

TECHNICAL MEMORANDUM

DATE 18 January 2019 **Project No.** 1542241-2000-TM02

TO Nico Malfara, M.A.Sc., EIT, Transportation Planner
HDR Corporation

CC Tyrone Gan, Senior Vice President, HDR Corporation; Heather Melcher, Golder; Kendra Patton,
Golder; Lynnette Dagenais, Golder

FROM Hugh Daechsel, Principal, Senior Archaeologist **EMAIL** Hugh_Daechsel@golder.com

CULTURAL RESOURCE SURVEY

In 2016, HDR Corporation (HDR) retained Golder Associates Ltd. (Golder) on behalf of the City of Mississauga to complete a desktop-level cultural resource (archaeological and cultural heritage) survey for the Lakeshore Road Transportation Master Plan (TMP) in the City of Mississauga, Ontario. The 13-km study area for the TMP includes Royal Windsor Drive, Lakeshore Road West, and Lakeshore Road East between Winston Churchill Boulevard and Etobicoke Creek. The results of the 2016 survey were then provided to the Ministry of Tourism, Culture and Sport and the City of Mississauga for review; this document addresses the comments received by these government bodies in late December 2018 and early January 2019.

This cultural resource survey was undertaken to ensure that the City's knowledge of its cultural assets along the corridor is complete, and that the recommended TMP is consistent with preservation, enhancement and support for those assets. It identifies, reviews and summarizes known archaeological and heritage resources within the study area and provides an overview of legislation and policy relevant to these cultural resources. This survey is not intended to act as a Stage 1 Archaeological Assessment as identified in the Ontario Ministry of Tourism, Culture and Sport's 2011 *Standards and Guidelines for Consultant Archaeologists*, nor does it fulfill the requirements of a Cultural Heritage Assessment Report.

The review includes a query of the Ontario Archaeological Sites Database maintained by the Ministry of Tourism, Culture and Sport, the municipal Register of Heritage Properties maintained by City of Mississauga, Culture Division (CMCD), consultation with the City of Mississauga regarding municipally designated Heritage properties and Heritage Conservation Districts, and consultation with the Ontario Heritage Trust regarding provincially owned and provincially designated heritage properties. Planning policy for the City of Mississauga was also reviewed for any additional cultural heritage resources that may have been recognized.

Background

HDR is undertaking a study to guide the planning of the Lakeshore Road corridor as well as Royal Windsor Drive (from the west City Limit to the east City Limit). The TMP study will aim to:

- provide a unified and seamless vision that recognizes the different character areas along Lakeshore Road;

- support all modes of transportation, connect people to places, help move goods to market and support existing and future land uses; and
- establish an implementation plan to make the vision a reality.

Instead of promoting greenfield development, the City of Mississauga is accommodating growth through infill and re-development. The Lakeshore Road corridor is scheduled as an intensification corridor, specifically where it passes through the communities/character areas of Clarkson Village, Port Credit, and Lakeview.

Legislation and Policy Provisions

In Ontario, there are two legislative regimes that provide the foundation for the identification and conservation of cultural heritage resources in the province. The *Ontario Heritage Act*, R.S.O. 1990 and Ontario Heritage Act Amendment (2005) provide for the designation by the Minister or municipalities of properties of cultural heritage value or interest (CHVI), properties of archaeological or historical significance, and Heritage Conservation Districts. Properties and districts designated under this legislation are subject to the *Act* as well as provincial and municipal policies adopted pursuant to the *Act* with respect to those properties and types of designation.

The *Planning Act*, R.S.O. 1990 and Provincial Policy Statement 2014 mandate conservation of cultural heritage resources and evaluation of heritage impacts as part of the planning process. These also empower municipalities to enforce additional protections to cultural heritage resources through planning policy.

Ontario Heritage Act (1990) and Ontario Heritage Act Amendment (2005)

The *Ontario Heritage Act* (the *Act*) legislates protection of cultural heritage resources and grants both the Minister and municipal councils powers under the *Act*. These powers are to provide for the protection of cultural heritage resources that are provincially owned or controlled (Part III.1), individual properties having CHVI (Part IV), Heritage Conservation Districts (Part V), and archaeological resources (Part VI).

Part III.1 of the *Act* relates to properties owned or controlled by the Government of Ontario. In 2010, the Ministry of Tourism, Culture and Sport released the *Standards & Guidelines for Conservation of Provincial Heritage Properties* under the authority of subsection 25. (2) of the *Act* to address heritage concerns on these properties. It is mandatory for ministries and prescribed public bodies as defined by *O. Reg. 157/10* to adhere to these standards and guidelines.

Part IV of the *Act* deals with the conservation of properties of cultural heritage value or interest. Section 29 of the amended *Ontario Heritage Act* allows the council of a municipality to enact a by-law designating a property within the municipality to be of cultural heritage value or interest. The owner of such a property is not permitted to alter the property if the alteration is likely to affect the property's heritage attributes without prior written consent from the council of the municipality (ss. 33. (1)). Further, under subsection 34.5 (1) of the *Act*, the Minister of Tourism, Culture and Sport may upon consultation with the Ontario Heritage Trust designate any property within a municipality as a property of cultural heritage value or interest of provincial significance, necessitating ministerial consent prior to significant alteration or demolition of the property.

Part V of the *Act* provides for designation of Heritage Conservation Districts. Under subsection 41. (1) the council of a municipality may create a by-law designating any area of the municipality as a heritage conservation district and such by-law *shall* adopt a heritage conservation district plan for each district designated (ss. 41.1. (1)). The council of a municipality may not carry out any public work within a heritage conservation district that is contrary to

the objectives set out in the district plan (ss. 41.2 (1) (a)) or pass a by-law for any purpose that is contrary to the objectives set out in the plan (ss. 41.2 (1) (b)).

Part VI of the *Act* deals with the conservation of archaeological resources. Subsection 48. (1) prohibits any person knowingly altering a site or removing an artifact or any other physical evidence of past human use or activity from a site, subject to the limitations in ss. 48 (2) and (3). Under subsection 52. (1) the Minister may, upon consultation with the Ontario Heritage Trust, designate a property to be of archaeological or historical significance. Further, subsection 62. (1) makes allowance for the Minister, upon consultation with the Ontario Heritage Trust, to issue a stop order on any commercial, industrial, agricultural, residential or other development should it be deemed such activity is likely to alter, damage or destroy a property of archaeological or historical significance.

Planning Act (1990) and Provincial Policy Statement (2014)

The *Ontario Planning Act* (1990) and associated Provincial Policy Statement 2014 (PPS 2014) provide the legislative imperative for heritage conservation in land use planning. Both documents identify conservation of resources of significant architectural, cultural, historical, archaeological or scientific interest as a provincial interest. PPS 2014 recognizes that protecting cultural heritage and archaeological resources has economic, environmental and social benefits, and contributes to the long-term prosperity, environmental health and social well-being of Ontarians. The *Planning Act* serves to integrate this interest with planning decisions at the provincial and municipal level, and states that all decisions affecting land use planning 'shall be consistent with' PPS 2014.

The importance of identifying and evaluating built heritage and cultural heritage landscapes is recognized in two sections of PPS 2014:

- Section 2.6.1 – 'Significant built heritage resources and significant heritage landscapes shall be conserved'; and,
- Section 2.6.3 – 'Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.'

PPS 2014 defines significant as resources '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', and this determination can either be based on the provincial criteria prescribed in *Ontario Regulation 9/06 (O. Reg. 9/06)* and *Ontario Regulation 10/06* or by 'municipal approaches that achieve or exceed the same objective'. This definition also stresses that because not all resources may be 'identified and inventoried by official sources', the significance of some resources 'can only be determined after evaluation.'

Conserved is defined in the PPS 2014 as 'the identification, protection, management and use of built heritage resources, cultural heritage landscapes, and archaeological resources in a manner that ensures their cultural heritage value of interest is retained under the *Ontario Heritage Act*.' *Adjacent lands* are defined as 'those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan'. Built heritage resources, cultural heritage landscapes, heritage attributes, and protected heritage property are also defined in the PPS:

- ***Built heritage resources:*** 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 [Indigenous] 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.

- **Cultural heritage landscapes:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal [Indigenous] community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).
- **Heritage attribute:** the principal features or elements that contribute to a *protected heritage property's* cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including significant views or vistas to or from a *protected heritage property*).
- **Protected heritage property:** property designated under Parts IV, V or VI of the *Ontario Heritage Act*; property subject to a heritage conservation easement under Parts II or IV of the *Ontario Heritage Act*; property identified by the Province and prescribed public bodies as provincial heritage property under the *Standards and Guidelines for Conservation of Provincial Heritage Properties*; property protected under federal legislation, and UNESCO World Heritage Sites.

For municipalities, PPS 2014 is implemented through an 'official plan', which may outline further heritage policies.

Environmental Assessment Act and Municipal Class Environmental Assessments

The *Environmental Assessment Act* (EAA) was legislated to ensure that Ontario's environment is protected, conserved, and wisely managed. Under the EAA, 'environment' includes not only natural elements such as air, land, water, plant and animal life, but also the 'social, economic and cultural conditions that influence the life of humans or a community', and 'any building, structure, machine or other device or thing made by humans'. To determine the potential environmental effects of a new development, the Environmental Assessment (EA) process was created to standardize decision-making. For municipal road, water and wastewater projects this decision-making is streamlined in the Municipal Class EA process, a phased planning approach that includes five main study phases:

- Phase 1: Problem or opportunity;
- Phase 2: Alternative solutions;
- Phase 3: Alternative Design Concepts for Preferred Solution;
- Phase 4: Environmental Study Report; and,
- Phase 5: Implementation (Government of Ontario 2014: MCEA 2015).

This project falls under Part D – Municipal Transit Projects which indicates that a Transit Master Plan (TMP), if developed in accordance with Section A.2.7 of the MCEA, can address Phase 1 and Phase 2 of the MCEA Process. The TMP provides the basis for any future EA studies on specific project components.

Avoidance of cultural resources is the primary mitigation suggested in the Ontario Municipal Engineers Association (MEA) manual, however, in all cases the ‘effects should be minimized where possible, and every effort made to mitigate adverse impacts, in accordance with provincial and municipal policies and procedures.’ Some of these policies — such as the *Planning Act*, *Provincial Policy Statement*, *Official Plans* and *Secondary Plans* — are listed as ‘Key Considerations’ in the MCEA Manual. Official plans in particular provide the planning and technical basis for undertaking infrastructure environmental assessment studies.

Mississauga Official Plan (2010)

The City of Mississauga’s *Official Plan* was last consolidated in March 2016 and covers ‘heritage planning’ in Section 7.4. Cultural heritage resources are widely defined in the plan to include:

- Structures such as buildings, groups of buildings, monuments, bridges, fences, and gates; sites associated with an historic event;
- Environments such as landscapes, *streetscapes*, flora and fauna within a defined area, parks, heritage trails, and historic corridors;
 - Streetscapes are defined in the glossary as ‘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.’;
- Artifacts and assemblages from an archaeological site or a museum; and,
- Traditions reflecting the social, cultural, or ethnic heritage of the community.

Eighteen policies (Sections 7.4.1.1 to 7.4.1.18) for cultural heritage resources are then listed, but all are based primarily on the two principles laid out in the first policy, which are that:

- Heritage planning will be an integral part of the planning process; and,
- Cultural heritage resources of significant value will be identified, protected, and preserved.

Other relevant policies for the Study Area include:

- 7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.
- 7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.
- 7.4.1.9 Character Area policies may identify means of protecting cultural heritage resources of major significance by prohibiting uses or development that would have a deleterious effect on the cultural heritage resource, and encouraging uses and development that preserve, maintain and enhance the cultural heritage resource.
- 7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

- 7.4.1.11 Cultural heritage resources designated under the *Ontario Heritage Act*, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.
- 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 Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.
- 7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.
- 7.4.1.14 Cultural heritage resources will be integrated with development proposals.
- 7.4.1.17 Public works will be undertaken in a way that minimizes detrimental impacts on cultural heritage resources.
- 7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

Existing Conditions

Registered Archaeological Sites and Known Archaeological Assessments

In order to determine whether any known archaeological sites are located in or near the study area, a request was made to the MTCS for a query of the Ontario Archaeological Sites Database identifying any registered site located within 1km of the Lakeshore Road corridor. The result of this query is that there is one archaeological site registered within 100m of the study area (Table 1) and 24 additional sites registered within 1km of the corridor (Table 2).

Table 1: Registered Archaeological Sites within 100m of the Lakeshore TMP Study Area.

Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AjGv-13	Fort Toronto	Euro-Canadian	Village	Victor Konrad

Table 2: Registered Archaeological Sites within 1 km of the Lakeshore TMP Study Area

Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AiGv-2	Sheridan Nurseries 1	Archaic	Unknown	
AiGv-3	Sheridan Nurseries 2	Archaic; Paleo-Indian	Unknown	
AiGv-6	South of Tracks 1	Unknown	Unknown	Arthur Roberts
AiGv-7	South of Tracks 2	Unknown	Unknown	Arthur Roberts

Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AiGv-8	South of Tracks 3	Unknown	Unknown	Arthur Roberts
AiGv-9	South of Tracks 4	Unknown	Unknown	Arthur Roberts
AjGv-1	Hare	Archaic; Middle Woodland	Campsite	
AjGv-7	Robinson	Unknown	Unknown	
AjGv-10	Stavebank	Unknown	Unknown	
AjGv-11	Port Street	Unknown	Unknown	
AjGv-28	Colonel Samuel Smith Homestead	Euro-Canadian	Homestead	OHT
AjGv-32	Scott O'Brien	Middle Woodland	Campsite	MPP
AjGv-39	Adamson Estate	Euro-Canadian	Homestead	
AjGv-46*		Pre-contact Aboriginal	Findspot	ASI
AjGv-47*		Pre-contact Aboriginal	Findspot	ASI
AjGv-48*		Pre-contact Aboriginal	Findspot	ASI
AjGv-49*	Klinker	Late Archaic	Lithic Scatter	ASI
AjGv-50*	Atoka	Early Woodland; Middle Woodland	Lithic Scatter	ASI
AjGv-51*	Hillerman	Late Archaic; Early Woodland	Lithic Scatter	FAC
AjGv-57		Unknown	Burial	ASI
AjGv-71	James Taylor	Unknown	Unknown	
AjGv-82	Ratray Marsh	Unknown	Unknown	TRCA
AjGv-83*	-	Pre-contact Aboriginal	Campsite	MTCS

Borden	Site Name	Cultural Affiliation	Site Type	Researcher
AjGv-84	Kane	Woodland	Unknown	New Directions Ltd.
<p>* = Site is recommended as having no further cultural heritage value or interest; ASI = Archaeological Services Inc.; FAC = Fisher Archaeological Consulting; OHT = Ontario Heritage Trust; MPP = Mayer, Phil, Poulton & Associates; TRCA = Toronto Region Conservation Authority</p>				

The approximate locations of the known archaeological sites within 1km of the study area are presented in Map 1. Information concerning specific site locations is protected by provincial policy, and is not fully subject to the *Freedom of Information Act*. The release of such information in the past has led to looting or various forms of illegally conducted site destruction. Confidentiality extends to all media capable of conveying location, including maps, drawings, or textual descriptions of a site location. For this reason, maps and data that provide information on archaeological site locations do not form part of this technical memorandum.

Heritage Conservation Districts – Old Port Credit

There are presently two Heritage Conservation Districts (HCDs) within the City of Mississauga designated under Part V of the *Act*, of which one is located partially within the Lakeshore Road TMP study area. The Old Port Credit Village HCD lies on the western bank of the Credit River at its mouth, where the river flows into Lake Ontario. The conservation district extends from the Credit River on the east to Mississauga Road South on its western edge and is bounded by Lakeshore Road on its northern edge, so that it lies partially within the study area.

Old Port Credit Village was designated on June 23, 2004 under by-law 242-2004 by the City of Mississauga. Planning policy with respect to Old Port Credit is detailed in the *Old Port Credit Village Heritage Conservation District Plan, 2004* (The Plan). The Plan details policies with respect to development and alteration of buildings, lands, and streets within the district. Reference should be made to these policies for any development proposal relating to lands within or adjacent to Old Port Credit Village. The Plan also defines the procedure for a Heritage Permit Application, which is required in addition to a Heritage Impact Assessment for any project undertaken within the HCD.

Inventory of Heritage Properties

Registry searches conducted in consultation with the City of Mississauga and the Ontario Heritage Trust revealed fifteen individual designations under Part IV of the *Act*, related to nine unique properties and seven designations associated with Port Credit Village Heritage Conservation District under Part V of the *Act*, which are within or adjacent to the study area (Table 3). Proposed development on or adjacent to these properties and structures must be accompanied by a Heritage Impact Assessment to determine appropriate mitigation strategies for any direct or indirect impacts and to ensure that any designated heritage attributes of these properties are not affected except as permitted in accordance with the *Act* and municipal planning policies.

Table 3: Designated Heritage Properties within the Lakeshore Corridor TMP Study Area.

Number	Address	Heritage Status	Description
2030	Lakeshore Rd. West	Designated – Part IV	“Boulder Villa” (Stevenson House), 1926. Stone Bungalow, designating by-law 62-89 enacted and

Number	Address	Heritage Status	Description
			passed by council, adopted by council September 30, 1989.
305	Lakeshore Rd. West	Designated – Part IV	Hill Gatehouse/Dudgeon Cottage, 1935. Red brick estate gatehouse, designating by-law 260-2011 enacted and passed by council, adopted by council October 12, 2011.
161	Lakeshore Rd. West	Designated – Part IV	Alfred Russell Clarke Memorial Hall, 1922. Spanish Colonial Revival, red brick two storey, designating by-law 91-86 enacted and passed by council, adopted by council January 27, 1986.
7	John St. South	Designated – Part IV	Peer House, ca. 1867. Designating by-law 825-87, enacted and passed by council, October 26, 1987.
7	John St. South	Designated – Part IV	Commercial Building, 119 Lakeshore Rd. West. Contextual designation due to adjacent Peer House, located on the same property. Designating by-law 825-87 enacted and passed by council, October 26, 1987.
119	Lakeshore Rd. West	Designated – Part IV	Contextual designation due to adjacent Peer House. Designating by-law 825-87 adopted by council October 26, 1987.
31	Lakeshore Rd. East	Designated – Part IV	Port Credit Post Office, Customs House and Armory, 1931. Red brick two-storey, designating by-law 067-2013 enacted and passed by council, April 10, 2013.
141	Lakeshore Rd. East	Designated – Part IV	St. Lawrence Starch Ltd. – Administration Building, 1932. Red brick two storey, designating by-law 446-93 enacted and passed by council, September 15, 1993.
141	Lakeshore Rd. East	Designated – Part IV	St. Lawrence Starch Ltd. – Table House, 1930. Demolished , designating by-law 446-93 enacted and passed by council, September 15, 1993.
141	Lakeshore Rd. East	Designated – Part IV	St. Lawrence Starch Ltd. – Staff House, 1958. Demolished , designating by-law 446-93 enacted and passed by council, September 15, 1993.

Number	Address	Heritage Status	Description
141	Lakeshore Rd. East	Designated – Part IV	King's Highway Bridge, 1936. Demolished , designating by-law 446-93 enacted and passed by council, September 15, 1993.
1300A	Lakeshore Rd. East	Designated – Part IV	Long Branch Indoor Rifle Range, 1940. Concrete structure, designating by-law 170-2012 enacted and passed by council, September 12, 2012.
1300	Lakeshore Rd. East	Designated – Part IV	Outdoor Firing Range, 1891. Linked to Long Branch Ranges, designating by-law 0144-2017 enacted and passed by council, September 13, 2017.
1352	Lakeshore Rd. East	Designated – Part IV	Small Arms Inspection Building, 1941. Red brick two storey, designating by-law 258-2009 enacted and passed by council, August 5, 2009.
1352	Lakeshore Rd. East	Designated – Part IV	Arsenal Lands Water Tower, WWI. Designating by-law 258-2009 enacted and passed by council, August 5, 2009.
15	Front St. South	Designated – Part V	Marina Park, <i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, June 23, 2004.
105	Lakeshore Rd. West	Listed, Not Designated (Within Port Credit HCD)	Marina Park, <i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, adopted by council June 23, 2004. This property is not registered as a Designated property but is part of Port Credit HCD.
111	Lakeshore Rd. West	Designated – Part V	<i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, adopted by council June 23, 2004.
113	Lakeshore Rd. West	Designated – Part V	<i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, adopted by council June 23, 2004.
141	Lakeshore Rd. West	Designated – Part V	<i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, adopted by council June 23, 2004.
157	Lakeshore Rd. West	Designated – Part V	<i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, June 23, 2004.

Number	Address	Heritage Status	Description
167	Lakeshore Rd. West	Designated – Part V	<i>Port Credit HCD</i> , designating by-law 272-2004 enacted and passed by council, adopted by council June 23, 2004.
44	Port Street West	Designated – Part V	St. Mary’s Cemetery, St. Mary’s Church, St. Mary’s School, 1875. <i>Port Credit HCD</i> , designating by-law 272-2004 adopted by council enacted and passed by council, June 23, 2004.

In addition to these designated properties, municipalities may choose to list properties on the Heritage Register without seeking designation under the *Act* (S.27.(1.2)). The City of Mississauga has exercised this option and “listed” numerous properties as being important for their architectural or historical features and as being properties whose heritage attributes the municipality would like to preserve. Consultation with the City of Mississauga revealed that there are 32 listed properties within or adjacent to the Lakeshore TMP study area (Appendix A). Listed properties include both individual properties that have CHVI, but are not designated, and properties that are specifically identified as being part of recognized cultural heritage landscapes, discussed below.

There is some limited protection for listed properties under the *Act*; S.27 (3) requires the owner to provide to the municipal council 60-day notice of demolition or removal of a listed building or structure (*OHA 27. (3)*). In addition, listed properties are cultural heritage resources within the meaning of the Mississauga *Official Plan* and the PPS, 2014. The *Official Plan* requires a Heritage Impact Assessment (HIA) be submitted for any construction, development, or property alteration on or adjacent to any cultural heritage resource, which includes a listed property.

Municipally Recognized Cultural Heritage Landscapes

Within or adjacent to the Lakeshore TMP study area are four landscapes that the City has recognized as cultural heritage landscapes. The *Official Plan* “recognizes the Credit River and Etobicoke Creek valleys as heritage corridors with both prehistoric and historical significance” (7.4.1.18). In addition, Mississauga Road is identified as a scenic route with significant heritage qualities. Policies related to the preservation of this cultural landscape are currently (as of April 2016) undergoing a comprehensive review. Finally, Lorne Park Estates, located on the Lake Ontario shoreline south of Lakeshore Rd. West, is recognized for “its wonderful balance between residential development and the protection of a mature forest community.” The community was initiated as a resort area in the late 19th century.

Properties individually identified as being part of these cultural landscapes are listed in the Heritage Register by the City of Mississauga and those located within or adjacent to the study area are included in the table of listed properties in Appendix A. This listing should not be read to preclude other properties from being part of these cultural heritage landscapes.

Summary

This heritage resource survey does not include a detailed assessment of registered archaeological sites, individual heritage properties, or detailed property histories. Once the TMP has been created and the

development areas have been identified, further archaeological and cultural heritage assessments will be required on all subject properties with the potential to be disturbed through construction activities.

Along the Lakeshore TMP study area corridor, there are 55 recognized heritage properties, of which 15 are individually designated under Part IV of the *Ontario Heritage Act* and seven are designated under Part V as part of Port Credit Village Heritage Conservation District. The remaining 33 properties are listed by the City and subject to the PPS, 2014 and planning policies of the City of Mississauga. In addition, the City has identified three cultural heritage landscapes that cross the study area, whose unique heritage characteristics will need to be considered in the development process.

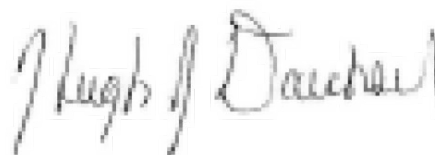
There are 25 currently registered archaeological sites that fall within 1km of the study area. Of those, only one site, on the western bank of the Credit River, is within 100m of the study area.

This resource survey is an inventory of the known and identified cultural heritage resources within the study area for the Lakeshore TMP. Prior to construction activities taking place, this survey recommends the following:

- 1) A Stage 1 archaeological assessment to determine whether the potential exists for as-yet unidentified archaeological sites within potential development areas and to assess potential development impacts to any of the registered sites listed in this survey.
- 2) A Cultural Heritage Assessment Report (CHAR) to identify and determine the impacts to any known or potential cultural heritage resources through potential development as required by the PPS 2014, and the City of Mississauga *Official Plan*, and as described in the *City of Mississauga Heritage Impact Assessment Terms of Reference* (2015).



Henry Cary, Ph.D., CAHP, RPA
Cultural Heritage Specialist



Hugh Daechsel, M.A.
Senior Archaeologist, Principal

KP/LD/HC/HD/

Attachments:	Map 1:	Registered Archaeological Sites within 1km of the Lakeshore Tmp Study Area
	Map 2:	Designated Heritage Properties and Heritage Conservation Districts within or Adjacent to the Lakeshore TMP Study Area
	Appendix A:	Listed Properties within or adjacent to the Lakeshore TMP Study Area

References

City of Mississauga

- 2016 Mississauga Official Plan, Office Consolidation (2016). City of Mississauga.
<http://www.mississauga.ca/portal/residents/mississaugaofficialplan> (retrieved April 15, 2016)
- 2015 City of Mississauga Heritage Impact Assessment, Terms of Reference. City of Mississauga.
<http://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessmentTermsOctober2015.pdf> (retrieved, May 26, 2016)
- 2016 Properties included on the City of Mississauga heritage property register. Geographic information provided by the City of Mississauga, 2018/07/01.

George Robb Architect

- 2004 Old Port Credit Village Heritage Conservation District Plan. Prepared for the City of Mississauga. Prepared by a Team Organized by George Robb Architect, Toronto.

Government of Ontario

- Ontario Heritage Act R.S.O. 1990, c. O.18. <https://www.ontario.ca/laws/statute/90o18> (retrieved April 14, 2016).
- Ontario Heritage Amendment Act, 2005, S.O. 2005, c. 6. <https://www.ontario.ca/laws/statute/s05006> (retrieved April 14, 2016).
- Planning Act (Ontario) R.S.O. 1990, c. P.13. <https://www.ontario.ca/laws/statute/90p13> (retrieved April 14, 2016).

The Landplan Collaborative Ltd.

- 2005 Cultural Landscape Inventory: City of Mississauga. Prepared for the City of Mississauga, Community Services. Prepared by The Landplan Collaborative Ltd. In association with Goldsmith Borgal & Company Ltd., Architects, North South Environmental Inc., and Geodata Resources Inc.

MMAH (Ministry of Municipal Affairs and Housing)

- 2014 Provincial Policy Statement, 2014. Issued under Section 3 of the Planning Act, Ministry of Municipal Affairs and Housing, Toronto.

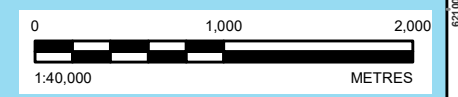
MTCS (Ministry of Tourism, Culture, and Sport)

- 2006a *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*. Ontario Heritage Tool Kit. Ontario Ministry of Culture, Toronto.
- 2006b *Heritage Conservation Districts: A Guide to District Designation Under the Ontario Heritage Act*. Ontario Heritage Tool Kit. Ontario Ministry of Culture, Toronto.
- 2010 *Standards and Guidelines for Conservation of Provincial Heritage Properties*. Ontario Ministry of Tourism and Culture, Toronto.
- 2011 *Standards and Guidelines for Consultant Archaeologists*. Ontario Ministry of Tourism and Culture, Toronto.
- 2016 Sites within a 1 km radius of the study area; provided from the Ontario Archaeological Sites Database, April 18, 2016.
- 2019 Sites within a 1 km radius of the study area; provided from the Ontario Archaeological Sites Database, January 17, 2019.

Ontario Heritage Trust

- 2016 Heritage Designation Inquiry for designated properties adjacent to Royal Windsor Drive and Lakeshore Road East and West, between Winston Churchill Boulevard and Etobicoke Creek; provided from the Ontario Heritage Act Register, January 11, 2019.

MAPS



LEGEND

	ROAD		PROJECT CORRIDOR
	RAILWAY		1 KM BUFFER
	WATERCOURSE		REGISTERED ARCHAEOLOGICAL SITE
	MUNICIPAL BOUNDARY		
	WOODED AREA		
	WETLAND		
	PROVINCIALY SIGNIFICANT WETLAND		
	WATERBODY		

REFERENCES
 BASE DATA - MNR LIO, OBTAINED 2016
 PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES. © QUEENS PRINTER 2016
 REGISTERED ARCHAEOLOGICAL SITE - PROVIDED BY MTC, 2016
 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17

CLIENT
 CITY OF MISSISSAUGA

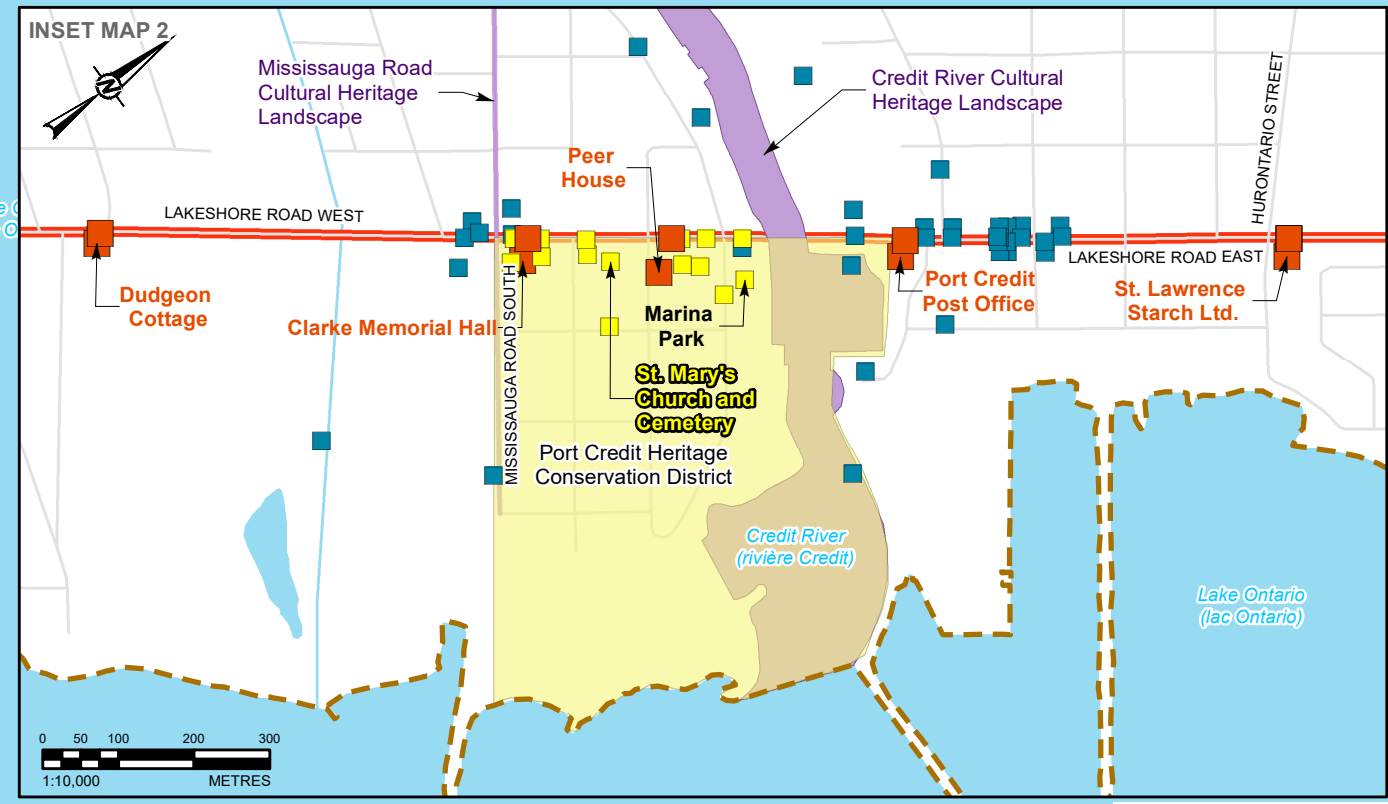
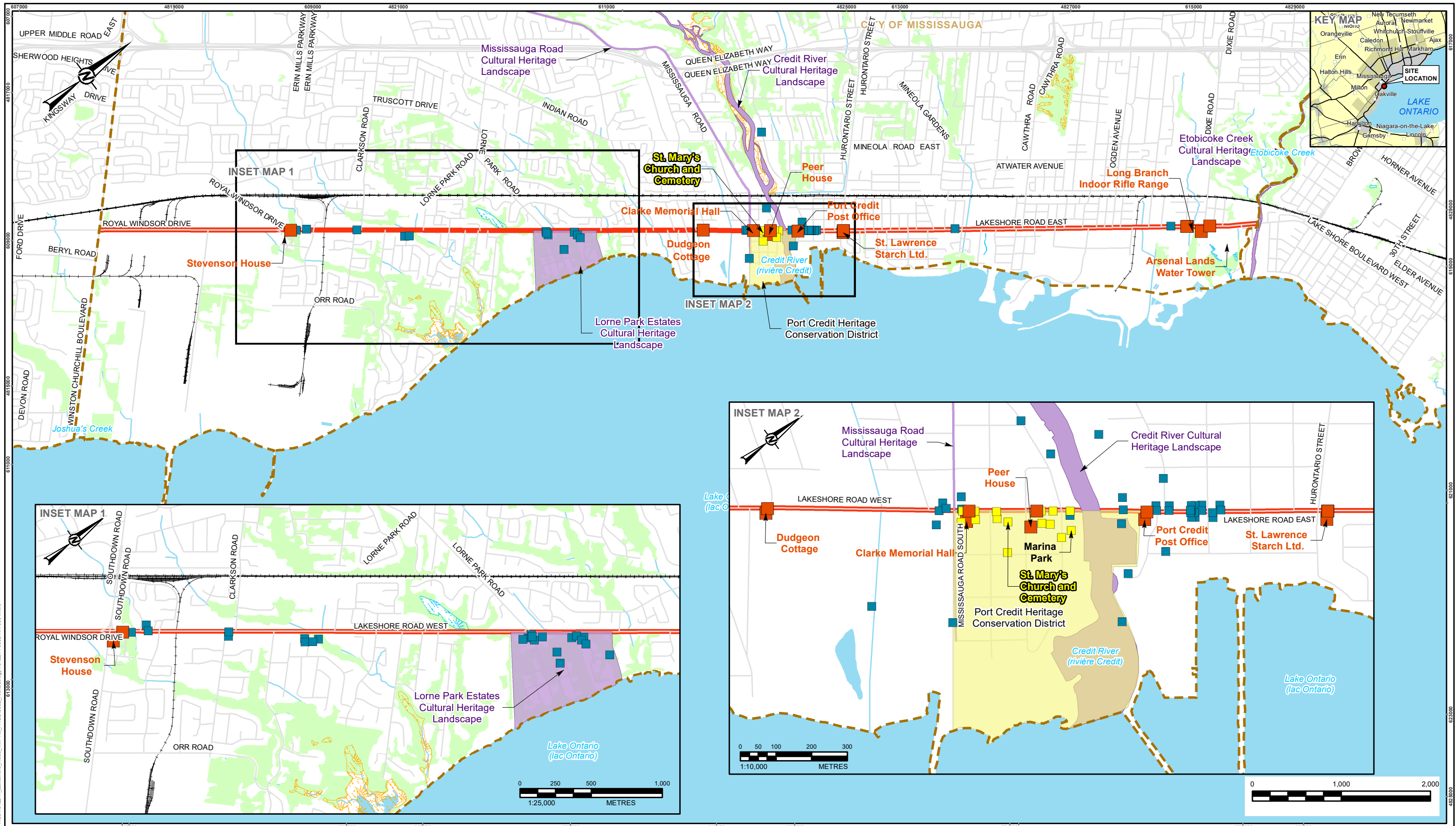
CONSULTANT
GOLDER

YYYY-MM-DD	15-01-2019
PREPARED	JR
DESIGN	JR/CGE
REVIEW	SS
APPROVED	CP

PROJECT
 LAKESHORE ROAD TRANSPORTATION MASTER PLAN

TITLE
REGISTERED ARCHAEOLOGICAL SITES WITHIN 1KM OF THE LAKESHORE TMP STUDY AREA

PROJECT NO. 1542241 (1000)	CONTROL 0002	REV.	MAP
-------------------------------	-----------------	------	-----



LEGEND

	ROAD		PROJECT CORRIDOR
	RAILWAY		DESIGNATED HERITAGE PROPERTY - PART IV
	WATERCOURSE		DESIGNATED HERITAGE PROPERTY - PART V
	MUNICIPAL BOUNDARY		LISTED - NOT DESIGNATED HERITAGE PROPERTY
	WOODED AREA		OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
	WETLAND		CULTURAL HERITAGE LANDSCAPE
	PROVINCIALY SIGNIFICANT WETLAND		
	WATERBODY		

REFERENCES
 BASE DATA - MNR LIO, OBTAINED 2016
 PRODUCED BY GOLDER ASSOCIATES LTD UNDER LICENCE FROM ONTARIO MINISTRY OF NATURAL RESOURCES, © QUEENS PRINTER 2016
 PROJECTION: TRANSVERSE MERCATOR DATUM: NAD 83 COORDINATE SYSTEM: UTM ZONE 17

CLIENT
 CITY OF MISSISSAUGA



CONSULTANT

YYYY-MM-DD	17-01-2019
PREPARED	JR
DESIGN	JR/CGE
REVIEW	SS
APPROVED	CP

PROJECT
 LAKESHORE ROAD TRANSPORTATION MASTER PLAN

TITLE
 DESIGNATED AND LISTED HERITAGE RESOURCES WITHIN AND ADJACENT TO THE LAKESHORE TMP STUDY AREA

PROJECT NO. 1542241 (1000)	CONTROL 0002	REV.	MAP
-------------------------------	-----------------	------	-----

APPENDIX A

Listed Properties within or adjacent
to the Lakeshore TMP Study Area

Number	Address	Heritage Status	Description
25	Front St. North	Listed, Not Designated	Credit River Corridor; Cultural Landscape
20	Lakeshore Rd. East	Listed, Not Designated	Port Credit Library; Philip R. Brook architect. Also, part of the Credit River Corridor; Cultural Landscape
42	Lakeshore Rd. East	Listed, Not Designated	Credit Valley Investments Ltd., 1930s; yellow brick two-storey
50	Lakeshore Rd. East	Listed, Not Designated	Sterling Bank, 1908; painted brick two-storey commercial building
74	Lakeshore Rd. East	Listed, Not Designated	Commercial Building, 1900s; two-storey
75	Lakeshore Rd. East	Listed, Not Designated	Vogue Movie Theatre, 1936; heavily renovated structure
80	Lakeshore Rd. East	Listed, Not Designated	Kosmas Residence, 1890s; polychrome brick two-storey
81	Lakeshore Rd. East	Listed, Not Designated	Port Credit Store, 1890s; painted brick two-storey
88	Lakeshore Rd. East	Listed, Not Designated	Toronto Dominion Realty Co. Ltd.; 1948; Douglas Kertland architect, sandstone with black granite base
91	Lakeshore Rd. East	Listed, Not Designated	James Building, 1880s; brick 1.5-storey commercial building
98	Lakeshore Rd. East	Listed, Not Designated	Commercial Building, 1900s; red brick two-storey
411	Lakeshore Rd. East	Listed, Not Designated	Contempo Gas Station, 1950s
1239	Lakeshore Rd. East	Listed, Not Designated	Lakeview Park School, 1923; red brick two-storey
170	Lakeshore Rd. West	Listed, Not Designated	Mississauga Road Scenic Route; Cultural Landscape
176	Lakeshore Rd. West	Listed, Not Designated	Mississauga Road Scenic Route; Cultural Landscape

Number	Address	Heritage Status	Description
181	Lakeshore Rd. West	Listed, Not Designated	Mississauga Road Scenic Route; Cultural Landscape
1764	Lakeshore Rd. West	Listed, Not Designated	Carman Church, 1875; in use as a commercial building since the 1960s and heavily renovated
1969	Lakeshore Rd. West	Listed, Not Designated	The Satellite Restaurant, ca. 1958; 1950s style diner, originally known as "The Mexican Hat"
1998	Lakeshore Rd. West	Listed, Not Designated	Lush home
70	Mississauga Rd. South	Listed, Not Designated	Imperial Oil Industrial Lands/Not yet named park; Land is subject to provisions of S.2.2.8 of the Old Port Credit Village Heritage Conservation District Plan, 2004
995	Roper Ave.	Listed, Not Designated	Lorne Park Estates – Managed Forest Property
0	Stavebank Rd.	Listed, Not Designated	Credit River Corridor; Cultural Landscape
18	Stavebank Rd.	Listed, Not Designated	Credit River Corridor; Cultural Landscape
14	Stavebank Rd. South	Listed, Not Designated	Credit River Corridor; Cultural Landscape
1567	Steveles Cres.	Listed, Not Designated	Trenwith "Stonehaven Farm" House, 1920s; red brick two-storey
1581	Steveles Cres.	Listed, Not Designated	Sleva Residence, 1920s; stucco 1.5-storey
988	Tennyson Ave.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape
991	Tennyson Ave.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape
998	Tennyson Ave.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape
981	Whittier Cres.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape
989	Whittier Cres.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape

Number	Address	Heritage Status	Description
992	Whittier Cres.	Listed, Not Designated	Lorne Park Estates; Cultural Landscape