



"Toronto Vernacular"
Gerard Brender à Brandis

PAUL DILSE

Heritage Planning Consultant
Suite 929, 85 Bleecker Street
Toronto, Ontario M4X 1X1
Tel.: (416) 921-5324/ Fax: (416) 921-6909
E-mail: paul.dilse@sympatico.ca

February 6, 2020

Ms Brooke Herczeg
Heritage Analyst
Heritage Planning, Culture Division
Community Services Department
City of Mississauga
Suite 202, 201 City Centre Drive
Mississauga, Ontario L5B 2T4

Dear Brooke:

Re: Comments on the Heritage Impact Assessment of the Property at 800 Hydro Road and of the Vicinity

Maurice Luchich with whom you had e-mail correspondence last spring has asked me to reply to comments you had made on my report dated February 27 of last year.

Since then, City Council has approved the Lakeview Waterfront Development Master Plan dated October 2019. The Development Master Plan answers a number of questions you had posed about the possible impact from the proposed development on the Lakefront Promenade cultural landscape. Following the development framework contained in the Development Master Plan, there will be a new draft zoning by-law amendment to permit a rezoning of the property at 800 Hydro Road, another draft plan of subdivision and a

draft official plan amendment to bring Official Plan Amendment 89 into conformity with the Development Master Plan framework.

I will update and revise the section in my report entitled The Proposed Development and Its Heritage Impact on pages 20 to 22 of the report to reflect the new draft documents.

In your comments, you requested a number of illustrations beyond the draft plan of subdivision I included in the report. I list below these requested illustrations and my response to each:

- a site plan and elevation: The Development Master Plan has an annotated site plan on page 13 of the document. I suggest that I include this as the site plan you requested, but with the Indoor Rifle Range and Outdoor Firing Range additionally labelled on the plan. As for building elevations, preparation of these per se are months away and would be submitted as part of the site plan approval process. However, for the purpose of the heritage impact assessment, the axonometric drawing on page 28 of the Development Master Plan provides a good representation of proposed building massing and height across the site. I will add this drawing to my report, but with additional labels for Lakefront Promenade Park, the Indoor Rifle Range and Outdoor Firing Range.
- rendered views illustrating the proposed view corridor, looking east from Lakefront Promenade Park: On page 110, the Development Master Plan offers a site plan detail showing the southwest corner of the property, adjacent Lakefront Promenade Park and Waterway Common. On page 112, there is an axonometric drawing focussed on the same and indicating views to the park. I will adapt both the site plan detail and related axonometric drawing and add them to my report.
- a streetscape mock-up that illustrates the proposed development from Lakefront Promenade Park to the Indoor Rifle Range and across to the Outdoor Firing Range: The closest that can be provided to satisfy your wish is the axonometric drawing on page 28 of the Development Master Plan. It is physically impossible to illustrate what you have requested. Stretching far across the wide development site, over the extensive grounds of the G.E. Booth (Lakeview) Wastewater Treatment Facility and through two forested creek valleys (Serson Creek and Applewood Creek), the requested drawing would have to angle northward to pick up the Indoor Rifle

Range and then veer eastward to reach the Outdoor Firing Range.

In addition to your requests for illustrations, I have thought of adding a photo that was published in a commemorative booklet by Ontario Power Generation in 2005. It shows the view from Lakefront Promenade Park when the power plant was standing – the view that existed when Lakefront Promenade (as well as the Lakeview Generation Plant) were identified as cultural landscapes.

Among your comments last spring was a request to include all property owners in Appendix B to my report: Summary of Land Title Searches. The only owner not yet included in the tables I drew up for Lots 7 and 8 is Lakeview Community Partners Ltd. – the current owner. The City's terms of reference for heritage impact assessments ask that current property owner information not be included.

Last among your comments was a request for clarification as to how the four thematic periods I had described to report on the history of the land at 800 Hydro Road and vicinity would be integrated into the final design. The property owner has told me that they intend to carry out the official plan guiding principle of interpreting the site's history in public art and in other ways. The property owner is committed to preparing an historical interpretation plan after the draft plan of subdivision is approved. The property owner will collaborate with City staff, the Mississaugas of the Credit First Nation, Heritage Mississauga, the Lakeview Ratepayers' Association and others. I will express this intention in my report.

Yours sincerely



Paul Dilse
Heritage Planning Consultant

c.c. Paula Wubbenhorst
Maurice Luchich
Brian Sutherland