

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JUNE 18, 2013 – 9 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

Julie.Lavertu@mississauga.ca

CALL TO ORDERDECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTERESTPRESENTATIONS/DEPUTATIONSMATTERS TO BE CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held May 28, 2013.

RECOMMEND APPROVAL2. Request to Demolish a Heritage Listed Property, 142 Queen Street South, Ward 11

Corporate Report dated May 21, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 142 Queen Street South.

RECOMMENDATION

That the property at 142 Queen Street South, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL3. Request to Demolish a Heritage Listed Property, 57 Inglewood Drive, Ward 1

Corporate Report dated May 21, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 57 Inglewood Drive.

RECOMMENDATION

That the property at 57 Inglewood Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL4. Request to Demolish a Heritage Listed Property, 63 Veronica Drive, Ward 1

Corporate Report dated May 21, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 63 Veronica Drive.

(4.) RECOMMENDATION

That the property at 63 Veronica Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL5. Request to Demolish a Heritage Listed Property, 1661 Blythe Road, Ward 8

Corporate Report dated May 28, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1661 Blythe Road.

RECOMMENDATION

That the property at 1661 Blythe Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL6. Heritage Impact Statement, 6, 8, and 10 Ann Street, Ward 1

Memorandum dated May 28, 2013 from Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division, with respect to the Heritage Impact Statement for the properties located at 6, 8, and 10 Ann Street.

RECOMMEND RECEIPT7. Queen Elizabeth Way Credit River Bridge, Notice of Filing: Transportation Environmental Study Report, Preliminary Design and Class Environmental Assessment Study

Correspondence dated June 3, 2013 from Michael Chiu, P. Eng., Consultant Project Manager, McCormick Rankin, with respect to the Queen Elizabeth Way Credit River Bridge, Notice of Filing: Transportation Environmental Study Report, Preliminary Design and Class Environmental Assessment Study.

RECOMMEND RECEIPT8. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated June 18, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPT

SUBCOMMITTEE UPDATES FROM CHAIRS

9. Heritage Designation Subcommittee
10. Heritage Tree Subcommittee
11. Meadowvale Village Heritage Conservation District Review Committee

- 11.1 Correspondence dated June 4, 2013 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to the Chung residence located at 7004 Second Line West in Ward 11.

RECOMMEND RECEIPT

- 11.2 Correspondence dated June 7, 2013 from James P. Holmes, Chairman, and Mike Byrne, Vice-Chairman, Meadowvale Village Community Association, with respect to the Meadowvale Village Draft Heritage Guidelines.

RECOMMEND RECEIPT

12. Public Awareness Subcommittee

INFORMATION ITEMS

DATE OF NEXT MEETING – Tuesday, July 23, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT

IT IS RECOMMENDED THAT HERITAGE ADVISORY COMMITTEE MEMBERS VISIT THE PROPERTIES LISTED ON THE AGENDA PRIOR TO THE MEETING.

JUN 18 2013



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, MAY 28, 2013 – 9 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

MEMBERS PRESENT:

Councillor George Carlson, Ward 11 (CHAIR)
 Robert Cutmore, Citizen Member
 David Dodaro, Citizen Member
 Mohammad N. Hague, Citizen Member (departed at 10:30 a.m.)
 James Holmes, Citizen Member
 Rick Mateljan, Citizen Member
 Cameron McCuaig, Citizen Member
 Deanna Natalizio, Citizen Member
 Michael Spaziani, Citizen Member
 Michelle Walmsley, Citizen Member
 Matthew N. Wilkinson, Citizen Member (arrived at 9:25 a.m.)

MEMBERS ABSENT:

Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (Other Municipal Business)

STAFF PRESENT:

Elaine Eigl, Heritage Coordinator
 Crystal Greer, Director, Legislative Services and City Clerk
 Andrew Whittemore, Manager, Culture and Heritage Planning
 Paula Wubbenhorst, Senior Heritage Coordinator

OTHERS PRESENT:

Robert J. Swayze, Integrity Commissioner, City of Mississauga

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

Julie.Lavertu@mississauga.ca

NOTE: The Committee changed the order of the Agenda during the meeting. These Minutes reflect the order of the meeting.

CALL TO ORDER – 9:05 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Mr. Mateljan declared a conflict on Item 10, stating that the property is owned by one of his clients. Mr. Holmes declared a conflict on Item 5. Mr. Mateljan and Mr. Holmes left the Council Chamber during discussion of the items linked with their respective conflicts.

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Christine E. Vozoris, Associate, CS&P Architects Inc., with respect to a request to alter a heritage designated property, the Streetsville Cenotaph, located at 7 Main Street.

Ms. Vozoris gave a PowerPoint presentation, dated May 28, 2013 and entitled “Streetsville Cenotaph: Streetsville, Mississauga,” and discussed greening the Cenotaph, the existing Site Plan, the site’s key issues and existing conditions, the Cenotaph’s existing conditions, the design concept (including qualitative clues, memory and history, defining elements, flexible space, and Site Plan), material palette (including landscape, hardscape, streetscape design, Cenotaph, and heritage clock), and various scenarios (including Memorial Day, a bosque of trees, a festival concert, and a nice spring day).

Committee members raised various issues including:

- The stage’s modern design vis-à-vis the existing Cenotaph’s heritage features, the possibility of creating a more classical stage that would complement the site’s heritage, and the possibility of shifting the stage’s orientation towards the Cenotaph to provide for more space in front of the stage for the public and events;
- The existing Cenotaph’s pink granite base and its current condition and whether it will be reused or recycled for the new Cenotaph and/or other projects;
- The existing Cenotaph’s age, durability, materials, and overall condition; and
- The existing Cenotaph’s “maple bark” brick and its current condition, the feasibility of reusing this brick for the new Cenotaph as ornamental trim to frame motifs and/or in other ways, and overall brick-related plans for the new Cenotaph.

The Chair said that the alterations have been extensively discussed, amended, and vetted during the past year, that almost complete consensus has been reached between various stakeholders, and that a key goal was to ensure that the Cenotaph’s redevelopment did not intrude on its various heritage features. He added that outstanding issues include parking and that the Royal Canadian Legion completely supports this project and has been an enthusiastic and engaged participant throughout the entire process.

Mr. Wilkinson arrived at 9:25 a.m.

Ms. Vozoris, the Chair, and Sydney Martin, Heritage Conservation Specialist, E.R.A. Architects Inc., discussed the Committee's above-noted comments and questions. Ms. Vozoris noted that the focus is to create a new Cenotaph that will be durable, use high-quality materials (e.g., bricks), and will last at least 100 years.

The Committee dealt with Item 2 at this time.

2. Request to Alter a Heritage Designated Property, Streetsville Cenotaph, 7 Main Street, Ward 11

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Streetsville Cenotaph, located at 7 Main Street.

Recommendation

HAC-0037-2013

1. That the PowerPoint presentation, dated May 28, 2013 and entitled "Streetsville Cenotaph: Streetsville, Mississauga," by Christine E. Vozoris, CS&P Architects Inc., to the Heritage Advisory Committee on May 28, 2013 be received;
2. That the request to alter the Streetsville Cenotaph, as described in the Corporate Report dated May 7, 2013 from the Commissioner of Community Services entitled "Request to Alter a Heritage Designated Property, Streetsville Cenotaph, 7 Main Street, Ward 11," be approved subject to further investigation of the brick by an experienced heritage mason;
3. That the heritage designation by-law be updated once the move and restoration are complete; and
4. That the granite sets, which run along the south side of the Streetsville Cenotaph, be incorporated into the development in some way and/or reused elsewhere within the village.

Received/Approved (M. Wilkinson)

- B. Item 17 Robert J. Swayze, Integrity Commissioner, City of Mississauga, with respect to the local board codes of conduct and complaint protocol.

Ms. Greer provided an overview of the draft proposed local board Codes of Conduct and complaint protocol. Mr. Swayze discussed the draft proposed Code of Conduct for Adjudicative Boards and recent amendments to the Code further to feedback from Citizen Members of various Committees and Boards during the past few months. During his remarks, he referenced a document that was distributed to the Committee by Ms. Lavertu regarding Rules No. 1 (Key Principles that Underlie the *Code of Conduct for Adjudicative Boards*) and No. 12 (Respect for the Board, the City and its Policies).

Mr. Spaziani requested clarification on Citizen Members providing non-pecuniary advice to community members on heritage issues vis-à-vis the draft proposed Code of Conduct for Adjudicative Boards and the Committee's Terms of Reference. In response, Mr. Swayze discussed the draft proposed Code of Conduct for Adjudicative Boards. Mr. Spaziani suggested that the Committee's Terms of Reference be amended to clarify the

role and limits of Citizen Members vis-à-vis community members on heritage matters.

The Chair discussed the draft proposed Codes of Conduct, pecuniary versus non-pecuniary conflicts, the role of Citizen Members, the need to maintain the Committee's integrity, and the value of the Codes of Conduct for Streetsville's Business Improvement Association and Arena. In response to Mr. McCuaig, Mr. Swayze said that the Codes of Conduct would take effect in 2015, but encouraged Citizen Members to contact him by telephone or email at any time with their comments or questions regarding this matter.

The Committee dealt with Item 17 at this time.

17. Local Board Codes of Conduct and Complaint Protocol

Corporate Report dated February 8, 2013 from the Integrity Commissioner to the Chair and Members of the Governance Committee with respect to local board codes of conduct and complaint protocol.

Recommendation

HAC-0038-2013

1. That the correspondence from the Integrity Commissioner, entitled "Rule No. 1: Key Principles that Underlie the *Code of Conduct for Adjudicative Boards*" and "Rule No. 12: Respect for the Board, the City and its Policies," be received; and
2. That the Corporate Report dated February 8, 2013 from the Integrity Commissioner to the Chair and Members of the Governance Committee, entitled "Local Board Codes of Conduct and Complaint Protocol," be received.

Received (M. Spaziani)

MATTERS CONSIDERED

3. Proposed Heritage Designation and Request to Demolish Outbuildings, Pool, and Deck, Gooderham Farmhouse, 7235 Second Line West, Ward 11

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a proposed heritage designation and request to demolish outbuildings, a pool, and a deck on the Gooderham Farmhouse located at 7235 Second Line West.

Shawn R. Keeper, President, Dunsire Developments Inc., expressed concern regarding Heritage Planning staff's request for additional side yard setback to the property's north boundary and also discussed the property's possible future addition. He displayed the property's existing topographical survey and an artist's rendering of the streetscape for context and noted that he has worked proactively with Heritage Planning staff.

Committee members raised various issues including:

- Setting back the proposed north lot line further from the property;

- The property's slope and associated challenges;
- The importance of maintaining a buffer between the property and future infill construction so that the property's heritage features can be seen and appreciated;
- The establishment of the property's lot lines vis-à-vis selling the property; and
- The Dixie Radial Railway Depot Station's history and connection to the property.

Ms. Wubbenhorst discussed the recommendation to site an addition to the rear (north) of the property and the importance of setting back the proposed north lot line further from the property. She said that the Committee of Adjustment will decide on the property's lot line. Ms. Wubbenhorst discussed the property's proposed heritage designation vis-à-vis lot line changes, the Site Plan process, and possible future addition and the Dixie Radial Railway Depot Station's history and donation to the Halton County Radial Railway.

Mr. Keeper, Ms. Wubbenhorst, the Chair, and Mr. Wilkinson discussed the Committee's above-noted comments and questions.

Recommendation

HAC-0039-2013

1. That the Gooderham Farmhouse, located at 7235 Second Line West, be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value;
2. That the request to remove the outbuildings, above-ground pool and rear deck, be approved subject to the following conditions:
 - a) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may come to the Gooderham Farmhouse, including the later addition;
 - b) That solid wood board hoarding be installed and maintained, for the duration of the demolition works, to protect the Gooderham Farmhouse;
 - c) That the rear deck and pool be removed by hand; and
 - d) That the Dixie Radial Railway Depot Station be donated to the Halton County Radial Railway, as per arrangements made with that organization.

Approved (J. Holmes)

4. Request to Alter a Heritage Designated Property, Adamson Estate, 850 Enola Avenue, Ward 1

Corporate Report dated May 7, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Adamson Estate, located at 850 Enola Avenue.

Recommendation

HAC-0040-2013

That the request to alter the Adamson Estate, as described in the Corporate Report dated May 7, 2013 from the Commissioner of Community Services, be approved.

Approved (M. Haque)

5. Designated Heritage Property Grants 2013

Corporate Report dated May 8, 2013 from the Commissioner of Community Services with respect to the Designated Heritage Property Grants 2013.

Recommendation

HAC-0041-2013

That the Heritage Advisory Committee recommends to the Director of Culture to approve the 2013 Designated Heritage Property Grant applications, as outlined in the Corporate Report dated May 8, 2013 from the Commissioner of Community Services.

Approved (R. Mateljan)

6. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 7005 Pond Street, Ward 11

Corporate Report dated May 8, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property in the Meadowvale Village Heritage Conservation District located at 7005 Pond Street.

Mr. Holmes said that the grading work has been completed, that the community feels that the alterations may not be that significant, that some property owners do not obtain the proper approvals prior to altering their properties, and that the revised Meadowvale Village Heritage Conservation District (MVHCD) Plan will be helpful because it will explicitly outline what property owners can and cannot do and associated processes.

Recommendation

HAC-0042-2013

That the request to alter the property at 7005 Pond Street, as described in the Corporate Report dated May 8, 2013 from the Commissioner of Community Services, be conditionally approved, contingent on the applicant receiving clearance from the City's Transportation and Works Department for lot regrading.

Approved (J. Holmes)

7. Request to Demolish a Heritage Listed Property, 1546 Douglas Drive, Ward 1

Corporate Report dated April 30, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1546 Douglas Drive.

Ms. Walmsley said that it is encouraging to read about residents who seek out Credit Valley Conservation's advice and want to maintain their site's natural heritage features.

Recommendation

HAC-0043-2013

That the property at 1546 Douglas Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish

proceed through the applicable process.

Approved (M. Walmsley)

8. Request to Demolish a Heritage Listed Property, 1171 Stavebank Road, Ward 1

Corporate Report dated April 30, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1171 Stavebank Road.

Ms. Walmsley said that architect made some good points about the removal of trees on the property and the type of housing stock that is being changed. She also discussed a property on nearby Glenwood Drive with similarities to the proposed modern property.

Recommendation

HAC-0044-2013

That the property at 1171 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (M. Walmsley)

9. Arborist Report Requirement

Memorandum dated May 7, 2013 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Arborist Report requirement.

Ms. Walmsley requested clarification on the Planning and Building Department's criteria for requesting Arborist Reports from property owners and suggested that Arborist Reports be provided by property owners whose new houses are built in areas currently occupied by trees so that the number of mature trees lost can be formally documented.

Ms. Wubbenhorst discussed the Planning and Building Department's criteria for requesting Arborist Reports from property owners and Heritage Planning staff's criteria for requesting Arborist Reports from property owners. In response to Ms. Walmsley's above-noted suggestion, Ms. Wubbenhorst said that Heritage Planning staff would review this matter and consider adding additional requirements for requesting Arborist Reports.

Recommendation

HAC-0045-2013

1. That the Memorandum dated May 7, 2013 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled "Arborist Report Requirement," be received; and
2. That Heritage Planning staff consider requiring arborist reports for Cultural Landscapes, noted for their natural environment, even when not requested through the Site Plan process.

Received/Direction (R. Cutmore)

10. Property of Historical Interest, 9 Carlis Place, Hiawatha By the Lake, Port Credit, Ward 1

Correspondence dated April 2, 2013 from Janet (Grice) Gaysek, Ward 1 resident, with respect to a property of historical interest located at 9 Carlis Place, Hiawatha By the Lake, in Port Credit.

Ms. Gaysek discussed her correspondence and the property's heritage, historical significance, past owners, location, and architecture. She emphasized the importance of preserving this property in an area where most properties are being demolished and rebuilt, noting that this is one of the few original properties in Hiawatha By the Lake.

Ms. Wubbenhorst suggested that this property be added to Heritage Planning staff's list of properties to further research and investigate for possible heritage designation.

Committee members discussed the property owner's opinion on heritage designation, the property's heritage significance, history, past owners/occupants, and connections with the Gray family and St. Lawrence Starch Company Limited and requested clarification from Ms. Gaysek regarding her motives for requesting that the property be designated.

Recommendation

HAC-0046-2013

That the correspondence dated April 2, 2013 from Janet (Grice) Gaysek, Ward 1 resident, entitled "Property of Historical Interest, 9 Carlis Place, Hiawatha By the Lake, Port Credit," be received and referred to Heritage staff for further research and investigation.

Received/Direction (M. Wilkinson)

11. Nomination for the Ontario Heritage Trust Recognition Awards 2013

Correspondence dated May 17, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, with respect to nomination for the Ontario Heritage Trust Recognition Awards 2013.

During Other Business, Ms. Lavertu asked Mr. Wilkinson for clarification regarding whether this correspondence should be received or supported as it has in previous years. Mr. Wilkinson confirmed that the correspondence should be approved and supported by the Committee so that Council can formally approve the nominations, prior to the nominations paperwork being completed and submitted to the Ontario Heritage Trust.

Recommendation

HAC-0047-2013

That the Heritage Advisory Committee supports that the following nominations be submitted for the Ontario Heritage Trust Recognition Awards 2013, as recommended in the correspondence dated May 17, 2013 from Jayme Gaspar, Executive Director, Heritage Mississauga, entitled "Nomination for the Ontario Heritage Trust Recognition Awards 2013":

- a) Joseph Paquette – Lieutenant Governor's Ontario Heritage Award for Lifetime Achievement category;

- b) Jean Watt – Heritage Award for Lifetime Achievement category;
- c) Archbishop Romero Catholic Secondary School: Humanitarian Environmental Leadership Program (HELP) – Natural Heritage category;
- d) Duncan Willock – Cultural Heritage category; and
- e) Mark Shoalts – Built Heritage category.

Direction (C. McCuaig)

12. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated May 28, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Recommendation

HAC-0048-2013

That the chart dated May 28, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (J. Holmes)

SUBCOMMITTEE UPDATES FROM CHAIRS

13. Heritage Designation Subcommittee – Nil

14. Heritage Tree Subcommittee

Ms. Walmsley discussed the Subcommittee's current membership and the possible resignation and appointment of new Members in the near future. The Chair and Ms. Lavertu discussed the process for formalizing the resignation and appointment of Subcommittee Members, noting that the departing or new Subcommittees Members should submit letters to the Chair or Ms. Lavertu for inclusion on the Committee's agenda. Ms. Lavertu discussed the importance of the Subcommittees drafting Terms of Reference to formalize their operations and noted that the Subcommittee Terms of Reference that have been submitted to staff will be reviewed and approved soon.

15. Meadowvale Village Heritage Conservation District Review Committee – Nil

16. Public Awareness Subcommittee – Nil

INFORMATION ITEMS

18. Canadian Tire Gas Bar, 1212 Southdown Road, Ward 2

Correspondence dated April 17, 2013 from Alexander Temporale, Principal, ATA

Architects Inc., with respect to the Canadian Tire Gas Bar located at 1212 Southdown Road.

Recommendation

HAC-0049-2013

That the correspondence dated April 17, 2013 from Alexander Temporale, Principal, ATA Architects Inc., with respect to the Canadian Tire Gas Bar located at 1212 Southdown Road, be received.

Received (R. Cutmore)

DATE OF NEXT MEETING – Tuesday, June 18, 2013 at 9 a.m., Council Chamber

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held April 23, 2013.

Approved (J. Holmes)

OTHER BUSINESS

Designated Heritage Property Grants 2013 (Item 5)

Mr. Wilkinson discussed the above-noted matter and grant applications from property owners of properties in the MVHCD built in 1997 and 2001. Committee members discussed grant criteria, the fact that alterations for these properties are reviewed by the Committee and/or the MVHCD Review Committee, and the current MVHCD Plan vis-à-vis recent properties. The Chair suggested that Heritage Planning staff prepare a Corporate Report for consideration during a future Committee meeting and suggested that contemporary properties only be considered for grants if they add value to the heritage context and contribute to the spirit of preservation. Ms. Eigl said that properties in Port Credit are broken down into three clarifications, but that Heritage Planning staff did not create such classifications for properties in the MVHCD for various reasons.

Nomination for the Ontario Heritage Trust Recognition Awards 2013 (Item 11)

Ms. Lavertu and Mr. Wilkinson discussed the above-noted matter and, specifically, the recommendation. Please refer to Item 11 for the discussion and recommendation.

Fire Suppressant Hydrant-Type Pieces on Imperial Oil Lands in Port Credit

Mr. Cutmore discussed the above-noted matter, stating that Ed Charlton, Real Estate Manager, Surplus Property Management, Imperial Oil, has responded favourably to the

request from residents to preserve the fire suppressant hydrant-type pieces which would provide a connection for the community to the history of the above-noted lands.

International Centre and Possible Heritage-Related Initiatives

Mr. Cutmore discussed a recent Doors Open meeting at the International Centre where he met Linda Kafka, Director of Marketing and Tenant Relations. He discussed his conversations with Ms. Kafka regarding the property's heritage and overall significance, the possibility of doing a heritage analysis and interpretation of the property, the possibility of designating some of the property's buildings, and the importance of recognizing the property's heritage. Mr. Cutmore suggested that this matter could be reviewed by Mr. Wilkinson, a new Subcommittee established with Ms. Kafka and other stakeholders, and/or the Committee's existing Heritage Designation Subcommittee.

Mr. Haque departed at 10:30 a.m.

Mr. Wilkinson said that he would follow up with Ms. Kafka regarding this matter and provide information and assistance regarding the property. He discussed the possible interpretation program and the need for associated funding. Mr. Cutmore advised that he believes that the property owner would be willing to fund heritage-related initiatives, as this would be a selling feature and an opportunity, especially given that the Canadian Air & Space Museum and related pieces have been displaced from Downsview Park.

Committee members discussed the property and its buildings, architecture, alterations, building materials, heritage, and overall significance. The Chair expressed support for developing interpretive panels, noting that the property attracts many visitors every year.

ADJOURNMENT – 10:36 a.m. (J. Holmes)



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee JUN 18 2013
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DATE: May 21, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: June 18, 2013

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property**
142 Queen Street South
(Ward 11)

RECOMMENDATION: That the property at 142 Queen Street South, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property submitted a Site Plan application under file SP 13 26, to replace the existing single detached dwelling with a new mixed use commercial/residential building. The subject property is listed on the City's Heritage Register as it forms part of the Streetsville Village Core cultural landscape. This landscape is notable because it retains the distinct scale and character of a rural farming town.

COMMENTS:

The property owner requests permission to demolish the existing structure. A Heritage Impact Statement, by John Blumenson, Preservation Consultant, and Urban Design Principles, by Michael Spaziani Architect Inc., which were completed in 2006 for a preceding now canceled application, are attached as Appendices 1 and 2 respectfully. An addendum outlining the current proposal, plus two proposed west façade elevations, by Michael Spaziani Architect Inc., are attached as Appendices 3 thru 5 respectfully. It is Blumenson's conclusion that the house at 142 Queen Street South is not worthy of heritage designation. Staff concurs with this opinion.

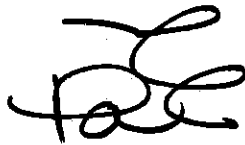
The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 142 Queen Street South has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

- Appendix 1: Heritage Impact Statement
- Appendix 2: Urban Design Principles
- Appendix 3: Addendum to Heritage Impact Statement & Urban Design Principles
- Appendix 4: Elevation A
- Appendix 5: Elevation B



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Senior Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUN 18 2013

DATE: May 21, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: June 18, 2013

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property**
57 Inglewood Drive
(Ward 1)

RECOMMENDATION: That the property at 57 Inglewood Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property submitted a Site Plan application under file SPI 13 85, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by David W. Small, is attached as Appendix 1. It is the consultant's conclusion that the house at 57 Inglewood Drive is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 57 Inglewood Drive has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Senior Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUN 18 2013

DATE: May 21, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: June 18, 2013

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property**
63 Veronica Drive
(Ward 1)

RECOMMENDATION: That the property at 63 Veronica Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property will be submitting a Site Plan application to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS: The property owner requests permission to demolish the existing

structure. The Heritage Impact Statement, by Paul Dilse, is attached as Appendix 1. (The streetscape plan is attached separately as Appendix 2.) It is the consultant's conclusion that the house at 63 Veronica Drive is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 63 Veronica Drive has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS: Appendix 1: Heritage Impact Statement
Appendix 2: Streetscape Plan



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Senior Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUN 18 2013

DATE: May 28, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: June 18, 2013

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property**
1661 Blythe Road
(Ward 8)

RECOMMENDATION: That the property at 1661 Blythe Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Credit River Corridor cultural landscape, a highly significant natural and cultural heritage resource.

COMMENTS:

The property owner requests permission to demolish the existing structures, which include a newer two storey house and an older wood frame cottage. The Heritage Impact Statement, by Strickland Mateljan Design & Architecture, is attached as Appendix 1. An arborist report has also been submitted. It is attached as Appendix 2. It is the consultant's conclusion that the property at 1661 Blythe Road is not worthy of heritage designation. Staff concur with this opinion.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1661 Blythe Road has requested permission to demolish the structures on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the property's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement
Appendix 2: Arborist Report



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Senior Heritage Coordinator

JUN 18 2013

MemorandumCommunity Services Department
Culture Division

TO: Chair and Members of the Heritage Advisory Committee

FROM: Paula Wubbenhorst, Acting Senior Heritage Coordinator

DATE: May 28, 2013

FILE: 84 High Street East

SUBJECT: **Heritage Impact Statement**
6, 8 and 10 Ann Street (Ward 1)

The subject property is kitty corner to 84 High Street East, which is designated under the *Ontario Heritage Act*. There are also additional heritage listed properties in the immediate vicinity. A high rise development is proposed at the subject property under application OZ/OPA 11 14. As such, the City requested a Heritage Impact Statement that addressed the new proposal and its compatibility with these heritage properties. It is attached for information only.

Paula Wubbenhorst
Senior Heritage Coordinator
Culture Division
905-615-3200, ext. 5385
paula.wubbenhorst@mississauga.ca

ATTACHMENTS: Appendix 1: Heritage Impact Statement, by Strickland Mateljan
Design and Architecture

Heritage Advisory Committee

JUN 18 2013

McCORMICK RANKIN
A member of  WMM GROUP

McCormick Rankin
2655 North Sheridan Way, Suite 300
Mississauga, ON Canada L5K 2P8
t: 905.823.8500 | f: 905.823.8503

www.mrc.ca

June 3, 2013

Mississauga Heritage Advisory Committee
300 City Centre Drive
Mississauga, ON L5B 3C1

Re: Queen Elizabeth Way Credit River Bridge
Notice of Filing: Transportation Environmental Study Report
Preliminary Design and Class Environmental Assessment Study
GWP 08-20008

Dear Sir/Madam:

The Ontario Ministry of Transportation has completed a Preliminary Design and Class Environmental Assessment (EA) Study to determine a long-term strategy to address the rehabilitation needs of the Queen Elizabeth Way (QEW) Credit River Bridge and to address the future requirements for the QEW from west of Mississauga Road to west of Hurontario Street. The study limits extend 3.5 km from west of Mississauga Road to west of Hurontario Street.

The key features of the Recommended Plan include the following:

- New North Twinned Credit River Bridge
- Rehabilitation of the existing Credit River Bridge
- Improving the mainline highway cross-section to current standards
- Reconfiguring the Mississauga Road Interchange
- Replacing the Mississauga Road Overpass

The study has followed the approved environmental planning process for Group "B" projects under the Class Environmental Assessment for Provincial Transportation Facilities (2000). External agency and public consultation has taken place throughout the study.

The purpose of this letter is to inform you that a Transportation Environmental Study Report (TESR) has been prepared to document the study findings. The TESR is available for a 45-day public review period beginning **June 4, 2013** at the following locations and on the project website (www.qewcreditriverea.ca):



Ministry of the Environment
Central Region Office
5775 Yonge Street, 8th Floor
North York, ON M2M 4J1

Ministry of Transportation
Central Region
Planning and Environmental
Office
1201 Wilson Ave.
3rd Floor, Building 'D'
Downsview, ON M3M 1J8

Region of Peel
Regional Clerk's Office
10 Peel Centre Drive, Suite A
Brampton, ON L6T 4B9

City of Mississauga
Office of the City Clerk
300 City Centre Drive
Mississauga, ON
L5B 3C1

City of Mississauga –
Lorne Park Library
1474 Truscott Drive
Mississauga, ON L5H 4J3

City of Mississauga –
Central Library
301 Burnhamthorpe Road
West
Mississauga, ON L5B 3Y3

City of Mississauga –
Woodlands Library
1030 McBride Avenue
Mississauga, ON L5C 1L6

Please review this document and provide any comments or concerns you may have by **July 19, 2013**.

If, after consulting with the Ministry's consultant and staff, you have serious unresolved concerns, you have the right to request that the Minister of the Environment (11th Floor Ferguson Block, 77 Wellesley Street West, Toronto, Ontario, M7A 2T5) issue a Part II Order (bump-up) for this project. This may lead to the preparation of an Individual EA. A copy of the Part II Order request should be forwarded to MTO and McCormick Rankin at the addresses below. If there are no outstanding concerns after **July 19, 2013**, the project will be considered to have met the requirements of the Class EA.

If you wish to obtain additional information about the project or provide input, please contact the project team members listed below.

Mr. Joseph Lai, P. Eng.
Senior Project Manager
Ontario Ministry of Transportation
1201 Wilson Ave, Building D, 4th Floor
Downsview, ON. M3M 1J8
Phone: (416) 235-4240
Fax: (416) 235-3576
E-mail: project-team@qewcreditrivera.ca

Mr. Michael Chiu, P. Eng.
Consultant Project Manager
McCormick Rankin - A Member of MMM Group
2655 North Sheridan Way
Mississauga, ON. L5K 2P8
Phone: (905) 823-8500
Fax: (905) 823-8503
E-mail: project-team@qewcreditrivera.ca

If you have any accessibility requirements in order to participate in this project, please contact one of the Project Team members listed above. Information will be collected in accordance with the Freedom of Information and Protection of Privacy Act. With the exception of personal information, all comments will become part of the public record.

Yours truly,
McCormick Rankin, a member of MMM Group

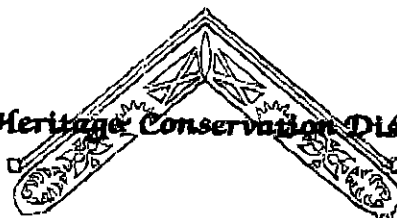
Michael Chiu, P. Eng.
Consultant Project Manager

cc: Joseph Lai, MTO
Sarah Merriam, MTO
Gillian Thompson, MRC

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the June 18, 2013 Heritage Advisory Committee Agenda

Property Name	Property Address	HAC Recommendation (if adopted)	Status
Outdoor Rifle Range	1300 Lakeshore Road East	N/A	Heritage staff is currently working with Region of Peel staff to designate this property.
Heritage Advisory Committee's Budget	N/A	HAC-0023-2011	<p>That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history.</p> <p><i>Information regarding the Committee's budget and spending history will be provided to the Committee after the completion of the City Council Committee Structure Review in 2013.</i></p>
Designated Heritage Property Grants	N/A	N/A	<p>Mr. Wilkinson discussed the above-noted matter and grant applications from property owners of properties in the MVHCD built in 1997 and 2001. Committee members discussed grant criteria, the fact that alterations for these properties are reviewed by the Committee and/or the MVHCD Review Committee, and the current MVHCD Plan vis-à-vis recent properties. The Chair suggested that Heritage Planning staff prepare a Corporate Report for consideration during a future Committee meeting and suggested that contemporary properties only be considered for grants if they add value to the heritage context and contribute to the spirit of preservation. Ms. Eigl said that properties in Port Credit are broken down into three clarifications, but that Heritage Planning staff did not create such classifications for properties in the MVHCD for various reasons.</p>

Meadowvale Village Heritage Conservation District Review Committee



Heritage Advisory Committee

JUN 18 2013

June 4, 2013.

Heritage Advisory Committee
City of Mississauga
300 City Centre Dr.
Mississauga, ON L5M 3C1

Attention: George Carlson, Chairman

Dear Councillor Carlson:

Re: Chung residence, 7004 Second Line West, Meadowvale Village

The Meadowvale Village Heritage Conservation District Review Committee met Friday, May 31st to review the preliminary plans for an addition to the residence at the above address.

This Committee recommends approval in principle of the plans as discussed. Final approval will be determined after review of the site plan working drawings, which should indicate all exterior materials and window sizes.

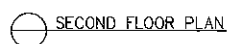
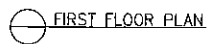
Should further information or comment be required, please do not hesitate to contact the writer.

Yours truly,

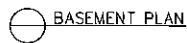
MEADOWVALE VILLAGE H.C.D.R.C.

Jas.P. Holmes, Chairman

c.c. Rick Mateljan, architect
Mr. Chung



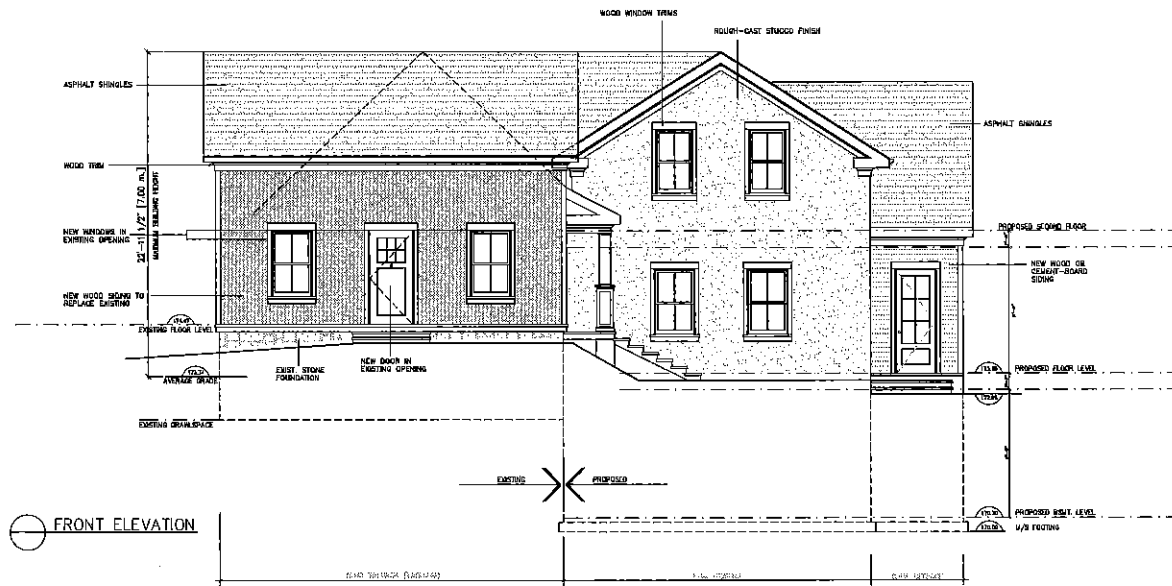
PROJECT NO. 11.43	DATE: MARCH 5, 2012
SCALE: $1/4" = 1'$	SHEET NO: A2.1
DRAWN: RM	



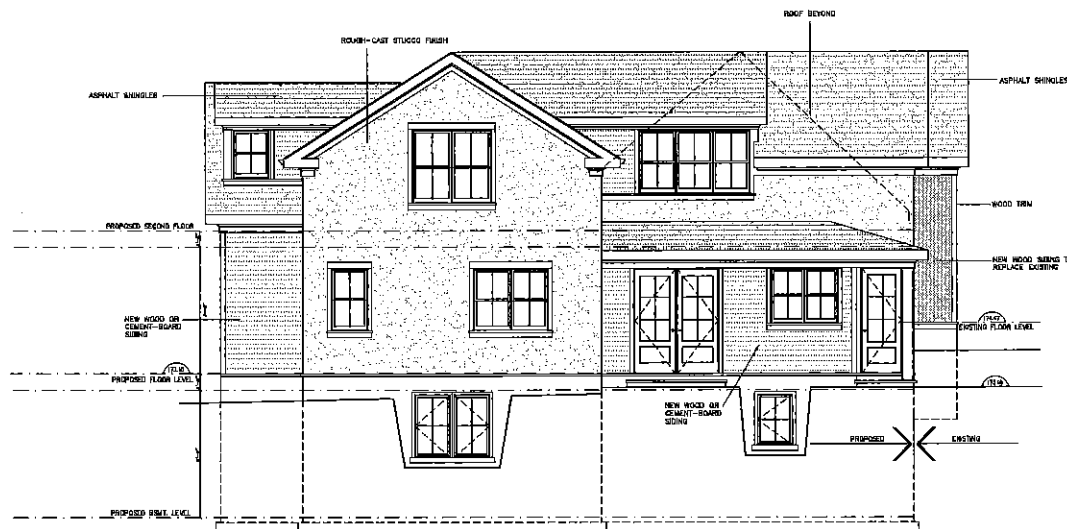
**EXISTING STONE
FOUNDATION REMAINS**

SCALE: $1/4" = 1'$
DRAWN: RM

SHEET NO: A2.2



FRONT ELEVATION



WEST ELEVATION



Rev	Revisions	Date
1	FRONT WINDOWS AND PORCH	MAY 8 13
2	WINDOW REVISIONS	APRIL 28 13
3	WINDOW REVISIONS	APRIL 12 13
4	REVISED DESIGN	FEB 24 13
5	REVISED CONCEPT	OCT 18 12
6	WINDOW REVISIONS	SEPT 7 12
7	WINDOW REVISIONS	SEPT 4 12
8	REVISED CONCEPT	AUG 16 12
9	REVISIONS	ISSUED:

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The undersigned has reviewed and approved these drawings for the project, and has no objection to their use for the project. This is a true and correct copy of the original drawing as shown to the undersigned on the date of approval.

STRICKLAND & MATELIAN
211 SPADINA AVENUE
TORONTO, ONTARIO M5T 2C1
TEL: 416-593-8442 FAX: 416-593-8443
WWW.SMADESIGN.COM

STRICKLAND & MATELIAN
211 SPADINA AVENUE
TORONTO, ONTARIO M5T 2C1
TEL: 416-593-8442 FAX: 416-593-8443
WWW.SMADESIGN.COM

PROJECT:
CHUNG RESIDENCE

7004 SECOND LINE WEST
MISSISSAUGA, ON

SHEET TITLE:
FRONT ELEVATION
WEST ELEVATION

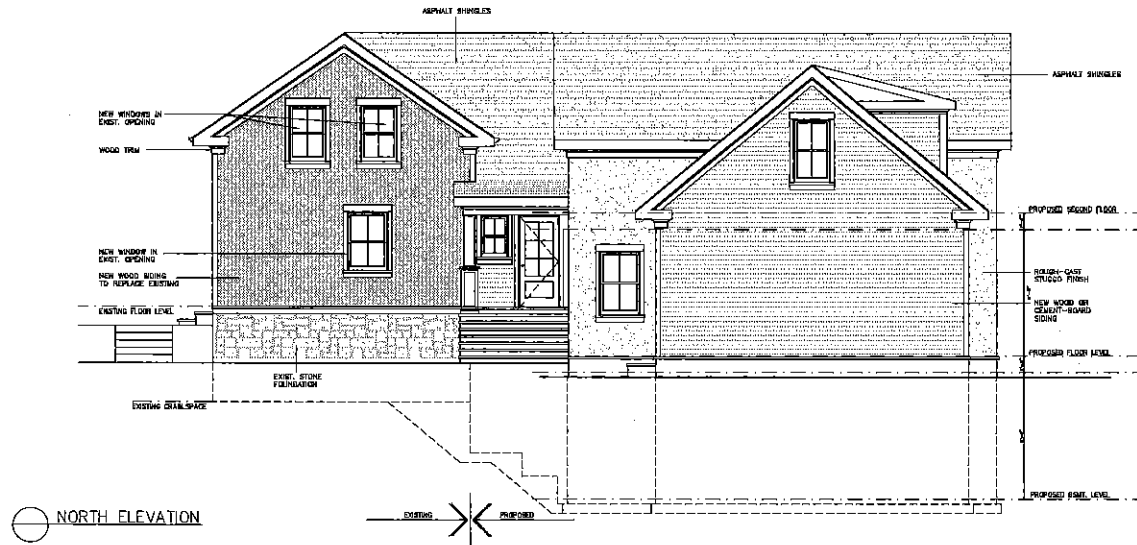
PROJECT NO:
11.43

DATE:
MARCH 5, 2012

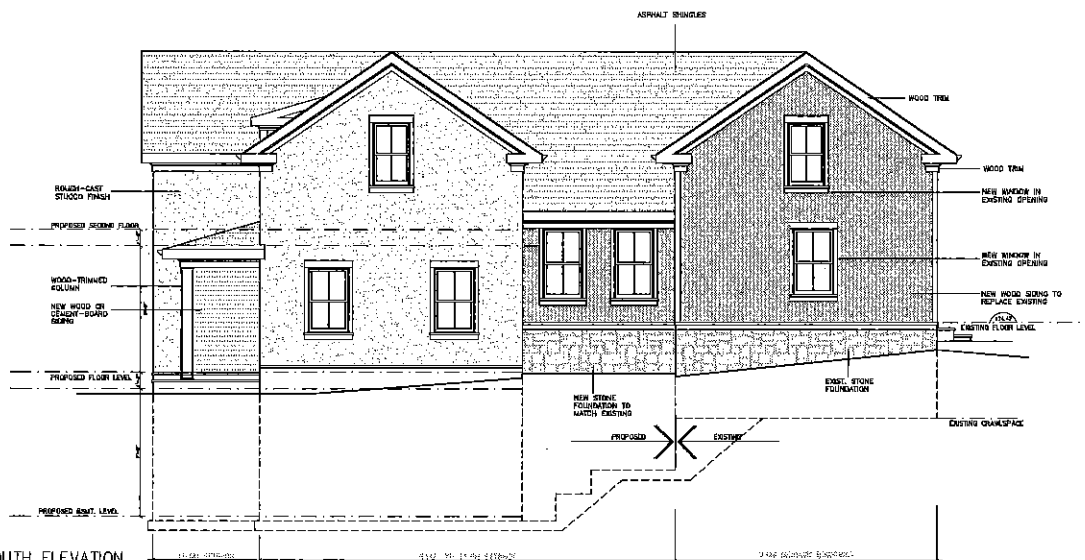
SCALE:
1/4" = 1'

SHEET NO:
A3.1

DRAWN:
RM



○ NORTH ELEVATION



○ SOUTH ELEVATION



Rev.	Revised	Date
7	MINOR REVISIONS	APRIL 20 12
6	MINOR REVISIONS	APRIL 12 12
5	POSSIBLE REVISIONS	FEB 24 12
4	POSSIBLE REVISIONS	OCT 28 11
3	MINOR REVISIONS	SEPT 7 11
2	MINOR REVISIONS	SEPT 4 11
1	POSSIBLE REVISIONS	AUG 16 11
0	ISSUED	

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QUICKSHEET INFORMATION

Project location: 7004 Second Line West, Mississauga, ON L4W 1Y1, 18 mi. N. of Hwy 104

Project name: CHUNG RESIDENCE

Client: CHUNG RESIDENCE

Architect: STRICKLAND & MATELIAN DESIGN ASSOCIATES LTD.

Architect's address: 1000 Lakeshore Blvd. E., Suite 100, Mississauga, ON L4Y 1G7

Architect's phone: (905) 276-8888

Architect's fax: (905) 276-8889

Architect's email: info@stricklandmatelian.com

Architect's website: www.stricklandmatelian.com

STRICKLAND & MATELIAN
DESIGN ASSOCIATES LTD.

111-1111-1111

111-1111-1111

111-1111-1111

PROJECT:
CHUNG RESIDENCE

7004 SECOND LINE WEST
MISSISSAUGA, ON

SHEET TITLE:
NORTH ELEVATION
SOUTH ELEVATION

PROJECT NO.
11.43

DATE:
MARCH 5, 2012

SCALE:
1/4" = 1'

DRAWN:
RM

SHEET NO:
A3.2



Meadowvale Village Community Association

1045 Old Derry Road
Meadowvale Village, ON L5W 1A1

Phone 905 564-0076
FAX 905 795-0835

Heritage Advisory Committee

JUN 18 2013

June 7, 2013

To: Planning and Development, City of Mississauga
Att'n: Muntaz Alikhan, Office of the Clerk, City of Mississauga

Re: Meadowvale Village Draft Heritage Guidelines

Members of the MVCA Executive and the MVHCD Review Committee were invited to the Picco residence in Meadowvale Village the evening of June 5, 2013 to discuss the revised Draft Guidelines with local concerned residents. Most seemed to agree that the Village is a special place and that Guidelines are necessary to protect the unique character of their Village.

To date there have been 5 public meetings: May 31, 2012, October 4, 2012, November 29, 2012, March 7, 2013 and May 23, 2013. Following the March 7, 2013 meeting, the first draft of the Guidelines were made available to the public on the City's website and unfortunately residents were given limited time for comment. Prior to the public release of the draft, the Village Review Committee met with staff on 2 separate occasions to go over in detail and comment on earlier drafts. Several comments were made and many incorporated in later drafts. A joint meeting of the MVCA Executive and the MVHCD Review Committee was held on March 28, 2013 for further input. Residents felt their part in the process was more reactive than collaborative and expressed concerns via e-mail and phone conversations with Mark and Laura, and Councillor Carlson. Again changes were made with more expected in the next draft. The last public meeting was held at St. Marcellinus high school on May 23, 2013 for further input from Village residents.

At the June 5th meeting held at the Picco residence, it became evident that there remain concerns with some of the language in the current draft, for example:

- It appears that in the unlikely event of a fire, if a home was destroyed, the owner, under the new guidelines might not be able to rebuild a house of similar size.
- Although few in number, homes in the village with little or no historical or heritage value cannot be demolished and replaced with a home designed to better fit the character of the Village.
- Although currently permitted, under the new guidelines severances would not be permitted.

Wishing to keep within the timeline to complete this project by September, the residents in attendance expressed a desire to hold additional public meetings in the Community Hall to discuss their remaining concerns with City staff. The MVCA Executive supports and would welcome such meetings, with concerns set out in written form and presented to City staff prior to the public meeting.

Yours very truly,
Meadowvale Village Community Association

J.P. Holmes, Chairman

Mike Byrne, Vice-Chairman

cc Councillor George Carlson
Mark Warrack & Laura Waldie, Culture Division
Heritage Advisory Committee
Meadowvale Village Residents

John Blumenson Preservation Consultant
401-575 Avenue Road, Toronto, Ontario M4V 2K2
tel: 416-923-2929 fax: 416-9234074 e-mail: jblumenson@sympatico.ca

**Heritage Impact Assessment
Grosvenor House**

Heritage Advisory Committee

JUN 18 2013



Illustration 1. 142 Queen Street South, Streetsville, 1975, photo from Mississauga Library

**142 Queen Street South, Mississauga
(Former Town of Streetsville)**

February 3, 2006

Background

The City of Mississauga requires a Heritage Impact Statement as a pre-condition to the issuance of a demolition permit for the house located at 142 Queen Street South in Streetsville, Mississauga. De Zen Construction Company Ltd, on behalf of the owner 678604 Ontario Ltd, contracted John Blumenson, Preservation Consultant to undertake this Heritage Impact Statement on January 17, 2006.

The purpose of this Heritage Impact Statement is to identify and record the house most recently known as “Hair Salon”. The Statement is based on archival searches, available historical documents and a visual inspection of the property. No physical interventions were made to the building fabric. The Statement has been prepared in accordance with the City’s Terms of Reference for Heritage Impact Statements, specifically Sections 3.1, 3.2, 3.3 (photographic recording only), 3.4, and 3.7.



Illustration 2, East façade from Kerr Street, 2006.

The property at 142 Queen Street South is included on the City of Mississauga’s Heritage Inventory for contextual reasons as part of the “Streetsville Village Core”. Located within this historic commercial area, any new building is subject to the Streetsville BIA guidelines for architectural design and requirements.

The owner proposes to combine this property with the adjacent land to the south at 148 Queen Street South, for a mixed-use building, commercial at grade with residential units above. The new building will have three storeys along queen Street stepping back to four with a seven storey massing to the rear at the north half of the site. Architectural drawings are attached at end of Report.



Map 1, location map, City of Mississauga.

Historical Summary

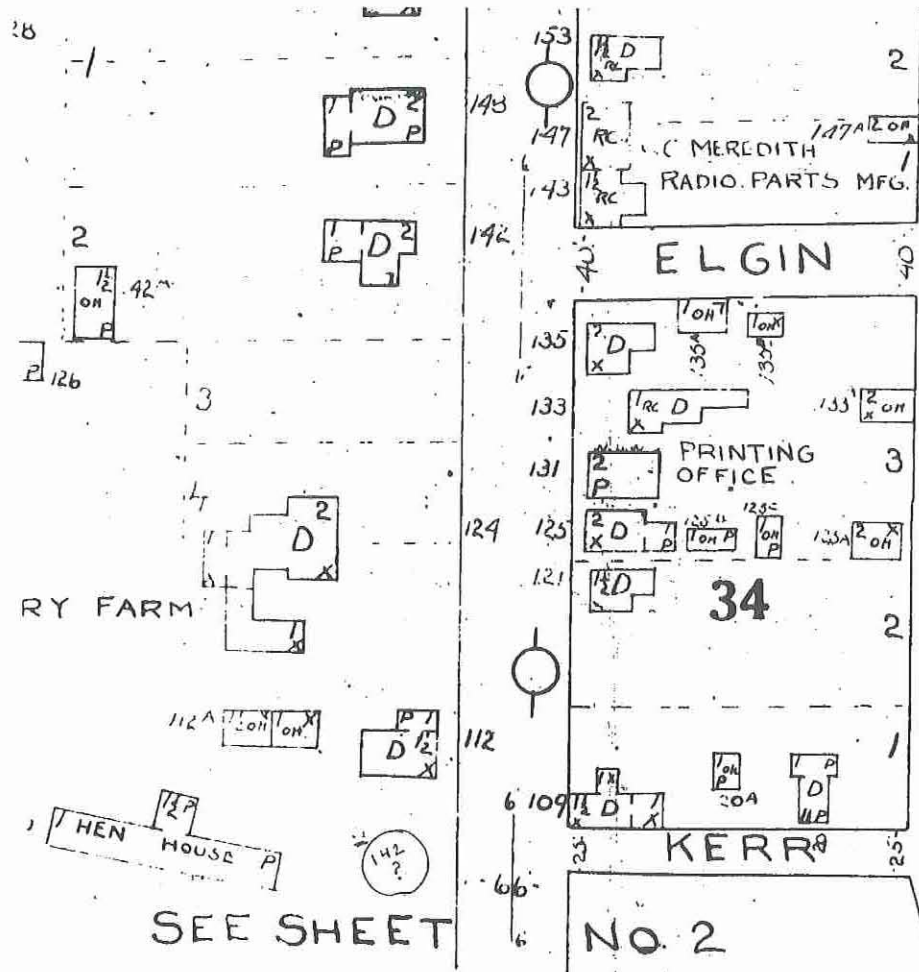
Streetsville was incorporated as a Village in 1858 and became the Town of Streetsville in 1962. With the exception of a brief population increase with the arrival of the Credit Valley Railway in 1879 the Town did not significantly expand until the Second World War and later. In 1939 the population was 700. In 1974, it was amalgamated into City of Mississauga.

The absence of maps and municipal records for the years before amalgamation into the City of Mississauga makes a complete development history for 142 Queen Street South very time consuming without any assurance of obtaining pertinent new data related to this property.

John Blumenson Preservation Consultant

401-575 Avenue Road, Toronto, Ontario M4V 2K2

tel: 416-923-2929 fax: 416-9234074 e-mail: jblumenson@sympatico.ca



Map 2, Part of Insurance Plan for the Village of Streetsville, January 1939.

The 1939 insurance map shows #142 Queen Street located near the intersection of Elgin Street. The present day 142 Queen Street South is in fact, located at the intersection of Kerr Street, one block south. According to the map, the site opposite Kerr Street was then the Credit Dale Poultry Farm. The house we see today is located in front of where the Hen House had been on this farm. Land sub-divisions and street numbering changes, possibly during amalgamation resulted in all of Queen Street being renumbered southward beginning from Britannia Road.

City directories and the chain of title reveal that Alfred J. Grosvenor owned and occupied 142 Queen Street South from 1952 to 1987. In 1989 the city directory listed "All Seasons Hair Salon". Vince Napoli was the owner in 1987, when the Committee of Adjustment approved a "one and a half-storey addition to the front" for expanding the hair salon use. No building permits have been found for this addition. A comparison of the 1970's photo with the house today reveals very little change to the original built form.

The previous owner Jacob Rehlinger, who acquired the land from Imperial Oil Limited, may have constructed the house between 1950–52 and then sold it to Grosvenor. Nothing more is known about either of these persons.

Description of house and context



Illustration 3. South and east facades, 2006.

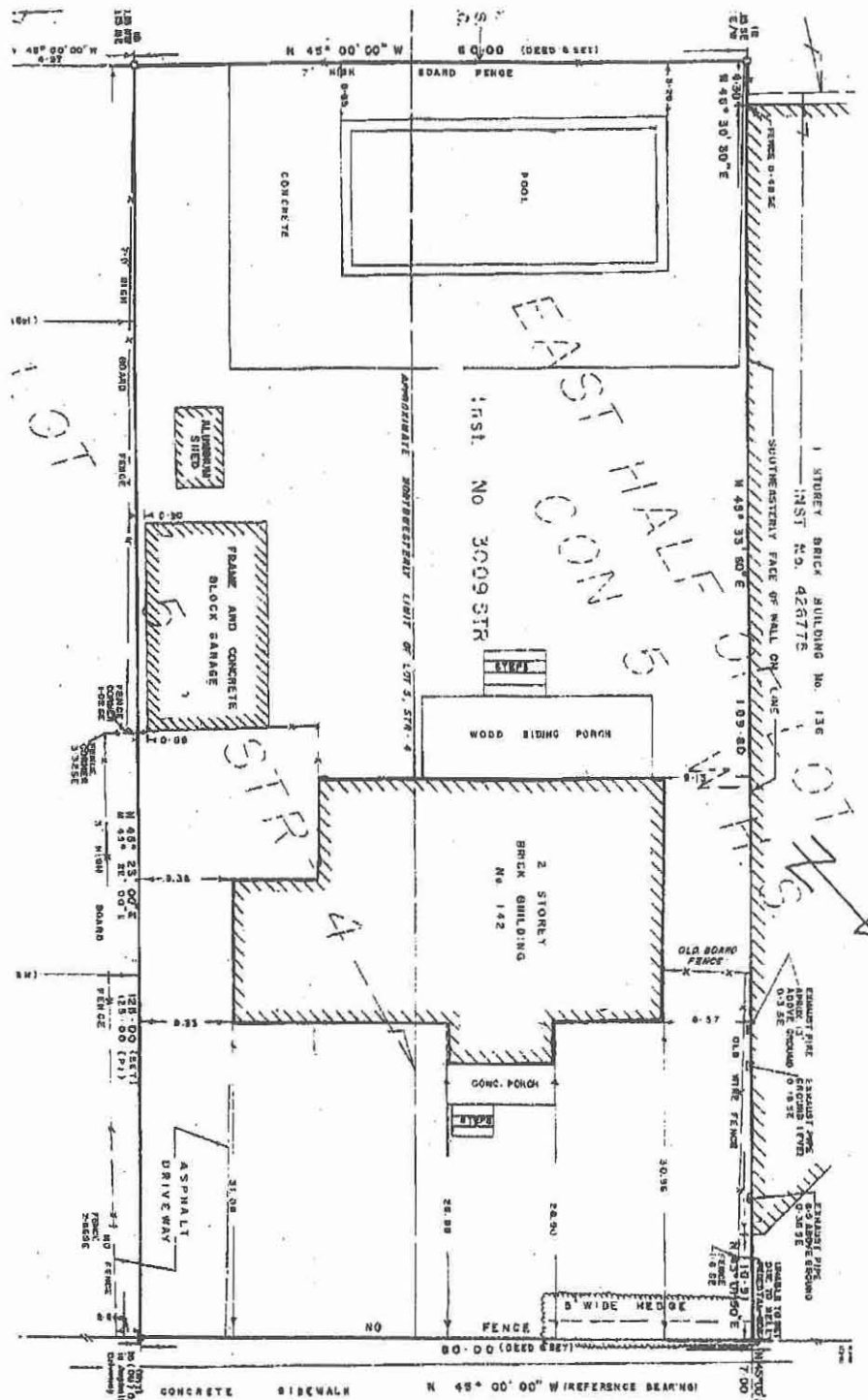
Two-storey brick house is built on a concrete block foundation. It is approximately 40 feet across and 20 feet deep including the small projecting porch to the south side of the house. The main gable roof extends the length of the house with a major cross gable off centre, facing the street. A long shed-roofed wall-dormer on the rear adds more useable second floor space. The projecting front entrance porch is accentuated with a gable roof and cast stone, trimming the front door. Many of the original windows have been replaced. There are pairs of wood windows on the west façade with two-over-two sash having horizontally-paned windows that are original to the house date of the mid-20th century period. All sills are made of concrete. These windows are also seen in the broad street-facing gable in the 1970's photograph. A tall brick chimney existed on the south slope of the street-facing gable. This photo also shows a glazed porch that is now filled in with aluminum siding and large thermo-paned windows. All other gable-ends are sheathed in aluminum.



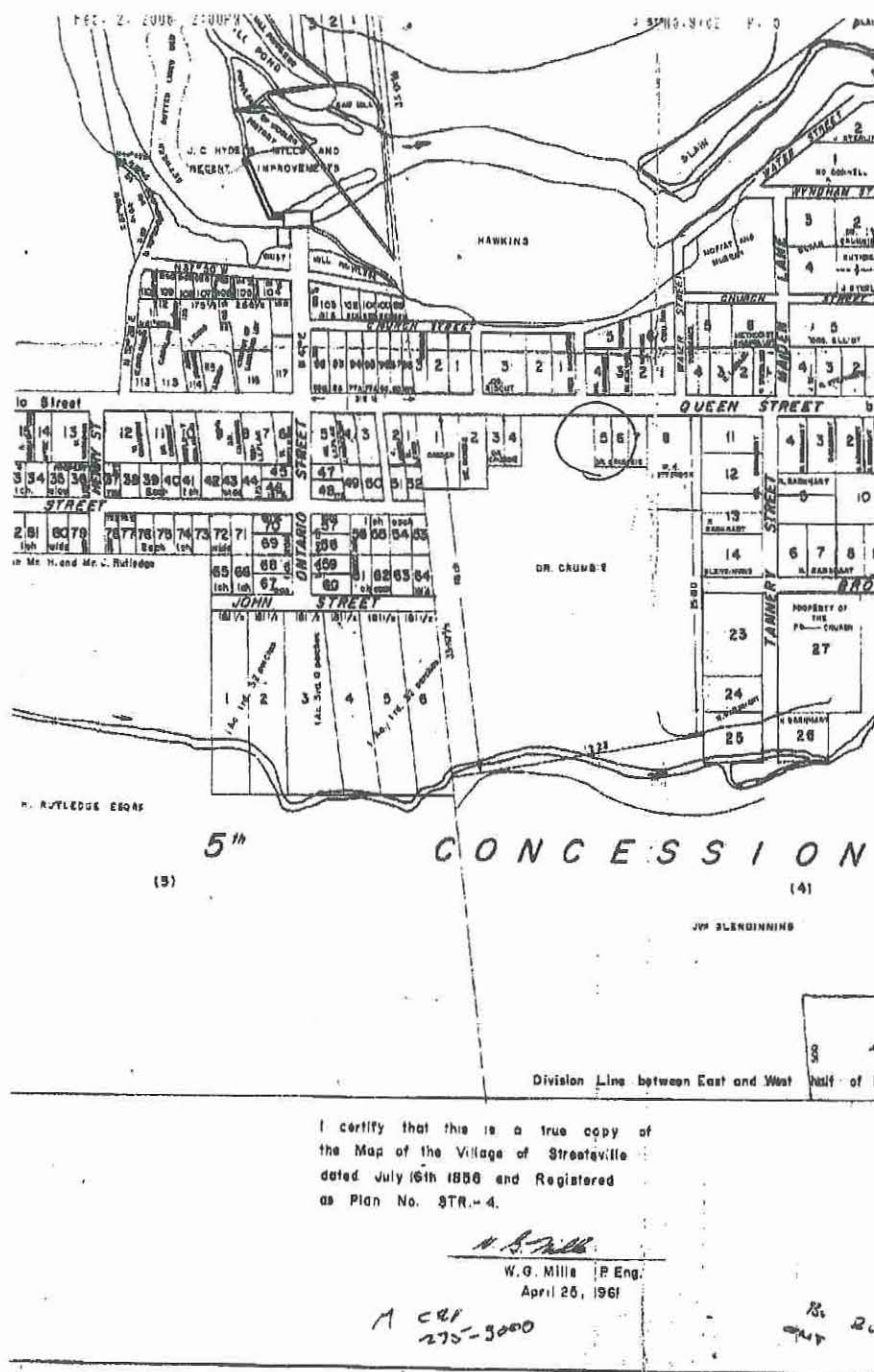
Illustration 4, west façade, 2006.

The 1989 property survey indicates an in-ground pool in the backyard and a garage set to the rear along the south side of the house. The garage is visible in the 1970's photograph. Today, there is a large one storey flat roofed porch or sunroom on the back of the house, no outbuildings and the yard paved.

This one and a half storey house with no stylistic detailing or embellishments is typical of many houses built in the mid 20th century, (mid1940's to early 1950's) to accommodate the urgent need for housing immediately after cessation of the Second World War. For the most part, these houses were found in large subdivisions in various parts of the province. There are several similar but smaller examples of this type of house located north on Queen Street, closer to Britannia Road. To the south of 142 Queen Street South is a vacant lot, the site of a former Esso service station and car wash for most of the second half of the 20th century. Immediately across on the southwest corner of Queen and Kerr is the modernist style Post Office Building.



Map 3. Plan of Survey, 1989.



Map 4, Village of Streetsville, part of Plan STR-4, July 16, 1856

John Blumenson Preservation Consultant
401-575 Avenue Road, Toronto, Ontario M4V 2K2
tel: 416-923-2929 fax: 416-9234074 e-mail: jblumenson@sympatico.ca

Photography Record

142 Queen Street South
Photographs taken by the J. Blumenson, January 2006



Photo 1. East or Queen Street façade from Kerr Street.



Photo 2. East and south facades.



Photo 3. South façade.



Photo 4. South and west facades.



Photo 5. West façade.



Photo 6. General view from south.



Photo 7. Front entrance porch.



Photo 8. Window and brick wall in back porch.

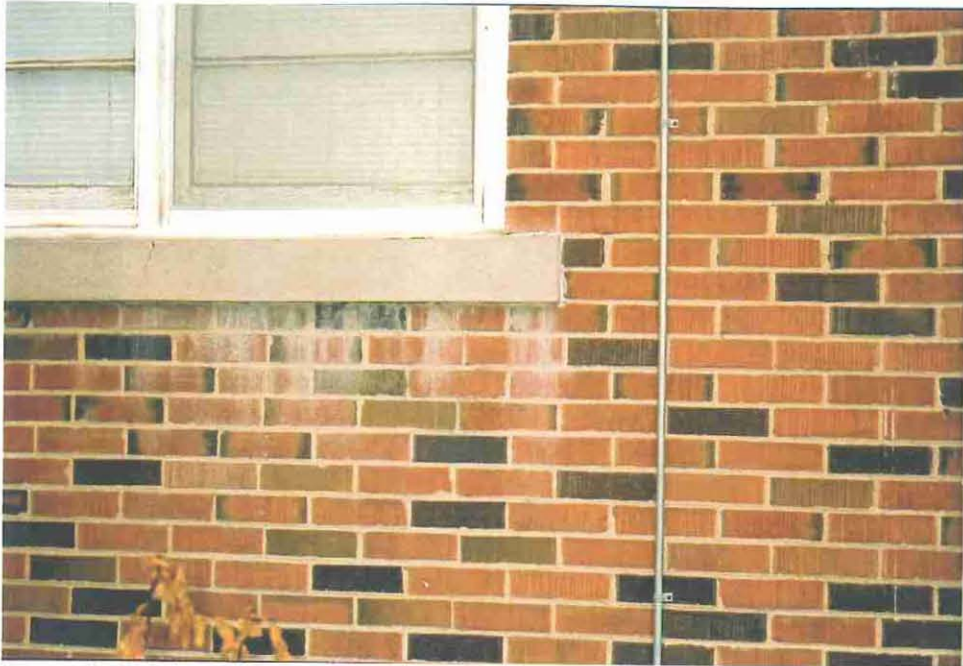


Photo 9. Brick bond and concrete windowsill on west façade.



Photo 10. View from the north.

Sources consulted

Peel Region archives, Mary Manning Streetsville Finding Aids, Fire insurance maps.
Mississauga Public Library, Canadiana Room, Photographs
Toronto Public Reference Library, Baldwin Room and City Directories.

Attachments

1. Architectural drawings dated January 31, 2006, A-01 through A-07, prepared by Y. T. architectural Services Inc., Architect.
2. Chain of Title.
3. City of Mississauga, Heritage Status Report, and related property data information.

Consultant's précis

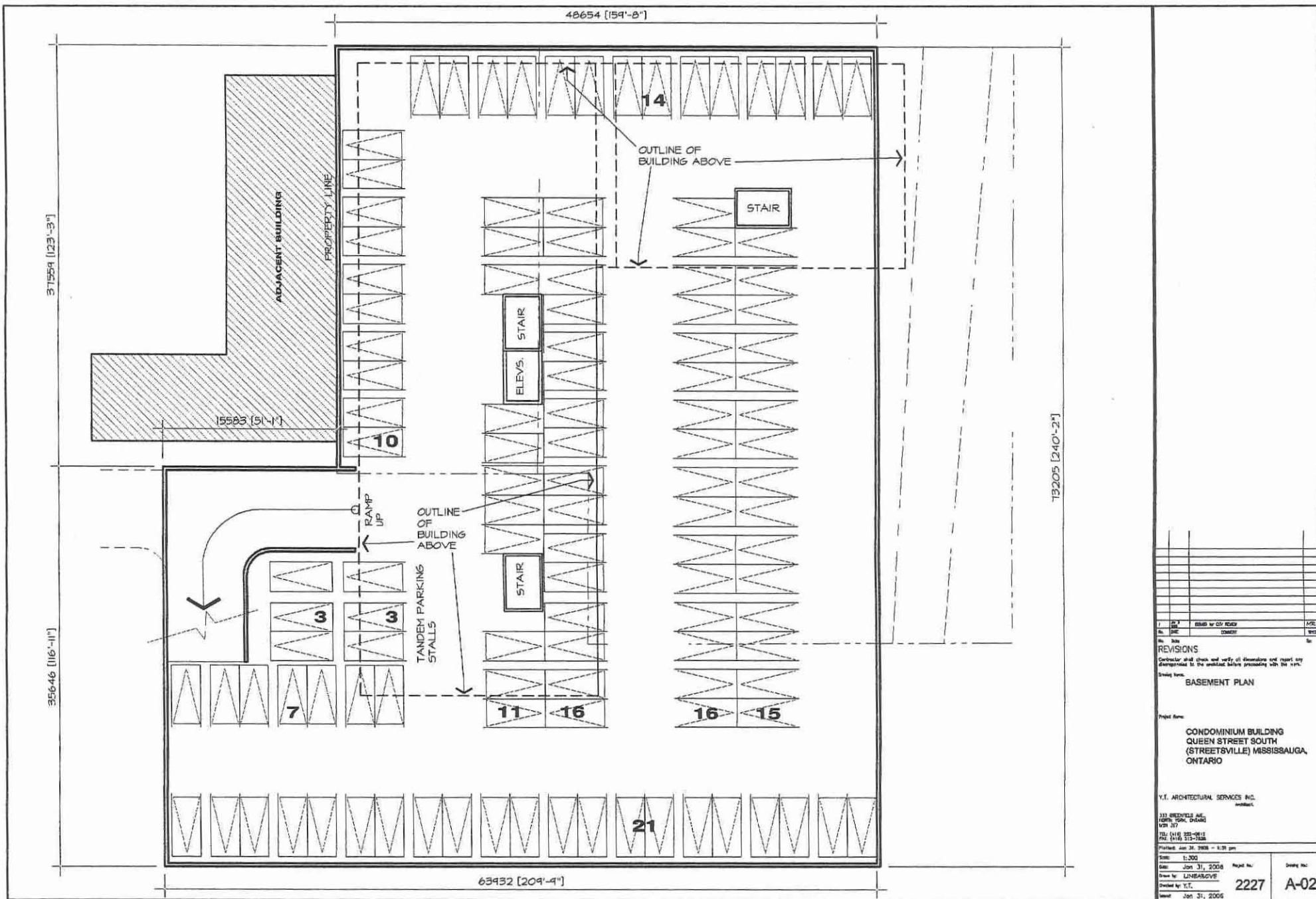
John Blumenson
AHP, Architecture, History and Planning

The firm provides expertise in matters related to building evaluation, district studies and preservation planning. Our intentions are to provide clients an understanding of historic resources; preservation principles and how to apply conservation standards to achieve heritage-enhanced projects within the framework of contemporary reality. To this end historic research, photo recording, building evaluations and policy review inform the products and recommendations to our clients. Mr. Blumenson is author of *Ontario Architecture, a Guide to Styles and terms, 1784-1994*, and other publications. He is also a columnist and guest lecturer on architecture and preservation. He has an extensive background in provincial and municipal preservation planning issues from legislation, easements, and policy development to practical building and development applications.

He is also author of, *Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945* first published in 1977 and continues to be re-printed for textbook use throughout the United States. The summer 2001 issue of *Heritage*, the magazine for Heritage Canada includes his article about post-amalgamation challenges, "Toronto, the changing meeting place". He co-authored with Jill Taylor "Guidelines for the Recording of Heritage Buildings", for ICOMOS, Canada published in *APT Bulletin*, No.1&2, 1990.

Among significant heritage property reports are the *Birkbeck Building*, Toronto, now the office for the Ontario Heritage Foundation and the *Legislative Assembly Buildings*, Queen's Park. He is a founding member of the Canadian Association of Professional Heritage Consultants, a Director-at-large for the International Council of Monuments and Sites, Canada and a longstanding member of the Association for Preservation Technology International

End of report.



1	REV	REVISION	DATE
1	REV	REVISION	DATE

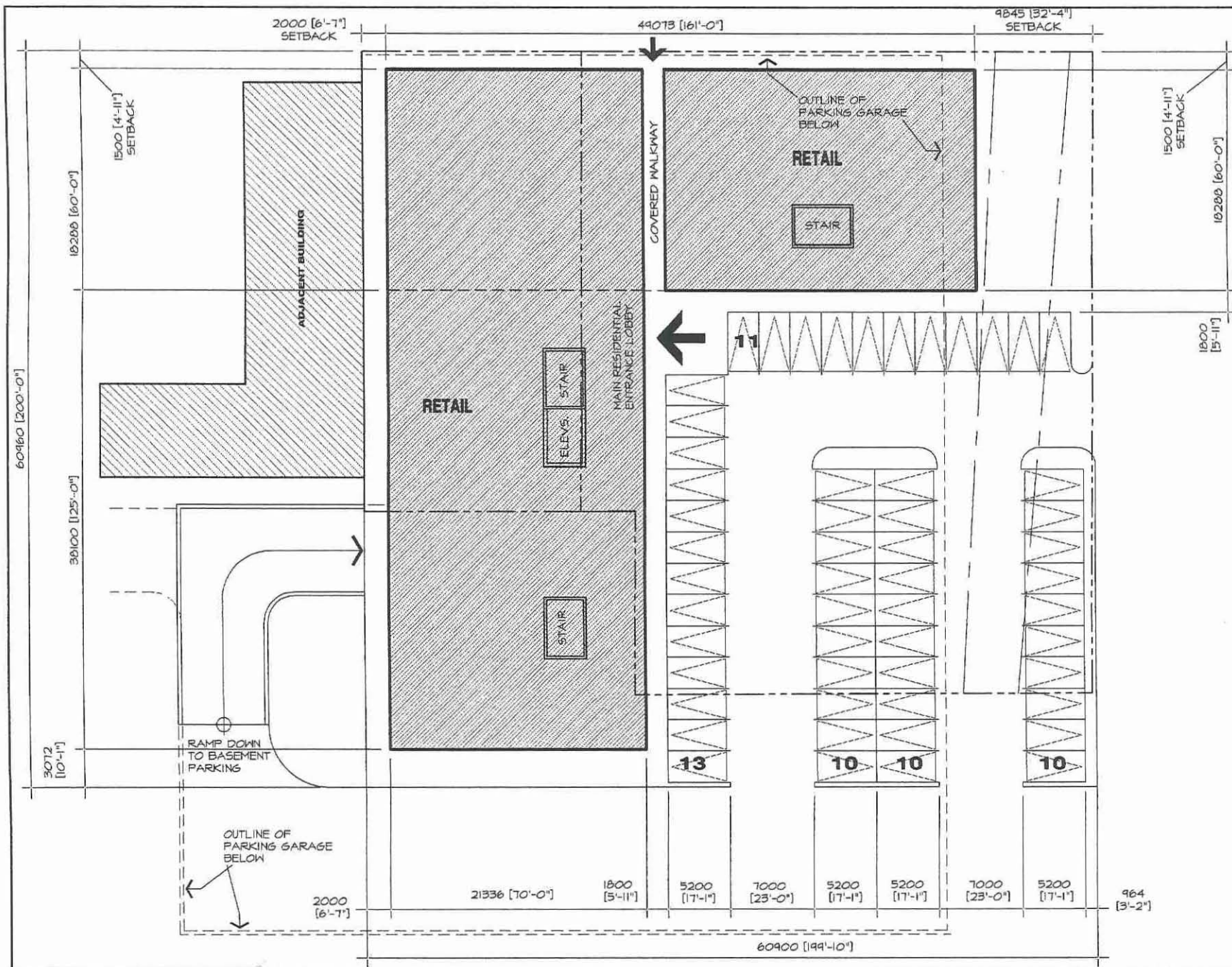
REVISIONS
 Contractor shall check and verify all dimensions and report any discrepancies to the architect before proceeding with the work.
 Drawing Name:

BASEMENT PLAN

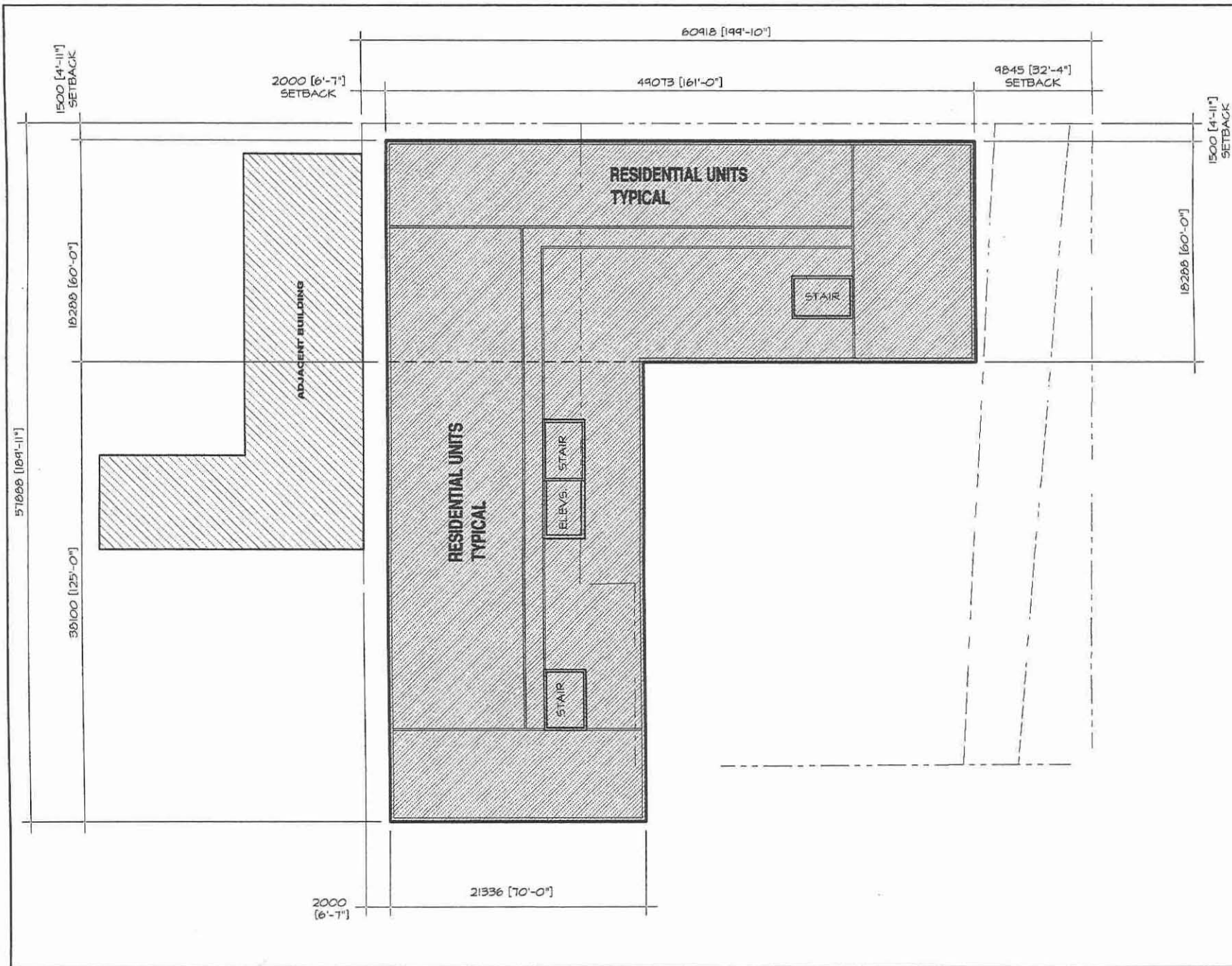
Project Name:
 CONDOMINIUM BUILDING
 QUEEN STREET SOUTH
 (STREETVILLE) MISSISSAUGA,
 ONTARIO

Y.T. ARCHITECTURAL SERVICES INC.
 111 WINDFALL AVE.
 UNIT 101, SCARBOROUGH, ONTARIO
 M1H 3J7
 TEL: (416) 291-1818
 FAX: (416) 291-1818
 Printed: Jan 24, 2006 - 1:01 pm
 Scale: 1:200
 Date: Jan 31, 2006
 Drawn by: LUNDA/AGVE
 Checked by: Y.T.
 Issued: Jan 31, 2006

Project No.: 2227
 Drawing No.: A-02



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REVISIONS

Revisions should check and verify all dimensions and note any discrepancies in the original before proceeding with the work.

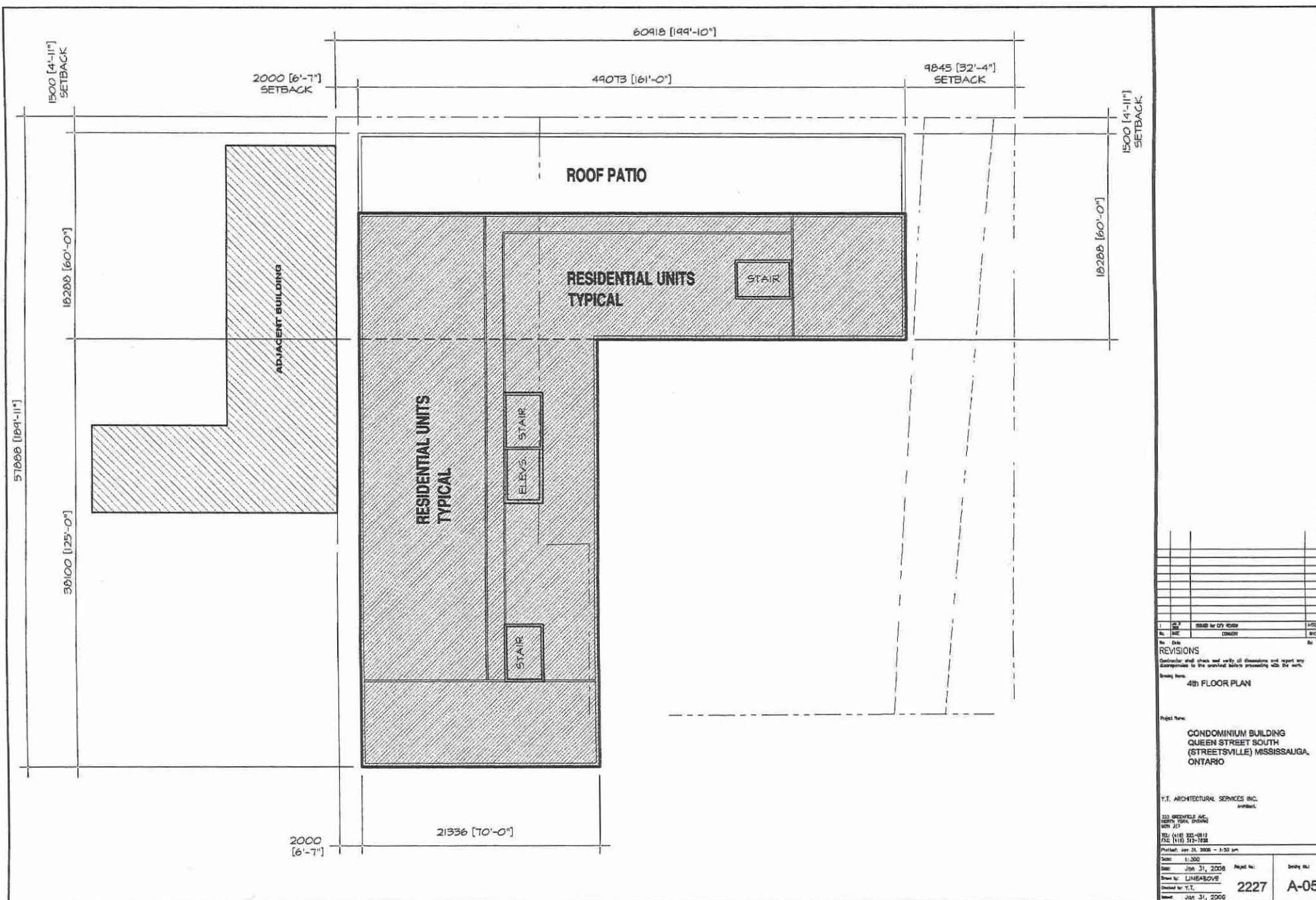
2ND & 3RD FLOOR PLAN
RESIDENTIAL

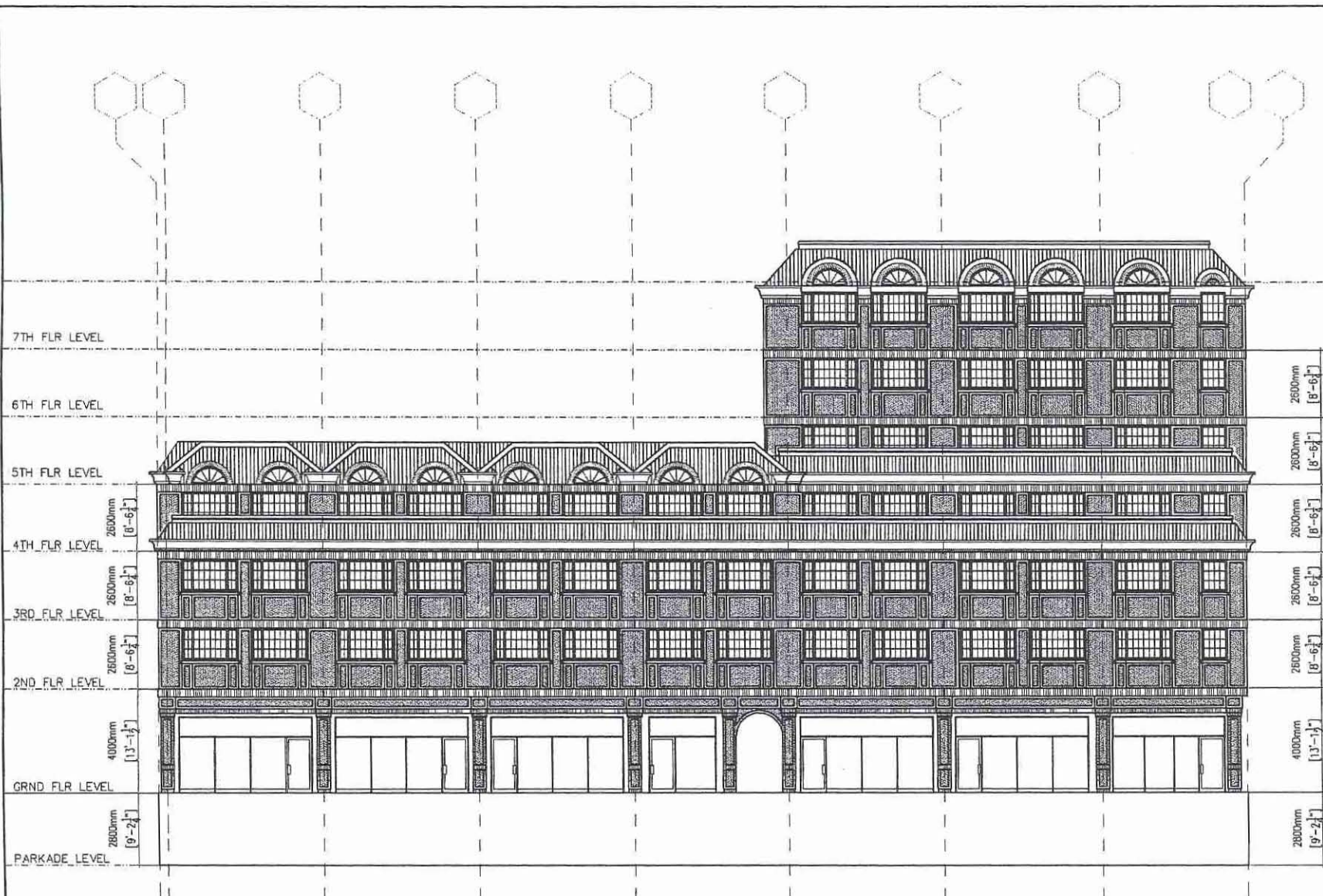
CONDOMINIUM BUILDING
QUEEN STREET SOUTH
(STREETSVILLE) MISSISSAUGA,
ONTARIO

Y.T. ARCHITECTURAL SERVICES INC.
Architects
333 GERRARD ST. E.
TORONTO, ONTARIO
M5E 1B5
TEL: (416) 593-0811
FAX: (416) 593-1828
Permitted: Jan 28, 2008 - 1:52 pm

Scale: 1:300
Date: Jan 31, 2008
Drawn by: LINEARBOYS
Checked by: Y.T.
Issue: Jan 31, 2008

Project No: 2227
Sheet No: A-04





FRONT ELEVATION / QUEEN STREET SOUTH

Rev.	Date	By	Check	Drawn	Scale
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REVISIONS

Describe the change and verify all dimensions and notes are appropriate to the revision before proceeding with the work.

Drawn Name: _____

Project Name: _____

CONDOMINIUM BUILDING
QUEEN STREET SOUTH
(STREETSVILLE) MISSISSAUGA,
ONTARIO

Y.T. ARCHITECTURAL SERVICES INC.
Architect

311 BROADVIEW AVE.
MISSISSAUGA, ONTARIO
L4X 1L1

TEL: (416) 333-0811
FAX: (416) 333-0812

Project: 2008-01-01 - 1:10 pm

Scale: 1/8" = 1'-0"

Drawn By: LINEAR/GOVE

Checked By: Y.T.

Issue: 2008-01-01, 2008

2227

A-07

CHAIN OF TITLE
FOR
142 QUEEN STREET SOUTH, MISSISSAUGA

February 1, 2006

Legal Description: Part Lot 4, Concession 5, WHS Streetsville,
Part Lot 5, Block 1, Plan STR4, Streetsville,
being a Block of 8 lots on the W/S of Queen Street
referred to as "not marked on Hugh Black PL" as in RO1122830,
Mississauga

<u>Instrument No.</u>	<u>Year</u>	<u>From</u>	<u>To</u>
Patent	1825	The Crown	James Glendenning (<i>NE 1/4, 100 acres</i>)
7887	1831	John Glendenning	John Crombie etux.
6105	1887	Mary Crombie	Canada Permanent Mortgage Company
14632	1911	Canada Permanent Mortgage Company	John Dracass
1425	1921	John Dracass	Doll Margaret Ardagh
1901	1937	Doll Margaret Ardagh	Harold Godard
2058	1942	Harold Godard	Edward Godard
2195	1945	Edward Godard	Imperial Oil Limited
2646	1950	Imperial Oil Limited	Jacob Rehlinger
3009	1952	Jacob Rehlinger	Alfred Grosvenor
812609	1987	Alfred Grosvenor	Vincenzo Denapoli
RO1122830	1996	Vincenzo Denapoli	Charles & Pamela Brimo
PR314	2000	Charles & Pamela Brimo	Pamela Brimo
PR1000010	2006	Pamela Brimo	678604 Ontario Inc.

Heritage Status Report



MAX ID: 132865 **Legal Description:** CON 5 WHS PT LOT 4 PLAN STR 4 PT LOT 5

Address: 142 QUEEN ST S

Owner Information: LINDSAY PAMELA

142 QUEEN ST S, STREETSVILLE ON L5M 1K8

Heritage Status: LISTED ON THE HERITAGE INVENTORY BUT NOT DESIGNATED

Heritage Bylaw:

Date:

Conservation Dist:

Heritage Inventory Detail

Property Description: STREETSVILLE VILLAGE CORE

Inv. #	Yr. of Construction	Decade	Demolished?	Yr. of Demolition	Arch.Boneyard
1554			No		No

Type: STREETSVILLE CORE

Area: STREETSVILLE

Reason: CULTURAL LANDSCAPE

Style:

History: STREETSVILLE CORE CULTURAL LANDSCAPE:

The main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of Queen Street South, and the residential character of large lots with mature trees is typified in the south end transitional approach to the Village. The north end of the Village is also characterized with a residential and commercial mix found in many small towns throughout Ontario.

Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries, public buildings and open spaces, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.

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he 2006 Street Guide (\$10) is available
our eCity store or from three of our City
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re information.
et Guide

pp2:8850

City of Mississauga
300 City Centre Drive, Mississauga, Ontario, Canada L5B 3C1
General Inquiries: 905-896-5000

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Maps

The Building Permit page displays a listing of all Building Permits associated with the property. Since properties may contain multiple buildings, you may see different addresses than originally requested in your lookup.

Property Details Tax and Assessment **Building Permits** Development Applications Committee of Adjustment Heritage

[Map It](#)

PROPERTY BUILDING PERMITS

[View Another Property](#)

Address: 142 QUEEN ST S
Legal Description: CON 5 WHS PT LOT 4 PLAN STR 4 PT LOT 5
Roll Number: 21-05-120-004-17000-0000

Building Permits

5 Permit(s) found Page: 1 of 1

Address / Description	Scope / Type Description	App Date / Status
142 QUEEN ST S SP 96-89(V)		1991-05-30 HISTORY COMMENT PERMIT
142 QUEEN ST S SP 96-89W		1989-03-29 HISTORY COMMENT PERMIT
142 QUEEN ST S	ALTERATION TO EXIST BLDG DETACHED DWELLING	1987-09-28 ISSUED PERMIT
142 QUEEN ST S COFO-ALL SEASONS MENS HAIR SALON		1987-08-17 ISSUED PERMIT
142 QUEEN ST S	DEMOLITION DETACHED DWELLING	1987-08-10 ISSUED PERMIT

5 Permit(s) found Page: 1 of 1

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The Development Applications page displays a listing of all Development Applications. Development Applications are, in some cases, the pre-requisite to a Building Permit. These applications include, ReZoning, Site Plan and Official Plan Amendment.

[Property Details](#) | [Tax and Assessment](#) | [Building Permits](#) | **[Development Applications](#)** | [Committee of Adjustment](#) | [Heritage](#)

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PROPERTY DEVELOPMENT APPLICATIONS

[View Another Property](#)

Address: 142 QUEEN ST S
 Legal Description: CON 5 WHS PT LOT 4 PLAN STR 4 PT LOT 5
 Roll Number: 21-05-120-004-17000-0000

Development Applications

1 Application(s) found Page: of 1

<input type="checkbox"/> Location / Description	<input type="checkbox"/> Type	<input type="checkbox"/> App Date	<input type="checkbox"/> Status
W/S OF QUEEN ST S, N OF TANNERY ST D&NAPOLI ADDITION	STANDARD SITE PLAN	1989-03-28	CANCELLED APPLICATION

1 Application(s) found Page: of 1

which Ward you live in:
[Ward Map](#)

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16 Street Guide (\$10) is available
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 s. Phone 905-615-3200 ext.3347
 e information.
[Street Guide](#)

tyapp2.8850

City of Mississauga
 300 City Centre Drive, Mississauga, Ontario, Canada L5B 3C1
 General Inquiries: 905-896-5000

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Property/Tax Information

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Property Details	Tax and Assessment	Building Permits	Development Applications	Committee of Adjustment	Heritage
					Map It

PROPERTY DETAILS

[View Another Property](#)

Address:	142 QUEEN ST S	Ward:	6
Legal Description:	CON 5 WHS PT LOT 4 PLAN STR 4 PT LOT 5	Councillor:	GEORGE CARLSON
Roll Number:	21-05-120-004-17000-0000	Area:	696.33 SM
Common Name:		Depth:	38.10 M
Property Code:	RESIDENCE WITH A COMMERCIAL UNIT (E G. AGENCY)	Frontage:	0.00 M
		Status:	Registered

Zoning Information

Base	Section	Master Bylaw Area	Bylaw	Enacted	Status
6(26)(11)	No Section	65-30			INFORCE
6(35)	No Section	65-30			INFORCE
C1	No Section	65-30			INFORCE

MISSISSAUGA MASTER STREET



street names to look up

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INDEX MAP



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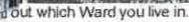
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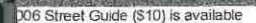
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Property/Tax Information

The Committee of Adjustment's Decision is displayed on this page. This is the result of a Committee of Adjustment meeting. This decision has been finalized and has passed the appeal period.

Property Details	Tax and Assessment	Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
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Roll # 21-05-120-004-17000-0000
PROPERTY COMMITTEE OF ADJUSTMENT APPLICATIONS

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App. Number: A-512/87
Address:

App. Date:
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1987-09-03
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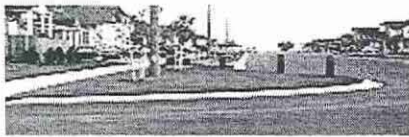
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Decision Text

COMMITTEE OF ADJUSTMENT
IN THE MATTER OF SECTION 44 (1) or (2)
of the Planning Act 1983
as amended
and
IN THE MATTER OF ZONING BY-LAW 65-30
and
IN THE MATTER or AN APPLICATION BY
VINCE DENAPOLI
before
THE COMMITTEE OF ADJUSTMENT
on Thursday, September 3, 1987.

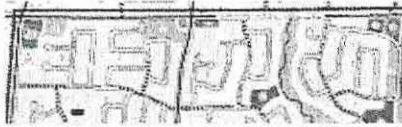
Vince DeNapoli is owner of Part of Lot 5, Registered Plan STR-4, located and known as 14' Queen Street South, zoned C1, Commercial. The applicant requests the Committee to authorize a minor variance to permit the construction of a one and half storey addition in front and attached to the existing



Use this list of street names to look up properties.

- [Mississauga Master Street Name List](#)

ZONING INDEX MAP



Link to Planning and Building Official Documents (Zoning Bylaw, Mississauga Plan, and Official Plan)

- [Official Documents](#)

residence,
whereas By-law 65-30, as amended, makes provisions only for a main floor commercial with a second-storey residential component for this property zoned
C1, Commercial.

Mr. D. Griffin, authorized agent, presented the application explaining the proposal to construct a storey and a half addition to the front. of the existing two-storey residential dwelling proposing to provide a commercial use on the ground floor of the addition and a residential use on the second floor which would be an extension of the existing residential use on the property.

Mr. Griffin informed the Committee that the applicant is planning on relocating his beauty salon business to the new addition. He noted that the non-conforming aspect of the development is the existing two-storey dwelling which will be used for residential purposes only.

The City of Mississauga Planning & Building Department commented as follows
(September 1, 1987):

"If the Committee finds merit with the proposal, approval should be conditional upon the applicant obtaining site plan approval by the Planning & Building Department. The Committee should also be aware that the subject lands are within the Streetsville historic commercial area and are subject to the Streetsville B.I.A. guidelines for architectural design and landscape requirements."

The City of Mississauga Public Works Department commented as follows
(August 28, 1987):

"We submit for the Committee's reference a letter, copy attached, outlining recommendations adopted by Council on April 14, 1990 for the provision of a 10 ft. service easement along the portion of Queen Street, south of Britannia Road, north of Thomas Street. This easement is in lieu of the normal requirement for road widening conveyance. The site plan circulated with this variance application indicates a proposed two-storey addition within 10 ft. of the street line. We would recommend that the applicant amend the proposal such that the addition does not encroach within this 10 foot area across the frontage of the site, and that satisfactory arrangements be made with

this
department for the granting of the required easement.

We also advise the applicant that the issuance of a building permit will be subject to the owner obtaining site plan approval from the Site Plan Committee. At the time of site plan processing, Engineering Department concerns, e.g. lot grading, drainage, on-site storm water management, access location and modification (if required), etc. will be addressed and, if necessary, incorporated into and made conditions of the site plan approval process."

No other persons expressed any interest in the application.

The Committee, after considering the departmental comments and the submissions put forward by Mr. Griffin, is satisfied that the proposal is an appropriate redevelopment of the subject property.

The general intent and purpose of the Zoning By-law and the Official Plan will be maintained.

The Committee is of the opinion that the request is minor in nature in this Instance.

Accordingly, the Committee resolves to hereby authorize and grant the applicant's request subject to the following condition:

1) Site plan approval by the Site Plan Committee for the City of Mississauga prior to the issuance of any building permits.

Application Approved on condition as stated.

DATED AT MISSISSAUGA THIS 10TH day of SEPTEMBER, 1987.

THIS DECISION IS SUBJECT TO APPEAL TO THE ONTARIO MUNICIPAL BOARD BY WRITTEN NOTIFICATION, GIVING REASONS FOR THE APPEAL, TO THE SECRETARY-TREASURER OF THE COMMITTEE OF ADJUSTMENT OF THE CITY OF MISSISSAUGA ON OR BEFORE OCTOBER 10TH, 1987.

DeZen Realty Development

142 to 148 Queen St.

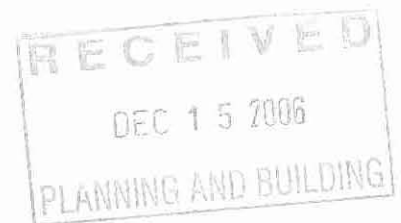
Streetsville, Mississauga, Ontario

Heritage Advisory Committee
JUN 18 2013

New Mixed Use Development



Urban Design Principles and Heritage Impact Statement



December 2006

Prepared by **MSAi** Michael Spaziani Architect Inc.,
Architecture, Urban Design, Development

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- 1.0 *Introduction*
- 2.0 *Relevant Planning Documents*
- 3.0 *Heritage and Neighbourhood Built Form Context*
- 4.0 *Development Response and Urban Design Principles*
- 5.0 *Heritage Impact Statement*
- 6.0 *Implementation*

1.0 Introduction

The following Urban Principles have been prepared to support the review and approval process related to the Zoning Application currently before the City and the subsequent Site Plan review process. The application seeks permission to allow a new Mixed Use Development on the subject site. DeZen Realty Company Limited wishes to develop the property for 80 residential apartment units and at-grade retail commercial uses with a total gross floor area of approximately 9,500 sm. The subject property includes lands in multiple ownership under DeZen's control.



Figure 2 Site Context

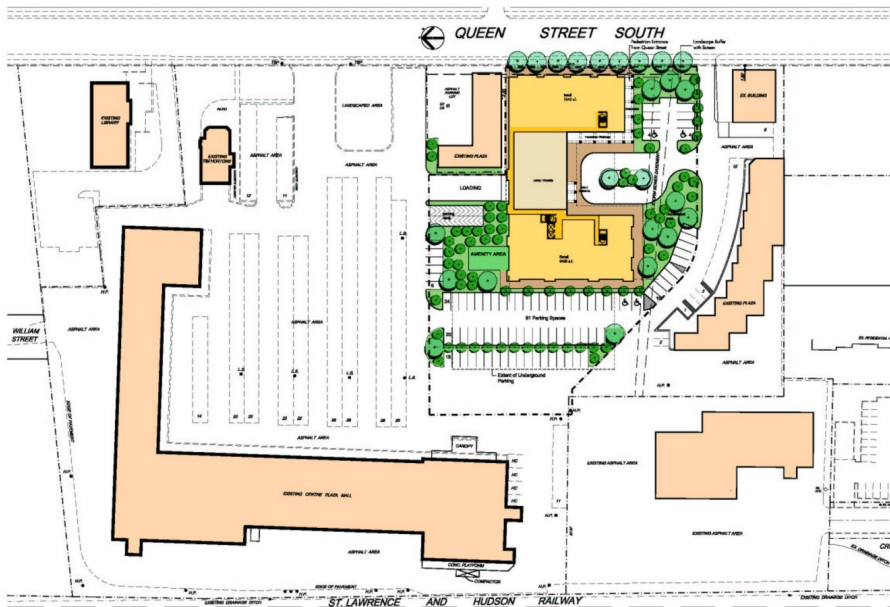


Figure 3 Immediate Context showing DeZen Properties

These urban design principles are intended to set out dimensional and qualitative guidance in order to establish a high quality urban design consistent with the evolved heritage character of Streetsville and the objectives of various municipal planning studies created in preparation for such development.



Figure 5 Recent Infill Development South East of the Site



Figure 4- Late 20th century storefronts emulating a traditional incremental pattern

2.0 *Relevant Planning Documents*

This development of this site is guided mainly by Official Plan of the City of Mississauga and its recent amendments related to Streetsville.

The document, **The City of Mississauga Official Plan-** and its **Amendment 49 (OPA49)** provides more specific urban design guidance for subject site.

The subject site is designated "Mainstreet Commercial" and "General Commercial" and is within the "Streetsville Node" as illustrated on the Streetsville District Land Use Map. (see Planning Justification Report)

In addition, the property is within the Streetsville Business Improvement Area (BIA).

Specific goals and objectives that apply to the subject site and proposed development are:

Subsection 2.11 Urban Design

2.11.1 Goals

2.11.1.3 Mississauga will promote a built environment that integrates historic features, natural heritage, community character and streetscape of the City in a complementary form.

2.11.1.4 Mississauga will ensure that development contributes to a built form, giving prominence to the City Centre and emphasizing Nodes.

2.11.2 Objectives

2.11.2.1 To respect the existing built context, community vernacular and streetscape in the design, placement and scale of development.

2.11.2.2 To promote the creation of distinctive places and locales, including the City Centre, Nodes and high profile locations such as entry points to the City and communities.

2.11.2.6 To promote built form that relates to the public street and defines its scale.

2.11.2.8 To ensure that buildings and structures relate to human scale and reinforce the scale of the community.

2.11.2.9 To promote special design elements in built form and streetscapes that improve the visual image of the City.

Section 4.32 Streetsville District Policies further characterizes development expectations for Streetsville.

Subsection 4.32.2 Development Concept in part states;

The Streetsville Node is the centre of activity for the District, combining residential uses, cultural activities, shopping, dining, commerce, tourism and recreation. Areas within the Streetsville Node, mainly along Queen Street South and adjacent to the St. Lawrence & Hudson Railway, are in a transition of land uses and have potential for appropriate redevelopment, infill, and intensification.

These policies encourage the maintenance of established residential neighbourhoods and a diversity of mixed uses and densities in the Streetsville Node to create a high quality compact and sustainable built form, which utilizes existing infrastructure and services, such as public transit.

The focus of these policies is to facilitate development, which reduces the

URBAN DESIGN PRINCIPLES

Page 6

impact of intensive parking areas, enhances pedestrian and cycling

convenience and safety, complements adjacent land uses and distinguishes the significance of the Streetsville Node from surrounding areas.

In addition the proposed project is planned to meet the intent of Urban Design Policies and directing development in the Streetsville Node and Queen Street South.

The relevant policies are noted as follows:

Subsection 4.32.3 Urban Design Policies

4.32.3.1 Community Identity and Focus in part states

- a. Development should be compatible with and enhance the character of Streetsville as a distinct established community by integrating with the surrounding area.
- b. Development with a high level of urban design, pedestrian amenity, landscaping and compact built form will be encouraged in the Streetsville Node to create a strong sense of place and reinforce the role of the Node as the centre of activity for the District.
- c. Queen Street South will remain the focus of the Mainstreet Commercial core within the Streetsville Node.

The following policies are referenced in the site and building solution.

4.32..3.2 Historic Character

- b. Design for new buildings and additions, will enhance the historic character and heritage context of the Streetsville Node, through appropriate height, massing, architectural pattern, proportions, set back, and general

appearance.

c. Commercial signs will reflect the historic village character in the Streetsville Node. Hand painted wooden signs, projecting signs as permitted by municipal by-laws and other signs which reflect late nineteenth or early twentieth century practices will be encouraged.

4.32..3.3 Mainstreet Commercial Character

a. Development with a mix of residential and office uses on upper floors and street-related retail commercial uses in closely spaced storefronts lining the street, will be encouraged along the principal streets in the Streetsville Node to promote an active pedestrian environment.

b. New buildings shall be at least two storeys but not more than three storeys in height. Building additions will not be more than three storeys in height and will be generally harmonious in style and massing with the buildings to which they are attached.

c. The apparent height of new buildings will be reduced through massing and design.

d. New development will be encouraged to reflect the original lot pattern and setback dimensions of surrounding properties. The front setback of new buildings should match the setback of adjacent buildings so as to create a uniform street wall. Where the building setbacks on either side are not equal, the lesser setback should be used.

e. Integrated parking opportunities, which may include rear lane access to combined parking areas and the development of private pay parking lots, are encouraged where appropriate.



Figure 6- A well executed yet non-original storefront added to this late 19th century commercial building

In summary the urban design built form issues identified in the Official Plan call for:

- retain distinct character of rural Ontario town

- Maintain Queen St. "scenic route"
- Maintain and enhance heritage character
- continue to foster traditional mainstreet commercial character
- create and enhance active pedestrian streets
- respect original lot pattern
- build with appropriate height, massing, architectural pattern, proportions, set back, and general appearance.

3.0 Heritage and Neighbourhood Built Form Context

Heritage Built Form Context

The heritage character and history of Streetsville is best summarized by the commentary provided by the Streetsville BIA which follows:

In 1818 the last remaining tract along the banks of the Credit River was ceded to the British Government. Timothy Street, a resident of Niagara Township, was given the task of surveying the final acquisition. In return, Mr. Street was granted 1,000 acres of land in the new township and in 1824 this area became known as Streetsville.

The backbone of the new community was it's five major mill sites located along a five mile stretch of the fast flowing Credit. By 1850 Streetsville was recognized as "Queen of the County". Timothy Street built a home for his family near his mill site in 1825. It still stands on the banks of the Credit River and is part of a concerted effort by the merchants and residents of Streetsville to ensure the heritage of the village remains evident in everyday life.

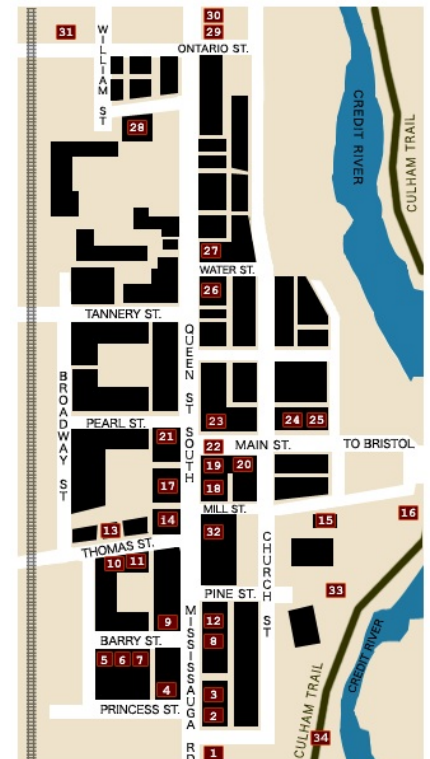


Figure 7 Heritage properties within Streetsville

It is this balance of historical reverence and the exciting array of present-day retail shops and services that make Streetsville the original and most inviting Village in the City of Mississauga.

Today Streetsville contains the largest collection of heritage properties in Mississauga. Several notable heritage structures are located within a few blocks of the subject site and provide guidance in the design treatment of the subject property. Just as these heritage properties responded to business and residential needs in their day, so must any new development within the village today. The continuing balance of these needs with respect for heritage patterns is provided in the design proposed for the subject lands.

The Streetsville BIA has documented the village heritage structures and excerpts from their commentaries are noted in italics below. The numbers refer to their locations on the map above.

27. The Graydon-Atkinson House(1890)157 Queen St. This is a turn of the century house, with its terra cotta plaques and decorative verge-boards, was built by John Graydon. It has housed the Atkinson Insurance Company, founded in 1929, since 1972. Immediately located to the east of the subject property, this structure presents a residential form on Queen St. with a generous setback and pavilion-like form, unlike commercial main street types of later period, built to the street line and filling the width of the property.



Figure 8 The Graydon-Atkinson House 1890

26. Public Utilities Commission Building (1876)

In the early 1870s, the Wesleyan Methodists had outgrown their brick chapel at the corner of Maiden Lane and Church Street and it was sold to the Grangers, an agricultural organization, who later sold it to the public school board. A large brick addition was built during the 1880s and the school remained in operation until the 1930s. The old chapel had deteriorated over



Figure 9 Public Utilities Commission Building

the years was demolished, but the brick schoolhouse was moved to its present location on Queen Street in 1939. The structure was used as a municipal building, a fire hall and as the headquarters of the Public Utilities Commission until 1977. The various changes that the building has undergone have left an interesting asymmetry in the arrangements of the windows. The small metal waterwheel on the grounds was taken from the municipal power plant which operated on the Credit River near the intersection of Church and Ontario Street, during the first half of the 20th century.

28. The Streetsville Library(1967) 112 Queen St.

Built in 1967 it has a perceived modern heritage value but has little influence on the subject property's design with respect to Queen St.



Figure 10 The Streetsville Library

29. Trinity Anglican Church(1843) 69 Queen St. (rebuilt after 1998 fire)

The Anglican Congregation was founded in 1841, and the first rector was Rev. Robert MacGeorge, who also served as the first editor of the village newspaper. The cornerstone for the church was laid in 1842 by Bishop Strachan and the bricks were donated by “Commodore” Henry Rutledge, a farmer, brickyard owner, and original patent holder for most of the land which now forms the northern part of Streetsville.

30. Loyal Orange Lodge (1855) 47 Queen Street South

Streetsville was once aptly described as the “hotbed of Orangeism” in Peel. By the 1840s, local residents had the choice of two lodges- William Graydon’s No. 263 and Henry Rutledge’s No. 290. William and John Graydon built this meeting hall for the staunchly Irish Protestant organization on land donated by farmer and fellow Orangeman, Henry Rutledge. The two lodges did not amalgamate until 1916. The two-storey, gable-roofed rectangular building features the poly- chromatic brickwork seen in many public buildings of the era. It remains in fairly good condition considering that it has fallen into



Figure 11 Loyal Orange Lodge

disuse. Its imposing appearance, with heavy cornice and decorative brickwork, is evidence of the importance that was once placed on the organization within the community.

The brick patterns and strong frontal orientation to Queen Street are building characteristics worthy of emulation in new development on the subject property.

23. Streetsville Inn (1845) 209 Queen Street South

This two-storey, red brick rectangular building has stone foundations, a flat roof with a parapet on three sides, stepped at the rear and two internally-bracketed chimneys which are incorporated into the parapet. Mr. John McMaster acquired the lot, which where the Inn now stands in 1851 for £250. He then sold it to William Gooderham because McMaster's residence was in Collingwood at this time. It was then owned by several different people and now functions as a restaurant.

An early example of simple commercial main street architecture, this building is an excellent example of square and functional commercial architecture with a strong frontal character suited to a main street and applicable to the proposed design considerations for the subject property.



Figure 12 The Streetsville Inn

21. Montreal House (1821) 210 Queen Street South

John Barnhart's "Montreal House" is the oldest remaining structure in Streetsville and the oldest store in Mississauga. It was home to Barnhart's trading post and general store which was one of the earliest businesses in operation after Street began construction on his mill complex. John's son, Jabez, started a newspaper upstairs in 1843, which became the Streetsville Review when Solomon J. Barnhart, Jabez's brother, took over publication in 1846. The two-storey clapboard structure with medium pitched gabled roof is typical of commercial architecture in the early 19th century. The Barnhart family also operated a grist mill on the Credit River, where Reid Milling is still



Figure 13 The Montreal House

operating.

This is another example of early commercial architecture where the building walls closely hug the pedestrian sidewalks at a corner location, inviting pedestrians into the establishment.

17. Commercial Building (Late 1800s) 228 Queen Street South

This Commercial Building stands on land originally patented to James Glendenning, Streetsville first settler. He sold part of his property to Dr. John Barnhart in 1826, which sold part of his property to John Graydon in 1885. Graydon then sold the property of multiple owners and it has been said that Howard W. Eaton purchased the portion of land which the Hall House is built. The building was erected by John Graydon around 1886-1887. This two-storey commercial brick building has undergone a number of unsympathetic changes. The present façade has a mid- 20th century store front and its gabled roof was lost in a fire in the 1950's. However, buff colored brick detailing can still be seen in the quoins and in the segmental arches over the second windows. The original gable was seen facing the street supported by bracketed cornice returns and punctuated with a single key-hole type window and a decorative verge-board united the two slopes at the ridge of the roof.

The storefront, although non-original, still follows early main street patterns of high transparency with feature storefront glazing, and attribute sought in the design for the subject property.



Figure 14 Commercial Building

19. Embleton-Whaley House (1830) 213 Queen Street South

This corner block was purchased by the pioneer Embleton family in 1829. The two-storey brick building dates from the 1840s. From 1854 to 1877 it housed the Library of Farmers' and Mechanics' Institute. For nearly half a century it was Goodison's "Popular House", a general store. When it was the Post Office, 1931 to 1952, many changes were made, and since then,



Figure 15 The Embleton-Whaley House

changes have robbed it of its original charming facade with large fan-lighted windows and double doors.

Another early commercial block strategically set a an important cross-roads as focal point.

18. Robinson-Bray House (C.1885) 223 Queen Street South

This ornate, vernacular-style building with decorative verge-board, multiple gables and elongated windows served as the residence of T.W. Robinson, who ran a butcher shop and livery. Robinson also served as Reeve of the Village in 1897. Although now divided into several commercial establishments, the building maintains its original grandeur and style in its central location within the Village's busy commercial core.

With a significant front setback typical of residential architecture, this building would not be an appropriate model for new commercial built form today where continuous storefronts are preferred.



Figure 16 The Robinson-Bray House 1885

14. Simpson-Dandie Store (1865) 232 Queen Street South

The Simpson Block, or Mammoth House, of the mid 1860s, was a hardware store under several owners, among them James Dandie from 1894 to 1920. For many years it was a butcher shop, it became a pub in 1982. The smaller brick building adjacent was the Post Office from 1910 to 1919.

An excellent retail mainstreet building model anticipating continuous building frontages



Figure 17 Simpson Dandie Store

32. Graydon Building (1891) 235 Queen Street South

The Graydon Block was built in 1891 by John Graydon, but was owned and maintained by his nephew William John Graydon. Part of the block became home to the hardware business of Robert Greig when he moved from the Simpson Block across the street in 1893. By 1898, Greig was again renting space with his brother William, in the Simpson Block, when a rental dispute



Figure 18 Graydon Building

arose in 1902 between Greig and his brother-in-law James Dandie; Greig moved his business up the street. Recent owners have rehabilitated the building and the structure still remains its important commercial architectural elements.

An excellent example of early main street architecture with a strong and inviting ground floor storefront.

Streetsville's built form has evolved since its inception as a typical rural settlement town over the past 150 years. It has seen building expansions in several eras- 1850's, 1900's, 1950's, 1980's. Each of these decades has brought characteristic built form to the village- incremental early settlement houses of the mid 1800's, continuous main street commercial blocks from the mid 1800's up to 1940's, built form that generally reinforced and framed the main street, and strengthened the pedestrian orientation of the village at a two and three storey building height.



Figure 19 Continuous Mainstreet Commercial Block

Neighbourhood Built Form Context

In the 1960's and 1970's, however, a new built form emerged that began to compete with and substantially alter this evolved historic built form character. This new built form was characterized by convenient parking set visibly in the front yards of new development, separating pedestrian access from each storefront to the Queen St. sidewalk. The current built form on the subject site is an example of such a strip plaza building pattern. The formerly continuous street wall was interrupted by large paved parking areas.



Figure 20 Unsympathetic Development from the 1970's

Another manifestation of a new building pattern emerged in the early 1960's with the introduction of several mid rise apartment blocks, in the 6 storey range. Few of these actually are sited on Queen St. They are typically found

about 1 block off of Queen, presumably to conceal their visual impact on the historic main street (Queen). This pattern of development is not of a scale, character or siting that simulates heritage built form yet it is compatible with adjacent heritage properties, and fits in by virtue of mature planting, while providing a an alternate form and type of housing within the village. Such built form pattern can now be thought of as typical in the village and establishes a familiar example of soft intensification that can peacefully co-exist with the heritage assets of the village. This condition further informs an evolved lot pattern that places higher built form at least one lot back from Queen Street. Typical lots in the order of 20m x 30m depth line Queen St. and inform its low rise character and incremental built form pattern.

The 1980's brought further built form examples such as the parking court retail type that brings some convenience parking to the street edge while also bringing some built form up to the street line thereby framing and supporting the traditional main street to a certain degree. Such an approach achieves about a 50% infilling of the lot frontage with one storey built form scaled at 2 storeys, in an attempt to balance the pedestrian and vehicular parking and access functions.

4.0 Development Response and Urban Design Principles

The above summary provides the urban design context for the De Zen proposal.

Proposed Function of the Site

The site includes both commercial at grade uses in conjunction with residential condominium uses. The total proposed development gross floor area is 9,500 sm. 80 residential units are planned in conjunction with 1,660 sm of Retail/ commercial space on the ground floor.



Figure 21 6 Storey Apartment Form Away from Queen Street

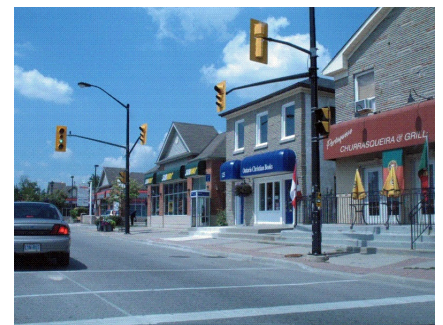


Figure 22 Building on Left Partially Conceals a Parking Lot Exposed to Queen St.

Built Form Approach

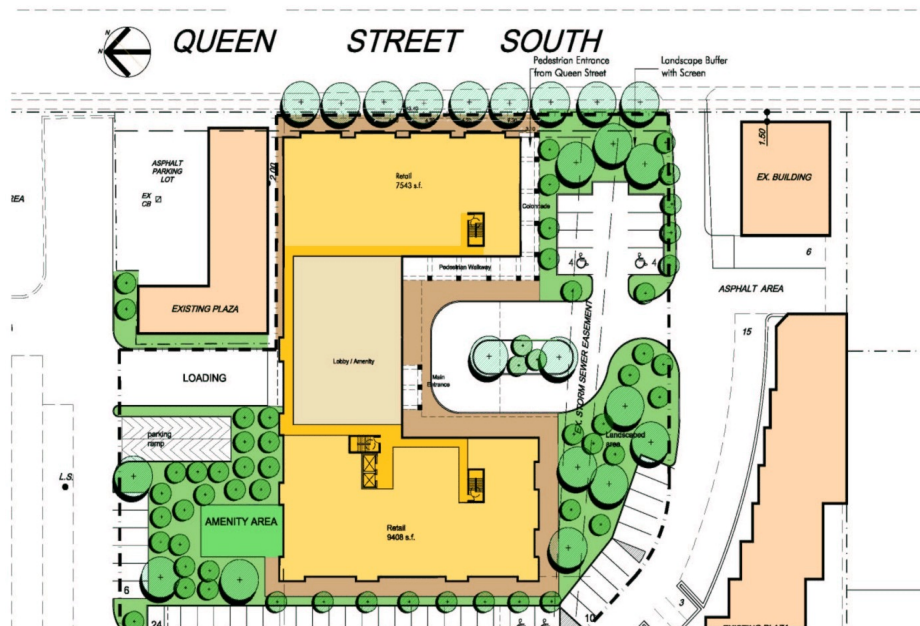


Figure 23 Ground Floor Site Plan showing 3 storey block at Queen and 5 Storey block to west of Courtyard Entry

The built form strategy for the site seeks to generally place 2 to 3 storey built form parallel to Queen St. aligned with adjacent built form.

A 5 storey component is proposed at 33m setback from Queen street, with minimal visible impact on the Queen St. pedestrian experience.

The portions of the buildings at 2 and 3 storeys are intended to frame and define Queen Street.

The DeZen proposal seeks to re-introduce a built form pattern that pre-dates the existing retail strip plaza model, placing 2 and 3 storey built form at the Queen St. edge. The proposal seeks to maximize the continuous building edge along Queen, locating pedestrian oriented ground floor retail shops

along this street edge. The proposed building height is in character and scale with the prevailing historic buildings of Queen St. The pattern further introduces individual storefronts at a rhythm that emulates the evolved individual lot development pattern that characterizes the village. The building face is divided into several discrete wall elements, separated by indentations and canopy signs that identify individual retailers.

The proposed site plan included in this report indicates 4 distinct urban design areas that include specific responses to suit the characteristics of each site.

Area 1 - Queen Street Frontage



Figure 24 Proposed Queen St. Elevation with 2 and 3 storey Street Wall and 5 Storey Block in Distance Beyond

- **Characteristics** Queen Street is a retail high street with a strong pedestrian orientation. This pattern is currently broken by the existing built form evident on the subject property. The east side of Queen St. comprises more

● Approach

continuous building frontage dating from the mid-nineteenth to the mid twentieth century.

The design for the site seeks to physically define and frame the Queen St. corridor with significant continuous built form at a height of three storeys with a break line at two storeys. 58m out of the 71m frontage (81%) is planned for built form. Additional height up to 5 storeys is planned but at a distance of some 33m set back from the Queen St. property line. This technique makes the 5 storey component virtually impossible to see from the Queen St. sidewalks. A green roof is proposed for the area above the third floor creating a landscaped play area for children, further softening and concealing the 5th level. Views to the Credit River valley will be seen from this terrace level.

● Principles

- Match adjacent built form setbacks within 1m of the existing established front walls of neighbouring buildings.
- Create a dominant 2 storey building face closest to the street line.
- Ensure that the distance between the curb and building face is not less than 6m for a broad and usable sidewalk capable of supporting tree planting, and seating for cafes and restaurants while allowing comfortable passage.
- Create a convenient and pleasant pedestrian passage leading from Queen St. into the residential entry within the site, and beyond to the interior retail uses..
- Create a notable landmark component that marks the

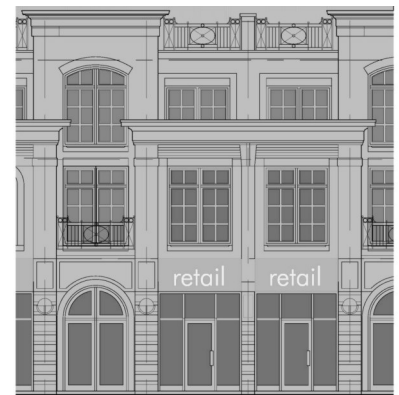


Figure 25 Typical Storefront with 2 Storey Block Closest to Street and Canopies

entry to the residential lobby.

- Establish a high level of transparency in the design of grade level storefronts along Queen Street (min. 40% clear glass). Ensure floor levels match the sidewalk level to enhance full access and sidewalk security.
- Window patterns in the upper floors should emulate the “punched” nature of traditional windows in load bearing walls, providing overlook on the sidewalk to enhance security.
- Replicate the incremental nature of evolved storefronts, creating changes in plan configuration at intervals not exceeding 6m in length, with multiple store entrances.
- Provide near continuous weather protection along the sidewalk in the form of soft canopies, colonnades or roof extensions.
- provide signage opportunities that are traditional in their configuration.- eg. individual letters with external illumination, banner type signs at right angles to the storefront and other heritage type signs.
- Where a third storey is proposed, set that floor back at least 1.5m from the storey below.
- Where additional height is proposed ensure that it is setback at least 30m, the typical residential lot depth along Queen Street.
- Ensure that building height above three storeys is not visible from the Queen Street sidewalks.
- Roof top mechanical equipment should be enclosed or hidden by building elements that create an



Figure 26 Colonnade at Tower leading to Residential Entry

integrated architectural image, capping the building in an appropriate character and scale.

- Building materials and details should reflect the typical masonry craftsmanship seen in adjacent heritage buildings.

- Built form along Queen St. should have a three part composition - a base, middle and crown in proportions derived from heritage built form in the district.

- Evidence of the proposed Green Roof on top of the third floor should be clearly seen from Queen St..

Railings and plant material should be visible as signs of occupancy and natural overlook onto Queen St. to enhance security on the street.

Area 2 - North Face



Figure 27 North Elevation Abutting Neighbouring Plaza, Loading Area and Green Amenity Area

- **Characteristics** To the north-east of the subject property lies a neighbouring 1 storey retail strip designed in an unsympathetic manner with respect to Queen Street. To the north-west lies the asphalt parking area of the DeZen commercial plaza.

- **Approach** With proposed residential uses commencing on the second floor, a significant green space has been introduced to soften this edge exposure. Views over the adjacent plaza rooftop have been minimized by orienting principle unit windows away from this area. Built form steps up to 5 storeys along this edge. Access to underground parking and servicing will be located off this side coordinated with the adjacent plaza's services at the rear of that project.

- **Principles** -Where blank walls are exposed to view, ensure that wall details are created that give scale and character to such walls in patterns that match window walls.
-Loading areas and ramps should be located away from Queen St. and hidden by landscape elements.
- Views from residential units on the 2nd to 5th floors should be improved by introducing landscape areas and parking area buffers.
- Ground level retail uses should be treated in the same manner as Area 1 noted above.

Area 3 - West Face

- **Characteristics** The west edge of the project currently meets a surface



Figure 28 West Elevation with Step Back at 3rd Floor, Facing Retail Parking Area

parking area on lands owned by the applicant. The parking area supports ground floor retail uses that exist in the centre to the west and proposed for the ground floor of the subject building. These parking areas are defined by landscaped islands. This current condition is likely to change in the future as re-development of the retail strip occurs in the future. From upper floors there is view of the Streetsville residential neighbourhood to the west.

● Approach

It is anticipated that additional redevelopment will eventually occur in the existing parking areas to the west of this site. As such the proposed building height is scaled at five storeys anticipating a street-like right

of way separation in the future and an enclosure condition of approximately 1:1 ratio. With a proposed height of 16.9m at the west edge, a minimum right-of-way width of about 17m will be achieved. Similarly the built form scale, massing, proportion and detail is proposed as though this edge faces a public street today.

●Principles

- The building faces should be designed in a similar way as noted for Area 1 except as noted below.
- Walls above three storeys should be stepped back from wall face below.
- Views from residential units on the 2nd to 5th floors should be improved by introducing landscape areas and parking area buffers.
- Ground level retail uses should be treated in the same manner as Area 1 noted above to support pedestrian comfort.
- The sidewalks at retail storefronts within the site should be considered in the same way as the Queen St. sidewalk, with sufficient width to support planting, patio seating and pedestrian passage.

Area 4 - South Face Entry Court

●Characteristics

The south edge of the subject development comprises mixed land uses including ground floor retail, 2nd floor office uses and recently constructed residential

apartment buildings. An entrance driveway leads from Queen St. to the retail parking area to the west.



Figure 29 South Elevation Showing Parking Court and Sight Line from Queen St. Toward the 5 Storey Component

associated with a major landscaped open space in the foreground.

● Approach

In proposing a mixed use development in this context it is imperative to clearly demarcate public and private areas and access points. To this end a secluded entry court has been created to define the residential entrance. This court, while accessed by a covered colonnade leading from Queen St., is quite separate from the main street retail activity associated with shop frontages there. Address is created on Queen while creating a transitional semi-private sense of place and entry for the residents away from the public street activity.

- Principles
 - The residential entry courtyard should be lushly landscaped to create a sense of oasis away from the public edges surrounding the site.
 - Residential address should be clearly seen and understood so that visitors can easily find and access the front doors.
 - The entry courtyard should be illuminated to enhance safety.
 - Building faces on the courtyard should be generously fenestrated and overlook the courtyard below to enhance security.

5.0 Heritage Impact Statement

With the application of the above noted approaches and principles the proposed development meets the intent of the Mississauga Plan and Streetsville Amendment 49 while blending harmoniously with the heritage context. The development is a demonstration of sensitive neighbourhood intensification that follows the evolved pattern seen in past developments within the district.

The scale and character of the proposed development carefully responds to that of the district's heritage assets without exactly copying those assets while allowing for an appropriate and desirable intensification of the node. New retail vitality and housing options will result to ensure that the node remains vital and continues to serve additional residential needs within the community.

As such the proposed development does not detract from the heritage

character and quality of the district and ensures that adaptive re-use of the nearby heritage assets continues well into the future.

6.0 Implementation

It is expected that a new zoning bylaw will be created to implement the numeric aspects of these principles such as buffers, setbacks, height and fenestration. The balance of the design guidance may be applied through the Site Plan Approval process.

These guidelines have been composed to allow the best possible form of urban development to proceed within the limits of current development opportunities and policies. The strategies included in this report represent the commitment to urban quality that De Zen is prepared to make in realizing the established urban design objectives for the Streetsville district. With their appropriate implementation, these principles will result in a superior built environment in this special neighbourhood.

De Zen Realty Development

142 to 148 Queen St.

Streetsville, Mississauga, Ontario

Heritage Advisory Committee JUN 18 2013

New Mixed Use Development

Addendum to Urban Design Principles and Heritage Impact Statement

April 15, 2013

Prepared by **MSAi Michael Spaziani Architect Inc.**,
Architecture, Urban Design, Development

Table of Contents

1.0 *Introduction*

2.0 *Development Revisions and Urban Design Principles*

1.0 Introduction

This Addendum is intended to be read in conjunction with the original Urban Design Principles Report and Heritage Impact Statement dated December 2006. That report accompanied a complete application for Official Plan, Zoning Bylaw Amendment and Site Plan Application. Upon the successful completion of the policy amendments, a Site Plan revision has become necessary based on the removal of the 7 storey component of the development due to current economic conditions. The Queen St. built form edge remains as proposed in that original design. A few minor changes have been made based on comments received and are documented herein.

2.0 Development Response and Urban Design Principles

Proposed Function of the Site

The revised site proposal continues to include both commercial at grade uses in conjunction with residential condominium uses above. The total proposed development gross floor area has been reduced from 11,822sm to 3,243sm. 108 residential units shown in the original plan are now reduced to 20 units. The subject site development area has been reduced from 8,131 sm to 3,221 sm. The retail area at grade has been reduced from 1,602sm to 873sm. The building height has been reduced from 7 storeys to three.

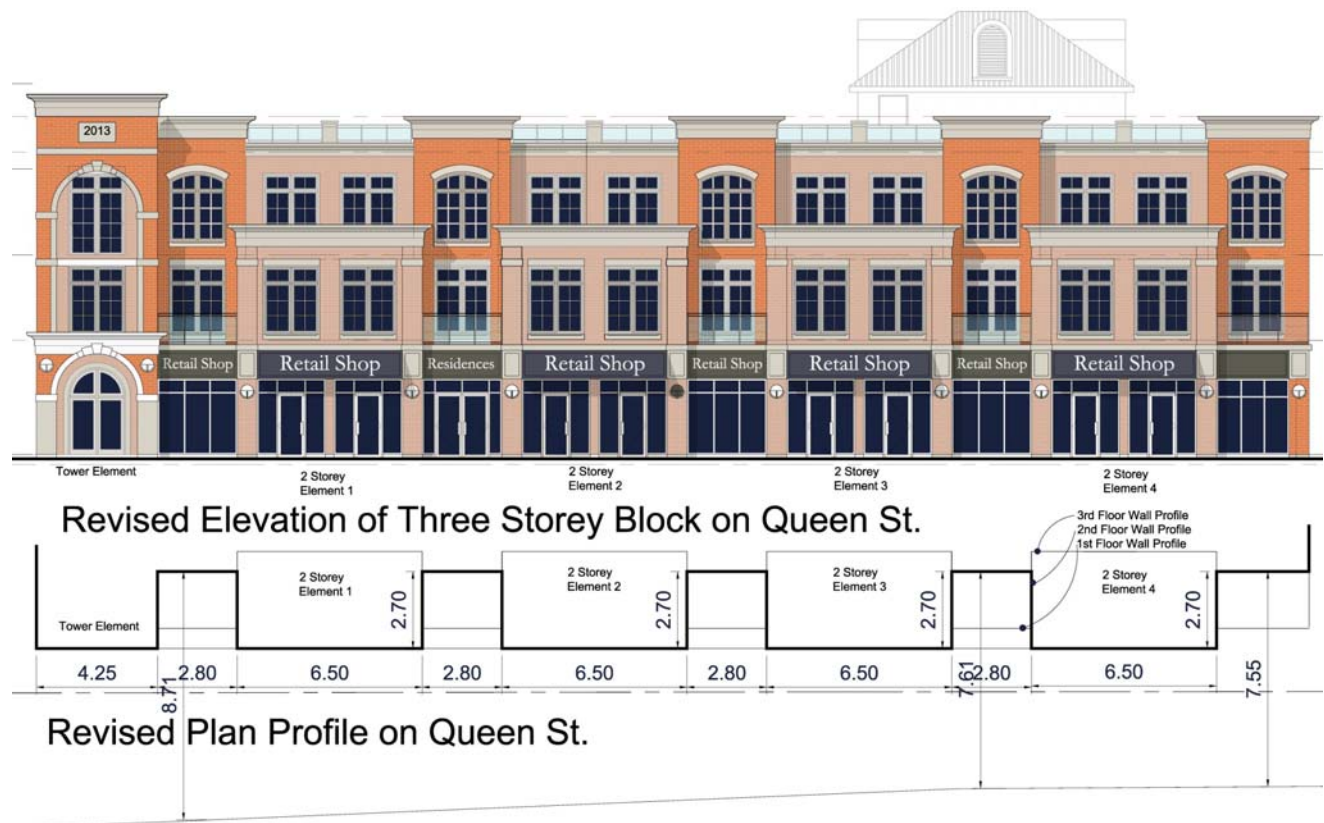
Built Form Approach

The built form strategy for the site seeks to generally place 2 to 3 storey built form parallel to Queen St. aligned with adjacent built form.



Previous Elevation of Three Storey Block Shown at Public Meeting
Approved by Council





The DeZen proposal seeks to re-introduce a built form pattern that pre-dates the existing retail strip plaza model, placing 2 and 3 storey built form at the Queen St. edge. The proposal seeks to maximize the building edge along Queen, locating pedestrian oriented ground floor retail shops along this street edge. The proposed building height is in character and scale with the prevailing historic buildings of Queen St. The pattern further introduces individual storefronts at a rhythm that emulates the evolved individual lot development pattern that characterizes the village. The building face is divided into several discrete wall elements, separated by indentations and canopy signs that identify individual retailers. This attribute has not changed with the current design revision.

The proposed site plan now includes 2 urban design edges that include

specific responses to suit the characteristics of each location.

Area 1 - Queen Street Frontage

- | | |
|--------------------------|---|
| ③ Characteristics | Queen Street is a retail high street with a strong pedestrian orientation. This pattern is currently broken by the existing built form evident on the subject property. The east side of Queen St. comprises more continuous building frontage dating from the mid-nineteenth to the mid twentieth century. |
| ③ Approach | The design for the site seeks to physically define and frame the Queen St. corridor with significant street defining edges composed of 4 individual built form blocks at a height of two storeys emulating the width of individual heritage buildings at about 6.5m. These 2 storey blocks stand approximately 3m ahead of the balance of the 2nd and 3rd floor wall faces with gaps of about 3m between each block. 58m out of the 71m frontage (81%) is planned for built form. |
| ③ Principles | <ul style="list-style-type: none">-Match adjacent built form setbacks within 1m of the existing established front walls of neighbouring buildings.-Create a series of dominant 2 storey building faces closest to the street line.-Ensure that the distance between the curb and building face is not less than 4.5m for a broad and usable sidewalk capable of supporting tree planting and seating for cafes and restaurants while allowing |

comfortable passage.

- Create a clear and obvious entrance address to the apartments along Queen St.

- Create a notable urban marker that signals the entry to the larger existing commercial site to the west, at the southeast corner of the subject development

- Establish a high level of transparency in the design of grade level storefronts along Queen Street (min. 40% clear glass). Ensure floor levels match the sidewalk level to enhance full access and sidewalk security.

- Window patterns in the upper floors should emulate the “punched” nature of traditional windows in load bearing walls, providing overlook on the sidewalk to enhance security.

- Replicate the incremental nature of evolved storefronts, creating changes in plan configuration at intervals not exceeding about 6.5m in length, with multiple store entrances.

- Provide near continuous weather protection along the sidewalk in the form of soft canopies, colonnades or roof extensions.

- provide signage opportunities that are traditional in their configuration.- eg. individual letters with external illumination, banner type signs at right angles to the storefront and other heritage type signs.

- Where a third storey is proposed, set that floor back at least 1.5m from the storey below.

- Roof top mechanical equipment should be enclosed or hidden by building elements that create an

URBAN DESIGN PRINCIPLES

Page 8

integrated architectural image, capping the building in an appropriate character and scale.

-Building materials and details should reflect the typical masonry craftsmanship seen in adjacent heritage buildings.

- Built form along Queen St. should have a three part composition - a base, middle and crown in proportions derived from heritage built form in the district.

- Evidence of the proposed Green Roof on top of the third floor should be clearly seen from Queen St.. Railings and plant material should be visible as signs of occupancy and natural overlook onto Queen St. to enhance security on the street.

Area 2 - North Face

③ Characteristics To the north of the subject property lies a neighbouring 1 storey retail strip designed in an unsympathetic manner with respect to Queen Street. To the west lies the existing asphalt parking area of the DeZen commercial plaza.

③ Approach Views over the adjacent plaza rooftop have been minimized by orienting principle unit windows away from this area.

- ③ Principles
 - Where blank walls are exposed to view, ensure that wall details are created that give scale and character to such walls in patterns that match window walls.
 - Loading areas and ramps should be located away from Queen St. and hidden by landscape elements.

The proposed massing attempts to recognize past heritage patterns while projecting into the future where intensified development will occur along different built form models that include underground parking. The proposed elevations reflect very specific references in the immediate context including storefront glazing, punched windows and cornice lines. To emulate the accretive nature of the evolved historic built form, the Queen St. facade is very heavily differentiated through significant setbacks and stepbacks.

The elevation comprises 4 distinct 2 storey faces that are closest to Queen St. yet are setback 4.3m to allow for pedestrian amenities such as planting and urban furniture. Each of these "faces" is only 6.5m in width, a dimension that echoes the width of historic lotting and house form frontages. Each of these faces is separated from one another by a recess of 2.8m width that is set in 0.7m on the 1st floor and 2.7m on the second floor. These recesses cause the 2 storey faces to stand in the visual foreground as one walks down Queen St. This strategy creates a strong appearance of an evolved street face, scaled in height and width to echo the prevalent historic context, without slavishly copying it.

The third floor is further stepped back to about 7.5m from the Queen St. curb line to minimize its visual prominence along Queen St. When one examines the perspective created from a pedestrian's viewpoint, the diminished presence of the third floor can be seen. The broken crown line has been specifically created to further add to the incremental image of the street wall, breaking a

URBAN DESIGN PRINCIPLES

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potentially long horizontal parapet line into several parts. This broken horizontal line is typical of traditional built form in the context where development lots have traditionally been narrow with small gaps between building streetwalls.



Previous Massing as Approved by Council

Regarding the tower element we are willing to remove it but remind you that it was intended to mark an important new entry point for pedestrians to this revitalized precinct. The tower marks a pedestrian oriented plaza where festivals and special events can occur. It will grow in significance once these events take place. It also marks a place where outdoor dining will occur on its edges further strengthening its role as a meeting/ social space. The plaza space further supports public art and cultural performance.

The former arched storefront entrances have been simplified and will function a shop entrances for the most part. One will be used as the principle entrance for

the residence.



Revised Massing on Queen St.

When one examines the Streetsville main street, there are parts that have continuous full block streetwalls as evident in many Ontario towns such as Orangeville, Port Perry and Georgetown. We do not share the view that new development should depart from this historic commercial standard in favour of residential built form typologies. The entire subject site will eventually fill in with vibrant commercial high street activity and this in our view is appropriate in this context. The "numerous breaks" cited as typical in Streetsville, do not occur in the strongest commercial blocks. In this regard further jogging and height variation as suggested, is not warranted in our view.

3.0 Conclusion

With the application of the above noted approaches and principles the proposed development meets the intent of the Mississauga Plan and Streetsville Amendment 49 while blending harmoniously with the heritage context. The development is a demonstration of sensitive neighbourhood intensification that follows the evolved pattern seen in past developments within the district.

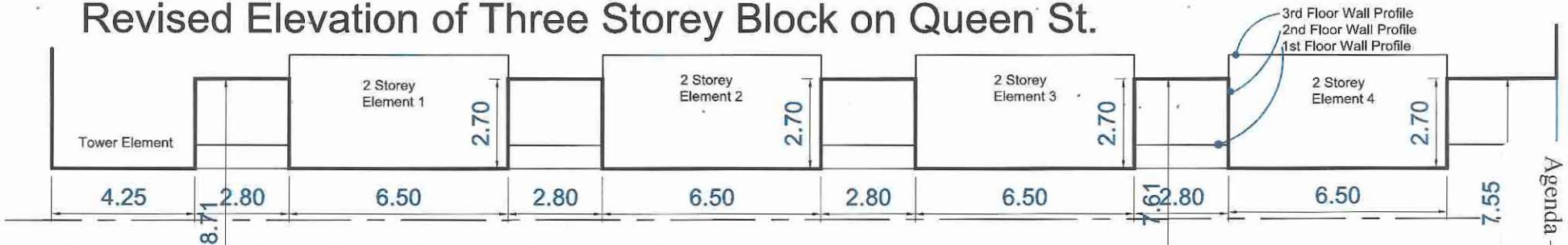
The scale and character of the proposed development carefully responds to that of the district's heritage assets without exactly copying those assets while allowing for an appropriate and desirable intensification of the node. New retail vitality and housing options will result to ensure that the node remains vital and continues to serve additional residential needs within the community.

As such the proposed development does not detract from the heritage character and quality of the district and ensures that adaptive re-use of the nearby heritage assets continues well into the future.

Elevation A



Revised Elevation of Three Storey Block on Queen St.



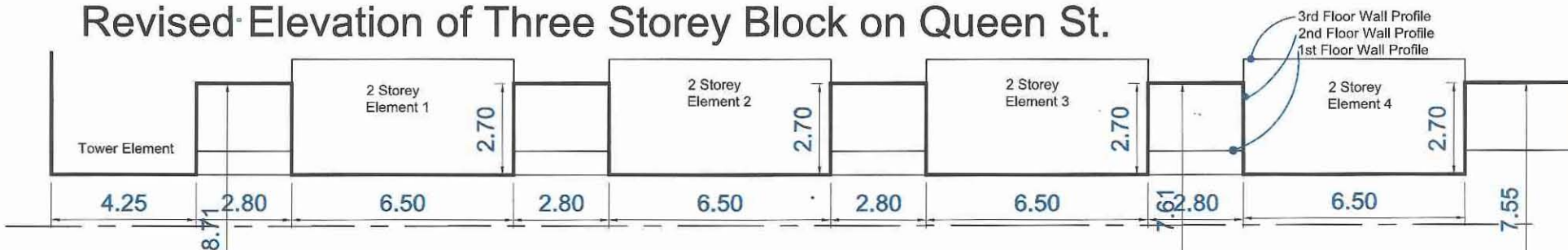
Revised Plan Profile on Queen St.

Heritage Advisory Committee
JUN 18 2013

Elevation B

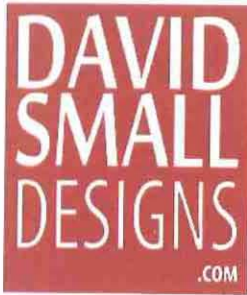


Revised Elevation of Three Storey Block on Queen St.



Revised Plan Profile on Queen St.

Heritage Advisory Committee
JUN 18 2013



Heritage Advisory Committee
JUN 18 2013

Heritage Impact Statement

**57 Inglewood Drive
Mississauga ON L5G 1X7**

April 15, 2013

Report prepared by David W. Small

A handwritten signature in black ink, appearing to read "D. Small", written over a horizontal line.

David W. Small

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Section 1 | Introduction

Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing. (i.e. redevelopment of properties in existing mature neighbourhoods. David Small was born to design houses as he grew up watching and learning from his Father and Grandfather who were builders and developers. Growing up with such a ‘heritage of housing’ David’s passion for the business was ignited and this passion led him to where he is today.

Over the past decade, David W. Small Designs Inc. recognizes what heritage is and what it means because as a firm we have done our research and have been involved in the design of over 80 new homes and renovations within cultural landscapes of the area. When designing these custom homes, David takes into consideration the heritage and the cultural landscape in question. The success of the firm is largely based on developing “neighbourhood sensitive” designs that respect the integrity of the existing natural and currently constructed surroundings.

The firm has successfully prepared heritage impact statements for the City of Mississauga for properties listed in numerous cultural landscapes for the last 4 years. Through the preparation of over 20 “H.I.S” documents David W. Small Designs has acquired a clear understanding of cultural within the City of Mississauga.

David W. Small Designs Inc. has successfully completed “H.I.S” documents for the following properties located in Mississauga:

1. 1162 Vesta Drive – March 2013
2. 250 Pinetree Way – March 2013
3. 1296 Woodland Avenue – March 2013
4. 29 Cotton Drive – March 2013
5. 1373 Glenwood Drive – August 2012
6. 1394 Victor Avenue – May 2012
7. 1570 Stavebank Road – May 2012
8. 2494 Mississauga Road - April 2012

9. 162 Indian Valley Trail – March 2012
10. 500 Comanche Road – March 2012
11. 277 Pinetree Way – January 2012
12. 1362 Stavebank Road – August 2011
13. 1448 Stavebank Road – July 2011
14. 1359 Milton Avenue – July 2011
15. 1380 Milton Avenue – April 2010
16. 1248 Vista Drive – March 2010
17. 64 Veronica Drive – February 2010
18. 125 Veronica Drive – January 2010
19. 224 Donnelly Drive – October 2009
20. 1570 Stavebank Road – October 2009
21. 1379 Wendigo Trail – September 2008
22. 142 Inglewood Drive – September 2008
23. 1524 Douglas Drive – September 2008
24. 1443 Aldo Drive – July 2008
25. 1397 Birchwood Height Drive – July 2008
26. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

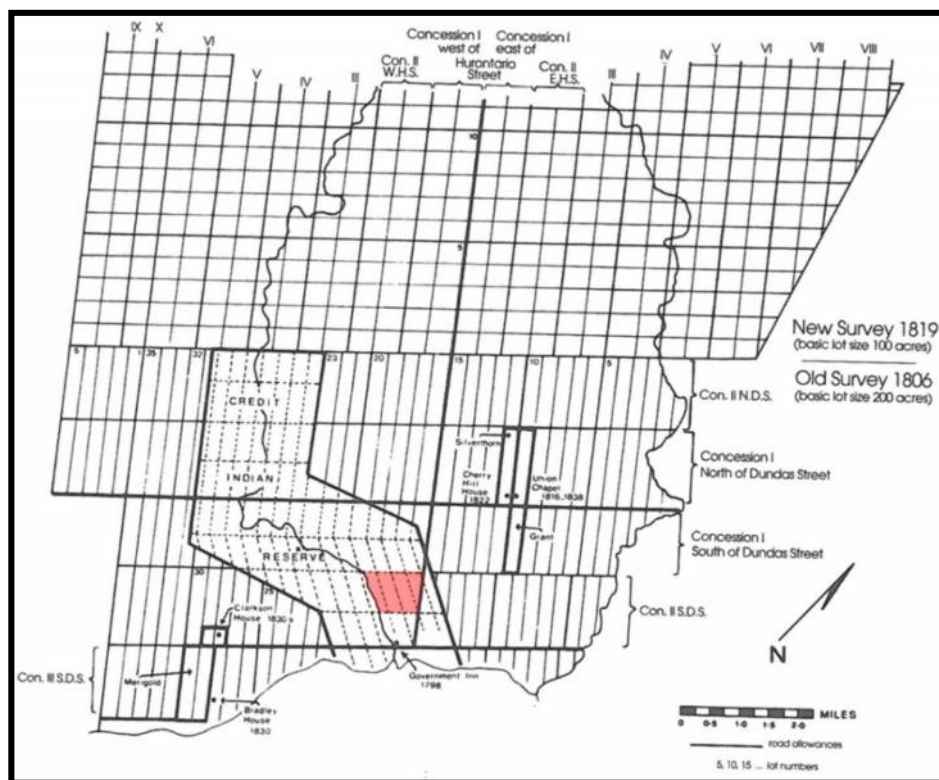
The subject property is located in the Mineola West neighbourhood otherwise known as the ‘Mineola West cultural landscape’. As such, it is listed on the City of Mississauga’s heritage register but it is not designated.

Section 2 | Property Overview

Mineola West Neighborhood:

The Mineola West Neighborhood is bordered on the West by the Credit River, the East by Hurontario Street (Hwy. 10), the North by the Queen Elizabeth Way and the South by the CN Rail line. It falls directly into what was previously known as the “Credit Indian Reserve” (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas. The graphic provided below indicates the area known as the Mineola West Neighborhood within the context of the Township of Toronto’s Lot Survey.

A Plan of the Township of Toronto’s Lot Survey:

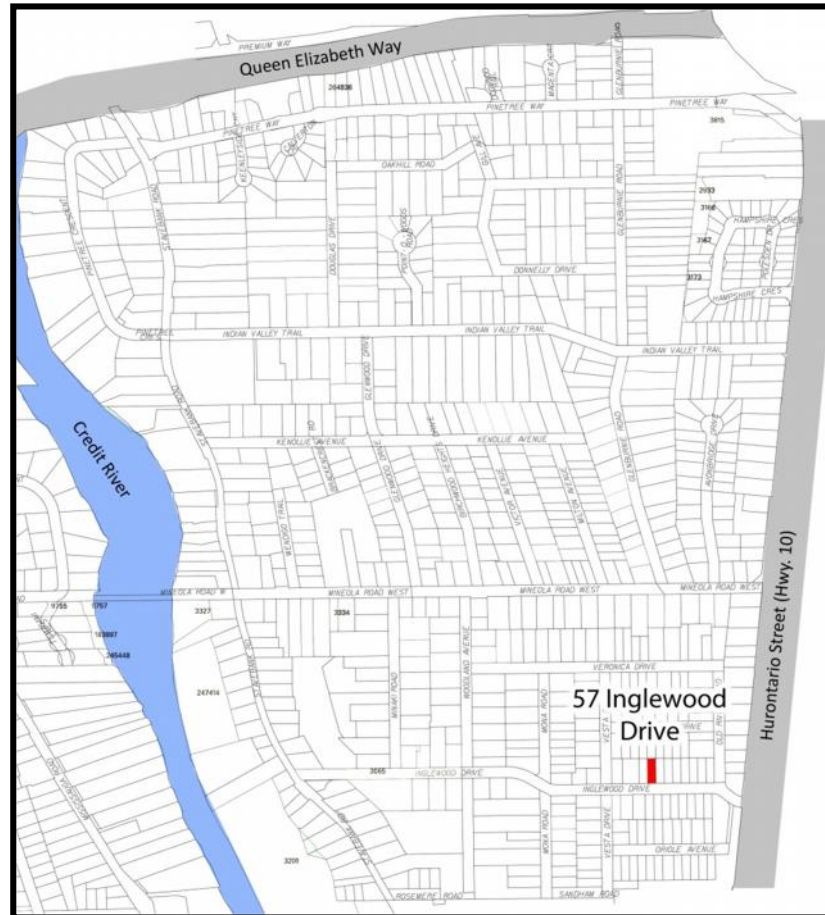


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

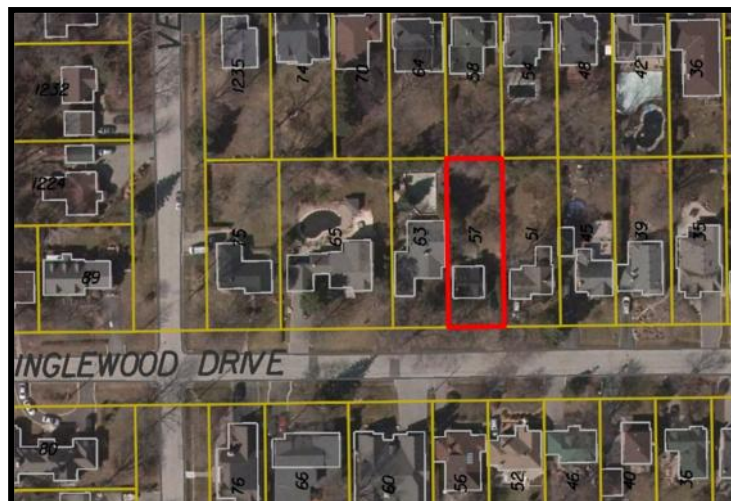
Current City of Mississauga Map:



Mineola West Neighbourhood Map:



Aerial Map:



The Mineola West Cultural Landscape:

“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.” – Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

Vegetation: More than most neighbourhoods, Mineola West is dominated by the presence of mature trees. They are the number one physical feature that shapes one's impression as they travel through the area. Most of these trees are found along property boundaries and have been, therefore easily preserved through the years.



Narrow Roads, road side ditches and mature vegetation

Engineering Infrastructure: Unlike most neighbourhoods, Mineola West is composed of very few “Engineered Streets”. Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is dealt with via a network of road side ditches as opposed to the more intrusive storm sewer system found throughout the city. Large trees are often in very close proximity to roads which reinforce the ‘soft’ overall impression of the neighbourhood.



Housing: As previously stated Mineola West is home to a broad range of housing sizes, configurations and styles.



Examples of broad range of housing in the Mineola West Neighbourhood

The housing stock continues to evolve as many are attracted to the neighbourhood's aforementioned attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. One can see numerous examples of new and original homes, large and small homes or homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

The following is a brief history of the Port Credit area through a chronological overview of the people and events that shaped Mineola West neighbourhood.

In 1837 Robert Cotton emigrated from Ireland where he became a well known farmer and merchant in Toronto. Robert Cotton purchased land and had a house built in 1856, of which remnants of this log cabin still exist. The Cotton Homestead is located on 1234 Old River Road part of range 1 of the C.I.R. Robert Cotton passed away in 1885 and before that time he had transferred the Cotton Homestead to James W. Cotton. Robert and James Cotton were brothers and to most are considered to be the “Fathers” of Port Credit. James Cotton worked along side Robert as a postmaster, storemaster and was the owner of a Wharf. The Cotton Homestead remained in the family until it was sold by Cyril E. Cotton in 1943, and now the Cotton Homestead is designated under Part IV of the Ontario Heritage Act in June 1984.

Section 3 | Property Details

Municipal Address	57 Inglewood Drive
Legal description	PLAN 323 PT LOT 27
Municipal Ward	1
Zoning	R3-1 (0225-2007)
Lot Frontage	15.24 m
Lot Depth	45.72 m
Lot Area	696.77 m ² (0.069 ha)
Orientation	Front facing South - East
Type	Existing 1.5 Storey Dwelling
Vegetation	Very few trees located throughout property
Access	New liner asphalt driveway
Current Property Owner	Shahzad Ahmad (416-892-7614)

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from August 19, 1856 to current. The information provided has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title.

1. The Crown – Granted to Robert Cotton for Lot 3 Range 1 (Aug.19/1856)
2. Frederick W. Jarvis transferred to Bank of Upper Canada (May.13/1865)
(The above information is taken from the Toronto township book A)
3. Bank of Upper Canada transferred to James W. Cotton (Nov.2/1867)
4. James W. Cotton's will (The Toronto General Trusts Corp.) transferred to The Toronto General Trusts Corp. (April.30/1896)
5. The Toronto General Trusts Corp. transferred to Cyril E. Cotton (Mar.3/1905)
(The above information is taken from the Toronto township book B)
6. Cyril E. Cotton transferred to F.J. Moore Construction Co. Ltd. (June.24/1943)
7. F.J. Moore Construction Co. Ltd. transferred to Ernest Perry (July.9/1946)
Through conversation with Matthew Wilkinson it is believed that the home was built in 1946 by F.J. Moore Construction and then first transferred to Ernest Perry. Through research of Ernest Perry's indenture it indicated that he was a Civil Servant.
8. Ernest Perry transferred to Cyril L. Ross & Eva C. Ross (Nov.28/1949)

9. Cyril L. Ross & Eva C. Ross transferred to Thomas F. Knight & Grace Knight (July.12/1956)

Through research of Thomas F. Knight's indenture there was no information indicated on what his occupation may have been.

10. Thomas F. Knight transferred to Paul Philippe Le Forestier & Cheryl Le Forestier (June.21/1991)

11. Paul Philippe Le Forestier & Cheryl Le Forestier transferred to Paul Vienneau & Lise D'astous – Vienneau (Oct.31/1995)

Through research of Paul P. & Cheryl Le Forestier's indenture, there was no information indicated of what their occupations may have been, but it does indicate that they moved to 1348 Hurontario Street, Mississauga On.

12. Paul Vienneau & Lise D'astous – Vienneau transferred to Stanley Galas (June.2/1997)

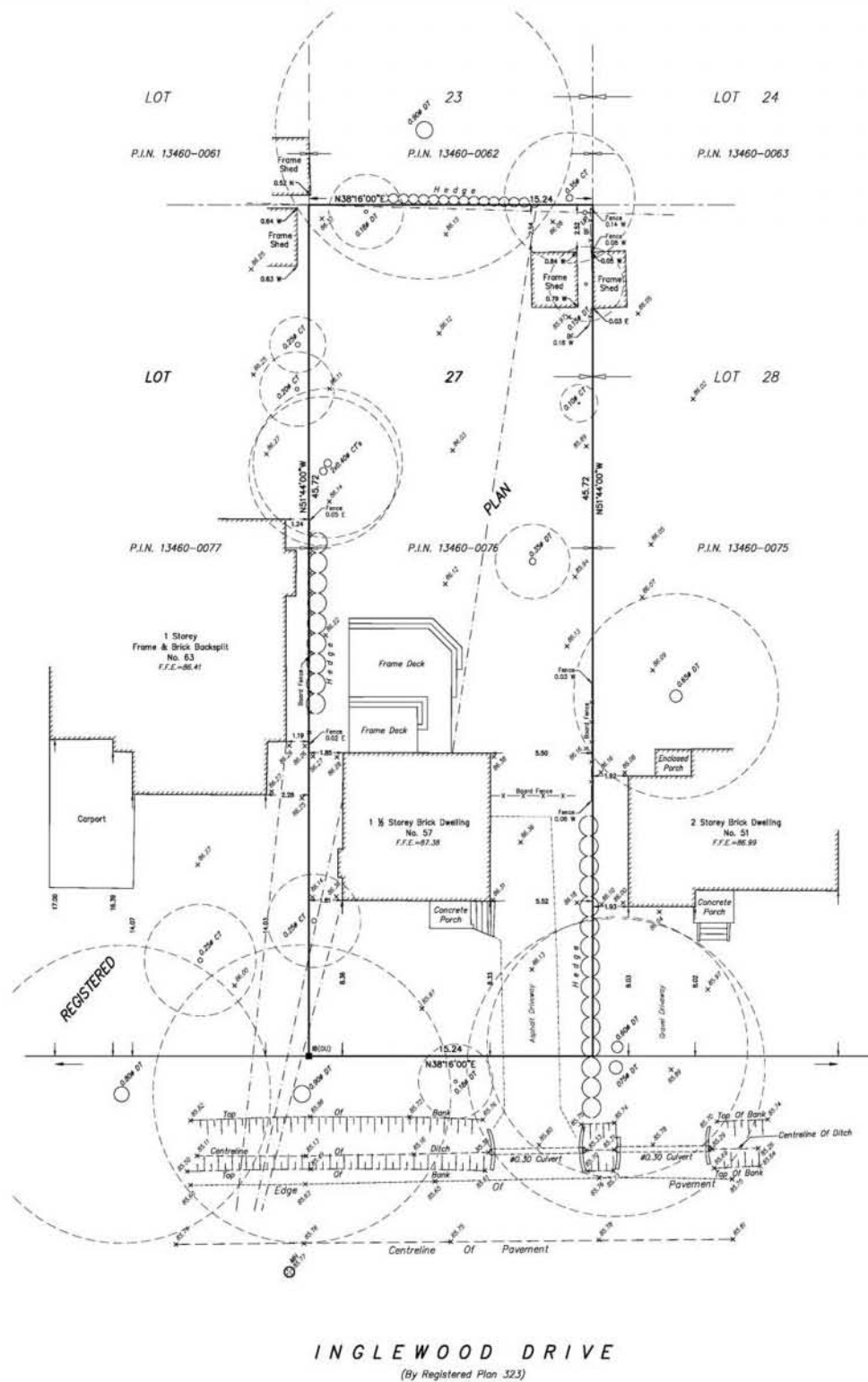
Through research of Paul & Lise Vienneau's indenture, there was no information indicated of what their occupations may have been, but it does indicate that they moved to 1089 Beechnut Road, Oakville On.

(The above information is taken from the Toronto township book D)

13. Stanley Galas transferred to Current owner Shahzad Ahmad (Apr.4/2013)

Through research of Stanley Galas' indenture there was no information indicated on what his occupation may have been.

Subject Property Topographical Survey:



Section 4 | Building Details

Exterior Photos



Front Elevation



Rear Elevation

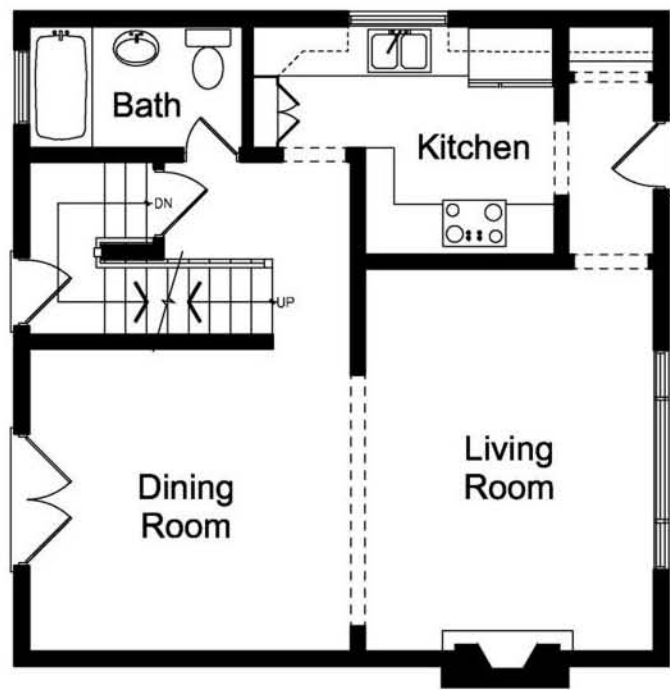


Right-Side Elevation



Left-Side Elevation

Existing Floor Plans (not to scale)



Ground Floor Plan

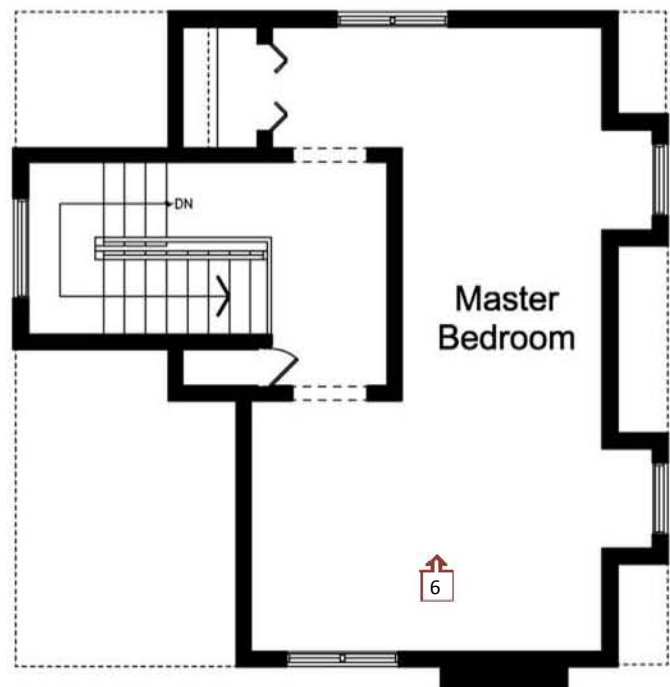


Second Floor Plan

Interior Photo reference Plan (not to scale)



Ground Floor Plan



Second Floor Plan

Interior Photos



Interior Photo 1 - Entrance



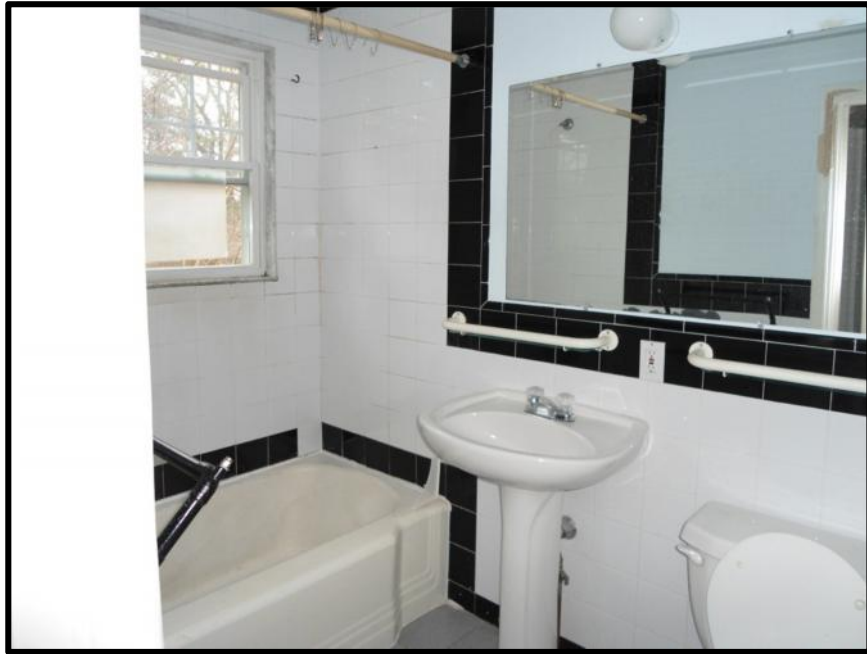
Interior Photo 2 – Living Room



Interior Photo 3 – Dining Room



Interior Photo 4 – Kitchen



Interior Photo 5 – Main Bath



Interior Photo 6 – Master Bedroom

House Description:

Construction Date		Circa 1946
Size		Approximately 1100 sf
Building Type		1.5 Storey dwelling
Wall Construction		Wood Frame and Concrete Block
Exterior Cladding		Brick
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 8.33 m
		Right Side – 5.50m
		Left Side – 1.81 m
		Rear Yard – 29.44 m

Alterations to the Original House

The original home, built circa 1946, is a 1.5 Storey dwelling. We have made reference to the City of Mississauga, but there are no permitting records of files to show any firm evidence that the house was built in 1946. However confirmation was provided through conversation with Matthew Wilkinson from Heritage Mississauga.

Analysis of Existing Structure

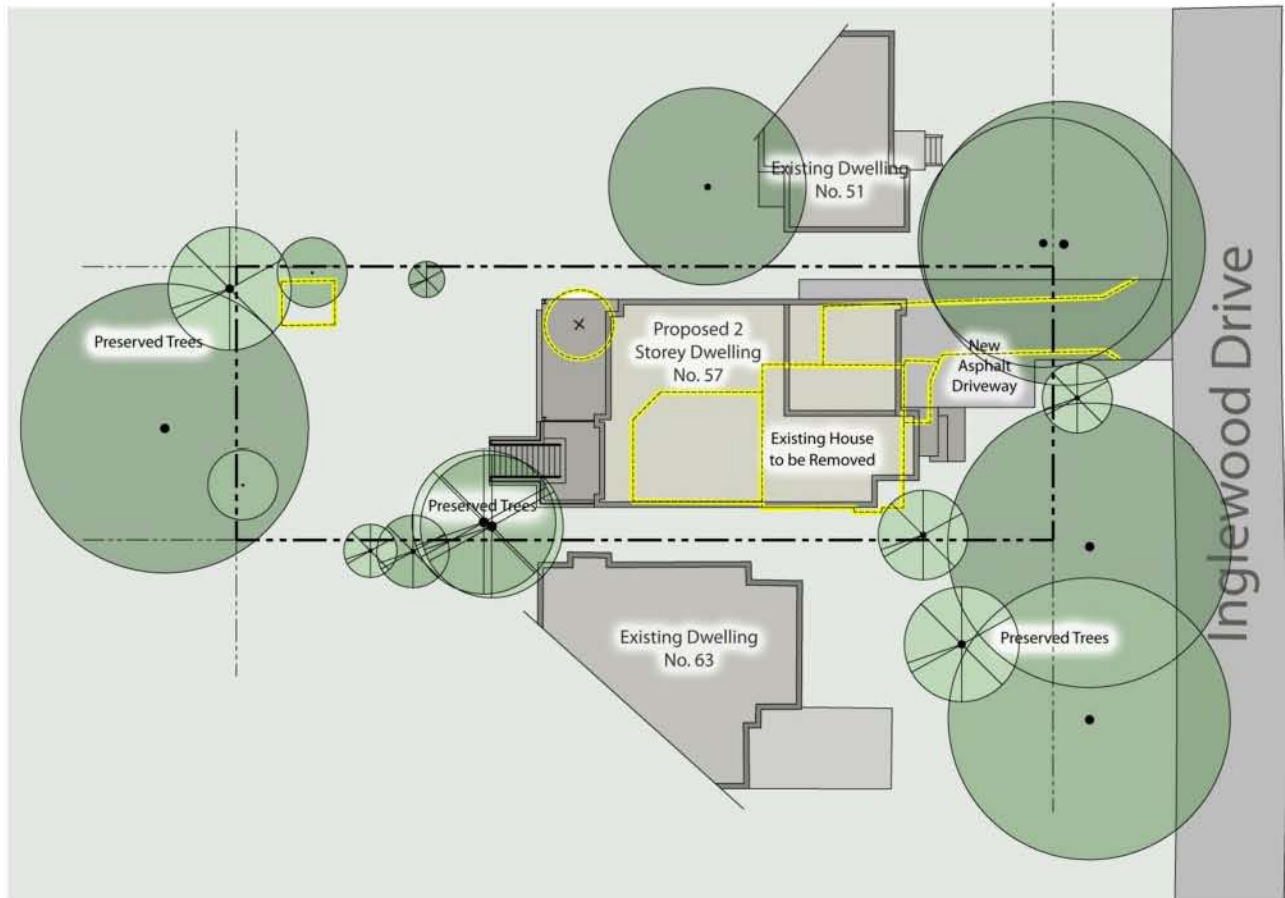
The existing home is representative of circa 1946 vernacular 1.5 Storey dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

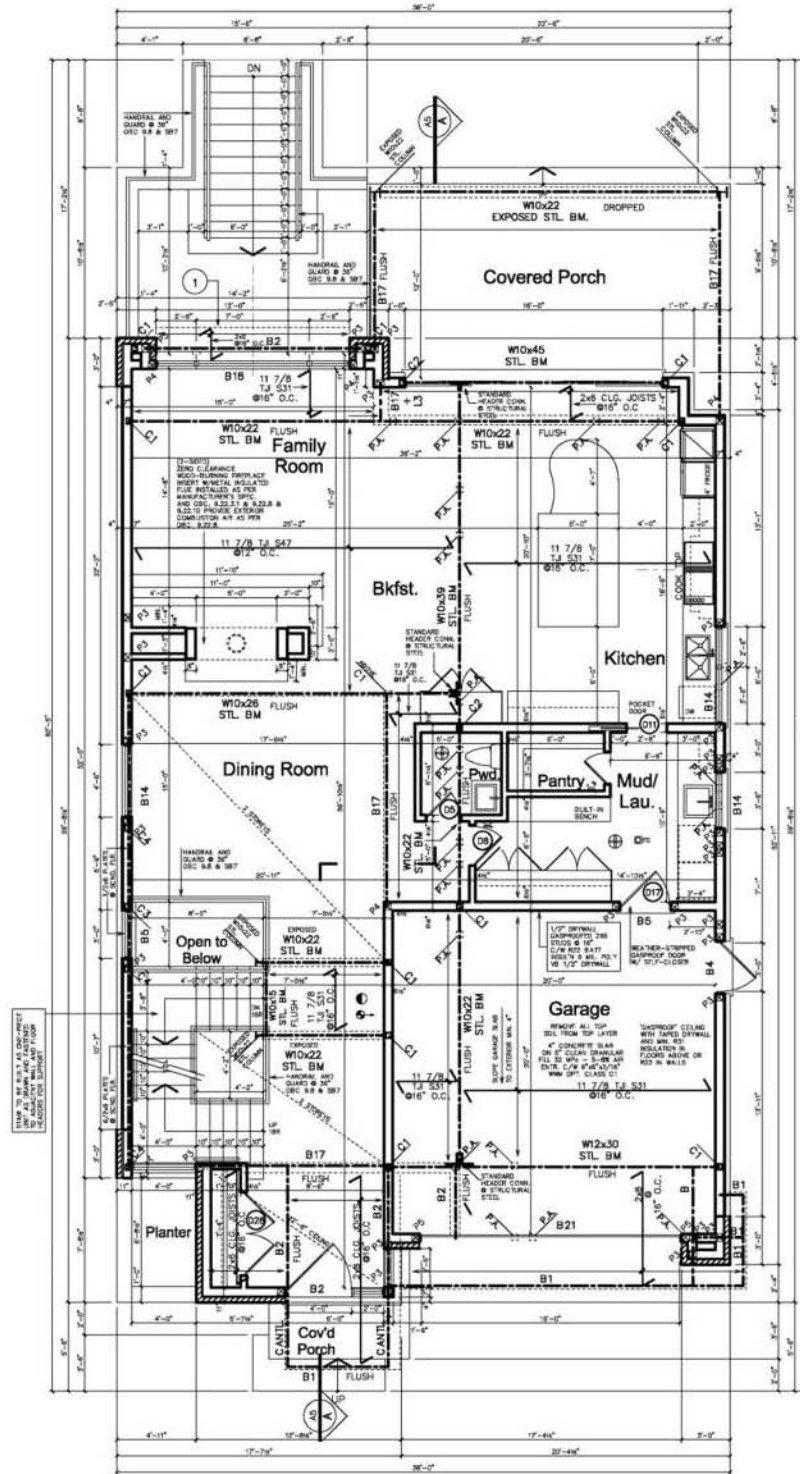
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Inglewood Drive.

Section 5 | Development Proposal

Site Development Plan



Proposed Ground Floor Plan:



Ground Floor

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Proposed Elevations:



63 Inglewood Drive

57 Inglewood Drive

51 Inglewood Drive

Streetscape Elevation



Left - Side Elevation

Rear Elevation

Right - Side Elevation

Section 6 | Conclusion

The proposed home at 57 Inglewood Drive has been designed with similar massing characteristics of other homes on Inglewood Drive and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 57 Inglewood Drive

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of where driveway access is being maintained

The majority of existing trees have been preserved through the development with the exclusion of trees in direct conflict with the proposed house footprint. The driveway has been reconfigured internally; however it maintains the same access to Inglewood Drive.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West

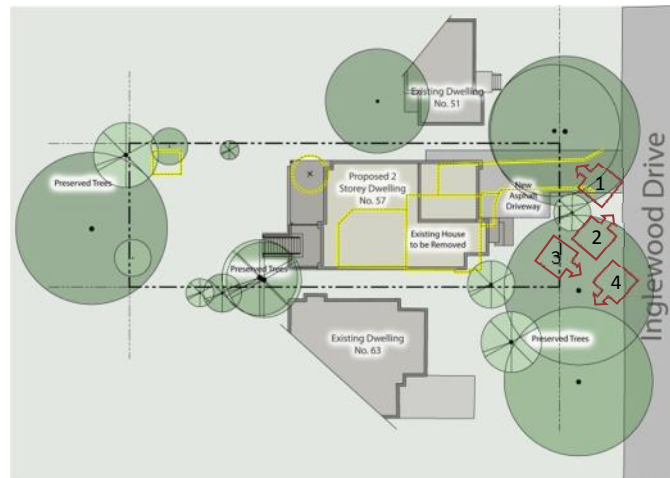


Photo Reference Plan

The proposed home respects the Mineola West Cultural Landscape’s characteristics and is consistent with all planned redevelopment efforts throughout the area.

Summary Statement and Conservation Recommendations:

The existing 1.5 storey dwelling located at 57 Inglewood Drive has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

As per criteria set out in Regulation 9/06 of the Ontario Heritage Act the following reasons are why the subject property is not worthy of heritage designation and does not meet such criteria stated in Regulation 9/06.

1. *Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?*

The property itself has been listed on the heritage register under the Mineola West Cultural Landscape; however the existing dwelling has not been designated. The existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act.

2. *If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not.*

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

3. *Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?*

The property has been listed on the register and does warrant conservation as per the Mineola West Cultural landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

Section 7 | Bibliography

Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

City of Mississauga Cultural Landscape Inventory L-RES-6 Community Services Department January 2005

City of Mississauga Services Online – eMaps [http://www6.mississauga.ca/eMaps/\(lafipz55wrpwqa55adxyff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpwqa55adxyff55)/default.aspx)

Wilkinson, Matthew. Historian. Heritage Mississauga, 2013