



JULY 30, 2021

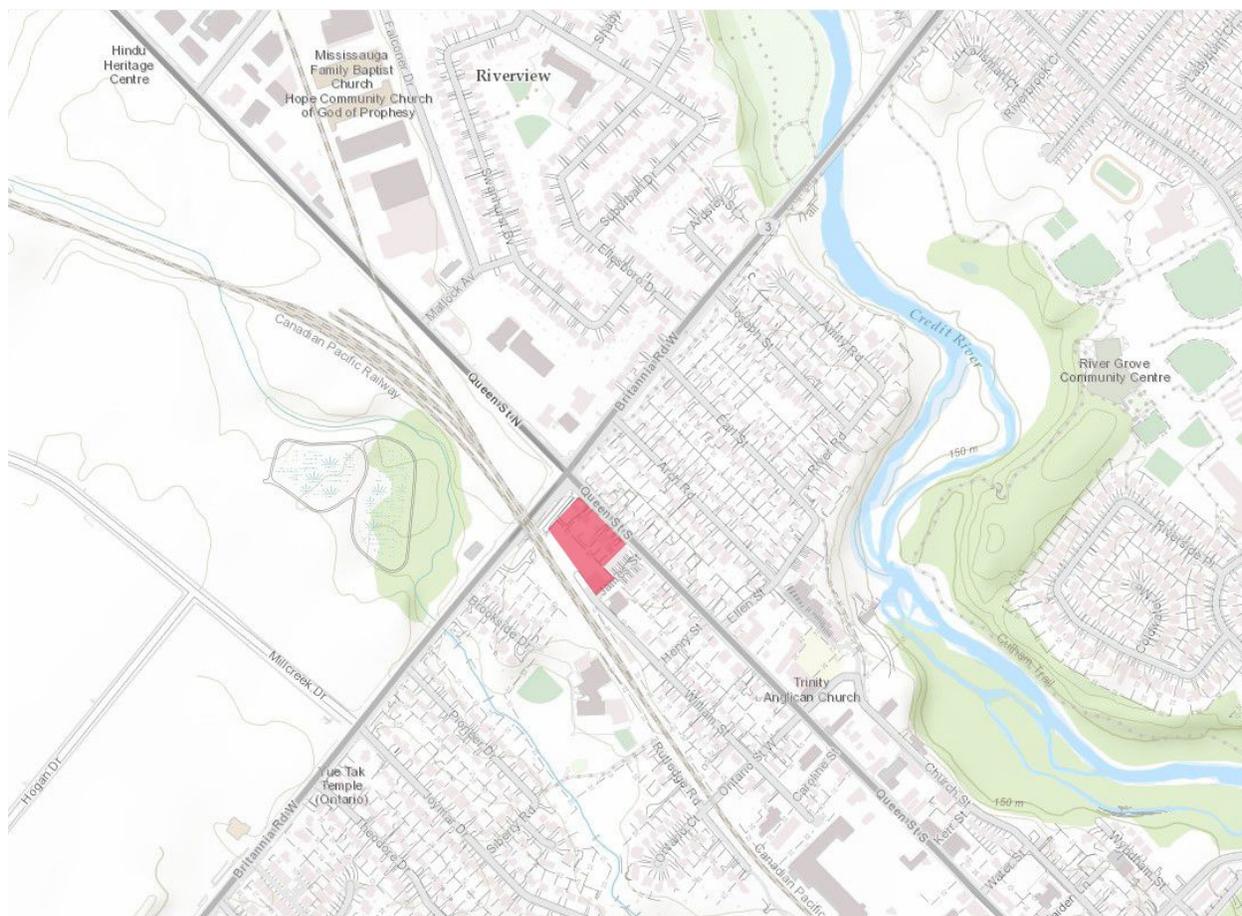
HERITAGE IMPACT STUDY – 6, 10, 12 QUEEN ST. S & 16 JAMES ST., MISSISSAUGA

1.0 Introduction and Background

This Heritage Impact Study discusses the existing vacant residential buildings at 6,10 & 12 Queen St. S., the existing commercial building at 16 James St., Mississauga ON, and the surrounding historic community of Streetsville. It assesses the potential impact to this heritage resource and community of the proposed construction of a new 77 unit stacked condominium community designed by FBP Architects and marked as QST (Queen Street Towns) by City Park Homes. The Streetsville neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The property is not protected by Part V or Part IV designation through the Ontario Heritage Act.

The subject property is composed of two parcels that were assembled by the developer. 6, 10 & 12 Queen St. S. was the subject of a development proposal in 2016 and the existing buildings on the site were surveyed and a Heritage Impact Statement prepared to assess the impact of their removal. This report went to the Mississauga Heritage Advisory Committee on June 14, 2016. The staff recommendation was that the buildings were not worthy of designation under the Ontario Heritage Act and that owner's request for demolition should proceed through the applicable process. As of the time of this writing the buildings have not been demolished.

To this parcel the developer has added the lands at 16 James St (also known as 2 William St.). This is a trapezoidal property with one mixed use commercial building and one newer shed on the property. It is these lands that are the primary focus of this Heritage Impact Statement. The previous Heritage Impact Statement for 6, 10 & 12 Queen St. S. is appended for reference.



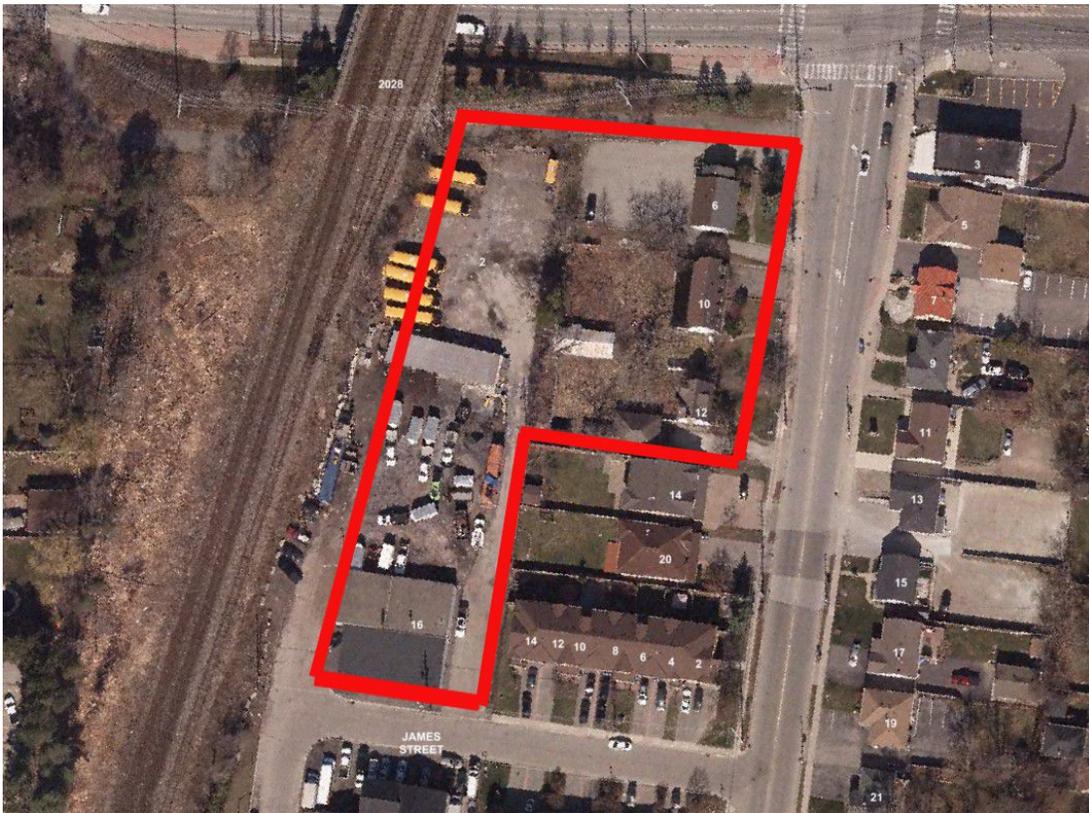
KEY PLAN SHOWING STREETSVILLE NEIGHBORHOOD. SUBJECT SITE IS IDENTIFIED IN RED

This Heritage Impact & Urban Design Study was requested by Planning Staff at the City of Mississauga to support a Site Plan application by the property owner.

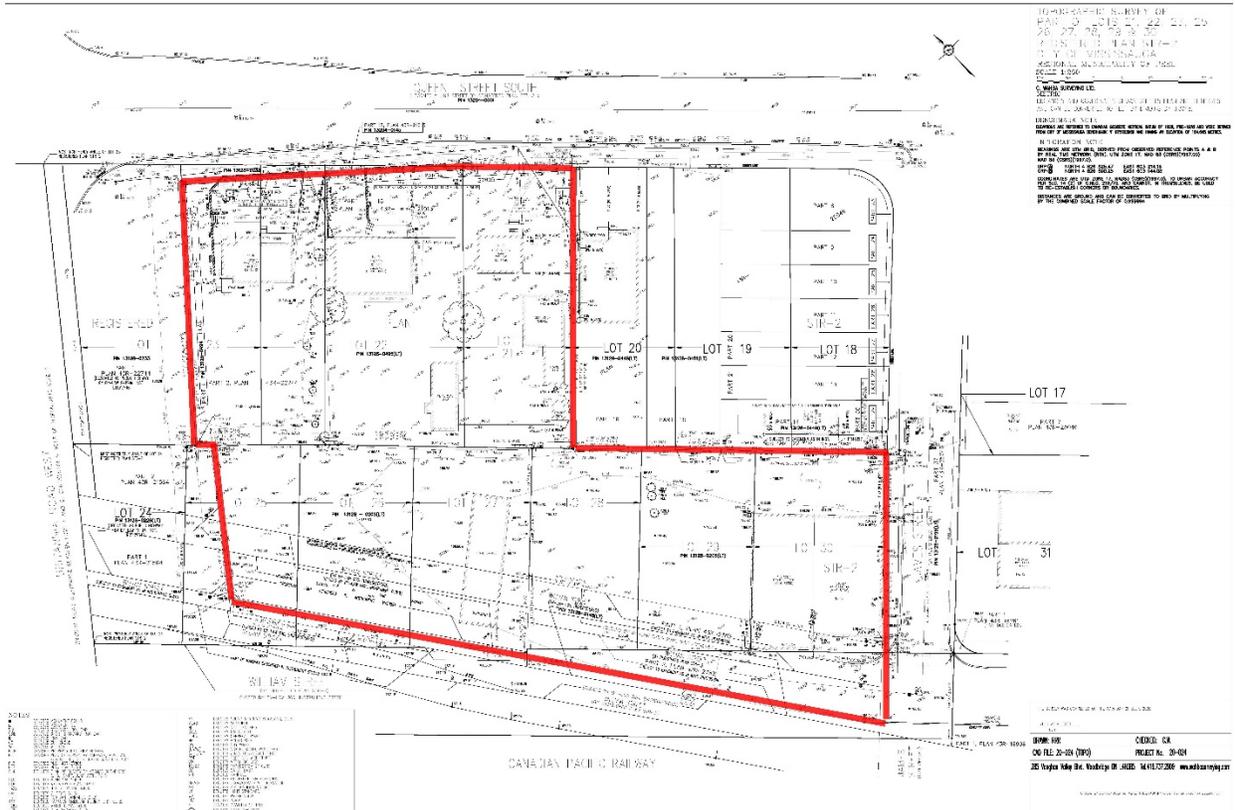
“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.

. . . 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.”

(City of Mississauga website)



1954 AND 2020 AIR PHOTOS SHOWING SUBJECT SITE



SURVEY OF SUBJECT SITE

This property is located within two Cultural Landscapes (Streetsville Village Core and Mississauga Road Scenic Route) recognized and regulated by the City of Mississauga.

The Cultural Landscape Inventory defines and describes the fundamental characteristics of these Landscapes as follows:

Streetsville:

“Despite the encirclement of Streetsville by encroaching urbanization over the past twenty years, the main core of the community retains the distinct scale and character of a rural farming town. New developments continue to respect the scale of shop fronts along the main portion of the street and local features have crept into the many forecourt walls fronting buildings to the north end of the core area. Because of its integration with the surrounding development, the core area remains a local service centre to its surrounding community - albeit to a much larger population base. Care should be taken to ensure that the appearance of Streetsville, including extant churches, cemeteries and public buildings, is retained in the face of future development pressures to ensure that the character of this part of Mississauga remains intact. There are over ninety heritage properties listed, many of which are designated. Streetsville is recognized as a significant cultural landscape because it retains a portfolio of heritage buildings of a consistent scale and portrays a period landscape of a small village.”

Mississauga Road Scenic Route:

“Mississauga Road is one of the oldest roads in Mississauga. 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. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.”

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

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

2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property 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.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the adjacent *development* or *site alteration*.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “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”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan (currently under appeal) also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail.
(1.1.4(e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

. . . valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character . . . it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

1.1 Terms of Reference

The proposal will be evaluated as it relates to the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory. The City of Mississauga has particular criteria that are required to be addressed regarding proposed developments in cultural landscapes.

1.1.1 Terms of Reference for Cultural Landscape

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

- property owner contact information
- 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 (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- 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 additions to photographs of adjacent properties
- qualifications of the author completing the report

2. Addressing the Cultural Landscape or Feature Criteria:

(required Y/N by Mississauga Road Scenic Route Cultural Landscape Inventory)(F-TC-4)

(required Y/N by Streetsville Village Core Landscape Inventory) (L-HS-3)

Landscape Environment:

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

Built Environment:

- aesthetic and visual quality *N Y*
- consistent with pre WW 2 environs *N N*
- consistent scale of built features *Y N*
- unique architectural features/buildings *N N*

-designated structures N Y

Historical Associations:

-illustrates a style, trend or pattern Y Y

-direct association with important person or event N N

-illustrates an important phase of social or physical development Y Y

-illustrates the work of an important designer N N

Other:

-historical or archaeological interest Y Y

-outstanding features/interest N N

-significant ecological interest N N

-landmark value N N

3. Property information:

-chain of title, date of construction

4. Impact of Development or Site Alteration:

-destruction of any, or part of any, significant heritage attributes or features

-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 properties cultural heritage value

-land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

5. Mitigation Measures:

-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 density and height

-allowing only compatible infill and additions

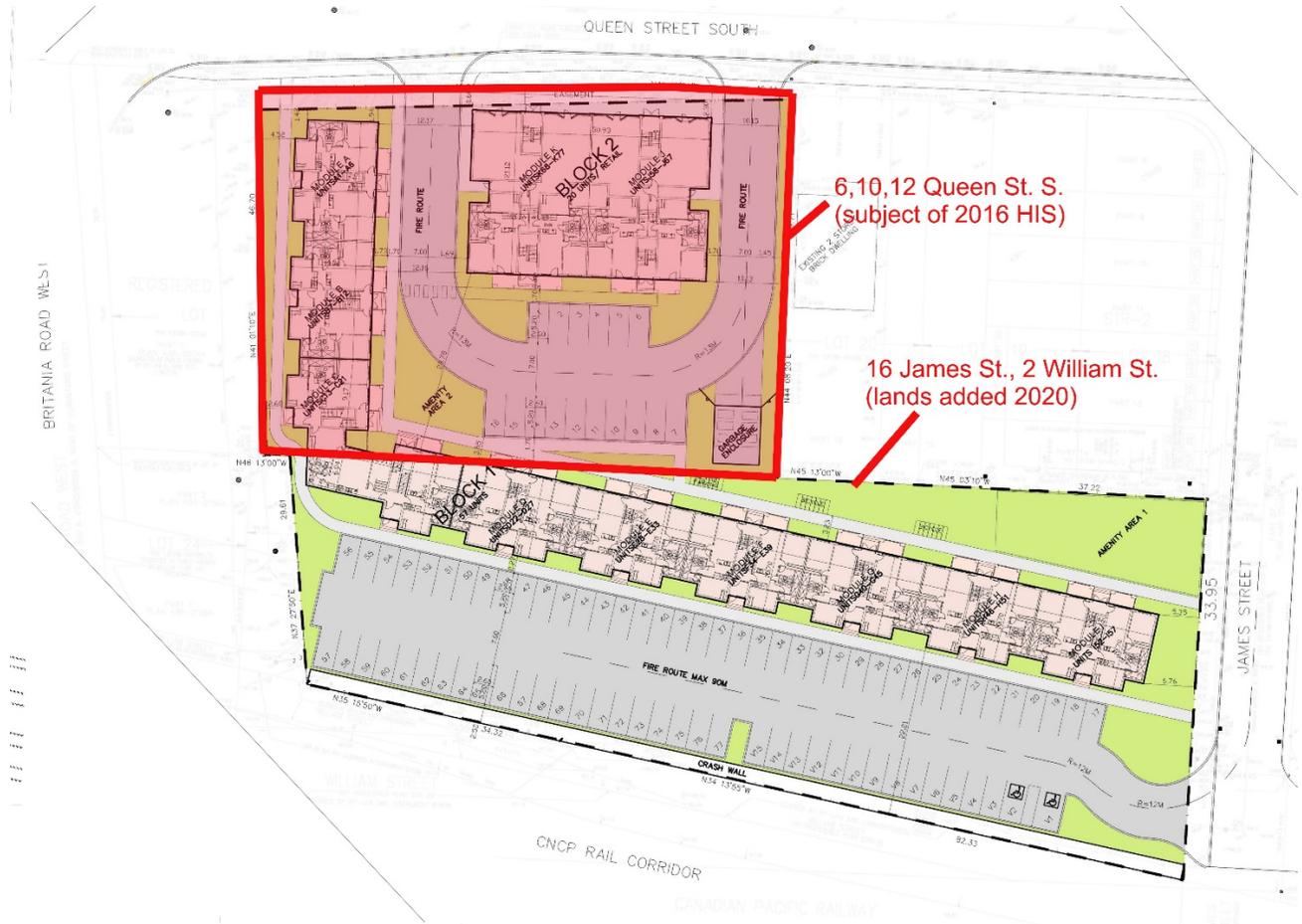
-reversible alterations

6. Qualifications:

-The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

7. Recommendation:

-the consultant should 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



SITE PLAN SHOWING LANDS REVIEWED IN 2016 AND LANDS REVIEWED BY THIS HIS



VIEW INTO SITE FROM CORNER OF JAMES ST AND WILLIAM ST.

2.0 Context

16 William St. is a trapezoidal 4000 m² site on the north side of James St. and east side of William St. in the community of Streetsville. The site is bordered to the west by existing railroad tracks and to the north by Britannia Rd. W. The area is a mix of older small low-rise industrial buildings with some newer townhouse development further east on James St. and an older residential community south on William St. The streetscape is a highly diverse and somewhat derelict in character without obvious structure or organization. There is no significant tree canopy. The street section is urban and fully paved with concrete gutters and no landscaped boulevards.



VIEW LOOKING EAST ALONG JAMES ST. TOWARD QUEEN ST. S. SUBJECT SITE IS ON THE LEFT



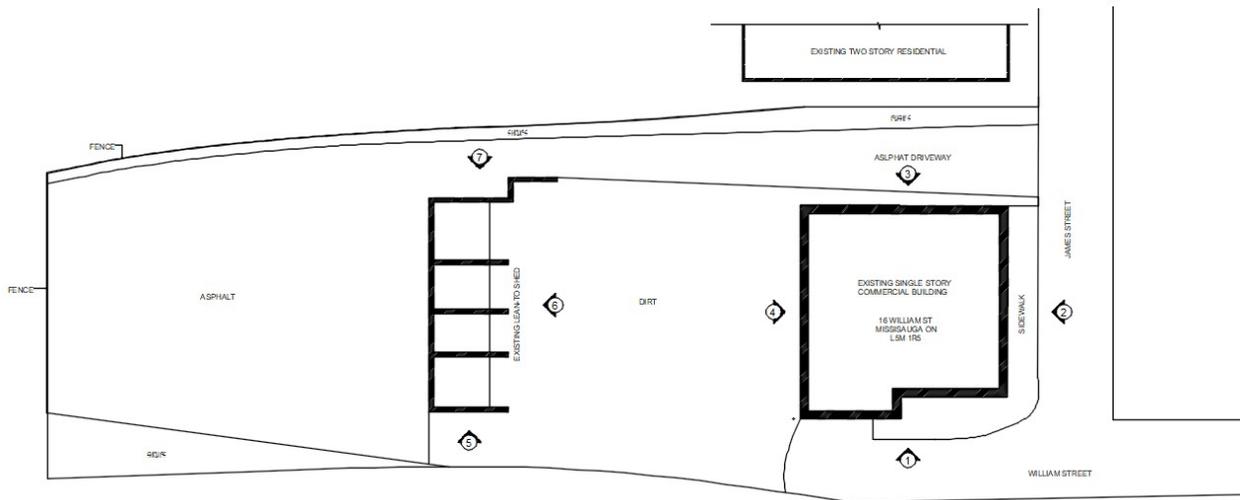
VIEW LOOKING SOUTH ALONG WILLIAM ST. FROM SUBJECT SITE

The Streetsville community is one of the original communities that amalgamated to create the Town (later City) of Mississauga in 1968. Downtown Streetsville is a highly significant heritage resource within the community as are many of the original homes surrounding the downtown. The subject property and environs is highly atypical of the character of Streetsville, however. The buildings are rather disparate in their relationship to each other and the lotting patterns are highly unusual. There is no intact heritage

streetscape, strong sense of community or cohesion and the extant buildings are individually not physically attractive.

2.1 The Site

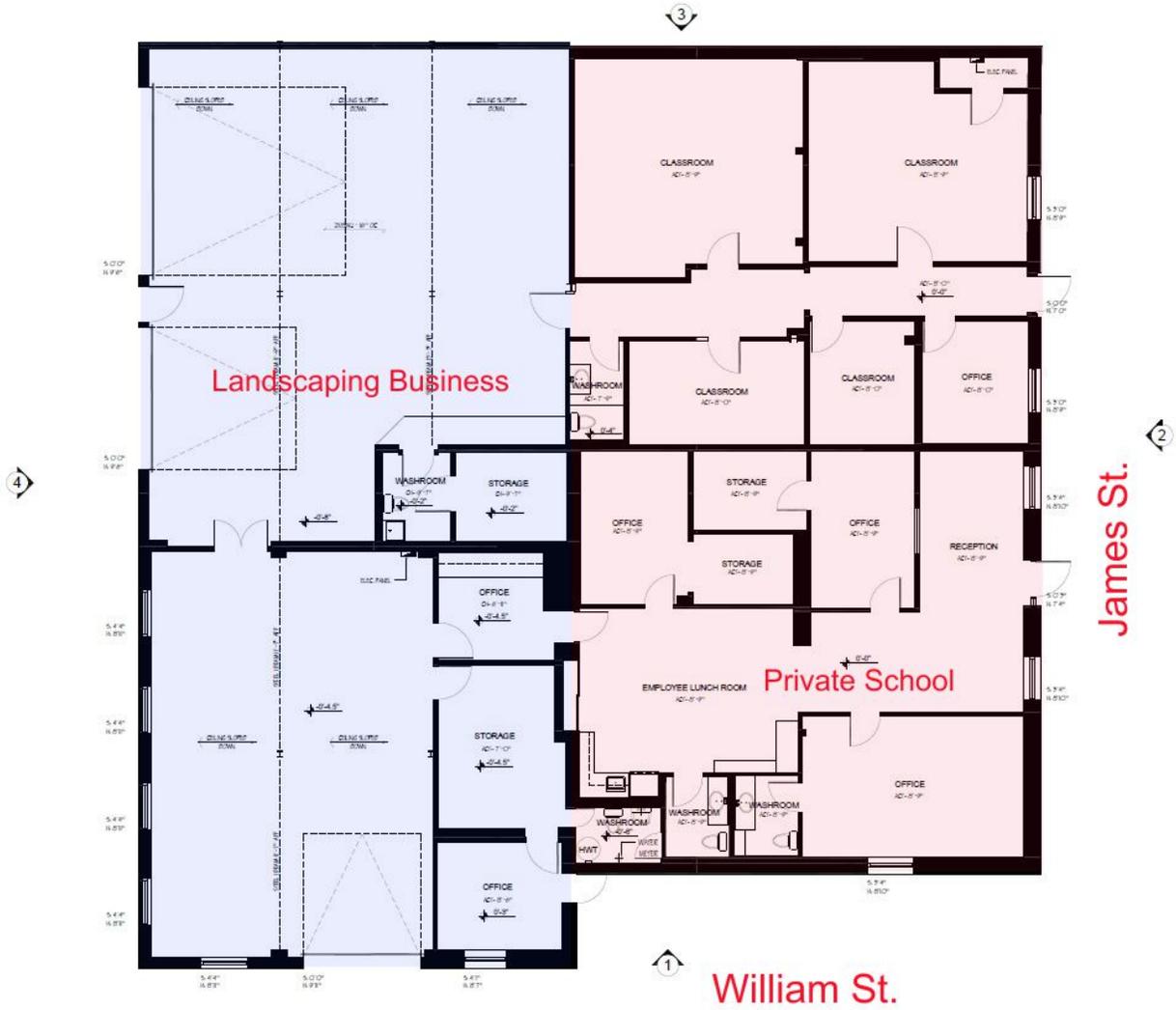
For the purposes of this Heritage Impact Study the site are the lands located at 16 James St./2 William St. (The lands and existing buildings at 6, 10 & 12 Queen St. S. were fully described and documented in the 2016 HIS appended here and are not considered as part of this HIS although they are referenced in the section below that discusses the proposed effect of this development on the streetscape.)



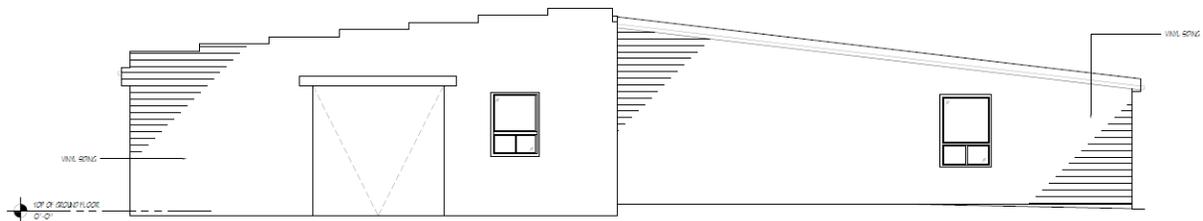
EXISTING SITE PLAN – 16 JAMES ST.

2.2 Heritage properties impacted

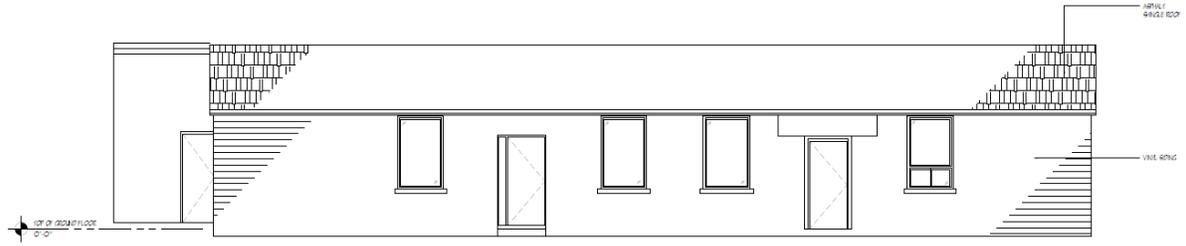
For the purposes of this Heritage Impact Study the extent of heritage properties impacted is limited to the existing vacant property at 16 James St./2 William St. This consists of an existing one-storey concrete block and wood framed commercial building and an obviously newer open lean-to shed structure to the north of the commercial building. The site is presently occupied by two businesses – a landscaping business that uses the building as a storage and workshop building and a small private school. The lean-to structure is used for the storage of landscaping materials and the balance of the site is used as an undefined parking area for landscaping vehicles and equipment and for school buses.



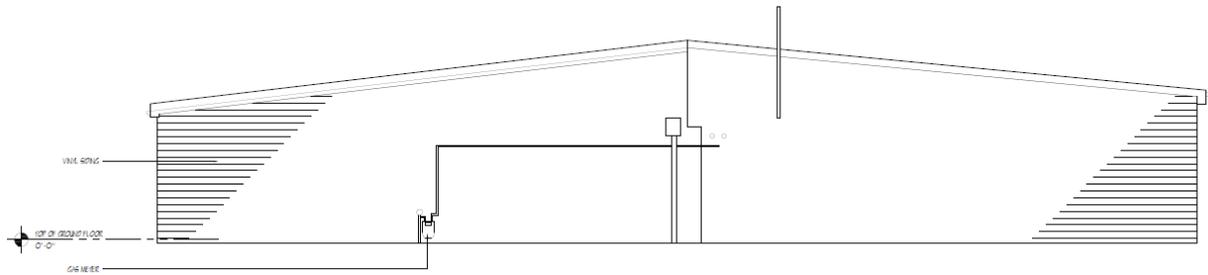
16 WILLIAM ST./2 JAMES ST. EXISTING FLOOR PLAN SHOWING DIVISION BETWEEN TWO TENANTS



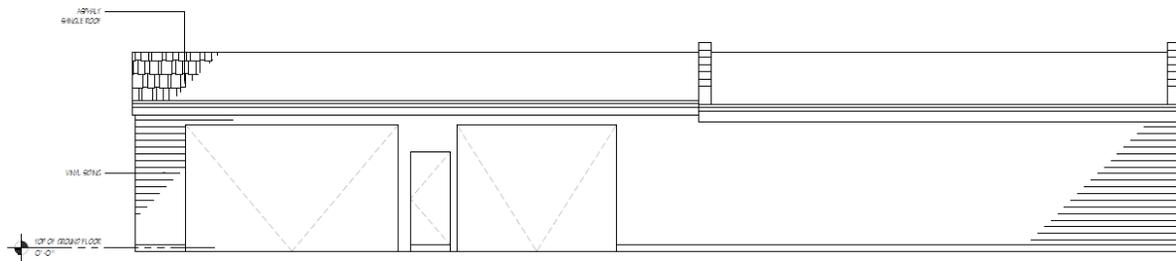
WEST (WILLIAM ST.) ELEVATION



SOUTH (JAMES ST.) ELEVATION



EAST ELEVATION



NORTH ELEVATION



PARTIAL WEST ELEVATION



NORTH-WEST OBLIQUE ELEVATION



NORTH ELEVATION



NORTH-EAST OBLIQUE ELEVATION



SOUTH-EAST OBLIQUE ELEVATION



SOUTH ELEVATION



LEAN-TO ELEVATION



REAR YARD



LANDSCAPING BUSINESS INTERIOR



LANDSCAPING BUSINESS INTERIOR



SCHOOL INTERIOR



SCHOOL INTERIOR

2.3 Site Analysis

The subject site is irregular approximately 34m wide x 115 m deep. As discussed below the site is an amalgamation of a number of residential building lots that severed and effectively “orphaned” by the coming and eventual widening of the railroad line to the west of the site. For this reason it is highly unusual as regards the lotting plan in the community and this and the proximity of the railroad track would account for why it has developed differently from its neighbours. The site is generally flat. The site is bordered by railways lands to the west, the Britannia Rd rail underpass to the north, James St. to the south and by newer townhouse development to the south-east. To the north-east it is bounded by the lands at 6, 10, 12 Queen St. S. that are proposed to be joined to this property to create one development site. There are no significant trees or natural features on the property.

2.4 Ecological Interest

The historic topography of the land appears to be generally maintained in this area, but the site has been stripped of all native vegetation. There is no significant ecological interest in the general community and there would appear to be no interest in the subject property itself. As part of the development process the property will need to be investigated for possible contamination because of decades of industrial use and the proximity of the railway.

3.0 Statement of Cultural Value or Interest

The City of Mississauga has not made a statement of cultural value or interest in respect of the subject property.

4.0 Site History and Analysis of Chain of Title information



DETAIL OF PRESENT 16 JAMES ST. SITE (SOLID LINE) SHOWING EFFECT OF RAILWAY (DASHED LINE) COMPARED TO PROPOSED LOTTING ON ORIGINAL STREETSVILLE PLAN STR-2 (1856)

The site consists of the entire of lots 28, 29 and 30, the easterly portions of lots 26 and 27 and the south-easterly portion of lot 25 on the original Streetsville Plan of Subdivision STR-2.

Detailed chain of title information is appended to this report but the general history reveals as follows. Following the 1856 subdivision the properties were generally in private, individual ownership. It is unknown if there were any private dwellings constructed on them at this time. Beginning in 1901 and continuing until about 1916 the Canadian Pacific Railway company (and later the Ontario & Quebec Railway Company) began to acquire lands in this area. Beginning in 1932 the lands begin to be acquired and amalgamated by Charles Quennell and Leonard J. Atkinson who operated a business here called Streetsville Sash & Door Co. In 1954 Charles Quennell passed away and the lands were thenceforth owned by Atkinson only.

Analysis of the existing building on the site would indicate that it was built and added to in several phases but it is of interest that the earliest air photo available of 1954 show the building size and arrangement exactly as it exists presently.

In 1968 the lands were acquired by Thomson Brothers Trucking (Streetsville) Limited & Rea Brothers Limited carrying on business as Thomson-Rea Transport. Presumably Streetsville Sash & Door Co. ceased operations at this time. Immediately following this there are a number of what appear to be related transactions involving Frank W. Noble, Edith Noble and Octus Investments. Frank Noble passed away in 1992¹. Edith Noble owned the property until 2002 when it was first sold to a numbered company, then to Trott Properties Inc. 2003, then to Absolute Building Solutions in 2017 and then to the present owners in 2020.

5.0 Architectural, Historical and Contextual Analysis

This is a very unusual site in the community of Streetsville. It was obviously severely affected by the coming of the railroad in the early 20th century and its development potential has been limited since that time. Railroads until the coming of diesel-electric locomotives in the 1950's and '60's were very dirty and for this reason typically industrial and storage type uses were located near railroad tracks. This was also efficient for businesses that relied on the railroad for shipment of their goods and materials.

The site is interesting as an example of a local industrial use that during the time it operated as Streetsville Sash & Door Co. would have had an important role as a local employer and supplier of building products but its importance has clearly fallen into decline through successive owners and uses. There is no indication that it's present use is in any way of cultural importance to the community.

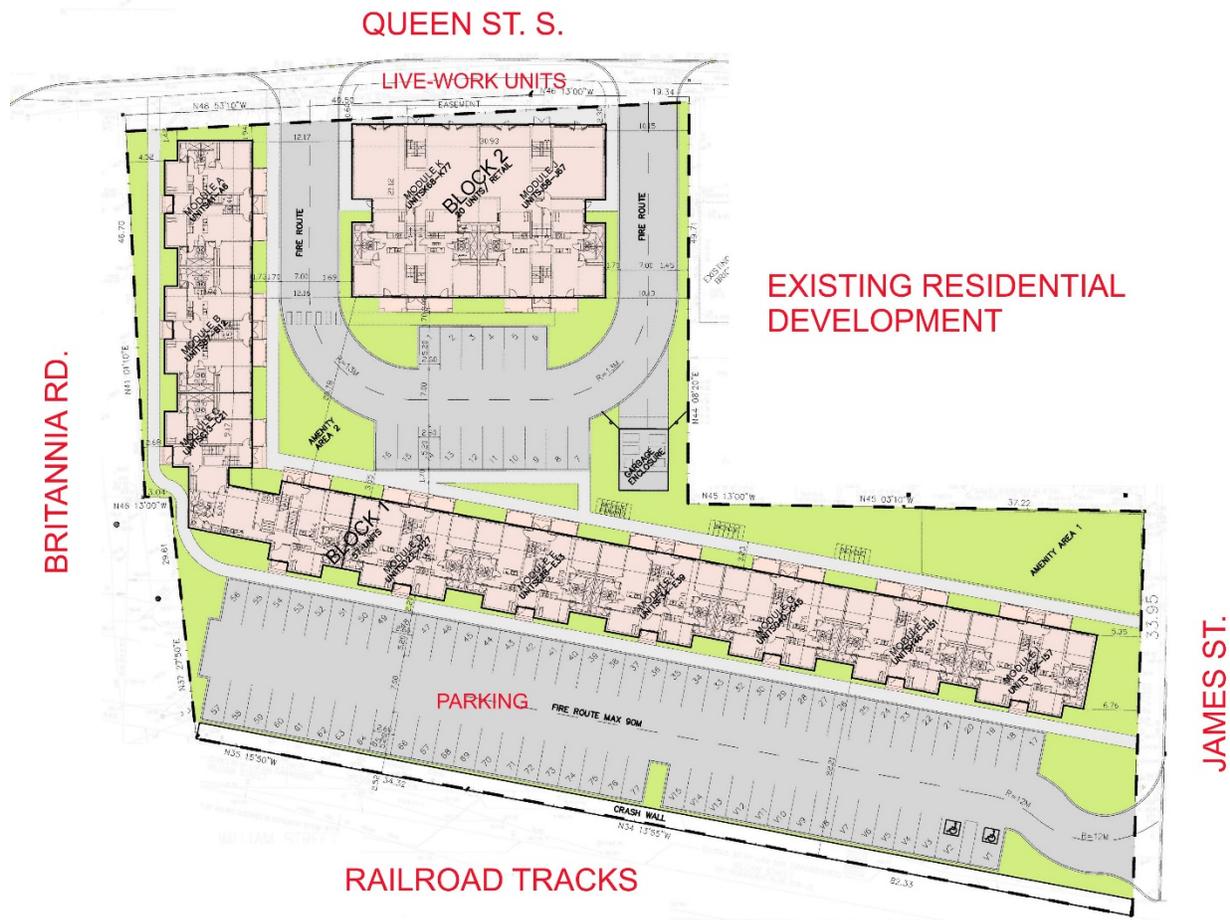
The building is an interesting example of early 20th century vernacular small industrial development but clearly was built without significant architectural interest or intent.

There is no evidence or indication that any historical event or person of interest to the community is associated with this property.

¹ Streetsville Public Cemetery at findagrave.com

6.0 The Proposal

The proposal is a 7,000 m2 townhouse complex comprising 73 2-bedroom stacked condominium units and 4-live/work units. The units are arranged in two groups, one long linear arrangement along the north and west sides of the site and one central, smaller core group comprising the live-work units facing Queen St. S. The site planning has been designed to concentrate the views and the resident activity toward the center of the site and to minimize the views and relationship to Britannia Rd. to the north and to the railroad tracks to the west. This helps significantly with noise attenuation and helps to create a community aspect to the development. Parking is located at grade behind the units and adjacent to the railroad tracks, along with a smaller parking lot behind the live work units. The decision to isolate the parking areas from the streetscape is encouraged by the Official Plan and positive for the development.



6.1 Streetscape:

The development presents as a 3-storey flat roof development in a “faux-heritage” style with brick and stucco cladding and heritage-inspired detailing including brick arches, keystones, soldier coursing and projecting bay window elements. The brick is a mix of red and orange colours typical of that found in older downtown Streetsville.



LIVE/WORK UNITS FACING QUEEN ST. S.



TYPICAL RESIDENTIAL UNITS FACING INTERIOR OF SITE



TYPICAL END UNIT FACING QUEEN ST. S.



EXISTING BUILDING
18 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
12 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
10 QUEEN ST. SOUTH
MISSISSAUGA

EXISTING BUILDING
6 QUEEN ST. SOUTH
MISSISSAUGA

6-14 QUEEN ST. SOUTH
EXISTING STREETScape



EXISTING BUILDING
18 QUEEN ST. SOUTH
MISSISSAUGA

PROPOSED BUILDING
LIVE/WORK UNITS

PROPOSED BUILDING
STACKED CONDOMINIUM UNITS

6-14 QUEEN ST. SOUTH
PROPOSED STREETScape

EXISTING AND PROPOSED STREETScape

The existing context along Queen St. S. is highly varied and consists of smaller, single family homes, many of which have been converted to commercial uses and others that have been replaced by newer, purpose built commercial buildings. The zoning by-law and official plan supports the conversion of these buildings and their replacement with new buildings that are commercial in use but maintain a residential character.



CONTEXT LOOKING SOUTH ON QUEEN ST. S. CLOSEST TWO HOUSES ON THE RIGHT ARE PROPOSED TO BE DEMOLISHED BY THIS DEVELOPMENT. MANY OF THE EXISTING HOMES ON THE LEFT HAVE BEEN CONVERTED TO COMMERCIAL USE



CONTEXT LOOKING NORTH ON QUEEN ST. S. AT BRITANNIA RD.

9.0 Impact of the Proposed Development on the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory

The proposal will have minimal impact on the Mississauga Road Scenic Route Cultural Landscape and Streetsville Village Core Landscape Inventory.

As regards the Mississauga Road Scenic Route, this is a highly anomalous and unusual part of the Scenic Route. To the north is older light industrial uses and to the south a highly transitional mix of older residential and newer small commercial uses. The built forms are highly varied and individually

insignificant. There really is no designed streetscape here and no detrimental impact from the proposal on the Mississauga Road Scenic Route.

As regards the Streetsville Village Core Landscape Inventory, this site is at the margins of the Inventory and far removed from the original Village Core. The context of this site is more the mid-century residential development that surrounds the Core rather than the Core itself. As such, there is no detrimental impact from the proposal on the Streetsville Village Core Landscape Inventory.

9.1 Addressing the Landscape Feature or Criteria (from City of Mississauga TOR)

Landscape Environment:

-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)

Analysis: The unusual lotting conditions created by the railroad and consequent development of this property for industrial uses has transformed what was originally intended to be a residential subdivision into an oddly shaped property isolated from its neighbours and the general community. In this context the subject site now appears as an empty element in the streetscape and the construction of the proposed development will bring life and interest to the community. There is no discernable landscape interest associated with the property itself. The proposal will create spatial organization, spatial definition and 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.)

Analysis: There is no horticultural Interest associated with this site.

-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.)

Analysis: There is existing design intent or urban function associated with this site.

Built Environment:

-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.)

Analysis: The aesthetic and visual quality of the existing site is generally negative in that it is out of context with the adjoining community. There is no obvious aesthetic design intent here and no obvious effort to improve or consider the visual quality of the site.

-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.)

Analysis: The scale of the existing built features is highly inconsistent with the surrounding community.

-Designated Structures:

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

Analysis: There are no designated structures in proximity to the subject site.

Historical Associations:

-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.)

Analysis: As a former industrial and employment use the existing site does illustrate the development of the community however there is no evidence that this site ever housed a major employer or a use that was formative to the community. The building is typical of early 20th century small industrial design but this is neither unique nor rare.

Other:

-Historical or Archaeological Interest:

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

Analysis: There is no indication that the site is associated with pre-historical or historical events.

10.0 Mandatory recommendations regarding 16 James St./2 William St.

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

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.

Analysis: The site is not rare or unique, does not display a high degree of craftsmanship 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 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.

Analysis: The property has no significant relationship to any individual or other entity of significance to the community.

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, or
 - iii. is a landmark.

Analysis: There is no significant contextual value associated with the site.

Conclusion:

The property at 16 James St./2 William St. does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

Provincial Policy Statement:

Under 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.”

Analysis: Under this definition, 16 James St./2 William St. does not warrant conservation.

11.0 Urban Context – Zoning & Official Plan

To be completed once final drawings, zoning and official plan information are available.

12.0 Alternative Design Strategies and Mitigation Measures

The proposed design is appropriate for the property and community and no alternative strategies are required. There is no impact to the heritage resources and no mitigation measures are required.

13.0 Summary

The proposed residential development represents a good use and intensification for a property which has been under-utilized and derelict for some time. There is no detrimental impact on the Heritage value of the site.

14.0 Qualifications

Rick Mateljan is a Technologist licensed by the OAA and is former vice-Chair of the Mississauga Heritage Advisory Committee. He has been involved in Infill, Intensification and Adaptive Re-use projects, many in Heritage Conservation Districts, for over 20 years. A full CV is appended to this document.

Bibliography:

- Heritage Mississauga, original unpublished documents
- City of Mississauga website, property information, zoning by-law, Official Plan

-websites: University of Toronto Mississauga, Heritage Mississauga, Wikipedia

Appendix: Rick Mateljan CV

Appendix: Heritage Impact Study (6, 10, 12 Queen St. S.) (2016)

Appendix: Proposed building plans and elevations

Appendix: Chain of Title information