Agenda



Heritage Advisory Committee

Date

2019/04/02

Time

9:30 AM

Location

Civic Centre, Council Chamber, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
David Cook, Citizen Member
Alexander Hardy, Citizen Member
James Holmes, Citizen Member
Lisa Small, Citizen Member
Jamie Stevens, Citizen Member
Melissa Stolarz, Citizen Member
Terry Ward, Citizen Member
Matthew N. Wilkinson, Citizen Member
Adrian Zita-Bennett, Citizen Member

Contact

Megan Piercey, Legislative Coordinator, Legislative Services 905-615-3200 ext. 4915 megan.piercey@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed at: http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca

Find it online

1	_	CALL	TO	ORDER

- 1.1. Appointment of Chair
- 1.2. Appointment of Vice-Chair
- 2. <u>APPROVAL OF AGENDA</u>
- 3. DECLARATION OF CONFLICT OF INTEREST
- 4. MINUTES OF PREVIOUS MEETING
- 4.1. Heritage Advisory Committee Minutes March 5, 2019
- 5. DEPUTATIONS
- 5.1. Andrew Douglas, Grants Officer, Culture Division, in regards to appointments to the Designated Heritage Property Grant Assessment Panel
- 6. PUBLIC QUESTION PERIOD 15 Minute Limit (5 Minutes per Speaker)

 Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:
 - 1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
 - 2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
 - 3. The total speaking time shall be five (5) minutes maximum per speaker.
- 7. MATTERS TO BE CONSIDERED
- 7.1. Upcoming Changes to the Designated Heritage Property Grant Program
- 7.2. Reguest to Demolish a Heritage Listed Property: 70 Mississauga Road South (Ward 1)
- 7.3. Request to Demolish a Heritage Listed Property: 2375 Mississauga Road (Ward 8)
- 8. <u>INFORMATION ITEMS</u>
- 8.1. Alteration to a Listed Property: 3119 Churchill Ave (Ward 5)
- 8.2. Alteration to a Listed Property: 7153 Lancaster Ave (Ward 5)
- 8.3. New Construction Adjacent to a Designated Property: 6650 Hurontario Street (Ward 5)
- 8.4. Alteration to a Listed Property: 2300 Speakman Drive (Ward 2)
- 9. OTHER BUSINESS

- 10. <u>DATE OF NEXT MEETING</u> May 7, 2019
- 11. <u>ADJOURNMENT</u>

City of Mississauga

Minutes



Heritage Advisory Committee

Date

2019/03/05

Time

9:33 AM

Location

Civic Centre, Council Chamber, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Michael Battaglia, Citizen Member James Holmes, Citizen Member

Staff Present

Michael Tunney, Manager, Culture and Heritage Planning John Dunlop, Supervisor, Heritage Planning Paula Wubbenhorst, Heritage Planner, Culture Division Brooke Herczeg, Heritage Analyst, Heritage Planning Megan Piercey, Legislative Coordinator, Legislative Services

Find it online

http://www.mississauga.ca/portal/cityhall/heritageadvisory

- 1. <u>CALL TO ORDER</u> 9:33 AM
- 2. <u>APPROVAL OF AGENDA</u>

Approved (R. Cutmore)

- 3. DECLARATION OF CONFLICT OF INTEREST Nil
- 4. MINUTES OF PREVIOUS MEETING
- 4.1. Heritage Advisory Committee Minutes February 5, 2019

Approved (M. Wilkinson)

- 5. DEPUTATIONS
- 5.1. Rebecca Sciarra and Annie Veilleux from ASI, regarding an update to Phase 1 of the Cultural Heritage Landscape Project

Paula Wubbenhorst, Heritage Planner, noted that Rebecca Sciarra and Annie Veilleux from ASI would provide the update to Phase 1 of the Cultural Heritage Landscape project. Ms. Sciarra and Ms. Veilleux shared a PowerPoint presentation that provided an overview of the draft findings for Phase 1 of the Cultural Heritage Landscape project. They spoke to the scope of phase 1 and 2 of the project, the tools for protection of Cultural Heritage Landscapes (CHL), the evaluation methodology, the results and recommended strategies.

Members of the Committee engaged in discussion regarding the current CHLs of focus and what CHLs could be added to the project. Ms. Sciarra and Ms. Veilleux responded to an inquiry regarding the organization of the project. They noted that the significant CHLs would be prioritized over the areas of interest and that CHLs with the most need and support would likely be easiest to implement. Members of the Committee expressed their support for the project and Ms. Wubbenhorst noted that the presentation would be available online.

RECOMMENDATION

HAC-0017-2019

That the deputation by Rebecca Sciarra and Annie Veilleux from ASI, regarding an update to Phase 1 of the Cultural Heritage Landscape Project be received for information.

Received (Councillor Parrish)

6. PUBLIC QUESTION PERIOD - Nil

No members of the public requested to speak.

7. MATTERS CONSIDERED

7.1. Request to Demolish a Heritage Listed Property: 26 Ann Street (Ward 1)

Robert Cutmore, Citizen Member, spoke to the intensification in this area and noted support for staffs' recommendation.

RECOMMENDATION

HAC-0018-2019

That the property at 26 Ann Street, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated February 19, 2019.

Approved (R. Cutmore)

7.2. Request to Demolish Heritage Listed Properties: 869 Sangster Avenue (Ward 2)

Matthew Wilkinson, Citizen Member, requested that staff discuss with the owner the possibility of changing the façade to be more in line with the building's original style. Brooke Herczeg, Heritage Analyst, noted that she had been in contact with the owner regarding this concern and that she would reopen that discussion.

RECOMMENDATION

HAC-0019-2019

That the property at 869 Sangster Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to alter and demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated February 19, 2019.

Approved (M. Wilkinson)

8. INFORMATION ITEMS

8.1. New Heritage Designation Plaque Design

Members of the Committee engaged in discussion and noted that they did not support the new heritage designation plaque design. Councillor Parrish requested that the Memorandum be received and that staff be directed to investigate how they can keep the current plaque design while incorporating the City's rebranding. Tina Mackenzie, Manager, Creative Services, advised that she would investigate different options for the new heritage designation plaque design.

RECOMMENDATION

HAC-0020-2019

- 1. That the Memorandum dated February 11, 2019 from Paul Damaso, Director, Culture Division entitled New Heritage Designation Plaque Design, be received;
- 2. That staff be directed to further investigate the intention of changing the current Heritage Designation plaque design and look into options that would incorporate the City's rebranding into the current design.

Approved (Councillor Parrish)

8.2. New Construction Adjacent to a Listed Property: 3650 Eglinton Avenue West (Ward 8)

No discussion took place during this item. Members noted receipt.

RECOMMENDATION

HAC-0021-2019

That the Memorandum dated January 24, 2019 from Paul Damaso, Director, Culture Division entitled New Construction Adjacent to a Listed Property: 3650 Eglinton Avenue West (Ward 8), be received.

Received (Councillor Parrish)

9. OTHER BUSINESS

Councillor Parrish provided a brief update on the status of Malton's AVRO Arrow Replica project.

- 10. <u>DATE OF NEXT MEETING</u> April 2, 2019
- 11. ADJOURNMENT 11:05 PM (M. Wilkinson)

City of Mississauga

Corporate Report



Date: 2019/03/12

To: Chair and Members of Heritage Advisory Committee

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

Meeting date: 2019/04/02

Subject

Upcoming Changes to the Designated Heritage Property Grant Program

Recommendation

- That the Corporate Report entitled "Upcoming Changes to the Designated Heritage Property Grant Program" dated March 12th, 2019, from the Commissioner of Community Services, be approved.
- 2. That the Designated Heritage Property Grant Program allow for multiple application intakes within a given year.
- 3. That the Designated Heritage Property Grant Program be expanded to include a third-tier of available grants funding to a maximum of \$25,000 as a three-year pilot program.

Report Highlights

- Heritage Planning staff have undertaken a review of the Designated Heritage Property Grants Program to determine efficiencies and improvements.
- Heritage staff recommends implementing a rolling application deadline for the Designated Heritage Property Grants Program. With this change, applications will be received from Mid-February to September each year.
- Heritage staff also recommends the implementation of a third funding tier, allowing for grants of up to a maximum of \$25,000, as a three-year pilot program to better support heritage restoration work on designated heritage properties.
- All changes within these recommendations will be delivered with the existing grants program budget of \$75,000 per year.

Background

In May 2007, Council adopted By-law 0184-2007, as amended February 25, 2009, to provide grants to owners of heritage designated properties. The program assists heritage designated property owners with financial assistance from a minimum of \$500 to a maximum of \$5,000 in matching funds for conservation projects, and up to \$10,000 for structural projects.

Properties must be designated under the *Ontario Heritage Act*. The work proposed must be a restoration or reconstruction of original architectural elements or must be works which will lead to the continued conservation of the structure and its original architectural elements.

Staff continually review the Designated Heritage Property grant program to ensure its ongoing growth and success. This review began with research of other municipalities that offer heritage grants including: Hamilton, Toronto, Ottawa, Oakville, Brampton and Burlington. Staff also consulted with the Heritage Grant Subcommittee and designated heritage property owners to determine concerns with the application process. This research and feedback has already led to a number of changes that bring this program into alignment with all City grants and encourage better utilization. These include: implementation of a merit-based review of applications; and ensuring property owners who have been approved for funding do not have to forfeit funding due to delays in permitting or unforeseen circumstances.

Comments

As indicated in the Heritage Advisory Committee Corporate Report dated May 8, 2018, staff reviewed the viability of the existing Heritage Grants program and are recommending two changes to better facilitate and implement the Designated Heritage Property Grants program: multiple intake periods for heritage grant applications throughout the year and the introduction of a third-tier of funding.

Based on feedback from grant applicants, one of the major hurdles when applying for funding has been coordinating the timing of the grant with hiring contractors and navigating the heritage permit process. In addition, with only one intake period, staff have not been able to fund emergency repairs which occur outside the current application period.

Currently timing for the Designated Heritage Property Grant program allows applicants to apply for funding once a year (mid-February to mid-March). This timing ensured funding could be approved prior to the summer building season.

Allowing property owners to apply throughout the year will allow them to apply for funding when the project is ready to proceed instead of trying to align their project to the timelines of the grant program. By accepting applications over a longer period of time, property owners will be able to

work at their own pace while ensuring they have all necessary approvals before applying for funding.

To move the Designated Heritage Property grant program from having one application intake a year to multiple intakes, the following process will need to be implemented:

- The Heritage Grant Working Group will be convened multiple times a year after City staff have received enough applications to review
 - Emergency work will be evaluated as needed
- Recommendations will go to the Director of Culture Division for approval (as per Heritage Grant By-Law 184-07)
- Funding will be determined based on merit and will be first-come first-serve
- Applicants will still have to meet the criteria and show they are using best practices to receive funding
- Applications will be received from Mid-February until September of each year to ensure work is completed by year-end
- Applicants will have six-months to complete the approved work.

This change will allow property owners to apply anytime from February until September or until the yearly budget of \$75,000 is expended.

To further encourage participation in the Designated Heritage Property Grants program, staff also recommend the creation of a three-year pilot project to create a third-tier of grants funding. This additional tier will be for properties that require a significant amount of restoration and structural work for their conservation.

This recommendation is based on feedback from grant applicants whose restoration projects were not approved based on the scope and cost of work which exceeded current financial limits of the program. This recommendation is also based on a review of the Designated Heritage Property Grants data from 2014 to 2018, by property; this information was reviewed to determine the costs associated with the conservation of heritage and other significant structural elements of each property (Appendix 1).

All other information regarding the same type of work for properties, which did not participate in the grants program was also reviewed (Appendix 1).

Adding a third-tier to the Designated Heritage Property Grant program, that is implemented within the existing grants budget, will achieve several results. The greatest benefit will be to corporate heritage property owners, with larger restoration projects, who will now benefit from this program. This in turn will result in greater participation and interest in restoration and conservation work on designated heritage properties throughout the City.

Another benefit to this expanded funding program will be a streamlined grant application process for repeat applicants. As noted in Appendix 1, there are several properties which have required costly work. To gain funding assistance from the grants program, the property owners have had to apply repeatedly over several years. A minimum \$30,000 threshold in overall project costs for the third-tier funding level will reduce the number of repeat grant applications by 20 per cent while still covering the same amount of funding; this achieves the goal of delivering better customer service with the same level of funding while reducing the administrative burden to City staff and residents.

The implementation of a third-tier in the Designated Heritage Property Grants program will involve the following:

- Applications for the third-tier funding will follow all existing requirements for the Designated Heritage Property Grant application process
- Applications for the third-tier funding will be based on the overall cost and level of work required for each designated heritage property
- A minimum cost of \$30,000.00 in overall costs for
 - all conservation, restoration or reconstruction work of original architectural elements or
 - o works which will conserve the structure and its original architectural elements
- Each designated property will only be eligible for third-tier funding once every three vears.
- The third-tier funding will be limited to a maximum of \$25,000 or 50 per cent of the overall costs, whichever is less.
- Changes to the grant program will be evaluated after the three-year period to determine effectiveness.

Financial Impact

There is no new financial impact to the Designated Heritage Property grant program resulting from the recommendations within this report. Funding for these changes will be drawn from the existing grants program budget of \$75,000 per year.

Conclusion

Starting in 2019, property owners applying to the Designated Heritage Property grant program will be able to submit an application to this program from February until September or until the budget of \$75,000 is fully expended. During the three-year pilot program, participants will be able to apply for a third-tier of funding for more costly projects. These changes to the heritage grants program will provide a more effective program in a more efficient manner for the residents of the City.

Attachments

Appendix 1: Table 1 - Heritage Grants Program Data by Property and Application 2014-2018

Table 2 - Non Grants-Participant Designated Heritage Property Reconstruction

Costs 2014-2018.



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

Prepared by: John Dunlop, Supervisor, Heritage Planning and Andrew Douglas Grants Coordinator

APPENDIX 1:

Т	able 1: Heritage	Grants Program D	ata by Propert	y and Application 2	2014-2018
Heritage Property Address	Number of Applications	Number of General Conservation Works Needed	Number of Structural Elements Works Needed	Overall Project Cost	Overall Grant Amount Awarded
7005 Pond Street	4	1	3	\$ 53,818.50*	\$ 26,909.25
295 Queen Street South	4	4		\$ 41,069.00*	\$ 15,123.63
41 Bay Street	4	4		\$ 35,702.30*	\$ 15,564.63
1033 Barberry Lane	3	1	2	\$ 74,184.00	\$ 22,200.00
31 Mississauga Road South	2	1	1	\$ 46,482.00	\$ 15,000.00
913 Sangster Avenue	2		2	\$ 44,883.00	\$ 14,841.00
1009 Old Derry Road	2	1	1	\$ 36,154.00	\$ 13,123.00
1234 Old River Road	2	2		\$ 33,275.00	\$ 10,000.00
27 Mill Street	2	1	1	\$ 22,500.00	\$ 10,830.00
7105 Pond Street	2	1	1	\$ 20,893.70*	\$ 4,797.36
38 John Street South	2	2		\$ 19,746.00	\$ 7,754.00
36 Lake Street	2		2	\$ 22,696.86*	\$ 11,348.43
1011 Old Derry Road	2	2		\$ 15,701.54	\$ 6,493.00
7059 Second Line West	2	2		\$ 12,894.43	\$ 6,681.57
1074 Old Derry Road	2	1	1	\$ 23,508.50*	\$ 11,529.25
208/210 Queen Street South	2	2		\$ 11,376.00	\$ 6,411.45
264 Queen Street South	2	2		\$ 15,049.26*	\$ 7,524.63
47 Queen Street South	1		1	\$ 61,585.00	\$ 8,943.00
1362 Mississauga Road	1		1	\$ 33,500.00	\$ 10,000.00
50 Bay Street	1		1	\$ 32,431.00	\$ 10,000.00

Table 1: Heritage Grants Program Data by Property and Application 2014-2018						
Heritage Property Address	Number of Applications	Number of General Conservation Works Needed	Number of Structural Elements Works Needed	Overall Project Cost	Overall Grant Amount Awarded	
7076 Old Mill	1		1	\$ 29,945.00	\$ 7,200.00	
Lane 1155 Willow	1		1	\$ 24,069.00	\$ 7,200.00	
32 Front	1		1	\$ 19,750.00	\$ 7,110.00	
Street South 63 Port Street	1		1	\$ 14,314.00	\$ 7,157.00	
223 Queen Street South	1		1	\$ 13,334.00	\$ 6,667.00	
42 John Street South	1	1		\$ 11,894.43	\$ 3,600.00	
141 Lakeshore Road East	1	1		\$ 10,770.00	\$ 3,600.00	
2625 Hammond Road	1	1		\$ 9,915.00	\$ 4,957.00	
1212 Southdown Road	1	1		\$ 6,752.00	\$ 3,376.00	
680 Silvercreek Blvd. Unit 18	1	1		\$ 6,700.00	\$ 3,350.00	
34 Thomas Street	1	1		\$ 6,300.00	\$ 2,268.00	
1090 Old Derry Road	1	1		\$ 4,450.00	\$ 2,225.00	
1352 Lakeshore Road East	1	1		\$ 3,817.60	\$ 1,374.00	
15 Mississauga Road South	1	1		\$ 2,257.74	\$ 813.00	
1045 Barberry Lane	1	1		\$ 7,929.26 *	\$ 3,964.63	
1101 Willow Lane	1	1		\$ 7,929.26 *	\$ 3,964.63	
1556 Dundas Street West	1	1		\$ 7,929.26 *	\$ 3,964.63	

APPENDIX 1:

Table 1: Heritage Grants Program Data by Property and Application 2014-2018

Heritage Property Address	Number of Applications	Number of General Conservation Works Needed	Number of Structural Elements Works Needed	Overall Project Cost	Overall Grant Amount Awarded
1560 Dundas Street West	1	1		\$ 1,979.28 *	\$ 989.64
185 Derry Road	1	1		\$ 7,929.26 *	\$ 3,964.63
2025 Mississauga Road	1	1		\$ 7,929.26 *	\$ 3,964.63
7015 Pond Street	1	1		\$ 3,746.58 *	\$ 1,873.29
7050 Old Mill Lane	1		1	\$ 8,757.34*	\$ 4,378.67
7057 Pond Street	1	1		\$ 7,929.26 *	\$ 3,964.63
7067 Pond Street	1		1	\$ 7,929.26 *	\$ 3,964.63
7135 Pond Street	1	1		\$ 6,249.64 *	\$ 3,124.82

^{*2014} Overall Project Costs information was not available. The value indicated in the table represents the minimum cost of work related to the approved grant funding.

Table 2: Non Grants-P	articipant Designated Her	itage Property	Reconstruction Costs 2014-2018
Heritage Property Address	Number of General Conservation Works Needed	Number of Structural Elements Works Needed	Overall Project Cost
2275 Britannia Road	4	1	\$ 182,000.00
West			
6671 Ninth Line	2	5	\$ 194,000.00
915 North Service Road	11		\$ 80,420.00
31 Lakeshore Road East	2	1	\$ 305,000.00

APPENDIX 1:

Analysis

Applications are reviewed based on number of grant applications per property, overall cost of restoration and reconstruction work to date on each property, and the amount of approved grants funding.

- 45 designated heritage properties have received grants funding approval from a total of 69 applications over the reviewed time period;
- 17 of the 45 properties received approval of more than one grant application;
- 11 properties have applied for grant funding for projects totalling more than \$30,000 a total of 26 times;
 - The maximum number of times a property has received grants approval is four out of the five years reviewed.

These properties are deemed to require a significant amount of restoration and conservation work based on the overall work costs and the number of grant applications submitted over the reviewed period of time.

Designated heritage properties which did not apply for grant funding but whose restoration and conservation work costs were available consisted of four properties.

These properties differ from the participants in the grants program as follows;

- None of these properties are a residence of the owners. They are all corporately owned by various private companies;
- These properties include three commercial properties (two of which are former residential buildings) and one residential property;
- These properties required a significantly greater amount of restoration and conservation work than those participating in the grant program, with an average overall cost of \$190,355.00 for all work required on these properties;
- Feedback from the property owners as to why they did not participate in the grant program was either being unaware of the program or deeming it too-low a financial benefit based on their overall work costs.

City of Mississauga

Corporate Report



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee

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

Meeting date: 2019/04/02

Subject

Request to Demolish a Heritage Listed Property: 70 Mississauga Road South (Ward 1)

Recommendation

That the property at 70 Mississauga Road South, which is currently under development application with the City of Mississauga. The small garage, (former fire station) located on the property is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated March 19, 2019.

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 redevelopment proposal is to demolish the existing garage for environmental site clean-up and remediation.

The owner of the subject property has submitted a heritage permit application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register.

Comments

The applicant has provided a Heritage Impact Assessment (HIA) compiled by ERA Architects Inc. (Appendix 1). The consultant has concluded that the small garage is not worthy of designation and there will be no impacts to the heritage attributes of the property.

Of note, the information in the HIA reveals, "the one-story former fire station dates from the Subject Site's former use as an oil refinery and petrochemical storage facility... in the mid - 1980s" (page 49).

The HIA states that, "based on the ... evaluation... it does not merit designation under Part IV of the Ontario Heritage Act" (page 51). Staff concurs that this property does not contribute to the cultural heritage values associated with the Mississauga Scenic Route Cultural Landscape. Therefore, Staff finds, due to extensive alteration, partial infill, and recent remediation work there is limited evidence to recommend designation at this time.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 70 Mississauga Road South has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Assessment that provides information which does not support the building's merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment Addendum



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

Prepared by: Brooke Herczeg, Heritage Analyst

HERITAGE IMPACT ASSESSMENT

CULTURAL LANDSCAPE HERITAGE
IMPACT ASSESSMENT

70 Mississauga Road South & 181 Lakeshore Road West

Project#

TOTUTOUS

16-206 01

Prepared by

MM / JT / EM



PREPARED FOR:

Port Credit West Village Partners 30 Adelaide Street East - Suite 300 Toronto, Ontario M5C 3H1

PREPARED BY:

ERA Architects Inc. 625 Church Street, Suite 600 Toronto, Ontario M4Y 2G1 416.963.4497

Issued: 2018-11-02

Cover Image: Aerial rendering of the Subject Site. (Source: Port Credit West Village Master Plan, Urban Design Study & Planning Justification Report)

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	Appendix D: City of Mississauga By-law No. 374-88 to designate 37 Mississauga Road Sour a property of cultural heritage value or interest under the Ontario Heritage Act	th as
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EXECUTIVE SUMMARY

This combined Heritage Impact Assessment (HIA) and Cultural Landscape Heritage Impact Assessment (CLHIA) revises earlier combined submissions prepared by ERA Architects dated August 25, 2017 and March 1, 2018. This report has been prepared on behalf of the Port Credit West Village Partners for the property municipally known as 70 Mississauga Road South & 181 Lakeshore Road West (the 'Subject Site' or 'the Property') to assess the impact of a proposed new development on the Mississauga Road Scenic Route Cultural Landscape and adjacent recognized heritage properties.

The Subject Site is listed on the City of Mississauga Heritage Register as it forms part of the Mississauga Road Scenic Route Cultural Landscape (70 Mississauga Road South & 181 Lakeshore Road West) and for its historical/associative value (70 Mississauga Road South). The Subject Site is considered adjacent, as defined in the Provincial Policy Statement, 2014, to two properties designated under Part IV of the Ontario Heritage Act (OHA) at 305 Lakeshore Road West & 37 Mississauga Road South. The Subject Site is also adjacent to the western boundary of the Old Port Credit Village Heritage Conservation District ('the HCD').

The proposed development, as indicated in the revised conceptual Master Plan, produced by Giannone Petricone Architects dated November 2, 2018 alters the Subject Site and its relationship to recognized heritage resources by adding a road network, a series of residential and mixed-use buildings, and new public parkland to the property.

This report finds that the built-form proposed within the Subject Site responds to the scale of the adjacent Old Port Credit Village HCD (including the Part IV designated property at 37 Mississauga Road South) and the Part IV designated property at 305 Lakeshore Road West. The proposed road alignment and block pattern within the Subject Site also creates continuity with the existing road network east of Mississauga Road South. Further, contemplated improvements to the public realm along the eastern perimeter of the Subject Site (the west side of Mississauga Road South) enhances the landscape design and scenic and visual quality of the Mississauga Road Scenic Route Cultural Landscape, while responding to the historic character of the Old Port Credit Village HCD.

As such, the proposed development plan does not adversely impact the Old Port Credit Village HCD, the Mississauga Scenic Route Cultural Landscape, or the designated properties at 305 Lakeshore Road West & 37 Mississauga Road South.

1 INTRODUCTION

1.1 Scope of the Report

This revised combined HIA and CLHIA has been prepared by ERA Architects Inc. to assess the impacts of a development plan proposed for 70 Mississauga Road South & 181 Lakeshore Road West on the Mississauga Road Scenic Route Cultural Landscape and adjacent recognized heritage properties.

The purpose of both an HIA and a CLHIA, according to both documents' terms of reference is to 1) determine the impacts to known and potential heritage resources within a defined area proposed for future development, and 2) to make recommendations toward mitigation measures that would minimize negative impacts to those resources.

1.2 Present Client Contact

Port Credit West Village Partners 30 Adelaide Street East - Suite 300 Toronto, Ontario M5C 3H1





1. Aerial Map showing the Subject Site in red (prior to remediation), the adjacent Part IV designated properties at 305 Lakeshore Road West and 37 Mississauga Road South in green, the Old Port Credit Village HCD in blue & the Mississauga Scenic Route Cultural Landscape in yellow (Source: Google Maps, annotated by ERA Architects)

1.3 Site Location and Description

The Subject Site is rectangular in shape and consists two properties municipally known as 70 Mississauga Road South and 181 Lakeshore Road West. The Subject Site is bound to the south by a strip of waterfront land not subject to this application, to the east by Mississauga Road South, to the north by Lakeshore Road West and a series of low-rise residential properties to the west that front Maple Avenue South & Pine Avenue South.

70 Mississauga Road South

All structures on 70 Mississauga Road South associated with its former use as an oil refinery and petrochemical storage facility were demolished following the decommissioning of the property in 1985 with the exception of a former privately-owned fire station located along the eastern perimeter of 70 Mississauga Road South. The building is rectangular in plan with a large, metal garage door found along both the east and west elevations.

The 70 Mississauga Road South property contains remnants of a privately owned asphalt road network with two points of access along Mississauga Road South and one point of access along Lakeshore Road West. In addition to the privately-owned road network and former fire station, the property contains a shale pit associated with the former Port Credit Brick Company. The shale pit is currently filled with water and contains a collapsed metal framework associated with the former oil refinery and petrochemical storage facility. The entirety of the property is fenced-off and secured. In late 2017, site preparation commenced involving tree removal, clearing and grubbing. A remediation program began in early 2018.

181 Lakeshore Road West

A vacant one-storey service station and commercial car wash are currently located at 181 Lakeshore Road West. Access to the property is achieved from Lakeshore Road West and Mississauga Road South. The the property is fenced-off and secured.

Built-form Context

The surrounding built form context includes a mixture of building types and uses including low-rise residential properties fronting Pine Avenue South & Maple Avenue South to the west as well as Mississauga Road South to the west. Multi-storey residential properties and low-rise mixed-use properties front Lakeshore Road West.

See Section 1.4 for photo-documentation of the Subject Site.



City of Mississauga Zoning Map



LAKE ONTARIO

2. Colour Zoning Map (Map 08 - Schedule 'B' to By-law No. 0225-2007). The Subject Site, indicated in red, is zoned 'Development' (70 Mississauga Road South) and C5 'Motor Vehicle Commercial' (181 Lakeshore Road West). Adjacent properties are zoned for a variety of land-uses (see figure 3 for a legend) (Source: City of Mississauga, annotated by ERA Architects)

⁴ HERITAGE IMPACT ASSESSMENT & CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT 70 MISSISSAUGA ROAD SOUTH & 181 LAKESHORE ROAD WEST

ZONING BY-LAW 0225-2007



Legend for the Colour Zoning map (see figure 2) (Source: City of Mississauga)



1.4 Site and Context Photographs

70 Mississauga Road South - Perimeter Conditions



4. A partial view of the Subject Site as seen from the north side of Lakeshore Road West. The fence seen in the image above runs along the entire perimeter of the Subject Site. The conditions seen in the image above are typical of the northern perimeter of the Subject Site, 2017 (Source: ERA Architects)



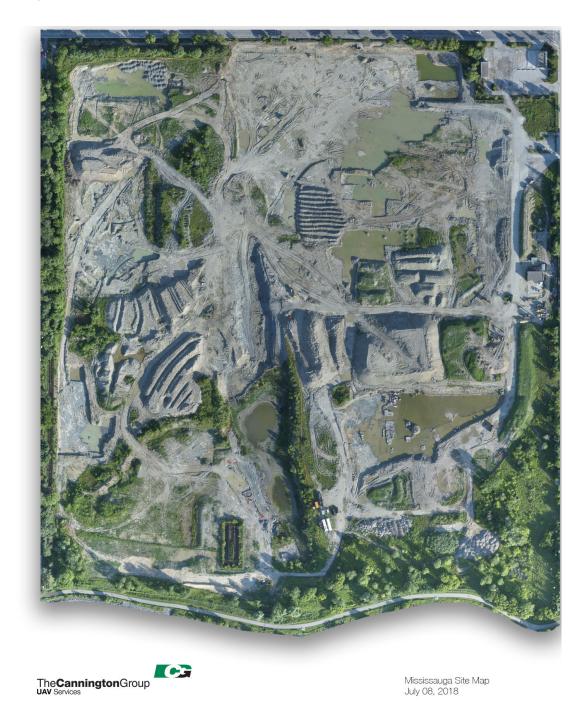
5. Looking south along Mississauga Road South. The Subject Site is visible to the right. The conditions seen in the image above are typical of the eastern perimeter of the Subject Site, 2017 (Source: ERA Architects)

⁶ HERITAGE IMPACT ASSESSMENT & CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT 70 MISSISSAUGA ROAD SOUTH & 181 LAKESHORE ROAD WEST



6. A partial view of the Subject Site as seen from the trail that runs along its southern edge (the trail is not part of the OPA/ZBA submission). The fence seen in the image above runs along the entire perimeter of the Subject Site. The conditions seen in the image above are typical of the southern perimeter of the Subject Site, 2017 (Source: ERA Architects)

70 Mississauga Road South - Interior Conditions



7. Aerial image of the Subject Site following the extent of remediation work as of July 2018. (Source: Diamond Corp)

⁸ HERITAGE IMPACT ASSESSMENT & CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT 70 MISSISSAUGA ROAD SOUTH & 181 LAKESHORE ROAD WEST



8. The north and west elevations of the former fire station located near the eastern edge of 70 Mississauga Road South, 2017 (Source: West Village Partners)



9. The east elevation of the former fire station located near the eastern edge of 70 Mississauga Road South, 2017 (Source: West Village Partners)





10. The south and west elevations of the former fire station located near the eastern edge of 70 Mississauga Road South, 2017 (Source: West Village Partners)



11. The interior of the former fire station, 2017 (Source: West Village Partners)

181 Lakeshore Road West



12. The former one-storey service station (partially visible to the right) and the commercial car wash (left) as seen from Mississauga Road South, 2017 (Source: ERA Architects)



13. The former one-storey service station as seen from Lakeshore Road West, 2017 (Source: ERA Architects)



Old Port Credit Village HCD



14. The east side of Mississauga Road South as seen from the Subject Site. The intersection of Bay Street and Mississauga Road South is visible to the right. The scale of the homes visible in the image above are typical of the Old Port Credit Village HCD, 2017 (Source ERA Architects)



15. The east side of Mississauga Road South as seen from the Subject Site. The scale of the homes visible in the image above are typical of the Old Port Credit Village HCD, 2017 (Source ERA Architects)



16. The east side of Mississauga Road South as seen from the Subject Site. The scale of the homes visible in the image above, including Part IV designated property at 37 Mississuaga Road South (indicated in red) are typical of the Old Port Credit Village HCD, 2017 (Source ERA Architects)



17. The east side of Mississauga Road South as viewed from immediately east of the Subject Site. Although typified by 1-2 story residential properties, some properties within the Old Port Credit Village HCD such as 15 Mississauga Road South (centre) rise above two storeys, 2017 (Source: ERA Architects)

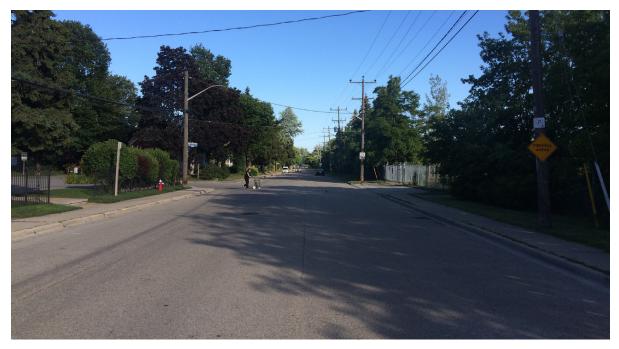




18. Looking southeast towards J.C. Saddington Park from the eastern perimeter of the Subject Site. Surface parking lots characterize the interface between the Subject Site and the nearby park, 2017 (Source: ERA Architects)



19. Looking northeast towards J.C. Saddington Park from the eastern perimeter of the Subject Site. Surface parking lots characterize the interface between the Subject Site and the nearby park, 2017 (Source: ERA Architects)



20. Looking south along Mississauga Road South showing existing landscape conditions on both sides of the street. The Subject Site is visible to the right, 2017 (Source: ERA Architects)

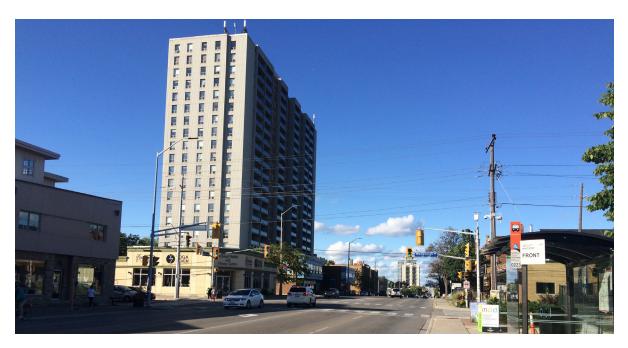


21. Looking north along Mississauga Road South showing existing landscape conditions on both sides of the street. The Subject Site is visible to the left, 2017 (Source: ERA Architects)



Built-Form Context

16



22. Looking east toward the intersection of Lakeshore Road West & Mississauga Road South (centre) The Subject Site is immediately to the right of this image, 2017 (Source: ERA Architects)



23. Looking east along Lakeshore Road West. The Subject Site is visible to the right, 2017 (Source: ERA Architects)



24. Looking west towards the intersection of Lakeshore Road West & Pine Avenue South, 2017 (Source: ERA Architects)



25. The north and partial west elevations of 305 Lakeshore Road West (designated under Part IV of the OHA). The Subject Site is visible to the left of the house-form building, 2017 (Source: ERA Architects)



1.5 Heritage Context

The Subject Site is listed on the City of Mississauga Heritage Register. 70 Mississauga Road South & 181 Lakeshore Road West are both listed as they form part of the Mississauga Road Scenic Route Cultural Landscape. 70 Mississauga Road South is also listed individually for its historical/associative value.

The Subject Site does not contain any properties designated under Part IV or V of the Ontario Heritage Act (OHA).

The Subject Site is considered adjacent, as defined in the PPS, to the western boundary of the Old Port Credit Village Heritage Conservation District (HCD). Old Port Credit is also municipally recognized as a cultural landscape.

The Subject Site is also considered adjacent to two properties designated under Part IV of the OHA:

- 305 Lakeshore Road West The Hill Estate Gatehouse/Dudgeon Cottage - adopted by Mississauga City Council on October 11, 2012 (See Appendix C for By-law No. 260-2011)
- 37 Mississauga Road South The Parkinson King Residence - adopted by Mississauga City Council on June 13, 1988 (see Appendix D for By-law No. 374-88). This property is also contained within the Old Port Credit HCD.

1.6 Heritage Policy Context

1.6.1 Provincial Policy Statement (PPS) (2014)

Section 1.7.1 of the PPS addresses cultural heritage, stating that long-term economic prosperity should be supported by:

Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;

Section 2.6 provides further direction regarding cultural heritage resources. Policy 2.6.1 states:

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

Provincial Policy Statement, 2014

Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Further, policy 2.6.3 states:

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

1.6.2 Growth Plan for the Greater Golden Horseshoe (2017) (GPGGH)

Section 4.2.7 of the GPGGH addresses cultural heritage:

Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

1.6.3 Region of Peel Official Plan

Chapter 3.6 of the Official Plan of the Region of Peel (consolidated October 2014) contains policies relating to development on or adjacent to heritage properties. Policy 3.6.2.8 states:

Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

1.6.4 City of Mississauga Official Plan

Cultural Heritage Properties/Resources

Chapter 7.4.2 of the City of Mississauga Official Plan (OP) (consolidated March 13, 2017) contains policies related to cultural heritage properties. Policy 7.4.2.3 addresses development adjacent to recognized heritage properties:

Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

Chapter 9.2.4 of the City of Mississauga OP addresses cultural heritage resources and their relationship to built form and urban design.

Accordingly, policy 9.2.4.2 provides further direction on development on and adjacent to cultural heritage resources:



Development and open spaces adjacent to significant cultural heritage resources will:

a. contribute to the conservation of the heritage attributes of the resource and the heritage character of the area;

b. emphasize the visual prominence of cultural heritage resources; and

c. provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.

Further, Policy 9.2.4.3 states:

Streetscape components such as signage, furniture and lighting, within areas with cultural heritage resources should be sympathetic to the character of the heritage area.

The City of Mississauga OP defines 'streetscape' as follows:

The character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.

The City of Mississauga OP does not define 'significant' within the context of cultural heritage resources. As such, the definition of 'significant' within the PPS applies.

Public Realm and Scenic Route Policies

Chapter 9.3.3 of the City of Mississauga OP addresses Gateways, Routes Landmarks and Views . Policy 9.3.3.10 provides direction on development along scenic routes:

Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.

The City of Mississauga OP defines 'scenic routes' as follows:

Routes designed to preserve existing woodlands and Greenlands along roadways. Scenic routes are also designated to maintain or restore historic scenic nature of roadways.

Provincial Policy Statement, 2014

Significant means:

In regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

1.6.5 Old Port Credit Village HCD

In-force HCD Plan

The Subject Site is considered adjacent to the western boundary of the Old Port Credit Village HCD. Mississauga City Council designated the area identified in figures 26-27 under Part V of the OHA on June 23, 2004.

For a copy of the 'Statement Defining the District's General Character', see Appendix E of this report.

Sixteen properties within the Old Port Credit Village HCD front Mississauga Road South and are considered adjacent to the Subject Site. Eight of those properties are identified within the Old Port Credit Village HCD Plan ('the HCD Plan') as 'Buildings of Historic Interest' defined as 'buildings whose age, history or architecture is significant in the district'. The remaining eight properties are identified as 'Complementary Buildings' defined as 'buildings that in terms of height and size complement the buildings of historic interest' (See Section 1.7 of the HCD Plan for a list of both categories of properties).

Section 2.2.8 of the HCD Plan addresses potential future development on the Subject Site, identified as the 'Oil Refinery/Brickyard Lands',. This policy mandates that any future development on the west side of Mississauga Road South to respect the district's character. Further, Policy 2.2.8.1.1 states:

Any new built form on the oil refinery/brickyard lands abutting Mississauga Road South will not rise above two-storeys.

The current HCD Plan does not contain further policies concerning massing or materiality with respect to development on adjacent properties.

Proposed HCD Plan

The City of Mississauga engaged George Robb Architect; MHBC Planners, Urban Design & Landscape Architecture; Wendy Shearer Landscape Architect; and Historic Horizon Inc. to update the HCD Plan. This update was prompted, in part, by changes to the Ontario Heritage Act enacted in 2005.

For a copy of the updated 'Statement Defining the District's General Character', see Appendix F of this report.



The draft HCD Plan was released for public review on November 9, 2017 and a revised version of the HCD Plan was adopted by Mississauga City Council in Spring 2018.

By-Law No. 0109-2018, to designate the Old Port Credit Village Heritage Conservation District and adopt the Old Port Credit Village Heritage Conservation District Plan, and to repeal By-Law Nos. 0272-2004 and 0273-2004, was enacted by the Mississauga City Council in June 2018. The enacting by-law was subsequently appealed and is not currently in-force.

Sections 3.4 & 16.0 of the proposed HCD Plan contain direction concerning lands adjacent to the HCD. Concerning the redevelopment of the 'Oil Refinery/Brickyard lands' (the Development Site), the HCD plan states instructs applicants to:

Design any future development on the west side of Mississauga Road South with respect to the heritage attributes of Old Port Credit Village HCD, as listed in Section 3.3.

Section 3.3 of the proposed HCD plan provides a list of heritage attributes for the District. The following are the relevant heritage attributes as they relate to development adjacent to the HCD:

d) The urban fabric is primarily composed of a low-rise built form;

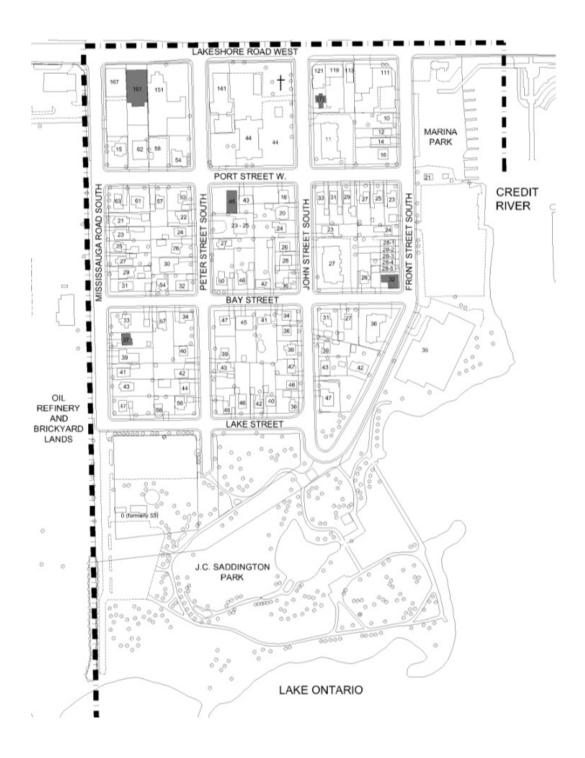
h) Front yards consist of maintained landscaping of lawns and ornamental gardens with a variety of deciduous and coniferous specimen trees. Parking is generally provided in a single car width driveway often leading to a rear yard garage.

The proposed HCD Plan does not contain further policies concerning massing or materiality with respect to development on adjacent properties.

1.6.6 Mississauga Scenic Route (1997)

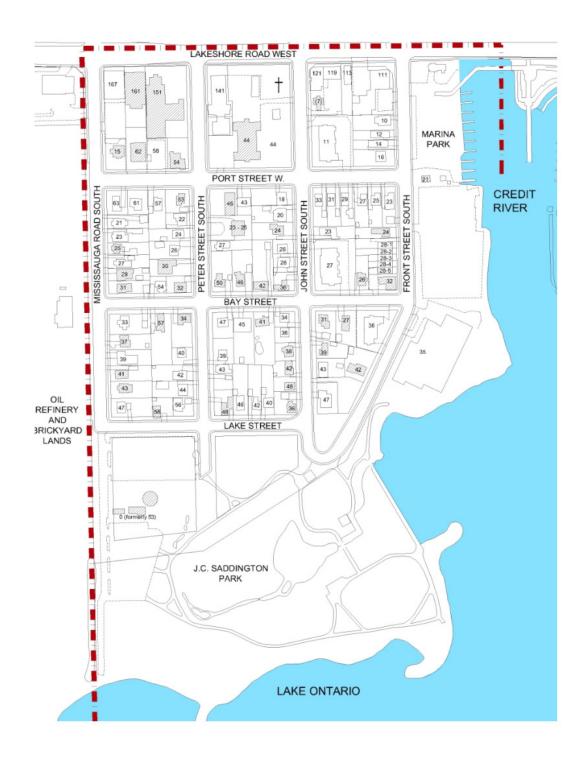
The 'Mississauga Road Scenic Study' was completed in 1997 and adopted by Mississauga City Council on October 15, 1997 through Resolution 286-97. The study established the aforementioned boundaries of the Mississauga Road Scenic Route and identified four categories that define the scenic value of Mississauga Road.

More recently, City staff conducted a review of the policies contained within the Mississauga Scenic Route Study including its current boundaries. On June 29, 2017, the updated Mississauga Road Scenic



26. Map showing the boundaries of the Old Port Credit Village HCD as defined in the in-force HCD Plan. The shaded properties are designated under Part IV of the OHA (Source: City of Mississauga)





27. Map showing the boundaries of the Old Port Credit Village HCD as defined in the in-force HCD Plan. The shaded properties are identified as 'Buildings of Historic Interest' within the HCD Plan (Source: City of Mississauga)

Route Official Plan policies stemming from this review were appealed to the Ontario Municipal Board by City Park (Old Barber) Home Inc. A hearing date has not been scheduled yet by the Board.

1.6.7 Mississauga Scenic Route Cultural Landscape (2005) (Currently under-review)

In 2005, the Landplan Collaborative Ltd. produced a Cultural Landscape Inventory for the City of Mississauga that identified cultural landscapes within the municipality, including the Mississauga Scenic Route Cultural Landscape. The report, adopted by City Council on February 22, 2005 through Resolution GC-0133-2005, also described a series of qualities assigned to each landscape. They are as follows:

- Landscape Environment
- Built Environment
- Historical Associations
- Other

Under the 'Landscape Environment' heading, the 'scenic and visual quality', 'horticultural interest', and 'landscape design, type and technological interest' were identified as attributes of the Mississauga Road Scenic Route Cultural Landscape. Section 4.0 of the Cultural Landscape Inventory ('Criteria Used for Identification of Cultural Landscapes and Features') defines these attributes as follows:

Scenic and Visual Quality:

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.



Horticultural Interest:

Landscapes with horticultural interest include all features of landscapes which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category.

Landscape Design, Type and Technological Interest:

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

Under the 'Historical Association' heading, 'illustrates style, trend or pattern' and 'illustrates important phase in Mississauga's social or physical development' were identified as attributes of the Mississauga Road Scenic Route Cultural Landscape. Section 4.0 of the Cultural Landscape Inventory ('Criteria Used for Identification of Cultural Landscapes and Features') defines these attributes as follows:

Illustrates Style, Trend or Pattern:

Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.

Illustrates important phase in Mississauga's social or physical development:

A site may be evocative or representative of a phase or epoch in the development of the City. Such remnants provide context for an on-going understanding of the development of the community.

Under the 'Other' category, the 'historical or archeological interest' was identified as an attribute of the Mississauga Road Scenic Route Cultural Landscape. Section 4.0 of the Cultural Landscape Inventory ('Criteria Used for Identification of Cultural Landscapes and Features') defines this as follows:

Historical or Archaeological Interest:

Cultural heritage resources associated with pre-historical and historical events.

The portion of Mississauga Road running south from the St. Lawrence & Hudson Railway (CP Rail) to the road's southern terminus at Lake Ontario was identified as a cultural landscape within the Cultural Landscape Inventory. Old Port Credit was also identified as a cultural landscape within the same document.

Under the 'Built Environment' heading the 'consistent scale of built-features' was identified as an attribute of the Mississauga Road Scenic Route Cultural Landscape. Section 4.0 of the Cultural Landscape Inventory ('Criteria Used for Identification of Cultural Landscapes and Features') defines this attribute as follows:

Consistent Scale of Built Features:

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

Note that the City of Mississauga does not provide specific landscape guidelines for development along the Mississauga Scenic Route Cultural Landscape. The only direction is contained in the general descriptions reproduced above.

The boundaries of the Mississauga Scenic Route Cultural Landscape (CL) partially overlap with the municipally identified Mississauga Road Scenic Route (all of Mississauga Road is included in the Scenic Route Cultural Landscape). Whereas the southern extent of the Mississauga Scenic Route terminates at Lakeshore Road West, the Mississauga Scenic Route CL continues south to Lake Ontario. The boundaries of the Old Port Credit Cultural Landscape were not defined within the Cultural Landscape Inventory.



1.6.8 Port Credit Built Form Guide (2013)

The Port Credit Built Form Guide establishes and illustrates general requirements necessary to achieve a high quality urban form, site development, and public realm. The guide is intended to ensure development is appropriate and reflects the unique characteristics of the Port Credit area.

The Subject Site is within the boundaries of the Port Credit Built Form Guide and is identified as a Neighborhood Character Area - the 'Vacant Former Refinery Precinct'.

Section 3.3.5 addresses future development on the Subject Site, stating:

This precinct should ultimately be developed in a manner which is compatible with the surrounding lands and which does not detract from the planned function of the Community Node.

Further, Clause A states:

Building heights will provide appropriate transition to adjacent South Residential and Old Port Credit Heritage Conservation District Precincts.

1.6.9 Port Credit Local Area Plan (2014)

The Port Credit Local Area Plan, part of the City of Mississauga Official Plan, provides policies for lands in south central Mississauga including the Subject Site.

Section 10.3.3 (Vacant Former Refinery Precinct) addresses future development on the Subject Site. Policy 10.3.3.1 states:

Building heights will provide appropriate transition to the adjacent South Residential and Old Port Credit Heritage Conservation District Precincts.

Further, Policy 10.3.3.3 states:

A landscaped buffer will be maintained between the precinct and the adjacent residential neighbourhood to the west.

1.6.10 Inspiration Port Credit: 70 Mississauga Road South Master Planning Framework (2015)

In 2015, the City of Mississauga released a planning framework for future development of 70 Mississauga Road South – Inspiration Port Credit (IPC). The culmination of a 4 stage process and largely informed by public

engagement, the IPC framework outlines the community's vision for the Subject Site, recommended guiding principles, and key drivers which may influence the final design of the development. Within the listed drivers and directions of the report are several sections focused on the desired integration and retention of heritage features and character areas unique to the district:

Section 4.1 (Guiding Principles) outlines principles for future development on the Subject Site. One of the principles is titled "Celebrate the Waterfront Heritage and Cultural Footprint." It states:

Recognition and integration of the Old Port Credit Village Heritage Conservation District, the village main street as well as traditional water-based activities are essential to guiding change and uniquely land-marking the site. The site presents an important opportunity for cultural celebration and development given their culturally rich and active context.

Section 4.5.5 (Framework Directions) addresses future development on the Subject Site:

iv. Built form and block structure should be compatible with the Old Port Credit Heritage Conservation District: Development should be sensitive to the Old Port Credit Village Heritage Conservation District. Any new development should respect Old Port Credit and provide the appropriate transitions in terms of building heights, density, landscaping, and block structure.



2 BACKGROUND RESEARCH AND ANALYSIS

The following summarizes supporting research and analysis of the Subject Site conducted in preparation for this report.

2.1 Site History & Context

Prior to European contact, the Credit River Valley was inhabited by the Iroquois, Algonquin and Ojibwa speaking peoples. On August 2, 1805 the Mississauga signed a treaty with the British Crown, maintaining a small one-mile strip of land on either side of the Credit River, including the Subject Site. This was followed by two further treaties in 1818 and 1820. Aboriginal presence within Port Credit, however, was short-lived after the signing of the treaties, with the Mississauga First Nation relocating to land granted to them by the Six Nations Confederacy in 1847.

The colonial government planned a village on the west bank of the Credit River in 1835, with construction beginning in 1837. The Subject Site, located to the west of the harbour, is composed of Lots 9, 10 & 11 (Broken Front Concession) running north from the shore of Lake Ontario to south of the current location of the Queen Elizabeth Way (QEW). By 1846 roughly 150 people inhabited the village of Port Credit, with the port shipping quantities of lumber, square oak and pine timber, wheat and flour. A fire in 1855 destroyed much of the village on the west bank of the Credit River and by 1865 the expansion of the Grand Trunk Railway led new industry to bypass Port Credit.

In 1889, Thomas Nightingale established the Nightingale Pressed Brick Company on land immediately west of Joseph Street (Mississauga Road South) and south of Toronto Street (Lakeshore Road West) on the present-day Subject Site. The brickyard continued after Nightingale's death in 1891 under the ownership of MJ Haney and his business partners Fred and Roy Miller (from 1894 to 1906, the property title was under Port Credit P.B. & T.C. Co., and from 1906 to 1931 it was under Port Credit Brick Company Limited). Haney, trained as a civil engineer, constructed a residence for himself at the northern edge of the property near the Lakeshore Highway (present-day Lakeshore Road West). The large residence featured landscaped grounds and woodlots that provided a buffer from the brickworks located to the south. The Haney Estate was among several residential properties located along the south side of Lakeshore Road West between Jospeh Street in the east (present day Mississauga Road South) and Ben

Machree Drive in the west. In addition to Haney, residents at this time included A.M. Hobberlin (clothier), C.P. Hoyt (banker and Haney's son-in-law) and E.A. Hill (importer of fine housewares).

The shale used to produce the bricks was blasted from a pit located near the centre of the property and transported via rail car to pan mills and then transferred to a Berg press. This shale pit, now inundated with water and sediment, is the only visible remnant of the property's former use as a brick works. In order to transport the brick, a slip at the southeastern corner of the property provided access via ship ,while a rail spur running into the site from the CN tracks to the north offered access via train.

The yard initially employed 15 men, but by 1909 it employed 250 full-time. Several landmark buildings in the area were constructed of the locally manufactured brick, including the new Methodist Church, which still stands today. When operations ceased in 1927 the yard contained a two-storey brick office, a frame workshop, six rectangular brick kilns, a five-storey frame pressed brick plant, a large brick and frame dryer and machine house, a two-and-a-half-storey brick house, a two-storey bunk house, outhouses, and a water slip leading to Lake Ontario. These structures were clustered in the southeastern portion of the Subject Site, immediately to the west of the Shale Pit. Aside from the Haney Estate near the Lakeshore Highway (present-day Lakeshore Road West) as well as a series of residential properties along the west side of Mississauga Road South, the remainder of the Subject Site was undeveloped (see figure 42).

Following the brick yard's sale in 1927, L.B. Lloyd of Lloyd's Tankers reutilized the Haney Estate and brickyard site in 1932, establishing Lloyd's Refineries Limited. Initially, 300 barrels of crude oil brought in by tanker to the water slip were processed each day; by 1935, output had increased to 3,000 barrels. After the Good Rich Refining Company purchased the refinery in 1937, production climbed to 4,000 barrels, eventually making it the largest independent refinery in Canada. Besides 17 grey steel storage tanks, a thermal cracking unit and boilers, the Good Rich refinery boasted an administration building in the converted Haney mansion, rose gardens and lawns and 15 acres of woodlands (see image 38).

Trinidad Leaseholds acquired the refinery in 1946, doubling storage capacity, adding a steam plant in 1947, a platforming unit in 1954, and a new crude stilling unit in 1955. Under the ownership of McColl-Frontenac, the Canadian subsidiary of Texaco, a fluid catalytic cracking



unit producing 7,500 barrels per day was put into operation in 1957. In the 1950s, brush and orchards were cleared out of the Subject Site and more ground was levelled for tanks. The Haney residence, converted earlier into the administrative building for the refinery, was vacated in 1958 when Texaco moved into a new building at 250 Lakeshore Road West. The residence and landscaped grounds were removed in 1961 to accommodate expansion of the refinery.

When Texaco Canada Limited built a new steam plant with four smokestacks close to Mississauga Road South in 1959-62, the refinery's visual prominence increased. The former shale pit, now used for storm water management and wastewater retention, was partially infilled in the early 1960s as was the ship channel as the southern edge of the Subject Site. In 1965, during a period of expansion, the refinery employed 250 people. The plant reached its peak production in the mid-1970s, processing 50,000 barrels a day. Hemmed in by surrounding residential and commercial development, Texaco decided to build a new facility at Nanticoke on Lake Erie.

When the Nanticoke plant opened in 1978, the Port Credit refinery closed, leaving the petrochemical unit to function alone until 1985. Dismantling of the process units, tanks, buildings and pipelines took place in 1987, leaving the site formally decommissioned and largely vacant. Imperial Oil purchased the brownfield site in 1990. No further industrial activity took place on the Subject Site after the sale.

Chain of title for 70 Mississauga Road South & 181 Lakeshore Road West

Adapted from the Phase One Environmental Site Assessment prepared by Stantec

Year	Name of Owner(s)	Location (Lot) and Notes
1850-1855	James R. Shaw	Lot 9
1855-1865	Frederick C. Capreol	Lots 9-11
1865-1870	William N. Alger	Lots 9-11
1870-1884	John Crickmore	Lots 9-11
1884-1889	Peel General Manufacturing Co.	Lots 9-11
1889-1893	Thomas Nightingale	Lots 9-11
1893-1894	Francis F. Stuart	Lots 9-10
1894-1896	Port Credit P.B. and T.C. Co.	Lots 9-10
1896-1900	Peel General Manufacturing Co. and Hestor M. Parker	Lots 9-11
1900-1903	William Leesing	Part of Lot 9
1903-1904	George W. Packham John D. Wright Russell J. Walker	Part of Lots 9 and 10
1904-1906	Constructions Ltd.	Part of Lots 9 and 10
	Peter Ryan	Part of Lots 9-11
	Port Credit Brick Co.	
1906-1909	Port Credit Brick Co. Ltd.	Part of Lots 9 and 10 and Waterfront Lots 9 and 10
	Rutherford Cummings, Alfred Gibson	Part of Lots 9-11
1909-1911	Alfred Gibson	Part of Lots 9-11
	Port Credit Brick Co. Ltd.	A brick manufacturing facility was identified on-site via titlesearch documentation and on the 1910 and 1928 FIP.
1911-1916	Francis P. Meegan Port Credit Brick Co.	Part of Lot 9
1916-1920	Margaret Naish	Part of Lot 9
1920-1925	Harry Patchett	Part of Lot 9
1925-1926	Elizabeth B. Bower	Part of Lot 9
1926-1928	Violet A. and Nelson Tilbury Edith Marion and Chest P. Hoyt	Part of Lots 9 and 10
1928-1929	Margaret Naish	Part of Lot 9
1929-1931	Charles G. Greenshields Port Credit Brick Co. Ltd/Port Credit Brick Co. Ltd.	Part of Lots 9-11
1931-1932	M.J. Haney Realty Co.	Part of Lot 10



Year	Name of Owner(s)	Location (Lot) and Notes
1932-1933	Chester P. and Edith M. Hoyt	Part of Lot 10
	Harry and Elsie M Patchett	Part of Lot 9
		Identified as a refinery in city directories,
		1952 FIP, aerial photographs and
		historical reports
1933-1940	Lloyd Refineries Ltd.	Part of Lots 9 and 10
		Sale from Port Credit Brick Ltd.
1940-1942	Corp. of the Village of Port Credit	Part of Lot 9
1942-1947	Good Rich Refining Co. Ltd.	Part of Lots 9 to 11
	Andrew Blair	Sale from Port Credit Brick Co. Ltd., Corp.
		of Village of Port Credot, and Margaret
		Naish
1947-1951	Good Rich Refining Co. Ltd.	Part of Lot 9
	Trinidad Leaseholds (Canada) Ltd.	Part of Lots 9 and 10
	Winnifred E. Phillips	
1951-1956	Elsie E. Bowden	Part of Lot 9
		Sale from Harry and Elsie M. Patchett
1956-1960	Kathleen and Leo Pickard	Part of Lot 9
	Regent Refining (Canada) Ltd.	Sales from Margaret Naish executors,
		Kathleen and Leo Pickard, and elsie
		Bowden
1960-1980	Texaco Canada Limited	Part of Lot 9
		Later amalgamated to McColl-Frontenac
		Inc.
1980-1990	Texaco Canada Inc.	Part of Lots 9-11
		Later amalgamated to McColl-Frontenac
		Inc.
		Sale from Regent Refining (Canada) Ltd.
		Refiniery operations on-site ceased in
		1985
1990-2017	172965 Canada Limited	Minimal site activity
		Sale from McColl-Frontenac Inc.

Aerial Photography

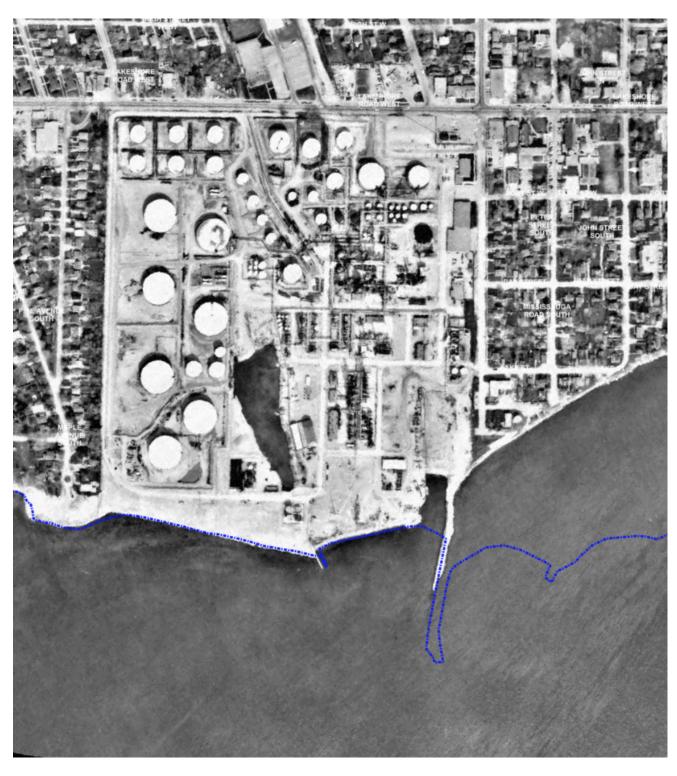


28. Annotated aerial image from 1931 showing the location of key components of brickworks infrastructure. The location of the Haney Estate is outlined in red while house-form buildings along Mississauga Road are outlined in blue (Source: Stage 1 Archeological Assessment prepared by A.M. Archaeological Associates, annotated by ERA Architects)





29. Annotated aerial image from 1946 showing the conversion of the Subject Site to a refinery. The location of the $Haney\ Estate\ is\ outlined\ in\ red\ while\ house-form\ buildings\ along\ Mississauga\ Road\ are\ outlined\ in\ blue\ (Source:\ Stage\ 1)$ Archeological Assessment prepared by A.M. Archaeological Associates, annotated by ERA Architects)



30. Aerial image from 1966 showing the expansion of refinery operations on the Subject Site. The Haney Estate has been removed as have the house-form buildings along Mississauga Road. The ship channel and shale pit have been partially infilled. The blue line marks the present location of the shoreline (Source: City of Mississauga)



31. An aerial image of the Subject Site c1985 showing its former industrial use. All but one of the structures visible in the image (outlined in red) above would be demolished by 1990 (Source: City of Mississauga, annotated by ERA Architects)

Brickyards Era



32. Brickyard Administrative Office (centre) and boarding houses (left), 1916 (Source: Mississauga Library System)



33. Brickyard Administrative Office, 1907 (the building dates from 1880) (Source: Mississauga Library System)

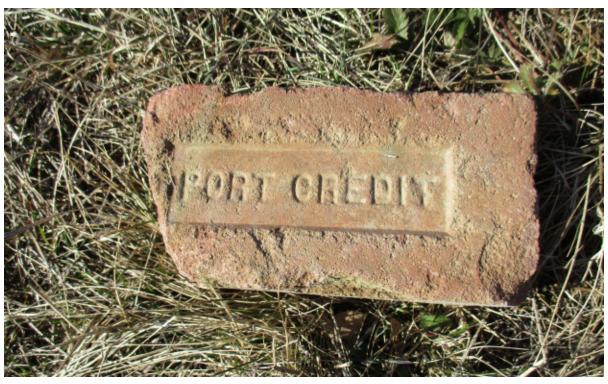




34. The Roy K. Russel docked in the slip at the southern edge of the Subject Site, pre-1930 (Source: City of Mississauga Library System)



35. Looking west towards the main cluster of buildings at the brickworks, 1907 (Source: Mississauga Library System)



36. A product of the brickworks (date unknown) (Source: Mississauga Library System)



37. Employees of the Port Credit Brick Company, 1907 (Source: City of Mississauga Library System)



Refinery Era



38. The Haney residence, 1937. The house was adapted to serve as office space for the refinery (Source: Mississauga Library System)

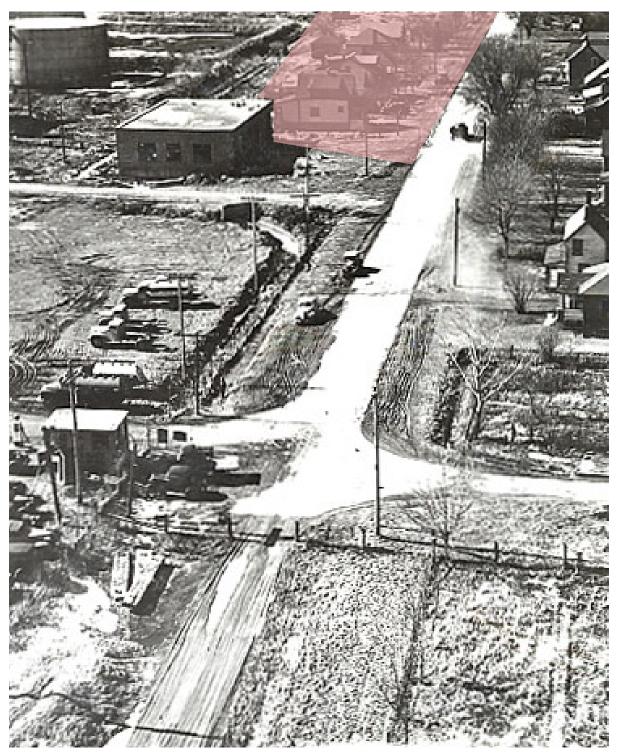




39. Croquet games on the grounds on the Haney Estate (Source: Mississauga Library System)



40. The Haney residence photographed during demolition c1960-61 (Source: Mississauga Library System)



41. Looking north along Mississuaga Road South between Bay Street and Lake Street, 1950. Note the house-form buildings on the west side of Mississauga Road (shaded in red). The structures were later removed (Source: City of Mississauga Library System

⁴⁴ HERITAGE IMPACT ASSESSMENT & CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT 70 MISSISSAUGA ROAD SOUTH & 181 LAKESHORE ROAD WEST



42. Brick structure associated with the refinery, 1985. A notation in the record from the Mississauga Library System states that the building was constructed in 1932 although it may have been built as early as the late 1890s. The building was removed in the late-1980s when the refinery was decommissioned (Source: Mississauga Library System)



43. Image of the refinery at night, 1972. The scale of the complex made it a local landmark (City of Mississauga Library System)



Design 2.3

The Subject Site contains three structures.

There is a one-story former fire station located along the eastern perimeter of 70 Mississauga Road South. The building was associated with the former refinery on the Subject Site. There is also a one-storey service station and commercial car wash located at 181 Lakeshore Road West. The three structures are utilitarian in design with a minimum of architectural detailing.

Architect 2.4

The architect of the structures is not currently known.

3 ASSESSMENT OF EXISTING CONDITION

The Subject Site contains three structures.

The structures are utilitarian in design with a minimum of architectural detailing. As none of the buildings are included in the official reasons for listing for 70 Mississauga Road South or 181 Lakeshore Road West, no condition assessment has been conducted.



STATEMENT OF SIGNIFICANCE 4

4.1 Municipally prepared Reasons for Listing

The Subject Site is listed on the City of Mississauga's Heritage Register. 70 Mississauga Road South and 181 Lakeshore Road West are listed as they form part of the Mississauga Road Scenic Route Cultural Landscape (see Appendix G a description of the Mississauga Scenic Route Cultural Landscape). 70 Mississauga Road South is also listed for its historical/associative value.

The official reasons for listing appear below:

Historical/Associative Value (70 Mississauga Road South):

This property was part of the brickyard which Thomas Nightingale opened in Port Credit in the 1880s. Some years later a stone crusher was installed which increased the output of bricks. After 1900, because of a scarcity of labour, European immigrants, many of them Italians, were encouraged to work in the Port Credit Brickyard where bunk houses were built to house them. After World War I the brickyard began to operate at a loss and was eventually closed down in the 1920s. An article in the Toronto Star of January 17, 1933 reported that the "property, buildings and equipment of the Port Credit brick works, along with the estate of the late W. J. Haney, owner of the property, were sold in 1929 to a group of Montreal financial interests represented by C. G. Greenshields, as part of the liquidation of the Home Bank assets, Mr. Haney having been a director of that institution." Fourteen acres of the property were sold in the early 1930s to the Lloyd Refining Company to erect "a modern refinery capable of handling 57,000 gallons of oil or 1,500 barrels daily." Lloyd Refineries Ltd. was built in 1932 on the site of the old Port Credit Brick Yard by L. B. Lloyd of Lloyd's Tankers. The operation consisted of a small crude Stilling Unit and nine storage tanks. The throughput, or amount of crude oil processed each day, was 300 barrels which was converted to gasoline and fuel oils. Mr. F. K. Davis from Texas was the plant manager. In 1935 a Dubbs Thermal cracking unit was built and the crude unit modified to increase the throughput to 3000 barrels a day. Construction work was done by refinery personnel under the direction of Universal Oil Products of Chicago. In 1937 the refinery was purchased by Good Rich Oil in East Toronto. In 1946 Good Rich sold the refinery to Trinidad Leaseholds, a subsidiary of Central Mining Company with headquarters in the United Kingdom. The refinery then became known as Trinidad Leaseholds Canada Ltd, and was later renamed Regent Refining Company, a subsidiary of Trinidad Leaseholds. In 1955 McColl-Frontenac, a Canadian subsidiary of Texaco, moved into the refinery and in 1959 the name was changed to Texaco Canada Ltd. In 1985 the decommissioning of the Texaco Refinery was begun with the removal of the tank storage area.

Mississauga Scenic Route Cultural Landscape (70 Mississauga Road South and 181 Lakeshore Road West):

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

4.2 Ontario Regulation 9/06 Evaluation

As per Section 4.0 of the City of Mississauga Heritage Impact Assessment Terms of References and Section 8.0 of the Cultural Landscape Heritage Impact Assessment Terms of Reference, an evaluation of the Subject Site under Ontario Regulation 9/06 is required. The following is an evaluation of the potential cultural heritage value or interest (CHVI) of the following:

- The one-storey former fire station and landscape (70 Mississauga Road South);
- The one-storey service station with commercial car wash (181 Lakeshore Road West);
- Landscape features, both designed and natural, of 70 Misssissauga Road South (181 Lakeshore Road West is completely paved and as such, no landscape features remain to evaluate see figure 44).

70 Mississauga Road South

9/06 Criteria

- 1. The property has design value or physical value because it:
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method
- ii. displays high degree of craftsmanship or artistic merit
- iii. demonstrates high degree of scientific or technical achievement

Built Form

The one-storey former fire station dates from the Subject Site's former use as a oil refinery and petrochemical storage facility. It is the only structure remaining on the property following decommissioning of the refinery in the mid-1980s.

Indicative of its function as a small service building, the design of the building prioritizes function over form. There is an absence of articulation, ornamentation or fine material detailing. The utilitarian structure is not rare, unique or representative of a style, type, expression, material or construction method. Similarly, the building does not display a high degree or craftsmanship or artistic merit nor does it demonstrate a high-degree of scientific or technical achievement.

Landscape

The landscape of 70 Mississauga Road South was altered to suit the needs of the former brickyard and refinery. The shale pit, formerly located near the centre of the property, provided material for brick production and is not a naturally occurring feature. After the closure of the brickyard, the shale pit was partially infilled and used by the refinery for storm water management and wastewater retention. . Its construction does not demonstrate a high degree of scientific or technical achievement nor is it particularly rare.

Due to recent remediation work, the shale pit no longer exists.



A boat slip also constructed at the southeastern edge of the Subject Site to allow ships to transport material from the brickyard. The slip was gradually infilled following conversion of the property to a refinery with its full removal occurring in the 1980s. Fill was also added to the shoreline during the refinery period, extending the property southwards into Lake Ontario. Neither the original configuration of the shoreline or the former location of the slip is discernible within the property.

- 2. The property has historical value or associative value because it:
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture
- iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community

Built Form

The former fire station is linked to the former industrial activity on the Subject Site. The structure, however, is not a defining or easily recognizable part of the property's former infrastructure. As such, the building has limited associative or historical value. The building also has limited potential to yield information that contributes to an understanding of the Port Credit community. The architect is not currently known.

The internal, privately owned road network has been removed as part of the remediation process. The network was not part of a historically significant transportation system.

Landscape

The former boat slip and shale pit were designed elements of the Subject Site's landscape. They were revealing of methods of industrial production on the Subject Site as well as early transportation networks associated with that production. The former slip was infilled in the 1980s and the shale pit has been removed as part of the remediation process. Further, no indication of the original lots (i.e. tree lines or fences) remain within the Subject Site. Similarly, no remnants of the landscaped grounds associated with the Haney Estate remain.

Aside from modifications to the shoreline, no landscape elements consistent with agricultural, residential or industrial uses of the property remain. As such, the remaining landscape elements have limited historical value.

- 3. The property has contextual value because it:
- i. is important in defining, maintaining or supporting the character of an area
- ii. is physically, functionally, visually or historically linked to its surroundings
- iii. is a landmark

Built Form

The former fire station is physically and visually isolated from the Port Credit neighbourhood. The building has no public use or access and is separated from the adjacent neighbourhood by a chain link fence. The building does not define or reinforce the historic character of Port Credit nor is it a landmark for the community.

Landscape

The Subject Site is undergoing remediation and the majority of preexisting landscape features have been removed. Further, the Subject Site is physically and visually isolated from the Port Credit neighbourhood.

Summary Statement

Based on the above evaluation of 70 Mississauga Road South against Ontario Regulation 9/06, we find that the property contains minimal design, historical and contextual value. As such, it does not merit designation under Part IV of the Ontario Heritage Act.



181 Lakeshore Road West

9/06 Criteria

- 1. The property has design value or physical value because it:
- i. is a rare, unique, representative or early example of a style, type, expression, material or construction method
- ii. displays high degree of craftsmanship or artistic merit
- iii. demonstrates high degree of scientific or technical achievement

The former Esso service station has minimal design or physical value. As is typical for contemporary service stations, the design of the buildings are standardized and have been replicated in numerous locations across Ontario. As such, the buildings are not rare, unique or representative of a style, type, expression, material or construction method. Similarly, the buildings do not display a high degree or craftsmanship or artistic merit, nor do they demonstrate a high-degree of scientific or technical achievement.

- 2. The property has historical value or associative value because it:
- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture
- iii. demonstrates or reflects the work or ideas of an architect, builder, designer or theorist who is significant to a community

The service station is a relatively recent addition to Port Credit. Further, it is generic and unremarkable in function. As such, the buildings have minimal historical or associative value.

- 3. The property has contextual value because it:
- i. is important in defining, maintaining or supporting the character of an area
- ii. is physically, functionally, visually or historically linked to its surroundings
- iii. is a landmark

The service station is not important in defining, maintaining or supporting the character of the Port Credit community nor does it feature a remarkable or valuable link to its surroundings. The service station is not a landmark.

Summary Statement

Based on the above evaluation of 181 Lakeshore Road West against Ontario Regulation 9/06, we find that the property contains minimal design, historical and contextual value. As such, it does not merit designation under Part IV of the Ontario Heritage Act.

Recommendations

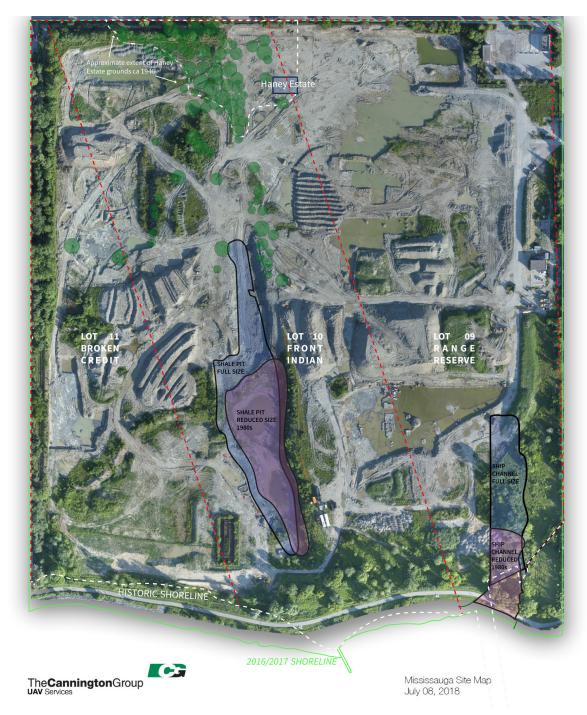
Evaluation of the existing structures and landscape features on the Subject Site under Ontario Regulation 9/06 concludes that they have minimal design, historical and contextual value. As such, the properties do not merit designation under Part IV of the OHA.

The cultural heritage value of the Subject Site is intangible, found in its long-standing role as a site of industrial activity and for its linkage to the Mississauga Scenic Route Cultural Landscape. This is recognized by the City of Mississauga in the property's official reasons for listing. Due to the absence of any historic built form on the Subject Site, a description of all relevant agency requirements have not been included.

As the Subject Site is listed on the City of Mississauga's Heritage Register, and given the conclusion of the 9/06 evaluation contained within this report, no further municipal recognition of its cultural heritage value is recommended.



Landscape Features



44. Historic landscape features/boundaries overlaid on a contemporary aerial image of the Subject Site. Note that the shale pit, ship channel and Haney Estate have been removed (Source: Diamond Corp, annotated by ERA Architects)

5 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as indicated in the revised Master Plan produced by Giannone Petricone Architects (GPA) dated November 2, 2018, alters the composition of the Subject Site and its relationship to the Mississauga Road Scenic Route Cultural Landscape and adjacent recognized heritage properties by adding a road network, a series of residential and mixed-use buildings and new public parkland. Given the size of the proposed development, a phased approach to construction is anticipated. Upon completion of the proposed development, there is anticipated to be approximately 2,995 residential units and 36,937 square metres of non-residential space.

See the Port Credit West Village Master Plan, Urban Design Study & Planning Justification Report included as part of the submission package for a more detailed description of the proposed development plan.

Framework

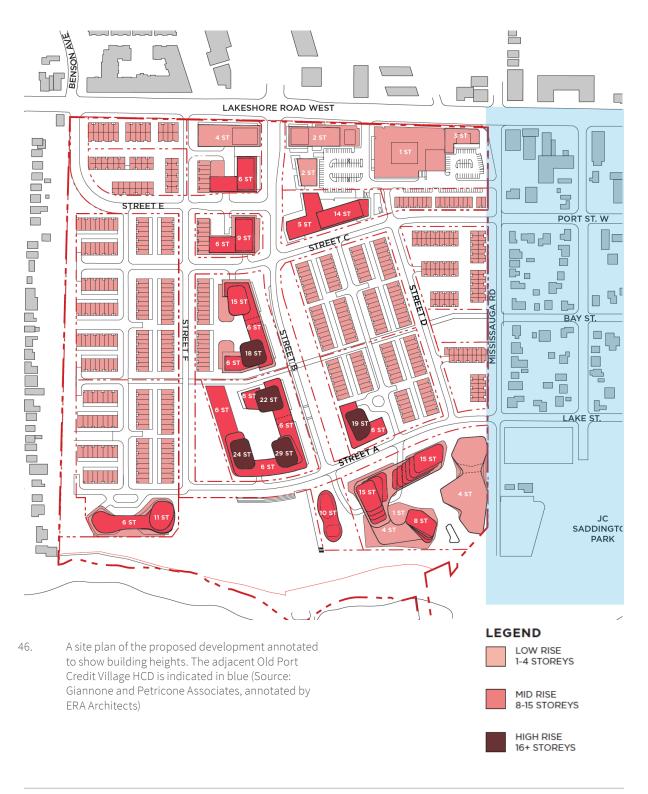
As stated in the proposed Master Plan's Executive Summary, the proposed development is guided by five objectives:

- 1. Enhance the waterfront connection;
- 2. Establish green corridors that connect the Waterfront to Lakeshore Road West
- 3. Incorporate a fine-grain street and block pattern that mimics the surrounding context;
- 4. Establish a tandem of catalysts linked by a green boulevard; and
- 5. Create distinct sub-precincts to diversify the range of land-uses and built-forms.





45. A site plan of the proposed development. The adjacent Old Port Credit Village HCD is indicated in blue (Source: Giannone and Petricone Associates, annotated by ERA Architects)





The categories below are used as sub-headings to describe the proposal:

Parks and Open Spaces

The contemplated landscape plan consists of a hierarchy of open spaces. The largest in scale is a proposed public park adjacent to a strip of waterfront land not subject to this application. This is followed in size by a series of four landscaped corridors running the full length of the Subject Site. Two of these corridors run along the eastern and western perimeters of the property, providing a green buffer and transitional space between residential uses contemplated in the proposed development plan and established residential areas on either side of the Subject Site. A series of courtyards, squares and smaller community parks are also proposed to be interspersed throughout the Subject Site including a park immediately to the west of the intersection of Mississauga Road South & Bay Street. More intimate in scale, this fine-grained network is intended to complement the larger open spaces proposed for the Subject Site.

A conceptual street section prepared by Public Work contemplates the introduction of a sidewalk, multi-use trail and planting beds with new trees along the west side of Mississauga Road South where little in the way of a landscaped public realm currently exists (see figure 54). As the street section and landscape plans remain conceptual, specific materials or plantings have yet to be selected.

Streets and Blocks

A new road network is proposed for the Subject Site, creating a series of distinct precincts in what is currently an internally undifferentiated property. The road network is contemplated to be partly curvilinear in nature with vehicular access achieved from multiple points along Lakeshore Road West and Mississauga Road South. Pedestrian movement through the Subject Site is contemplated alongside a fine-grained internal road network and via a landscaped central avenue running between Lakeshore Road West and a new public park to the south.

Land Uses and Built Form

The proposed development plan contemplates the addition of new commercial and residential typologies. These include townhouses, arranged primarily along the eastern and western perimeters of the Subject Site, mixed-use, high-rise and mid-rise buildings within the centre of the Subject Site and mid-rise and low-rise buildings in the southern portion of the Subject Site. In order to respond to the scale of the adjacent Old Port Credit Village HCD, back-to-back townhouses fronting Mississauga Road South are proposed at 2.5 storeys (primarily found within Blocks M & R of the proposed development plan).

The contemplated at-grade commercial space is proposed in a series of mid-rise buildings fronting a proposed street bisecting the Subject Site and within low-rise buildings fronting Lakeshore Road West. These low-rise buildings are intended to replicate the 'main street' retail character of Lakeshore Road West found on either side of the Subject Site.

The Campus, at the southeastern portion of the Subject Site, contains the aforementioned high-rise and mid-rise buildings, as well as low-rise built-form adjacent to the HCD. Programming for the Campus has yet to be determined and will be detailed at a subsequent stage of the approvals process.

As the proposed development plan is in the conceptual design stage, details relating to internal configuration, final massing, and material choice have yet to be finalized.



6 IMPACT OF DEVELOPMENT & MITIGATION STRATEGIES

The proposed development plan as described in Section 5.0 alters the composition of the Subject Site and its relationship to adjacent recognized heritage resources by adding a road network, a series of residential and mixed-use buildings and new public parkland within the former industrial site.

Impact & Mitigation Measures

The proposed development plan offers the opportunity to redevelop what is currently a brownfield site of considerable size (72 acres). The addition of new residential units and commercial space will help to better integrate the Old Port Credit Village HCD with the surrounding city, providing continuity with the existing park system and the retail corridor along Lakeshore Road West.

Note that information related to materials will be provided during the subsequent detailed design phase.

The following is a list of anticipated impacts and recommended mitigation measures associated with the proposed development plan:

6.1 Old Port Credit Village HCD (including 37 Mississauga Road South)

The massing and configuration of the proposed development responds to the scale of the adjacent Old Port Credit Village HCD (including 37 Mississauga Road South) in the following ways:

Mississauga Road South

- The positioning of 2.5 storey townhouses along the eastern perimeter of the Subject Site responds to the low-rise scale of existing properties within the HCD. As such, the low-rise townhouses conform to directions contained within the proposed Old Port Credit Village HCD plan (see section 1.6.3 of this report);
- The density profile of the proposed development places the largest multi-storey buildings and proposed institutional uses in areas of the Subject Site that are not adjacent to residential properties within the HCD;

- The proposed addition of a new public park immediately to the west of the intersection of Bay Street & Mississauga Road South (see Block N in the proposed master plan) serves to further reduce the visual prominence of the proposed development relative to the Old Port Credit Village HCD;
- The conceptual elevations of the townhouses along Mississauga Road South, as shown in figures 47-48, feature pitched roofs and an irregular fenestration pattern in response to the built-form character of the adjacent HCD. The proposed townhouses also respond to the historic condition of the street, reintroducing residential uses to the western side of Mississauga Road that were removed (post-1950) to accommodate expansion of the refinery (see image 41). Note that information related to materials will be provided during the subsequent detailed design phase;
- The primary elevations of the townhouses are proposed to front Mississauga Road South and feature front yards with walkway connections to the sidewalk. This responds to the built form character of the HCD and activates the west side of Mississauga Road South with pedestrian activity;
- The townhouses feature staggered setbacks from Mississauga Road South, breaking up the uniformity of the clustered units. The irregular setbacks respond to an established pattern within the HCD along the east side of Mississauga Road South; and,
- The conceptual street section for Mississauga Road South provides a generously sized public realm along the west side of Mississauga Road South while also offering a sizable landscaped buffer between the proposed development and the Old Port Credit Village HCD.

Campus

- The addition of parkland adjacent to Lake Ontario improves access
 to the waterfront trail while providing continuity with J.C. Saddington
 Park (contained within the Old Port Credit Village HCD). The addition
 of new parkland helps to activate the waterfront, reinforcing the
 historic connection between Port Credit and Lake Ontario;
- The Campus is proposed to be permeable, creating pedestrian connections between J.C. Saddington Park, the waterfront trail, and privately-owned publicly accessible spaces (POPS) within the proposed development. The approximately 2.8 acres of POPS within the Campus occupies all of the land at-grade that is not occupied



by the four buildings, and constitutes more than 50% of all POPS within the proposed development. The public realm in the Campus will be designed to integrate with the Waterfront Park, ensuring that the proposed and existing parks and open space network is fully integrated.

Lakeshore Road West

The northeast corner of the development (identified as 'Block C' within the Master Plan) is proposed to contain a low-rise commercial building adjacent to the HCD. In response to this adjacency, the proposed commercial building incorporates stepbacks that register the datum line established by properties within the HCD (see figure 49).

Considered Alternatives

The introduction of 4-storey stacked townhouses along Mississauga Road South was contemplated in the previous submission from August 2017. In order to better respond to the built-form character of the adjacent HCD, the March 2018 submission lowered the height to 2.5 storeys. The townhouses, redesigned for the current submission, remain at 2.5 storeys.

Further, the distribution of density within the proposed master plan has been modified, transferring gross floor area (GFA) from the southern portion of the Subject Site towards the centre of the Subject Site. Whereas the August 2017 submission contemplated concentrating height adjacent to J.C. Saddington Park, the current submission continues to distribute density more evenly across the property, keeping built-form adjacent to the HCD low-rise in nature.

Recommended Mitigation Measures

- Future built-form within the Campus should generally respond to the character of the adjacent HCD;
- As work progresses to the detailed design stage, it is recommended that selected materials be contemporary in nature and distinguishable from adjacent recognized heritage fabric. The proposed material palette should reference, in part, the natural and textured quality of materials found within the Old Port Credit Village HCD;

6.2 305 Lakeshore Road West

The northwest corner of the proposed development (identified as 'Block A' within the Master Plan) contains a new public roadway and a series of low-rise live/work units adjacent to the Part IV designated property at 305 Lakeshore Road West.

The proposed roadway creates a buffer between the recognized heritage property and contemplated low-rise built form, while the addition of live/work units helps create a consistent streetwall condition. This visually integrates the designated property into the surrounding neighbourhood while enhancing the 'main street' retail character of Lakeshore Road West.

To respond to the scale of 305 Lakeshore Road West, built form immediately to the east of the Part IV property incorporates a stepback that registers the datum line established by the low-rise heritage building. To break up the massing of the block, a series of stepbacks are indicated along Lakeshore Road West, giving the buildings a more fine-grained appearance (see figure 50).

Recommended Mitigation Measures

- The facade treatment of the live/work units (i.e. storefront design) should respond, in a contemporary fashion, to the facade detailing of 305 Lakeshore Road West. The precedent project images on page 70 of this report, also undertaken by Giannone Petricone Architects, is an example how a multi-storey building can be articulated to respond to the scale of adjacent properties. Note that the images are not intended to indicate a specific design direction (i.e. materiality or style) but rather a general approach to massing and articulation that could be expressed in a variety of ways; and,
- Aswork progresses to the detailed design stage, it is recommended that selected materials be contemporary in nature and distinguishable from adjacent recognized heritage fabric.

6.3 Mississauga Road Scenic Route Cultural Landscape

The 2005 Cultural Landscape Inventory identified the entirety of Mississauga Road south of the St. Lawrence & Hudson Railway (CP Rail) to Lake Ontario as a cultural landscape for the qualities outlined in Section 4.0 of this report.

The portion of Mississauga Road South fronting the Subject Site differs in character from the remainder of the roadway north of Lakeshore Road West, namely in the absence of large lots with generous setbacks, a winding road alignment, varied topography and substantial vegetation adjacent to the roadway (see images 48-49



for a comparison of Mississauga Road north and south of Lakeshore Road West). As such, the value of Mississauga Road South is found primarily in its association with the Old Port Credit Village HCD.

The conceptual street section prepared by Public Work shows the addition of a sidewalk and new trees and plantings on the west side of Mississauga Road where little in the way of landscaped public realm currently exists (see figure 54). The addition of new trees and plantings is proposed to compliment the informal character of gardens within the adjacent Old Port Credit Village HCD. This responds to the described landscape attributes contained within the proposed Old Port Credit Village HCD Plan (see section 1.6.3 of this report) while offering a landscaped buffer between proposed built-form and adjacent heritage fabric. The addition of a tree canopy on the west side of Mississauga Road South, proposed to include a mixture of native deciduous and coniferous trees, will also offer continuity with the planting pattern north of Lakeshore Road West, providing a visual consistency that is currently absent from the cultural landscape.

As such, the contemplated improvements to the public realm along the west side of Mississauga Road South enhance the scenic and visual quality, horticultural interest, as well as landscape design of Mississauga Road South. The proposed 2.5 storey townhouses also respond to the identified built-form characteristics of the Mississauga Scenic Route Cultural Landscape, providing built-form along the west side of Mississauga Road South in keeping with the low-rise character of built-form along the broader scenic route.

Note that information related to material/plant selection will be provided during the subsequent detailed design phase.

Recommended Mitigation Measures

• In the detailed design stage, qualities associated with the larger scenic route should be explored. For example, in order to establish continuity with the portion of the Mississauga Scenic Route Cultural Landscape north of Lakeshore Road West as well as the Mississauga Scenic Route, tree plantings should reference the qualities identified in the Mississauga Scenic Route Study (1996), namely a tree canopy to provide a sense of enclosure and quality of light and shadow as well as native species that provide a change in foliage colour throughout the fall season (see Feature One within the Mississauga Scenic Route Study);

- Contemplated plantings/planting patterns should reference the existing character of gardens within the HCD including the adoption of a non-uniform planting pattern and a mixture of planting materials.
 An abundance of hard surfaces should also be avoided; and,
- Future streetscape elements such as signage, furniture and lighting should be distinguishable from and compatible with the character of the adjacent HCD.

6.4 Interpretation Plan

An interpretation plan is recommended to communicate the industrial history of the site, including the economic and social implications of that history. Interpretation of designed landscape features of the site should also be explored, including those that speak to site's former industrial use, including the shale pit and ship former ship channel. This plan should be informed by the municipally described cultural heritage value of the property (see Section 4.0 of this report).

6.5 Shadow Study

ERA Architects has reviewed the shadow study prepared by Giannone Petricone Associates and finds that with the exception of December 21 between 14:17 and 15:15, shadowing is concentrated on the western perimeter of the HCD, primarily within the City-owned right-of-way (Mississauga Road South), and the western edge of J.C. Saddington Park. As such, the new net shadows cast by the proposed development will not adversely impact the cultural heritage value of adjacent recognized heritage properties.

Refer to the submission package for a copy of the shadow study.

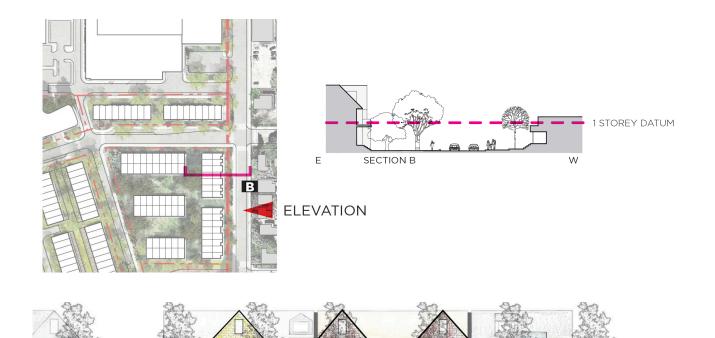
6.6 Summary Statement

The proposed development plan and associated mitigation measures outlined in this report conserve the described cultural heritage value of the Old Port Credit Village HCD, 37 Mississauga Road South, 305 Lakeshore Road West, and the Mississauga Scenic Route Cultural Landscape.

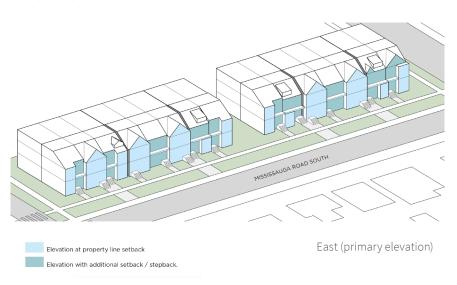


1 STOREY DATUM

Conceptual Townhouse Elevations and Massing Model in Block M



East (primary elevation)



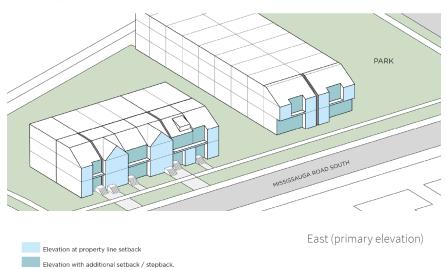
NOTE: DIAGRAMS ILLUSTRATE INTENT ONLY; DETAILED MASSING & MATERIALITY TO BE DETAILED AT SITE PLAN STAGE

47. Source: Giannone Petricone Architects

Conceptual Townhouse Elevations and Massing Model in Block R



East (primary elevation)

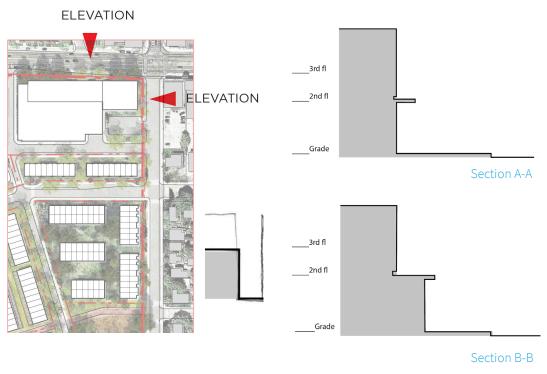


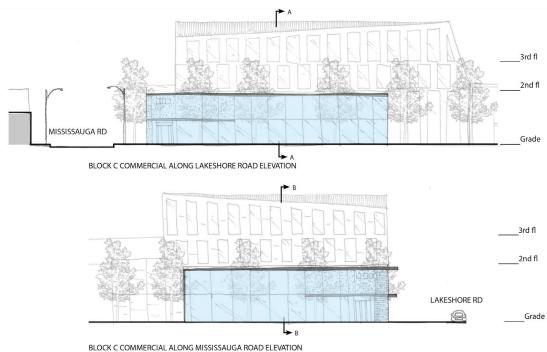
NOTE: DIAGRAMS ILLUSTRATE INTENT ONLY; DETAILED MASSING & MATERIALITY TO BE DETAILED AT SITE PLAN STAGE

48. Source: Giannone Petricone Architects



Conceptual Elevations and Massing Model in Block C

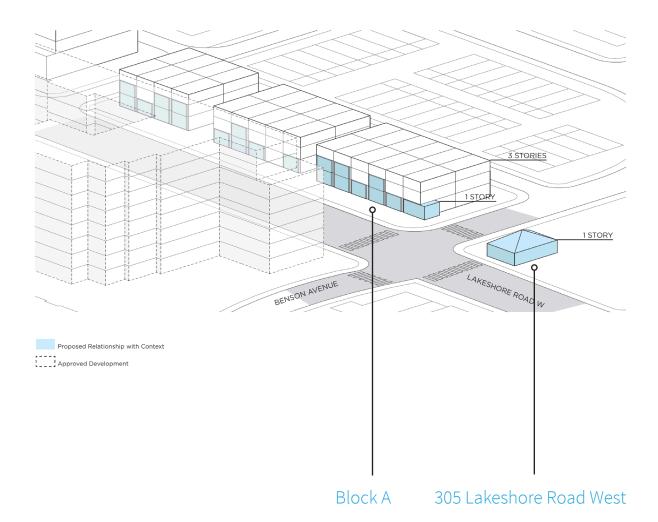




Source: Giannone Petricone Architects

49.

Conceptual Massing Model in Block A



NOTE: DIAGRAMS ILLUSTRATE INTENT ONLY; DETAILED MASSING & MATERIALITY TO BE DETAILED AT SITE PLAN STAGE

50.

Source: Giannone Petricone Architects







51. Precedent images showing storefront detailing. Note that the images above are not intended to indicate a specific design direction (i.e. materiality or style) but rather a general approach to massing and articulation that could be expressed in a variety of ways (Source: Giannone Petricone Architects)

Mississauga Scenic Route Cultural Landscape

Images taken north of Lakeshore Road West and south of the QEW





52. These two images show the large lots with generous setbacks, winding road alignment, varied topography and substantial tree canopy characteristic of Mississauga Road north of Lakeshore Road West, 2017 (Source: ERA Architects)



Mississauga Scenic Route Cultural Landscape

Image taken south of Lakeshore Road West



53. The image above, taken within the Old Port Credit Village HCD, shows the linear road alignment, narrow lots and smaller tree canopy typical of Mississauga Road south of Lakeshore Road West, 2017 (Source: ERA Architects)

Mississauga Road South Street Section





54. Street section showing the proposed treatment for Mississauga Road South (above) and a rendering of the proposed new landscaping along the west side of Mississauga Road South (Source: Public Work)



7 CONCLUSION

This revised combined Heritage Impact Assessment and Cultural Landscape Heritage Impact Assessment finds that the proposed development plan and associated mitigation measures conserves the described cultural heritage value of the Old Port Credit Village HCD, the Mississauga Road Scenic Route Cultural Landscape and adjacent designated properties at 37 Mississauga Road South and 305 Lakeshore Road West.

Further, this report finds that the arrangement of low-rise built-form along Mississauga Road South responds to the scale of adjacent heritage built-form while the contemplated road network creates a block pattern compatible with that of the Old Port Credit Village HCD.

Proposed public realm improvements along Mississauga Road South offer a landscaped buffer between the proposed development and the HCD, while providing room for new plantings. This will offer a visual continuity that is currently absent from the portion of the Mississauga Road Scenic Route Cultural Landscape south of Lakeshore Road West, enhancing its landscape design as well as scenic and visual quality.

Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Julie Tyndorf, Associate, MCIP RPP, CAHP

As an Associate with ERA Architects, Julie Tyndorf engages in the field of heritage conservation through urban planning. Her key areas of focus are on municipal heritage policies and the heritage approvals process as they relate to new development. Julie specializes in the interpretation and preparation of complex policy and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

In addition to her position at ERA, Julie is actively involved with the School of Urban and Regional Planning at Ryerson University as a sessional lecturer, as the past Chair and current member-at-large of the Ryerson Planning Alumni Association, and as a mentor to current students and recent grads from Ryerson's undergraduate and graduate-level planning programs.

Professionally, Julie is a member of the Canadian Institute of Planners and a Registered Professional Planner with the Ontario Professional Planners Institute.

Evan Manning, M.Pl.

Evan Manning holds a Master's of Planning in Urban Development from Ryerson University. His work with the preservation organization Dominion Modern imparted a respect for our modern built heritage that guided the direction of his graduate studies with particular focus on Toronto's post-industrial landscapes and post-war suburbs.



Sources

Al Yarnell, "A History of Texaco in Port Credit", Mississauga Central Library, 1965, Can. Ref. 338.47665 538 Yar.

Donald B. Smith, "Their Century and a Half on the Credit: The Mississaugas in Mississauga," pp. 107-22.

Texaco, "Port Credit Plant Decommissioning," nd., Mississauga Central Library – Local Archives – Texaco Canada Inc.; and Texaco, Port Credit Plant Decommissioning Update, May 1987, Mississauga Central Library – Local Archives – Texaco Canada Inc.

Underwriters Survey Bureau, "Port Credit, Ont." Toronto & Montreal: Underwriters Survey Bureau, Pl. 7, The Thomas Fisher Rare Book Library, University of Toronto, Dec. 1928 # 3524 P637 G475 1928 U53.

William H. Smith, Smith's Canadian Gazetteer. Toronto: H. & W. Rowsell, 1846, pp. 148-49.

8 APPENDICES



APPENDIX A

Heritage Impact Assessment Terms of Reference, City of Mississauga

Culture Division Community Services Department City of Mississauga 201 City Centre Dr, Suite 202 MISSISSAUGA ON L5B 2T4 www.mississauga.ca



CITY OF MISSISSAUGA HERITAGE IMPACT ASSESSMENT

TERMS OF REFERENCE

1. Background: The Mississauga Official Plan

The City's Official Plan introduces cultural heritage resources in the following manner:

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest.

In compliance with the City's policy 7.4.1.12, as stated below, the City of Mississauga seeks to conserve, record, and protect its heritage resources:

7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Statement**¹, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction ²

¹ At time of the writing of these Terms of Reference, the 2014 Official Plan Amendments supporting updated heritage definitions has not yet been enacted.

² For the definition of "development," please refer to the Mississauga Official Plan.

The City's Heritage Register includes properties that comprise cultural landscapes. Cultural landscapes include neighbourhoods, roadways and waterways. Individual properties within these landscapes may or may not have cultural heritage value independent of the landscape. Heritage Impact Assessments are required to ascertain the property's cultural heritage value and to ensure that any development maintains the cultural landscape criteria, available at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

To determine the specific heritage status of a particular property visit http://www.mississauga.ca/portal/services/property. Submit the desired address and click on the "Heritage" tab. Further information is available by clicking the underlined "INV#." This last tab explains the reason why the property is listed or designated.

2. The following minimum requirements will be requested in a Heritage Impact Assessment:

- A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.
- A complete listing and full written description of all existing structures, natural or manmade, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

2.3 Documentation of the heritage resource will include current legible photographs, from each elevation, and/or measured drawings, floor plans, and a site map, at an appropriate scale for the given application (i.e. site plan as opposed to subdivision), indicating the context in which the heritage resource is situated. Also to include historical photos, drawings, or other archival material that may be available or relevant. For buildings, internal and external photographs and floor plans are also required. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement,

- supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)
- An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- 2.5 Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.
- An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:
 - Alternative development approaches
 - Isolating development and site alteration from the significant built and natural heritage features and vistas
 - Design guidelines that harmonize mass, setback, setting and materials
 - Limiting height and density
 - Allowing only compatible infill and additions
 - Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

2.7 A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – *Standards and Guidelines for the Conservation of Historic Places in Canada*; *Eight Guiding Principles in the Conservation of Historic Properties*, Ontario Ministry of Culture. (Both publications are available online.)

- 2.8 Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.
- 2.9 When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinfication, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinfication allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

3. Summary Statement and Conservation Recommendations

The summary should provide a full description of:

- The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable
- The identification of any impact that the proposed development will have on the cultural heritage resource
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended
- Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

4. Mandatory Recommendation

The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions **must** be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act?*
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not

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

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

5. Qualifications

The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

6. Approval Process

Three hard copies of the Heritage Impact Assessment, along with a PDF version, will be provided to the Heritage Coordinator. Hard copies must be single sided and pages must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and, if relevant, to evaluate the recommendations presented by the Heritage Consultant on the alternative development options. The applicant will be notified of Staff's comments and acceptance, or rejection of the report.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. As of September 2014, Heritage Impact Assessments will no longer be published online. However, these documents will be made available to the public by appointment with Heritage Planning staff.

An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Assessment will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

7. References

Applicants looking for professional assistance may wish to refer to the Canadian Association of Heritage Professionals. website: http://www.cahp-acecp.ca/

For more information on Heritage Planning at the City of Mississauga, visit us online at http://www.mississauga.ca/heritageplanning

Interpretation Services: http://www.mississauga.ca/portal/cityhall/languages

APPENDIX B

Cultural Landscape Heritage Impact Assessment Terms of Reference, City of Mississauga



Culture Division
Community Services Department
City of Mississauga
201 City Centre Dr, Suite 202
MISSISSAUGA ON L5B 2T4
www.mississauga.ca



Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference

1. Introduction

The City of Mississauga adopted a Cultural Landscape Inventory in 2005. Cultural landscapes include neighbourhoods, roadways, waterways and more. The Cultural Landscape Inventory is available online at http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf.

All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register. In compliance with the City's policy 7.4.1.12, as stated below, the City of Mississauga seeks to conserve, record, and protect its heritage resources:

7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Statement**¹, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

These cultural heritage resources include properties identified on the City's Heritage Register as being part of Cultural Landscapes.

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment will be required on a property which is listed on the City's Heritage Register, a property designated under the *Ontario Heritage Act*, or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.²

¹ At time of the writing of these Terms of Reference, the 2014 Official Plan Amendments supporting updated heritage definitions has not yet been enacted.

² For the definition of "development," please refer to the Mississauga Official Plan.

2. General Requirements include:

- A location map
- A site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features
- A written and visual inventory (legible photographs we suggest no more than two per page) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal and external photographs and floor plans are also required. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
- A site plan and elevations of the proposed development
- For cultural landscapes or features that transcend a single property, a streetscape plan is required, in addition to photographs of the adjacent properties
- Qualifications of the author completing the report
- Three hard copies and a PDF

The City reserves the right to require further information, or a full HIA. These terms of reference are subject to change without notice.

3. Addressing the Cultural Landscape or Feature Criteria

Cultural Heritage Landscape Inventory Heritage Impact Assessments must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The Heritage Impact Assessment need only address the checked criteria for the pertinent cultural heritage landscapes or features. (Please note: some properties constitute more than one cultural heritage landscape.) Criteria include the following:

Landscape Environment

- scenic and visual quality
- natural environment*
- horticultural interest
- landscape design, type and technological interest

Built Environment

- aesthetic/visual quality
- consistent with pre World War II environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

Historical Associations

- illustrates a style, trend or pattern
- direct association with important person or event

- illustrates an important phase of social or physical development
- illustrates the work of an important designer

Other

- historical or archaeological interest**
- outstanding features/interest
- significant ecological interest
- landmark value

Descriptions of these criteria are available in the Cultural Landscape Inventory document (pages 13 to 16).

*For cultural landscapes or features noted for their **natural environment** (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a copy of a certified arborist's report will be included as part of the scope of the Heritage Impact Assessment.

For cultural landscapes or features noted for their **archaeological interest (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a stage 1 archaeological assessment is required.

4. Property Information

The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories. However, please note that due to the Freedom of Information and Protection of Privacy Act current property owner information must NOT be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.

5. Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship

- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The proponent must demonstrate how the new proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape.

6. Mitigation Measures

The Heritage Impact Assessment must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

7. Qualifications

The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

8. Recommendation

The heritage consultant must provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, *Ontario Heritage Act?*
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:
 "Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

9. Approval Process

Three copies of the Heritage Impact Assessment will be provided to Heritage staff, along with a PDF version. Hard copies must be single sided and pages must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff's comments and acceptance, or rejection of the report.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. As of September 2014, Heritage Impact Assessments will no longer be published online. However, these documents will be made available to the public by appointment with Heritage Planning staff.

An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Assessment will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

10. References

Applicants seeking professional assistance may wish to refer to the Canadian Association of Heritage Professionals website: http://www.cahp-acecp.ca/

Interpretation Services: http://www.mississauga.ca/portal/cityhall/languages

For more information on Heritage Planning at the City of Mississauga, visit us online at www.mississauga.ca/heritageplanning.

APPENDIX C

City of Mississauga By-law No. 260-2011 to designate 305 Lakeshore Road West as a property of cultural heritage value or interest under the Ontario Heritage Act



THE CORPORATION OF THE CITY OF MISSISSAUGA BY-LAW NUMBER 0260 - 2011.

A By-law to designate the Hill Estate Gatehouse/Dudgeon Cottage located at 305 Lakeshore Road West as being of cultural heritage value or interest

WHEREAS the Ontario Heritage Act, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Notice of Intention to designate the Hill Estate Gatehouse/ Dudgeon Cottage located at 305 Lakeshore Road West, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

- 1. That the property, including all the buildings and structures thereon, known as the Hill Estate Gatehouse/Dudgeon Cottage located at what is municipally known as 305 Lakeshore Road West, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
- 2. That the reasons for designating the property known as the Hill Estate Gatehouse/Dudgeon Cottage located at 305 Lakeshore Road West, in the City of Mississauga, under Section 1 of this By-law, are duly set out in Schedule 'B'.
- 3. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
- 4. That Schedules 'A' and 'B' form an integral part of this by-law.
- 5. That the City Solicitor is hereby directed to register a copy of this by-law against the property located at 305 Lakeshore Road West as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 12 day of oxtober

, 2011.

APPROVED
AS TO FORM
City Solicitor
MISSISSAUGA
Date 11 109 126

MAYOR

CLERK

SCHEDULE 'A' TO BY-LAW <u>0260-2011</u>

Summary:

Part of Block B, Registered Plan H-22

(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 8, in the vicinity of Lakeshore Road West and Pine Avenue

South)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic

Township of Toronto, County of Peel), Province of Ontario and being composed of part of Block B, Registered Plan H-22, designated as Part 2, Plan

43R-34111.

Alnashir Jeraj Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. <u>0260-201</u>\

DESIGNATION STATEMENT Hill Estate Gatehouse/Dudgeon Cottage, 305 Lakeshore Road West

Description of Property

The Hill Estate Gatehouse/Dudgeon Cottage is located on the south side of Lakeshore Road West, west of Mississauga Road South, at the intersection of Lakeshore Road West and Pine Avenue South. It is a small, one-storey, red brick cottage ornamented with a pattern of extruding slag brickwork.

Statement of Cultural Heritage Value or Interest

The Hill Estate Gatehouse/Dudgeon Cottage, located at 305 Lakeshore Road West, is listed on the City of Mississauga's Heritage Registry and is recommended for designation under the terms of the *Ontario Heritage Act* for its design or physical value, its historical or associative value and its contextual value, as per Regulation 09/06.

This building is a rare surviving example of an estate gatehouse, built in the early decades of the 20th Century, at a time when the west end of Port Credit was largely comprised of wealthy estates. As such, it serves to yield an understanding of a culture that no longer exists in present day Mississauga.

Architecturally, the building is constructed using bricks of a basalt-like appearance which gives the building "texture and interest". It is possible that these unusual bricks were made in the former Port Credit brickyard, which was adjacent to the subject property. With its protruding slag bricks, convex glass, architectural detailing reminiscent of the Arts & Crafts movement and its roofline of multiple planes intersecting at angles which result in the formation of multiple valleys, the building is certainly unique in the City of Mississauga.

The structure is highly visible from Lakeshore Road West, with clear views to and from the front façade. It retains its residential feel, and is free from overt commercial signage.

The current community has placed historical and contextual value in the property as its evolution contributes to the understanding of the history of Port Credit, and has placed associative value in the historic property owners, which include Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend James Dudgeon.

For many long-time residents, the building was associated with the adjacent bus loop for the Toronto Transit Commission (TTC) Route 74, which terminated at Pine Avenue. While the building was never owned by the TTC, Marjorie Dudgeon, who lived in the cottage and operated a piano studio, invited transit riders to wait in the building on cold winter mornings.

The building is highly visible to the public sector and community as it has a shallow set-back from Lakeshore Road West. It is the first and only single family residential type structure immediately west of the vacant industrial lands which provides for a prominent landmark.

As the surrounding property is currently being developed, it is recommended that every effort be made to include the building at 305 Lakeshore Road West in any future development on this site.

Description of Heritage Attributes

Key exterior attributes that embody the design or physical value of 305 Lakeshore Road West include:

- Its single storey, residential style, massing and overall size
- Its red brick with basalt-like brick accents which are random over the exterior

- Its windows with convex glass, wooden rails, stiles and muntin bars
- Its square bay window
- Its roofline with exposed rafter tails
- Its Tudor-like façade elements under the gable end eaves, composed of beams and stucco render
- Its unusual rounded-brick exterior window sills
- Its wooden front entrance door, composed of six panes in the upper third of the door, over a solid base of two slightly inset panels and iron hardware

Key attributes that reflect the historical or associative value to the local community of 305 Lakeshore Road West include:

- Its identification as a gatehouse, which contributes to an understanding of the now demolished estate house
- Its reminder of the development history of the Port Credit community and the continuing evolution of the surrounding area
- Its direct associations with Edward, Edwin and Rebecca Hill, Charles Scarr, and Reverend James Dudgeon
- Its association with the former bus loop Route 74

Key attributes that illustrate the contextual value of 305 Lakeshore Road West include:

- It is considered a landmark in the community
- Its visibility and shallow set-back from Lakeshore Road West
- Its unusual brick patterning of basalt-like brick that distinguishes it from other brick structures
- Its residential character as a contrast to what has become a very commercial area along Lakeshore Road West

APPENDIX D

City of Mississauga By-law No. 374-88 to designate 37 Mississauga Road South as a property of cultural heritage value or interest under the Ontario Heritage Act





BY-LAW NUMBER 374-88

To designate the "Parkinson-King House" located at 37 Missisauga Road South, as being of historical, architectural and contextual significance.

WHEREAS The Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS Notice of Intention to so designate "Parkinson-King House" located at 37 Mississauga Road South, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Council of the Corporation of the City of Mississauga.

WHEREAS the reasons for the said designation are set out as Schedule 'A' hereto;

NOW THEREFORE the Council of The Corporation of the City of Mississauga enacts as follows:

- ì. That the real property, more particularly described in Schedule 'B' hereto, known as the "Parkinson-King House" located at 37 Mississauga Road South, be designated as being of historical, architectural and contextual significance.
- That the City Clerk is hereby authorized to cause a copy of this 2. by-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Foundation, and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.
- 3. That the City Solicitor is hereby directed to register a copy of this by-law against the subject property.

ENACTED AND PASSED this 13th day of

1988.

APPROV**E**D TO FORM EXECUTION City Solicitor SISSAUGA

981 JOI EOI

erence L. Julian, City Clerk

SCHEDULE 'A' TO BY-LAW NO. 374-88

SHORT STATEMENT OF THE REASONS FOR THE PROPOSED DESIGNATION

It is recommended that the Parkinson-King House be designated for its historical, architectural and contextual importance. Historically, the house was built between 1900 and 1907 by Risdon Parkinson. Parkinson was active in Port Credit community life and served as Police Village Trustee (1909–1913); Chairman (1910); Reeve (1917–1923); Port Credit Hydro Committee Chairmam (1931). Architecturally, the structure, believed to have been built of bricks from the nearby Port Credit Brick Company, is representative of small town vernacular building of the turn of the nineteenth century. Architectural features of note include: the L-shaped plan, the stretcher bond red brick exterior, the one-over-one paned sash windows and the large single paned "landscape sash" windows of the first floor and stained glass transoms, the gable roof and centre gable, and the original front door. Contextually, this house located at the south east end of Mississauga Road South, is an important element on Port Credit's west bank, an area recognized in the Port Credit Secondary Plan and the Port Credit Harbour Study as an area of special heritage interest.

SCHEDULE & to BY-LAW 3.74-88

In the City of Mississauga, Regional Municipality of Peel (formerly Town of Port Credit, County of Peel), Province of Ontario, and being composed of parts of Village Lots 11 and 12 South of Bay Street, West of the Credit River, and designated as Part 1 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (No. 43) as 43R-15696.

May 20, 1988

William J. Daniels
William J. Daniels
Ontario Land Surveyor

APPENDIX E

Statement Defining the District's General Character (In-force Old Port Credit Village HCD)

1.5 Statement Defining the District's General Historical Character

The district generally conforms on its east, south and west sides to the boundaries of the government's planned village plot of 1835. The district's northern boundary, Lakeshore Road West (originally, Toronto Street), became the village's main east-west street; and evolved into a major provincial traffic artery, the Lakeshore Highway (Highway No. 2). Because of extensive redevelopment north of Lakeshore Road West, the district contains almost all of the features associated with old Port Credit village.

Human use and activity in the district predate the government's village survey by many thousands of years. The settlement of the Native Mississauga at the mouth of the Credit River for over a century, their resettlement upriver in 1826 and their significant investment in the Credit Harbour Company in 1834 especially affected the formation of old Port Credit. Peter and John Streets are named after Peter and John Jones, directors in the Credit Harbour Company and Mississauga chiefs. Peter Jones (Kahkewaquonaby), missionary, translator and author, is provincially important as a leading figure in the conversion of the Mississauga and other Ojibway people to the Methodist branch of Christianity and their adoption of a sedentary way of life – farming and trades. Mississauga Road South, originally called Joseph Street after Misssissauga chief and Credit Harbour Company director Joseph Sawyer, preserves in its name the legacy of the Mississauga people in Port Credit.

Urban form in old Port Credit village is defined by the original grid of streets laid out by surveyor Robert Lynn, by the Credit River and by J.C. Saddington Park fronting on Lake Ontario. There is a progression from high traffic activity on Lakeshore Road West, through quiet residential streets that dead-end in the park, to the sounds and sights of Lake Ontario.

Important open spaces exist in the district: (1) J.C. Saddington Park, a good example of park planning in Canada from the 1970s; (2) Marina Park on the west bank of the Credit River, which has a long record of human use – from Native fishing in canoes, to wharves and warehouses before the 1855 fire, later to the favorite spot for swimming in the 1930s and 40s and finally to recreational boating; and (3) St. Mary's Roman Catholic Cemetery opened in the 1870s. J.C. Saddington Park provides lakefront access, and Marina Park provides riverside access. Open spaces associated with the district's institutional landmarks also have historic value.

Single-family houses, a few of which have been converted to commercial use, are typical in the district. Two out of the three blocks facing Lakeshore Road West are in institutional use and are of historic interest, while the third block has recently been developed commercially. Multiple-unit housing – four apartment buildings and one block of townhouses – is located in the eastern third of the district and does not incur into

the low-density residential fabric of the district west of John Street South.

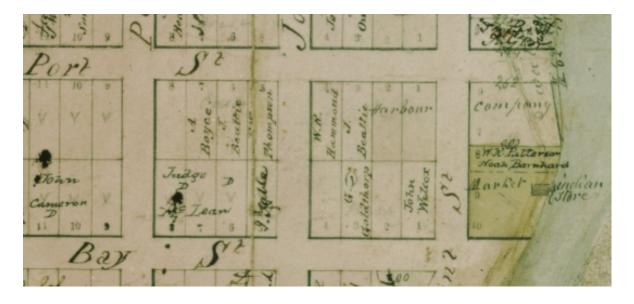
A number of institutional landmarks important to Port Credit's history stand in the district. The Mississauga Masonic Temple of 1926 incorporates within its walls the Wesleyan Methodist Church of 1849, the first church in Port Credit. On the site where the Wesleyan Methodist Church originally stood is the Port Credit Methodist Church of 1894, now part of First United Church (1950-51). Next door to First United Church is Alfred Russell Clarke Memorial Hall of 1922, a community hall that served as the Port Credit council chambers from 1941 to 1974. Two brick buildings and a concrete base remain from the village waterworks, built at the same time as Clarke Memorial Hall. St. Mary's Separate School of 1953 complements St. Mary's Cemetery and St. Mary's Church, altogether creating a religious compound in the district's middle block along Lakeshore Road West. The Port Credit Village Fire Hall and Police Station, opened in 1955, is the oldest surviving fire hall in Mississauga.

A number of historic buildings, built as houses and converted to commercial use or built with a public function in mind but now used as houses, are also found in the district. The Wilcox Inn, the oldest surviving building in the district, is now a house. The small building at 24 Front Street South, used as a house, stands on former Credit Harbour Company lands. The first place of worship for Roman Catholics in Port Credit, moved to 32 Peter Street South, has been a house for many years. The Emma Peer House at 7 John Street South has become a restaurant. The Ida and Benjamin Lynd House at 15 Mississauga Road South has been turned into a spa. Adaptive reuse has been a long-established practice in the district.

Other houses of historic interest, dating from the nineteenth and early twentieth centuries, are modest vernacular dwellings: frame with siding or with a veneer of locally manufactured brick, usually $1\frac{1}{2}$ storeys tall and gable roofed. Many were built by those who made their living on the water – mariner, sailor, fisherman and wharfinger – by tradesmen or by labourers. Infill houses of the mid-twentieth century were also modest. Houses that in terms of size and height complement houses of historic interest provide an appropriate architectural context for the district's houses of historic interest.

The front yards of houses are predominately landscaped, contain a diversity of deciduous and some conifer tree species, and usually provide access to the street by means of a single driveway situated to one side of the lot.

Opportunities exist for greater appreciation, reinforcement and protection of the district which embodies the spirit of old Port Credit village.



The district has high potential for Native archaeological sites going back perhaps as much as 10,000 years (note the "indian store" on the Market lot).



The original grid of streets helps define urban form in old Port Credit village.





The open green space of J.C. Saddington Park is a significant asset in the neighbourhood.



The riverside lands of Marina Park have a long record of human use.



St. Mary's Roman Catholic Cemetery is an historic burial ground opened in the 1870s.



Private open space associated with institutional buildings is an important landscape feature along Lakeshore Road West.













Buildings of historic interest include village landmarks – ranging from the oldest surviving building in the district to landmarks of the 1950s – and modest vernacular dwellings dating from the nineteenth and early twentieth centuries.



Houses that in terms of size and height complement houses of historic interest provide an appropriate architectural context for the district's houses of historic interest.



The front yards of houses are landscaped and usually provide access to the street by means of a single driveway situated to one side of the lot.

APPENDIX F

District Significance, Heritage Attributes and Objectives (Proposed Old Port Credit Village HCD Plan



3.0 District Significance, Heritage Attributes and Objectives

3.1 Introduction

Part V of the *Ontario Heritage Act* requires that a heritage conservation district plan contain a statement explaining the cultural heritage value or interest of the heritage conservation district, a description of heritage attributes, and a list of objectives to be sought in designating the area. The following subsections provide the required statement of significance, heritage attributes, and objectives.

3.2 Statement of District Significance

The District generally conforms on its east, south and west sides to the boundaries of the government's planned village plot of 1835. The District's northern boundary, Lakeshore Road West (originally, Toronto Street), became the village's main east-west street; and evolved into a major provincial traffic artery, the Lakeshore Highway (Highway No. 2). Because of extensive redevelopment north of Lakeshore Road West, the District contains almost all of the features associated with old Port Credit village.

First Nations

Human habitation in the area predates the government's village survey by many thousands of years, as Indigenous peoples traveled the lakeshore and the river to gather spawning fish and other resources. An early fur trade post was also located here, to facilitate European trade with the Mississauga First Nation people.

The formation of Old Port Credit was especially affected by the settlement of the Mississauga at the mouth of the Credit River for over a century, their resettlement upriver in 1826, and their significant investment in the Credit Harbour Company in 1834. Peter and John Streets are named after Mississauga leaders Peter and John Jones, who were also directors in the Credit Harbour Company. Peter Jones, missionary, translator and author, is provincially important as a leading figure in the conversion of the Mississaugas and other Ojibway people to the Methodist branch of Christianity, and their adoption of a sedentary way of life with farming and trades. Mississauga Road South, originally called Joseph Street after Mississauga chief and Credit Harbour Company director Joseph Sawyer, preserves in its name the legacy of the Mississauga people in Port Credit.

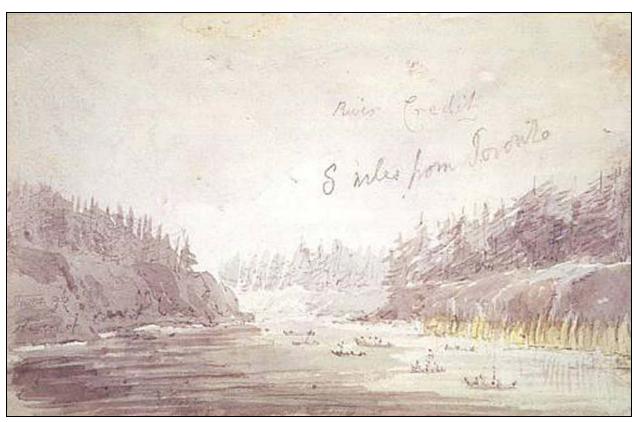


Figure 3: A view of Credit River, Upper Canada, by Elizabeth Simcoe, 1796. Credit: Library and Archives Canada / Elizabeth P. Simcoe.



Figure 4: A view of the Port Credit Harbour, looking west, showing stonehookers moored there, not dated. Credit: Harold Hare Collection.

Urban form

Urban form in old Port Credit village is defined by the original grid of streets laid out by surveyor Robert Lynn, by the Credit River and by J.C. Saddington Park fronting on Lake Ontario. There is a progression from high traffic activity on Lakeshore Road West, through quiet, low-density residential streets that dead-end in the park, to the sounds and sights of Lake Ontario.

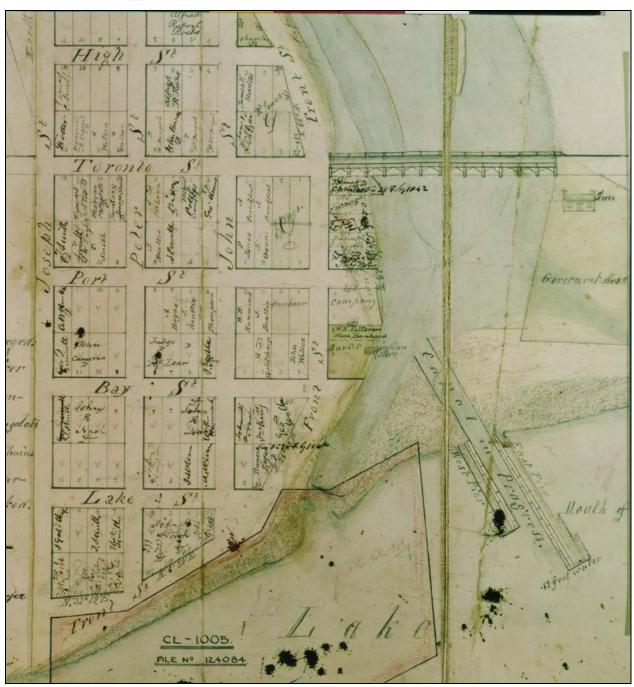


Figure 5: 1837 map showing the original street grid that helps define current urban form in Old Port Credit Village.

Open spaces

Important open spaces exist in the District: (1) J.C. Saddington Park, a good example of park planning in Canada from the 1970s; (2) Marina Park on the west bank of the Credit River, which has a long record of human use – from Native fishing in canoes, to wharves and warehouses before the 1855 fire, later to the favorite spot for swimming in the 1930s and 40s and finally to recreational boating; and (3) St. Mary's Roman Catholic Cemetery opened in the 1870s. J.C. Saddington Park provides lakefront access, and Marina Park provides riverside access. Open spaces associated with the District's institutional landmarks also have historic value.



Figure 6: The open public space of J.C. Saddington Park is a significant asset in the District. Credit: MHBC.



Figure 7: The private open space of institutional buildings is an important landscape feature along Lakeshore Road West. Credit: GRA.

Landmarks

A number of institutional landmarks important to Port Credit's history stand in the District. The Mississauga Masonic Temple of 1926 incorporates within its walls the Wesleyan Methodist Church of 1849, the first church in Port Credit. On the site where the Wesleyan Methodist Church originally stood is the Port Credit Methodist Church of 1894, now part of First United Church (1950-51). Next door to First United Church is Alfred Russell Clarke Memorial Hall of 1922, a community hall that served as the Port Credit council chambers from 1941 to 1974. Two brick buildings and a concrete base remain from the village waterworks, built at the same time as Clarke Memorial Hall. St. Mary's Separate School of 1953 complements St. Mary's Cemetery and St. Mary's Church, altogether creating a religious compound in the District's middle block along Lakeshore Road West. The Port Credit Village Fire Hall and Police Station, opened in 1955, is the oldest surviving fire hall in Mississauga.

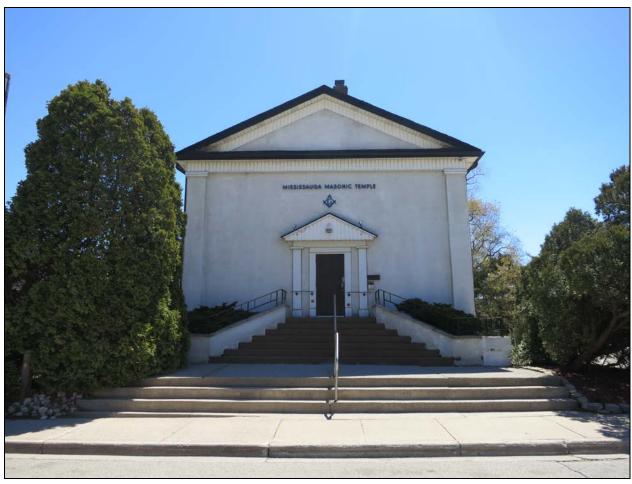


Figure 8: Mississauga Masonic Temple, built in 1926, incorporates within its walls the Wesleyan Methodist Church of 1849, the first church in Port Credit. Credit: GRA.

Land use

Single-family houses, a few of which have been converted to commercial use, are typical in the District. Two out of the three blocks facing Lakeshore Road West are in institutional use and are of historic interest, while the third block has recently been developed commercially. Multiple-unit housing – four apartment buildings and one block of townhouses – is located in the eastern third of the District and does not incur into the low-density residential fabric of the District west of John Street South.

Historic buildings

A number of historic buildings, built as houses and converted to commercial use or built with a public function in mind but now used as houses, are also found in the District. The Wilcox Inn at 32 Front Street, the oldest surviving building in the District, is now a house. The first place of worship for Roman Catholics in Port Credit, moved to 32 Peter Street South, has been a house for many years. The Emma Peer House at 7 John Street South has become a restaurant. The Ida and Benjamin Lynd House at 15 Mississauga Road South has been turned into a spa. Adaptive reuse has been a long-established practice in the District.

Other houses of historic interest, dating from the nineteenth and early twentieth centuries, are modest vernacular dwellings: frame with siding or with a veneer of locally manufactured brick, usually 1½ storeys tall and gable roofed. Many were built by those who made their living on the water – mariner, sailor, fisherman and wharfinger – by tradesmen or by labourers. Infill houses of the mid-twentieth century were also modest. Houses that in terms of size and height complement houses of historic interest provide an appropriate architectural context for the District's houses of historic interest.



Figure 9: The former Wilcox Inn, 32 Front Street.



Figure 10: Fire hall, 62 Port Street



Figure 11: Village waterworks buildings in J.C. Saddington Park



Figure 12: Clark Memorial Hall, 161 Lakeshore Road West



Figure 13: Vernacular dwelling, 48 Lake Street



Figure 14: Vernacular dwelling, 31 Bay Street

Landscape

The front yards of properties are predominately landscaped, contain a diversity of deciduous and some conifer tree species, and usually provide access to the street by means of a single driveway situated to one side of the lot.

Opportunities exist for greater appreciation, reinforcement and protection of the District which embodies the spirit of old Port Credit village.



Figure 15: The front yards of houses are typically landscaped and provide access to the street via a single driveway situated to one side of the lot. Credit: GRA.

3.3 List of heritage attributes

- a) Property boundaries conform to the government's planned village plot 1835;
- b) Human use and activity predate the government's village survey by many thousands of years;
- c) Urban form is defined by the original grid of streets, by the Credit River and by J.C. Saddington Park;
- d) The urban fabric is primarily comprised of a low-rise built form;
- e) A number of institutional landmarks important to Port Credit's history remain;
- f) A number of historic buildings, built as houses and converted to commercial use or built with a public function in mind, but now used as houses remain;
- g) Other houses of historic interest are modest vernacular dwellings;
- h) Front yards consist of maintained landscaping of lawns and ornamental gardens with a variety of deciduous and coniferous specimen trees. Parking is generally provided in a single car width driveway often leading to a rear yard garage.

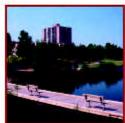


City of Mississauga Community Services

CULTURAL LANDSCAPE INVENTORY













APPENDIX G

Extract from the Cultural Landscape Inventory for the City of Mississauga: Mississauga Road South Scenic Route Cultural Landscape & Old Port Credit Cultural Landscape

CULTURAL LANDSCAPE INVENTORY

CITY OF MISSISSAUGA



THE LANDPLAN COLLABORATIVE LTD.

in association with

GOLDSMITH BORGAL & COMPANY LTD., ARCHITECTS NORTH SOUTH ENVIRONMENTAL INC. GEODATA RESOURCES INC.

JANUARY, 2005

CULTURAL LANDSCAPE INVENTORY

CITY OF MISSISSAUGA

PREFACE

The City of Mississauga has changed dramatically since 1968, when it was incorporated as a Town and even more so since 1974, when it was incorporated as the City of Mississauga. From a rural farm landscape to the sixth largest city in Canada, in less than thirty years, is an incredible transformation of any landscape. In this short time, a rich agricultural area was converted to a diverse community of industrial, residential, civic and commercial districts each with its own quality, character and in some instances distinct identity. What distinguishes many of these cultural landscapes is the degree to which the pre-settlement natural landscape, the former agricultural landscape and the current urban landscape have been blended together to create unique and notable settings in which the citizens of Mississauga live and work.

The concept of a cultural landscape has been around for some time. Early twentieth century English geographers such as Linton recognized that the rural English countryside could be subdivided into visually distinct areas often based on their natural features, historical uses and origin of development. The British National Parks System and the British National Trust have protected and managed cultural landscapes both rural and urban for many decades. Late twentieth century planners and urban theorists such as Kevin Lynch, Christopher Alexander, Jane Jacobs and Gordon Cullen, all subscribed to a central theory that both urban and rural communities could be subdivided into distinct landscapes based on periods of origin, purpose and other physical characteristics. Some would argue that these landscapes became more significant if they were associated with a particular historical event or person and if they had some intrinsic beauty or were representative of cultural traditions.

In 1972, the United Nations Educational, Scientific and Cultural Organization (UNESCO) implemented a convention calling for the protection and preservation of both cultural and natural heritage landscapes of outstanding universal value (Criteria for Cultural Landscapes under the World Heritage Convention, APT Bulletin, 1999). That convention resulted in the creation of the World Heritage List. Although most cities the age of Mississauga do not have cultural landscapes worthy of being on this worldwide list, the approach laid the foundation for all communities to identify those cultural landscapes within their boundaries that have heritage and visual qualities worthy of recognition, protection, preservation and management on a municipal, regional and national level. Further revisions to the 1972 Convention, in 1992, advocated putting into place adequate legal and/or traditional protection and management mechanisms to ensure the conservationof cultural property or landscapes. The existence of protective legislation at the national, provincial and municipal level or well-established traditional protection and/or management mechanisms are therefore essential and must be stated in the nomination ofthese cultural landscapes (Criteria for Cultural Landscapes under the World Heritage Convention, APT Bulletin, 1999).

The purpose of this document is to analyze the landscapes of the City of Mississauga using similar criteria, modified to be applicable within the context of Mississauga, to determine which of the City's cultural landscapes warranted recognition and ultimately some form of protection, preservation and management.

Why is this important?

What makes older cities interesting is their ability to absorb new development while retaining the best of the heritage resources accumulated since their founding. Urban richness - visual interest, historical interest and interpretive interest - comes from conserving the old and blending it with the new in a way that captures the progression of time and the evolution of the city's form. This variety of cultural landscapes in turn enriches peoples lives because it tells the story of *their* city in a way that no book or film ever could. This also gives individuals and groups a chance to participate in the process of determining what is significant about their community. Is that scenic road important? Is that 200 year old tree worth protecting? Is that combination of industrial structures valuable beyond its original purpose? The importance of this analytical process is to allow participation by anyone interested in *city building*.

In order to have a more complete picture of the City's cultural and heritage resources, Mississauga needs to expand its knowledge base beyond the recognition of individual heritage properties to the identification, protection and preservation of important cultural landscapes. Short term benefits will permit the retrieval of information related to the cultural history of the community and assist in planning and protection of matters such as heritage designations, background searches for information related to new development and other planning initiatives. It may also provide important precedents for future changes to the City's urban form as the Community continues to mature and re-invent itself. By so doing, the City can move forward into the twenty-first century confident that its unique cultural landscapes and related heritage resources will be less at risk and proceed in a manner that may allow the City to develop and manage these resources with a character unique to the City of Mississauga. Understanding the importance of cultural landscapes is essential to the process of city building in every community. It should allow individuals, neighbourhoods and special interest groups to work with the City to Irresponsible changes to these improve Mississauga's landscapes and neighbourhoods. significant heritage resources can negatively impact the social well-being, economic vitality and quality of life of the residents of Mississauga. The City of Mississauga should continue to acknowledge and analyze its cultural landscapes and features, and put in place mechanisms that will preserve, protect, manage and enhance these special places.

People cannot maintain their spiritual roots and their connections to the past if the physical world they live in does not sustain those roots.

C. Alexander, S. Ishikawa and M.Silverstein, 1977

CITY OF MISSISSAUGA

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	. ~~~	Matrix, Resource Map, Site Descriptions and Photos	
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CITY OF MISSISSAUGA

ACKNOWLEDGMENTS

The project team would like to acknowledge the contribution the following people made to this project:

Public Open House - participants in the public open house provided valuable assistance in their review of the inventory concepts and in their sharing of ideas on the importance and significance of cultural landscapes to their community. Landplan and the City appreciates the volunteer time and insight provided and encourages those participants to continue to evaluate and protect the valuable cultural resources identified in this study.

Project Steering Committee - members of the Steering Committee provided valuable direction both in terms of defining the goals and objectives of the study and in determining the level of detail necessary to make the cultural landscape descriptions useful and meaningful. The cooperative and positive approach of the Committee made the task a pleasant one.

Anne Farrell Community Services
Andrew Ferancik Community Services
Ruta Fogels Community Services

Jim Hosick Heritage Advisory Committee
Lesley Pavan Planning and Building Department
Eric Rogers Heritage Advisory Committee

Mark Warrack Community Services - Steering Committee Chair

Stephen Wahl Heritage Advisory Committee

The project team included:

Tony Bonnici GeoData Resources Inc.

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Rod Mac Donald
Wendy Mac Donald
Sherry Mennen
Earl Perry
Owen Scott
Mark Steele
North South Environmental Inc.
The Landplan Collaborative Ltd.
The Landplan Collaborative Ltd.
The Landplan Collaborative Ltd.
The Landplan Collaborative Ltd.

The photographic survey for this project included ground level colour slides and digital imaging from windshield surveys. Unless otherwise identified the photography was completed by: Chris Borgal, Rod Mac Donald and Wendy Mac Donald.

EXECUTIVE SUMMARY

In order to have a more complete picture of the City's cultural and heritage resources, the City needs to expand its knowledge base beyond the recognition of individual heritage properties to the identification, protection and preservation of important natural and cultural landscapes. The purpose of this study is to provide a working inventory of the City's cultural landscapes which will serve as a planning tool in the assessment and management of these resources as the community changes and evolves. Short term benefits will permit the retrieval of information related to the cultural history of the community and assist in planning matters such as heritage designations, background searches for information related to new development and other planning initiatives. It is intended that this database not be considered a "completed" product, but rather the beginning of an extended process. Over the long term, the benefits of this project may include the redirection of the development of the City in a manner that preserves and protects identified resources which might otherwise go unnoticed or be at risk. It may also provide precedent for future changes to the City's urban form as the Community continues to mature and re-invent itself. By so doing, the City can move forward into the twenty-first century confident that its unique cultural resources will be less at risk and proceed in a manner that may allow the City to develop and manage these resources with a character unique to the City of Mississauga.

Two primary categories of heritage resources were identified. These included Cultural Landscapes and Cultural Features. For the purpose of this project, the UNESCO definition of Cultural Landscape has been modified to permit the study to be more inclusive of the full range of the heritage resources within the community. Whereas the UNESCO notion of Cultural Landscape is of a *combination* of the works of man and nature, in Mississauga there are many areas where the natural landscape has been totally subsumed by man-made features. It was therefore felt reasonable that the definition of Cultural Landscapes and Cultural Features be subtly modified and expanded to permit the database to be more inclusive of the wide range of conditions found in Mississauga.

Cultural Landscapes can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.

Cultural Features can be defined as visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports.

Mississauga does not, as yet, have any cultural landscapes which have been officially recognized as world renowned or internationally significant sites with the possible exception of the City Hall and its associated buildings. The City does, however, have a number of nationally, provincially and locally significant cultural landscapes and features which both citizens and visitors to the

City can acknowledge, respect and enjoy. At a city scale and within an urban context, Mississauga boasts a variety of fine natural areas, farms, residential neighbourhoods, parks, industrial landscapes and special landscape features which warrant recognition as cultural landscapes and are worthy of both conservation and management. To this end, this document provides a foundation for the continued research and inventory of those heritage resources.

The major results and recommendations of this study are as follows:

- 1. **continuing process** there must be a continued openness to adding landscapes and features to the inventory. Not only was this study not able to include all the resources that currently exist, but new resources will present themselves as the City matures and as they become publicly recognized for their heritage value and their contribution to the evolution of the City's social fabric and physical form. This open process will require continued funding, staff resources and volunteer time to keep the inventory up to date. Priorities should be given to: a more complete inventory of residential neighbourhoods with priority given to those in the southern part of the City, and the addition of other residential landscapes i.e. Erin Mills Planned Community and Meadowvale Planned Community; the inclusion of other original settlements as part of the historical settlements classification, such as Lorne Park; and a further analysis of commercial and retail areas such as Square One, Erin Mills Centre, and the Hurontario Corridor.
- 2. **refinement of evaluation criteria** it is important that more detailed evaluation criteria be developed and included in the database. These criteria will identify specific heritage, natural and visual qualities of each site which should be protected and enhanced in the future by adjustment to planning policies and through site plan control.
- 3. **planning policy** it is recommended that the inventory be used in reviewing all development applications and as part of the background information for planning studies. It is also suggested that reference to the database be a requirement for Official Plan and Secondary Plan amendments, all Zoning changes, and Site Plan and Committee of Adjustment applications. The cultural landscape inventory should be taken into consideration prior to undertaking projects initiated by the City.
- 4. **prescriptive vs descriptive** it is recommended that the database be considered prescriptive for the quality of future development (rather than descriptive of current development) and that the qualitative references for each site be included as a part of any future planning process for the area of the community referenced.
- 5. **publicly accessible** -it should be acknowledged that the cultural resources of the city are part of the City's history and story of development. This information should be available to interested citizens, students and the general public.

Eventual inclusion on web sites and in digital format such as video and CD's will allow the public greater access to *their story* and in turn, encourage greater participation in the preservation and management of those heritage resources deemed valuable and worthy of protection.

Understanding the importance of cultural landscapes and features is essential to the process of *city building* in every community. Changes to these significant heritage resources can affect the social well-being, economic vitality and quality of life of the residents of Mississauga. The City of Mississauga should continue to acknowledge and analyze its cultural landscapes and features, and put in place mechanisms that will protect, manage and enhance these special places.

1. INTRODUCTION

Since the Ontario Heritage Act was adopted in 1975, the City of Mississauga has identified 717 heritage properties in its Heritage Inventory. This list of individual heritage properties has provided a basic understanding of the City's architectural heritage, with respect to the study of individual sites. It is now important that the City of Mississauga expand its understanding of its heritage resources beyond the identification of individual heritage properties and include the identification, protection and preservation of important cultural and natural landscapes. The cultural landscapes and features described in this report provide a broader, more holistic view of the City's heritage, integrating the relationships of local sites, events and activities within a context of larger landscapes. This holistic approach is in keeping with Provincial cultural landscape policy statements and related policies in the City of Mississauga Official Plan.

This study was initiated by the Community Services Department of the City of Mississauga. Its purpose is to provide a working inventory of the City's cultural landscapes which will serve as a tool to assess and manage these heritage resources as the community changes and evolves. For the purpose of this document, the broad general definition of cultural landscapes will be borrowed from the United Nations Educational, Scientific and Cultural Organization (UNESCO) World Heritage Committee:

Cultural landscapes represent the combined works of nature and of man... They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.

Cultural landscapes are valued for the information they convey about the processes and activities, events and peoples, that have shaped a community. In the same manner, a natural landscape is acknowledged for its pleasing appearance as well as the information it conveys about environmental processes that have shaped a geographical area. Both natural forces and human intervention are in a constant battle for control of land. This constant interaction between people and the natural environment has created a large array of landscapes that are culturally or naturally significant. Mississauga's heritage should no longer be viewed as simply a collection old buildings, but a fusion of vernacular architecture, monuments, landmarks, landscapes, former villages and neighbourhoods that coexist to form the City fabric.

This study documents and records an inventory of significant cultural and natural landscapes which are identified as contributing elements to Mississauga's heritage and development as a City. The inventory is supported by guidelines which are based upon policies existing in the City's Official Plan provided under the Ontario Planning Act and other provincial policy statements. These include the following:

1. The Ontario Planning Act

2.5.1 Significant built heritage resources and cultural heritage landscapes will be conserved.

2. City of Mississauga Official Plan (Mississauga Plan)

2. GOALS AND OBJECTIVES

2.12 HERITAGE

2.12.1 Goal

2.12.1.1 Mississauga will protect and enhance resources of heritage significance.

2.12.2 Objectives

- 2.12.2.1 To recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance.
- 2.12.2.2 To prevent demolition, destruction or inappropriate alteration or reuse of heritage resources.
- 2.12.2.3 To provide and maintain locations and settings for heritage resources which are compatible with and enhance the character of the heritage resource.
- 2.12.2.4 To encourage other levels of government to enact legislation and develop programs that promote the preservation and rehabilitation of heritage resources.
- 2.12.2.5 To encourage private and public support and financial resources for the preservation and rehabilitation of heritage resources.
- 2.12.2.6 To foster public awareness of, and commitment to, the protection and enhancement of heritage resources.

CITY OF MISSISSAUGA

3. GENERAL POLICIES

3.17 HERITAGE RESOURCES

3.17.1 Introduction

- 3.17.1.1 Heritage planning is the responsibility of the Provincial Government and the City. A citizens advisory committee has been established to advise City Council on matters pertaining to heritage.
- 3.17.1.2 The Heritage policies of this Plan are based on two principles:
 - a. heritage planning will be an integral part of the planning process.
 - b. heritage resources of significant value will be identified, protected, and preserved.
- 3.17.1.3 The identity, category, location, and status of heritage resources will be contained in the Mississauga Heritage Inventory.

3.17.3 Heritage Sites

3.17.3.1 *Policies*

- a. A Heritage Site will have one or more of the following characteristics:
 - *\$ contribution to the identity of a community or landscape;*
 - *\$* association with an historic event or person;
 - \$ distinguishing architectural, artistic, or cultural value;
 - \$ substantial remaining original materials, workmanship, and siting;
 - *\$ significant context within a community;*
 - *\$* areas of natural and cultural landscapes.

Short term benefits of the study will permit the retrieval of information related to the cultural history of the community and assist in planning matters such as heritage designations, background searches for information related to new development and other planning initiatives. It is intended that this database not be considered a "completed" product, but rather the beginnings of an extended process. This project has set the framework for the information gathering process into which a continually evolving series of sketches related to the history of the community can be placed and described. This living history database is therefore intended to grow richer with the stories of the community and should prove to be the heart of future historical and trend research intent on describing the evolution of the City over time.

CITY OF MISSISSAUGA

Over the long term, the benefits of this project may include the redirection of the development of the City in a manner that preserves and protects identified landscapes and features which might otherwise go unnoticed or be at risk. It may also provide precedent for future changes to the City's urban form as the community continues to mature and reinvent itself. By so doing, the City can move forward into the twenty-first century confident that its unique features will be less at risk and proceed in a manner that may allow the City to develop and manage features and districts with a character unique to this community.

2. METHODOLOGY

To develop this database, the following steps were undertaken:

- 1. the Community Services Department provided an initial list of proposed sites and features.
- 2. a preliminary set of criteria for designation of each cultural feature and each cultural landscape was developed.
- 3. the consultants visited each of the sites listed and assessed their merits based on the preliminary criteria.
- 4. some of the original sites were eliminated from the inventory because they did not meet the criteria for resource selection.
- 5. the set of criteria was also amended as a result of the first site visits.
- 6. during subsequent field investigations, several other sites were added to the database.
- 7. concurrently with the site tours and development of the database criteria, the record forms were designed and tests conducted to ensure that the collected data could be inserted into the City's MAX database system. The initial inventory was prepared in Excel worksheets and transferred into an Access (version 97) data base.
- 8. brief site descriptions were prepared for each site or feature identified. These descriptions formed a field in each database record.
- 9. to each site file were added several fields for a photographic inventory. The photo inventory was completed in slide and digital formats. The slides were scanned into Photo Shop as TIFFS and a complete separate inventory of photos was completed. The photos are not resident in Access but retained as separate files and accessed through links in Access in order to reduce the size of the Access files.
- 10. all cultural landscapes and features were initially mapped in AutoCad. The AutoCad mapping was then converted to Microstation to be compatible with the City's GIS system and incorporated into the tabular data from the database.
- 11. throughout the study process, meetings were held with the Steering Committee to gather input and to assess the direction of the final product.
- 12. a presentation was made to the Heritage Advisory Committee (HAC) as a part of the process before this report was finalized. The objective was to obtain relevant input to the study to ensure its later efficacy.

CITY OF MISSISSAUGA

- 13. on completion of the draft report, a public open house was held to ensure that suggestions which might be made and which might not have been considered in the current process would be included or advocated for on-going use of the material.
- 14. a final report was prepared.

3. CULTURAL LANDSCAPES and FEATURES

Two primary categories of cultural resources were identified. These included Cultural Landscapes and Cultural Features. For the purpose of this project, the UNESCO definition of Cultural Landscape has been modified to permit the study to be more inclusive of the full range of community landscapes. Whereas, the UNESCO notion of Cultural Landscape is of a *combination* of the works of man and of nature, in Mississauga there are many areas where the natural landscape has been totally subsumed by man-made features. It was therefore felt reasonable that the UNESCO definition of Cultural Landscapes and Cultural Features be subtly modified and expanded to permit the database to be more inclusive of the wide range of conditions found in Mississauga. Therefore,

Cultural Landscapes can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.

Cultural Features can be defined as visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports.

4. CRITERIA USED FOR IDENTIFICATION of CULTURAL LANDSCAPES and FEATURES

Although the following criteria describes those used to make the current selection of sites, the dynamic nature of the database is intended to allow for additions and alterations to these criteria. They are therefore points of departure and a useful tool in establishing the recording process.

4.1 Landscape Environment

This category identifies landscapes where buildings are not present or where structures are ancillary to the landscape type.

4.1.1 scenic and visual quality

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been

CITY OF MISSISSAUGA

degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

4.1.2 **natural environment**

Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.

4.1.3 **horticultural interest**

Landscapes with horticultural interest include all features of landscapes which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category.

4.1.4 landscape design, type and technological interest

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

4.2 Built Environment

This category includes landscapes where groups of buildings or structures (which individually may not be exceptional or worthy of heritage designation) are of such a homogeneous or complementary design that they contribute significantly to the quality and character of the landscape as a whole.

4.2.1 aesthetic/visual quality

This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.

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4.2.2 consistent with pre World War II environs

At a basic level, early settlements usually retain their settlement patterns in the form of roads and large tree plantings. In some instances, stagnation of economic activity allows some locations to remain relatively unchanged with greater potential of restoration decades later. The completeness of the original built features can create a zone or area which allows visitors or inhabitants to understand the context of a much earlier period in the City. Such areas may be residential, commercial or industrial.

4.2.3 consistent scale of built features

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

4.2.4 unique architectural features/buildings

Specific sites or portions of specific buildings may have features which are unusual, distinctive or of landmark significance. These may be quite modest in the overall context of the community but of local interest.

4.2.5 designated structures

Designation of an individual building or district under the Ontario Heritage Act should trigger inclusion within the database.

4.3 Historical Associations

This category focuses on the historical importance and significance of the built or natural landscape.

4.3.1 illustrates a style, trend or pattern

Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.

4.3.2 direct association with important person or event

Some sites are rather simple or prosaic in nature. However, great events can happen in a field or in a hut. Famous persons may inhabit or major events may happen in unexpected locations. Preservation of such sites is important to the public's understanding of history and of itself.

CITY OF MISSISSAUGA

4.3.3 illustrates an important phase of social or physical development

A site may be evocative or representative of a phase or epoch in the development of the City. Such remnants provide context for an on-going understanding of the development of the community.

4.3.4 illustrates the work of an important designer

Designers may be landscape architects, engineers, planners, architects, or from other allied arts. Several sites in Mississauga are relevant to this category and include residential plans, transportation systems and other building designs.

4.4 Other

These criteria establish special significance.

- 4.4.1 **historical or archaeological interest** cultural heritage resources associated with pre-historical and historical events.
- 4.4.2 **outstanding features/interest** a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind.
- 4.4.3 **significant ecological interest** having value for its natural purpose, diversity and educational interest.
- 4.4.4 **landmark value** visually prominent, revered and recognized as a public visual asset and important to the community.

5. ISSUES

This study acknowledges a number of important issues related to the City's heritage resources. These include:

5.1 Continued Documentation

Key to the success of this project will be its use as a living document. As new information related to specific sites, or as new sites are considered for inclusion, the database should be amended and added to on a regular basis. Through a continuous process of updating, its utility and importance will grow and should, over time, have a profound effect on the understanding of the City.

5.2 Managing Change

Changes to the City related to new development have been a constant since the rural area which is now Mississauga began to expand in the 1950's. The impact of new highways, Pearson Airport and the economic development of the Golden

ERA

City of Mississauga

Corporate Report



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee

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

Meeting date: 2019/04/02

Subject

Request to Demolish a Heritage Listed Property: 2375 Mississauga Road (Ward 8)

Recommendation

That the property at 2375 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated March 19, 2019.

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 demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register.

Comments

The applicant has provided a Heritage Impact Assessment (HIA) compiled by W.E. Oughtred & Associates Inc. (Appendix 1). The consultant has concluded that the house at 2375 Mississauga Road is not worthy of designation.

Of note, the information in the HIA reveals, "Mississauga Road can be traced back to the 1800's; a transportation route established along portions of the Credit River from Streetsville, through Erindale to Port Credit. The removal and construction of a new dwelling on the retained parcel will have no impact on the landscape design of the scenic route" (page 29).

The HIA states that there will be no negative impacts to the historic character or the scenic qualities of Mississauga Road. Mature trees will be retained and the home will be built, in keeping with the surrounding neighbourhood.

The HIA concludes that the "property does not meet any criteria for designation under Part IV of the Ontario Heritage Act" (page 31). Staff concurs that this property does not contribute to the cultural heritage values associated with the Mississauga Scenic Route Cultural Landscape. Therefore, Staff finds that there is insufficient evidence to recommend designation at this time.

Financial Impact

There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 2375 Mississauga Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Assessment that provides information which does not support the building's merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: Brooke Herczeg, Heritage Analyst



Heritage Impact Statement

2375 Mississauga Road Mississauga, Ontario

January 2019

INTRODUCTION

It is a requirement for the City of Mississauga to request "Heritage Impact Statements" for proposed demolitions of homes listed within the Cultural Landscape Inventory. This report will review the subject property as a part of the Mississauga Road Scenic Route.

As a result of the requirement for the demolition of the existing house on the subject property, this Heritage Impact Statement has been prepared.

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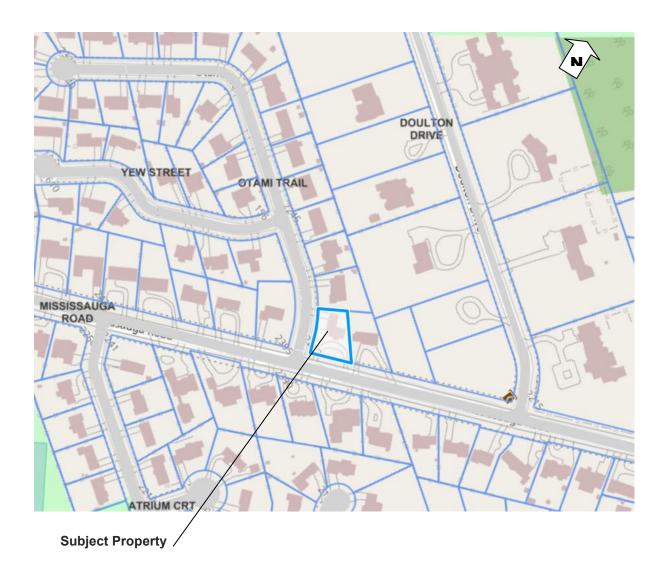
- 1. Context Map
- 2. Location Map
- 3. Official Plan
- 4. Zoning Map
- 5. Aerial Photos
- 6. Significant Cultural Landscape Designation
- 7. Property History
- 8. Peel Historical Atlas
- 9. Existing site conditions and Site Plan
 - a. Exterior Photos
 - b. Floor Plans
 - C. Interior Photos
- 10. Proposed House
- 11. Proposed Site Plan
- 12. Streetscape Existing & Proposed
- 13. Cultural Heritage Landscape Inventory
- 14. Mitigation Measures
- 15. Conclusions
- 16. Mandatory Recommendations
- 17. About the Author
- 18. References

1. Context Map



The property is located on the northeast corner of Mississauga Road and Otami Trail. It is located north of the Queen Elizabeth Way and east of Erin Mills Parkway.

2. Location Map



The subject property is located on the north side of Mississauga Road, at the northeast corner of Otami Trail Mississauga Road.

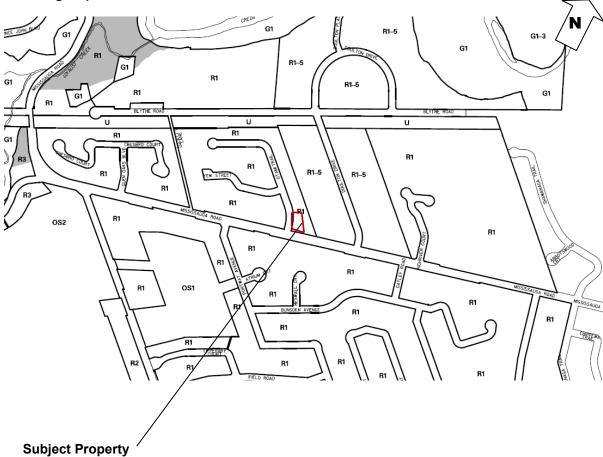
3. Mississauga Plan (Official Plan)



The subject property is designated Residential Low Density 1 in the Erindale District Policies of the Mississauga Plan.

The Residential Low Density 1 policies provide for single family detached residential dwellings.

4. Zoning Map



The subject property is zoned R1 under the City of Mississauga Zoning By-law 225-2007, as amended.

The provisions of the R1, zoning permits single family detached residential dwellings.

7. Aerial Photos

The aerial photos demonstrate the development of the neighbourhood. The subject property is outlined in red in all of the photos.

1954 Aerial Photo



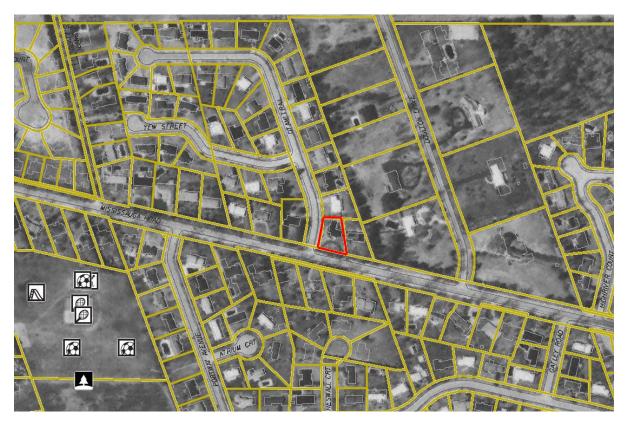
This 1954 photo indicates that most of the land was farmland (fruit orchards), with some development across the street.

1963 Aerial Photo



As this 1963 photo illustrates; the area along Mississauga Road is being developed with little farmland remaining. The home on the lot has yet to be built. As evidenced by this photo, neither Otami Trail or Yew Street were developed yet.

1977 Aerial Photo



This photo demonstrates the development of the area. A few lots are vacant however, no farmland remains.

Subsequent to the previous photo of 1963, both Otami Trail and Yew Street have been developed.

2015 Aerial Photo



The area is completely developed. Some homes have even reached the end of their livability and have been replaced with newer, larger custom homes along Mississauga Road.

6. Significant Cultural Landscape Designation

Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.

*City of Mississauga Cultural Landscape Inventory.

Heritage Impact Statement 2375 Mississauga Road, Mississauga, Ontario pg. 13

7. Property History (Title Chain)

This chain of title search was provided by Stephen Nott Conveyancing.

May 1856: The Crown to Christopher Robinson

January 1871: Christopher Robinson to James Teeter

October 1886: James Teeter to Helen Teeter
December 1887: Helen Teeter to John McMillan
December 1887: John McMillan to Helen Teeter
January 1895: Helen Teeter to Thaddens Ghent
June 1895: Thaddens Ghent to Wm. J. Hare
March 1914: Wm. J. Hare to Clarence A. Hare

November 1956: Clarence A. Hare to Bernice Lambert November 1959: Bernice Lambert to Jerry H. Lambert

Plan 668 - June 8, 1962

August 1962: Jerry H. Lambert to Harbill Investments Limited May 1968: Harbill Investments to Green Hall Construction Limited

February 1968: Green Hall Construction Limited to Victoria Wood Homes Limited Partnership

July 1968: Victoria Wood Homes Limited Partnership to Joseph & Thelma DeGrandis

March 1980: Joseph & Thelma DeGrandis to Joseph DeGrandis

August 1980: Joseph DeGrandis to William K. Wallace

September 1985: William K. Wallace to D'Arcy & Joann Draper

June 1988: D'Arcy & Joann Draper to Hoi-Yin Der and Patrick Pak-Ling Chan December 1990: Hoi-Yin Der and Patrick Pak-Ling Chan to Hoi-Yin Der

January 1994: Hoi-Yin Der to current owner.

The subject property was agricultural land up until the construction of the dwelling. Aerial photo's suggest that it was not orchards but rather cropland.

Aerial photography further suggests the home was constructed for the DeGrandis family. This family has no link or significance to Mississauga. A search of their names, Joseph and Thelma, brought up an obituary, noted below (obittree.com), but no other references to the family. The obituary suggests as well, that the DeGrandis's had no children of their own.

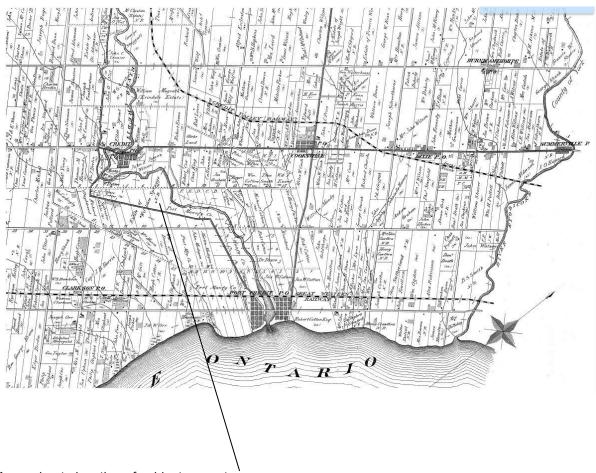
Further, I was unable to determine who built the home. According to the website, Yorkwoodhomes.com; in 1963 a company called Victoria Wood was created. It is unclear as to whether there is a link between the Victoria Wood Homes Limited Partnership, who briefly owned the property in 1968, and the Yorkwood Homes of today. However, the website does indicate that Victoria Wood became Canada's largest homebuilder, building more than 1400 homes a year. It should be noted that Yorkwood Homes is a Canadian company.

Obituary for Teresa De Grandis

De Grandis, Teresa (Retired from Gulf Oil Canada)

Peacefully at her home on Thursday November 8th, 2018; Teresa beloved daughter of the late Giacomo and Teresa of Port Credit. Loved sister of the late Aldo, Fino (Joan), Pauline, Thomas (Betty) and Joseph (Thelma). Dear sister in law of Ester (Aldo) of Montreal. Fondly remembered by her many nieces and nephews and their families. Special thanks to the Care Giving Team, Medical Team and the Concierge of her residence. Teresa is resting at the funeral home of Skinner & Middlebrook Ltd, 128 Lakeshore Rd E (1 block west Hurontario St) Mississauga on Wednesday from 7-9 pm. Funeral Mass in St Mary Star of Sea Catholic Church, 11 Peter St At Lakeshore Rd on Thursday November 15, 2018 at 11 am. Interment St. Marys Cemetery to follow. Memorial donations to St Mary Star of the Sea Church Fund in memory of Teresa.

8. Peel Historical Atlas 1877

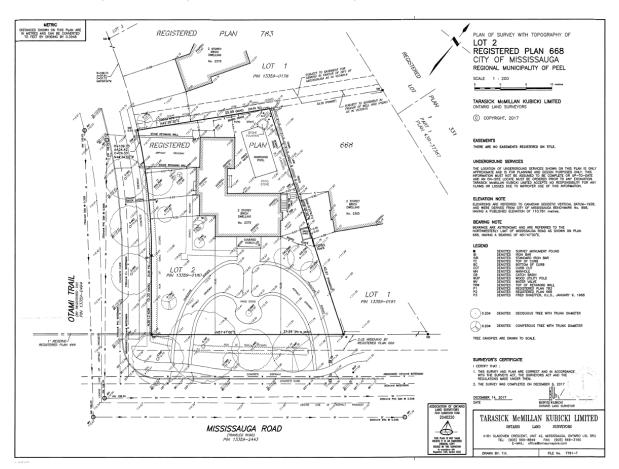


Approximate location of subject property.

9. Existing Site Conditions and Site Plan

The subject property is a corner lot having an area of 1294.36 m^2 and containing a single family detached dwelling. The property fronts onto Mississauga Road, with access to the property by both Mississauga Road and Otami Trail. The lot is relatively flat and treed around the perimeter. There is a cedar hedge along Mississauga Road and Otami Trail. The home was built in the mid 1960's as part of the growth of Mississauga Road. More than likely it was built around 1968 for the DeGrandis family.

As clarified in Section 14 of this report, the current structures on the subject property have no heritage significance. Mitigation measures, in this respect, are not applicable. In regard to the property, the setback from the road and the trees are more consistent with the Mississauga Road Scenic Road cultural landscape and will be preserved in the new development.



A). Exterior Photos

Front Elevation and West Side





Rear and side elevation





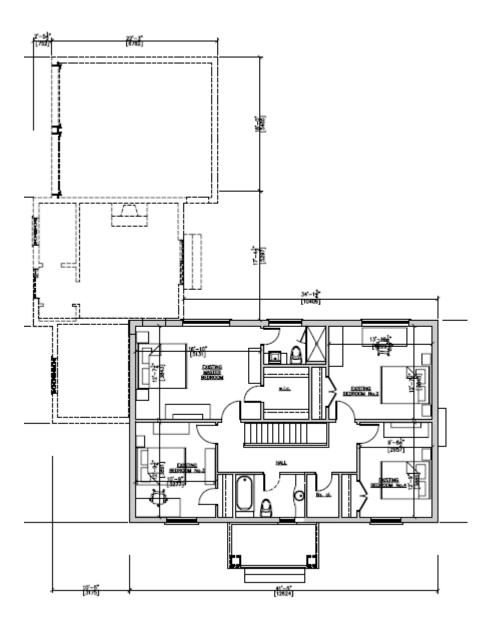
B) Floor Plans

The existing dwelling is a 4 bedroom, 3.5 bath, 2 storey brick dwelling. The kitchen has been updated since the original construction. The home is brick construction built on a concrete block foundation. The windows, interior trim and finishing are simple. There are hardwood floors throughout the main and second floor. Both the front entry and laundry room are tile. The basement is finished with a family room, full bathroom, kitchen and storage area. The home has no notable architectural or design characteristics.

Main Floor Plan EXISTING LIVING ROOM

W.E. Oughtred & Associates Inc.

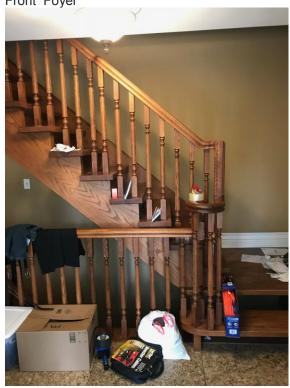
Second Floor Plan

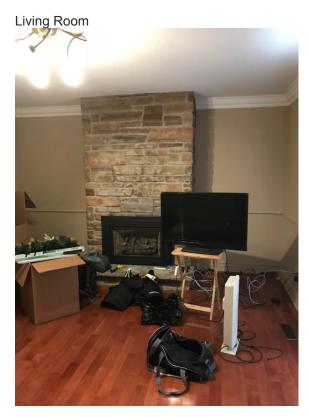


The home was damaged by interior water damage to the kitchen and dining room. The water originated in the ensuite bathroom. It was determined by the homeowner that it was in their best interests to reconstruct the home instead of repairing and renovating the damaged areas.

C) Interior Photos

Front Foyer





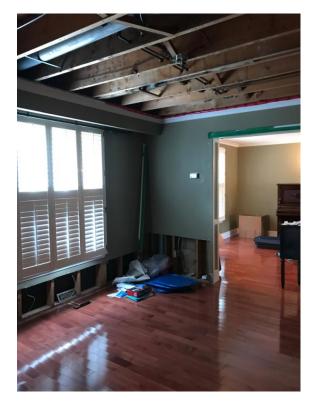
Kitchen







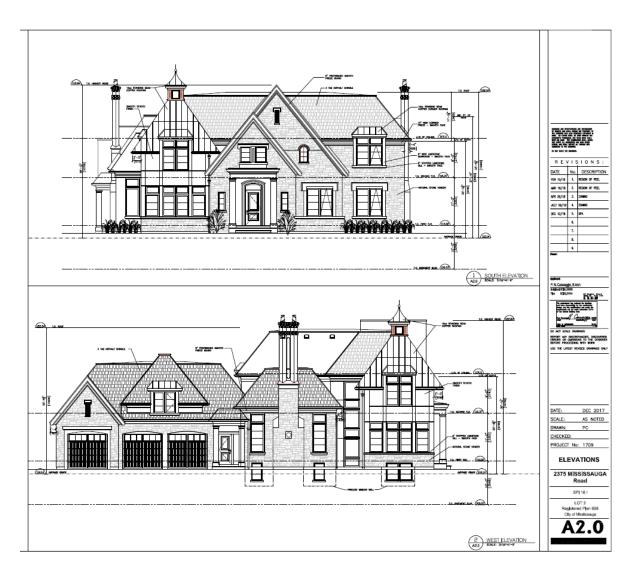
Dining Room



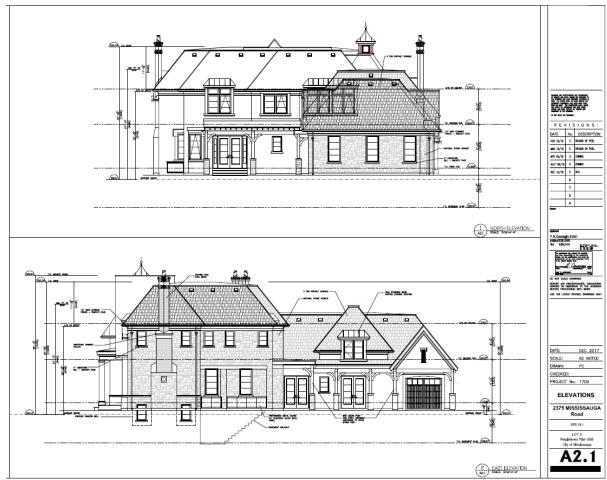
Home Office



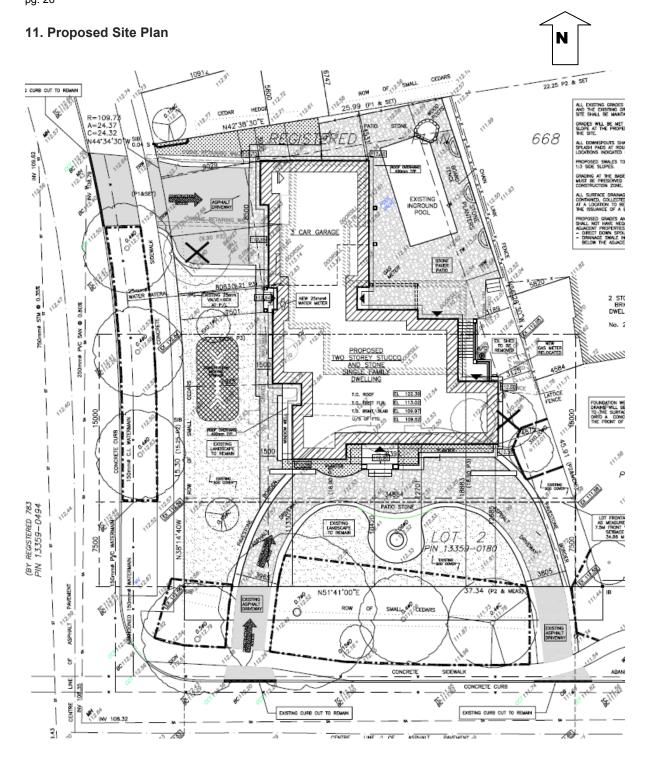
10. Proposed House

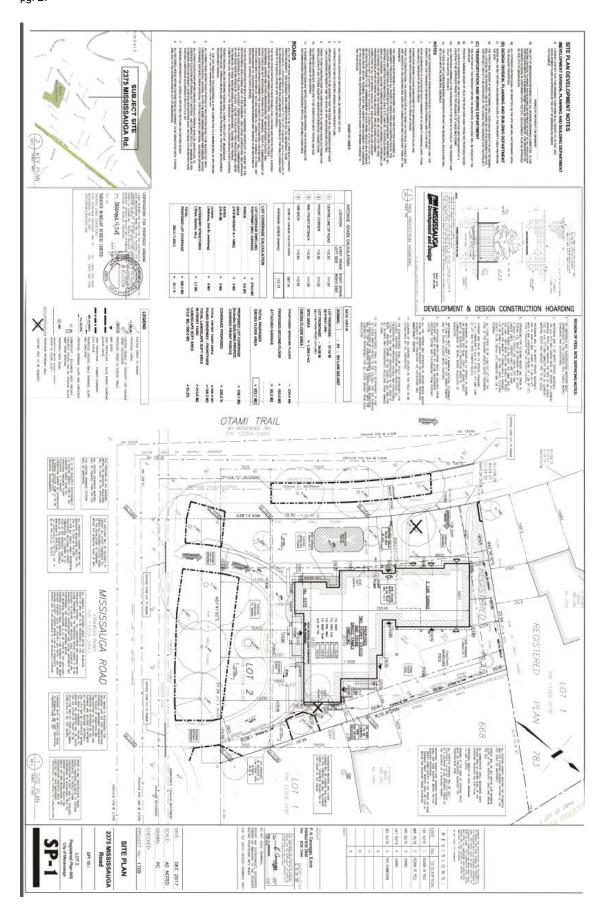


Front and Side Elevation

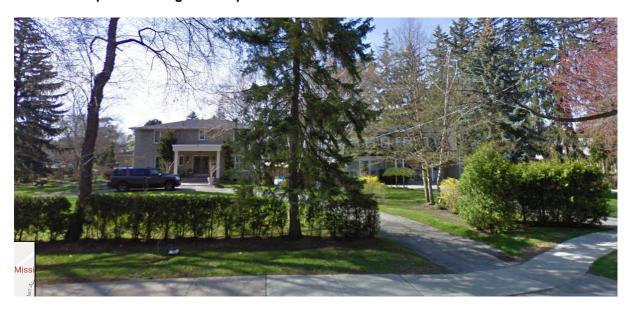


North & East Elevation





12. Streetscapes - Existing and Proposed



Existing Streetscape (Google streetview April 2009) This is the most unobstructed view.



Existing Streetscape (Google streetview August 2018) This is the view with full foliage. Note the house to the east is barely visible.



Proposed Streetscape

13. Cultural Heritage Landscape Inventory

The subject property is located within an area of Mississauga known as the Mississauga Road Scenic Route that has the following features identified under the "Cultural Landscape Inventory".

The subject site does not contain any properties designated under Part IV or V of the Ontario Heritage Act.

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design, Type and technological Interest

Historical Association

- Illustrates style, trend or pattern
- Illustrates important phase in Mississauga's Social or physical development

Built Environment

Consistent Scale of built features

Other

Historical or Archaeological Interest

The proposed demolition of the existing house will not have any negative impacts on its status within the cultural landscape.

We offer the following information to expand on each of the areas identified;

Landscape Environment

- Scenic and Visual Quality
 - This property is located in a highly desirable area on Mississauga Road, south of Dundas Street West, north of the QEW. The scenic value of Mississauga Road is characterized by the vegetation, road type and residential character. The heritage quality will not be impacted with the construction of the proposed new home.
- Horticultural Interest
 - The subject property is well treed and as many mature trees as possible will be retained throughout the redevelopment.
- Landscape Design, Type and technological Interest
 - Mississauga Road can be traced back to the 1800's; a transportation route established along portions of the Credit River from Streetsville, through Erindale to Port Credit. The removal and construction of a new dwelling on the retained parcel will have no impact on the landscape design of the scenic route.

Built Environment

- Consistent Scale of built features
 - This section of Mississauga Road permits single family detached dwellings. This section of Mississauga Road has consistently sized lots and homes.

Historical Association

- Illustrates style, trend or pattern
 - O Based on the date of construction of the existing dwelling, there is no associative value with a social or physical development.
- Illustrates important phase in Mississauga's Social or physical development
 - O This home has no connection to the social or physical development of Mississauga.

Other

- Significant Ecological Interest
 - The existing house does not have significant ecological value. It does not reflect a style that was built for diversity or educational interest.

Heritage Impact Statement 2375 Mississauga Road, Mississauga, Ontario pg. 32

14. Mitigation Measures

An assessment based on Ontario Regulation 09/06, this property does not meet any criteria for Designation under Part IV of the Ontario Heritage Act.

This property does not contribute to the cultural heritage values associated with the Mississauga Scenic Route Cultural Landscape, and as such, no mitigation is required.

There are no site specific policies related to construction within the Mississauga Scenic Route Cultural Landscape. A contributing factor to what makes Mississauga Road unique is its mix of housing styles and stock, including new builds and original homes. The proposed development is compatible with recent development on Mississauga Road. As such, no mitigation is required.

Heritage Impact Statement 2375 Mississauga Road, Mississauga, Ontario pg. 33

15. Conclusions

The house at 2375 Mississauga Road does not adequately meet criteria to warrant individual Designation under Part IV of the Ontario Heritage Act. As part of the Mississauga Road Cultural Landscape, historic research and documentation of the site prior to removal is required. This Heritage Impact Assessment fulfills those requirements and no further mitigation is recommended.

The proposed development is consistent with the infill housing zoning regulations for this area and is similar to other developments that have been approved.

Given that this is a corner lot and that the existing setbacks and landscape areas on both street frontages will be maintained, the consultant concludes that this does not represent a significant impact on the cultural landscape.

The redevelopment of the subject property will have no negative impacts on the historic character or the scenic qualities of Mississauga Road. Mature trees will remain and the home will be built in keeping with existing homes in the neighbourhood.

16. Mandatory Recommendation

The subject property does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

Subsection (2) sets out the criteria by which consideration is given in determining whether a property is of cultural heritage value or interest. It is our opinion that the property does not have cultural heritage value or interest as supported by the following points:

- 1. The property has design value or physical value because it,
 - i) is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii) displays a high degree of craftsmanship or artistic merit, or
 - iii) demonstrates a high degree of technical or scientific achievement.

The home was built in the late 1960's. While it is well constructed, it does not represent a rare or early example of a style, type or construction method. The home was simply constructed lacking a high degree of craftsmanship or artistic merit. The home has been extensively renovated since its initial construction. There are no attributes that merit conservation.

- The property has historical value or associative value because it,
 - has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
 - ii) yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii) demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property has no known associations and nor does it contribute to an understanding of the community or culture. Heritage Mississauga was consulted and the owner and builder of the home was unknown to them.

- 3. The property has contextual value because it,
 - i) is important in defining, maintaining or supporting the character of an area,
 - ii) is physically, functionally, visually or historically linked to its surrounding, or
 - iii) is a landmark.

The property is part of the Mississauga Scenic Route as it faces onto Mississauga Road. The existing home is setback from Mississauga Road and the property is bordered by a large hedge and mature trees. These attributes are what one sees, not the home. The hedge and trees will be maintained for the new dwelling. As such, it has no contextual value.

 Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act:

The property itself has been listed on the heritage register under the Mississauga Scenic Road Route Cultural Feature, however, the existing dwelling has not been designated. The existing house does not meet the 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 as to why it does not.

Heritage Impact Statement 2375 Mississauga Road, Mississauga, Ontario pg. 35

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. The current property and home do not hold any intrinsic value that makes it rare, unique, or representative of an early style, type, expression, or material or construction method. 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. 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 proposed development proposes conservation of the cultural landscape of the property but not of the existing dwelling. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

17. About the Author

William Oughtred of W.E. Oughtred & Associates Inc. is a development and land use consultant who has been practicing in the Mississauga and GTA area for over twenty years. Mr. Oughtred has worked in the land use planning field for over 20 years, specializing in the City of Mississauga. He is well versed in both Planning and Building procedures and the City of Mississauga Zoning By-law and The City of Mississauga Official Plan.

William was born, raised and attended school in Mississauga. He is a lifelong resident and has been very active in the Mississauga community through his other interests and pursuits including volunteering on the Spring Creek Cemetery Board.

William specializes in infill type development projects which typically require attendance before the Committee of Adjustment in connection with Applications for Consent or Minor Variance. His twenty-five years of experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. William has been involved in the City of Mississauga's challenge in dealing with the pressures created by the infill housing that has occurred in the south part of Mississauga. His experience in shepherding development applications through the approval process and dealing with the community, City staff and the Members of Council provides an insight into the market for redevelopment that has focused its attention on this community.

Heritage Impact Statements have been completed for the following properties located in Mississauga:

- 276 Arrowhead Road
- 1510 Stavebank Road
- 1267 Mississauga Road
- 2701 Mississauga Road
- 123 Kenollie Avenue
- 1168 Mississauga Road
- 4077 Mississauga Road
- 92 Pinetree Way
- 169 Donnelly Drive
- 1532 Adamson Road
- 1405 Glenwood Drive
- 1445 Glenburnie Road
- 191 Donnelly Drive
- 2222 Doulton Drive
- 915 North Service Road
- 1320 Minaki Road
- 1484 Hurontario Street

Heritage Impact Statement 2375 Mississauga Road, Mississauga, Ontario pg. 37

18. References

http://www.ontarioarchitecture.com/ Building Styles

http://www.mississauga.ca Cultural Heritage Landscape, January 2004 Mississauga Road Scenic Study, 1997 Property Information

obittree.com
Obituary for Teresa DeGrandis

Yorkwoodhomes.com About

City of Mississauga

Memorandum



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee (HAC)

From: Paul Damaso, Director, Culture Division

Meeting Date: 2019/04/02

Subject: Alteration to a Listed Property: 3119 Churchill Ave (Ward 5)

This memorandum and its attachment are presented for HAC's information.

The subject property is listed on the City's Heritage Register because it forms part of the Malton Wartime Housing Cultural Landscape. As per section 7.4.1.10 of the Mississauga Official Plan, "Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment (HIA) prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." An HIA addendum is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment Addendum

Prepared by: Paul Damaso, Director, Culture Division



Heritage Impact Statement Addendum – 3119 Churchill Avenue, Mississauga December 14, 2018 (Revised January 28, 2019) – Page 1 of 11

Memorandum

To: John Ramirez

J-R Home Designer Inc. 103-600 Fleet Street Toronto, ON MV5 1B7

416-737-9413

From: WSP Canada Inc.

Date: December 14, 2018 (Revised January 30, 2019)

Re: Heritage Impact Statement Addendum – 3119 Churchill Avenue, Mississauga

WSP has been retained by John Ramirez of J-R Home Designer Inc. to undertake an addendum to the Heritage Impact Statement (HIS) for 3119 Churchill Road, Mississauga by MMM Group Limited dated July 16, 2015 (herein referred to as the "2015 HIS") to address the revised plans for the proposed dwelling (attached as Appendix A).

The 2015 HIS identified that the subject property did not meet Ontario Regulation 9/06 for determining cultural heritage value or interest and as such, did not warrant retention. The 2015 HIS also evaluated the impact of the proposed development in the context of the Malton Wartime Housing Residential Landscape and noted several revisions that had been made to address the proposed building's design with the surrounding neighbourhood. The 2015 HIS was reviewed and accepted by the City of Mississauga's Heritage Advisory Committee on September 15, 2015.

Minor changes have been made to the proposed building design since the 2015 HIS and, as such, the City of Mississauga's heritage planner, Paula Wubbenhorst, requested an addendum to address the impacts of the design changes (phone communication with Paula Wubbenhorst, 21/11/2018). This addendum should be read in conjunction with the 2015 HIS as it will only address additional impacts due to the revised design. The qualifications of the addendum authors are attached as Appendix B.

REVISED DESIGN

The new design retains many of the same elements as the original 2015 design, in its shape, two-storey massing and architectural style. The changes to the design include:

- A reduced footprint from 149.28 m² to 114.45 m²;
- Increased side yard setbacks from 1.22 m (south) and 1.5 m (north) to 2.11 m (south) and 1.8 m (north);
- An increased rear yard setback from 7.16 m to 7.5 m;
- A reduction in the height to the peak of the roof from 9 m to 8.86 m;
- An increase in the height of the first and second storeys to the roof eaves from 5.94 m to 6.4 m;
- A reduction from a two-car attached garage to a one-car attached garage;
- A smaller front porch;
- A revised hipped roof with cross gables design;
- An elliptical window on the second storey of the front elevation;
- A wider front door;
- Removal of the pent roof between the first and second storeys; and,
- A one-storey rear portion with a rooftop balcony.

IMPACTS OF REVISED DESIGN

Most of these changes such as the reduced footprint, increased side yard setbacks and reduction to a one-car attached garage will not only have no additional impact, but will bring the dwelling in greater conformity to the character of the area. The streetscape drawing (attached in Appendix A) and google earth (2015) were used to evaluate the character of the area.

The use of an eliptical window on the second story of the front elevation is inconsistent with the character of the Malton Wartime Housing Residential Cultural Heritage Landscape, as identified in the City of Mississauga's *Cultural Landscape Inventory* (2005) and



Heritage Impact Statement Addendum – 3119 Churchill Avenue, Mississauga December 14, 2018 (Revised January 28, 2019) – Page 2 of 11

discussed in detail in Section 4.1 of the 2015 HIS. Wartime housing is charcterized by simple architectural detailing which does not include any elliptically arched windows and minimal or no window surrounds.

MITIGATION MEASURES

To address the additional impacts noted above, WSP recommends:

- That the elliptical window be changed to a rectangular shaped window and that window surrounds be minimal.

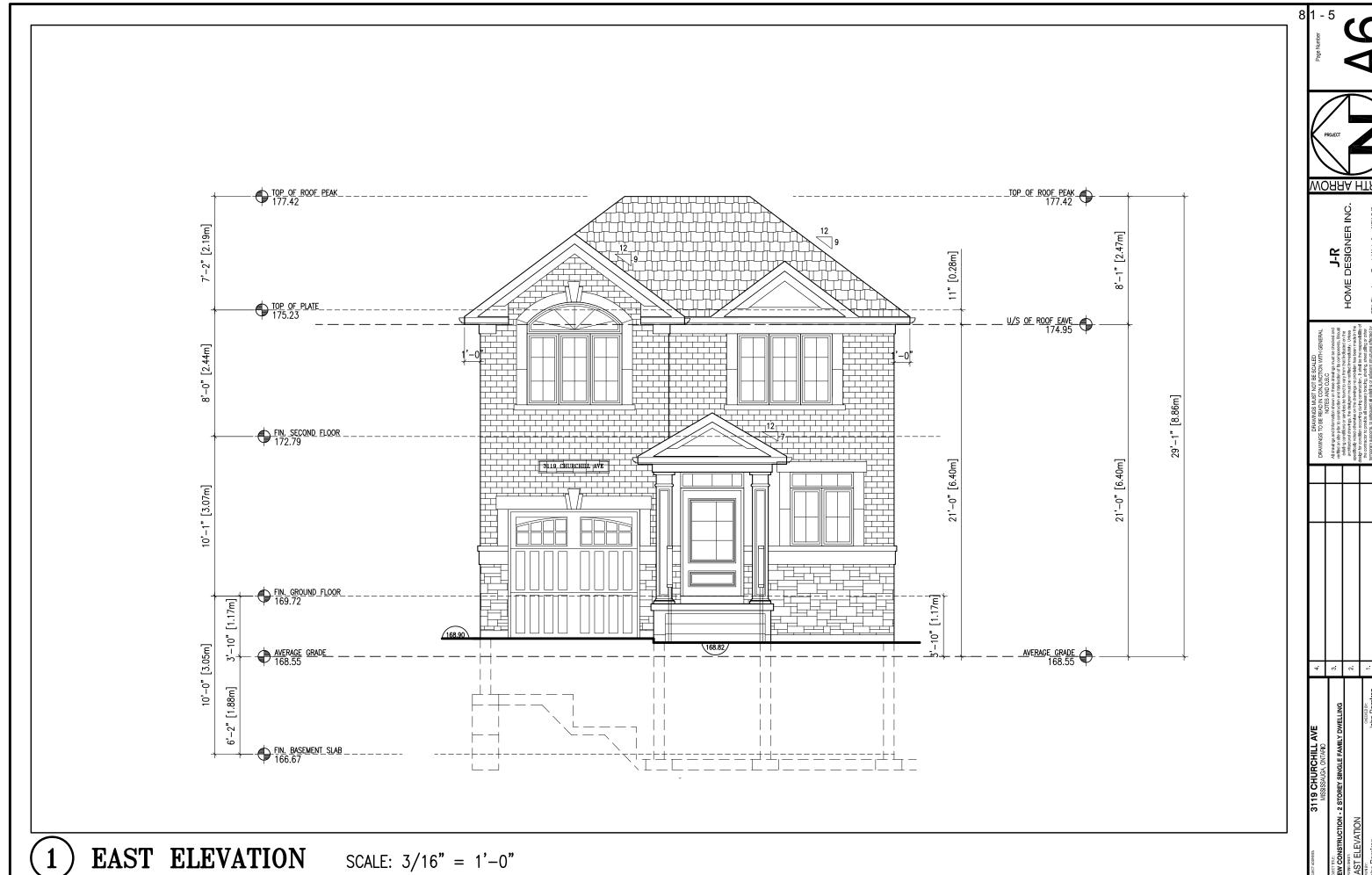
The client has agreed to make this change and while it is not reflected in the elevation drawing yet, it is reflected in the streetscape drawing (attached as Appendix A).

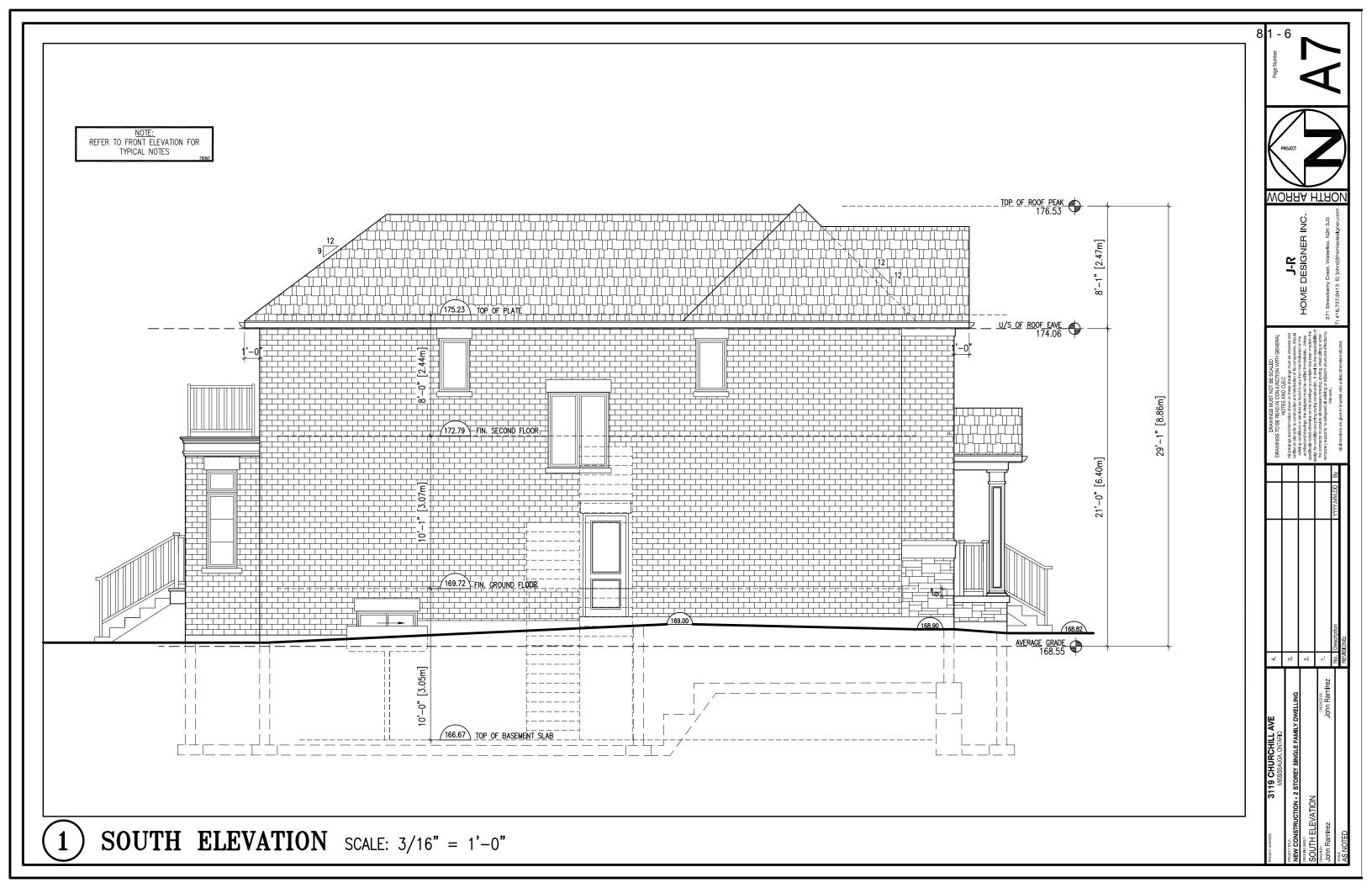
SUMMARY

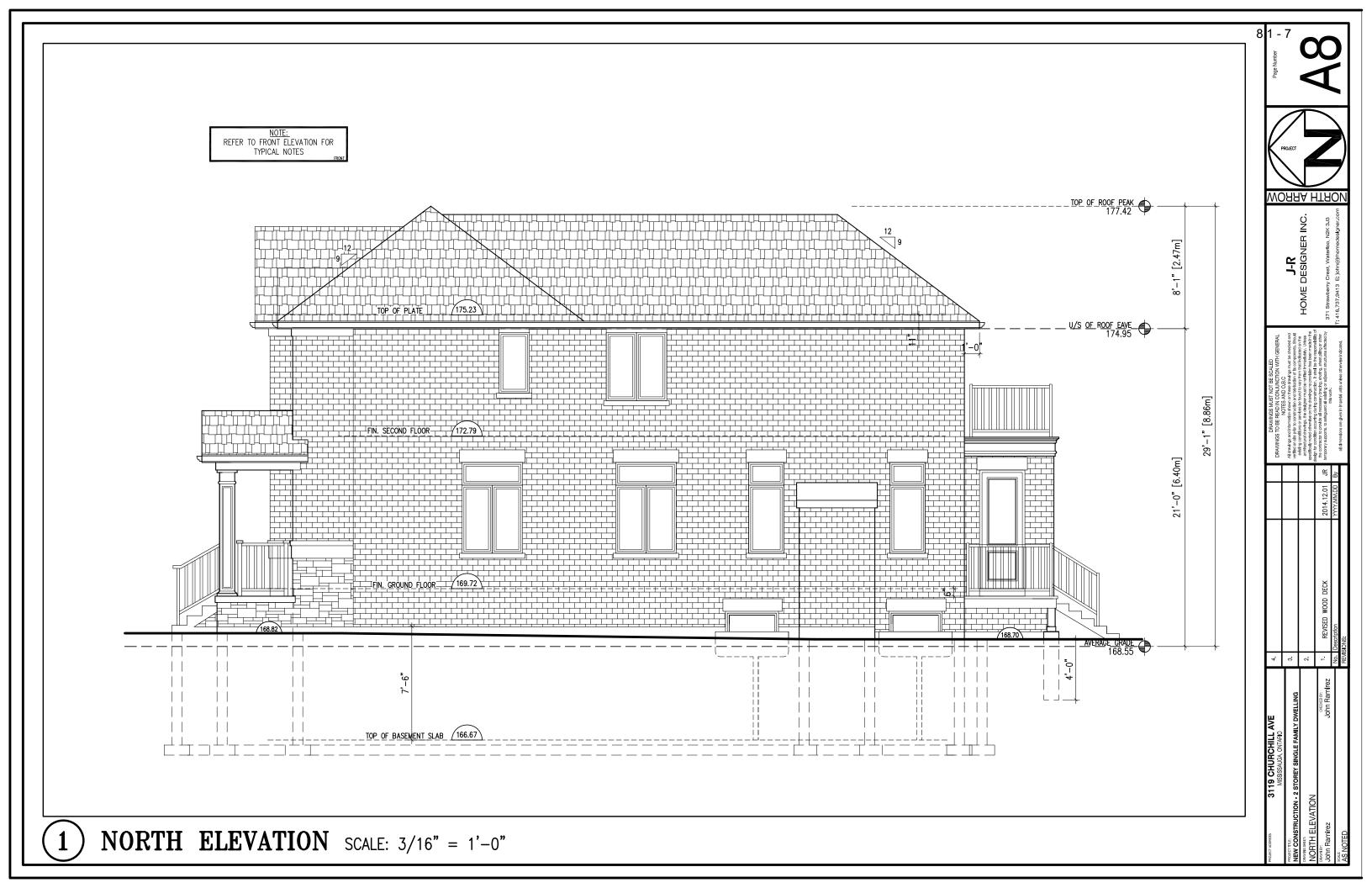
Most of the changes made to the design will not have any additional impact on the Malton Wartime Housing Cultural Heritage Landscape and John Ramirez of J-R Home Designer Inc. has agreed to change the elliptical window to a rectangular window in accordance with the streetscape drawing.

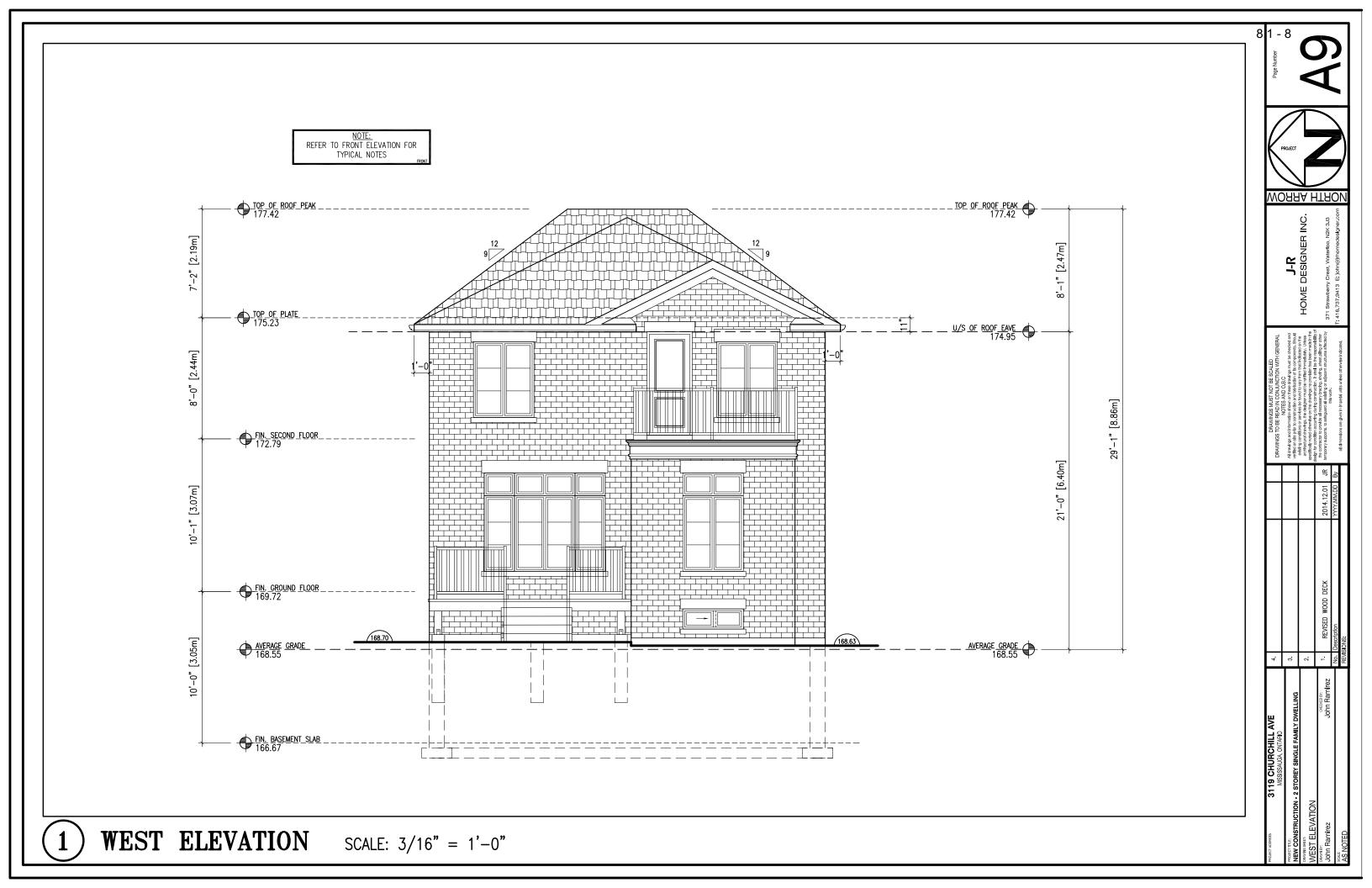


A REVISED PLANS











3115 CHURCHILL AVE

3119 CHURCHILL AVE

3123 CHURCHILL AVE



B PROJECT TEAM



PROJECT TEAM

SENIOR CULTURAL HERITAGE SPECIALIST

DOUGLAS YAHN, MES, CAHP

12 YEARS OF EXPERIENCE

PROFILE

Douglas A. Yahn is currently the National Archaeology, Heritage and Indigenous Relations Lead for WSP. He holds a Master's Degree in Environmental Studies from Lakehead University. Douglas has been conducting both Archaeological and Heritage assessments over the last 20 years. During that time, Douglas has conducted a variety of cultural heritage studies including Cultural Heritage Evaluation Reports (CHER), Heritage Impact Assessments (HIA), and Cultural Heritage Resource Assessments (CHRA).

Douglas is an active member of the greater archaeological and heritage community. He currently sits on the Executive Board of Directors for the Thunder Bay Historical Museum and is the Vice-Chair of the City of Thunder Bay Heritage Advisory Committee (HAC) and a Professional Associate/Adjunct at Lakehead University. He is a member of the Canadian Archaeological Association (CAA), the Association of Professional Archaeologists (APA), the Ontario Archaeological Society (OAS) and the Canadian Association of Heritage Professionals (CAHP).

CULTURAL HERITAGE LEAD

JOEL KONRAD, PHD

9 YEARS OF EXPERIENCE

PROFILE

Dr. Konrad is Cultural Heritage Lead, Ontario, and Senior Cultural Heritage Specialist at WSP. He is trained in both historical research and heritage planning with nearly ten years' experience in the field of cultural heritage resource management. Dr. Konrad's work in cultural heritage planning has resulted in an extensive knowledge of heritage legislation, policy, practice, and conservation standards in both the public and private sectors. As a trained historian, he has an expert knowledge of archival research, data management, and heritage evaluation. This knowledge has been foundational in his approach to the strategic development of environmental and land-use-planning studies and guides his resource-based approach to heritage conservation. Dr. Konrad's areas of expertise include transportation infrastructure projects, cultural heritage landscapes, participatory GIS, heritage conservation, heritage impact assessment, and heritage policy.

As a Cultural Heritage Specialist and Project Manager, Dr. Konrad has had extensive experience planning and executing high profile and complex projects for public and private sector clients. His work has focused on directing, managing, and conducting cultural heritage projects that identify and evaluate heritage resources, assess proposed impacts, and provide mitigative strategies to best conserve heritage resources. Over the last ten years, he has gained experience managing projects that include multi-property heritage assessments, large-scale public sector linear corridor studies, heritage bridge conservation plans, and provincial heritage salvage strategies.

Dr. Konrad's education and experience in heritage policy, cultural heritage principles and practices, historical research, and public history have provided him with an excellent grounding in cultural heritage planning and management. He actively participates in the fields of critical heritage studies and impact assessment, presenting his findings at the Ontario Association for Impact Assessment Conference, Ontario Heritage Conference, and the Association of Critical Heritage Studies Conference.

CULTURAL HERITAGE SPECIALIST

CHELSEY TYERS, BES

7 YEARS OF EXPERIENCE

PROFILE

Ms. Tyers is a Cultural Heritage Specialist for WSP. She previously worked as Heritage Planner in fast-paced municipal environments for over seven years. She provides a variety of cultural heritage services including historical research, evaluation and analysis of cultural heritage resources, evaluation of complex development applications and facilitation through the heritage permit process.



Ms. Tyers experience evaluating and analyzing cultural heritage resources includes heritage conservation districts, and a wide variety of cultural heritage resources ranging from single detached dwellings, to evolved industrial cultural heritage landscapes. Her experience evaluating development applications includes complex official plan and zoning by-law amendments in a variety of urban, suburban and rural contexts.

City of Mississauga

Memorandum



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee

From: Paul Damaso, Director, Culture Division

Meeting Date: 2019/04/02

Subject: Alteration to a Listed Property: 7153 Lancaster Ave (Ward 5)

This memorandum and its attachment are presented for HAC's information.

The subject property is listed on the City's Heritage Register because it forms part of the Malton Wartime Housing Cultural Landscape. As per section 7.4.1.10 of the Mississauga Official Plan, "Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment (HIA) prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." An HIA addendum is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment Addendum

Prepared by: Paul Damaso, Director, Culture Division

Heritage Impact Statement Addendum – 7153 Lancaster Avenue, Mississauga December 14, 2018 (Revised January 30, 2019) – Page 1 of 11



Memorandum

To: John Ramirez

J-R Home Designer Inc. 103-600 Fleet Street Toronto, ON MV5 1B7

416-737-9413 **From:** WSP Canada Inc.

Date: December 14, 2018 (Revised January 30, 2019)

Re: Heritage Impact Statement Addendum – 7153 Lancaster Avenue, Mississauga

WSP has been retained by John Ramirez of J-R Home Designer Inc. to undertake an addendum to the Heritage Impact Statement (HIS) for 7153 Lancaster Avenue, Mississauga by MMM Group Limited dated July 16, 2015 (herein referred to as the "2015 HIS") to address the revised plans for the proposed dwelling (attached as Appendix A).

The 2015 HIS identified that the subject property did not meet Ontario Regulation 9/06 for determining cultural heritage value or interest and as such, did not warrant retention. The 2015 HIS also evaluated the impact of the proposed development in the context of the Malton Wartime Housing Residential Landscape and noted several revisions that had been made to address the proposed building's design with the surrounding neighbourhood. The 2015 HIS was reviewed and accepted by the City of Mississauga's Heritage Advisory Committee on September 15, 2015.

Minor changes have been made to the proposed building design since the 2015 HIS and, as such, the City of Mississauga's heritage planner, Paula Wubbenhorst, requested an addendum to address the impacts of the design changes (phone communication with Paula Wubbenhorst, 21/11/2018). This addendum should be read in conjunction with the 2015 HIS as it will only address additional impacts due to the revised design.

REVISED DESIGN

The new design retains most of the same elements as the original 2015 design. The changes to the design include:

- A reduced footprint from 149.28 m² to 133.68 m²;
- Increased side yard setbacks from 1.22 m (west) and 1.5 m (east) to 1.5 m (west) and 1.8 m (east);
- An increased rear yard setback from 7.16 m to 7.5 m;
- The gable above the attached garage has been changed to a hipped roof profile;
- The stone skirt was removed and brick continues down to the ground with a horizontal band to break it up;
- Window and door locations have been changed on the side elevations;
- The location of the door on the rear elevation has been shifted west.

IMPACTS OF REVISED DESIGN

Some of these changes such as the reduced footprint and increased side yard setbacks will not only have no additional impact, but will bring the dwelling into greater conformity with the character of the area. The streetscape drawing (attached in Appendix A) and google earth (2015) were used to evaluate the character of the area.

The additional changes including the change of the gable roofline above the garage to a hipped roofline, the removal of the stone skirt, the change in window and door locations on the side and rear elevations are minor changes that have no additional impact on the Malton Wartime Housing Cultural Heritage Landscape. The 2015 HIS noted that the stone skirt was added to the previous design in response to the 2015 HIS' recommendation to consider a different cladding on the second storey to respond to the one-storey height of the surrounding bungalows. In WSP's opinion, the stone skirt did little to address this recommendation and as such, its removal from the design is not considered to have any additional impact on the Malton Wartime Housing Cultural Heritage Landscape.

MITIGATION MEASURES

As no additional impacts will result from the revised designs for 7153 Lancaster Avenue, no mitigation measures are necessary.

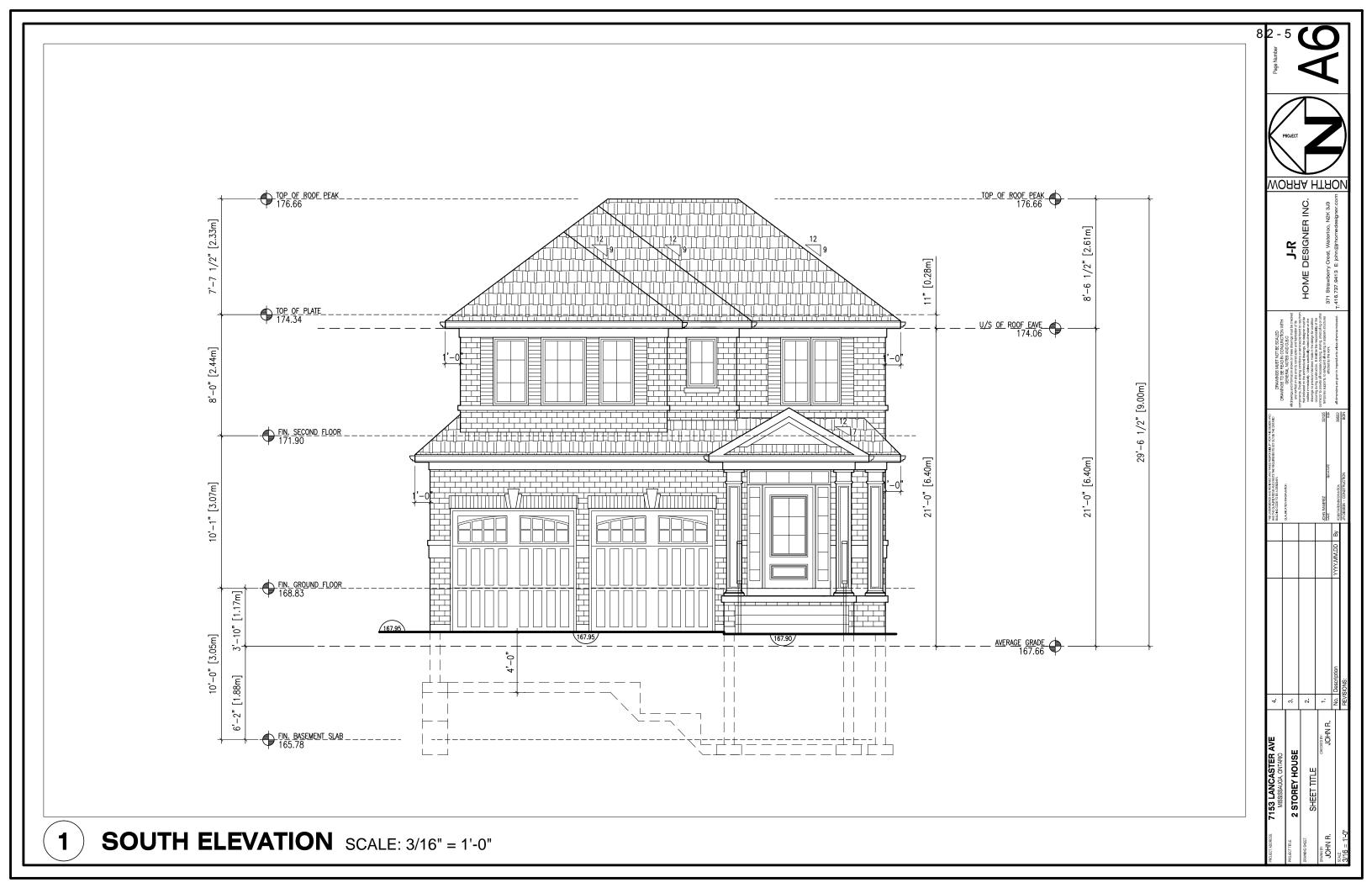


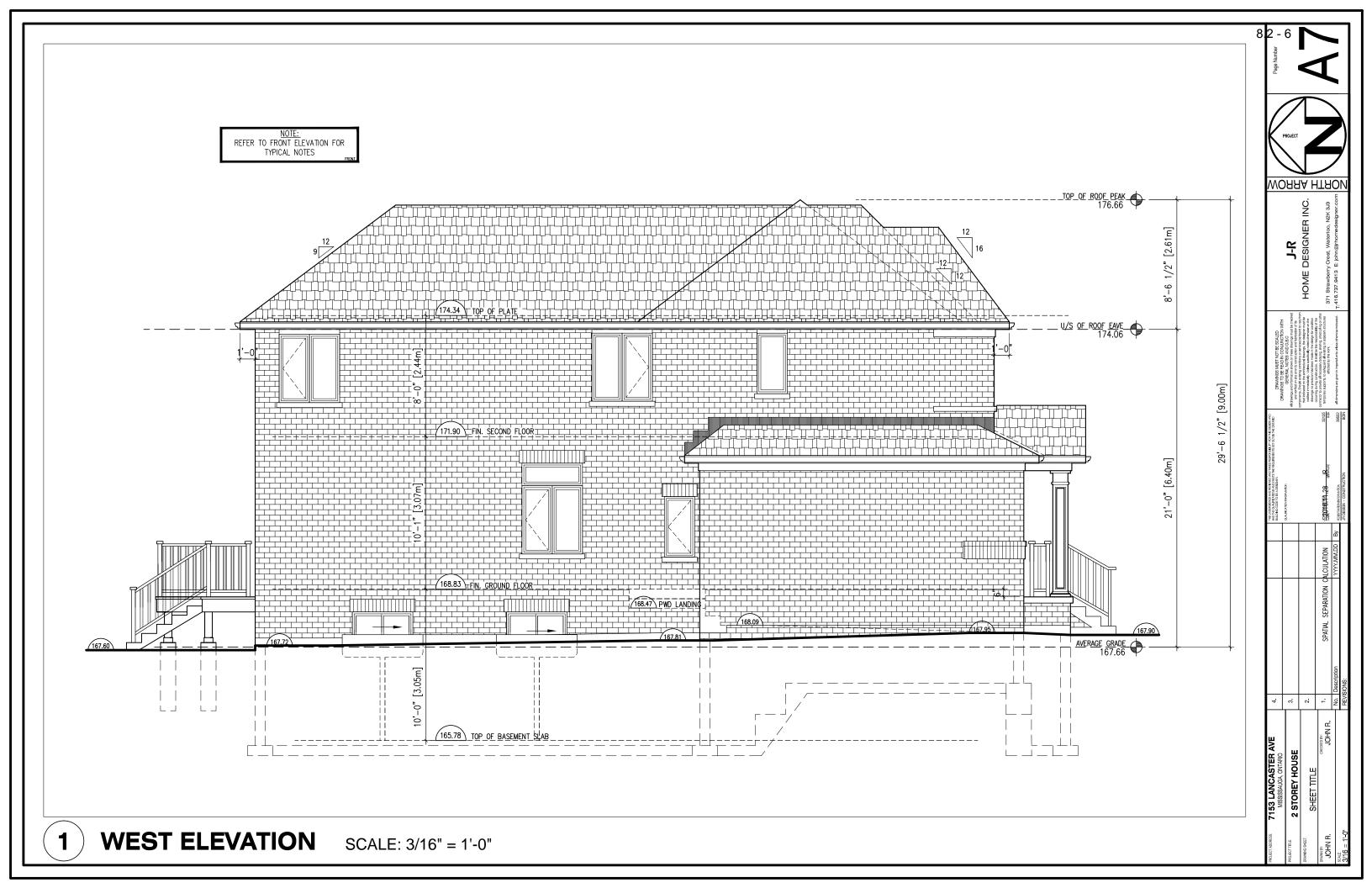
SUMMARY

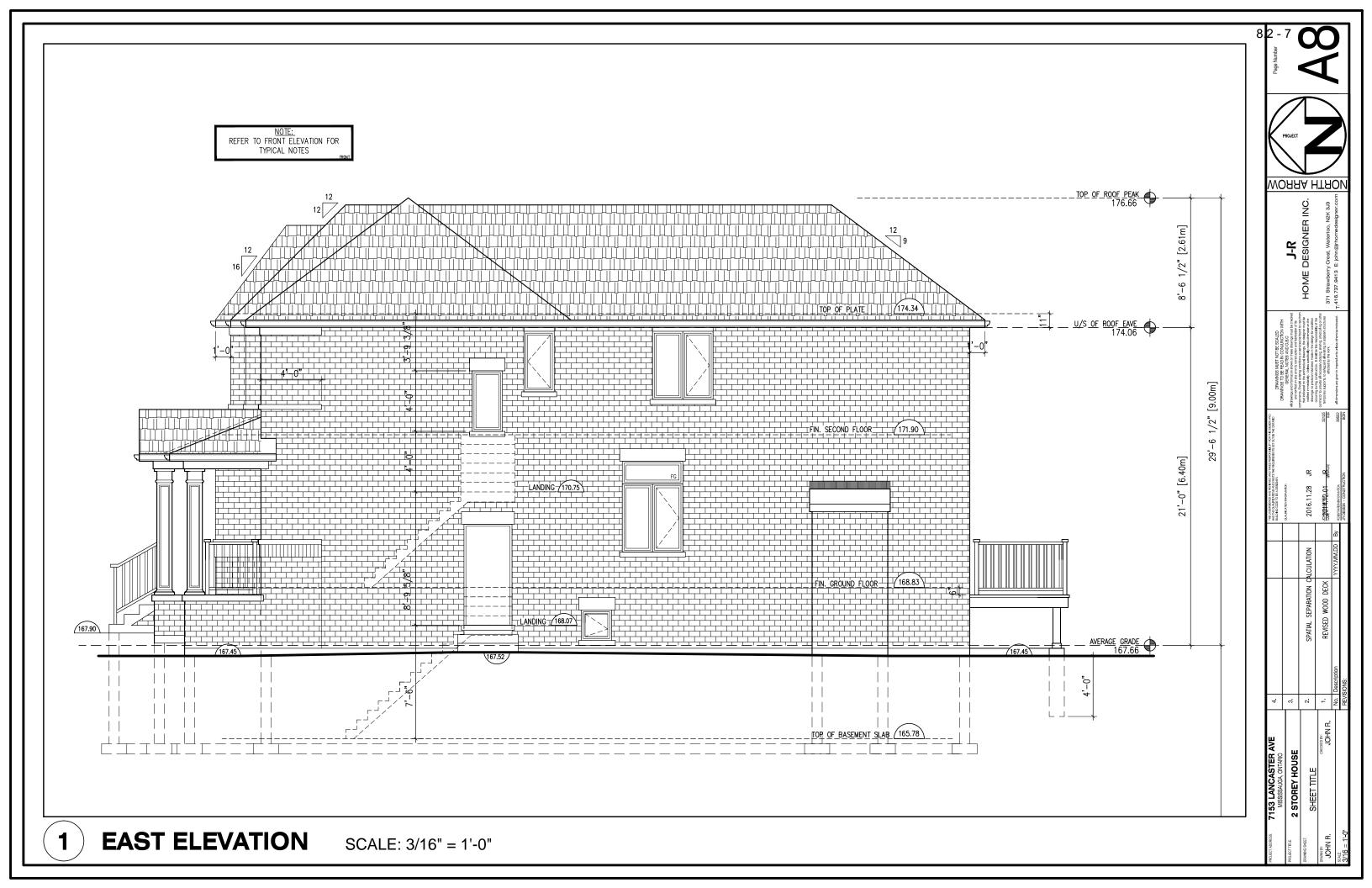
The changes made to the design will not have any additional impact on the Malton Wartime Housing Cultural Heritage Landscape.

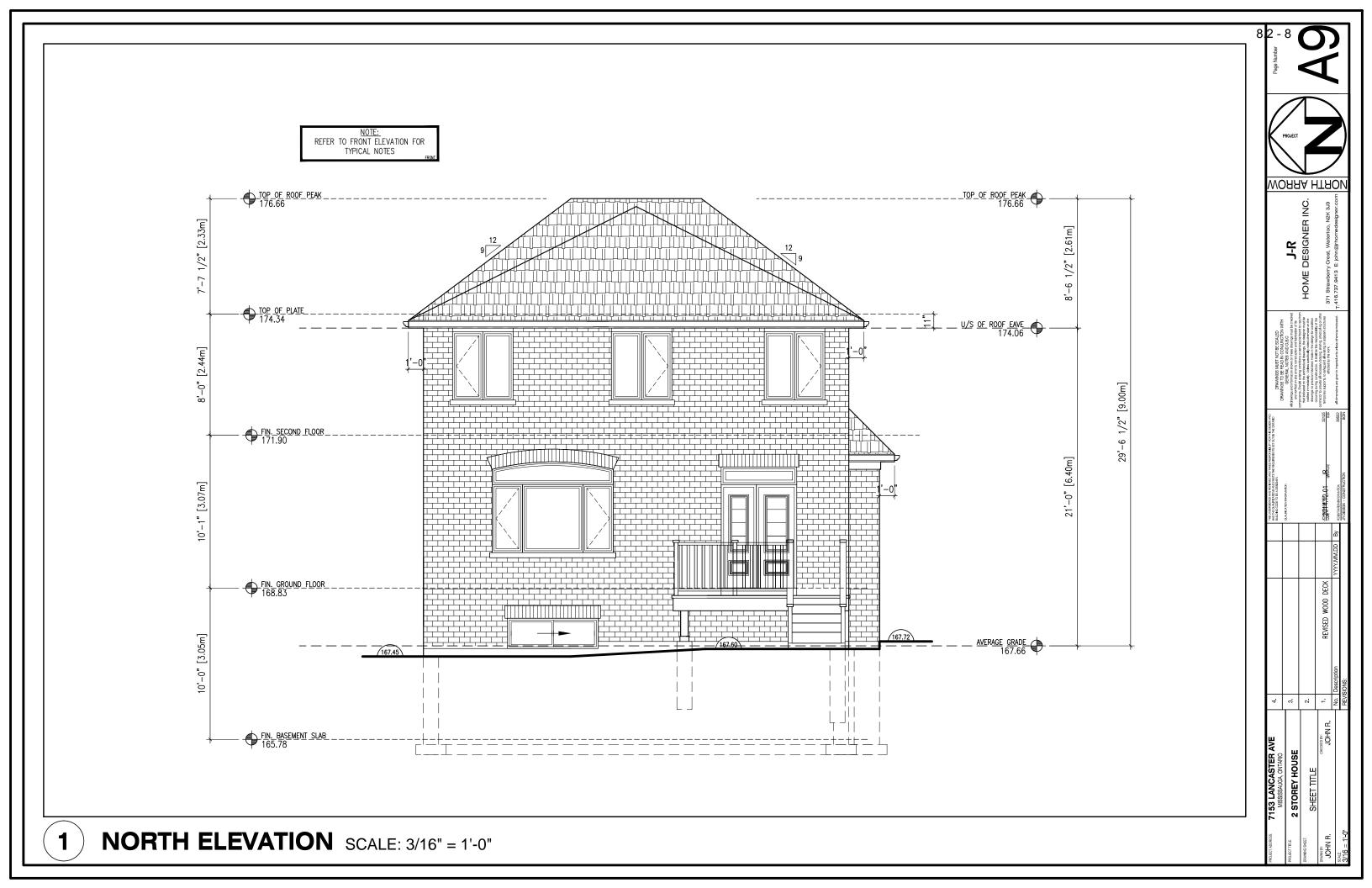


A REVISED PLANS











7157 LANCASTER AVE

7153 LANCASTER AVE



B PROJECT TEAM



SENIOR CULTURAL HERITAGE SPECIALIST

DOUGLAS YAHN. MES. CAHP

12 YEARS OF EXPERIENCE

PROFILE

Douglas A. Yahn is currently the National Archaeology, Heritage and Indigenous Relations Lead for WSP. He holds a Master's Degree in Environmental Studies from Lakehead University. Douglas has been conducting both Archaeological and Heritage assessments over the last 20 years. During that time, Douglas has conducted a variety of cultural heritage studies including Cultural Heritage Evaluation Reports (CHER), Heritage Impact Assessments (HIA), and Cultural Heritage Resource Assessments (CHRA).

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JOEL KONRAD, PHD

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As a Cultural Heritage Specialist and Project Manager, Dr. Konrad has had extensive experience planning and executing high profile and complex projects for public and private sector clients. His work has focused on directing, managing, and conducting cultural heritage projects that identify and evaluate heritage resources, assess proposed impacts, and provide mitigative strategies to best conserve heritage resources. Over the last ten years, he has gained experience managing projects that include multi-property heritage assessments, large-scale public sector linear corridor studies, heritage bridge conservation plans, and provincial heritage salvage strategies.

Dr. Konrad's education and experience in heritage policy, cultural heritage principles and practices, historical research, and public history have provided him with an excellent grounding in cultural heritage planning and management. He actively participates in the fields of critical heritage studies and impact assessment, presenting his findings at the Ontario Association for Impact Assessment Conference, Ontario Heritage Conference, and the Association of Critical Heritage Studies Conference.

CULTURAL HERITAGE SPECIALIST

CHELSEY TYERS, BES

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PROFILE

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City of Mississauga

Memorandum



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee

From: Paul Damaso, Director, Culture Division

Meeting Date: 2019/04/02

Subject: New Construction Adjacent to a Designated Property: 6650 Hurontario Street

(Ward 5)

This memorandum and its attachment are presented for HAC's information.

Section 7.4.1.12 of the Mississauga Official Plan states that: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." The attached proposal is technically adjacent to the parcel of the subject property, which is designated under the Ontario Heritage Act. A scoped HIA is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment

Prepared by: Paul Damaso, Director, Culture Division



Tuesday February 19, 2019

City of Mississauga Culture Division, Community Services Department 201 City Centre Drive, Suite 202 Mississauga ON, L5B 2T4

Paula Wubbenhorst:

RE: Heritage Impact Assessment – 6650 Hurontario Street

Dear Paula:

The following submission is our Heritage Impact Assessment as it pertains to our sign variance submission for the property known as 6650 Hurontario Street in Mississauga Ontario.

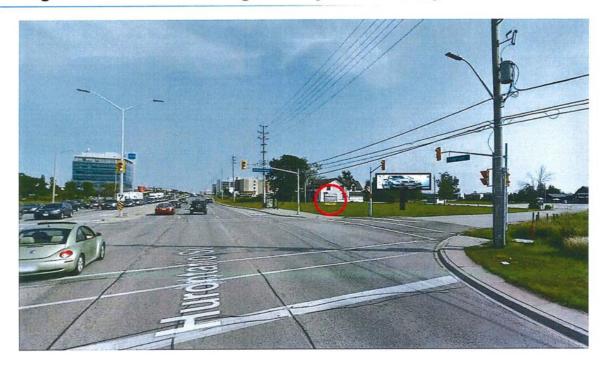
BACKGROUND:

The subject property known as "Hansa House" (Hansa German Canadian Club) is located on the west side of Hurontario Street, north of Courtney Park Drive West. Access to the facility is to the rear of the property via Ambassador Drive. Located at the front of the property is Hansa House, designated under the Ontario Heritage Act. To the left or north of the house is an existing ground sign, which advertises and promotes activities undertaken at Hansa House. To the rear of the property is the German Hansa Club building which is operational.

PROPOSAL:

Our proposal is to erect one (1) single sided third-party ground billboard on the property containing static electronic changeable copy. The electronic changeable copy billboard is to replace the 1- illuminated static (back to back) 14' x 48' ground billboard, approved under sign permit SGNB1 11471 known as; 6654 Hurontario Street, which was recently removed by Pattison Outdoor. The dimensions of the proposed sign face will be 10 feet by 35 feet with an overall height of 25 feet. We are applying for a sign variance with respect to the size of the billboard exceeding the required 20 sq. m per sign face requirement by 12.51 sq. m. Please note, we substantially reduced the total sign face area by 73.96% from the original requested 14' x 48' or 124.86 sq. m to 32.51 sq. m (1- single-sided 10' x 35') a further reduction in display face may potentially distract drivers due to the smaller content that is being displayed. The proposed electronic changeable copy billboard sign will be a single face structure aimed at taking in vehicular traffic travelling southbound along Hurontario Street. At the same time as part of the application, the existing ground sign located to the north of Hansa House will be removed, leaving only the proposed sign to occupy the premises.

Removal of existing sign and a greater sign setback for the new sign will eliminate blocking visibility to the heritage zone.



Importantly, and for the concern of Mississauga Heritage, the proposed billboard will be setback 14 m versus the required 7.5 m from the property line in order to match the setback of the heritage house, the billboard will be setback in such that the visibility of Hansa House will not be obstructed from street level.

Preliminary discussions with Heritage staff, indicated consider reducing the size of the sign and selecting a location further back from Hurontario Street to minimize the impact of the sign. We believe our revisions to the proposal before Heritage and Buildings has addressed those concerns.

Please find attached copies of a power point presentation, revised site plan and visuals illustrating that Hansa House's visibility will not be impacted by the proposed sign location.

Under separate cover an Urban Impact Assessment Study has been submitted as per our sign variance application. The report addresses how our sign application meets or does not meet the guidelines. The report is entitled; "Guidelines for the review of Sign variance Applications for Billboard Signs with Electronic Changing Copy". Mississauga City Council approved these guidelines in November 2017.

Respecting the Urban Impact Assessment Study, we submitted to the City, the guidelines contain 12 criteria used in determining the acceptance of an application for electronic changing copy. Having reviewed those guidelines against our application for minor variance, we are of the opinion that we meet 10 of the 12 guidelines. The two guidelines not met; being Item 3.6, the location relative to traffic control devices and important driver decision points, and Item 3.5 as it pertains to maximum size area.

In relation to the size of sign exceeding the maximum permitted by 12.51 sq. m, it is our opinion that the larger size sign will not have a negative effect. Due to the overall dimensions of the property, a slightly larger sign than permitted could be accommodated. The property has 80 metres of frontage along Hurontario Street and an overall depth of approximately 125 metres. Also, keep in mind the existing ground pylon sign will be removed as part of the application, further uncluttering the property.

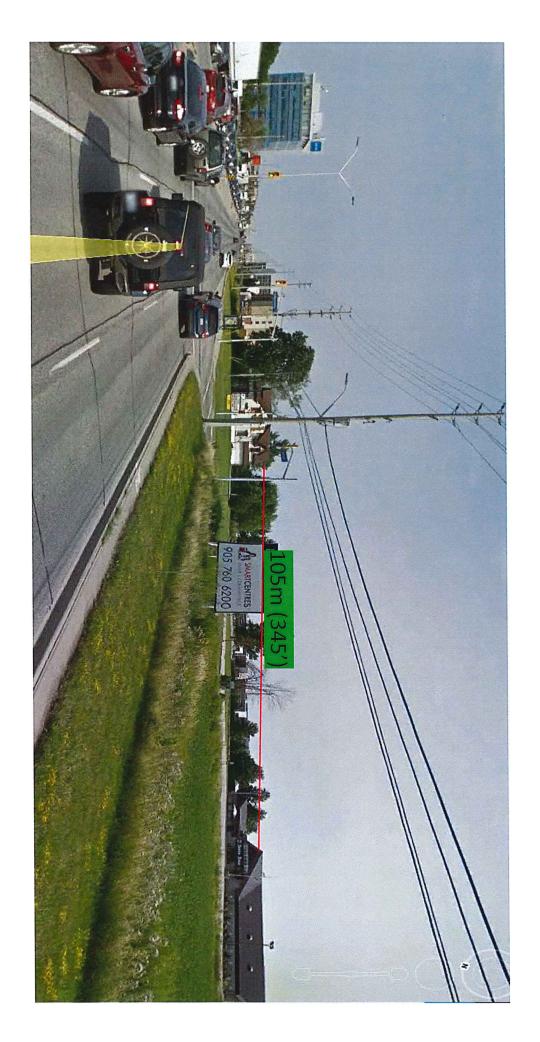
Should this property have overall dimensions that of a typical lot in the City of Mississauga, it would be understandable that the maximum permitted sign size of 20 square metres would be the appropriate size and would certainly be proportional to the overall lot dimensions.

When reviewing our sign variance application against these newly adopted guidelines by City Council, we are of the opinion that our application truly meets the spirit of the guidelines. In addition, we believe we have also met those concerns as expressed by Mississauga Culture Division, Community Services Department, as they pertain to size and location of the proposed sign vis a vis having concern for the continued visibility of Hansa House.



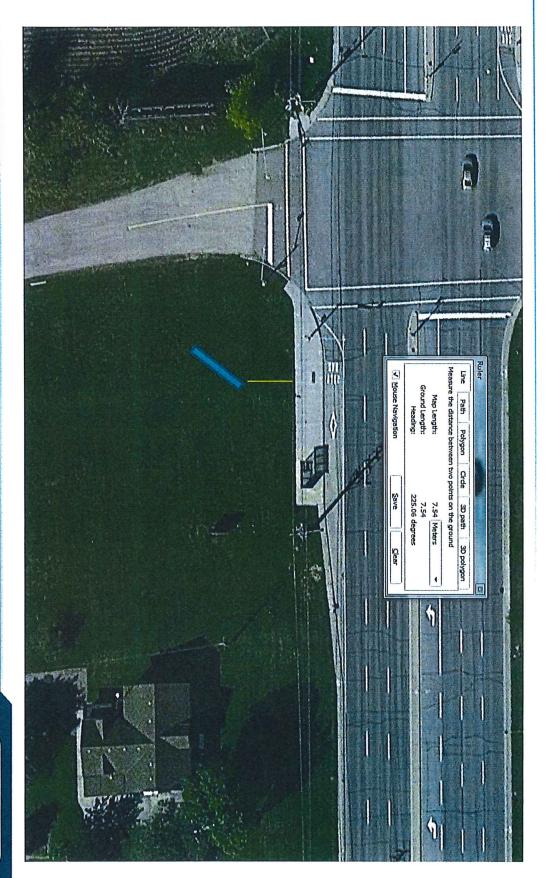
Prepared by: Marcia Marciniak, Leasing Representative, Pattison Outdoor Advertising







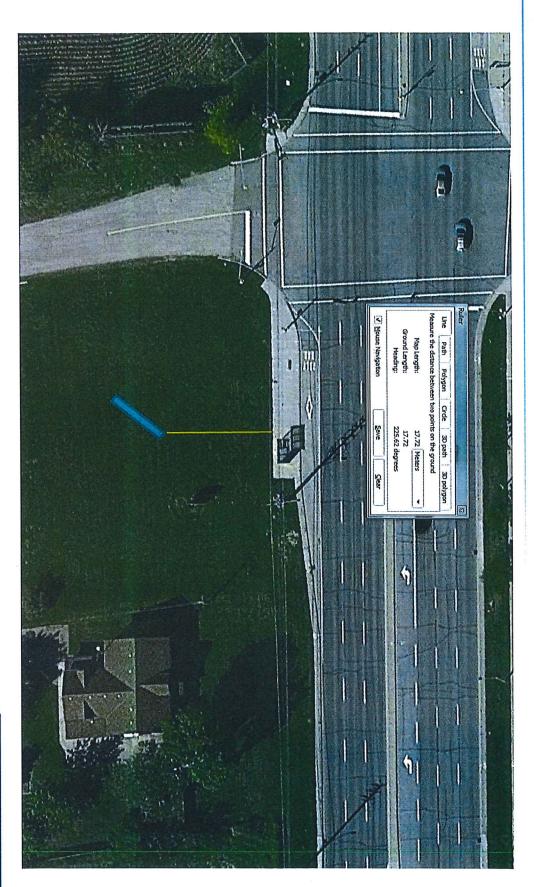
Original 7.5 Metre setback as per the sign by-law







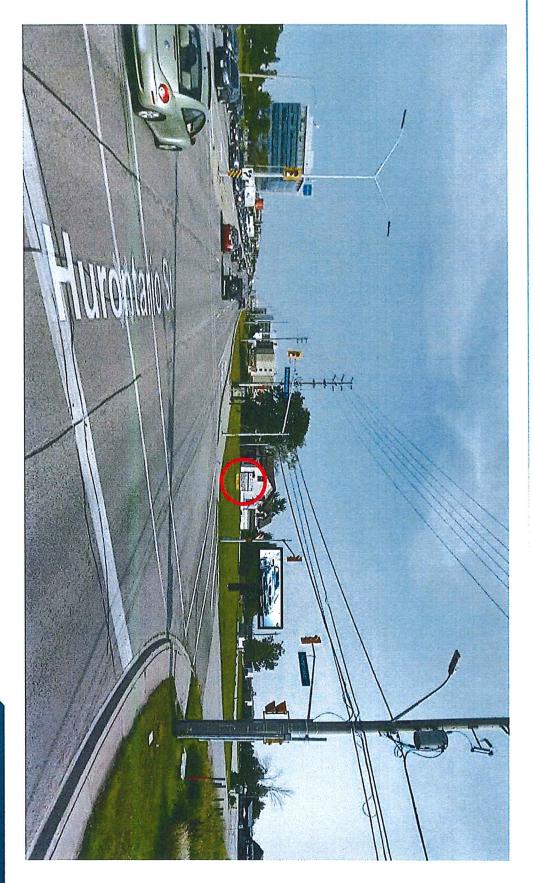
New proposed setback to leading edge of sign





PATTISON

sign will eliminate blocking visibility to the heritage zone. Removal of existing sign and a greater sign setback for the new





PATTISON)

City of Mississauga

Memorandum



Date: 2019/03/19

To: Chair and Members of Heritage Advisory Committee

From: Paul Damaso, Director, Culture Division

Meeting Date: 2019/04/02

Subject: Alteration to a Listed Property: 2300 Speakman Drive (Ward 2)

This memorandum and its attachment are presented for HAC's information.

The subject property is listed on the City's Heritage Register because it forms part of the Sheridan Research Park Cultural Landscape. As per section 7.4.1.10 of the Mississauga Official Plan, "Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment (HIA) prepared to the satisfaction of the City and other appropriate authorities having jurisdiction." An HIA addendum is attached for your reference.

Attachments

Appendix 1: Heritage Impact Assessment Addendum

Prepared by: Paul Damaso, Director, Culture Division

Cultural Landscape Heritage Impact Assessment 2300 Speakman Drive Sheridan Park Mississauga



prepared by

CHC Limited

87 Liverpool Street, Guelph, ON N1H 2L2 (519) 824-3210 email oscott87@rogers.com

May 29, 2017 addendum February 6, 2019

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photographs by Owen R. Scott of CHC Limited, April 27, 2017 unless otherwise noted.

1.0 BACKGROUND - CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT (HIA)

The property at 2300 Speakman Drive in Mississauga (Sheridan) is located in the "Sheridan Research Park Cultural Landscape". It is listed on the City's Heritage Register; it is not designated under Part IV or Part V of the *Ontario Heritage Act*.

This Cultural Landscape Heritage Impact Assessment (HIA) follows the City of Mississauga *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*² and was prepared in response to a request from the owner who is applying for a building permit to erect a steel structure in the rear of the school playing field as a covered indoor play area for the school children, especially in the winter months.

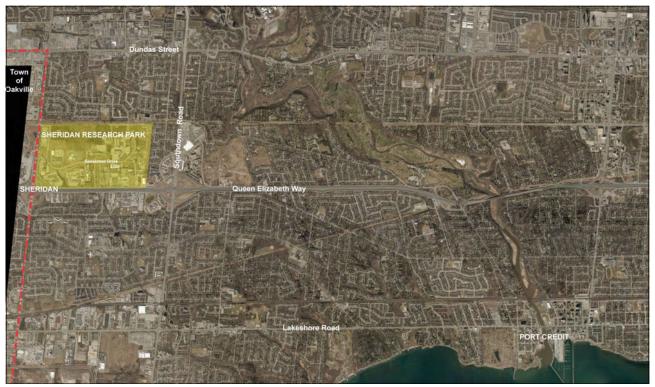


Figure 1

Site Context - http://www.mississauga.ca/portal/services/maps

Figure 1 illustrates the location of the property at the southwest corner of the City on the Queen Elizabeth Way at the historic site of Sheridan in the Sheridan Research Park Cultural Landscape.

2.0 THE CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT

2.1 Site history

Originally the village of Sheridan was named Hammondsville after William Ranson Hammond (also documented as David Hammond). William Hammond emigrated from Pennsylvania in the

¹ Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005

² Culture Division, Community Services Department, City of Mississauga, *Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference*, 2016

United States to the area in the 1820s...... At the suggestion of Stephen Oughtred, the local blacksmith, the name was changed to Sheridan, believed to be in honour of British playwright Richard Brinsley Sheridan. The village became officially known as Sheridan in 1857.

The post office was opened on March 1, 1857....... The post office functioned until its close on June 14, 1956, almost a century later, when it was removed to make way for South Service Road.

.. ...

Frederick A. Verner, one of Ontario's earliest artists famous for his landscapes, was born in Sheridan in 1856. It is also the birthplace of Sheridan Nurseries, which was founded by landscape artist (sic) (architect) Howard Dunington-Grubb, who designed the gardens at the historical Parkwood Estate in Oshawa, as well as the gardens on University Avenue. It is now one of the largest plant retailers in Canada.

In 1877, Sheridan reached its highpoint with a population of 100. After 1880 the village began to diminish in size and by 1907 the population had dropped to 50. Today all that remains is the Sheridan cairn, a marker that was constructed in May of 1986. On it there is a map of the village and a list of all the family names that once called it home, such as Adamson, Clark, Devlin, Greeniaus, Hammond, Henriod, Lawrence, Long, McCleary, Oliphant, Oughtred, Pollard, Robertson, Shain and Tindell, amongst many others.

The name Sheridan endures in the forms of Sheridan College, Sheridan Homelands, Sheridan Mall Shopping Plaza and Sheridan Park Research Centre ...³

The history of the Sheridan Research Park Cultural Landscape is nicely summarized in Urban Strategies' *DRAFT Sheridan Park Land Use Master Plan*.

The Sheridan Park Research Community, as it was originally known, was developed as a hub of industrial research and development on 138 hectares (340 acres) in southwest Mississauga, along the Queen Elizabeth Way, beginning in the mid-1960s. Companies such as Abitibi, Atomic Energy of Canada Limited (AECL), Cominco, British American Oil Company, Inco, Mallory Batteries and Warner Lambert helped establish the Park, building laboratories and offices surrounded by generous, landscaped open spaces. The Ontario Research Foundation (ORF) was an important anchor, occupying a central site at the terminus of the formal entry road into the Park. Funded by Provincial and Federal research grants and by industry, the ORF promoted industrial development through scientific and technological innovations. In the 1990s, the ORF was fully privatized and today Process Research Ortech and Exova occupy the former ORF buildings.

Sheridan Park developed rapidly in the late 1960s and early 1970s. The original companies formed the Sheridan Park Association to foster and attract additional research and development investments. In the 1980s, Xerox built its iconic research centre on the west side of the Park, which was followed by the Promontory office buildings immediately to the south. The first of the two hotels to the east side of the Park was also built in the 1980s.

Nicole Mair, Heritage Mississauga web page http://www.heritagemississauga.com/page/Sheridan

In the 1990s, the engineering firm Hatch Mott MacDonald and film innovator Imax established their head offices in Sheridan Park. A private school for grades K-9, on a formerly vacant site on Speakman Drive, and a second hotel were built in the 2000s. Since the mid-1990s, Imax and Shaw have added office space to their facilities, and KMH Labs established its head office and a medical imaging facility in the Park. The two other significant developments in the past 20 years have been an office building for Suncor and a second Hatch building.

Today, much of the original character of the Park remains as well as some of the original businesses, including those once known as AECL, Inco and Cominco but now part of Candu, Vale and Teck, respectively.⁴



Figure 2 Tremaine's Map, part of Toronto Township, 1859 - current Research Park in red

Tremaine's map ⁵ in Figure 2 shows the site of the present day Sheridan Research Park Cultural Landscape and the former hamlet of Sheridan in 1859. Figure 3 is an enlargement of the area, showing the farms and settlement that occupied the lands that are now the Park. The hamlet of Sheridan is in the southwest corner of the current Park property and the farms that are now the Park were, (from west to east), Adamson, Boyes, Adamson and Pollard. 2300 Speakman is located on the former General Adamson farm.

⁴ DRAFT Sheridan Park Land Use Master Plan, Urban Strategies Inc, December 2014

Tremaine's Map of the County of Peel Canada West, compiled and drawn by Geo. R. Tremaine from actual survey, Toronto, published by G. R. & G. M. Tremaine. 1859



Figure 3

detail - 1859 Tremaine's Map - current Research Park property in red



Figure 4 Peel County, South Half Toronto Township, 1877 - current Sheridan Research Park property in red

Figure 4 shows the site of the present day Sheridan Research Park Cultural Landscape and the former hamlet of Sheridan in 1877. Figure 5 is an enlargement of the area, showing the farms and settlement that occupied the lands that are now the Park. The hamlet of Sheridan is in the southwest corner and the farms that are now the Research Park are, (from west to east), Adamson, Skinner, Johnson, Conover, Mitchell and Pollard, with the Mitchell farm being the site of 2300 Speakman Drive.



Figure 5

detail from 1877 Peel County Atlas - current Research Park property in red

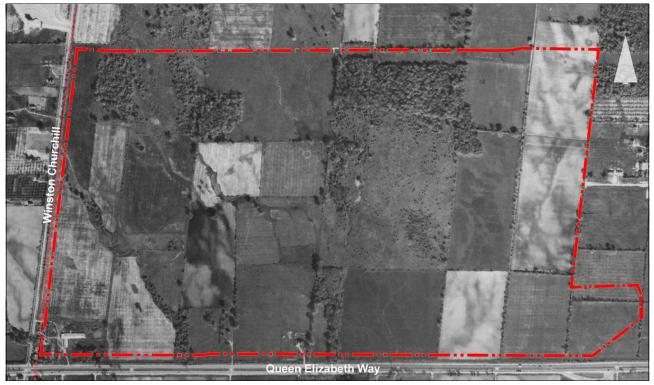


Figure 6 1954 air photo - current research park property outline in red - http://www.mississauga.ca/portal/services/maps

In the 1954 air photo (Figure 6), the current research park lands are still in agriculture and the lots outlined in the 1859 Tremaine's Map and the 1877 Atlas are clearly visible in the field pattern. The woodlots along the northern boundary still exist for the most part.



Figure 7

1966 air photo - http://www.mississauga.ca/portal/services/maps

By 1966 (Figure 7), Sheridan Research Park was established with a number of buildings in place, including 2270 Speakman Drive next door, then the home of the Parke-Davis Research Institute, now owned by the MAC



Figure 8

1975 air photo - http://www.mississauga.ca/portal/services/maps

By 1975, the western end of the property sees development (Figure 8).



Figure 9

1985 air photo - http://www.mississauga.ca/portal/services/maps

The Queen Elizabeth Way has been widened with a new interchange at Winston Churchill by 1985 and the iconic Xerox building is constructed near the interchange (Figure 9).



Figure 10 2000 air photo - http://www.mississauga.ca/portal/services/maps The southwest, northwest and southeast corners of the Park are sites of development by 2000 (Figure 10).



Figure 11

2015 air photo - http://www.mississauga.ca/portal/services/maps

In this 2015 air photo (Figure 11), 2300 Speakman Drive, the Muslim Association of Canada's Olive Grove School, established as Cedar Grove School in 2002-2003, can be seen to the west of 2270 Speakman Drive which was purchased by the MAC in 2006.

Peter Covenhoven purchased 200 acres from the Crown in 1807 within which 2300 Speakman Drive is now located. The farm was sold a number of times, mortgaged, and foreclosed at one instance. The ownership of Lot 33 was severed from that of Lot 32 in the 1930s and reduced in 1937 when the Department of Highways purchased a strip along the south border for the widening of the Middle Road which became the Queen Elizabeth Way. In 1954 the property was sold to Dunvegan Investments Limited, and then to United Lands Corporation Limited, marking the beginning of the end of its use as farmland. In 1963 United Lands Corporation sold Lot 33 and adjacent lands to the Ontario Research Foundation (ORF)⁶ to form part of what would become the

Process Research ORTECH Inc was formed in January 1999 to take over the Process Technologies division of ORTECH Corporation (formerly Ontario Research Foundation) under the privatization scheme of the

The Ontario Research Foundation (ORF) was established as an independent corporation by a provincial Act in 1928; laboratory facilities were provided at the outset. Although initially academic in outlook, ORF gradually shifted its focus and began to promote industrial development, especially of small companies, through scientific and technological innovations. ORF developed expertise in ceramics, fuel blends, textile and knitting technology, asbestos analytical methodology, hydro metallurgy, microelectronics, solar energy and pollution research. Its facilities were expanded substantially in the 1960s with the advent of the Sheridan Research Park. Initial funding was provided by an endowment fund through the Canadian Manufacturers' Association and by a matching provincial grant. From 1967, annual provincial grants were tied to foundation income with ORF receiving about half of all federal funding granted to provincial research organizations. ORF was unable to continue when government subsidies were no longer available in the 1990s. It was assumed by ORTECH and eventually became part of Bodycote.

http://www.thecanadianencyclopedia.ca/en/article/ontario-research-foundation/

Sheridan Research Park. The Deed of Conveyance to ORF included schedules that controlled the use of the land, site planning, *etc.* (Appendix 4). The subject lands were sold by United Lands Corporation to The Consolidated Mining and Smelting Company of Canada Limited (Cominco, now Teck) in April 1963. In December of 1964, research lab-storage-permit #18750 was granted to Warner-Lambert/Parke-Davis to construct the building that is at 2270 Speakman Drive. 2300 Speakman Drive was sold by Cominco to the Cedar Grove Foundation. They built a school (Cedar Grove School) on the site in 2002-2003. The school is now the Olive Grove School, owned by the Muslim Association of Canada.



Figure 12

2230 & 2270 Speakman Drive - http://www.mississauga.ca/portal/services/maps

2.2 Listing and written description of existing structures, significance and heritage attributes

The City of Mississauga's 'property Heritage Detail' states the property is "listed on the heritage register but not designated". It is listed because it is situated in the Sheridan Research Park Cultural Landscape. The building at 2300 Speakman Drive is a *circa* 2002 purpose-built school. Properties adjacent are 2270 Speakman

Ontario Government. The mandate of this company is to continue the research and development work carried on by this division of ORTECH Corporation for the past 70 years, and to explore innovative solutions in this area to better serve the needs of Canadian industries as well as international companies. http://www.processortech.com/

Operating an international network of facilities, and serving a wide range of industries including aerospace, defence, automotive, power generation, oil and gas, construction, machine building, medical and transportation, Bodycote is the world's largest provider of thermal processing services. Bodycote operates in two major areas: aerospace, defence, power generation and oil & gas industries, and automotive, construction, machine building, medical and transportation. http://www.bodycote.com/en/investors/our-business.aspx

to the east, also owned by the MAC; 2070 Hadwen Road (vacant building), to the east of the rear yard of the school; 2380 Speakman Drive (Teck) to the west; 2333 North Sheridan Way (Wilkinson Foods International) to the south, and 2285 Speakman Drive (SNC Lavalin) to the north (Figure 12).

The school building was designed by Naylor Architect Inc. of Markham, Ontario. It is a two-storey, buff block and red brick structure, rectangular in shape +/-85m x 20m, with an angled front entrance and a flat roof (Figures 13 & 14).



Figure 13

view from Speakman Drive east of 2230 Speakman



Figure 14

front elevation from Speakman Drive - Google Maps

The school building is set back approximately 48 metres from Speakman Drive and 75 metres from the rear property line. Parking is to the west side. An extensive, well-treed, front yard also contains landforms that combined with the vegetation, screens the building spring through autumn (Figures 13, 14, 16 & 17). The rear yard contains an asphalt play area, play structures, a ball diamond and playing field (Figure 15).



Figure 15 existing site plan



Figure 16

from Speakman Drive - landform and trees screening school property - Google Maps



Figure 17

2.5 metre high landform - looking east on Speakman Drive towards 2270 Speakman

Section 2 of the *Planning Act* indicates that City Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific

interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS-2014). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.⁷

The PPS defines "built heritage resource" as a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or included on local, provincial and/or federal registers. The term "significant" means resources valued for the important contribution they make to our understanding of the history of a place, an event, or a people. "Conserved" means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment.

Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' states for a property to be considered of cultural heritage value or interest, it must meet one or more of the following criteria:

1.	have design value or physical value because it,	meets?
•	is a rare, unique, representative or early example of a style, type, expression, material or construction method,	no
•	displays a high degree of craftsmanship or artistic merit, or	no
•	demonstrates a high degree of technical or scientific achievement.	no
2.	have historical value or associative value because it,	
•	has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	yes*
•	yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	no
•	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	no
3.	have contextual value because it,	
•	is important in defining, maintaining or supporting the character of an area,	no
•	is physically, functionally, visually or historically linked to its surroundings, or	yes*
•	is a landmark.	no

^{*} Although the school, is significant to the community, with a reputation for excellence, it is not historically

May 29, 2017, addendum February 6, 2019

Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

Ontario Heritage Act, Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' January 25, 2006

linked to the property or the Research Park. The building is a late addition to the development of the Sheridan Research Park. It is physically, functionally, and visually linked to its surroundings in that it adheres to the site planning principles established by the Park; it is not historically linked. It is not an iconic building and is overshadowed by others of greater significance.

The property is not of cultural heritage significance; it does not meet the criteria for designation under the *Ontario Heritage Act*.

The proposal is to construct a 48.7 m x 36.5 m x 9.3 m high steel frame structure in the rear of the school playing field as a multi-use covered indoor play area for the school children. The structure has architectural metal siding with a masonry base to match the existing school building (Figures 18 & 19).

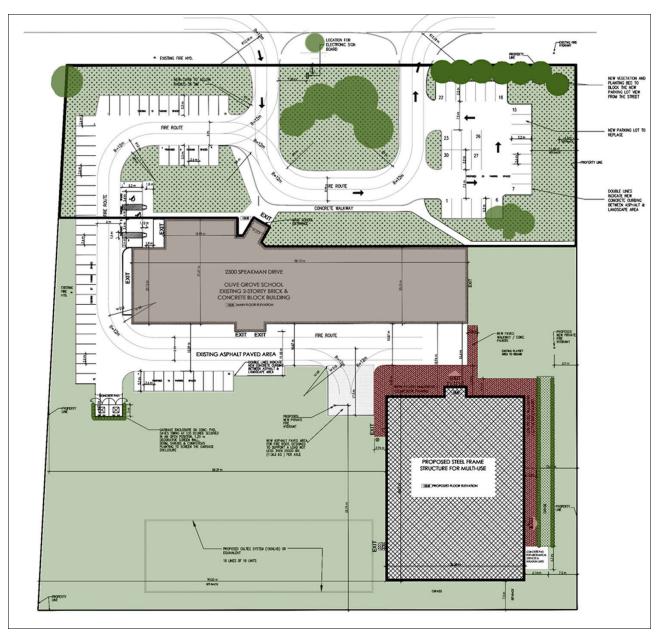


Figure 18 Proposed Site Plan

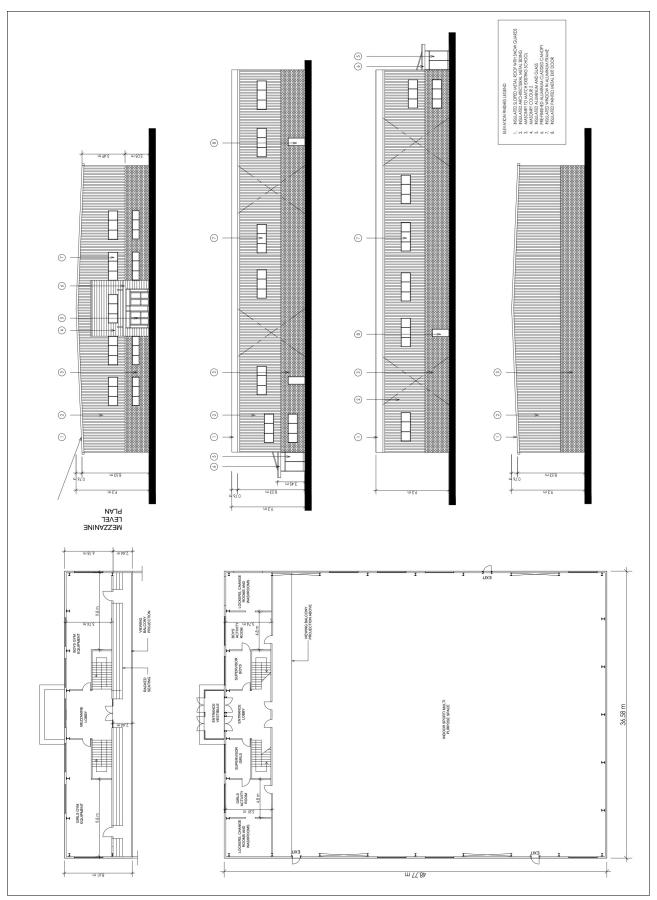


Figure 19 Proposed Steel Structure

2.3 Addressing the Cultural Landscape criteria9

Heritage Impact Statements for properties within a Cultural Heritage Landscape must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Sheridan Research Park Cultural Heritage Landscape are:

LANDSCAPE ENVIRONMENT	BUILT ENVIRONMENT		
✓ Scenic and Visual Quality			
☐ Natural Environment	☐ Consistent Early Environs (pre-World War II) Consistent Scale of Built Features		
☐ Horticultural Interest			
☑ Landscape Design, Type and Technological Interest	✓ Unique Architectural Features/Buildings		
	Designated Structures		
HISTORICAL ASSOCIATION	OTHER		
☑ Illustrates Style, Trend or Pattern	Historical or Archaelogical Interest		
Direct Association with Important Person or Event	✓ Outstanding Features/Interest		
☐ Illustrates Important Phase in Mississauga's Social or	Significant Ecological Interest		
Physical Development	☐ Landmark Value		
☑ Illustrates Work of Important Designer			

The landscape environment is nicely summarized in the City's "Cultural Landscape Inventory".

Sheridan Research Park is a unique campus of architecturally significant mid-rise structures which is associated with the "planned research park" movement. Careful control of building siting through urban and landscape design guidelines means that the area has a distinct visual character within the environs of Mississauga as a whole. This landscape was intended to improve the productivity and creativity of those who work in the associated industries and research facilities. Several of the buildings located here are of a unique architectural quality. The Xerox building by Steve Irwin was awarded a Canadian Architecture Award. Sheridan Research Park is recognized as one the country's first privately funded research parks and established a precedent setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada. 10

The landscape design of the subject property is of an era (1960s - 1970s) with sweeping lawns, gently sloping landforms and randomly spaced trees. It is functional, with remnants of a woodlot of mature trees that pre-date the Research Park and the construction of the building (Figure 20).

Although many aspects of the Research Park have an historical association, the subject property does not illustrate an historical style, trend or pattern. It does not have a direct association with a person or event and does not illustrate the work of an important designer.

The property, while pleasant, has no particular aesthetic/visual quality. It is consistent in scale with other built features in the Park. It is not a unique architectural building and exhibits no outstanding features/interest.

⁹ *Cultural Landscape Inventory*, City of Mississauga, The Landplan Collaborative Ltd. January 2005 http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf.

¹⁰ Ibid



Figure 20 2300 Speakman in 2000 - grove of mature trees evident, some of which remain after building construction - http://www.mississauga.ca/portal/services/maps

Figures 21 - 25 are of the immediate environs of 2300 Speakman Drive.



Figure 21

view to the east from 2300 Speakman Drive of 2270 Speakman Drive - MAC



Figure 22

view to the north across Speakman Drive of SNC Lavalin - 2285 Speakman Drive



Figure 23

view of Olive Grove School from Hadwen Road

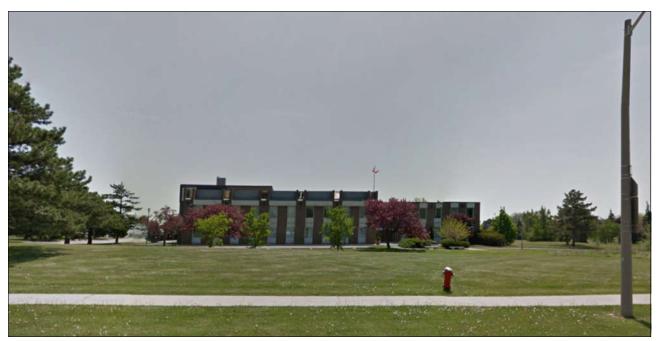


Figure 24

westerly neighbour, Teck at 2380 Speakman Drive - Google Maps



Figure 25 Kid's Zone Child Care Centre at 2275 Speakman Drive (foreground) & SNC Lavalin (background)

Figure 26 is an aerial view of the Research Park context within which the subject property is located. The Park is zoned employment lands and open space. The immediate environs is utility lands and residential¹¹.

¹¹ City of Mississauga Zoning By-law - Map 18

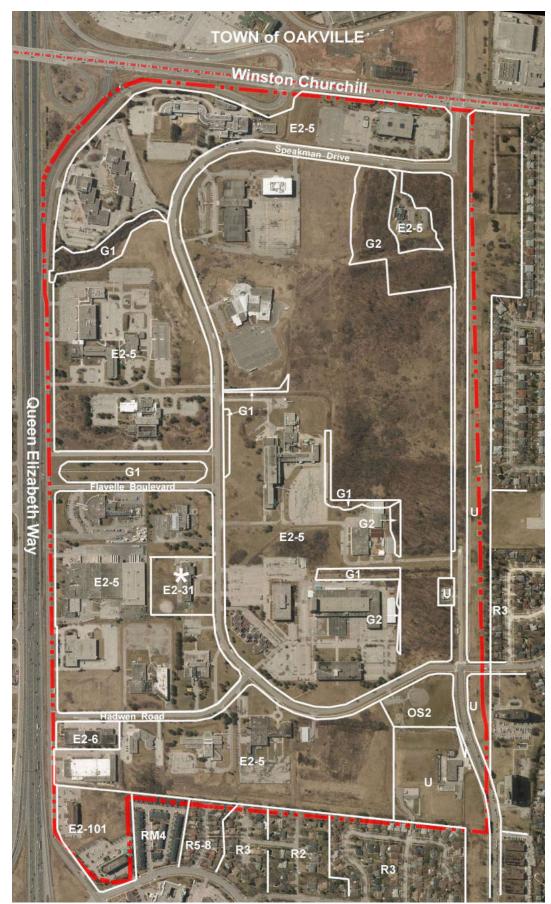


Figure 26 cultural landscape context & zoning - http://www.mississauga.ca/portal/services/maps

2.4 Impact of proposed development or site alteration

With respect to the Sheridan Research Park Cultural Heritage Landscape, the potential impacts and an assessment of the proposed site alteration follows.

Potential Impact	Assessment
• Destruction of any, or part of any, significant heritage attributes or features	no heritage attributes
Removal of natural heritage features, including trees	removal of 12 trees, 7 new trees & additional landscape plantings to compensate
• Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	alteration is addition of a contemporary steel frame structure in the rear yard of the school
• Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	no heritage attribute on property or adjacent
• Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	no heritage attribute
• Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	no obstruction of views
• A change in land use where the change in use negates the property's cultural heritage value	no change in land use
 Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources 	no land disturbance
E: 07 1 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	

Figure 27 shows the proposed structure behind Olive Grove School.



Figure 27

aerial oblique from the west showing proposed structure - Google Maps

The new proposed built form is located in the rear yard of the existing school and is screened from Speakman Drive by the school, existing mature trees and a 2.5 metre high landform. It is screened from North Sheridan Way and Hadwen Road by Research Park buildings. It is a contemporary and technological architectural expression.

With respect to the urban design policies ¹² of *Official Plan Amendment No. 40* to the *Mississauga Official Plan*, the applicable guidelines are:

- the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features.
 - The proposal adds an important element to the school, offering winter and inclement weather protection for play without impinging on the views of public and private open spaces.
- building forms that are sensitive to the existing character.

 The building is a contemporary and technological architectural expression.
- the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets.
 - The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view.
- the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets.
 - Parking, loading and service areas are existing on the property additional parking and screening of same is proposed.
- the natural features will be protected from development and promoted as amenities for employees and the broader community.
 - Twelve landscape trees will be removed to be replaced by 7 new trees and additional landscape plantings.
- *a high standard of building materials will be used for the architectural treatment of all facades.*The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view.

2.5 Assessment of alternative development options and mitigation measures

The Heritage Impact Assessment is to assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

Alternative development approaches
 Alternative locations on the property are possible, but would hamper the playing field functions and limit use of the rear yard.

Amendment No. 40 to Mississauga Official Plan (under appeal) - see Appendix 3

- Isolating development and site alteration from the significant built and natural heritage features and vistas. There are no significant built and natural heritage features and vistas on site or adjacent. The building is accessory to the school building on the property and located to the rear of the property, mostly screened from public view. To further reduce any visual impact, additional tree planting is suggested to reinforce the existing mature tree grove on the property.
- Design guidelines that harmonize mass, setback, setting and materials

 The setting is at the rear of the property and mostly screened from public view.
- *Limiting height and density*Height is 9.3 metres, lower than most buildings in the Park.
- *Allowing only compatible infill and additions*The accessory building is at the rear of the property and mostly screened from public view.
- Reversible alterations

 Not applicable.

2.6 Qualifications of the author completing the Heritage Impact Assessment

See appendix 5.

This Cultural Landscape Heritage Impact Assessment is respectfully submitted by:

CHC Limited

Oue Chatt

per: Owen R. Scott, OALA, FCSLA, CAHP

REFERENCES

Olive Grove School website <u>www.olivegroveschool.ca/</u>

City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference 2016

City of Mississauga heritage files - http://www.mississauga.ca/portal/services/property

City of Mississauga maps - http://www.mississauga.ca/portal/services/maps

City of Mississauga Heritage Mississauga website - http://www.heritagemississauga.com/history.htm

Heritage Mississauga web page http://heritagemississauga.com/page/Barberton,

Illustrated Historical Atlas of the County of Peel, Ont., Walker & Miles, Toronto 1877

Landplan Collaborative Ltd. (The) Cultural Landscape Inventory, City of Mississauga,, January, 2005

Ontario Regulation 9/06 'Criteria for Determining Cultural Heritage Value or Interest' January 25, 2006

Ontario Ministry of Tourism, Culture and Sport website http://www.mtc.gov.on.ca/en/publications/InfoSheet_8%20Guiding_Principles.pdf

Parks Canada website www.parkscanada.gc.ca

Province of Ontario Ontario Heritage Act, R.S.O. 1990, c. O.18

Province of Ontario Provincial Policy Statement (PPS, 2014) Cultural Heritage and Archaeology Policies 2.6

Province of Ontario InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006

Tremaine, George R. *Tremaine's Map of the County of Peel, Canada West*. Toronto, lithographed by John Ellis for G. R. and G. M. Tremaine. 1859.

no.	instrument	registered date	from	to
	Patent	26 Dec 1807	The Crown	Peter Covenhoven
4402	B & S	21 Feb 1823	Peter Covenhoven	Garret Covenhoven

Due to illegibility and unavailability of documents, there is a break in the chain of title. The 1859 Tremaine map shows General Adamson as the owner of the property at that time. Sometime after 1859 and before 1875, Alexander Mitchell became the owner. The 1877 County Atlas shows Charles Mitchell as the owner which is not borne out by the Land Registry Office records

Registry Office records				
1704	Lease	20 July 1875	Beaumont Dixie	Alexander Mitchell
7336	Quit Claim Deed	18 Nov 1890	Thomas M. Hammond	Alexander Mitchell
9291	Mortgage	20 Nov 1896	Alexander Mitchell	Manufacturers Life Insurance Company
9308	Ass't of Mtg.	30 Nov 1896	William Corkett	Manufacturers Life Insurance Company
9918	Final Oder of Foreclosure	11 April 1899	Manufacturers Life Insurance Company	re: Alexander Mitchell
9942	B & S	6 March 1899	Manufacturers Life Insurance Company	David Fasken
33005	Grant	7 Aug 1930	Estate of David Fasken	Arthur Carton
34283	Grant	24 Dec 1931	Arthur Carton	B. G. Davidson
35102	Grant	30 Dec 1932	B. G. Davidson	Marnan Investment Limited
35104	Grant	30 Dec 1932	Marnan Investment Limited	Stanley G. Harmer
85460	Grant	30 Nov 1954	Stanley G. Harmer	Melville M. Goldberg, trustee
85462	Grant	30 Nov 1954	Melville M. Goldberg, trustee	Dunvegan Investments Limited
92517	Grant	30 Nov 1955	Dunvegan Investments Limited	United Lands Corporation Limited
152566	Grant	28 Feb 1963	United Lands Corporation Limited	Ontario Research Foundation
153372	Grant	9 April 1963	United Lands Corporation Limited	The Consolidated Mining and Smelting Company of Canada Limited
175037	Notice of App. for Certificate of Title	24 Dec 1964	Ontario Research Foundation	
176237	Certificate of Title	4 Feb 1965	The Consolidated Mining and Smelting Company of Canada Limited (Cominco)	
PR99091	Transfer	28 June 2001	Cominco Ltd.	Cedar Grove Foundation
PR315261	Transfer	17 Feb 2002	Cedar Grove Foundation	952339 Ontario Limited

CHC Limited May 29, 2017

Chain of Title - PIN 13427-0514 - 2300 Speakman Drive, Mississauga

no.	instrument	registered date	from	to
PR1034054	Vesting Order	24 March 2006	Ontario Superior Court of Justice	Muslim Association of Canada



Property Index Map Queen's Printer, Toronto

CHC Limited May 29, 2017



Cultural Landscape Inventory

Sheridan Research Park

L-IND-4

Location Located east of Winston Churchill Blvd. at the QEW.

Heritage or Other Designation None

Landscape Type Industrial

LANDSCAPE ENVIRONMENT

- Scenic and Visual Quality
- ☐ Natural Environment
- ☐ Horticultural Interest
- ✓ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- Illustrates Style, Trend or Pattern
- ✓ Direct Association with Important Person or Event
- Illustrates Important Phase in Mississauga's Social or Physical Development
- ✓ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ✓ Aesthetic/Visual Quality
- Consistent Early Environs (pre-World War II)
- Consistent Scale of Built Features
- ✓ Unique Architectural Features/Buildings
- Designated Structures

OTHER

- ☐ Historical or Archaelogical Interest
- ✓ Outstanding Features/Interest
- Significant Ecological Interest
- ☐ Landmark Value



Landplan Collaborative Ltd. (The) Cultural Landscape Inventory, City of Mississauga,, January, 2005



Cultural Landscape Inventory

Sheridan Research Park

L-IND-4

SITE DESCRIPTION

Sheridan Research Park is a unique campus of architecturally significant mid-rise structures which is associated with the "planned research park" movement. Careful control of building siting through urban and landscape design guidelines means that the area has a distinct visual character within the environs of Mississauga as a whole. This landscape was intended to improve the productivity and creativity of those who work in the associated industries and research facilities. Several of the buildings located here are of a unique architectural quality. The Xerox building by Steve Irwin was awarded a Canadian Architecture Award. Sheridan Research Park is recognized as one the country's first privately funded research parks and established a precedent setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.





Property Heritage Detail 14

Property Heritage

Address: 2300 SPEAKMAN DRIVE Area: SHERIDAN RESEARCH PARK

Status: LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED

Type: Reason: CULTURAL LANDSCAPE

History:

Sheridan Research Park has been identified as a Cultural Landscape because it is a planned business park that contains architecturally-significant structures with a cohesive appearance. All of the buildings are mid-rise and conform to a distinct visual character. This unique campus is associated with the "planned research park" movement. The park was intended to improve the productivity and creativity of those who worked there. Sheridan Research Park is one the country's first privately funded research parks; it established a precedent-setting model for similar planned facilities on university campuses and other private commercial/industrial developments across Canada.

¹⁴ City of Mississauga website: http://www.mississauga.ca/portal/services/property?

15.5.2 Urban Design Policies

Community Identity and Design

15.5.2.1 A business park within a natural setting creates the identity of Sheridan Park Corporate Centre that distinguishes it from other office parks. The campus like setting is achieved by a combination of public and private open spaces of various sizes, forms and functions. To achieve the City's urban design objectives for Sheridan Park Corporate Centre, development proposals should address the following:

- a. the appropriate balance of revitalization and intensification to ensure that public and private open spaces are prominent features;
- b. building forms that are sensitive to the existing character;
- c. the location and orientation of buildings to form clearly defined frontages and entry points facing onto public streets;
- d. a well-connected pedestrian/bicycle network that links developments to the overall City network;
- e. the layout, design and screening for parking, loading and service areas to minimize the visual impact on the public streets;
- f. the natural features will be protected from development and promoted as amenities for employees and the broader community; and
- g. a Streetscape Master Plan will be prepared to coordinate street tree planting and right-of-way design.

Buildings and Landscape

15.5.2.2 To achieve and enhance the campus like setting, the following design guidelines will be used to evaluate development proposals:

- a. buildings should be set back from streets to maintain generous landscaped areas in the front and to preserve vistas to the building entrances by strategically located landscape elements;
- b. main entrances will be located facing the street frontage with highly transparent windows to engage the landscape and public realm around the building;
- c. the preservation and integration of Natural Heritage Systems and their ecological functions will be achieved by minimizing alterations to the existing topography, natural drainage patterns and vegetation;
- d. landscape design should incorporate the following:
 - stormwater best management practices;
 - native plants with low maintenance requirements;
 - a consistent pattern of trees lining the streets to unite the elements of the open space system and refresh the green identity within Sheridan Park Corporate Centre;
 - interconnecting and barrier-free pedestrian pathways, open spaces between buildings, and wayfinding features:
 - well-defined vehicular routes with proper signage;
 - accessible outdoor amenity spaces with comfortable microclimates and a proper balance of sun and shade year round provided by structural shelters and/or planting; and
 - clear visual and spatial identification of publicly accessible areas on private lands.
- e. large expanses of surface parking will be softened by landscaped islands with canopy trees;
- f. an identifiable street edge will be encouraged on lands visible from Winston Churchill Boulevard and the Queen Elizabeth Way;
- g. a high standard of building materials will be used for the architectural treatment of all facades; and
- h. buildings will be oriented and designed with best practises of green architecture to provide a higher level of comfort and minimize energy consumption.

THIS INDENTURE made in duplicate the twenty-second day of obruary, 1963.

PURSUANCE OF THE SHORT FORMS OF CONVEYANCES ACT.

WEEN:

UNITED LANDS CORPORATION LIMITED, a Company incorporated under the laws of Untario,

(hereinafter called "the GRANTOR")

OF THE FIRST PART;

-and-

ONTARIO RESEARCH FOUNDATION.

(hereinafter called "the GRANTEE")

OF THE SECOND PART.

1. WHEREAS the Grantor as the owner in fee simple of all those parts of Lots 32, 33, 34 and 35 in the First Concession South of Dundas Street in the Township of Toronto, in the County of Peel and Province of Ontario, lying between the southerly limit of a strip of lands owned by The Hydro-Electric Power Commission of Ontario running through the said lots and the northerly limit of North Sheridan Way (except the parcels of lands heretofore conveyed by the Grantor to The Corporation of the Township of Toronto, Mallory Battery Company of Canada Limited, Beaver Lumber Company Limited, Canadian Broomwade Limited and The British American Oil Company Limited

3H

by registered instruments numbers 101380, 151740, 136729, 151656
129026, 127809 and 147061 for the Township of Toronto)
herein sometimes called "the research community lands", subject to grants of easement in favour of The Corporation of the Township of Toronto registered as instrument numbers 101380, 136610, 151740,

- 2 -

ship of Toronto, has decided to develop the said lands as a research community and has caused a plan thereof to be prepared by McCor tell-Jackson, Ontario Land Surveyors, dated January 5th, 1963 (a topy of which is attached hereto), upon which the research community lands are shown in two parts, namely, Blocks A, B, C, D, E, F and G (herein called "the original lands") and the remainder of the research community lands being Blocks H and I (herein called "the additional lands"), and which Plan has been inspected by the Grantee;

- 2. AND WHEREAS the Grantor has caused a common form of conveyance, being in substantially the same form as this Deed, to be prepared for the original lands containing the stipulations set forth in Schedule "B" hereto, to be observed by the owner for the time being of each Block in the original lands and each and every part thereof;
- 3. AND WHEREAS it is the intention of the Grantor, and the Grantee purchases upon the express understanding that subject as hereinafter appears -
 - (a) each purchaser of a Block in the original lands and of each and every part thereof, shall have the benefit of the said stipulations binding on all the other Blocks and each and every part thereof forming part of the original lands whether such Blocks or parts thereof are sold to the respective purchasers of them before or after the date of the conveyance by the Grantor to each purchaser;
 - (b) the burden of the stipulations contained in Schedule
 "C" hereto shall run with and bind the additional
 lands and each and every part thereof and that the
 benefit of said stipulations shall be annexed to and
 devolve with each and every part of the lands hereby
 conveyed:

- 3 -

4. WITHESERTH that in consideration of other valuable consideration and the sum of ONE DOLLAR (\$1.00), the receipt whereof is hereby acknowledged, the Grantor doth grant unto the Grantee in fee simple -

ALL AND SINGULAR those certain parcels or tracts of lands and premises situate, lying and being in the Township of Toronto, in the County of Peel and Province of Ontario, particularly described in Schedule "A" hereto.

- 5. TO HAVE AND TO HOLD unto the Grantee, its successors and assigns forever; SUBJECT NEVERTHELESS to the reservations, limitations, provisoes and conditions expressed in the original grant thereof from the Crown.
- 6. THE Grantee for itself, its successors and assigns, hereby covenants with the Grantor, its successors and assigns, and all other persons claiming under the Grantor as purchaser of any part or parts of the original lands to the intent that the burden of this covenant shall run with and bind the lands hereby conveyed and each and every part thereof for the period of twenty (20) years from the first day of January, 1953, and to the intent that the benefit thereof shall be annexed to and devolve with each and every part of the original lands for the said period except the lands hereby conveyed, to observe the stipulations contained in Schedule "B" hereto.
- THE Grantor, for itself, its successors and assigns, hereby covenants with the Grantee, its successors and assigns, to the intent that the burden of this covenant shall run with and bind the additional lands and each and every part thereof for the period of 20 years from the first day of January, 1963, except those parts thereof hereafter laid out as public highways, and to the intent that the benefit thereof shall be ennexed to and devolve with the lands hereby conveyed and each and every part thereof, to observe the stipulations contained in Schedule "C" hereto, provided, however, that if by the first

RELEGISTED CONC

- 4 .

days of January in the years listed below the Vendor shall not have sold or have agreed to sell at least that total number of acres of the additional lands listed beside each such year taking into account the number of acres sold in previous years, then the stipulations contained in said Schedule "C" shall with respect to that part of the additional lands not so sold or agreed to be sold as of such first day of January, become null and void and no longer in force:

1968 - 50 acres

1969 - 70 acres

1970 - 90 acres

1971 - 110 acres

1972 - 130 acres

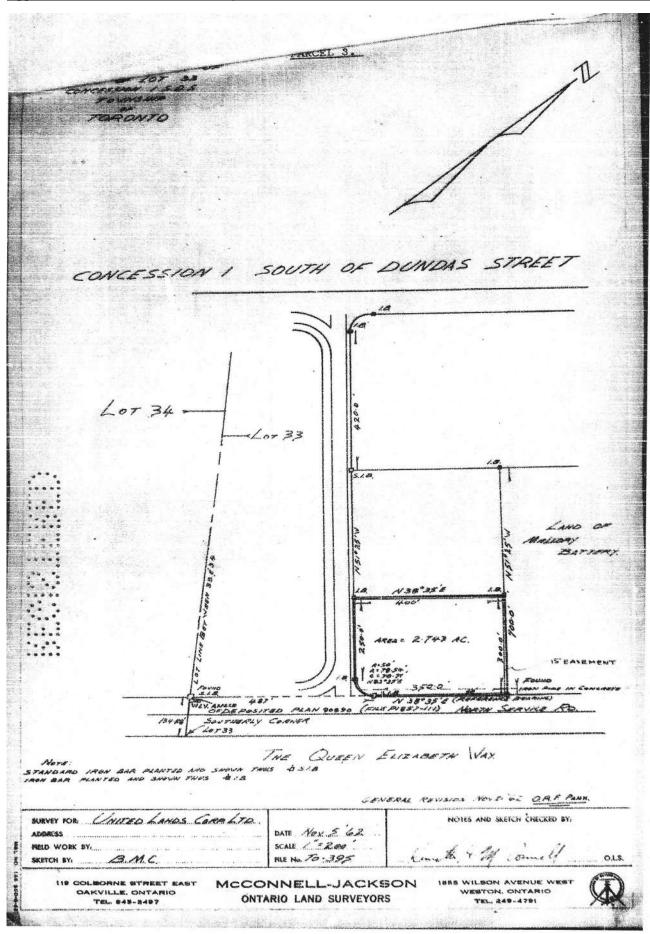
1973 - 150 acres

1974 - 170 acres

- 8. THE Grantor covenants with the Grantee that it has the right to convey the said lands to the Grantee notwithstanding any act of the Grantor.
- 9. AND that the Grantee shall have quiet possession of the said lands free from all encumbrances, save as aforesaid.
- 10. AND the Grantor covenants with the Grantee that it will execute such further assurances of the said lands as may be requisite.
- 11. AND the Grantor covenants with the Grantee that it has done no act to encumber the said lands, save as aforesaid.
- 12. AND the Grantor releases to the Grantee all its claims upon the said lands.

IN WITNESS WHEREOF the Grantor and Grantee have duly

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SCHEDULE "B" to the Deed of Conveyance from UNITED LANDS CORPORATION LIMITED to ONTARIO RESEARCH FOUNDATION dated the 22nd day of February1963.

- No part of said Blocks A, B, C, D, E, F and G shall be used, and no erection, building or structure now or hereafter situate thereon shall be used for any purpose other than a park or for research and development for the purpose of improving and developing by scientific study, experiment and investigation, industrial, commercial and agricultural techniques. methods, materials and products, including research into the marketing of products and the development and utilization of natural resources, or for the conduct of technical sales which is defined as that part of sales which is concerned with providing scientific or technical data, information and knowledge to customers or potential customers, or for the manufacture of prototypes and the sale thereof for the purpose of testing the same in the market, or as a use incidental to said development and research by an owner of any parcel of lands for the supervision of the general sales of the products and services of such owner, and without restricting the generality of the foregoing no such lands, erections, buildings or structures shall be used (except as part of such research and development) for the manufacture (except as aforesaid), sale (except as aforesaid), processing, repair or servicing of materials or products or occupation as a residence of any kind (except the residence of a caretaker or such other person employed for maintenance or security purposes) nor for a church, school, storage yard or warehousing.
- No erection, building or structure shall be constructed or used at any time on any parcel of lands in said Blocks unless:
 - (a) the said parcel shall contain an area of at least three acres and unless such parcel shall have a frontage of at least 250 feet in length on a public highway, and
 - (b) such erection, building or structure (including any addition thereto and including any

- 2 -

erection, building or structure previously constructed on the said parcel) has or have a total ground floor area measured from the exterior surfaces of enclosing walls not greater than 25% of the area of the said parcel of lands;

- (c) such erection, building or structure if the first to be constructed on any parcel of lands has a ground floor area measured from the exterior surfaces of enclosing walls of not less than 10,000 square feet.
- enclosing walls of not less than 10,000 square feet;

 (d) the plans and specifications hereinafter stipulated of such erection, building or structure (including any addition thereto) prepared by a registered architect or engineer and bearing his stamp and of the scheme of proposed landscaping have been approved in writing by Ontario Research Foundation and such erection, building, structure, addition and landscaping are constructed and carried out in conformity with such approved plans, specifications and scheme. With each application for the approval of Ontario Research Foundation there shall be submitted to it in duplicate:-
 - (1) a site plan showing the proposed location of all erections, buildings, structures (or any additions thereto), driveways, sodded areas, trees, parking areas, loading, shipping and receiving areas and existing and proposed lot grades and storm water drainage, and
 - (11) floor plans of such erection, building or structure (or any addition thereto) and front, side and rear elevations thereof, and
 - (111) a scheme of proposed landscaping, and
 - (iv) plans and specifications of such erection, building or structure (or any addition thereto) showing the height above grade and the materia to be used in the external walls of the said erections, buildings or structures or addition

- 3 -

and the fixtures to be situate therein;

(e) adequate parking facilities for vehicles are provided on the said parcel of lands for employees, managers and visitors of the project being carried on thereon, in parking areas, landscaped and suitably screened so as not to present an objectionable appearance and paved with a dust-free all-weather surface.

No vehicle shall be parked other than in the parking areas established in accordance with the provisions of paragraph 2 (e) hereof.

- 4. No operation shall be carried on which is objectionable or undesirable by reason of the emission of dust, odours, noise or vibration other than an occasional or sporadic operation occurring during the course of an experiment.
- 5. No operation shall be carried on except within fully walled buildings or structures and there shall be no outside storage of materials except in areas suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.
- 6. No supplies or materials of any kind shall be shipped or received except in off-street loading areas screened and located as approved by Ontario Research Foundation so as not to present an objectionable appearance and paved with a dust-free all-weather surface, and there shall be no driveways unless similarly paved.
- 7. No fences, hedges or screens shall be erected except with the prior written approval of Ontario Research Foundation with respect to the location, design, nature and material thereof.
- 8. No sign, billboard or advertising matter of any kind shall be placed on any parcel of lands or on any erection,

- 4 --

building or structure constructed thereon except a name-plate containing the name or trademark of the owner of such parcel, provided such name-plate shall have been approved in writing by Ontario Research Foundation. Applications for such approval shall contain a description and drawing of the proposed sign indicating its size, appearance, location and lighting.

- No excavation shall be made except for the purpose of indscaping or other improvement of the grounds or for the purpose of the construction, extension or alteration of any srection, building or structure and then only at the time of the commencement of such construction, extension or alteration or except for the purpose of research and development as stipulated in paragraph 1 hereof and then only if such excavation is suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.
- Research Foundation and any other approvals or consents of Ontario Research Foundation shall not be unreasonably withheld and that applications for such approval or consent shall be proceeded with diligently, it being the intention that such approval shall be withheld only for the purpose of ensuring the fulfillment of the purposes of the research community as herein stated and creating a park-like area devoted to the said purposes. Enterio Research Foundation may delegate its rights with respect to any such approval or consent to any agent or agents.
- 11. The phrase, "parcel of lands" as used herein shall mean any parcel under separate ownership.
- 12. No erection, building or structure, the exterior of which is incomplete shall be used or shall remain on any parcel of lands unless such exterior shall be completed with due diligence after the construction thereof has commenced.

SCHEDULE "C" to the Deed of Conveyance from UNITED LANDS CORPORATION LIMITED to ONTARIO RESEARCH FOUNDATION dated the 22nd day of February 1963.

No part of the said additional lands and no erection, 1. building or structure now or hereafter situate thereon shall be used for any purpose other than municipal services, a park or for research and development for the purpose of improving and developing by scientific study, experiment and investigation, industrial, commercial and agricultural techniques, methods, materials and products, including research into the marketing of products and the development and utilization of natural resources, or for the conduct of technical sales which is defined as that part of sales which is concerned with providing scientific or technical data, information and knowledge to customers or potential customers, or for the manufacture of prototypes and the sale thereof for the purpose of testing the same in the market, or as a use incidental to such development and research by the owner of any parcel of lands for the supervision of the general sales of the products and services of such owner, or for an office building, an auditorium, a retail store, a restaurant, a chartered bank or trust company building, single or multiple family residential building, or a recreational building, and without restricting the generality of the foregoing no such lands, erections, buildings or structures shall be used (except as part of such research and development) for the manufacture (except as aforesaid) or processing of materials or products. Notwithstanding the foregoing, no part of said additional lands and no erection, building or structure now or hereafter situate thereon shall be used for any purpose other than municipal services, a park or for such research and development without the prior written consent of Ontario Research Foundation.

2. No erection, building or structure shall be constructed or used at any time on any parcel of lands in said

- 2 -

Inds unless:

three acres and unless such parcel shall have a frontage of at least 250 feet in length on a public highway, and such erection, building or structure (including any

addition thereto and including any erection, building or structure previously constructed on the said parcel) has or have a total ground floor area measure from the exterior surfaces of enclosing walls not greater than 25% of the area of the parcel of lands;

- (e) such erection, building or structure if the first to be constructed on any parcel of lands has a ground floor area measured from the exterior surfaces of enclosing walls of not less than 10,000 square feet;
- the plans and specifications hereinafter stipulated of such erection, building or structure (including any addition thereto) prepared by a registered architect or engineer and bearing his stamp and of the scheme of proposed landscaping have been approved in writing by Ontario Research Foundation and such erection, building, structure, addition and land-scaping are constructed and carried out in conformity with such approved plans, specifications and scheme.

 With each application for the approval of Ontario Research Foundation there shall be submitted to it in duplicate:-
 - (1) a site plan showing the proposed location of all erections, buildings, structures (or any additions thereto), driveways, sodded areas, trees, parking areas, loading, shipping and receiving areas and existing and proposed lot grades and storm water drainage, and
 - (11) floor plans of such erection, building or

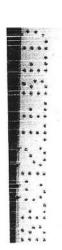


structure (or any addition thereto) and front, side and rear elevations thereof, and

(111) a scheme of proposed landscaping, and
(11) plans and specifications of such erection,
building or structure (or any addition thereto)
showing the height above grade and the materials
to be used in the external walls of the said
erections, buildings or structures or addition
and the fixtures to be situate therein;

adequate parking facilities for vehicles are provided on the said parcel of lands for employees, managers and visitors of the project being carried on thereon, in parking areas, landscaped and suitably screened so as not to present an objectionable appearance and paved with a dust-free all-weather surface.

- 3. No vehicles shall be parked other than in the parking areas established in accordance with the provisions of paragraph 2(e) hereof.
- 4. No operation shall be carried on which is objectionable or undesirable by reason of the emission of dust, odours, noise or vibration other than an occasional or sporadic operation occurring during the course of an experiment.
- 5. No operation shall be carried on except within fully walled buildings or structures and there shall be no outside storage of materials except in areas suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.
- 6. No supplies or materials of any kind shall be shipped or received except in off-street loading areas screened and located as approved by Ontario Research Foundation so as not to





present an objectionable appearance and paved with a dustfree all-weather surface, and there shall be no driveways

No fences, hedges or screens shall be erected exbent with the prior written approval of Ontario Research indution with respect to the location, design, nature and terial thereof.

No sign, billboard or advertising matter of any kind shall be placed on any parcel of lands or on any erection, building or structure constructed thereon except a name-plate containing the name or trademark of the owner of such parcel provided such name-plate shall have been approved in writing by Ontario Research Foundation. Applications for such approval shall contain a description and drawing of the proposed sign indicating its size, appearance, location and lighting.

- 9. No excavation shall be made except for the purpose of landscaping or other improvement of the grounds or for the purpose of the construction, extension or alteration of any erection, building or structure and then only at the time of the commencement of such construction, extension or alteration or except for the purpose of research and development as stipulated in paragraph 1 hereof and then only if such excavation is suitably screened as approved by Ontario Research Foundation so as not to present an objectionable appearance.
- 10. The phrase, "parcel of lands" as used herein shall mean any parcel under separate ownership.
- 11. No erection, building or structure, the exterior of which is incomplete shall be used or shall remain on any parcel of lands unless such exterior shall be completed with due diligence after the construction thereof has commenced.



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Ontario Research Foundation shall have the power from time to time in writing to waive, vary or release in whole or in part any of the foregoing stipulations in respect of all or any part of the said additional lands.

Research Foundation and any other approvals or consents of Ontario Research Foundation shall not be unreasonably withheld and that applications for such approval or consent shall be proceeded with diligently, it being the intention that such approval shall be withheld only for the purpose of ensuring the fulfillment of the purposes of the research community as herein stated and creating a park-like area devoted to the said purposes. Ontario Research Foundation may delegate its rights with respect to any such approval or consent to any agent or agents.

RESUME

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (MLA) University of Michigan, 1967 Bachelor of Science in Agriculture (Landscape Horticulture), (BSA) University of Guelph, 1965

Professional Experience:

1965 - present	President, CHC Limited, Guelph, ON
1977 - present	President, The Landplan Collaborative Ltd., Guelph, ON
1977 - 1985	Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC
1975 - 1981	Editor and Publisher, Landscape Architecture Canada, Ariss, ON
1969 - 1981	Associate Professor, School of Landscape Architecture, University of Guelph
1975 - 1979	Director and Founding Principal, Ecological Services for Planning Limited, Guelph, ON
1964 - 1969	Landscape Architect, Project Planning Associates Limited, Toronto, ON

Historical Research, Heritage Planning and Conservation Experience and Expertise

Current Professional and Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation (AHLP) - 1978 - Member: Canadian Association of Heritage Professionals (CAHP) - 1987 -

Member: Ontario Association of Landscape Architects (OALA) - 1968 - (Emeritus 2016)

Member: Canadian Society of Landscape Architects (FCSLA) - 1969 - (Fellow 1977, Life Member 2016)

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003 Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Professional Honours and Awards (Heritage):

National Citation

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Merit Award	2016	CanadianAssociationofHeritageProfessionalsAwards, CityofKitchenerCulturalHeritage
		Landscapes
National Award	2016	Canadian Society of Landscape Architects (CSLA), City of Kitchener Cultural Heritage
		Landscapes
Mike Wagner Award	2013	Heritage Award - Breithaupt Block, Kitchener, ON
People's Choice Award	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
Award of Excellence	2012	Brampton Urban Design Awards, Peel Art Gallery, Museum and Archives, Brampton, ON
National Award	2009	Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON
Award of Merit	2009	Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON
Award	2007	Excellence in Urban Design Awards, Heritage, Old Quebec Street, City of Guelph, ON
Award	2001	Ontario Heritage Foundation Certificate of Achievement
Award	1998	Province of Ontario, Volunteer Award (10 year award)
Award	1994	Province of Ontario, Volunteer Award (5 year award)
Regional Merit	1990	CSLA Awards, Britannia School Farm Master Plan
National Honour	1990	CSLA Awards, Confederation Boulevard, Ottawa
Citation	1989	City of Mississauga Urban Design Awards, Britannia School Farm Master Plan
Honour Award	1987	Canadian Architect, Langdon Hall Landscape Restoration, Cambridge, ON
Citation	1986	Progressive Architecture, The Ceremonial Routes (Confederation Boulevard), Ottawa,

1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

Qualifications of the Author

National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON

Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

Scott, Owen R., The Southern Ontario "Grid", ACORN Vol XXVI-3, Summer 2001. The Journal of the Architectural Conservancy of Ontario.

Scott, Owen R. 19th Century Gardens for the 20th and 21st Centuries. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.

Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.

Scott, Owen R. Cemeteries: A Historical Perspective, Newsletter, The Memorial Society of Guelph, September 1993.

Scott, Owen R. The Sound of the Double-bladed Axe, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.

Scott, Owen R. Woolwich Street Corridor, Guelph, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc. (ACO)

Scott, Owen R. guest editor, ACORN, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the ACO.

Scott, Owen R. Heritage Conservation Education, Heritage Landscape Conservation, *Momentum 1989*, Icomos Canada, Ottawa, p.31.

Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.

Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.

Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.

Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.

Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.

Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.

Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar* (1978). June 1979. 20 pp.

Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-187l. Bulletin, The Association for Preservation Technology, Vol. IX, No. 3, 1977, 13 pp. (also published in Landscape Architecture Canada, Vol. 4, No. 1, 1978).

Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the heritage consultations undertaken by Owen R. Scott** in his capacity as a principal of The Landplan Collaborative Ltd., and principal of CHC Limited.

Heritage Master Plans and Landscape Plans

- o Alton Mill Landscape, Caledon, ON
- o Black Creek Pioneer Village Master Plan, Toronto, ON
- o Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- Downtown Guelph Private Realm Improvements Manual, City of Guelph, ON
- o Downtown Guelph Public Realm Plan, City of Guelph, ON
- o Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- o Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- o George Brown House Landscape Restoration, Toronto, ON

Qualifications of the Author

- Grand River Corridor Conservation Plan, GRCA/Regional Municipality of Waterloo, ON
- o Greenwood Cemetery Master Plan, Owen Sound, ON
- o Hamilton Unified Family Courthouse Landscape Restoration Plan, Hamilton, ON
- o John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- o Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- London Psychiatric Hospital Cultural Heritage Stewardship Plan, London, ON
- o McKay / Varley House Landscape Restoration Plan, Markham (Unionville), ON
- o Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON
- o Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- o Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, Kitchener Horticultural Society/City of Kitchener, ON
- o St. George's Square, City of Guelph, ON
- o St. James Cemetery Master Plan, Toronto, ON
- o St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, Meewasin Valley Authority, Saskatoon, SK
- o Whitehern Landscape Restoration Plan, Hamilton, ON
- o Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Cultural Heritage Evaluation Reports (CHER), Cultural Heritage Inventories and Cultural Heritage Landscape Evaluations

- Adams Bridge (Structure S20) Cultural Heritage Evaluation Report, Southgate Township, ON
- o Belanger Bridge Cultural Heritage Evaluation Report, Casey Township, ON
- o Belfountain Area Heritage Inventory for Environmental Assessment, Peel Region, ON
- Bridge #9-WG Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Bridge #20 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- Bridge #25 Cultural Heritage Evaluation Report, Blandford-Blenheim Township, ON
- o Chappell Estate / Riverside / Mississauga Public Garden Heritage Inventory, Mississauga, ON
- o 8895 County Road 124 Cultural Heritage Opinion Report, Erin (Ospringe), ON
- County of Waterloo Courthouse Building Cultural Heritage Evaluation Report, Kitchener, ON
- o Cruickston Park Farm & Cruickston Hall Cultural Heritage Resources Study, Cambridge, ON
- o Doon Valley Golf Course Cultural Heritage and Archaeological Resources Inventory, Kitchener/Cambridge, ON
- Government of Ontario Light Rail Transit (GO-ALRT) Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- Hancock Woodlands Cultural Heritage Assessment, City of Mississauga, ON
- Hespeler West Secondary Plan Heritage Resources Assessment, City of Cambridge, ON
- Highway 400 to 404 Link Cultural Heritage Inventory for Environmental Assessment, Bradford, ON
- Highway 401 to 407 Links Cultural Heritage Inventory for Environmental Assessment, Pickering/Ajax/Whitby/ Bowmanville, ON
- o Holland Mills Road Bridge Cultural Heritage Evaluation Report, Wilmot Township, ON
- Homer Watson House Cultural Heritage Evaluation Report, Kitchener, ON
- Irvine Street (Watt) Bridge Cultural Heritage Evaluation Report, Township of Centre Wellington, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- o Niska Road Cultural Heritage Landscape Addendum, City of Guelph, ON
- o 154 Ontario Street, Historical Associative Evaluation, Guelph, ON
- o 35 Sheldon Avenue North, Cultural Heritage Evaluation Report, Kitchener, ON
- o Silvercreek (LaFarge Lands) Cultural Landscape Assessment, Guelph, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON

Qualifications of the Author

- o 53 Surrey Street East and 41, 43, 45 Wyndham Street South Cultural Heritage Evaluation Guelph, ON
- Swift Current CPR Station Gardens condition report and feasibility study for rehabilitation/reuse, Swift Current, SK
- University of Guelph, McNaughton Farm House, Cultural Heritage Resource Assessment, Puslinch Township, ON
- University of Guelph, Trent Institute Cultural Heritage Resource Assessment, Guelph, ON
- University of Guelph, 1 and 10 Trent Lane Cultural Heritage Resource Assessments, Guelph, ON
- Uno Park Road Bridge, Cultural Heritage Evaluation Report, Harley Township, ON
- 2007 Victoria Road South Heritage Evaluation, Guelph, ON
- o Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- o 69 Woolwich Street (with references to 59, 63-67, 75 Woolwich Street) Cultural Heritage Evaluation Report, Guelph, ON

Cultural Heritage Resource Impact Assessments (CHRIA/CHIA/HIS/HIA) and Cultural Landscape Heritage Impact Statements

- o Adams Bridge (Structure S20) Heritage Impact Assessment, Southgate Township, ON
- o 33 Arkell Road Heritage Impact Assessment, Guelph, ON
- o 86 Arthur Street, Heritage Impact Assessment, Guelph, ON
- o William Barber House, 5155 Mississauga Road, Heritage Impact Assessment, Mississauga, ON
- o Barra Castle Heritage Impact Assessment, Kitchener, ON
- o 72 Beaumont Crescent Heritage Impact Assessment, Guelph, ON
- o Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- o 25 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- o 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- Bridge #20 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- o Bridge #25 Heritage Impact Assessment, Blandford-Blenheim Township, ON
- o 215 Broadway Street Heritage Impact Statement, Mississauga, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Addendum, Cambridge, ON
- o 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 58 Church Street Heritage Impact Assessment, Churchville Heritage Conservation District, Brampton, ON
- o City Centre Heritage Impact Assessment, Kitchener, ON
- o 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- o 12724 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- o 12880 Coleraine Drive Cultural Heritage Impact Statement, Caledon (Bolton), ON
- o Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment (farmstead, house & barn), Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- o 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- 75 Dublin Street Heritage Impact Assessment, Guelph, ON
- o 24, 26, 28 and 32 Dundas Street East Heritage Impact Statement, Mississauga, (Cooksville), ON
- 1261 Dundas Street South Heritage Impact Assessment, Cambridge, ON
- 172 178 Elizabeth Street Heritage Impact Assessment, Guelph, ON
- o 19 Esandar Drive, Heritage Impact Assessment, Toronto, ON
- o 14 Forbes Avenue Heritage Impact Assessment, Guelph, ON
- o 369 Frederick Street Heritage Impact Assessment, Kitchener, ON
- 42 Front Street South Heritage Impact Assessment, Mississauga, ON
- Grev Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- o GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- o Hancock Woodlands Heritage Impact Statement, City of Mississauga, ON
- o 132 Hart's Lane, Hart Farm Heritage Impact Assessment, Guelph, ON
- Holland Mills Road Bridge Heritage Impact Assessment, Wilmot Township, ON
- o 16 Isabella Street Heritage Impact Statement, St. Jacobs, ON

Qualifications of the Author

- 9675, 9687, 9697 Keele Street Heritage Impact Assessment, City of Vaughan (Maple) ON
- 13165 Keele Street Cultural Heritage Resource Impact Assessment, King Township (King City), ON
- o 151 King Street North Heritage Impact Assessment, Waterloo, ON
- Kip Co. Lands Developments Ltd. Cultural Heritage Resource Impact Assessment Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge) ON
- o 20415 Leslie Street Heritage Impact Assessment, East Gwillimbury, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 36-46 Main Street Heritage Impact Assessment, Mississauga, ON
- o 30 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 19 37 Mill Street Scoped Heritage Impact Assessment, Kitchener, ON
- 2610, 2620 and 2630 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- 4067 Mississauga Road, Cultural Landscape Heritage Impact Statement, Mississauga, ON
- o 1142 Mona Road, Heritage Impact Assessment, Mississauga, ON
- o 1245 Mona Road, Heritage Impact Statement, Mississauga, ON
- 15 Mont Street, Heritage Impact Assessment, Guelph, ON
- Proposed Region of Waterloo Multimodal Hub at 16 Victoria Street North, 50 & 60 Victoria Street North, and 520 & 510
 King Street West, Heritage Study and Heritage Impact Assessment, Kitchener, ON
- 6671 Ninth Line Heritage Impact Statement, Cordingley House Restoration & Renovation, Mississauga, ON
- 266-280 Northumberland Street (The Gore) Heritage Impact Assessment, North Dumfries (Ayr), ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- 259 St. Andrew Street East Cultural Heritage Assessment, Fergus, ON
- o 35 Sheldon Avenue, Heritage Impact Assessment, Kitchener, ON
- 2300 Speakman Drive Heritage Impact Assessment, Mississauga, ON
- o 10431 The Gore Road Heritage Impact Assessment, Brampton, ON
- o Thorny-Brae Heritage Impact Statement, Mississauga, ON
- 7 Town Crier Lane, Heritage Impact Assessment, Markham, ON
- University of Guelph, 3 7 Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- University of Guelph, Harrison House, Heritage Impact Assessment, Guelph, ON
- o Uno Park Road Bridge, Heritage Impact Assessment, Harley Township, ON
- o Victoria Park Proposed Washroom Cultural Heritage Impact Assessment, Kitchener, ON
- o 927 Victoria Road South (barn) Heritage Impact Assessment, Guelph, ON
- o 272-274 Victoria Street Heritage Impact Assessment, Mississauga, ON
- o 26 32 Water Street North Heritage Impact Assessment, Cambridge (Galt), ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 248-260 Woodbridge Avenue Cultural Heritage Resource Impact Assessment and Heritage Conservation District Conformity Report, Woodbridge Heritage Conservation District, City of Vaughan (Woodbridge)
- 35 Wright Street Cultural Heritage Resource Impact Assessment, Richmond Hill, ON
- o 1123 York Road Heritage Impact Assessment, Guelph, ON
- o 14288 Yonge Street, Heritage Impact Assessment, Aurora, ON

Heritage Conservation Plans

- o William Barber House, 5155 Mississauga Road, Heritage Conservation Plan, Mississauga, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Hamilton Psychiatric Hospital Conservation Plan, for Infrastructure Ontario, Hamilton, ON
- Harrop Barn Heritage Conservation Plan, Milton, ON
- o 324 Old Huron Road Conservation Plan, Kitchener, ON
- 264 Woolwich Street Heritage Conservation Plan, Guelph, ON
- o 14288 Yonge Street Heritage Conservation Plan, Aurora, ON
- o 1123 York Road Heritage Conservation Plan, Guelph, ON

Qualifications of the Author

Heritage Conservation District Studies and Plans

- o Downtown Whitby Heritage Conservation District Study and Plan, Town of Whitby, ON
- o MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Queen Street East Heritage Conservation District Study, Toronto, ON
- University of Toronto & Queen's Park Heritage Conservation District Study, City of Toronto, ON

<u>Cultural Heritage Landscape Inventories/Studies</u>

- o Cultural Heritage Landscape Study, City of Kitchener, ON
- o Cultural Heritage Landscape Inventory, City of Mississauga, ON
- Cultural Heritage Scoping Study, Township of Centre Wellington, ON

Peer Reviews

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review for Provincial Joint Aggregate Review Team, Acton, ON
- o Belvedere Terrace -Assessment of Proposals for Heritage Property, Peer Review for Parry Sound, ON
- Haylock / Youngblood Development Heritage Impact Assessment, Peer Review for Centre Wellington (Elora), ON
- Heritage Square Heritage Impact Assessment Peer Review for Township of Centre Wellington (Fergus), ON
- o Little Folks Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON
- Potter Foundry and the Elora South Condos, Heritage Impact Assessment Peer Review for Township of Centre Wellington (Elora), ON

Expert Witness Experience

- o Oelbaum Ontario Municipal Board Hearing, Eramosa Township, ON, 1988
- o Roselawn Centre Conservation Review Board Hearing, Port Colborne, ON, 1993
- Halton Landfill, Joint Environmental Assessment Act and Environmental Protection Act Board Hearing, 1994
- o OPA 129 Ontario Municipal Board Hearing, Richmond Hill, ON, 1996
- o Diamond Property Ontario Municipal Board Hearing, Aurora, ON, 1998
- Harbour View Investments Ontario Municipal Board Hearing, Town of Caledon, ON, 1998
- Aurora South Landowners Ontario Municipal Board Hearing, Aurora, ON, 2000
- o Ballycroy Golf Course Ontario Municipal Board Hearing, Palgrave, ON, 2002
- o Doon Valley Golf Course Ontario Municipal Board Hearing, Cambridge, ON, 2002
- o Maple Grove Community Ontario Municipal Board Hearing, North York, ON, 2002
- Maryvale Crescent Ontario Municipal Board Hearing, Richmond Hill, ON, 2003
- o LaFarge Lands Ontario Municipal Board Mediation, Guelph, ON, 2007
- o 255 Geddes Street, Elora, ON, heritage opinion evidence Ontario Superior Court of Justice, 2010
- o Downey Trail Ontario Municipal Board Hearing, Guelph, ON, 2010
- o Wilson Farmhouse Conservation Review Board Hearing, Guelph, ON, 2014
- 85 Victoria Street, Churchville Heritage Conservation District, Ontario Municipal Board Hearing, Brampton, ON, 2016

