

Heritage Impact Assessment Update
Proposed Humber College Welcome Centre
Colonel Samuel Smith Park
City of Toronto, Ontario

Prepared for:

Turner and Townsend
1 St. Clair Ave E, 7th Floor
Toronto, ON, M4T 2V7
Tel.: (416) 925-1424
Fax: (647) 466-2770

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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

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EXECUTIVE SUMMARY

Archaeological Services Inc. (ASI) was contracted by Turner and Townsend cm2r Inc, on behalf of Humber College, to update the Heritage Impact Statement prepared by ASI in 2011 as part of the development of the orchard lands within Colonel Samuel Smith Park, City of Toronto, Ontario. The orchards are situated west of Colonel Samuel Smith Park Drive and run south from Lake Shore Boulevard West to the open grounds north of Father John Redmond Catholic Secondary School (Figure 1). The following report is presented in partial fulfillment for the development of the historic orchards area of the Lakeshore Campus of Humber College and will identify the impacts of the proposed undertaking on the cultural heritage resources within the study area.

Based on the results of archival research and field reviews, the orchard located in Colonel Samuel Smith Park was determined to retain significant historical/associative and contextual cultural heritage value. The orchard is identified as a cultural heritage resource in the City of Toronto's *Lakeshore Grounds Master Design and Implementation Plan* (1996). Further, the study area is comprised of four identified cultural heritage landscapes: (i) the intact orchard, (ii) individual apple tree(s), (iii) the North Creek watercourse and associated plantings and (iv) the mature plantings bordering the setback south of Lakeshore Blvd West. Each of these landscapes as well as the components of which they are comprised retain high heritage significance. Alone **and** together these identified cultural heritage landscapes are character-defining elements of the larger evolved landscape of the Lakeshore Psychiatric Hospital grounds and extant parklands.

The updated plans for the construction of the Humber College Welcome Centre (dated 23 June 2014) show that the proposed work will result in the removal of mature deciduous trees along the south edge of the grassy setback along Lake Shore Boulevard West, which date to the farm and/or hospital period. The historic orchards located north and south of the existing east-west axial path, individual apple trees, and the above-ground North Creek watercourse will not be impacted by the proposed work. As a result, the following recommendations have been made based on the determined heritage value of the resource and in consideration of the overall impacts to the subject property:

1. Conserve the current landscape features in the study area by adopting a minimal intervention approach. Staging and construction activities should be suitably planned to avoid impacts to identified cultural heritage attributes, including landscape features where possible;

2. Site plans should be reviewed to investigate the feasibility of retaining the most significant of the mature trees located along the south edge of the grassy setback along Lake Shore Boulevard West. In particular, the Red Oak tree located at the northwest corner of the study area (identified as #704 in the Arborist Report prepared in 2013 by The MBTW Group) and the cluster of Sugar Maples in the centre of the wooded area (identified as #651, 652 and 657-661 in the Arborist Report prepared in 2013 by The MBTW Group) should be considered for retention if possible. If necessary, selective culling of the younger, less-established plantings may be considered following the advice of a qualified arborist;
3. If the retention of the mature trees located along the south edge of the grassy setback of Lake Shore Boulevard West is not possible, then a post-construction landscape plan should be created to preserve and/or rehabilitate these mature deciduous trees. Where feasible, impacted vegetation should be replaced in kind to preserve the wooded nature of the site. New plantings should match the old in species, color, and texture. New vegetation should ensure that the heritage value of the property is preserved and supported;
4. A landscape documentation report should be prepared to document the existing conditions of the study area prior to construction. The spatial organization and historic vegetation on the site should be documented. The results of this report should be submitted to a local repository (i.e. City of Toronto Archives) to ensure that this documentation will be available to those responsible for future interventions; and,
5. This report should be submitted to Heritage Preservation Services at the City of Toronto for review and comment.

**ARCHAEOLOGICAL SERVICES INC.
CULTURAL HERITAGE DIVISION**

PROJECT PERSONNEL

<i>Corporate Responsibility:</i>	Ronald F. Williamson, PhD Chief Archaeologist and Managing Partner
<i>Senior Project Manager:</i>	Annie Veilleux, MA <i>Cultural Heritage Specialist Manager, Cultural Heritage Division</i>
<i>Project Manager:</i>	Heidy Schopf <i>Cultural Heritage Specialist</i>
<i>Cultural Heritage Specialist:</i>	Mary-Cate Garden, PhD (2011) <i>Cultural Heritage Specialist</i> Heidy Schopf
<i>Project Administrator:</i>	Carol Bella Hon. BA <i>Research Archaeologist</i>
<i>Report Preparation:</i>	Zeeshan Abedin, MA (2011) <i>Staff Archaeologist</i> Heidy Schopf
<i>Graphics Preparation:</i>	Zeeshan Abedin (2011) Mary-Cate Garden (2011) Heidy Schopf
<i>Report Reviewer:</i>	Annie Veilleux



TABLE OF CONTENTS

EXECUTIVE SUMMARY	ii
PROJECT PERSONNEL.....	iv
TABLE OF CONTENTS	v
1.0 INTRODUCTION	1
1.1 Location and Property Description	2
1.2 Present Owner Contact.....	3
1.3 Policy Framework.....	3
2.0 BACKGROUND RESEARCH AND ANALYSIS	6
2.1 Historical Background.....	6
2.1.1 Township Survey and Settlement	6
2.2 Land Use History.....	7
2.2.1 Lakeshore Psychiatric Hospital	7
2.2.2 The McNeil Farm.....	9
2.2.3 Humber College.....	9
2.3 Review of Historic Mapping, Aerial Photography, and Land Use Plans	10
2.3.1 Historic Mapping.....	10
2.3.2 Review of Aerial Photography.....	11
2.3.3 <i>Review of Land Use Plans</i>	16
2.4 Municipal Consultation	17
2.5 Recognition of Surrounding Cultural Heritage Structures and Properties	18
3.0 EXISTING CONDITIONS AND INTEGRITY	19
3.1 Introduction	19
3.2 Existing Conditions	19
3.2.1 South of East-West Axial Path	20
3.2.1.1 Wooded Area.....	20
3.2.1.2 Historic Orchard Area	22
3.2.2 North of East-West Axial Path.....	23
3.2.2.1 Wooded Area.....	23
3.2.3 Historic Orchard Area	23
3.2.4 Built Heritage Features	24
3.2.5 Cultural Heritage Landscape Features	25
3.2.6 Identified Views and Vistas.....	25
3.3 Surrounding Context and Adjacent Heritage Properties	25
4.0 Statement of Cultural Heritage Value or Interest.....	26
4.1 Introduction	26
4.1.1 Draft Statement of Cultural Heritage Value for the Orchard, Colonel Samuel Smith Park	26
4.1.2 Description of Heritage Attributes	27
5.0 CONSERVATION STRATEGY	28
5.1 Proposed Site Development	28
5.2 Impact Assessment.....	29
5.2.1 Considered Alternatives and Mitigation Strategies.....	29
5.2.2 Proposed Work.....	29
5.3 Conservation Strategy Objectives.....	29
6.0 CONCLUSIONS, CONSIDERED ALTERNATIVES AND MITIGATION RECOMMENDATIONS	31
6.1 Conclusions.....	31
6.2 Recommendations	32
7.0 REFERENCES	33
8.0 CULTURAL HERITAGE RESOURCE MAPPING	35
9.0 PROPOSED WORK	36
Appendix A: Tree Assessment Plan	44
Appendix B: Considered Alternatives and Mitigation Strategies	46
Appendix C: Conservation Principles for Built Heritage Resources.....	58



Appendix D: Guidelines for Spatial Organization 62
Appendix E: Guidelines for Vegetation 64

LIST OF FIGURES

Figure 1: Location of the study area on Lakeshore Campus, Humber College 1
Figure 2: Location of the study area 2
Figure 3: Location of the study area and surrounding heritage structures 3
Figure 4: 1936 Site Plan 'Ontario Hospital Mimico' 8
Figure 5: The subject property overlaid on the 1860 Tremaine's Map of the Township of York 10
Figure 6: The subject property overlaid on the 1878 map of the Township of York 11
Figure 7: The study area overlaid on the 1910 aerial image of Colonel Samuel Smith Park 13
Figure 8: The study area overlaid on the 1950 aerial image of Colonel Smith Park 13
Figure 9: The study area overlaid on the 1960 aerial image of Colonel Samuel Smith Park 14
Figure 10: The study area overlaid on the 1973 aerial image of Colonel Samuel Smith Park 14
Figure 11: The study area overlaid on the 1985 aerial image of Colonel Samuel Smith Park 15
Figure 12: The study area overlaid on the 1992 aerial image of Colonel Samuel Smith Park 15
Figure 13: Former Lakeshore Psychiatric Hospital Site: Management Units (1996) 16
Figure 14: Former Lakeshore Psychiatric Hospital Site: Heritage Resources 16
Figure 15: Colonel Samuel Smith Park is identified by the green 'parklands and other open space' area at bottom centre. The study area is located within the blue 'institutional' area within those larger parklands. 17
Figure 16: Cultural Heritage Landscapes (CHL) Identified in the study area 35
Figure 17: Rendering Humber College Welcome Centre (26 August 2014) 36
Figure 18: Humber Welcome Centre - Site Plan (23 June 2014) 37
Figure 19: Humber Welcome Centre – Basement Floor Plan (23 June 2014) 38
Figure 20: Humber Welcome Centre – Ground Floor Plan (23 June 2014) 39
Figure 21: Humber Welcome Centre – Elevations (23 June 2014) 40
Figure 22: Humber College Welcome Centre – Elevations (23 June 2014) 41
Figure 23: Humber Welcome Centre – Sections (23 June 2014) 42
Figure 24: Humber Welcome Centre – Sections (23 June 2014) 43
Figure 25: Tree Assessment Plan for the Future Welcome Centre – Humber College 45
Figure 26: Proposed Plan. Humber College May 2011 48
Figure 27: Proposed Plan. Response from TDSSB May 2011 50
Figure 28: Third Rendering of Proposed Development (Humber College, June 2011). New structures depicted in black and yellow. View to the northwest. 52
Figure 29: Fourth Rendering of Proposed Development. Humber College July 2011 54
Figure 30: Plan '4a' for Proposed Development. Response from TDSSB July 2011 55

LIST OF TABLES

Table 1: Adjacent Heritage Properties to the orchard located in Colonel Samuel Smith Park 18

LIST OF PLATES

Plate 1: East-northeast view of the southern edge of the orchard. Note the open green space associated with Father John Redmond Catholic Secondary School. (Photo taken in 2014) 20
Plate 2: South-southwest from the east-west axial path. Note the cluster of apple trees on the left, south of the open grassy area. (Photo taken in 2014) 21
Plate 3: South-southeast view along Colonel Samuel Smith Park Drive. Note the single apple tree on the right. (Photo taken in 2014) 21



Plate 4: Grassy meadow in middle of southern half of wooded area. Note apple tree in centre. View to northwest. (Photo taken in 2011) 21

Plate 5: West-northwest view of mature deciduous trees along the southern boundary of the orchard. (Photo taken in 2014)..... 21

Plate 6: Willow trees bordering North Creek. View from south. (Photo taken in 2011) 21

Plate 7: South-southeast view along the alignment for North Creek. (Photo taken in 2014)..... 22

Plate 8: Close-up of the alignment of North Creek. The creek was not visible due to heavy vegetation cover. (Photo taken in 2014) 22

Plate 9: South-southwest of the original orchard on the south side of the east-west axial path. (Photo taken in 2014)..... 22

Plate 10: Remnants of access road to marina. View across southern half of wooded area looking northeast. (Photo taken in 2011) 22

Plate 11: West-southwest view along Lakeshore Boulevard West. (Photo taken in 2014) 23

Plate 12: West-southwest view along the east-west axial path. Note the “jut” at the end of the path. (Photo taken in 2014)..... 23

Plate 13: West-southwest view of the historic orchard on the north side of the east-west axial path. Note the rows of apple trees on the right. (Photo taken in 2014) 24

Plate 14: Open space in north wooded area. Line of apple trees visible in background, behind larger coniferous tree. View to southwest. (Photo taken in 2011) 24

Plate 15: View across north wooded area to mature plantings along set back bordering Lakeshore Boulevard West. (Photo taken in 2011) 24

Plate 16: West-northwest from the east-west axial path. Note the rows of apple trees. (Photo taken in 2014) . 24

Plate 17: Northwest view into the rows of apple trees located on the north side of the east-west axial path. (Photo taken in 2011) 24

Plate 18: East-northeast view along Lake Shore Boulevard West. Note the grassy setback and mature trees. (Photo taken in 2014) 25

Plate 19: South-southeast view along the pathway along the western edge of the orchard. Lakeshore Lodge is located on the right. (Photo taken in 2014)..... 25

Plate 20: Northwest view of the southern limits of the orchard. Note the grassy area associated with Father John Redmond Catholic Secondary School on the left and Colonel Samuel Smith Park Drive on the right. (Photo taken in 2014)..... 26



1.0 INTRODUCTION

Archaeological Services Inc. (ASI) was contracted by Turner and Townsend, on behalf of Humber College, to update the Heritage Impact Statement prepared by ASI in 2011 as part of the development of the orchard lands within Colonel Samuel Smith Park, City of Toronto, Ontario. The orchards are situated west of Colonel Samuel Smith Park Drive and run south from Lake Shore Boulevard West to the open grounds north of Father John Redmond Catholic Secondary School (Figure 1). The report completed in July 2011 (revised August 2011) was presented in partial fulfillment for the development of the historic orchards area of the Lakeshore Campus of Humber College. This 2011 report identified the impacts of the proposed undertaking on the cultural heritage resources within the study area. The following report is presented in partial fulfillment of a Site Plan Application for the Humber College Welcome Centre. The report presents revised recommendations based upon current drawings and plans for the Welcome Centre, as well as a recent arborist's report and tree survey (MBTW2014).

This research was conducted under the senior project management of Annie Veilleux and project management of Heidi Schopf, both of ASI. The study follows the Terms of Reference for carrying out a Heritage Impact Statement as provided by the City of Toronto Heritage Preservation Services (updated August 2011). Research was completed to investigate, document and evaluate the cultural heritage resources within and adjacent to the study area. This document will provide:

- a description of the cultural heritage resource, including location, a detailed land use history of the site and photographic documentation;
- a description of the site's cultural heritage value as based on archival research, site analysis, and provincially and municipally accepted criteria for establishing cultural heritage significance; and
- appropriate mitigation measures, conservation recommendations, and intervention strategies.

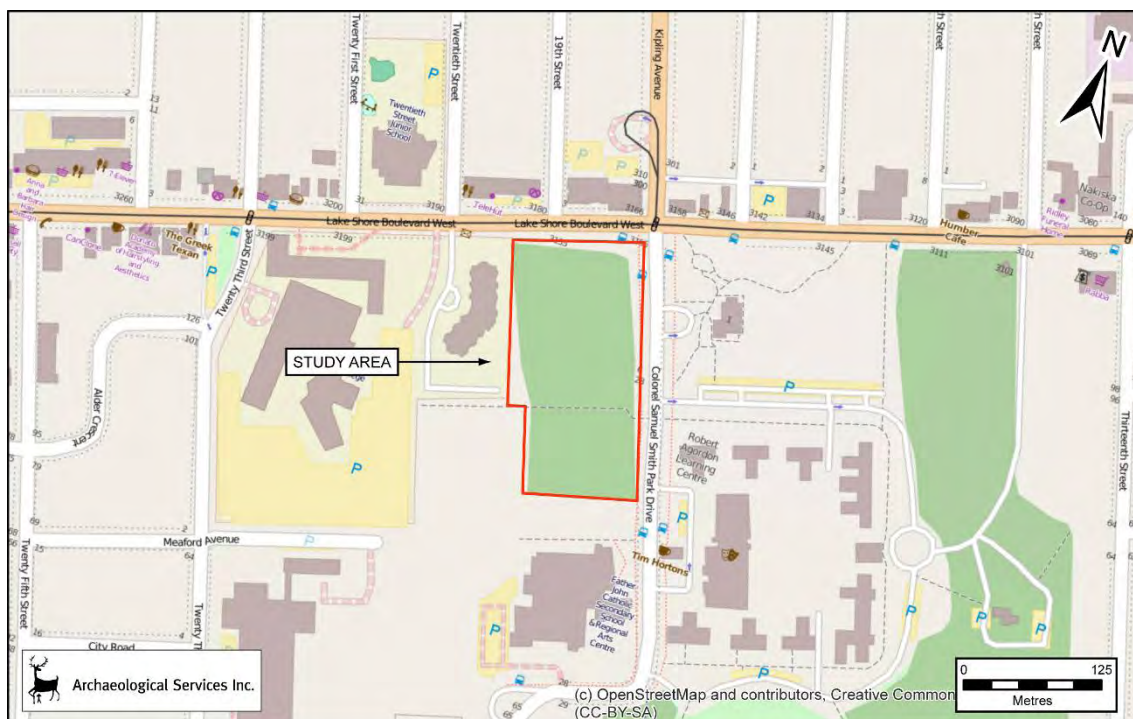


Figure 1: Location of the study area on Lakeshore Campus, Humber College
Base Map: ©OpenStreetMap and contributors

1.1 Location and Property Description

The study area is located west of Colonel Samuel Smith Park Drive (the extension of Kipling Avenue) within Colonel Samuel Smith Park (Figure 2). Nearly all of the land within the study area is comprised of a wooded area made up of a variety of mature coniferous and deciduous trees, open ‘meadow’ areas and remnants of an historic apple orchard. This wooded area is currently split into two sections—a north area and a south area—divided by a wide east-west pathway. Each section contains the above elements including mature plantings, remnants of the orchard and areas of intact orchard. The study area is proposed for development with the construction of an elementary school and the Humber College Welcome Centre. The subject report focuses on the potential effects of the proposed Humber College Welcome Centre on the cultural heritage resources within the study area.



Figure 2: Location of the study area

Base map: Bing Maps © 2014

For nearly a century the study area was part of the Lakeshore Psychiatric Hospital and a number of the buildings remain in-situ (Figure 3). All of these buildings are listed in the City of Toronto’s Heritage Inventory¹ and include:

- Assembly Hall, Lakeshore Psychiatric Hospital (listed September 2006)
- Cumberland House, 3101 Lake Shore Blvd West (registered 1998, listed September 2006)
- 1 Colonel Samuel Smith Park Drive (listed September 2006)²
- 7 Colonel Samuel Smith Park Drive (listed September 2006)
- 9 Colonel Samuel Smith Park Drive (listed September 2006)

¹ The *City of Toronto Inventory* has twenty listings for the former Lakeshore Psychiatric Hospital grounds. Apart from two properties (the Assembly Hall and Cumberland House) the entries consist only of the municipal address and the date of listing.

² All listings in the inventory (apart from 19 Colonel Samuel Smith Park Drive) have two entries per address.

- 11 Colonel Samuel Smith Park Drive (listed September 2006)
- 15 Colonel Samuel Smith Park Drive (listed September 2006)
- 19 Colonel Samuel Smith Park Drive (listed September 2006)—8 listings
- 21 Colonel Samuel Smith Park Drive (listed September 2006)
- 23 Colonel Samuel Smith Park Drive (listed September 2006)
- 25 Colonel Samuel Smith Park Drive (listed September 2006)
- 27 Colonel Samuel Smith Park Drive (listed September 2006)
- 29 Colonel Samuel Smith Park Drive (listed September 2006)

All listed buildings are located east of the Colonel Samuel Smith Park Drive and are not within the study area.

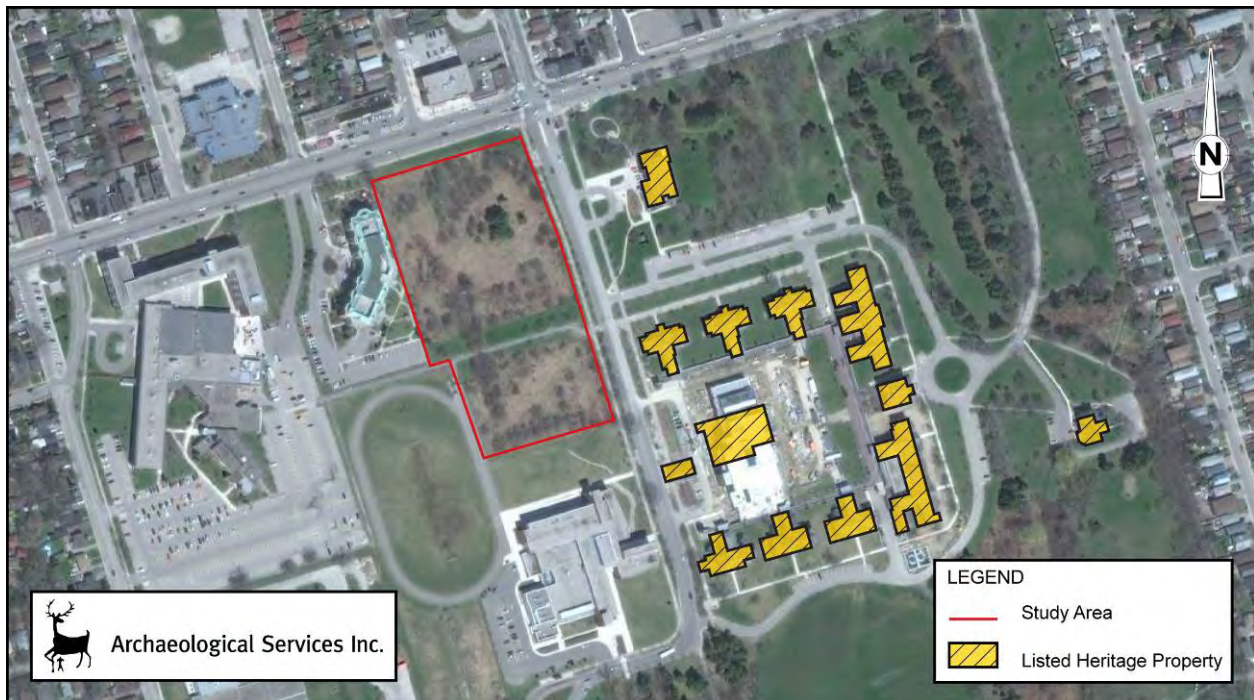


Figure 3: Location of the study area and surrounding heritage structures

Base map: Bing Maps © 2014

1.2 Present Owner Contact

The study area is currently is owned by the City of Toronto.

1.3 Policy Framework

The authority to request this heritage assessment arises from: the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*; Section 2.6.3 of the Provincial Policy Statement (2014); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 20-23 of the City of Toronto's *Official Plan*.

The *Ontario Heritage Act (OHA)* enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property. The *Planning Act* and related *Provincial Policy Statement (PPS)* also 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 into 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 natural heritage, water, agricultural, mineral and cultural and archaeological resources for their economic, environmental and social benefits.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario’s long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeological Resources*, makes the following relative provisions:

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

This provides the context not only for discrete planning activities detailed in the *Act* but also for the foundation of policy statements issued under Section 3 of the *Act*.

The City of Toronto’s Official Plan provides regulatory tools for conserving cultural heritage resources within the City of Toronto. The following information was provided by OPA 199, as part of the *Official*

Plan Five Year Review: Official Plan Amendment to Adopt new Heritage and Public Realm Policies report prepared by City Planning Division in September 2012.

Policy Statements 4 and 11, contained within Section 3.1.5 of the city's Official Plan states:

4. The impacts of proposed alterations, development, and/or public works on, or adjacent to, a property on the Heritage Register will be assessed to ensure that the integrity of the heritage property's cultural heritage value and attributes will be conserved, prior to work commencing on the property, to the satisfaction of the City. This assessment will be achieved through a Heritage Impact Assessment, consistent with the requirements of Schedule 3 of the Official Plan.

11. Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

The following policy statements specifically address raising cultural heritage awareness:

13. Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and heritage conservation districts will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

14. Properties on the Heritage Register and archaeological sites and artifacts will be promoted through education programs, museums, local celebrations and other programming opportunities.

15. Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.

The following policy statements specifically address Heritage Impact Assessments:

20. A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or the impact of the proposed development of a property adjacent to a property on the Heritage Register, to the satisfaction of the City.

22. A Heritage Impact Assessment may be required where a development application may obstruct or detract from a view included as a cultural heritage value or attribute of a property on the Heritage Register and/or a view identified on Map 7a or 7b, to the satisfaction of the City.

23. In addition to a Heritage Impact Assessment, the city may request a Heritage Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property identified in a Heritage Impact Assessment, to the public.

The following policy statements specifically address Cultural Heritage Landscapes:

43. Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included



on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.

44. In addition to protection under the Ontario Heritage Act, other planning tools and strategies for the protection of cultural heritage landscapes may be investigated and employed as determined by the City.

Finally, it should be noted that OPA 199 defines “adjacent” as:

...those lands adjoining a property on the Heritage Register and lands that are separated from a property on the Heritage Register by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these;...

The *Urban Design Guidelines* (2004), the companion to the *City of Toronto Official Plan* provides strategy for development within the Lakeshore Grounds as part of large site and area-specific policies. Key elements of these guidelines include “retention of as much open space as possible” and preservation of “long open views to the waterfront” with an overall goal of “demonstrat[ing] concepts of shared use and integration of land as in determining proposed facilities and their location” (2004). Specifically, the guidelines state that any development will be “sympathetic to the orchard as a significant part of the historic fabric of the Lakeshore Grounds and the only remaining remnant of the agricultural production.”

2.0 BACKGROUND RESEARCH AND ANALYSIS

The following sections provide the results of archival research, review of background documents, and historic mapping analysis. Primary and secondary source materials were consulted to determine the historical development of the orchard located in Colonel Samuel Smith Park.

2.1 Historical Background

This section provides a brief summary of historic research and a description of the above-ground cultural heritage resources that may be affected by the proposed development. Historically, the orchard in Colonel Samuel Smith Park is located in Broken Front Concession, Lot 6 in the former Township of Etobicoke, York County. A review of primary and secondary source material was undertaken to produce a contextual overview of the orchard in Colonel Samuel Smith Park, including a general description of Euro-Canadian settlement and land-use.

2.1.1 Township Survey and Settlement

The land in Etobicoke Township was acquired by the British from the native Mississaugas, included in the terms of the Toronto Purchase of September 25, 1787. The township was originally under the authority of the Nassau District Land Board which sat at Newark (Niagara) until the district boards were abolished by John Graves Simcoe in November 1794. When Simcoe redefined the administrative and electoral boundaries for Upper Canada, the area which covers the modern City of Toronto and also Etobicoke formed part of the County of York in the East Riding of York in the Home District.



2.2 Land Use History

Colonel Samuel Smith Park is located in the former Town of New Toronto of the Township of Etobicoke, and is presently in the City of Toronto. The park is part of the former grounds of the Lakeshore Psychiatric Hospital which occupied Lots 5 and 6, Broken Front Concession, in the former Township of Etobicoke.

Lot 6 was farmland prior to the construction of the psychiatric hospital in the late 1880s. Lot 6, Broken Front Concession, was first granted to Crown Patent to Major Samuel Smith in 1806. However, the land in Lot 6 had remained undeveloped until the 1860s, at which time it was acquired by Hugh McNeil. In 1901, McNeil defaulted on his mortgage payments and the property was acquired by the Crown to become part of the already established hospital grounds.

2.2.1 Lakeshore Psychiatric Hospital

Fully operational by 1890, the Mimico Asylum, as the Lakeshore Psychiatric Hospital was originally known, first functioned as a branch of the Toronto Asylum which was suffering from overcrowding. A number of hospital branches had been previously established as temporary buildings to accommodate overflow. The Mimico Asylum was the first permanent branch to be built.

Lands south of Lakeshore Boulevard and surrounding Kipling Avenue were chosen for the Mimico Asylum because they provided access to good farmland and a tranquil surrounding given the site's proximity to Lake Ontario. Agricultural lands were important in order to accommodate farming operations that provided an income for the asylum, and also provided an opportunity for patients to participate in physical labour and hard work, a part of patient therapy.

A new model in the design of psychiatric facilities in North America was established by Fred Wines of the Illinois Board of State Charities in 1880, known as 'the cottage system'. The cottage system was intended to reflect the conditions of a country village, requiring ample and accessible farmland, and composed of groups of detached buildings surrounding a central administrative building. The Ontario Chief Architect's office, headed by Kivas Tully, designed the new Mimico Asylum after the cottage system given that it was a cost-effective and easily expandable concept.

The Mimico Branch Asylum opened officially in 1890. Operations at the facility had begun a few years earlier, when ten patients were living and farming the land located north of the lakeshore site while the cottages were being built. When completed, the asylum featured eight cottages and three general buildings. In the next four years, a number of buildings were added to the site, including: two additional cottages; a driving house; an engineer's house; an entrance lodge; an engine house; a pavilion; and a greenhouse (Figure 4).

In 1894, the Ontario asylum district system was redistributed and the Mimico Asylum was assigned its own district that was separate from Toronto. The district included the counties and districts of: Peel; Simcoe; Ontario; Victoria; Peterborough; Muskoka; Parry Sound; Nipissing; Algoma; Thunder Bay; and Rainy River. Additional land was acquired on Lot 6, and a number of buildings were constructed in the following years, including: a residence for the medical superintendent; an assembly hall; a ladies' pavilion; a barn and paint shop in 1910; a nurses' residence, laundry and power house in the 1930s; a New Trades building in 1958; the Moorehouse in 1968; and a number of smaller outbuildings that are not mentioned in the records but are indicated on site plans.



The Department of Public works was responsible for the design of all the buildings. However, the patients contributed to the construction of most of the buildings under the supervision of department staff. Patients also participated in landscaping activities under the direction of a gardener. The grounds of the Mimico Asylum were extensively and continuously landscaped, following a carefully planned layout.

The Lakeshore Psychiatric hospital was closed in 1979. After years of neglect and vandalism, the site was leased by Humber College from the Province of Ontario and the site was restored for use by the Humber College and other community initiatives. The Power House has been rehabilitated and successively adapted for re-use as a recreation centre (Chodikoff 2005).

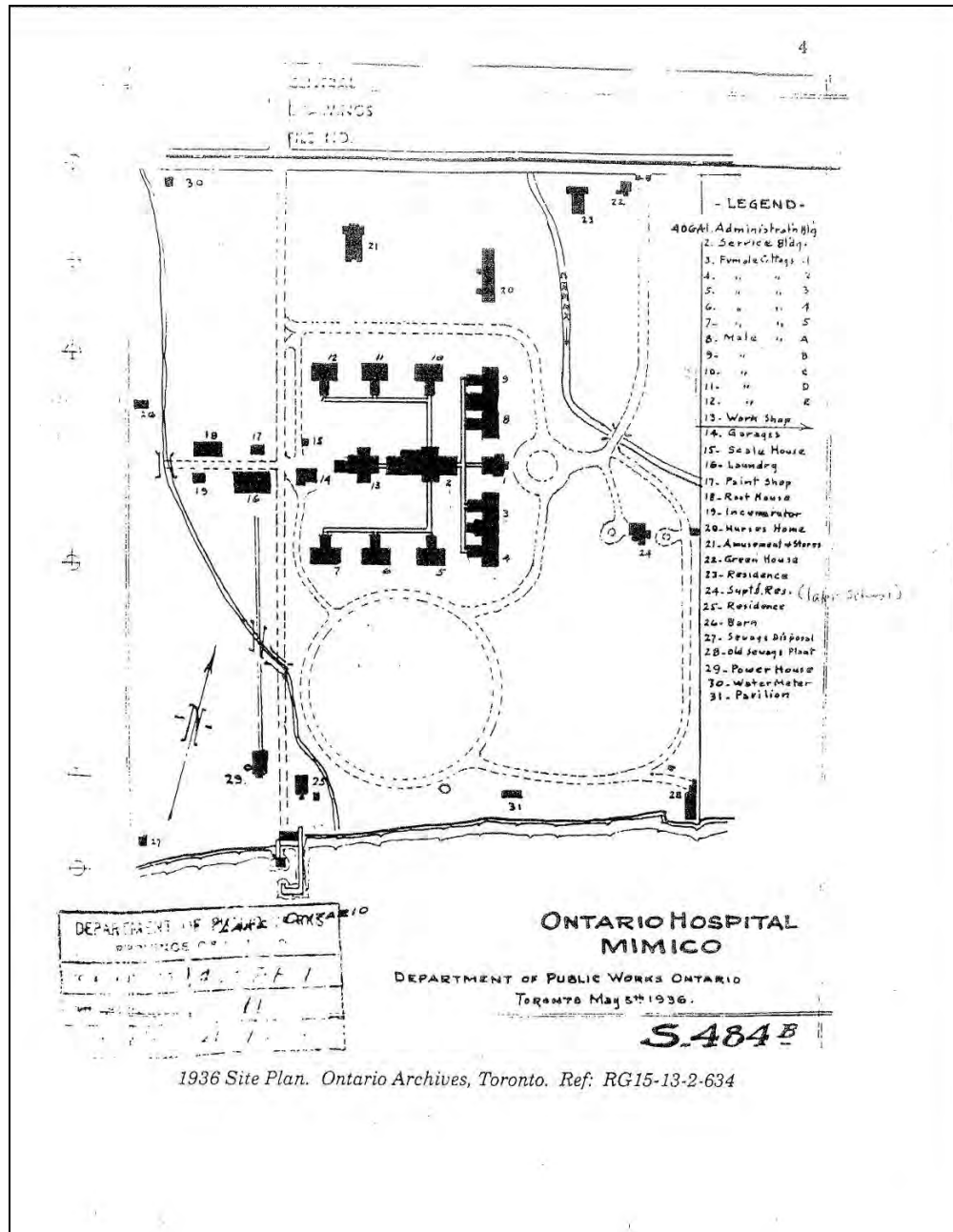


Figure 4: 1936 Site Plan 'Ontario Hospital Mimico'



2.2.2 The McNeil Farm

The study area is located on land that was originally part of the McNeil Farm. The McNeil Farm was acquired by the Crown in 1901 to become part of the asylum grounds and to increase the institution's farming operations. At this time, the facility had already established the 'North Farm', which was located 1.5 miles north of the lake (Duncan 1999). This farm served as the hospital's primary farming operation until 1903. Development and use of farming operations on the site were an important pillar of the facility's landscaping principles and therapeutic approach.

The McNeil Farm comprised 73 acres of land west of Kipling Avenue, stretching from Lakeshore Road, south to the lake. When the hospital first acquired this area, the Superintendent proposed several improvements that were to be undertaken. A research report prepared for Toronto Urban Planning and Development Services confirms that the following changes and improvements were made to the McNeil Farm after it was acquired (Duncan 1999):

- The southern portion of Kipling Avenue, stretching from Lakeshore Road to the lake was closed to the public;
- A creek that ran across the McNeil Farm was diverted in 1906 through the construction of an underground water course; and
- Transfer of the vegetable garden from the land north of the men's cottages to the McNeil Farm.

Although the McNeil Farm was heavily cultivated and significantly contributed to the utilitarian and therapeutic operations of the facility, the orchard located in the northwest corner of the site, is the only surviving landscape element associated with this use. Archival research established that the McNeil Farm once contained the following features (Duncan 1999):

- A brick barn with slate roof, erected in 1907 and located on the west side of the McNeil Farm, near 23rd Street; and
- Sheds, granaries, and chicken coops once stood west of the creek and Laundry and Incinerator buildings.

Archival research suggests that the northern half of the McNeil Farm was used for vegetable gardening. It is unknown what type of crops grew on the southern half of the McNeil farm (Duncan 1999).

2.2.3 Humber College

In 1991 the Humber College assumed a ninety-nine year lease on the former Lakeshore Psychiatric Hospital grounds. Since then, development of their 'Lakeshore Campus' has included restoration and adaptive reuse of the heritage stock (e.g., the Assembly Hall), sympathetic re-use and regeneration of the landscape—notably the new Skating Trail—as well the construction of a number of new structures. Among the last is Father John Redmond Catholic Secondary School which sits to the south of the study area. Construction is ongoing and is proposed to include an elementary school and the Humber College Welcome Centre which will be located within the study area.



2.3 Review of Historic Mapping, Aerial Photography, and Land Use Plans

2.3.1 Historic Mapping

Historic mapping for this time period dates to 1860 and 1878 (Figures 5 and 6). By 1860, the date of publication of the *Tremaine Map*, the area surrounding the study area had become settled, with Kingston Road (now Lakeshore Boulevard), located to the north, the Toronto Western Railway located further north, and the Village of Mimico located to the northeast.

The study area is listed under the ownership of Mr. Leslie Hugh McNeil. There are no historical features located within the study area.

By the time of the 1878 *Illustrated Historical Atlas of the County of York*, the Township of Etobicoke had become even more densely populated especially in the regions nearer to the lake, and along the Kingston Road. The study area is located within a property listed as being owned by Mr. Hugh J&R McNeil, and the Concession Road (now Kipling Avenue) is illustrated as extending through the eastern study area boundary. An orchard is illustrated in the study area at this time. Review of this mapping confirms that remnants of the orchards, that date at least to the Lake Shore Psychiatric Hospital period (i.e., 1890s-1979) and may date to the McNeil farms which preceded the hospital, are extant in the area west of Colonel Samuel Smith Drive. As such, these orchards are deemed to be historically significant.



Figure 5: The subject property overlaid on the 1860 Tremaine's Map of the Township of York
Base Map: *Tremaine's Map of the County of York, Canada West* (Tremaine 1860)

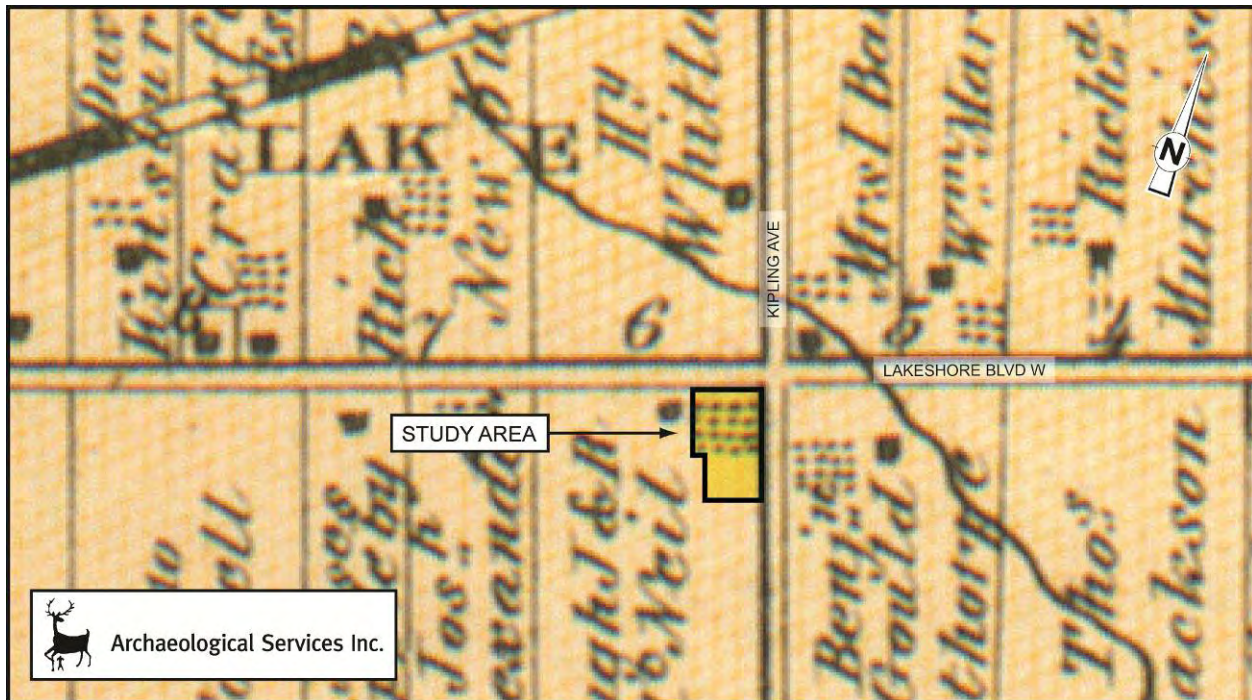


Figure 6: The subject property overlaid on the 1878 map of the Township of York
Base Map: *Illustrated Historical Atlas of the County of York* (Miles & Co 1878)

2.3.2 Review of Aerial Photography

A review of the aerial photographs and site plans dating from 1910 through 1992 (Figures 7-12) indicate that the subject area is located within the former McNeil farm. This area of the site continued to be heavily cultivated as part of the utilitarian and therapeutic operations of the facility. The earliest available aerial photo which dates to 1910 shows the site at an oblique angle; however, it is still possible to see the extent of the orchard as it existed nine years after the farm transferred from the McNeils to the Crown for the use of the facility. The northern edge of the orchard is located south of setback along Lakeshore Blvd West; indeed, the northern limits of the orchard are on line with the central path leading to the Assembly Hall. This has recently (i.e., after 1992) been replaced by a circular driveway. The angle of the 1910 photograph precludes a positive identification of features and/ or the nature of the landscape north of the path; however, it does appear that the northern area—the area between the above described limits and the Lakeshore Blvd West setback—is not as densely cultivated as the area to the south.

By 1950, when the next aerial photographs are available, the area to the north is clearly visible and is, at the time, under cultivation as a set of larger orchards/ fields which run back from (now) Colonel Samuel Smith Park Drive to (now) 23rd Street. By 1960 the earlier orientation of what appears to be four smaller orchards/ fields has been expanded to two large orchards/fields. This orientation is maintained through much of the twentieth century. By 1973 a line of trees has been planted along the field boundaries of to the northwest of the study area. Finally, by 1985 the access road has been constructed and runs through the middle of the southern section of the orchard. This road no longer exists, replaced by the construction of Colonel Samuel Smith Park Drive.

Visible on all six of the available photographs is the set of buildings which lie to the south of the study area, in or adjacent to the open area north of Father John Redmond Catholic Secondary School. These are identified on a 1936 Site Plan (see Figure 4) as the ‘Paint Shop’ and the ‘Root House’. The 1950 photograph shows a path along the orchard/field boundaries and, interestingly, it appears to be on the same orientation of the extant east-west axial path. Although this feature is readily visible on the 1950s aerial photograph, due to the quality of the 1910 photograph, it is not possible to confirm this as an early landscape feature. By the 1960s with the expansion of the orchards/fields this path appears to be reduced, appearing as little more than a remnant.

Other notable landscape elements which appear on these aerial photos include North Creek. This stream originally ran from headwaters near the present-day interchange of the Queen Elizabeth Way and Highway 427. Since 1906 it has largely been diverted into the sewers system. Only a small portion of this watercourse remains above ground within the study area. On the aerial photographs the route of North Creek is marked by the mature trees that border the creek and is clearly visible on the 1950, 1960 and 1973 photographs (Figures 8-10). In particular, the 1960 aerial photograph shows where the creek is diverted underground (Figure 9).

The earliest available aerial photographs show that the orchards appear to have been planted quite densely and, in general, this level of cultivation appears to have been maintained throughout the twentieth century. The 1910 and 1950 photographs clearly show the orientation of the orchard plantings which continue to be cultivated at this level until after 1973. The 1985 photograph shows the access road to the marina and, based upon the available photographs, this appears to be the first major alteration to the core areas of the orchards. Prior to the placement of this road, this agricultural landscape had remained intact for nearly a century. While the 1985 photograph shows little disturbance—apart from the route of the roadway—the 1992 photograph reveals that there has been encroachment and/ or ‘thinning’ of the orchard area.

In sum, the limits and level of cultivation of the orchard largely have been retained from the late nineteenth-century through to the 1990s. Existing first as a private farm belonging to the McNeil family, the land and farms (including the orchard) later transferred to the Crown in 1901. The air photos reveal that although the extant orchard occupies only a small part of the total acreage, it is a core area, centrally located within larger orchards that were once located on this site. A review of six aerial photographs spanning the period between 1910 and 1992 reveal that the major alterations to these orchards are recent and occurred no earlier than 1985. The field reviews (undertaken in June 2011 and September 2014) and the aerial photos both show that the total area of orchard land has been reduced to a core area located adjacent to the extant ‘Walkway to Lakeshore Campus West’.



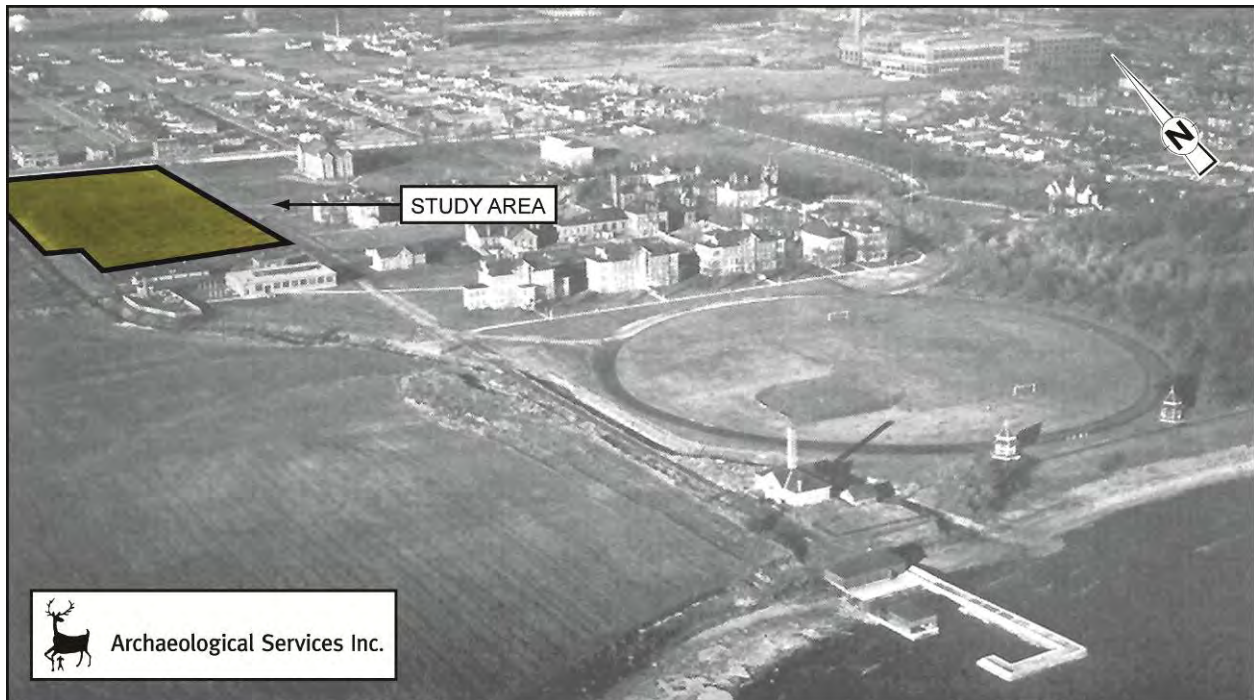


Figure 7: The study area overlaid on the 1910 aerial image of Colonel Samuel Smith Park
Photo Reference: Toronto Archives

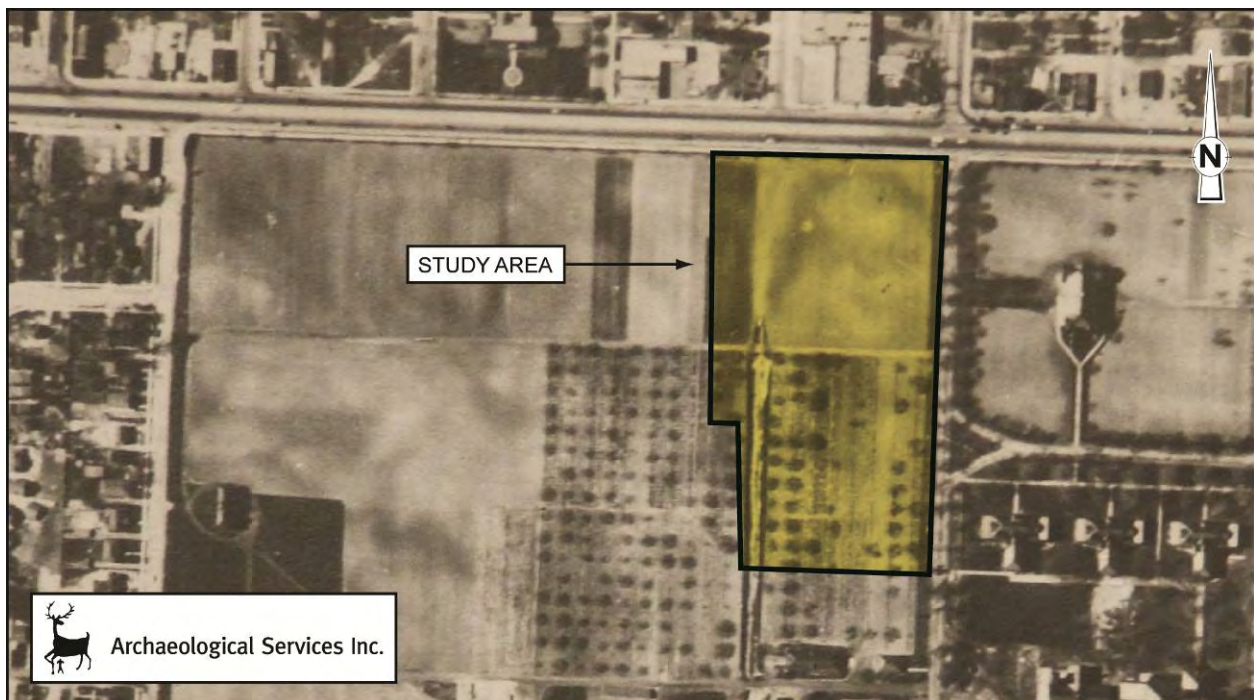


Figure 8: The study area overlaid on the 1950 aerial image of Colonel Samuel Smith Park
Photo Reference: Toronto Archives

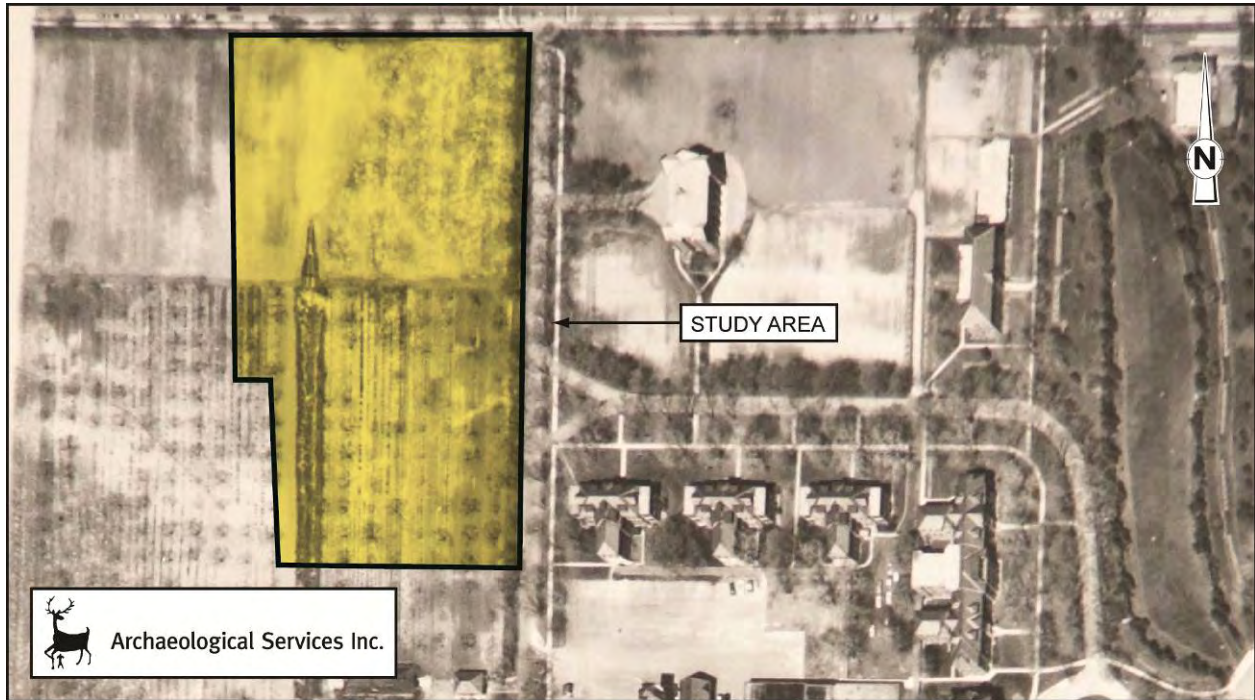


Figure 9: The study area overlaid on the 1960 aerial image of Colonel Samuel Smith Park

Photo Reference: Toronto Archives

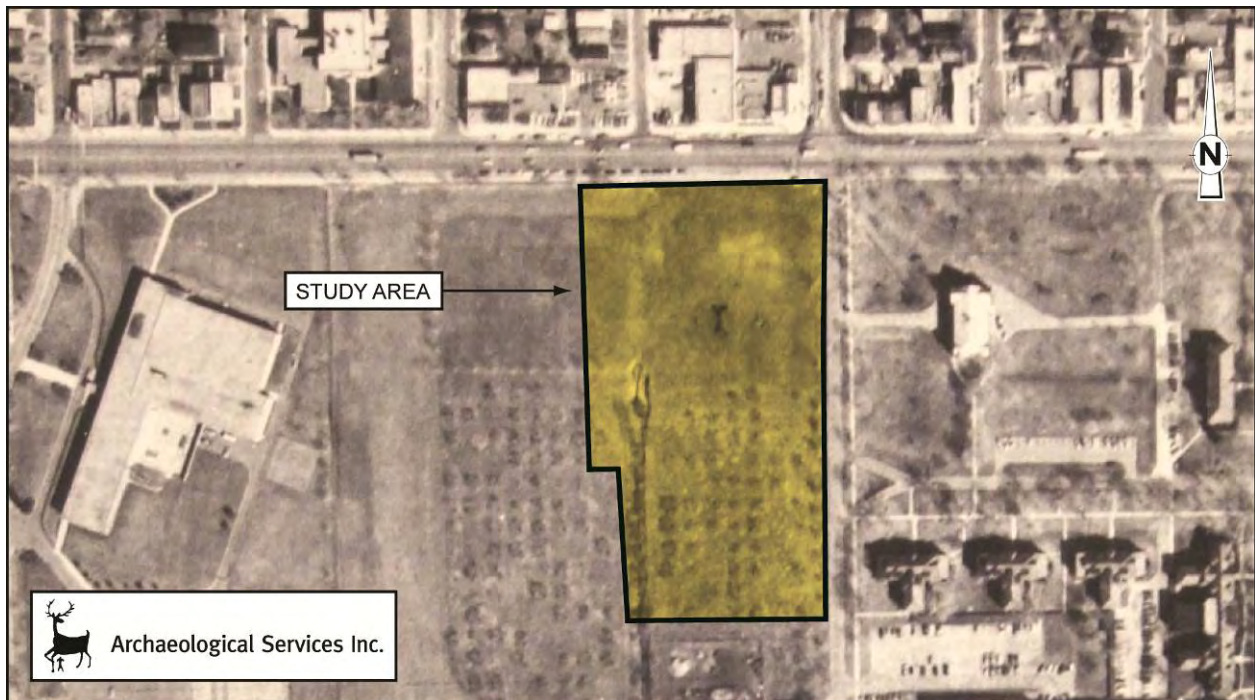


Figure 10: The study area overlaid on the 1973 aerial image of Colonel Samuel Smith Park

Photo Reference: Toronto Archives



Figure 11: The study area overlaid on the 1985 aerial image of Colonel Samuel Smith Park

Photo Reference: Toronto Archives

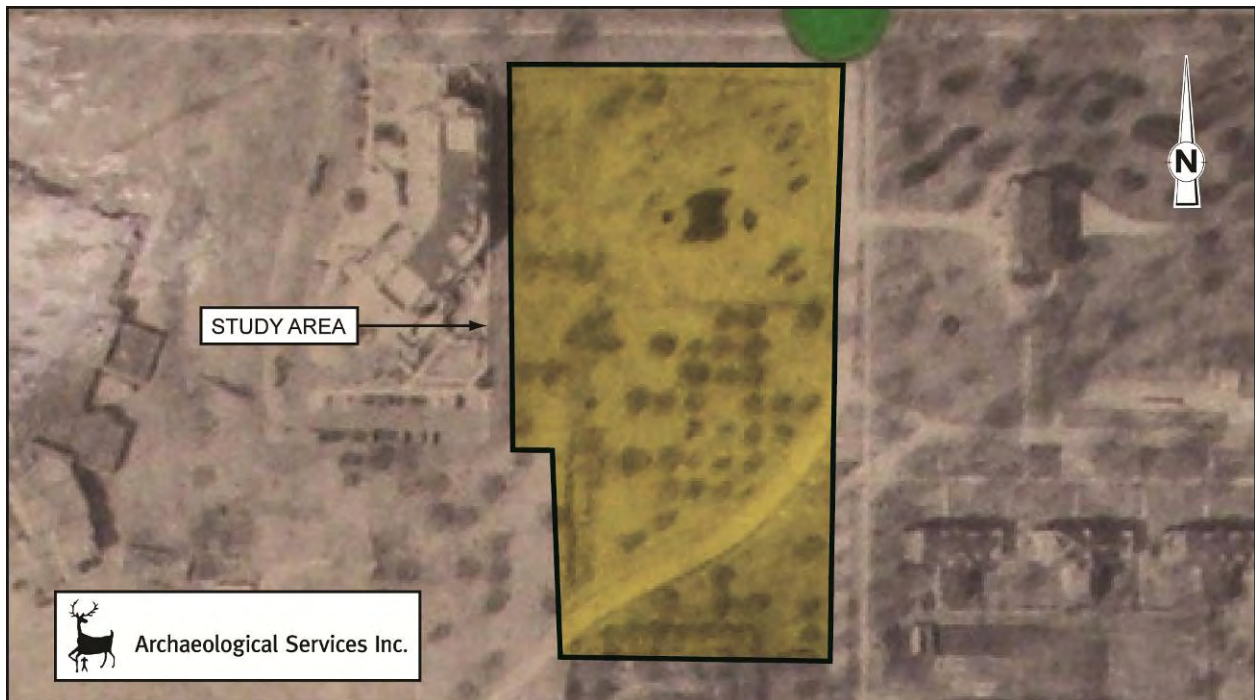


Figure 12: The study area overlaid on the 1992 aerial image of Colonel Samuel Smith Park

Photo Reference: Toronto Archives

2.3.3 Review of Land Use Plans

The study area sits within a larger cultural landscape identified in the City of Toronto’s *Lakeshore Grounds Master Design and Implementation Plan* (1996; Master Plan hereafter) and consisting of an area bounded by 23rd Street in the west, 13th Street in the east, Lakeshore Blvd West to the north and in the south by the area beneath the circular cricket grounds (Figures 13 and 14). The study area—and specifically the orchard area—corresponds, in part, to area “10A” on the map of identified heritage resources contained within the Master Plan. The study area is also identified as institutional land within a parkland/open space setting in the City of Toronto’s Land Use Plan (2007) (Figure 15).

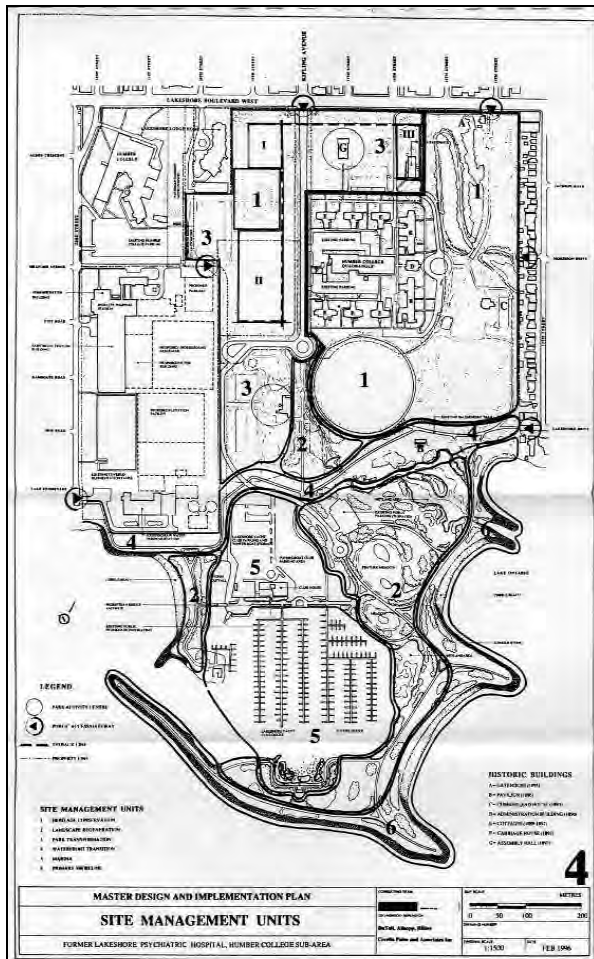


Figure 13: Former Lakeshore Psychiatric Hospital Site: Management Units (1996)

Reference: 1996 City of Toronto Masterplan

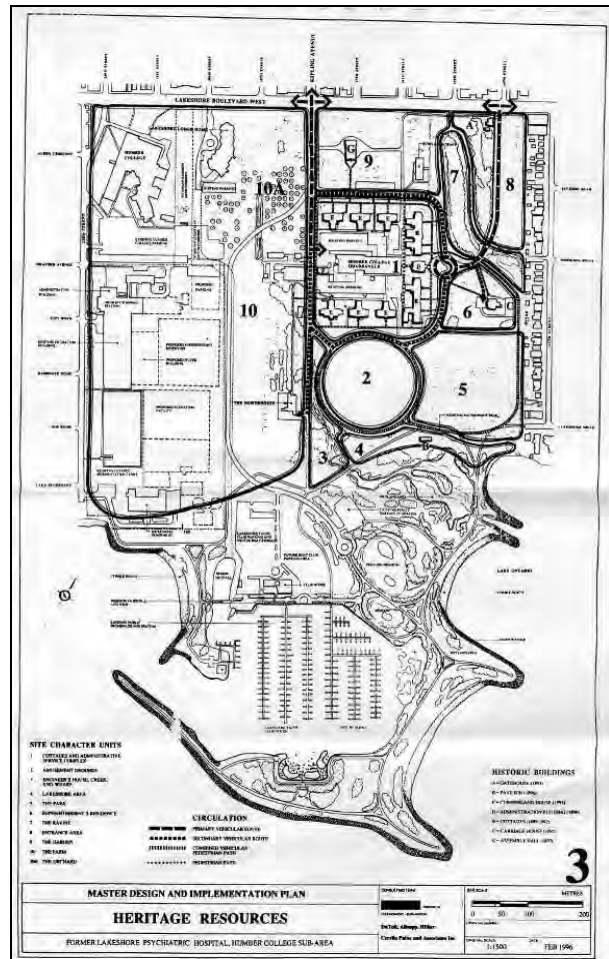


Figure 14: Former Lakeshore Psychiatric Hospital Site: Heritage Resources

Reference: 1996 City of Toronto Masterplan

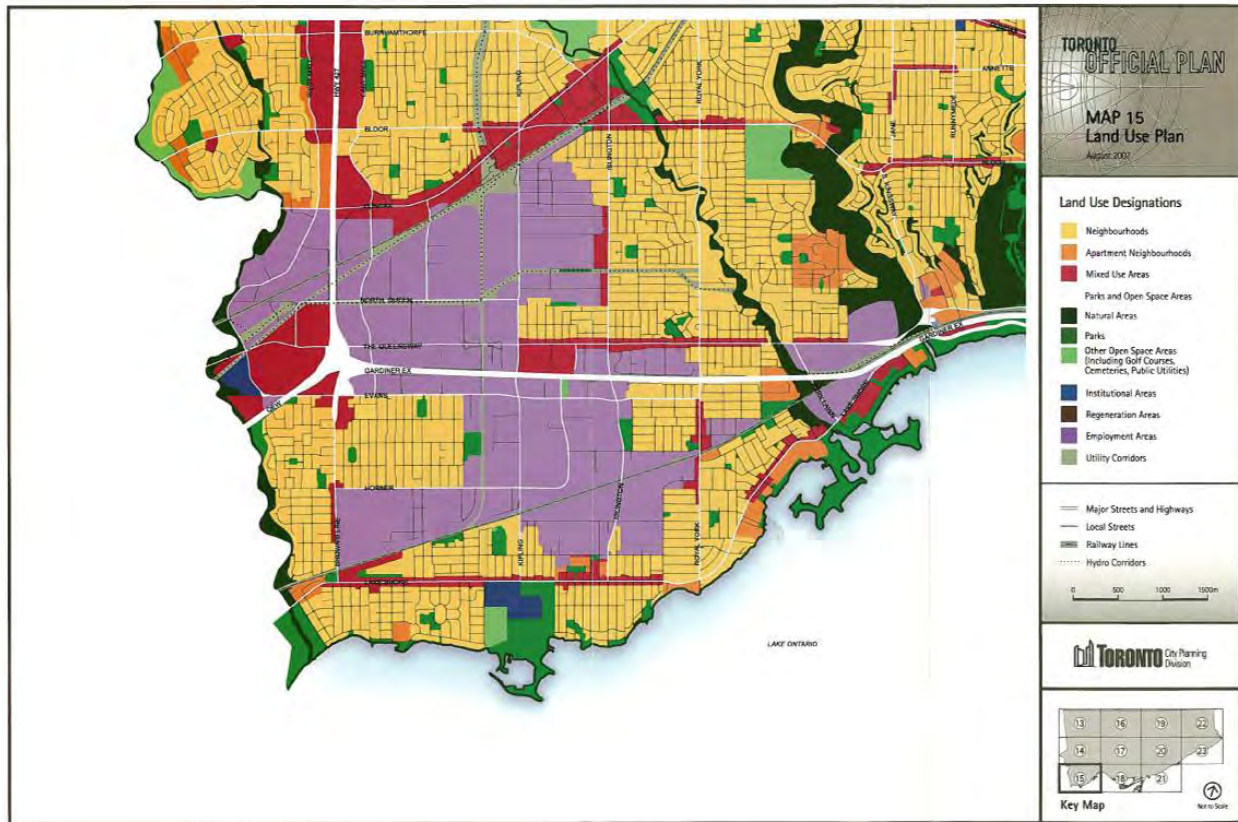


Figure 15: Colonel Samuel Smith Park is identified by the green 'parklands and other open space' area at bottom centre. The study area is located within the blue 'institutional' area within those larger parklands.

Reference: Toronto Official Plan 'Map 15 Land Use Plan' August 2007

2.4 Municipal Consultation

The 2011 report determined that the study area falls within a larger cultural landscape identified in the City of Toronto's *Lakeshore Grounds Master Design and Implementation Plan* (1996). The City of Toronto Heritage Preservation Services was contacted on 23 September 2014 to confirm the heritage status of the study area, gather all available information on the study area, and collect available information on surrounding heritage properties listed in the City of Toronto's *Inventory of Heritage Properties*. The City was also contacted to confirm if additional information relating to heritage considerations associated with the proposed work should be addressed as part of this study.³

³ At the time of writing, no response was received from the City of Toronto regarding the study area or nearby heritage properties.



2.5 Recognition of Surrounding Cultural Heritage Structures and Properties

A number of cultural heritage structures and properties with recognized cultural heritage value are present in the vicinity of the study area (see Figure 3). Details of nearby heritage properties are provided in Table 1.

Table 1: Adjacent Heritage Properties to the orchard located in Colonel Samuel Smith Park

Address	Details	Heritage Status	List Date
3131 Lake Shore Boulevard West	Cumberland House; OHF Easement TB523323	Listed	Registered Jul 15 1988; Listed September 27, 2006
1 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital	Listed	September 27, 2006
6 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital	Listed	September 27, 2006
7 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
9 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
11 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
15 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
17 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
19 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
21 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
23 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
25 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006



Address	Details	Heritage Status	List Date
27 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006
29 Colonel Samuel Smith Park Drive	Lake Shore Psychiatric Hospital; Formerly 3131 Lakeshore Boulevard West	Listed	September 27, 2006

3.0 EXISTING CONDITIONS AND INTEGRITY

3.1 Introduction

Two field reviews were carried out for this assessment. This first was undertaken in June 2011 by Mary-Cate Garden, Cultural Heritage Specialist at ASI, to document the subject study area and collect data necessary to identify cultural heritage landscape features and to assess impacts of the developments proposed for the orchard area. The second field review was carried out as part of the subject HIA update on 18 September 2014 by Heidi Schopf, Cultural Heritage Specialist at ASI, to confirm the existing conditions of the study area and identify any landscape changes that may have occurred since 2011.

The heart of the study area is made up of two large areas of mature vegetation which are located west of Colonel Samuel Smith Drive. The study area runs south from Lakeshore Boulevard West to the open ground north of Father John Redmond Catholic Secondary School. On the east, the area is bounded by a grassy setback and sidewalks along the east side of Colonel Samuel Smith Drive and on the west by the athletic track and the Lakeshore Lodge property.

3.2 Existing Conditions

The field reviews confirmed that the subject study area consists of an area of managed late-twentieth century parklands with mixed-use public structures and two wooded areas widely known as ‘the orchard’. The field reviews determined that the study area was being maintained both passively—with the core (inner) areas of the wood areas allowed to grow wild—as well as actively kept with managed edges and tree care, particularly in the sections bordering the east-west axial path. The larger wooded area takes up a space measuring 115 metres (maximum) by roughly 215 metres, north south. The wooded area was made up of two areas of mature deciduous trees, historic apple trees, grassy meadows and a watercourse which runs through the south section. It is critical at this juncture to define between the wooded area—previously known as ‘the orchard’ and the historic orchard area which is made up of historic apple trees in alignment as well as the individual trees which are remnants of the larger nineteenth- and early twentieth-century orchards. For the purposes of clarity, the larger area of mature plantings which is defined by the limits of the study area (Figure 16) will be referred to as the ‘*wooded area*’ while the more discrete and smaller areas made up of the historic apple trees will be called the ‘*historic orchard area*’. This important feature dates back at least as early as 1878 when it appeared on the 1878 *Historical Atlas* map. At the time the property was part of the McNeil farm and appears to have occupied a considerable portion of the northeast section of the farm. Over the last century-and-a-half, the total area of the nineteenth and early twentieth-century orchard has been reduced. Nonetheless, significant portions of this landscape remain intact. Presently the historic orchard is divided, roughly in half, by the east-west axial path which connects the main campus area (east of Colonel Samuel Smith Park Drive) with the west campus.



Although this orchard should be considered as a single evolved agricultural landscape, for clarity the discussion below has been split into two separate sections.

3.2.1 South of East-West Axial Path

3.2.1.1 Wooded Area

This portion of the wooded area is bounded by the open, grassy space north of Father John Redmond Catholic Secondary School (Plate 1), the athletic track, the east-west axial path (Plate 2) and the setback along the east side of Colonel Samuel Smith Park Drive (Plate 3). It is smaller than the northern section, covering an area slightly less than 100 metres (east west) and not more than 75 metres north-south. The tree cover in this area is densest around the edges, thinning out to scrub vegetation within a grassy meadow area in the interior space (Plate 4). In this section of the wooded area, the apple trees are concentrated in the northeast corner and along the northern edge. The southern areas (particularly along the south and west edges) are comprised of a number of mature deciduous species (Plate 5). Among these mature trees are a number of willow trees (Plate 6), which are concentrated along the west side of the historic orchard area along the above-ground alignment of North Creek (Plate 7). North Creek runs nearly the length of the south half of the wooded area, appearing out of a culvert underneath the east-west axial path where it continues within an established stream bed until just before the southwest corner of the orchard where it is once more channelled underground. At the time of the 2014 field visit the stream was not carrying any water and was largely obscured by vegetation (Plate 8).



Plate 1: East-northeast view of the southern edge of the orchard. Note the open green space associated with Father John Redmond Catholic Secondary School. (Photo taken in 2014)



Plate 2: South-southwest from the east-west axial path. Note the cluster of apple trees on the left, south of the open grassy area. (Photo taken in 2014)



Plate 3: South-southeast view along Colonel Samuel Smith Park Drive. Note the single apple tree on the right. (Photo taken in 2014)



Plate 4: Grassy meadow in middle of southern half of wooded area. Note apple tree in centre. View to northwest. (Photo taken in 2011)



Plate 5: West-northwest view of mature deciduous trees along the southern boundary of the orchard. (Photo taken in 2014)



Plate 6: Willow trees bordering North Creek. View from south. (Photo taken in 2011)



Plate 7: South-southeast view along the alignment for North Creek. (Photo taken in 2014)



Plate 8: Close-up of the alignment of North Creek. The creek was not visible due to heavy vegetation cover. (Photo taken in 2014)

3.2.1.2 Historic Orchard Area

Although there are some individual apple trees found within this area (Plates 3, 4, and 9) that are in situ remnants of the apple orchard; it is the groupings of apple trees that are most significant in this area. The original orchard alignment is clearly visible within the eastern half of the southern section and particularly along the north edge where the orchard plantings have been retained (Plates 2 and 9). Here, a number of the extant apple trees are found within their early/original rows. A review of the aerial photographs (particularly the 1910 and 1950 photos) reveals that the orchards aligned north-south and the fields, along Lakeshore Boulevard West, were oriented east-west. As well, a review of contemporary aerial photos show that the remnants of the access road to the marina are still visible cutting on an angle northeast from the southwest corner (Plate 10). This last feature is important as the densest cluster of extant apple trees—in their early/original orientation—is located the north of the former road and south of the circular driveway in front of Assembly Hall.



Plate 9: South-southwest of the original orchard on the south side of the east-west axial path. (Photo taken in 2014)



Plate 10: Remnants of access road to marina. View across southern half of wooded area looking northeast. (Photo taken in 2011)



3.2.2 North of East-West Axial Path

3.2.2.1 Wooded Area

This section of the study area extends north from the east-west axial path to the grassy setbacks running along the south side of Lakeshore Boulevard West (Plate 11). Mature deciduous trees are planted along the south edge of the grassy setback along Lakeshore Boulevard West. Somewhat larger than the south half, the northern section measures approximately 115 metres (east-west) by 135 metres (north-south). The extant concentration of fruit trees, however, covers a much smaller area. A small section which extends c. 35 metres east of the western limits and which extends south down to the path creates a ‘jut’ (Plate 12) into the grassy area bordering the north side of the axial path. This strip is densely covered with scrub vegetation and small trees. The ground level here is slightly lower than the western section which slopes slightly upward to higher ground along the axis of the ‘jut’. A review of contemporary aerial photographs shows that some of these plantings run along what would be the continuation of North Creek. No above ground evidence of this creek was noted in the northern section.



Plate 11: West-southwest view along Lakeshore Boulevard West. (Photo taken in 2014)



Plate 12: West-southwest view along the east-west axial path. Note the “jut” at the end of the path. (Photo taken in 2014)

3.2.3 Historic Orchard Area

Like the southern half of the wooded area, the apple trees in the north section of the study area are concentrated in a particular area: in this case, along the north side of the east-west axial path and running north from the central area (Plate 13). This orchard area is much less cohesive than that seen to the south of the east-west axial path; there is a distinct open space located in the centre area (Plate 14) with a grouping of very large deciduous trees located just to the south of the setback running along Lakeshore Boulevard West (Plate 15).

Four clear rows of apple trees and at least two more, less distinct, rows running north from the east-west axial path were identified (Plates 16 and 17). All of these were also identified south of the east-west axial path. The rows in the north half of the orchard are far more substantial with rows made up of at least two adjacent trees and ranging to a line of up to five trees. The identified ‘rows’ south of the east-west axial path of single trees represent a continuation of five of the six identified rows.



Plate 13: West-southwest view of the historic orchard on the north side of the east-west axial path. Note the rows of apple trees on the right. (Photo taken in 2014)



Plate 14: Open space in north wooded area. Line of apple trees visible in background, behind larger coniferous tree. View to southwest. (Photo taken in 2011)



Plate 15: View across north wooded area to mature plantings along set back bordering Lakeshore Boulevard West. (Photo taken in 2011)



Plate 16: West-northwest from the east-west axial path. Note the rows of apple trees. (Photo taken in 2014)



Plate 17: Northwest view into the rows of apple trees located on the north side of the east-west axial path. (Photo taken in 2011)

3.2.4 Built Heritage Features

No built heritage features were identified in the orchard located in Colonel Samuel Smith Park.

3.2.5 Cultural Heritage Landscape Features

The orchard located in Colonel Samuel Smith Park contains a number of cultural heritage landscape features that contribute to the heritage value of the property. Identified cultural landscape features include elements contributing to the historic orchard associated with the McNeill farm and the Lake Shore Psychiatric Hospital:

- Two areas of intact orchard with apple trees in the early/original nineteenth-century alignment;
- Individual apple trees which exist within the study area but do not conform to their early/ original nineteenth-century alignment;
- The above-ground North Creek watercourse with associated banks and plantings of mature willow trees; and,
- Mature deciduous trees planted along the south edge of the grassy setback along Lakeshore Boulevard West (Plate 18).

3.2.6 Identified Views and Vistas

No significant views or vistas were identified to or from the orchard located in Colonel Samuel Smith Park.

3.3 Surrounding Context and Adjacent Heritage Properties

The subject property is generally bounded by Lake Shore Boulevard West on the north, Colonel Samuel Smith Park Drive on the east, Father John Redmond Catholic Secondary School on the south, and Lakeshore Lodge, a long-term care facility, on the west (Plates 18-20). All adjacent heritage properties are located on the east side of Colonel Samuel Smith Park Drive (see Figure 3).



Plate 18: East-northeast view along Lake Shore Boulevard West. Note the grassy setback and mature trees. (Photo taken in 2014)



Plate 19: South-southeast view along the pathway along the western edge of the orchard. Lakeshore Lodge is located on the right. (Photo taken in 2014)





Plate 20: Northwest view of the southern limits of the orchard. Note the grassy area associated with Father John Redmond Catholic Secondary School on the left and Colonel Samuel Smith Park Drive on the right. (Photo taken in 2014)

4.0 Statement of Cultural Heritage Value or Interest

4.1 Introduction

Statements of cultural heritage value which identify a site's heritage attributes are integral components of conservation plans in general. Specifically, the City of Toronto's Terms of Reference for completing Heritage Impact Statements confirms that these components are required and necessary parts of an informed conservation strategy. As such, the results of archival research, review of background documents, and the site visits have been used to: develop a preliminary statement of cultural heritage value; identify heritage attributes for the subject orchard area; identify impacts of the proposed development; and to develop appropriate mitigation measures. The site's specific heritage value and corresponding heritage attributes must be clearly articulated and considered.

A review of available mapping, aerial photos spanning much of the twentieth century and the field review revealed that there are a number of significant cultural heritage landscape features located within the study area

4.1.1 Draft Statement of Cultural Heritage Value for the Orchard, Colonel Samuel Smith Park

The study area sits within the larger setting of Colonel Samuel Smith Park. This large park, which runs south from Lake Shore Boulevard West to the waterfront, is located between 13th Street and 23rd Street. It is a late twentieth-century designed landscape which occupies much of the grounds of the former Lakeshore Psychiatric Hospital. Located at 3131 Lake Shore Boulevard West, this waterfront park was officially opened in September 1996. The wooded area and the historic orchard areas that make up the study area are located in the northwest corner of Colonel Samuel Smith Park in the heart of the Lakeshore Campus of Humber College.

The study area retains notable cultural heritage value. The presence of: groupings of apple trees in their original and/or early alignment north and south of the east-west axial path; remnant, individual apple trees located throughout the study area; an isolated set of mature trees along Lakeshore Boulevard; and remnants of North Creek express the site's associative, design, and contextual values⁴. Together, and individually, these elements: yield information about nineteenth century settlement activities in York County and the evolution of municipal infrastructure provision such as sanitation services and

⁴ See Figure 16 which illustrates the location of these features.



management of parklands; reflect innovative approaches and landscape designs used in the provision of mental health services that emerged in the late nineteenth century; and are essential in defining and maintain the character of Colonel Samuel Smith Park as a mix-used space strongly defined by its historical uses as a mental health facility.

Historically, an orchard was present in the study area as early as the 1870s when it is depicted on the *Historical Atlas* map as part of Hugh J and R McNeil's farm. By 1901 the McNeil's farm was acquired by the Lakeshore Psychiatric Hospital; the orchard was maintained and, according to background research, expanded on its original site. Between 1910 and 1992 the orchard largely retained its original boundaries and continued under heavy cultivation until sometime between 1985 and 1992.

This historic orchard has significant historical and/or associative value due to its connection first to the McNeil farm where it provides visual and spatial evidence of nineteenth-century agricultural activities within York County and particularly in the periurban area of the nineteenth-century City of Toronto. In addition, the orchard is strongly associated with the operations of the Lakeshore Psychiatric Hospital; as such, it provides an important and significant connection with this institution and with the design of the hospital grounds. The Lakeshore Psychiatric Hospital employed a number of innovative approaches for mental health services in the early twentieth century. The institution was an early proponent of the new "cottage system" of psychiatric facilities (developed in Illinois in 1880). This system emphasized a therapeutic approach which was intended to reflect a country village setting with considerable farmlands.

In addition to the intact orchard area, a number of individual apple trees also continue to express these associative, design, and contextual values. These plantings are remnants of the larger orchards and, although in some instances they have lost their direct association with the early/original alignment of the orchard plantings, they offer visual and spatial clues about the larger area formerly occupied by the historic orchards, reflecting upon nineteenth century settlement activities and later uses of the site for mental health services.

The study area also has contextual value since it is visually and historically linked to its surroundings as an evolved cultural heritage landscape that has transitioned from farm land, to a mental health facility, to a mixed-use public space. An isolated set of mature trees running along the south side of the setback along Lakeshore Boulevard West offers visual clues regarding the landscape of the Lakeshore facility during the latter half of the twentieth century. Finally, the above-ground segment of North Creek with the associated willow trees, which originally ran across the McNeil farm and later across the hospital grounds, expresses the site's associative and contextual values that speak directly to an early agricultural landscape and, later, evolved parklands.

In sum, all of these features *both* individually *and* collectively retain historic/associative, design, and contextual values that are essential heritage attributes within the study area and within the larger setting of the former Lakeshore Psychiatric Hospital. Further these cultural heritage landscape features combined with the built and non-built elements that make up Colonel Samuel Smith Park provide a strong visual sense of the past environment and offer legibility and a means to read the evolved landscape.

4.1.2 Description of Heritage Attributes

Heritage attributes that contribute to the cultural heritage value of the orchard area at Colonel Samuel Smith Park include but may not be limited to:



- Two areas of intact orchard with apple trees in the early/original nineteenth-century alignment;
- Individual apple trees which exist within the study area but do not conform to their early/ original nineteenth-century alignment;
- The above-ground North Creek watercourse with associated banks and plantings of mature willow trees; and,
- Mature deciduous trees planted along the south edge of the grassy setback along Lake Shore Boulevard West (i.e. Red Oak and Sugar Maples).

5.0 CONSERVATION STRATEGY

This section of the report reviews the proposed development, evaluates potential impacts, considers alternatives and mitigative recommendations, and proposes conservation strategy objectives. The study area is comprised of four identified cultural heritage landscapes: (i) the intact orchard, (ii) individual apple tree(s), (iii) the North Creek watercourse and associated plantings and (iv) the mature plantings bordering the setback south of Lake Shore Boulevard West. Each of these landscapes as well as the components of which they are comprised retain high heritage significance and each has strong historical/associative and contextual values. Alone **and** together these identified cultural heritage landscapes are character-defining elements of the larger evolved landscape of the Lakeshore Psychiatric Hospital grounds and extant parklands.

Proposed developments within the study should be planned to avoid direct and indirect impacts to the identified cultural heritage landscapes. In particular, the core area of the orchard (both individual specimens and the orchard itself) should be avoided. Potential uses of the landscape must be carefully reviewed in order to (i) determine the impacts of use/ function on the heritage resources (ii) to evaluate the planned use with regards to conservation principles and (iii) to ensure that any potential use and/or development does not pose threats to any of the individual character-defining elements or to the landscape as whole. Given the sensitive and unique nature of the historic orchard and the remnant apple trees the above points are particularly relevant to these significant cultural heritage resources.

5.1 Proposed Site Development

The proposed work for the Humber Welcome Centre includes the construction of a three storey building and associated landscaping at the north end of the study area, along the south side of Lake Shore Boulevard West. Drawings showing the proposed work are provided in Section 9.0 (Figures 17-24) of this report. An arborist tree plan, describing the location, condition, and species of all trees in the impacted area is provided in Appendix A. This report notes that there is a mature Red Oak tree at the northwest corner of the study area and a cluster of mature Sugar Maples in the centre of the wooded area. It should be noted that the drawings for the Humber College Welcome Centre show a future three-storey school located south of the proposed building. The current assessment only considers the impacts of the proposed Welcome Centre and does not consider impacts that may result from the future school. Potential impacts of the future school were considered as part of a separate Heritage Impact Assessment update prepared in January 2014 (ASI 2014).



5.2 Impact Assessment

To assess the potential impacts of the undertaking, the cultural heritage resource and identified heritage attributes were considered against a range of possible impacts outlined in the *Ontario Heritage Toolkit*, 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)

5.2.1 Considered Alternatives and Mitigation Strategies

The original Heritage Impact Assessment for the proposed educational facility, including the Humber College Welcome Centre, included impact assessments for early and alternative renderings of the proposed work (ASI 2011). Drawings of these alternatives and associated impact assessments and mitigation strategies are provided in Appendix B of this report.

5.2.2 Proposed Work

Based on the most recent site plans for the Humber Welcome Centre (dated 23 June 2014), the proposed work will result in the removal (III. 1) of mature deciduous trees along the south edge of the grassy setback along Lake Shore Boulevard West, which date to the farm and/or hospital period. The historic orchards located north and south of the existing east-west axial path, individual apple trees, and the above-ground North Creek watercourse will not be impacted by the proposed work.

5.3 Conservation Strategy Objectives

Based on the results of archival research, site visits, and analysis of impacts of the proposed undertaking, the following conservation strategy has been developed. The conservation strategy has been developed in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties* (See Appendix C). The conservation strategy has been designed to:

- Avoid direct and indirect impacts to the cultural heritage landscapes identified during the field review, in the 1996 City of Toronto Masterplan, and in the Urban Design Guidelines; and,



- Result in a sympathetic and minimal interventions to the areas surrounding the identified cultural heritage landscapes and in the surrounding landscape.

Following, *Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada* and the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties*, the following conservation objective should be adopted:

- The proposed development, consisting of the construction of the Humber College 'Welcome Centre' should be planned to avoid direct and indirect impacts to the identified cultural heritage landscapes;
- Any alterations to the identified cultural heritage landscapes should be sympathetic to both the natural and cultural elements, respecting both the individual elements and the landscape(s) as a whole; and,
- All surrounding developments should be compatible with the identified cultural heritage landscapes and with the larger setting.

Finally, those recommendations contained within the City of Toronto Masterplan (1996:30) should be recognised and considered:

- Maintain as much of the orchard as possible, integrating this extant feature into future site development. Encourage collection of seeds or other reproductive techniques that will ensure the ability to replant the original species of trees as they age and die;
- Consider reflecting the former agricultural character in the patterns, materials, forms and features of this part of the landscape;
- Develop buildings in a scale and pattern that is complementary to the architectural character east of the hospital complex;
- Develop road, pathway, site furniture and lighting systems that are consistent with those of the hospital grounds; and,
- Educate site owners, students, seniors, local residents and others about the history of this site and its relationship to the hospital.

The updated drawings for the Humber College Welcome Centre (dated 23 June 2014) indicate that only the mature plantings located south of the setback along Lake Shore Boulevard West will be impacted by the proposed work. The drawings demonstrate that these plantings will be fully removed as part of the construction of the Humber Welcome Centre.

Preservation in place is generally the preferred conservation strategy for the preservation of cultural heritage resources. If this strategy is not feasible, then it is recommended that site plans should be reviewed so that the most significant of these mature trees are not impacted or removed. In particular, the Red Oak tree located at the northwest corner of the study area (identified as #704 in the Arborist Report prepared in 2013 by The MBTW Group; see Appendix B) and the cluster of Sugar Maples in the centre of the wooded area (identified as #651, 652 and 657-661 in the Arborist Report prepared in 2013 by The



MBTW Group; see Appendix B) should be considered for retention if possible. If necessary, selective culling of younger, less-established plantings may represent an appropriate mitigation strategy following the advice of a qualified arborist.

If the retention of mature trees and selective culling is not a feasible strategy then a landscape rehabilitation plan should be developed. Post-construction landscaping should follow the guiding conservation principles provided in Appendices C-E of this report. Specifically, post-construction landscape plans should use documentary evidence (e.g., historic photographs, drawings, physical evidence, etc.) to guide landscape rehabilitation plans and use historic materials (e.g., same tree species) to create a greenspace on the east side of the Welcome Centre building that honours the historic use and evolution of the site. All post-construction landscape plans should respect the site's history and maintain the property's character-defining elements.

In addition to a post-construction landscape plan, a landscape documentation report should be prepared prior to construction. In particular, the landscape documentation report should document the existing mature plantings located south of the setback along Lake Shore Boulevard West. The report should be prepared by a qualified heritage consultant and should document all landscape features that will be removed or displaced by the proposed development.

The general guidelines for the preservation, rehabilitation and restoration of the vegetation of a heritage resource should be followed when designing a landscape plan to rehabilitate the subject property (See Appendix E). Specifically, the following guidelines should be utilized:

- Replacing in kind extensively deteriorated or missing parts of vegetation where there are surviving prototypes. The new plantings should match the old in species, colour and texture.
- Documenting all interventions that affect the vegetation, and ensuring that this documentation is available to those responsible for future interventions.
- Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.

6.0 CONCLUSIONS, CONSIDERED ALTERNATIVES AND MITIGATION RECOMMENDATIONS

6.1 Conclusions

The proposed Humber College 'Welcome Centre' is to be located west of Colonel Samuel Smith Park Drive, and south of Lakeshore Boulevard West; in the northwest corner of the former Lakeshore Psychiatric Hospital Grounds. This development is proposing to introduce a new three-storey structure on the campus in close proximity to the cultural heritage landscapes making up the area widely-known as 'the orchard'. The proposed work will result in the removal of mature deciduous trees along the south edge of the grassy setback along Lake Shore Boulevard West, which are associated with the farm and/or hospital period. The historic orchards located north and south of the existing east-west axial path, individual apple trees, and the above-ground North Creek watercourse will not be impacted by the proposed work.



The results of archival research and analysis, a site visit, and assessment of the proposed undertaking confirmed that the development of the orchard area will not directly impact buildings listed on the City of Toronto's Inventory of Heritage Property.

6.2 Recommendations

Based on the results of archival research and field reviews, the orchard located in Colonel Samuel Smith Park was determined to retain significant historical and contextual cultural heritage value. The orchard is identified as a cultural heritage resource in the City of Toronto's *Lakeshore Grounds Master Design and Implementation Plan* (1996).

The updated plans for the construction of the Humber College Welcome Centre (dated 23 June 2014) show that the proposed work will result in the removal of mature deciduous trees along the south edge of the grassy setback along Lake Shore Boulevard West, which are associated with the farm and/or hospital period. The historic orchards located north and south of the existing east-west axial path, individual apple trees, and the above-ground North Creek watercourse will not be impacted by the proposed work. As a result, the following recommendations have been made based on the determined heritage value of the resource and in consideration of the overall impacts to the subject property:

1. Conserve the current landscape features in the study area by adopting a minimal intervention approach. Staging and construction activities should be suitably planned to avoid impacts to identified cultural heritage attributes, including landscape features where possible;
2. Site plans should be reviewed to investigate the feasibility of retaining the most significant of the mature trees located along the south edge of the grassy setback along Lake Shore Boulevard West. In particular, the Red Oak tree located at the northwest corner of the study area (identified as #704 in the Arborist Report prepared in 2013 by The MBTW Group) and the cluster of Sugar Maples in the centre of the wooded area (identified as #651, 652 and 657-661 in the Arborist Report prepared in 2013 by The MBTW Group) should be considered for retention if possible. If necessary, selective culling of the younger, less-established plantings may be considered following the advice of a qualified arborist;
3. If the retention of the mature trees located along the south edge of the grassy setback of Lake Shore Boulevard West is not possible, then a post-construction landscape plan should be created to preserve and/or rehabilitate these mature deciduous trees. Where feasible, impacted vegetation should be replaced in kind to preserve the wooded nature of the site. New plantings should match the old in species, color, and texture. New vegetation should ensure that the heritage value of the property is preserved and supported;
4. A landscape documentation report should be prepared to document the existing conditions of the study area prior to construction. The spatial organization and historic vegetation on the site should be documented. The results of this report should be submitted to a local repository (i.e. City of Toronto Archives) to ensure that this documentation will be available to those responsible for future interventions; and,
5. This report should be submitted to Heritage Preservation Services at the City of Toronto for review and comment.



7.0 REFERENCES

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- 2006 *Environmental Assessment Act*

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- 2005 *Ontario Planning Act*
- 2005 Provincial Policy Statement

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1860 *Tremaine's Map of the County of York*.



8.0 CULTURAL HERITAGE RESOURCE MAPPING

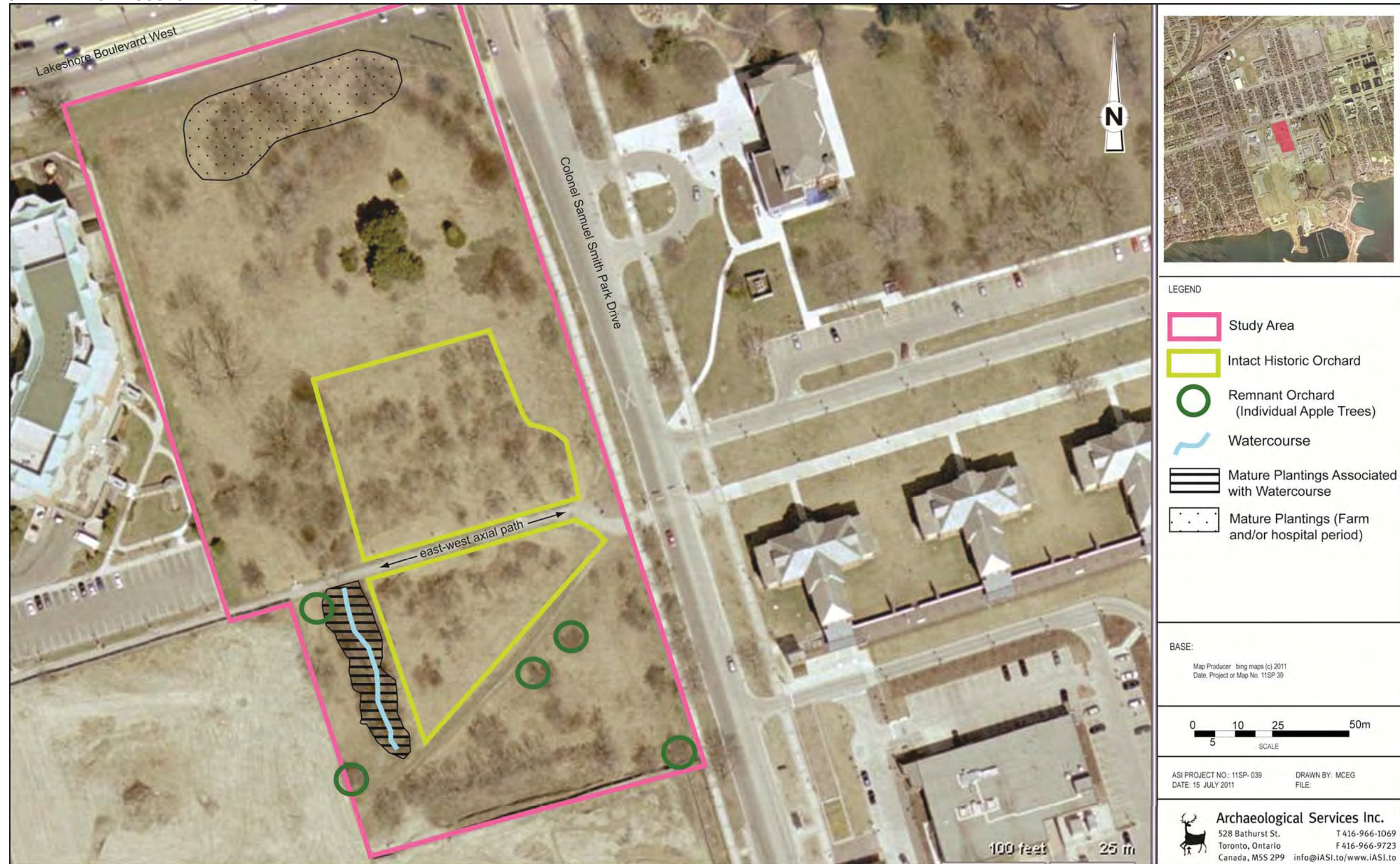


Figure 16: Cultural Heritage Landscapes (CHL) Identified in the study area

9.0 PROPOSED WORK



HUMBER COLLEGE LAKESHORE CAMPUS
 2 Colonel Samuel Smith Park Drive
 Toronto, Ontario M8B 4B7

HUMBER COLLEGE WELCOME CENTRE



SUBMITTED FOR SCHEMATIC DESIGN
2014-08-26

DESIGN BUILD CONTRACTORS	ARCHITECTURE	CIVIL	STRUCTURAL	MECHANICAL	ELECTRICAL
PCL Constructors Canada Inc. 2085 Hurontario St. Suite 400 Mississauga, Ontario L5A 4G1 P:905.276.7600 F:905.803.4525	MORIYAMA & TESHIMA ARCHITECTS 117 George Street Toronto, Ontario M5A 2N4 P:416.925.4484 F:416.925.4637	A.M CANDARAS ASSOCIATES 8551 Weston Rd., Suite 203 Woodbridge, Ontario L4L 9R4 P:905.850.8020 F:905.850.8099	STEPHENSON ENGINEERING LTD 2550 Victoria Park Avenue, Suite 602 Toronto, Ontario M2J 5A9 P:416.635.9970 F:416.635.9985	HIDI RAE CONSULTING ENGINEERING 1 Yonge St., Suite 2100 Toronto, Ontario M5E 1E5 P:416.364.2100 Fax:416.364.2276	HIDI RAE CONSULTING ENGINEERING 1 Yonge St., Suite 2100 Toronto, Ontario M5E 1E5 P:416.364.2100 Fax:416.364.2276

Figure 17: Rendering Humber College Welcome Centre (26 August 2014)

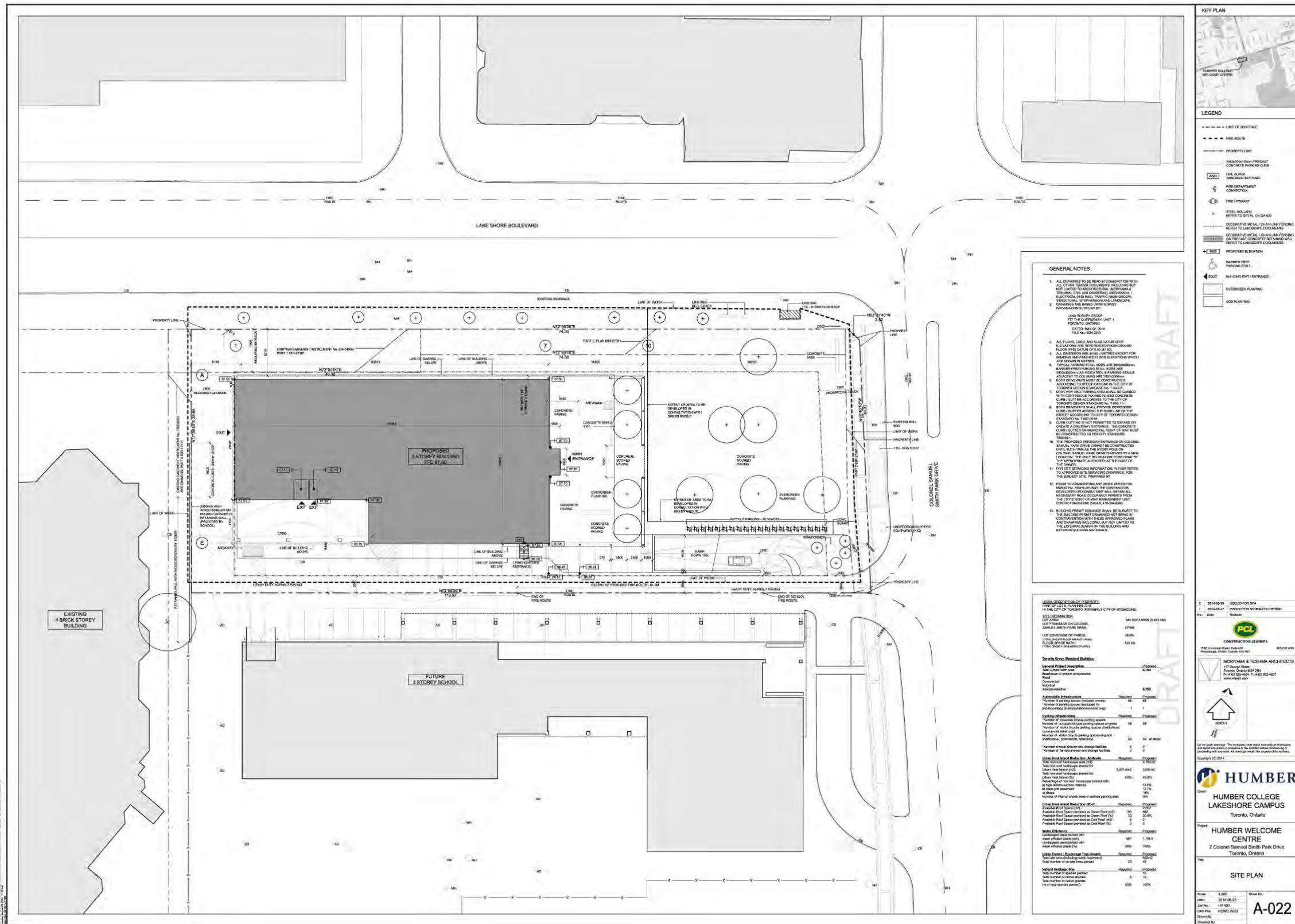


Figure 18: Humber Welcome Centre - Site Plan (23 June 2014)

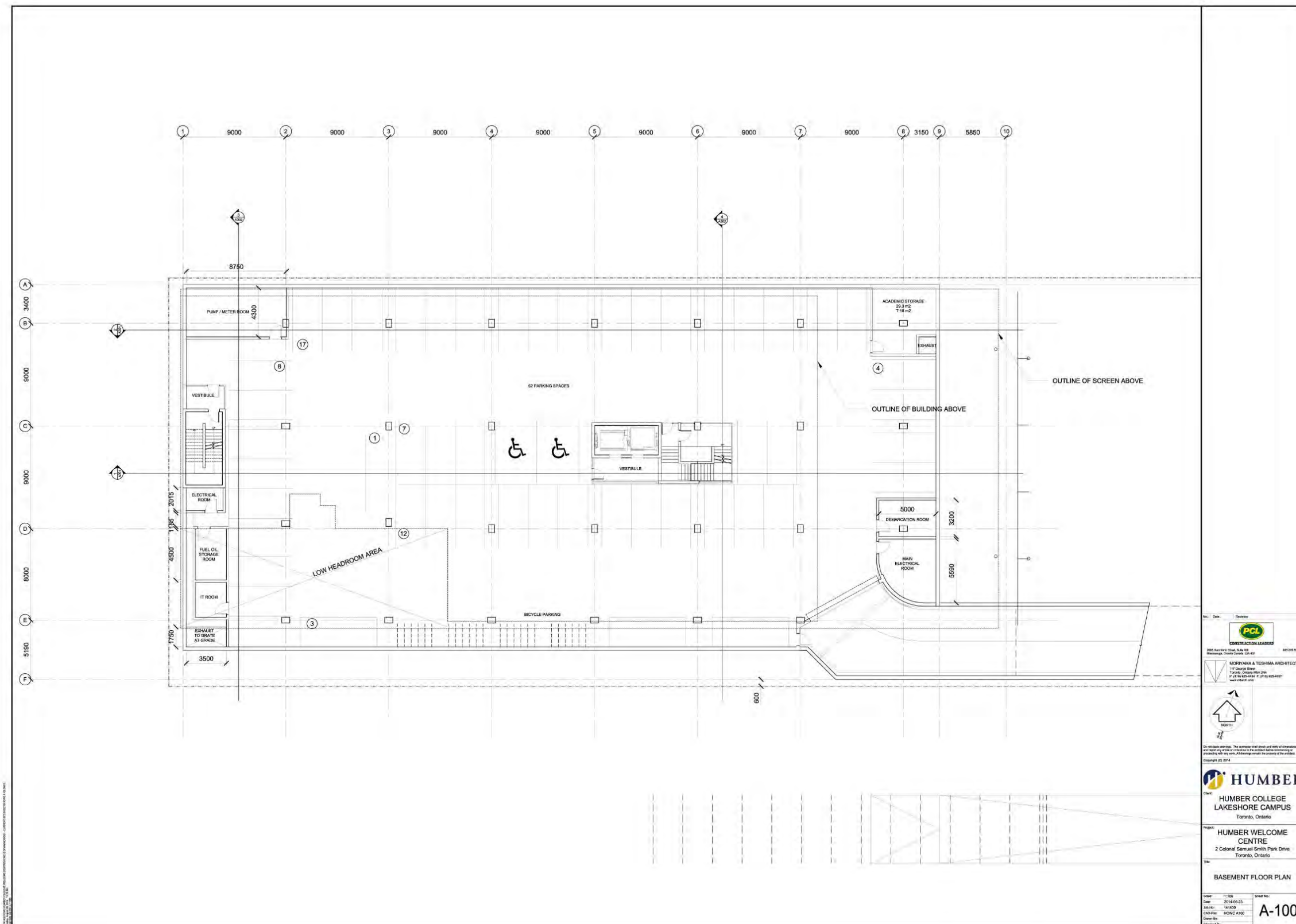


Figure 19: Humber Welcome Centre – Basement Floor Plan (23 June 2014)

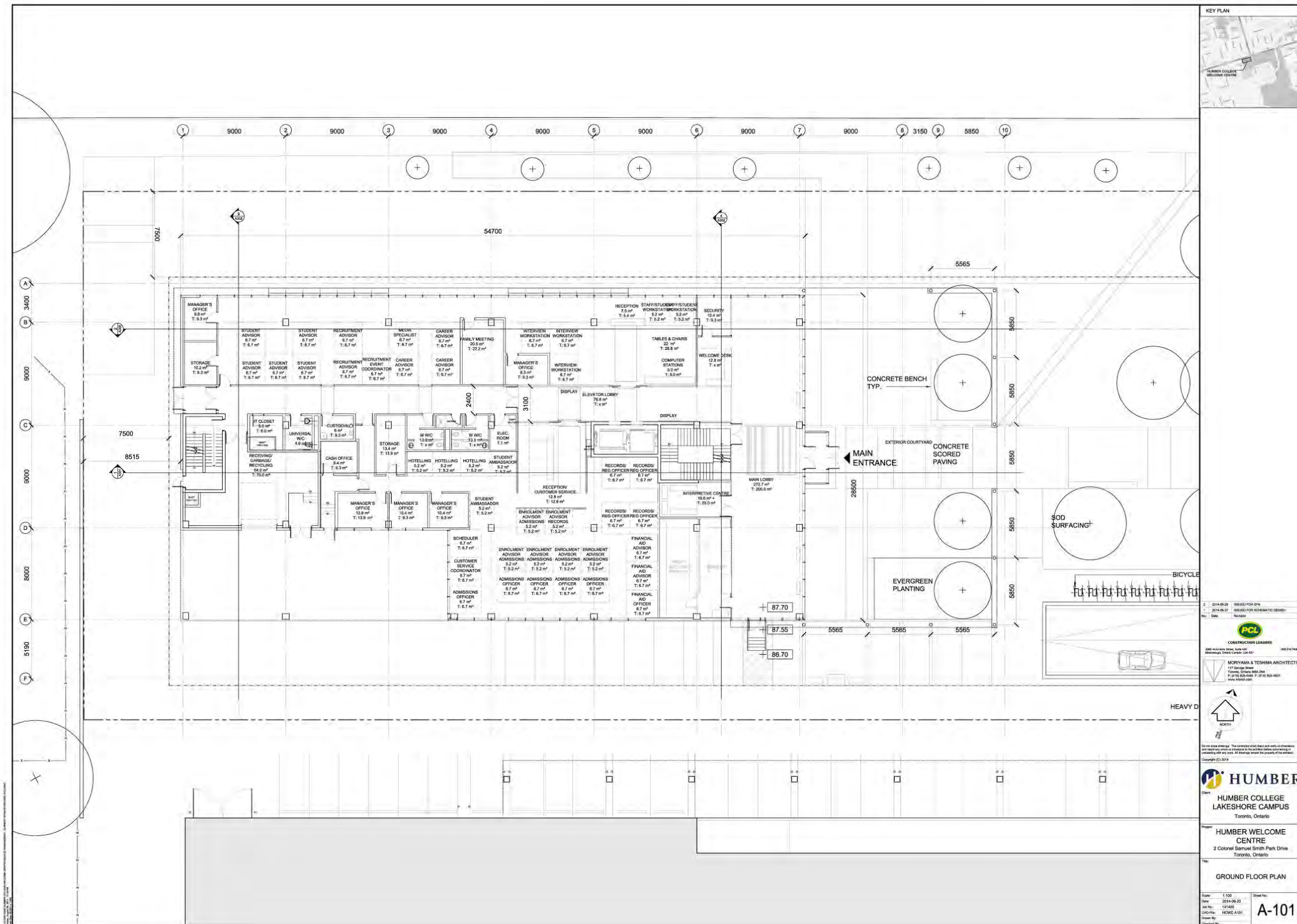


Figure 20: Humber Welcome Centre – Ground Floor Plan (23 June 2014)



Figure 21: Humber Welcome Centre – Elevations (23 June 2014)

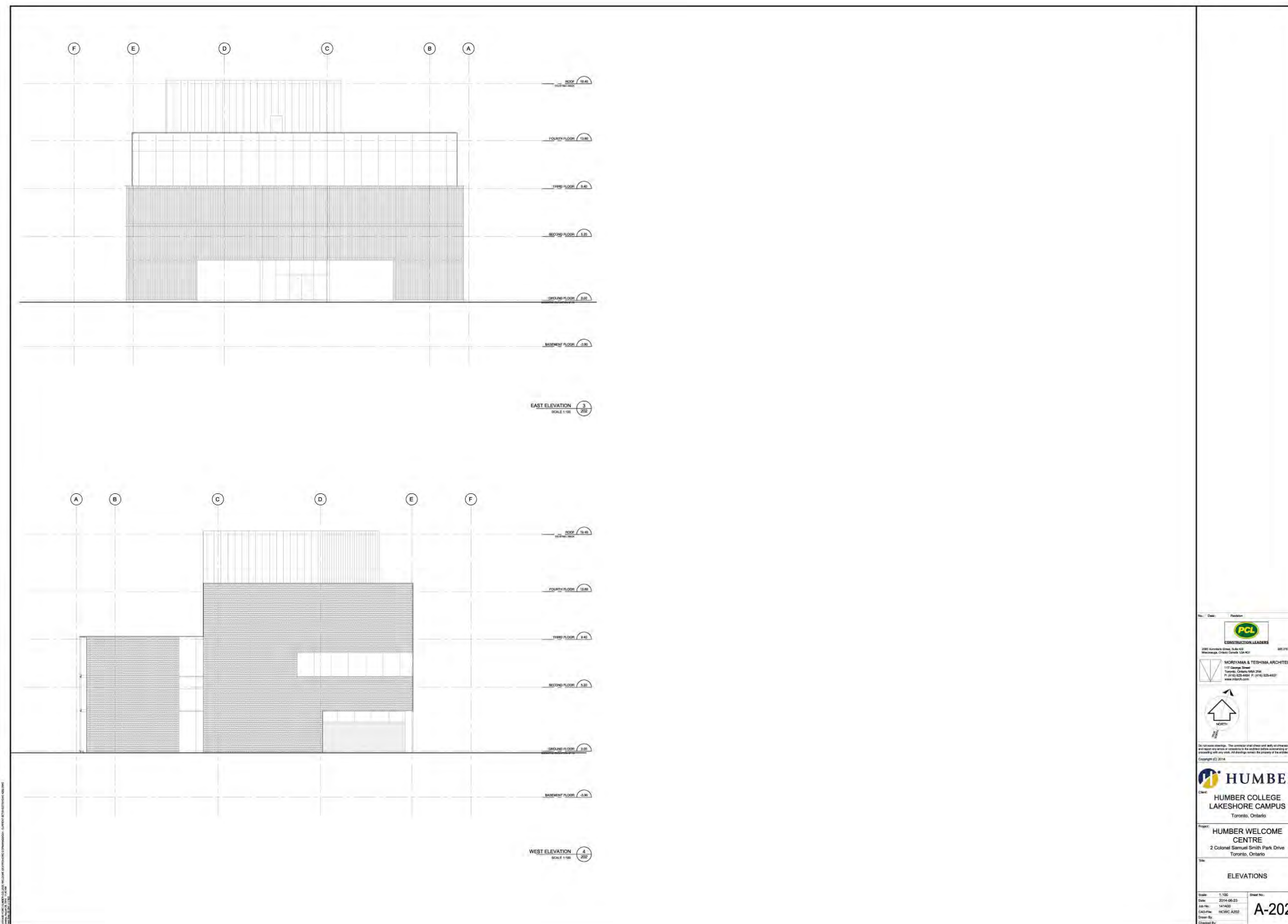


Figure 22: Humber College Welcome Centre – Elevations (23 June 2014)



Figure 23: Humber Welcome Centre – Sections (23 June 2014)

No.	Date	Revision
<small>Do not scale drawings. The contractor shall verify all dimensions and locations of work as shown on the drawings before commencing or continuing work on site. All drawings remain the property of the architect. Copyright © 2014</small>		
Client: HUMBER COLLEGE LAKESHORE CAMPUS Toronto, Ontario		
Project: HUMBER WELCOME CENTRE 2 Colonel Samuel Smith Park Drive Toronto, Ontario		
Title: SECTIONS		
Scale:	1:100	Sheet No.:
Date:	2014-06-23	Drawn By:
Job No.:	14162	Checked By:
Client File:	HUMBER_A301	
Drawn By:		A-301
Checked By:		



Figure 24: Humber Welcome Centre – Sections (23 June 2014)

Appendix A: Tree Assessment Plan



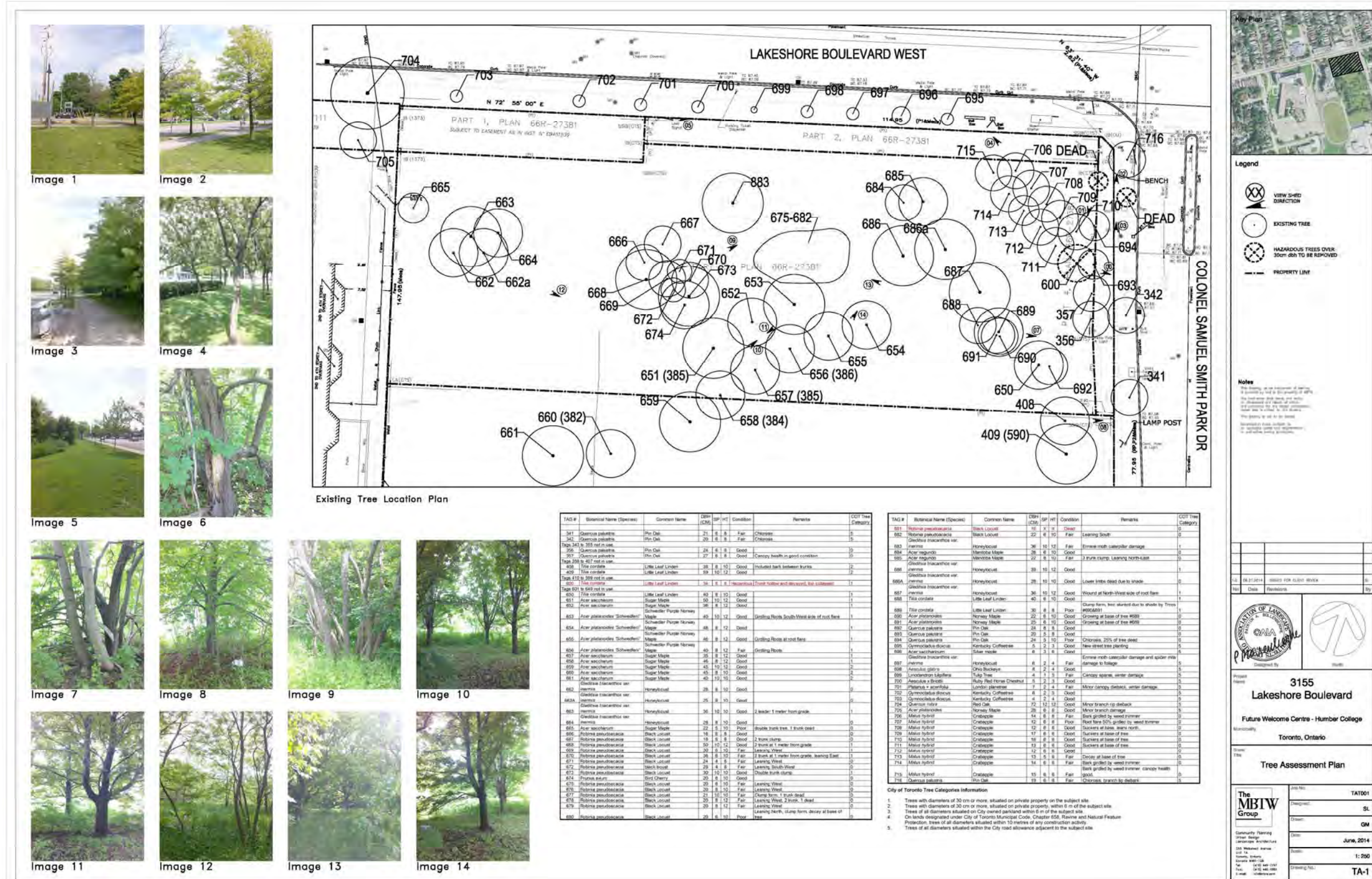


Figure 25: Tree Assessment Plan for the Future Welcome Centre – Humber College

Appendix B: Considered Alternatives and Mitigation Strategies



Plan 1, May 2011 (Figure 26)

This rendering is an early plan developed by Humber College, detailing the proposed developments within the study area. Like Plans 4 and 2, this plan lacks a scale; however, this map depicts the larger setting and includes adjacent structures, roadways and other contemporary landscape features. This means that although there is some uncertainty about the limits and extent of the proposed developments, it is much easier to locate the proposed development within the larger site and to begin to understand its relationship to the identified cultural heritage landscapes. The notable elements of this rendering include:

1. Central pathway running through the southern orchard on a southeast-northwest alignment. This pathway is new (i.e., it follows a route for which there is no current or past precedent) and, although it appears to avoid the watercourse and associated plantings, there is some concern that it may encroach on one or more of (i) the intact orchard and (ii) any individual apple tree(s).
2. Construction of the elementary school on a north-south alignment to west and northwest of orchard areas. This structure appears to be located west of the identified cultural heritage landscapes made up of the intact orchard and the individual apple tree(s). In this rendering associated areas have been identified and one of these, a playground located east of the school, appears to encroach significantly onto the northern half of the orchard. Further information is necessary to determine the extent and nature of the 'playground' area. Without this information is impossible to determine fully the impact of the proposed school development.
3. Construction of the Welcome Centre in the area of the setback along Lakeshore Blvd West. This structure has the potential to disturb the identified cultural heritage landscape of mature plantings which provide screening for the property.

Applying the screening document against the identified cultural heritage landscapes suggests that this plan may have the potential to impact the cultural heritage landscapes making up the study area in the following ways:

- The construction of the new path through the southern orchard has the potential to impact this cultural heritage landscape through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2). Further the construction of the new pathway may cause soil disturbance (including a change in grade or an alteration in the drainage pattern (III.7). In this case, both the individual apple trees and the two areas of intact orchard may be impacted. Additionally, depending on the final site of this pathway, the cultural heritage landscape of the North Creek watercourse and the associated plantings may also be vulnerable to impacts through alteration (III.1) or the disruption of extant drainage patterns (III. 7).
- The proposed elementary school has the potential to impact upon the following identified cultural heritage landscapes: (i) both of the intact orchard areas and (ii) individual apple tree(s). In particular the 'playground' area to the east of the school poses considerable potential for impact on both of these identified cultural heritage landscapes. In each case these landscapes may be subject to impacts through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2).
- The proposed 'Welcome Centre' has the potential to impact upon the cultural heritage landscape made up of the line of mature trees bordering the setback along Lakeshore



Boulevard West. Potential impacts in this instance would be caused through destruction or alteration of any or part of any significant heritage attribute or feature (III.1 and III.2). Depending on the final location and extent of this structure and/or associated features which may include: parking lots or pathways the proposed development may also have the potential to impact individual apple trees.

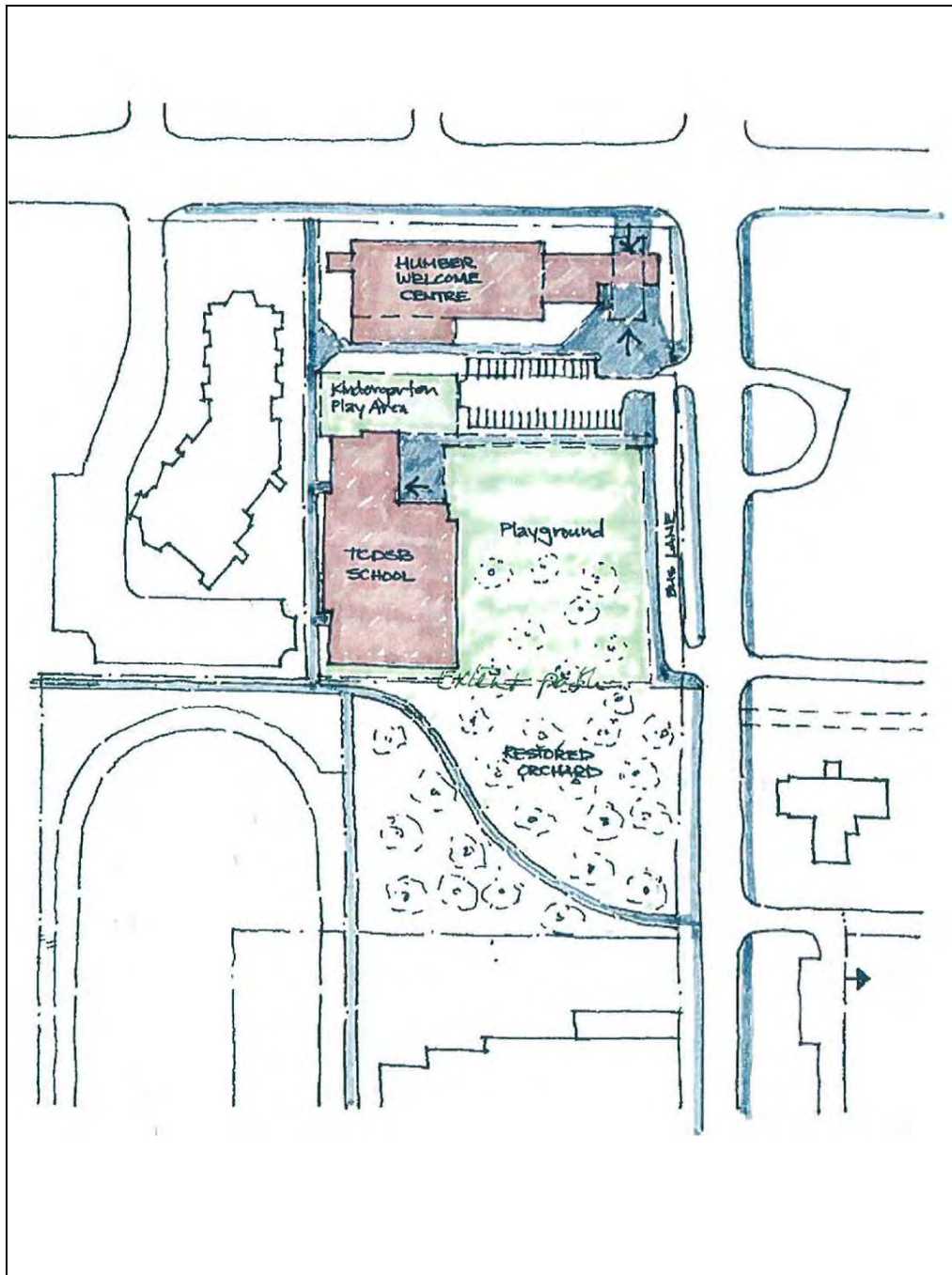


Figure 26: Proposed Plan. Humber College May 2011

Plan 2, May 2011-response from TDSSB (Figure 27)

This plan is the response from the Toronto District Secondary School Board (TDSSB) to the original plan (see Plan 1). The southern section of the orchard (i.e., south of the extant east-west axial path) is not shown on this drawing—only indicated by an arrow—and the drawing includes no other landmarks and no scale. As such the limits and extents of the proposed developments cannot be fully ascertained at time of writing. The notable elements of this rendering include:

1. Construction of the elementary school oriented on an east-west alignment and located to the northwest of the northern section (north of the east-west axial path) of the intact orchard. Importantly, there are a number of outdoor spaces associated with this proposal including a hard surface play area to the south of the school structure, a parking lot to the east (north of the north orchard) and a 'soft play area' located within the orchard landscape. This proposal raises concerns in terms of encroachment (as outlined above) and may have the potential to impact both the intact orchard and the individual apple tree(s).
2. Construction of the 'Welcome Centre' along Lakeshore Blvd West. As noted above (c.f. 'Plan 3') this structure has the potential to disturb the identified cultural heritage landscape of mature plantings which provide screening for the property
3. Construction of parking lot and bus stops. These two features sit directly north of the road and, appear from the current rendering, to encroach significantly onto the northern half of the orchard. Both of these proposed features have the potential to impact on the intact orchard and on the individual apple tree(s).

Applying the screening document against the identified cultural heritage landscapes suggests that this plan may have the potential to impact the cultural heritage landscapes making up the study area in the following ways:

- The proposed elementary school has the potential to impact upon the following identified cultural heritage landscapes: (i) the north half of the intact orchard areas and (ii) individual apple trees. It does not appear that the North Creek watercourse and associated plantings will be impacted. The intact orchard and the individual tree(s) may be subject to impacts through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2). In particular the proposed east-west orientation of the school may encroach onto the intact orchard.
- The proposed 'Welcome Centre' in this plan is located on the same site and with similar footprint to that seen in Plan 3 (above) and as such has the potential to impact the cultural heritage landscape made up of the line of mature trees bordering the setback along Lakeshore Boulevard West. Potential impacts in this instance would be caused through destruction or alteration of any or part of any significant heritage attribute or feature (III.1 and III.2). Depending on the final location and extent of this structure and/or associated features which may include parking lots or pathways, the proposed development may also have the potential to impact individual apple trees.
- The proposed parking lot and bus stops located to the north of the orchard have the potential to impact upon the intact orchard landscape as well as one or more of the individual apple trees. Plan 2 suggests that the encroachment into this area is significant and extends southward into the heart of the north orchard area. The intact orchard and the individual tree(s) may be subject to



impacts through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2).

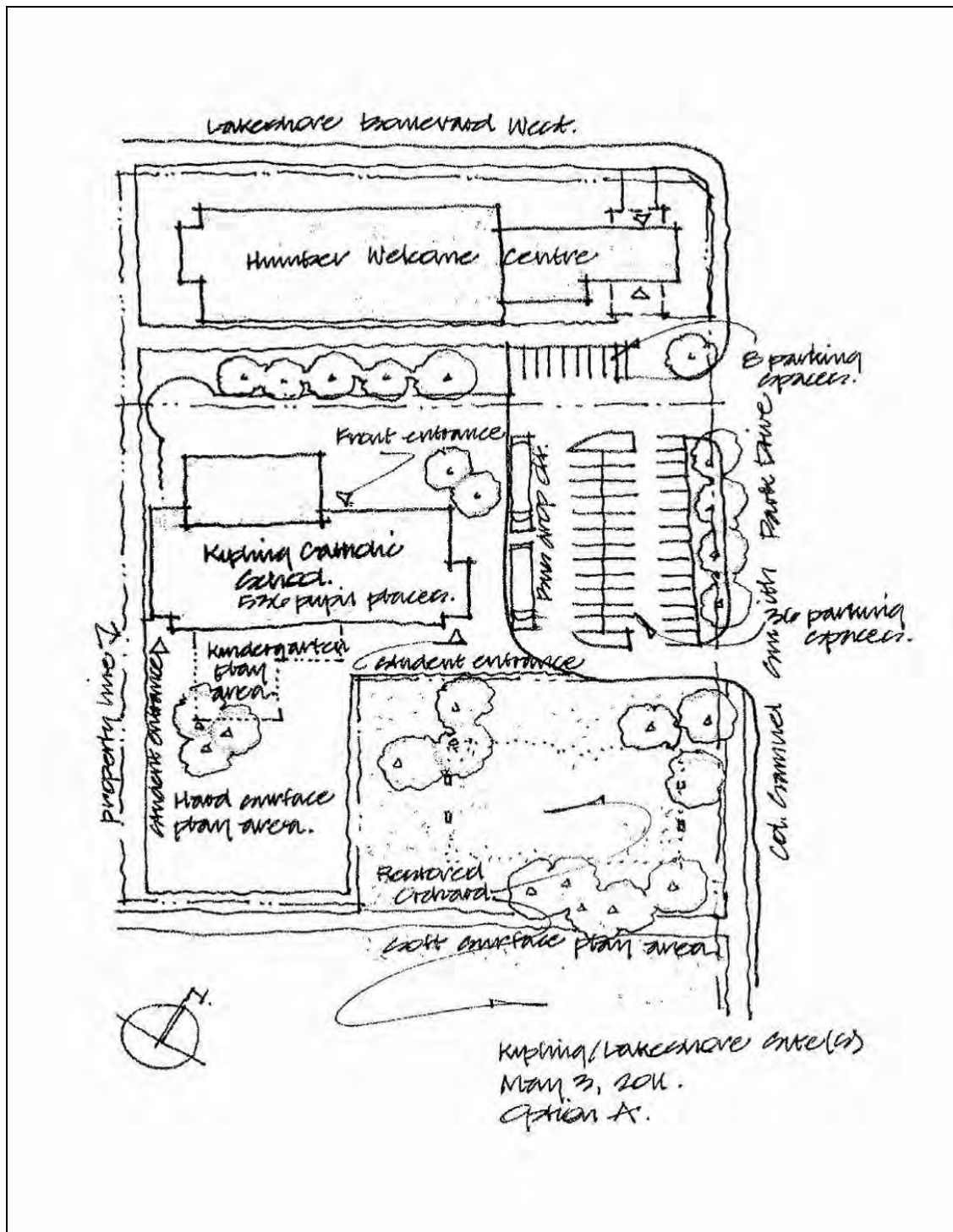


Figure 27: Proposed Plan. Response from TDSSB May 2011

Plan 3, June 2011 (Figure 28)

This plan consists of a rendered image that shows an oblique view of the study area and the larger property. As there are no details provided with this plan, there is a degree of uncertainty regarding limits and use of areas in and around the two new structures. Among the notable elements of this plan are:

1. The central pathway running through the southern orchard area on a southeast-northwest alignment. This pathway is new (i.e., it follows a route for which there is no current or past precedent) and, although it appears to avoid the watercourse and associated plantings, there is some concern that it may encroach on one or more of (i) the intact orchard and (ii) any individual apple tree(s).
2. Construction of the elementary school on a north-south alignment to the west and northwest of orchard areas. The nature of the rendering makes it difficult to determine exactly where this structure is located with regards to the limits of (i) the orchard areas and (ii) the individual apple tree(s). Further, use areas associated with the school have not been identified on this drawing; as such, there is no information about the development of the spaces adjacent to the proposed school. Without this information it is impossible to determine fully the impact of the proposed school development.
3. Construction of the Welcome Centre in the area of the setback along Lakeshore Blvd West. This structure has the potential to disturb the identified cultural heritage landscape of mature plantings which provide screening for the property.

Applying the screening document against the identified cultural heritage landscapes suggests that this plan may have the potential to impact the cultural heritage landscapes making up the study area in the following ways:

- The construction of the new path through the southern orchard has the potential to impact this cultural heritage landscape through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2). Further, the construction of the new pathway may cause soil disturbance (including a change in grade or an alteration in the drainage pattern (III.7). In this case, both the individual apple trees and the two areas of intact orchard may be impacted. Additionally, depending on the final site of this pathway, the cultural heritage landscape of the North Creek watercourse and the associated plantings may also be vulnerable to impacts through alteration (III.1) or the disruption of extant drainage patterns (III. 7).
- The proposed elementary school has the potential to impact upon the following identified cultural heritage landscapes: (i) both of the intact orchard areas (ii) individual apple trees and possibly (iii) the North Creek watercourse and associated plantings. These landscapes—particularly the first two—may be subject to impacts through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2). Depending how far south the structure is ultimately located and on the final determination of the use of adjacent areas (e.g., as play grounds or ‘soft play areas’) there may be potential for impacts to the North Creek watercourse and associated plantings landscapes. These impacts may include impacts through alteration (III.1) or the disruption of extant drainage patterns (III. 7).



- The proposed 'Welcome Centre' has the potential to impact upon the cultural heritage landscape made up of the line of mature trees bordering the setback along Lakeshore Boulevard West. Potential impacts in this instance would be caused through destruction or alteration of any or part of any significant heritage attribute or feature (III.1 and III.2). Depending on the final location and extent of this structure and/or associated features which may include parking lots or pathways, the proposed development may also have the potential to impact individual apple trees.



Figure 28: Third Rendering of Proposed Development (Humber College, June 2011). New structures depicted in black and yellow. View to the northwest.

Plan 4 and 4a, July 2011 (Figures 29 and 30)

This plan shows the site in planview. The plan shows a north arrow and is located within the larger site: key roads, paths, structures and other contemporary landscape features are depicted. As such it is possible to locate the proposed developments relative to the larger context. Plan 4 is a submission by Humber College, key elements include:

1. The Humber College 'Welcome Centre' is located in the northwest corner of the study area with a reduced east-west footprint. Unlike earlier plans which depicted a structure that ran nearly the entire width of the study area; this plan leaves the northeast corner of the wooded area and the setback intact
2. Construction of the elementary school in the east of the study area adjacent to the modern ornamental trees which line the sidewalk. The hard surface play area (associated with the school) is located along the west property line and extends south to the east-west axial path. Without a scale it is hard to determine exactly where this structure is located; however, it appears that the school building would be adjacent to or on the northern limits of the north historic orchard area. More critically, the 'soft surface' play area is located within the core of the north historic orchard area.
3. A central pathway running through the southern orchard area on a southeast-northwest alignment. This pathway is new (i.e., it follows a route for which there is no current or past precedent) and, although it appears to avoid the watercourse and associated plantings, there is some concern that it may encroach on one or more of (i) the intact orchard and (ii) any individual apple tree(s).

Applying the screening document against the identified cultural heritage landscapes suggests that this plan may have the potential to impact the cultural heritage landscapes making up the study area in the following ways:

- The construction of the new path through the southern wooded area (including the orchard) has the potential to impact this cultural heritage landscape through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2). Further, the construction of the new pathway may cause soil disturbance (including a change in grade or an alteration in the drainage pattern (III.7). In this case, both the individual apple trees and the two areas of intact orchard may be impacted. Additionally, depending on the final site of this pathway, the cultural heritage landscape of the North Creek watercourse and the associated plantings may also be vulnerable to impacts through alteration (III.1) or the disruption of extant drainage patterns (III. 7).
- The proposed elementary school and the use of the adjacent areas (e.g., as play grounds and/or 'soft play' areas) have the potential to impact upon the following identified cultural heritage landscapes: (i) both of the intact orchard areas and (ii) individual apple trees. These landscapes may be subject to impacts through alteration and/or destruction of any, or part of any, significant heritage attribute or feature (III.1 and III.2).
- The proposed 'Welcome Centre' may have some potential to impact upon the cultural heritage landscape made up of the line of mature trees bordering the setback along Lakeshore Boulevard West. Potential impacts in this instance would be caused through destruction or alteration of any or part of any significant heritage attribute or feature (III.1 and III.2).



However, in this depiction, it appears that a large portion of the eastern half of this landscape may be left undisturbed. Again, this would need to be confirmed once the scale is determined.

Plan 4a is the response [to the above plan] from the TDSSB and, likewise, dates to late July 2011. Like the above, it shows the proposed developments within the larger landscape. As with Plan 4, the drawing includes a north arrow but does not include a scale. This proposed plan represents a notable departure from all previous plans. In this version, the school has been relocated to the east side of the study area and critically has been realigned to a north-south orientation. As such, the school structure itself not only would impact the core of the north orchard, it would also impact all or nearly all of the trees and rows of trees making up the north orchard area. This proposed development has very serious and grave impacts upon the identified cultural heritage landscape and would result in the complete destruction (III.1 and III.2) of this significant and sensitive heritage feature.

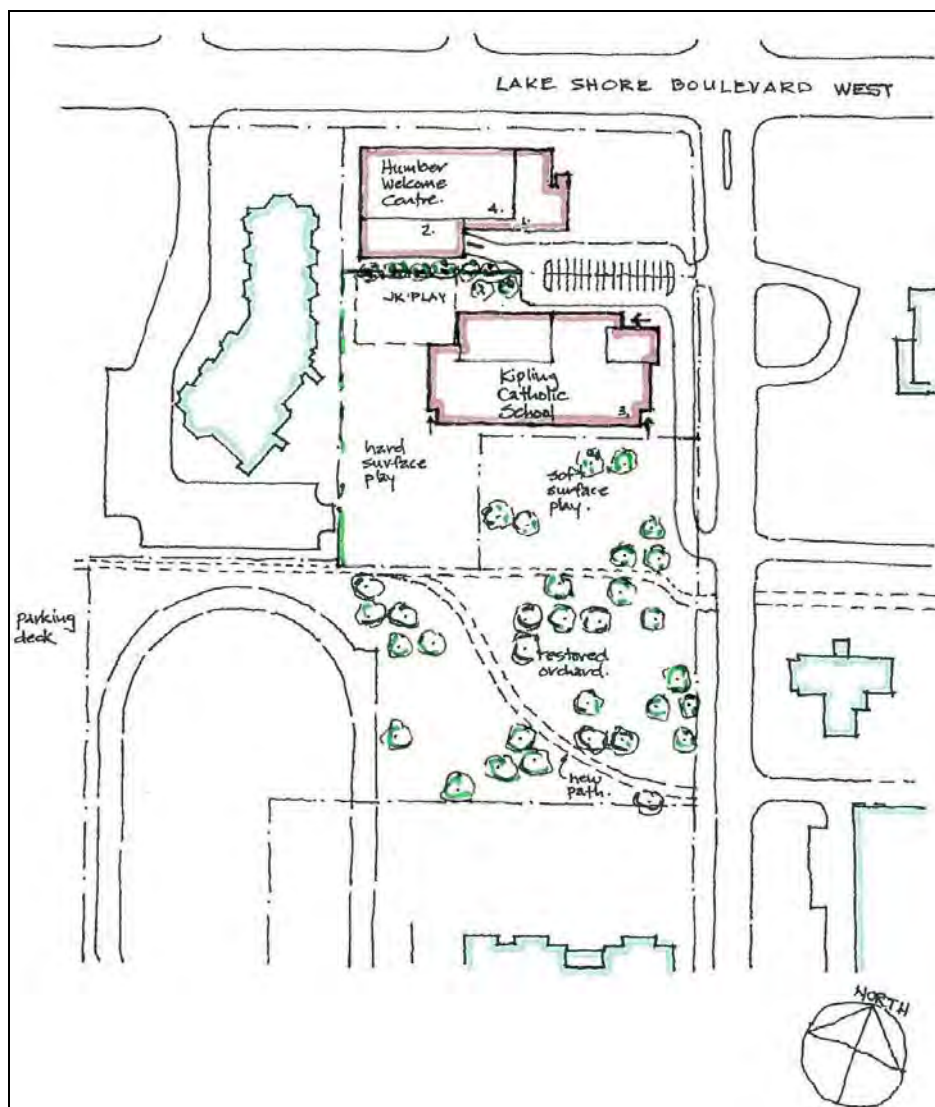


Figure 29: Fourth Rendering of Proposed Development. Humber College July 2011

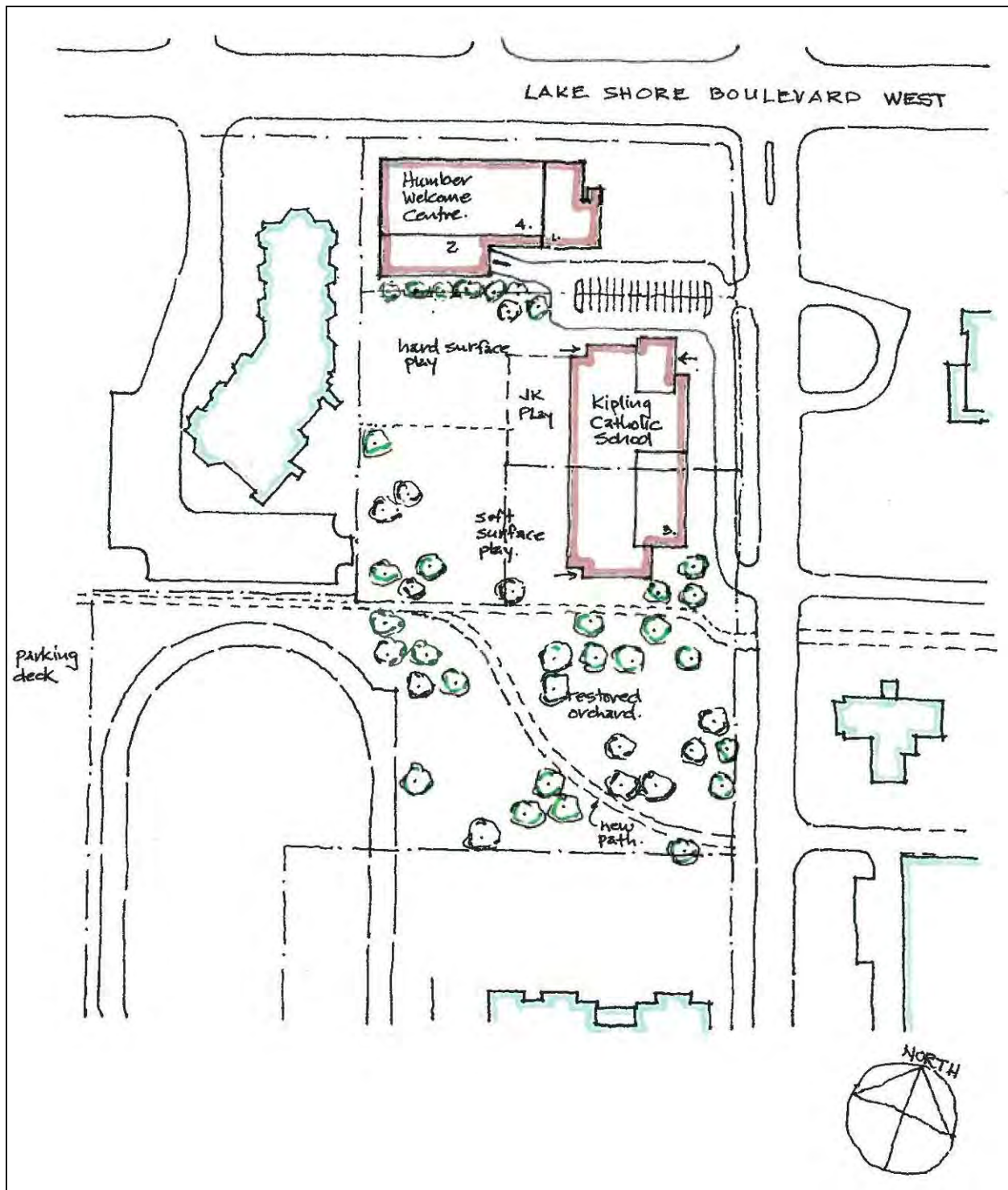


Figure 30: Plan '4a' for Proposed Development. Response from TDSSB July 2011

Mitigation Strategies

The study area is comprised of four identified cultural heritage landscapes: (i) the intact orchard, (ii) individual apple tree(s), (iii) the North Creek watercourse and associated plantings and (iv) the mature plantings bordering the setback south of Lake Shore Boulevard West. Each of these landscapes as well as the components of which they are comprised retain high heritage significance and each has strong historical/ associative and contextual values. Alone **and** together these identified cultural heritage landscapes are character-defining elements of the larger evolved landscape of the Lakeshore Psychiatric Hospital grounds and extant parklands.

Proposed developments within the study should be planned to avoid direct and indirect impacts to the identified cultural heritage landscapes. In particular, the core area of the orchard (both individual specimens and the orchard itself) should be avoided. Potential uses of the landscape must be carefully reviewed in order to (i) determine the impacts of use/ function on the heritage resources (ii) to evaluate the planned use with regards to conservation principles and (iii) to ensure that any potential use and/or development does not pose threats to any of the individual character-defining elements or to the landscape as whole. Given the sensitive and unique nature of the historic orchard and the remnant apple trees the above points are particularly relevant to these significant cultural heritage resources.

Based on a review of the proposed undertaking and identification of impacts, the following mitigation measures and recommendations for each of the identified cultural heritage landscapes have been developed:

1. The intact orchard is the most significant and most sensitive of all the identified cultural heritage landscapes in the study area. The alignment and location of the trees identified within this landscape may date as early as the 1870s⁵. A review of the aerial photographs revealed that orchards have been cultivated within the study area since at least 1910. The identified landscape of the intact orchard is the only area in the study area, and within the greater context of Colonel Samuel Smith Park where evidence of these nineteenth-century agricultural practices are extant. As such the following recommendations have been developed:
 - Advice should be sought from a qualified arborist to evaluate the trees within the intact orchard areas and to evaluate potential impacts to the individual trees which might arise from specific use of areas within or adjacent to the intact orchard;
 - Proposed developments should be planned to avoid the entire area of the intact orchard. Thus, structures and features (including but not limited to parking lots) should be located outside the limits of this sensitive cultural heritage landscape. Further, encroachment into this area should be carefully managed;
 - Use of undeveloped and/or passively developed areas (including 'soft play areas') should be reviewed carefully in order to ensure that the orchard and/or its individual components are in no way impacted either through construction activities or long-term uses of the area; and,
 - Replacement of historic plantings within the intact orchard landscape with new specimens is not recommended as a conservation strategy. The nature of these plantings is a character-defining element and evokes the past agricultural landscape. Other



strategies including, but not limited to, the collection of seeds in order to propagate original species would ensure the long-term sustainability of this agricultural landscape and ensure that the heritage attributes of this landscape are evoked.

2. The individual apple trees—some but not all of which—were identified during the field review are character-defining elements of individual landscapes and, also, of the larger landscape of the former Lakeshore Psychiatric Hospital grounds. Removal of individual apple trees should be avoided. Based upon the review of this cultural heritage landscape the following specific recommendations have been developed:
 - Advice from a qualified arborist should be sought in order to:
 - Fully identify the location of all extant historic apple trees. The arborist report (Domsy 1994) contained with the 1996 Master Plan notes that there were seventy-six trees extant at the time of the study;
 - Assess health of all apple trees;
 - Evaluate potential uses within areas adjacent to individual plantings in order to determine risks to the health and welfare of individual trees; and,
 - Replacement of historic plantings with new specimens is not recommended as a conservation. The nature of these plantings is a character-defining element and evokes the past agricultural landscape.
3. The North Creek watercourse and associated willow plantings landscape retains significance as a managed natural feature with antecedents to a pre-settlement landscape (i.e., pre-dating the McNeil farm). Since the late nineteenth-century, this landscape has been incorporated into the adjacent agricultural landscapes and has been, at various times, both passively and actively managed. Most of this watercourse has been diverted underground; however, the section paralleling the south orchard area retains many of its natural and cultural elements including the mature willow trees that line its banks. It is recommended that:
 - Encroachment on this area should be limited and a full review of all proposed plans should ensure that disruption or any other impacts to all or part of this identified cultural heritage landscape be minimised.
4. The landscape of mature plantings located south of the setback along Lake Shore Boulevard West may be subject to impacts arising from the proposed construction of the ‘Welcome Centre’. This landscape may be associated with the Lakeshore Psychiatric facility during the latter half of the twentieth-century and would have provided a vegetative screen along the Lake Shore Boulevard West frontage. It is recommended that:
 1. Site plans be reviewed in order that the most significant of these mature trees not be impacted. If necessary, selective culling of the younger, less-established plantings may represent an appropriate mitigation strategy following the advice of a qualified arborist.



Appendix C: Conservation Principles for Built Heritage Resources



Eight Guiding Principles in the Conservation of Built Heritage Properties

1. RESPECT FOR DOCUMENTARY EVIDENCE:

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

2. RESPECT FOR THE ORIGINAL LOCATION:

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

Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

3. RESPECT FOR HISTORIC MATERIAL:

Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

4. RESPECT FOR ORIGINAL FABRIC:

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

5. RESPECT FOR THE BUILDING'S HISTORY:

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

6. REVERSIBILITY:

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique .e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.

7. LEGIBILITY:

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.

8. MAINTENANCE:

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

(Source: http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm)



Standards for the Conservation of Historic Places in Canada

1. Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
2. Conserve changes to a *historic place* which, over time, have become *character-defining elements* in their own right.
3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
4. Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
5. Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
6. Protect and, if necessary, stabilize a *historic place* until any subsequent *intervention* is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

1. Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
2. Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
3. Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.



Additional Standards Relating to Restoration

1. Repair rather than replace *character-defining elements* from the restoration period. Where *character-defining elements* are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
2. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

(Source: Excerpted from Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*, 2003)



Appendix D: Guidelines for Spatial Organization



Spatial Organization - General Guidelines for Preservation, Rehabilitation and Restoration

1. Understanding the spatial organization and how it contributes to the heritage value of the cultural landscape.
2. Understanding the function and form of designed landscapes and the planning principles behind the spatial organization of the cultural landscape.
3. Documenting the spatial organization of the cultural landscape, including the orientation, alignment, size, configuration and interrelationships of its component features; the relationship of features to the overall landscape; and its evolution and condition before beginning project work.
4. Assessing the overall condition of the spatial organization early in the planning process, so that the scope of the work is based on current conditions.
5. Protecting and maintaining the features that define the spatial organization by using non-destructive methods in daily, seasonal, and cyclical tasks.
6. Retaining sound of deteriorated features of the spatial organization that can be repaired or rejuvenated.
7. Repairing or rejuvenating deteriorated parts of a feature of the spatial organization, using recognized conservation methods. Repair may also include the limited replacement in kind of these extensively deteriorated or missing parts of spatial organization.
8. Replacing in kind extensively deteriorated or missing parts of the spatial organization where there are surviving prototypes.
9. Documenting all interventions that affect the spatial organization, and ensuring that this documentation will be available to those responsible for future interventions.

Spatial Organization – Additional Guidelines for Rehabilitation Projects

10. Repairing or rejuvenating extensively deteriorated features that define the spatial organization, by using non-destructive methods and materials.
11. Replacing in kind an entire feature of the spatial organization that is too deteriorated to repair. The replacement feature should be as similar as possible to the original, both visually and functionally.
12. Replacing missing historic features by designing new features that are compatible with the spatial organization of the cultural landscape, and are based on physical, documentary, and oral evidence.

Spatial Organization – Additions or Alterations to a Cultural Landscape

Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.



Appendix E: Guidelines for Vegetation



Vegetation – General Guidelines for Preservation, Rehabilitation and Restoration

1. Understanding vegetation and how it contributes to the heritage value of the cultural landscape.
2. Understanding the evolution of a landscape's vegetation over time, using archival resources, such as plans and photographs or, when appropriate, archaeological analysis or minimally destructive techniques. This could include using resistivity testing to determine the age of a tree, or understanding the heritage value of a vegetation feature, such as the oak as a symbol of fortitude.
3. Understanding the roles of people, animals and insects in producing and maintaining the existing vegetation.
4. Documenting the extent and condition of vegetative cover in forests, woodlands, meadows, planted and fallow fields, and the genus, species, calibre, height, colour, form and texture of significant, individual tree specimens, before beginning project work.
5. Assessing the overall condition of the vegetation early in the planning process so that the scope of work is based on current conditions.
6. Protecting and maintaining the vegetation by using non-destructive methods and daily, seasonal and cyclical tasks, including pruning or establishing colonies of beneficial insects that protect fruit trees from pests.
7. Using maintenance practices that respect the habitat, form, colour, texture, bloom, fruit, fragrance, scale and content of the vegetation.
8. Using traditional horticultural and agricultural maintenance practices when those techniques are critical to maintaining the vegetation's character, such as manually removing dead flowers to ensure continuous bloom.
9. Retaining and perpetuating vegetation by preserving seed collections and stock cuttings to preserve the genetic pool.
10. Securing and protecting deteriorated vegetation by structural reinforcement, or correcting unsafe conditions, as required, until additional work is undertaken; for example using steel cables to support large branches.
11. Replacing in kind extensively deteriorated or missing parts of vegetation where there are surviving prototypes. The new plantings should match the old in species, colour and texture.
12. Documenting all interventions that affect the vegetation, and ensuring that this documentation is available to those responsible for future interventions.

Vegetation – Additional Guidelines for Rehabilitation Projects

13. Rejuvenating historic vegetation by corrective pruning, deep root fertilization, aerating soil, renewing seasonal plantings, and/or grafting onto historic root stock.



14. Replacing a deteriorated or declining vegetation feature with a new feature, based on the physical evidence of its composition, form and habit. If using the same kind of material is not technically, economically, or environmentally feasible, then a compatible substitute material may be considered. For example, a diseased sentinel tree in a meadow may be replaced with a disease-resistant tree of a similar type, form, shape and scale.
15. Replacing missing historic features by installing a new vegetation feature. It may be a new feature that is compatible with the habit, form, colour, texture, bloom, fruit, fragrance, scale and context of the historic vegetation; for example, replacing a lost vineyard with hardier stock similar to the historic plant material.

Vegetation – Additions or Alterations to a Cultural Landscape

16. Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.

Vegetation – Additional Guidelines for Restoration Projects

17. Rejuvenating declining vegetation from the restoration period by corrective pruning, deep-root fertilizing, aerating the soil, renewing seasonal plantings, and/or grafting onto historic stock.
18. Replacing in kind a declining vegetation feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature. The new work should be well documented to guide future research and treatment.

Removing existing features from other periods

19. Removing or altering non character-defining vegetation from periods other than the chosen restoration period, such as removing later foundation planting or aggressive exotic species.

Recreating Missing Features from the Restoration Period

20. Recreating a missing vegetation feature that existed during the restoration period, based on physical, documentary and oral evidence. For example, replanting crop types based on pollen analysis.

