

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 Assessment**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

A Heritage Impact Assessment (HIA) is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study includes 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.

An HIA may be required on a Designated or 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.¹

The City's Heritage Register includes properties that comprise [Cultural Heritage Landscapes \(CHLs\)](#). CHLs include neighbourhoods, roadways and waterways. Individual properties within these landscapes may or may not have cultural heritage value independent of the landscape. HIAs are required to ascertain the property's cultural heritage value and to ensure that any development maintains the CHL's cultural heritage value.

To determine the specific heritage status of a particular property, search [here](#) and then click the "Heritage" tab.

2 HIA Requirements:

- 2.1 A detailed site history to include a listing of owners from the Land Registry Office, relevant information specific to any other individuals who may have resided or are associated with the property, and a history of the site use(s). Provide history of the site uses to identify, describe and evaluate the significance of any persons, groups, trends, themes and or events that are historically or culturally associated with the subject property. However, please note that due to the Freedom of Information

¹ For the definition of "development," please refer to the Mississauga Official Plan.

and Protection of Privacy Act (FIPPA), 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.

The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandot Nations and their ancestors. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.

- 2.2 A complete listing and full written description of all existing structures, natural or human-made, 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 existing conditions related to the heritage resource will include:

- Current legible internal photographs, external photographs from each elevation. Please note that due to FIPPA, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
- Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated
- Historical photos, drawings, or other archival material that may be available or relevant

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.)

- 2.4 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 and its conformity with existing zoning. Any and all variances proposed for the property as related to the application project must be thoroughly reported and disclosed.

If the property forms part of a Heritage Conservation District (HCD), the proposal must be analysed in terms of its compliance with the HCD Plan.

Note: A measured 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.
- 2.6 When trees are listed as a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.
- 2.7 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 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
 - Buffer zones, site plan control, and other planning mechanisms

Provide mitigation measures, conservation methods, and/or alternative development options that avoid or limit the direct and indirect impacts to the heritage resources. Evaluate the advantages and disadvantages of each proposed mitigation measure.

These alternate forms of development options presented in the HIA 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.

Provide recommendations for follow-up site specific heritage strategies or plans such as a conservation plan, adaptive reuse plan or heritage structural engineering assessment.

- 2.8 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.)
- 2.9 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.
- 2.10 When a property cannot be conserved, alternatives shall be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, 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. Ruinification 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 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 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, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

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 HIA 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 list for any literature cited, and a list of people contacted during the study and referenced in the report.

6 Approval Process

A pdf version will be provided to the Heritage Planning unit. City staff will review the HIA 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. The HIA may be subject to a peer review by a qualified heritage consultant at the owner's expense.

All HIAs will be sent to the City's Heritage Advisory Committee for information or review. Reports will be published online.

An accepted HIA 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 HIA will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

7 References

Applicants seeking professional assistance may refer to the [Canadian Association of Heritage Professionals](#).

For more information on Heritage Planning at the City of Mississauga, visit us [online](#).

[Interpretation Services](#)