



design + architecture

HERITAGE IMPACT STATEMENT

EFFECT OF DEVELOPMENT AT 900 LAKESHORE RD.W., MISSISSAUGA ON
PROPOSED NEW 10-STOREY RESIDENTIAL APARTMENT DEVELOPMENT

OCTOBER 20, 2024

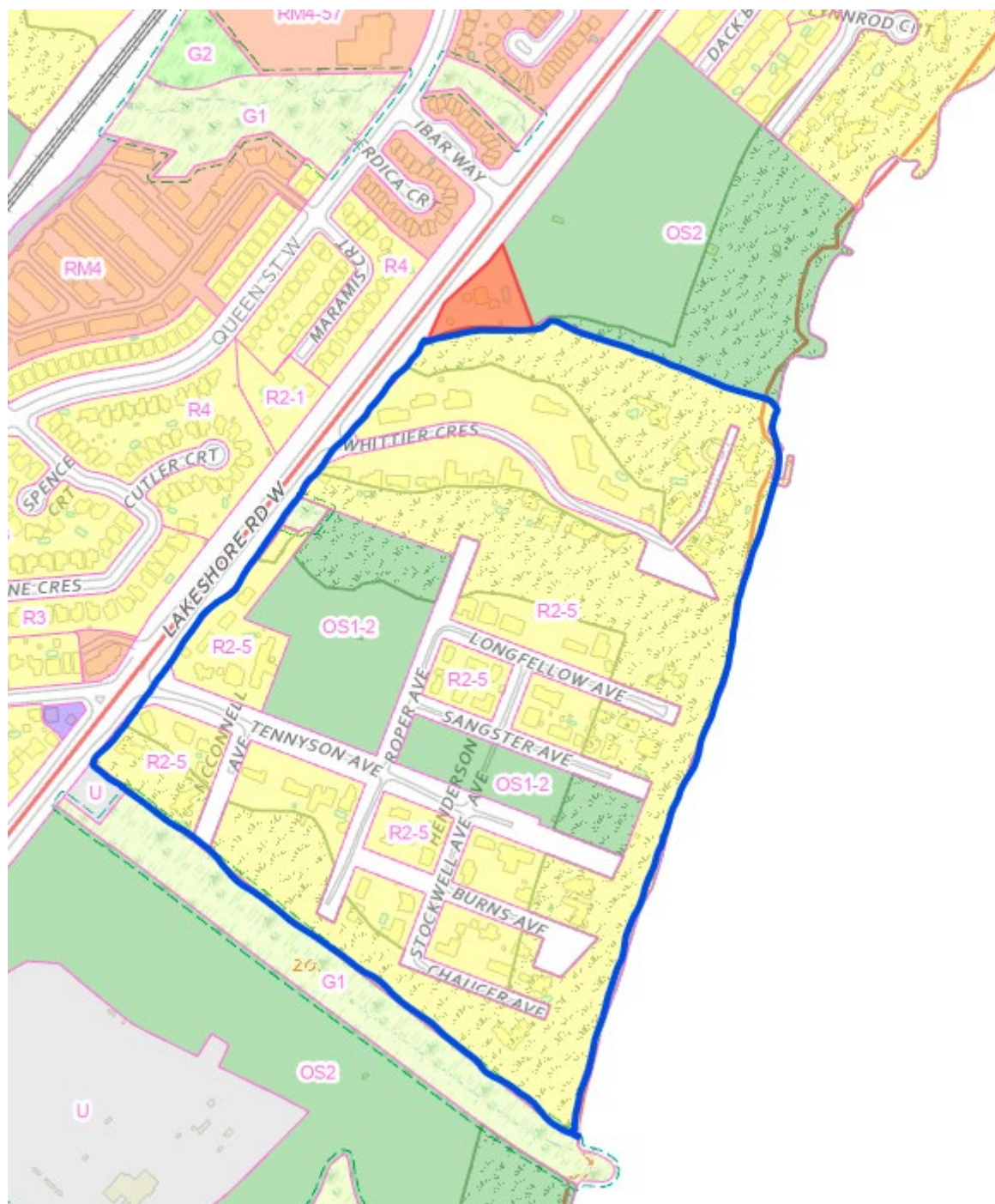


Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

1.0 Introduction

This Heritage Impact Study discusses the proposed demolition of an existing multi-family residential building (former single-family home) at 900 Lakeshore Rd.W., Mississauga ON, and the impact of this development on the adjacent historic community of Lorne Park Estates. The Lorne Park Estates neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The existing building at 900 Lakeshore Rd. is not on the Mississauga Heritage Inventory and is not protected by Part V or Part IV designation through the Ontario Heritage Act. It is discussed here for context but there is no Heritage Approval process associated with the demolition of this building.



KEY PLAN SHOWING LORNE PARK ESTATES NEIGHBORHOOD OUTLINED IN BLUE. SUBJECT SITE IS IDENTIFIED IN RED

This Heritage Impact Study was requested by Planning Staff at the City of Mississauga to support a Re-Zoning and 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)



AIR PHOTO SHOWING SUBJECT SITE SHADED IN RED. EDGE OF LORNE PARK ESTATES CULTURAL LANDSCAPE IN BLUE

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

"This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community."

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2024):

4.6 Cultural Heritage and Archaeology

1. *Protected heritage property*, which may contain *built heritage resources* or *cultural heritage landscapes*, shall be *conserved*.
2. Planning authorities shall not permit *development* and *site alteration* on lands containing *archaeological resources* or *areas of archaeological potential* unless the *significant archaeological resources* have been *conserved*.
3. Planning authorities shall not permit *development* and *site alteration* on *adjacent lands* to *protected heritage property* unless the *heritage attributes* of the *protected heritage property* will be *conserved*.
4. Planning authorities are encouraged to develop and implement:
 - a) archaeological management plans for conserving *archaeological resources*; and
 - b) proactive strategies for conserving *significant built heritage resources* and *cultural heritage landscapes*.
5. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting and managing *archaeological resources*, *built heritage resources* and *cultural heritage landscapes*.

Where “cultural heritage landscape” means “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 Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association” and where “significant” means “in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the *Ontario Heritage Act*” and where “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 should be included in these plans and assessments”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan 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

NOTE REGARDING TERMS OF REFERENCE OF THIS HERITAGE IMPACT STATEMENT: THE CITY OF MISSISSAUGA UNDERTOOK AN UPDATE TO ITS CULTURAL LANDSCAPE INVENTORY BEGINNING ABOUT 2020 WHICH RESULTED IN AN UPDATED INVENTORY LISTING AND UPDATED TERMS OF REFERENCE FOR HERITAGE IMPACT STATEMENTS FOR PROPERTIES IN CULTURAL LANDSCAPES ISSUED FEBRUARY 2, 2022. LORNE PARK ESTATES WAS NOT INCLUDED IN THAT UPDATE AND THE PREVIOUS TERMS OF REFERENCE HAVE BEEN USED HERE.

The proposal will be evaluated as it relates to the Lorne Park Estates Cultural Landscape. The City of Mississauga has particular criteria that are required to be addressed regarding interventions 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:

(note: given that the subject site is not protected under the Ontario Heritage Act and no buildings within the Cultural Landscape are proposed to be affected, these requirements are included in the body of this document as appropriate)

- 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 Lorne Park Estates Cultural Landscape Inventory)

Landscape Environment:

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

Built Environment:

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

Historical Associations:

- illustrates a style, trend or pattern *N*
- direct association with important person or event *N*
- illustrates an important phase of social or physical development *N*
- illustrates the work of an important designer *N*

Other:

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

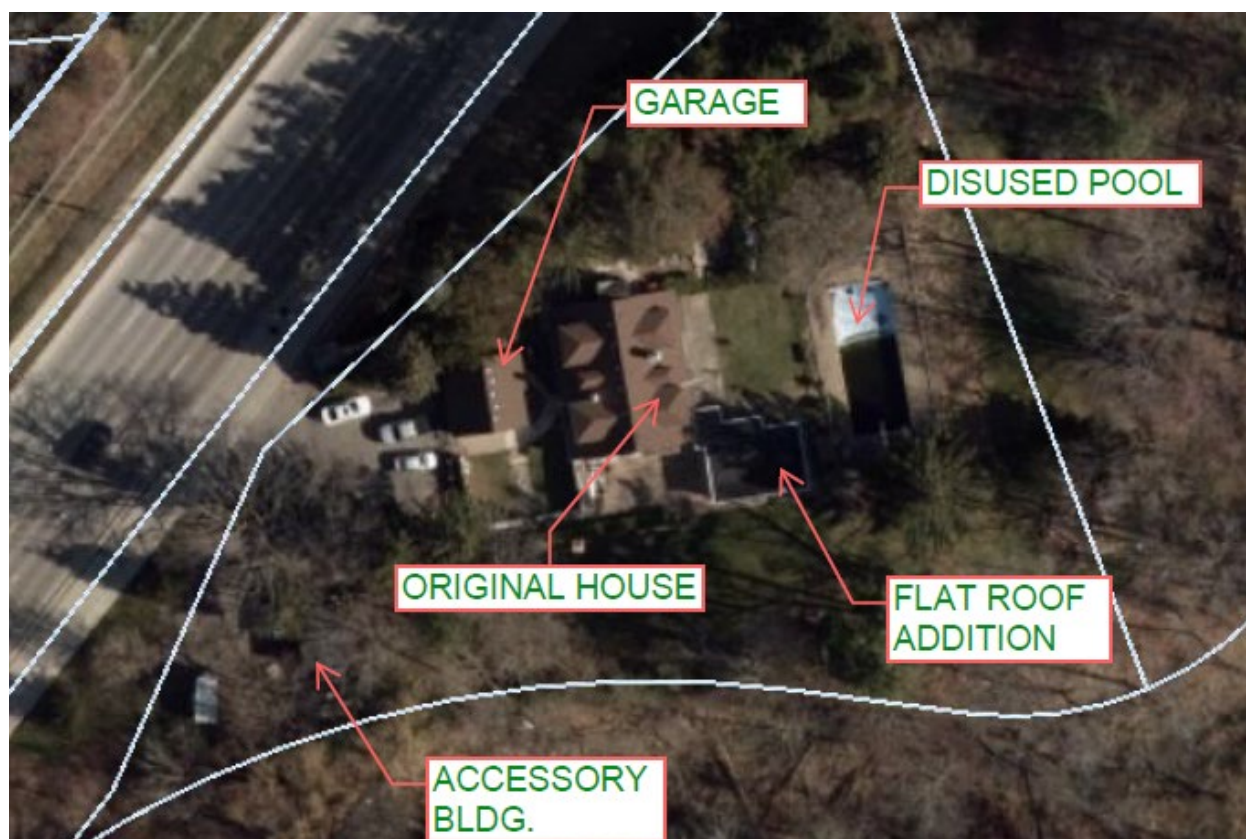
- alternative development approaches
- isolating development and site alteration from the significant built and natural heritage features and vistas
- design guidelines that harmonize mass, setback, setting and materials
- limiting density and height
- allowing only compatible infill and additions
- 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



900 LAKESHORE W. EXISTING AIR PHOTO/SITE PLAN

2.0 Context

NOTE REGARDING DESCRIPTION OF EXISTING BUILDINGS ON-SITE: THE DESCRIPTION BELOW OF THE EXISTING BUILDINGS ON THE SUBJECT SITE IS GIVEN FOR CONTEXT BUT A FULL ANALYSIS OF THESE BUILDINGS IS NOT REQUIRED GIVEN THAT THEY ARE NOT PROTECTED UNDER THE ONTARIO HERITAGE ACT. ACCESS TO THE SITE WAS GIVEN TO THE HERITAGE CONSULTANT BUT NOT TO THE INTERIOR OF THE BUILDINGS.

900 Lakeshore Rd. W. is former single-family residence subsequently converted to multi-family use located on a 7000 m2 site on the south side of Lakeshore Rd. W. just north-west of the community of

Lorne Park Estates. The building presents as an older 1 ½ storey structure with pitched roof and dormers together with a one-storey flat roof element to the west and a detached garage to the north. There is a large concrete swimming pool to the south (now disused). There is also a separate 1-storey with basement accessory building to the west, near Lakeshore Rd. W. The history and use of this accessory building is unclear. City of Mississauga Building Department records indicate a number of permits in 1961 including “cabana/pool” and “second floor completion”. This “second floor completion” likely refers to the partial pitched roof and dormer elements. This means that the home was likely originally all one-storey with flat roof, which seems consistent with the extant detailing and materials. Building Department records also indicate a “Severance/Conveyance” in 1974 (the details of which are unknown) and a conversion to multiple occupancy in 1977.

The site is bordered to the west by an unusual, undeveloped property known as 995 Roper Ave. and beyond this by existing single family homes along Whittier Crescent (part of the Lorne Park Estates Cultural Landscape) and by Richards Memorial Park to the south and east. The streetscape along Lakeshore Rd. W. presents as natural forest to the west and manicured park with some remnant of natural forest to the east.



VIEW FROM LAKESHORE RD. W. NOTE PRESUMED NEWER DETACHED GARAGE AND PRESUMED PITCHED ROOF /DORMERS ADDITION IN FOREGROUND, PRESUMED ORIGINAL FLAT ROOF AT RIGHT



PARTIAL WEST ELEVATION. PRESUMED LATER SECOND STOREY PITCHED ROOF ADDITION AT LEFT, PRESUMED ORIGINAL FLAT ROOF ELEMENT AT RIGHT



PARTIAL WEST ELEVATION



FLAT ROOF PRESUMED ORIGINAL FORM ON WEST ELEVATION



PARTIAL SOUTH ELEVATION



PARTIAL SOUTH ELEVATION – PRESUMED ORIGINAL FLAT ROOF FORM



SOUTH-EAST OBLIQUE VIEW



NORTH-EAST OBLIQUE VIEW



NORTH ELEVATION SHOWING DETACHED GARAGE



ORIGINAL STONE STEPS AT LAKESHORE RD. W.



DIS-USED CONCRETE POOL



ACCESSORY BUILDING FRONT ELEVATION



ACCESSORY BUILDING REAR ELEVATION

2.1 The Subject Site

The subject site is adjacent to Lorne Park Estates, a highly unusual rural enclave that traces its origins to a development by the Toronto and Lorne Park Summer Resort Company in the 1880's. None of the original buildings from that development are extant but the rural character and lotting pattern remain intact, as does the significant remnants of virgin forest cover, natural topography and natural shoreline in this area. In general, the extant buildings are rather disparate in their relationship to each other. There is no intact heritage streetscape but there is a strong sense of community and cohesion principally because of significant forest environment located here.

2.2 Heritage properties impacted

For the purposes of this Heritage Impact Study the subject site are the lands located at 900 Lakeshore Rd. W. and the lands potentially impacted are the adjacent properties at 943, 965, 975, 981 and 989 Whittier Crescent. These properties are all part of the Lorne Park Estates Cultural Heritage Landscape.

-943 Whittier Cres. is a single-family home that appears to be a newer home but is actually older construction much renovated. City of Mississauga Building Department records indicate additions in 1983, 2004, 2005 and 2019. The home presents from the street as a new structure. The proposed building is 95m from this building.

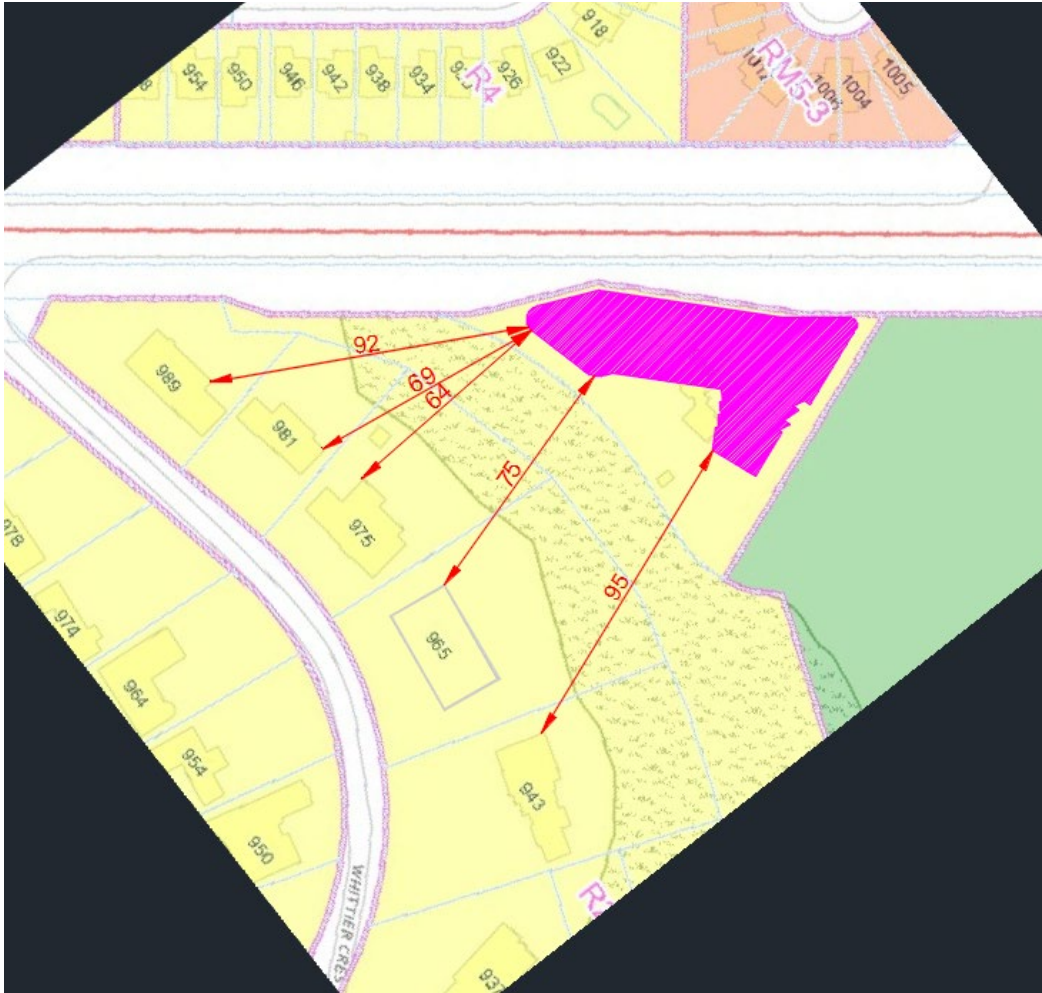
-965 Whittier Cres. is a new home built 2022. The proposed building is 75m from this building.

-975 Whittier Cres. is a new home built 2008. The proposed building is 64m from this building.

-981 Whittier Cres. is an older home with interior alterations in 2010. The proposed building is 69m from this building.

-989 Whittier Cres. is an older home with interior alterations in 2010. The proposed building is 92m from this building.¹

¹ City of Mississauga website, Property Information (all buildings listed)



KEY PLAN SHOWING PROPOSED BUILDING SHADED MAGENTA AND SHOWING DISTANCE TO HOMES ON AFFECTED PROPERTIES



943 WHITTIER CRES.



965 WHITTIER CRES



975 WHITTIER CRES.

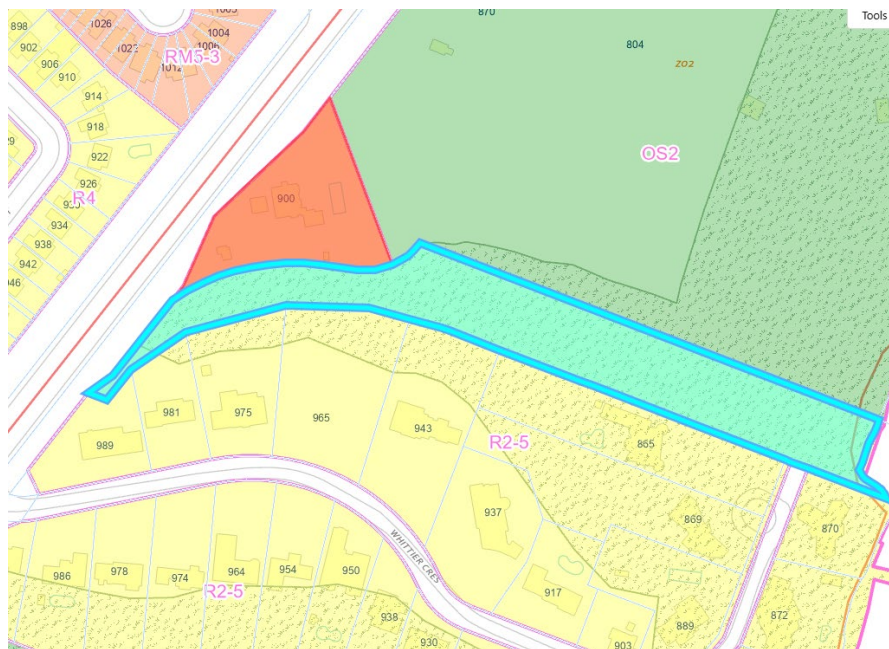


981 WHITTIER CRES.



989 WHITTIER CRES.

Also affected by the proposed development is an unusual property known municipally as 995 Roper Ave. This is a thin strip of woodlot zoned OS-1 (Open Space-1) and allowing municipal park uses only. The City of Mississauga describes this as a “Managed Woodlot”. This property is also part of the Cultural Heritage Landscape.



KEY PLAN SHOWING SUBECT SITE IN RED, 995 ROPER (“MANAGED WOODLOT”) PROPERTY HIGHLIGHTED IN BLUE

2.3 Site Analysis

NOTE REGARDING SITE ANALYSIS: THE DESCRIPTION BELOW OF THE SITE OF THE PROPOSED BUILDING IS GIVEN FOR CONTEXT BUT A FULL ANALYSIS OF THIS SITE IS NOT REQUIRED GIVEN THAT IT IS NOT PROTECTED UNDER THE ONTARIO HERITAGE ACT. DESCRIPTION OF THE ADJACENT PROPERTIES ALONG WHITTIER CRESCENT IS SIMILARLY GIVEN FOR CONTEXT AND TO DESCRIBE POTENTIAL IMPACTS ON THESE PROPERTIES, BUT NO CONSTRUCTION OR ALTERATION IS PROPOSED FOR THESE PROPERTIES

The subject site is irregular 123.0m wide x 84.8m deep and 1.16 acres (0.47ha) in area. It is generally flat along the northerly (front) side and then slopes toward the south and west. It is bordered by forest on the south and west sides but the majority of original forest on the site appears to have been removed. The existing multi-family home, detached garage, accessory building and pool cover a significant portion of the property. There is a generous, irregular parking area adjacent to Lakeshore Rd. W. The property appears as very naturalized given the forested borders and the fact that the existing topography appears to be generally maintained at the perimeter of the site, although flattened for building purposes at the center. There is no significant planting or landscaping on the property.

2.4 Ecological Interest

There would appear to be minimal ecological interest in the subject site itself, but significant ecological interest in the abutting lands given that they are remnant, original forest that maintain the historic topography of the land.

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 site.

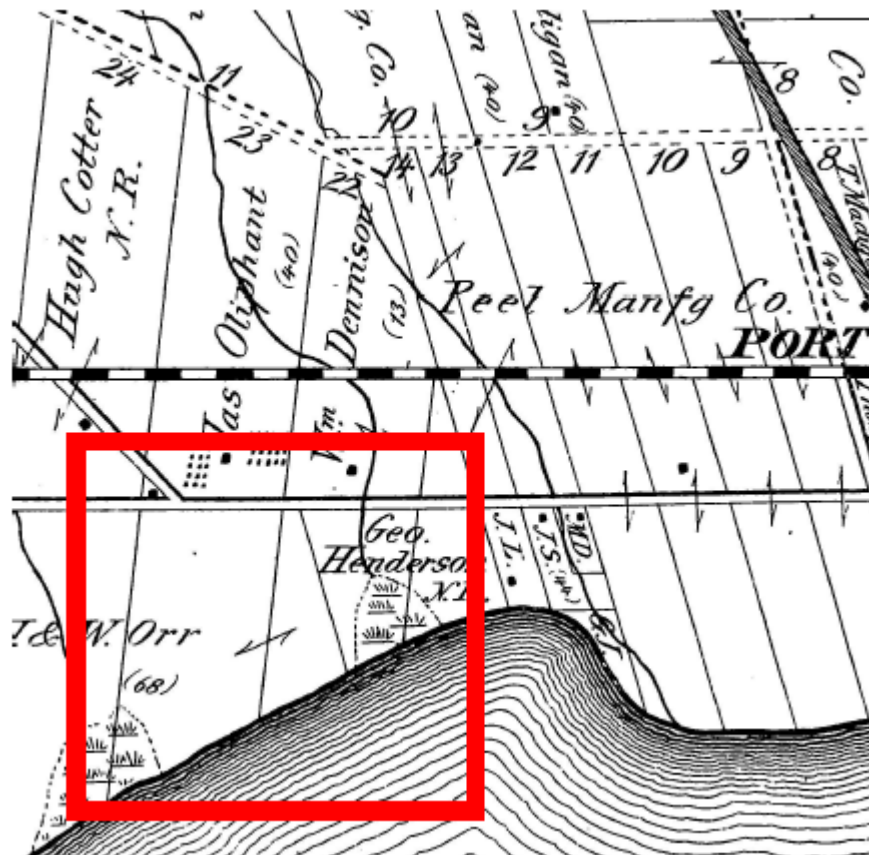
4.0 Site History

Given that the subject site is not designated under the Ontario Heritage Act, no site history is required to be provided.

4.1 History of Lorne Park Estates

The lands upon which Lorne Park Estates are located are Lots 22 & 23, Concession 3 SDS, and were part of the first purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club.

The site had a very unusual beginning in that it lay undeveloped until about 1877 when J. W. Orr built a hotel and wharf for steamers on the site and established it as a vacation destination for people from Toronto and Hamilton². This was associated with a Romantic movement popular at the time that emphasized the health benefits of fresh air, etc. The Toronto-Lorne Park Summer Resort Company developed and sold cottage lots beginning in 1886 but the development was troubled and when the wharf collapsed in 1903 it was not replaced and the community became a vacation destination for its owners only³.



ATLAS OF PEEL COUNTY, 1877 SHOWING FUTURE LORNE PARK ESTATES PROPERTY

² heritagemississauga.com/lorne-park-estates/

³ wikipedia.org/wiki/Lorne_Park



1922 SURVEY SHOWING DIVISION OF LOTS, SUBJECT SITE IS IDENTIFIED IN RED, AFFECTED PROPERTIES IN BLUE. NOTE THAT HENDERSON AVE., MOORE AVE., ORIENT AVE., NORTH CREST WERE NEVER OPENED. NOTE DIFFERING LOTTING PATTERN AND STREET CONFIGURATION AT EAST SIDE OF THE SITE. THIS REFLECTS THE LATER ADDITION OF THESE LANDS TO LORNE PARK ESTATES AND DIFFERENT ERA OF DEVELOPMENT.

The Lorne Park Summer Resort Company created a series of blocks of lots based on a grid pattern of streets. The lots were uniform size 50' x 100' but the majority of purchasers bought more than one lot and the community did not develop as intended. The majority of the properties are double or triple lots. The effect of this situation is to give the community a very different character from what was first envisaged.

The properties along the east side of Whittier Cres. that are of interest to this study were not part of the original Lorne Park Estates property. These lands were added in an "annex" of 13.25 acres of land to the

east of the original site in 1889.⁴ Various late 19th and early 20th century surveys and site plans of this easterly area exist and they show a number of development options that did not come to fruition. Generally, however, these plans were all based on a grid pattern of streets and narrow, rectangular lots.

The community developed through the 20th century and the original buildings were slowly replaced or significantly renovated. The present situation is that the majority of the homes in the original westerly part of the community are new and much larger than the originals but the combination of the dense forest canopy, the rural street section and the varied lotting pattern created by the tendency of the owners to purchase multiple lots as described above has given Lorne Park Estates its unique character.

It appears from available air photos that Whittier Cres. did not develop until the 1960's, and the appearance of the homes along the street would support this conclusion. The lotting patterns and the curvilinear nature of the street are also very different from original Lorne Park Estates and more typical of a 1960's aesthetic. Generally the character of Whittier Cres is one of a mix of original and newer homes on large, wide lots. The original homes are generally "ranch bungalows" typical of 1950's and 1960's suburban development and the newer homes are a mix of late 20th-century and contemporary designs.



LONGFELLOW AVE. STREETScape. NOTE GRID STREET ARRANGEMENT. THIS IS TYPICAL OF THE ORIGINAL, WESTERLY PART OF LORNE PARK ESTATES

⁴ Conserving Heritage Landscapes: Cultural Heritage Landscape Project -Volume 2. City of Mississauga, January 2022



WHITTIER CRES. STREETScape LOOKING NORTH TOWARD LAKESHORE

4.2 Architectural, Historical and Contextual Analysis of the existing building on the subject site

Given that 900 Lakeshore Rd. W. is not protected under the Ontario Heritage Act no analysis of the existing building is required.

4.3 Analysis of History and Chain of Title Information of the Subject Site

Given that 900 Lakeshore Rd. W. is not protected under the Ontario Heritage Act no analysis of the history of the exiting building or Chain of Title information is required.

5.0 Proposal for Subject Site

The proposal by KFA architects+ planners inc. is a 10-storey, 188-unit apartment building with 205 parking spaces provided on-site. The building is generally curvaceous in plan and elevation. The lower 6-storeys are red brick with punched windows above the main floor and large expanses of glass curtain wall at the ground floor. Balconies are set into the building so as not to dominate in the elevations. The upper four storeys are set back from the floors below and clad in light-colour metal panel to lessen the visual massing of the building. The effect is a contemporary architectural expression but grounded in traditional materials and forms. The curvilinear nature of the building will soften its impact in the Lakeshore Rd streetscape. The building will sit very comfortably on the site.

Full architectural drawings are appended to this report.



PROPOSED LAKESHORE RD. W. STREETScape SHOWING PROPOSED NEW DWELLING AT 900 LAKESHORE

6.0 Impact of the Proposed Development on the Lorne Park Estates Cultural Landscape

The proposed building may impact the Lorne Park Estates Cultural Landscape in several general ways:

- through the creation of inappropriate massing impacts relative to the existing homes in the Cultural Landscape
- through the creation of inappropriate overlook and privacy impacts relative to the existing homes in the Cultural Landscape, and other parts of the Cultural Landscape that may be enjoyed by the public
- through the creation of inappropriate shadow impacts
- through the creation of inappropriate traffic impacts

We shall consider these issues in turn, and then consider the specific criterion found in the Cultural Landscape document.

6.1 Massing Impacts

The proposed building is clearly much larger than any building in the Cultural Landscape. The effect of this massing on the Cultural Landscape is mitigated by the fact that there is no line of sight from any place along Lakeshore Rd. W. or from any vantage point within the Cultural Landscape that will allow the proposed building and any of the existing buildings to be compared. This is because of the heavy tree

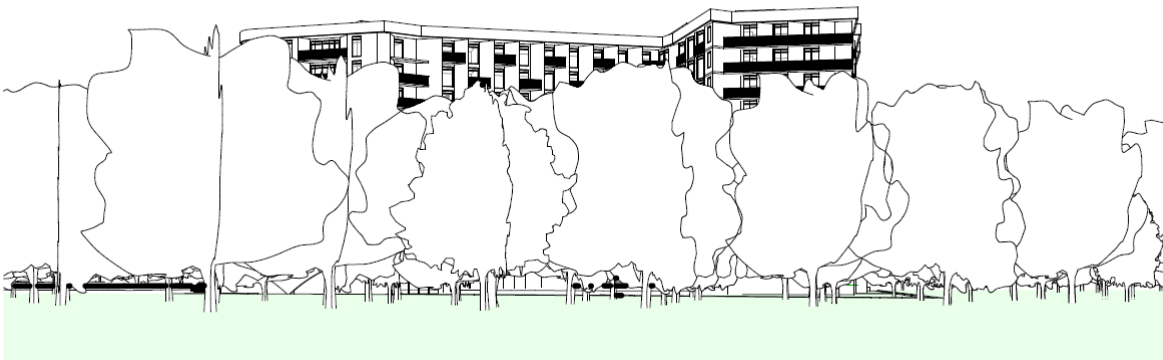
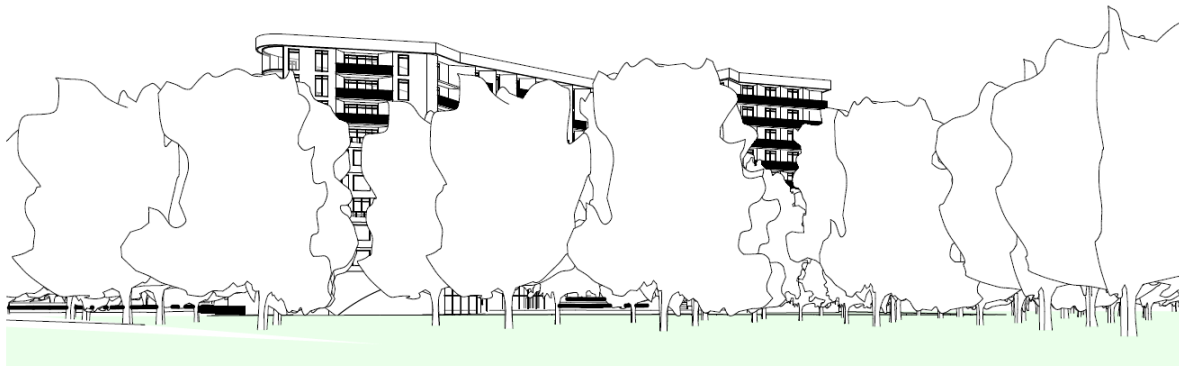
coverage along the south side of Lakeshore Rd. W. between the subject site and Whittier Cres., the heavy tree coverage behind the affected homes along Whittier Cres. (see below) that will effectively block the majority of the proposed building from view within the Cultural Landscape and because of the intervening, heavily forested property at 995 Roper. The massing impact of the proposed building is therefore considered to be insignificant.

6.2 Overlook and Privacy

The proposed building is a considerable distance from affected properties, as outlined above, with the nearest distance 64m and the others varying up to 95m, and as previously discussed this intervening distance is thickly forested. The forest canopy will effectively screen the rear yards of the affected properties and the forest canopy together with the distance will significantly limit the potential overlook of the proposed building to public spaces within the Cultural Landscape.

It is difficult to model the effect of tree canopy coverage in 3D modelling software but the proposed situation has been modelled below. The viewing locations are randomly located in the rear yards of the affected properties. The actual tree canopy would likely be more dense than what is represented here.

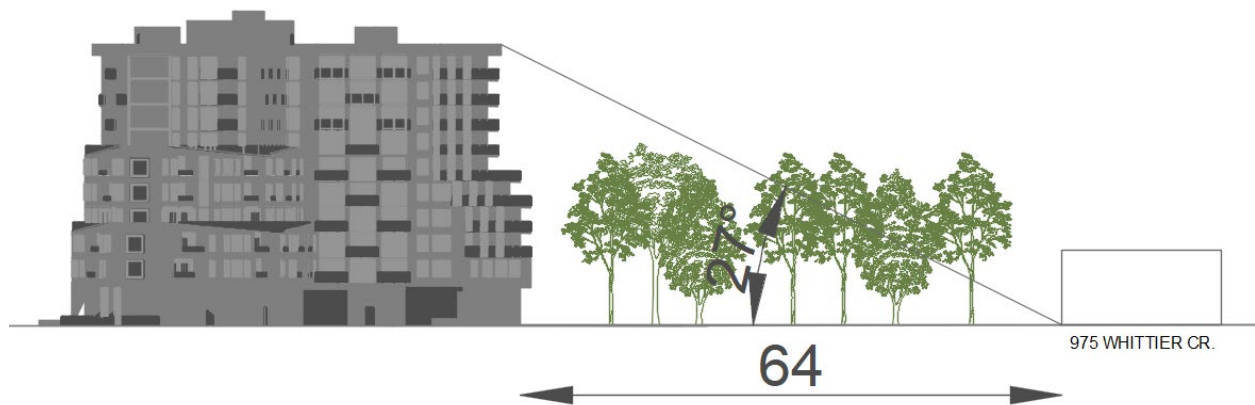
The 3D modelling indicates that only the uppermost stories of the building will be visible from the rear yards of the affected buildings, and this view will be diffused by the tree canopy. From viewing positions further away the proposed building will be virtually invisible.





3D VIEWS TAKEN FROM REAR YARDS OF AFFECTED PROPERTIES

The overlook, privacy and massing impacts can also be analyzed by consider the angular plane between the existing buildings and the proposed. Angular planes of 45° are typically considered to be acceptable in infill situations. In this case, analysis of the angular plane to the rear of the nearest of the affected properties shows an angular plane of 27° . The other properties and the public areas with the Cultural Landscape would be significantly lower angles. This impact associated with angles as low as this can be judged to be minimal.



ANGULAR PLANE ANALYSIS BETWEEN REAR OF 975 WHITTIER CRES. AND PROPOSED BUILDING

6.3 Shadow Impacts

The shadow impacts have been analyzed by the Architect (see Appendix) and they show no shadowing whatsoever of the Cultural Landscape by the proposed building. Shadow impacts are therefore demonstrated to not be an issue here.

6.4 Traffic Impacts

There is no vehicular connection proposed between the proposed building and Whittier Cres. The proposed parking lots and vehicle circulation paths for the proposed building are completely screened from the Cultural Landscape by the extant forest. Traffic impacts are not an issue here.

7.0 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 affected properties have significant landscape interest because of the extant virgin forest that separates them from the proposed building. This forest is not proposed to be disturbed. The spatial organization, spatial definition and visual integrity is maintained.

-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.)

Analysis: The interest here would come from the extant natural topography at the rear of the affected properties and in the lands that separate these properties from the proposed building. This topography is not proposed to be affected. The natural environment is maintained.

-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: Lorne Park Estates was designed for a specific use and is valued by the community by the association of this use. The proposed building will not adversely affect this use.

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 built form in Lorne Park Estates is highly integrated with the natural environment and this will not be affected by the proposed building. These qualities are respected.

-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: As noted above, the proposed building is clearly a much larger scale than the buildings in the Cultural Landscape. This is not really a factor here because the proposed building is not located in the Cultural Landscape and will not appear as though it was intended to be located here. It is clearly located outside of the Cultural Landscape and is its own visual entity. The consistency of scale within the Cultural Landscape is not diminished by the proposed building.

Other:

-Significant Ecological Interest

(Having value for its natural purpose, diversity and educational interest.)

Analysis: As described above, there is significant ecological interest related to the extant virgin forest and original topography but these will not be affected by the proposed development

8.0 Mandatory Recommendations regarding 900 Lakeshore Rd. W.

NOTE REGARDING THIS MANDATORY RECOMMENDATION. THIS IS INTENDED FOR PROPERTIES THAT ARE PRESENTLY LISTED UNDER THE ONTARIO HERITAGE ACT TO ASSESS WHETHER THESE PROPERTIES MEET THE REQUIREMENTS FOR PART IV DESIGNATION UNDER THE ACT. IN THIS CASE THE SUBJECT SITE IS NOT LISTED OR IN ANY WAY PROTECTED UNDER THE ACT AND SO A FULL ANALYSIS OF THE SUBJECT SITE WAS NOT UNDERTAKEN. THE COMMENTS BELOW ARE BASED ON VISUAL OBSERVATION OF THE EXTERIOR OF THE BUILDING ONLY.

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: From outside visual observation the existing building at 900 Lakeshore Rd. W. appears to be an early 20th century single family dwelling that has had several additions and alterations over its lifetime and has been converted to multi-family use. The building is generally in good condition but nothing visible about the building would indicate that it was ever rare, unique or displayed a high degree of craftsmanship or 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: From outside visual observation there is nothing to suggest that the building at 900 Lakeshore Rd. W. possesses any historical or associative value. This would need to be studied further to make a definite determination but the chance that study would reveal historical or associative value is considered to be low.

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: From outside visual observation there is nothing to suggest that the building at 900 Lakeshore Rd. W. possesses any contextual value. This would need to be studied further to make a definite determination but the chance that study would reveal contextual value is considered to be low. The building does not appear to be physically, functionally, visually or historically linked to its surroundings. The building is not a landmark.

Conclusion:

From outside visual observation, the building at 900 Lakeshore Rd. W. does not appear to 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, from outside visual observation 900 Lakeshore Rd. W. does not appear to warrant conservation.

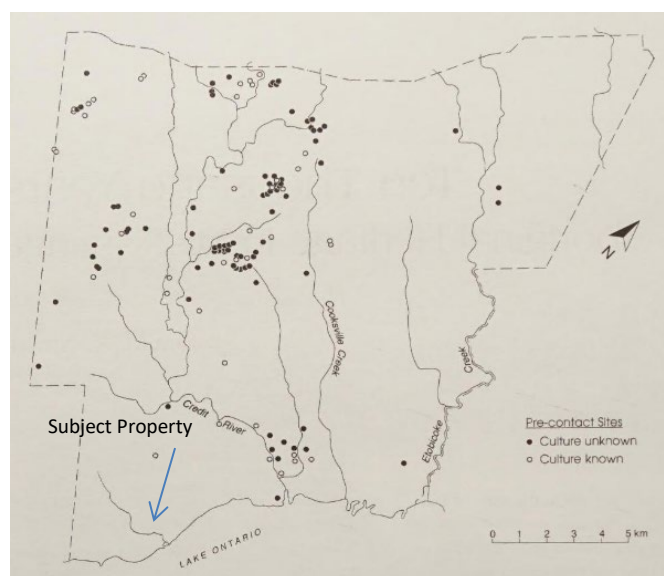
9.0 Alternative Design Strategies and Mitigation Measures

The present proposal is appropriate for the context. No further alternatives need be considered.

There is limited potential that the demolition of the existing building will reveal information about its original form, finishes or date of construction. If demolition reveals any unusual or unexpected elements notes and photographs should be taken and made available to the City of Mississauga and Heritage Mississauga as well as the Lorne Park Residents Association.

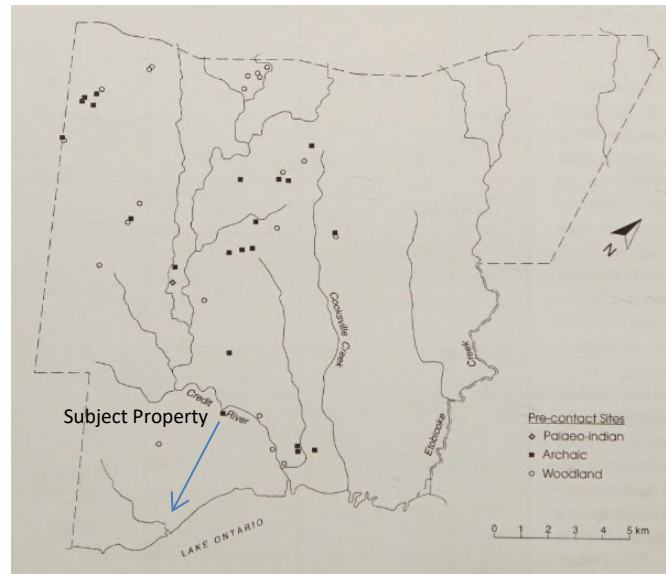
10.0 Indigenous History and Cultural Heritage Interests

Analysis of known indigenous pre-contact sites or other elements of interest shows no known potential interest regarding the subject site.

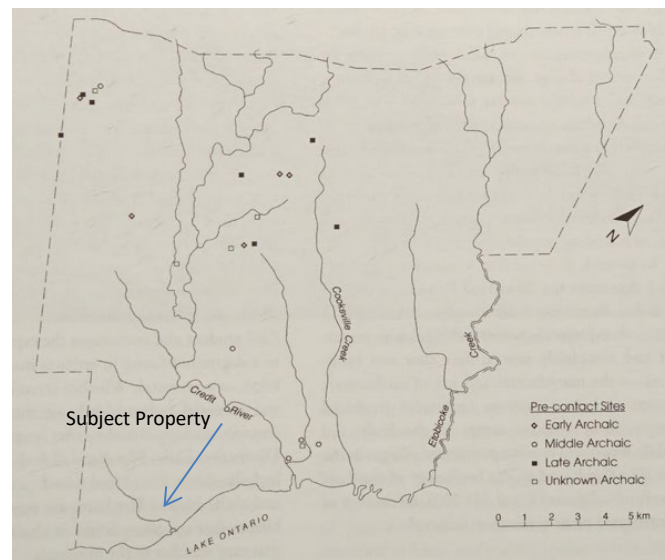


MAP OF INDIGENOUS PRE-CONTACT SITES⁵

⁵ Dieterman, F.A. (2002). Mississauga: The First 10,000 Years. Toronto: Eastend Books



PRE-CONTACT SITES OF KNOWN CULTURAL AFFILIATION



KNOWN ARCHAIC SITES IN MISSISSAUGA

11.0 Summary

Of the constituent communities of Mississauga, Lorne Park Estates is unique in it retains significant elements of its former character and is imbued with a wealth of natural factors that are to its advantage. It lies along the shores of Lake Ontario and contains one of the largest remnants of original forest in the City. Its streets are pleasant, pastoral and quiet. Its built form is attractive although highly varied.

The proposed building, located on a site adjacent to but not within the Cultural Landscape and not functionally or visually connected to it, is an appropriate architectural statement that does not create

any significant impacts to the Cultural Landscape. It is suitably restrained in its massing such that it will not attempt to overwhelm the other buildings in the community. The impact on the Cultural Landscape is extremely limited. There will be no detrimental impacts from shadow or overlook and because of the extensive vegetation in the community it will be substantially screened from view from all viewing angles.

12.0 Qualifications

Rick Mateljan is a heritage consultant and member of the Canadian Association of Professional Heritage Consultants 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, original photographs
- City of Mississauga website, property information, zoning by-law, Official Plan

-websites: University of Toronto Mississauga, Heritage Mississauga, Wikipedia, others as noted

Appendix: Rick Mateljan CV

Appendix: Proposed building plans and elevations (KFA architects + planners)

Appendix: Shadow Study

RICK MATELJAN B. A. CAHP

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curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

2022	Canadian Association of Heritage Professionals (Building Specialist)
2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2022-2023	Member, OAA – OAAAS Integration Committee
2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-2022	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

(former) Ontario Association of Architects (OAA)
Canadian Association of Heritage Professionals (CAHP)
(former) Ontario Association of Applied Architectural Sciences (OAAAS)