City of Mississauga
Agenda

MISSISSAUGA

Heritage Advisory Committee

Date: June 13, 2023
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Councillor Brad Butt	Ward 11 (Chair)
Councillor Stephen Dasko	Ward 1
Councillor Carolyn Parrish	Ward 5
George Carlson	Citizen Member (Vice-Chair)
David Cook	Citizen Member
Richard Collins	Citizen Member
Chirine Constantini	Citizen Member
Alexander Hardy	Citizen Member
James Holmes	Citizen Member
Antoine Musiol	Citizen Member
Terry Ward	Citizen Member
Matthew Wilkinson	Citizen Member
Lucy Zita	Citizen Member

Participate Virtually, Telephone OR In-Person
Advance registration is required to participate and/or make a comment in the meeting. Questions and/or Presentation Materials must be provided in an advance of the meeting. Comments submitted will be considered as public information and entered into public record.
To register to speak, please email martha.cameron@mississauga.ca and for Residents without access to the internet can register by calling Martha Cameron, Legislative Coordinator at 905-615-3200 ext. 5438 no later than **Friday, June 9, 2023** before 4 PM. Directions on how to participate will be provided.
Please note the Heritage Advisory Committee will be streamed and a video will be posted afterwards.
Contact
Martha Cameron, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5438 | Email: martha.cameron@mississauga.ca

Find it Online
http://www.mississauga.ca/portal/cityhall/heritageadvisory
Meetings of Council streamed live and archived at Mississauga.ca/videos

1. CALL TO ORDER

2. INDIGENOUS LAND STATEMENT

"We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples."

3. APPROVAL OF AGENDA

4. DECLARATION OF CONFLICT OF INTEREST

5. MINUTES OF PREVIOUS MEETING

5.1 Draft Heritage Advisory Committee minutes - 2023 05 09

6. DEPUTATIONS

Each Deputation to Committee is limited to speaking not more that 10 minutes. Committees only.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to "receive" the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

6.1 Research on the Cultural Heritage Value of Banquet Halls

Sneha Mandhan, PhD Candidate, University of Toronto to present

7. PUBLIC QUESTION PERIOD - 15 Minute Limit

Public Comments: Advance registration is required to participate and/or to make comments in the virtual public meeting. Any member of the public interested in speaking to an item listed on the agenda must register by calling 905-615-3200 ext. 5438 or by emailing martha.cameron@mississauga.ca by **Friday, June 9, 2023 before 4:00 PM.**

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

Heritage Advisory Committee may grant permission to a member of the public to ask a question of Heritage Advisory Committee, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total public speaking time is fifteen (15) minutes maximum and shall not be extended by the Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

8. CONSENT AGENDA

9. MATTERS TO BE CONSIDERED

9.1 Request to Alter a Heritage Designated Property: 1695 The Collegeway (Ward 8)

9.2 Request to Alter a Heritage Designated Property: 7025 Pond Street (Ward 11)

9.3 Request to Alter a Heritage Property at: 7076 Old Mill Lane (Ward 11)

9.4 Meadowvale Village Heritage Conservation District Subcommittee Report 2 - 2023 05 09

10. INFORMATION ITEMS

11. OTHER BUSINESS

12. DATE OF NEXT MEETING

July 25, 2023 at 9:30 AM

13. ADJOURNMENT

City of Mississauga
Minutes

MISSISSAUGA

Heritage Advisory Committee

Date:	**May 9, 2023**
Time:	**9:31 AM**
Location:	**Council Chambers, Civic Centre, 2nd Floor** **300 City Centre Drive, Mississauga, Ontario, L5B 3C1** **And Online Video Conference**

Members Present	Councillor Stephen Dasko	Ward 1
	Councillor Carolyn Parrish	Ward 5
	Councillor Brad Butt	Ward 11 (Chair)
	George Carlson	Citizen Member (Vice-Chair)
	Richard Collins	Citizen Member
	Chirine Constantini	Citizen Member
	David Cook	Citizen Member
	James Holmes	Citizen Member
	Antoine Musiol	Citizen Member
	Terry Ward	Citizen Member
	Matthew Wilkinson	Citizen Member
	Lucy Zita	Citizen Member
Members Absent	Alexander Hardy	Citizen Member

Staff Present
John Dunlop, Manager Heritage Planning and Indigenous Relations
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Martha Cameron, Legislative Coordinator

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1. CALL TO ORDER - 9:31 AM

2. INDIGENOUS LAND STATEMENT

"We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples."

3. APPROVAL OF AGENDA

Approved (G. Carlson)

4. DECLARATION OF CONFLICT OF INTEREST - Nil

5. MINUTES OF PREVIOUS MEETING

5.1 Heritage Advisory Committee draft minutes - 2023 04 11

Approved (Councillor C. Parrish)

6. DEPUTATIONS

There were no deputations presented.

7. PUBLIC QUESTION PERIOD - 15 Minute Limit

There were no questions registered by the public.

8. CONSENT AGENDA

RECOMMENDATION HAC-0021-2023

Moved By D. Cook

The following items were approved on consent at the Heritage Advisory Committee meeting on May 9, 2023:

- Item 9.1 - Request to Alter a Heritage Designated Property at 47 John Street South (Ward 1)
- Item 9.3 - Request to Alter a Heritage Designated Property at 1352 Lakeshore Road East (Ward 1)
- Item 9.4 - Proposed Heritage Designation of 1470 Pinetree Crescent (Ward 1)

Approved

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9. MATTERS TO BE CONSIDERED

9.1 Request to Alter a Heritage Designated Property at 47 John Street South (Ward 1)(ON CONSENT)

RECOMMENDATION HAC-0022-2023

Moved By D. Cook

That the Request to Alter a Heritage Designated Property at 47 John Street South (Ward 1), as per the Corporate Report dated April 11, 2023 from the Commissioner of Community Services be approved.

Approved

9.2 Request to Alter a Heritage Designated Property at 680 Silver Creek Boulevard (Ward 4)

Committee Members discussed long term plans for the restaurant and roofing materials that would be used for the repair of the roof.

RECOMMENDATION HAC-0023-2023

Moved By D. Cook

That the Request to Alter a Heritage Designated Property at at 680 Silver Creek Boulevard (Ward 4), as described in the report dated April 11, 2023 from the Commissioner of Community Services 2023, be approved.

Approved

9.3 Request to Alter a Heritage Designated Property at 1352 Lakeshore Road East (Ward 1)(ON CONSENT)

RECOMMENDATION HAC-0024-2023

Moved By D. Cook

That the Request to Alter the heritage designated property at 1352 Lakeshore Road East (Ward 1), as outlined in the Corporate Report dated April 11, 2023 from the Commissioner of Community Services be approved.

Approved

9.4 Proposed Heritage Designation of 1470 Pinetree Crescent (Ward 1)(ON CONSENT)

RECOMMENDATION HAC-0025-2023

Moved By D. Cook

That the property at 1470 Pinetree Crescent (Ward 1) be designated under Part IV of the Ontario Heritage Act for its contextual, associative and physical value and that the

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appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved

9.5 Heritage Register Review

John Dunlop, Manager Heritage Planning & Indigenous Relations discussed the review of the heritage register and how Bill 23 would impact the process for designation and that alterations would still require approval by the Committee.

Committee Members inquired about communicating on social media to inform the public about heritage matters and discussed the blue plaque program.

RECOMMENDATION HAC-0026-2023

Moved By G. Carlson

That the strategy to address the City's Heritage Register resulting from the amendments of the Ontario Heritage Act, as outlined in the Corporate Report dated April 14, 2023 from the Commissioner of Community Services be approved.

Approved

10. INFORMATION ITEMS - Nil

11. OTHER BUSINESS

Matthew Wilkinson, Citizen Member informed the Committee that Heritage Mississauga would be in Streetsville on May 31st to launch a book on historic crime and punishment entitled Mississauga Confidential.

Mr. Wilkinson advised the Committee that Carassauga would be held the last weekend in May and that Heritage Mississauga would be operating the Canada Pavilion located in an outdoor tent at the Paramount Fine Foods Centre.

12. DATE OF NEXT MEETING

June 13, 2023 at 9:30 AM

13. ADJOURNMENT - 9:52 AM

(Councillor C. Parrish)

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Protecting Space for Culture:

Banquet halls as sites of intangible cultural heritage in Mississauga

Sneha Mandhan, PhD Candidate, Geography and Planning
University of Toronto

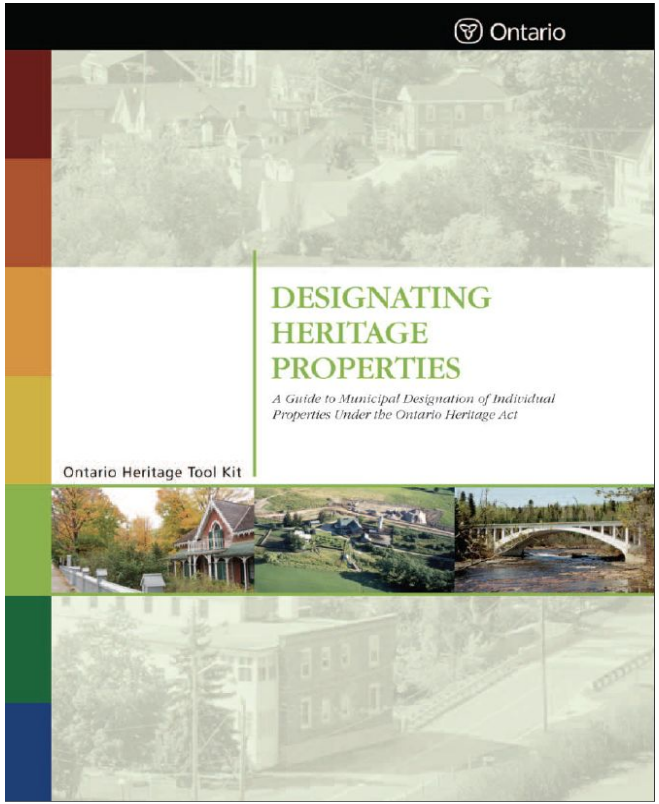
Agenda

- Introduction to my research
- Introduction to relevant heritage-related concepts and values
- Sharing stories of banquet halls
- Potential challenges/barriers to protecting banquet halls
- Conclusion

Methods

- Literature review
- Policy analysis
- Site visits to event spaces
- Personal in-person, phone, and virtual interviews conducted between 2020-2023 with:
    - First and second generation South Asian immigrants
    - Banquet hall owners and operators catering predominantly to South Asian communities
    - Heritage planning staff

Ontario Heritage Act



https://www.ontario.ca/laws/regulation/060009

Français

6.1

Ontario Heritage Act

ONTARIO REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Consolidation Period: From January 1, 2023 to the e-Laws currency date.

Last amendment: 569/22.

Legislative History: 569/22.

This is the English version of a bilingual regulation.

Criteria, s. 27 (3) (b) of the Act

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 27 (3) (b) of the Act. O. Reg. 569/22, s. 1.

(2) Property that has not been designated under Part IV of the Act may be included in the register referred to in subsection 27 (1) of the Act on and after the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force if the property meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

(3) For clarity, subsection (2) does not apply in respect of a property that has not been designated under Part IV but was included in the register as of the day subsection 3 (2) of Schedule 6 to the *More Homes Built Faster Act, 2022* comes into force. O. Reg. 569/22, s. 1.

Design or physical value

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

Historical or associative value

- The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
- The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
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Contextual value

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

Intangible cultural heritage

"Intangible cultural heritage" is defined at Article 2(1) of the 2003 UNESCO Intangible Cultural Heritage Convention as ***the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage.*** *This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history, and* ***provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.***

The Convention goes on to note at Article 2(2) that ***intangible cultural heritage is manifested inter alia in the following domains:***

(a) oral traditions and expressions, including language as a vehicle of the intangible cultural heritage;

(b) performing arts;

(c) social practices, rituals and festive events; (

d) knowledge and practices concerning nature and the universe;

(e) traditional craftsmanship.

(Ross, 2019, p.28)

Intangible cultural heritage

The Burra Charter of 2013 emphasizes the importance of intangible cultural heritage and the role of citizens in the identification and management of places of cultural significance.

The Canadian Register of Historic Places has adopted the Burra Charter's definition of heritage value/cultural significance:

"The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present, or future generations"

As the Burra Charter 's "Practice Note: Understanding and Assessing Cultural Significance" warns:

A place can be culturally significant regardless of its age, notions of conventional beauty, or the presence or absence of built form, or the number of people for whom it is significant. A place does not have to be "old" to be historically or socially significant, nor conventionally beautiful to be aesthetically significant. *Places with no visible physical evidence can still be highly significant. In assessing cultural significance, it is essential to be open to knowledge and values expressed from different perspectives and cultural contexts. Be prepared to conduct deeper research beyond "the mainstream"*

(Ross, 2019, p.190)

Intangible cultural heritage

As communities diversify and cultures are shared across the globe, there has been a move toward gathering, protecting and featuring intangible heritage elements. ***Intangible heritage includes many aspects of a community's culture that are not represented by traditional physical artifacts, buildings or monuments such as: storytelling, skill sharing and knowledge building. Often these intangibles are created, transmitted and maintained organically by a community without a realization that they are explicitly maintaining culture and heritage. Rapidly changing demographics in many communities have pushed organizations and groups to document these intangibles for future communities as well as for cross-cultural learning and understanding.*** *Many museums and galleries are using technologies to collect, archive and exhibit their local intangible heritage assets.*

(Mississauga Culture Master Plan, 2019, p21)

Living heritage

Living Heritage: the recognition of people as connected to their heritage, defined more broadly than physical components to include cultural expressions and practices. ***Living heritage honours the unique importance of each human life of the past, present and future, and is an inclusive concept that recognizes the desire to connect with others and share our stories.***

(Mississauga Culture Master Plan 2019)

The meaning of "heritage value" encompasses more than that which is currently being applied in Canadian cities like Toronto. As Gail Higginbottom and Philip Tonner warn, ***even though a cultural site may seem at present to be of little relevance, this "does not mean it won't have any for future generations, who could well be astonished as to why we allowed the destruction of places that presently 'do not appear to have any value to anyone.'***

(Ross, 2019, p184)

Mississauga Culture Master Plan, 2019

Priority 4: Support an Authentic Cultural Identity that is Welcoming, Inspiring and Enriching

Why is this important?

Mississauga has a rich history including early geology, First Nations heritage, European settlement and recent decades of modern settlement.[34] As Mississauga continues to grow, it is important to recognize and honour the past, present and the future. Mississauga's heritage should not be an elite concept but rather inclusive and available to everyone. Cities must reinvent the way they support heritage and redefine it as more than just landmarks but rather intangible and living aspects of culture and heritage.

Heritage is constantly evolving and changing and everyone is an active member of honouring, sharing and defining history. Arts, culture and heritage are key to fostering a common identity that is welcoming, respectful and allows for learning. Respecting the past and the present will lead to the creation of more inclusive spaces and experiences.

What the community said:

Celebrate and honour Mississauga's history and living heritage: Participants wanted stronger protection for heritage sites and structures, as well as a way to celebrate the history of local neighbourhoods. It was equally important to acknowledge the evolving and changing narratives that make Mississauga unique and to acknowledge, interpret and reinterpret Mississauga's history, stories and living heritage.

Support Indigenous history and culture: A key component to supporting cultural identity involves acknowledging Mississauga's Indigenous history and culture, and enhancing the visibility of the many Indigenous and First Nations people that have a connection to Mississauga as their home, including the Mississaugas of the Credit First Nation. Participants wanted more focus on, and celebration of, Indigenous peoples, their culture, history and how they are connected to Mississauga's history.

The Peel Aboriginal Network, the Mississaugas of the Credit First Nation and the Huron-Wendat Nation expressed a desire to build stronger relationships with the City and Indigenous communities. It is important to educate people about Indigenous history and to use arts and culture to begin the process of reconciliation through education, information sharing, awareness building and to enhance the visibility of Indigenous peoples, cultures and histories.

Build a cultural identity: Mississauga is transitioning from a suburban community to an increasingly urban and highly diverse city. Participants said t
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Celebrate and honour Mississauga's history and living heritage: Participants wanted stronger protection for heritage sites and structures, as well as a way to celebrate the history of local neighbourhoods. It was equally important to acknowledge the evolving and changing narratives that make Mississauga unique and to acknowledge, interpret and reinterpret Mississauga's history, stories and living heritage.

What the City

Create inclusive spaces and highlight diversity:

As the city continues to mature, it is important to support the development of a unique cultural identity for Mississauga and its residents. It is important to share information about history, diverse cultures and living heritage through a wide range of events, festivals and cultural programs. By creating more inclusive City spaces through diversity of programming at the museums and other cultural facilities, and by highlighting performing and visual arts disciplines of non-Eurocentric cultures, the City will be able to build a collective cultural identity that is unique to Mississauga.

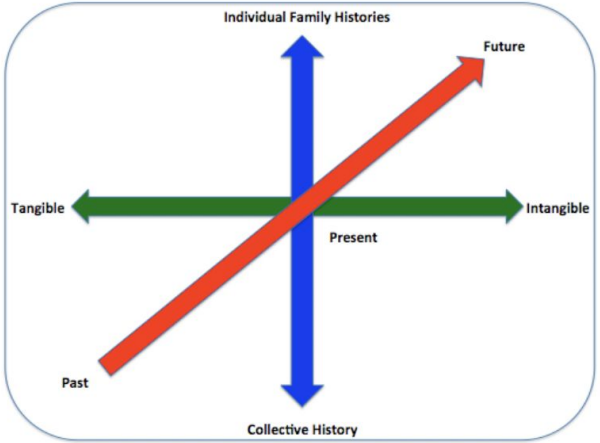
34 Culture Division. *Heritage Management Strategy.* (2016 p. 20).

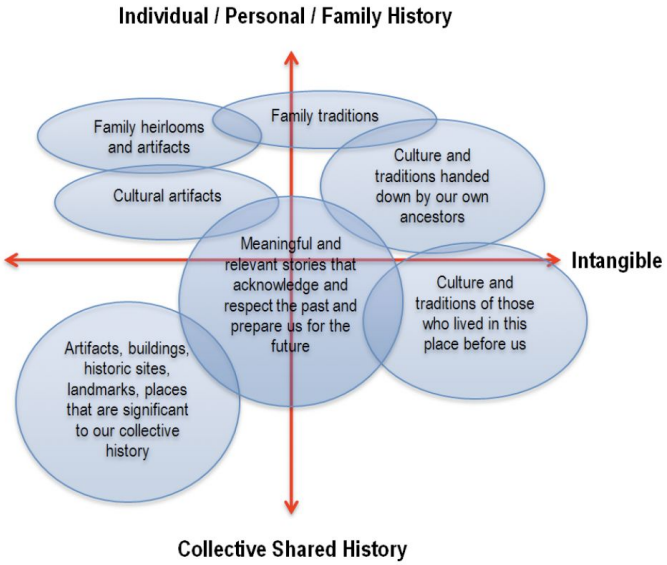
https://www.mississauga.ca/publication/culture-master-plan/

Mississauga Heritage Management Strategy, 2016

Several of these recommendations are highly innovative and will position the municipality as one of the leaders in Canada in terms of heritage management. The most innovative attributes include:

- an **expansive understanding of what constitutes heritage.** Our definition includes tangible and intangible aspects; stories that are personal, family-focused and collective; and involves the past, present and future – as shown below:





Evolving policy landscape: Bill 23, More Homes Built Faster Act, 2022

Decision details

Changes to the OHA made under the *More Homes Built Faster Act, 2022* (Bill 23) and regulatory changes to *O. Reg. 9/06* and *O. Reg. 385/21* are required to implement the legislative changes came into effect on January 1, 2023. The amendments are as follows:

Listing:

- Most of the changes to procedures related to municipal registers, including the process and requirements around removal and inclusion of non-designated properties on the municipal registers.
- Changes to *O. Reg. 9/06* Criteria for Determining Cultural Heritage Value or Interest to establish that non-designated properties included on a municipal register must meet one or more of the criteria outlined in the regulation.
- Please note: the requirement for municipalities to make their municipal registers available on a publicly accessible website will not come into force until July 1, 2023 to provide municipalities with time to ensure compliance.

Designation:

- Limiting the ability to issue a Notice of Intention to Designate on a property subject to a prescribed event to only those properties included on a municipal register.
- Changes to *O. Reg. 9/06* Criteria for Determining Cultural Heritage Value or Interest to establish that a property must meet two or more criteria in the regulation in order to be designated. The regulation also includes transitionary provisions to address matters underway at the time of the changes coming into force.

Evolving policy landscape: Bill 97 (Draft)

10.2

City of Mississauga
Corporate Report

MISSISSAUGA

Date: May 1, 2023 To: Mayor and Members of Council From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building	Originator's files: LA.07-BIL Meeting date: May 3, 2023

Subject

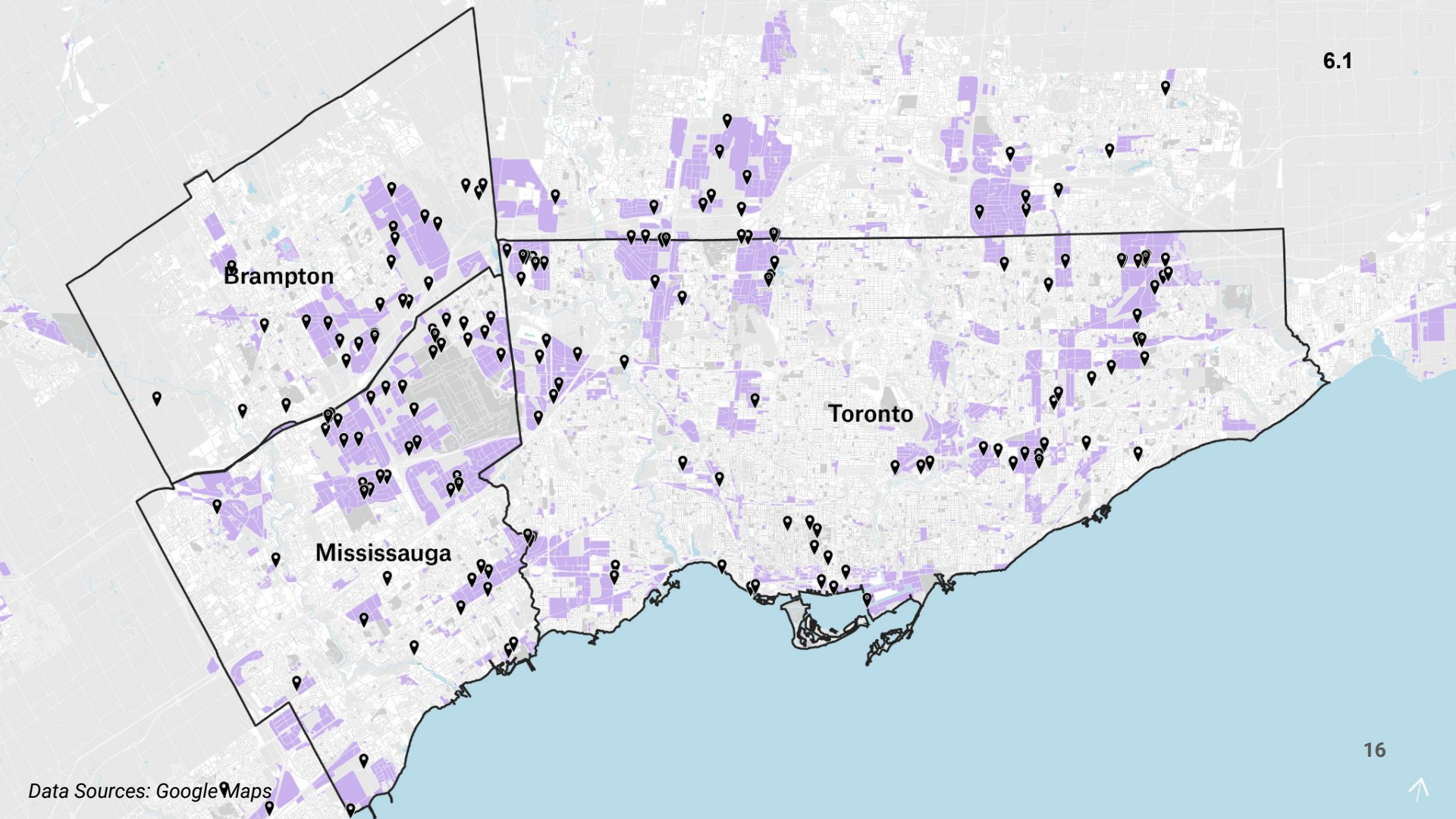
Bill 97 "Helping Home Buyers and Protecting Tenants" and Implications for City of Mississauga

PROPOSED PROVINCIAL POLICY STATEMENT, 2023

Since 2006, the Growth Plan helped to manage growth in the GGH by laying out an urban structure that aligned growth with infrastructure investments, promoted complete communities, a range and mix of housing forms, and protected lands for natural heritage, prime agriculture and employment. The PPS augmented the Growth Plan with broader based policy directions, again promoting a well-managed and balanced approach to growth province-wide. The proposed PPS, 2023, seems to be based on two assumptions. First, that there needs to be more residential land designated to meet growth targets. And second, an individual development application based approach to employment land-use changes is preferable to the current comprehensive review approach.

Staff disagree with both of these points and suggest the Province may not fully grasp the land economic implications of the proposed changes. Specifically, the changes could lead to an immediate spike in the land values in employment areas with prospective purchasers speculating on what higher financial return uses (e.g. residential) could possibly be considered on the sites. This land value uplift makes it more expensive for potential new businesses developing as-of-right uses to locate in the areas, thereby hurting overall economic growth.

Staff need greater clarification from the Province on many of the policies in the proposed PPS, 2023, to more fully understand how these changes will impact the city going forward. However, staff are concerned there could be significant impacts on the city's residential to non-residential assessment and population to employment ratios. It could impact the types of uses that could go into our employment areas, the commercial buffers that separate heavy industry from residential areas and the ability to maintain commercial uses in communities.



Data Sources: Google Maps

The role of heritage in fostering cultural citizenship

This is especially important in places where communities have experienced marginalization. In these places, the ***"preservation of places that are significant for local indigenous populations or other marginalised groups – including ethnic and racial minorities, women, and LGBTQ people – has emancipatory potential"***

(Barber, 2013, pp. 95–96).

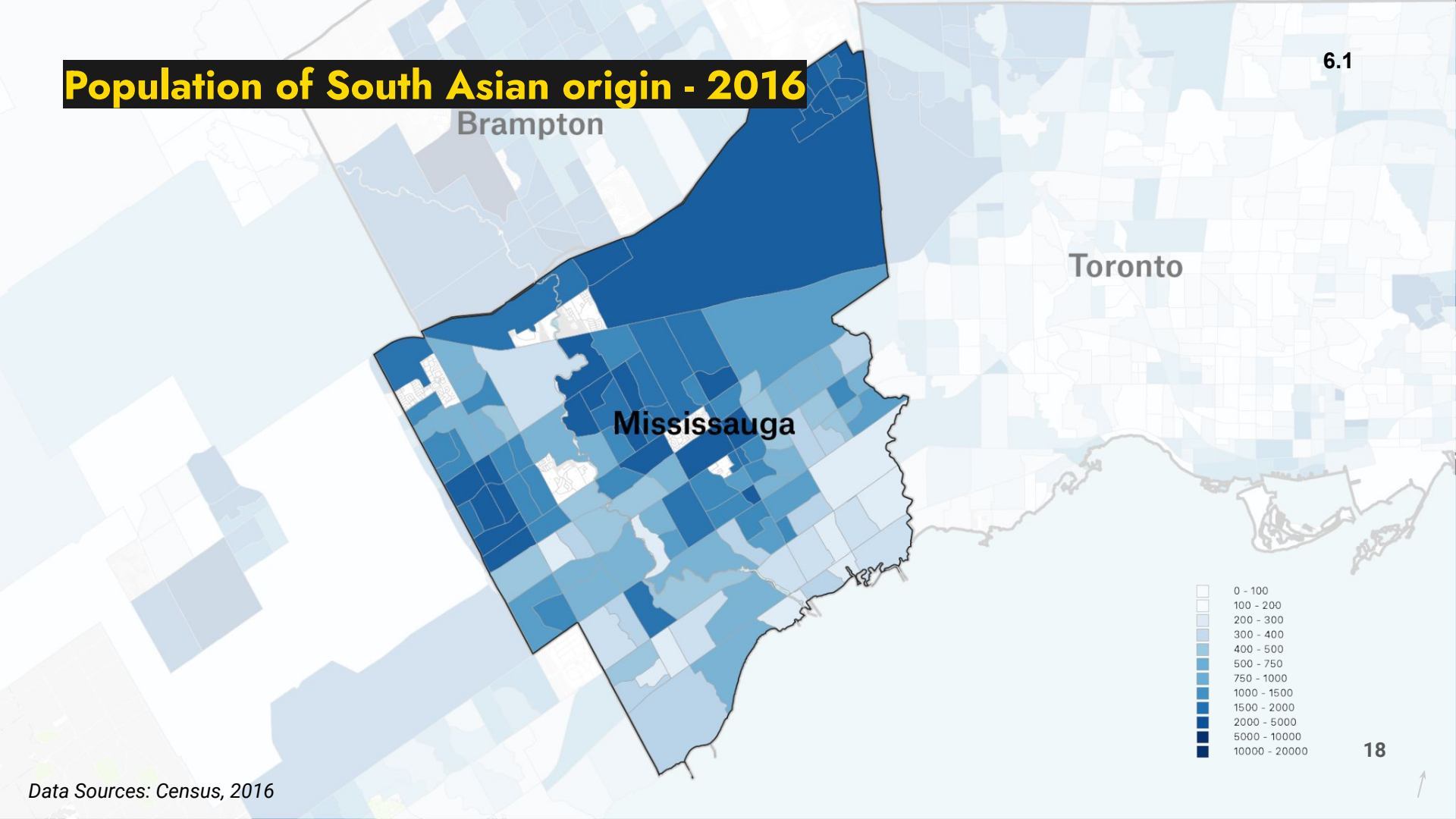
*it is important to question "****what constitutes "heritage," along with what kinds of heritage and whose heritage matters, and how to determine which spaces – whose spaces – merit protection and/or preservation****"*

(Ross, 2017, p. 32)

For residents and communities, ***heritage contributes to "affective attachments to place" through a creation and recreation of "a sense of belonging, past, place, culture and ownership"***

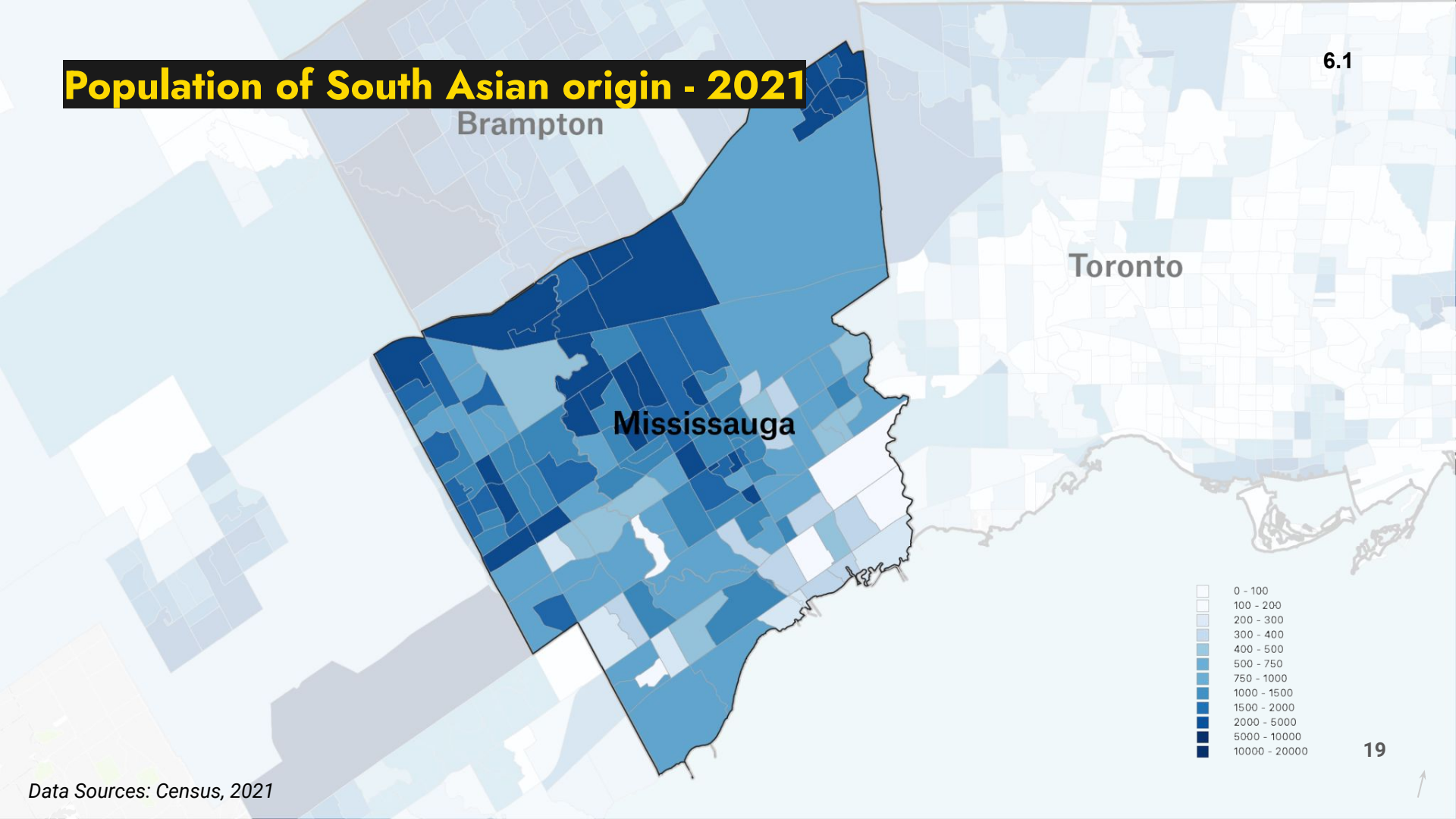
(Stern, 2017, p. 296, citing Franklin and Crang, 2001)

Population of South Asian origin - 2016



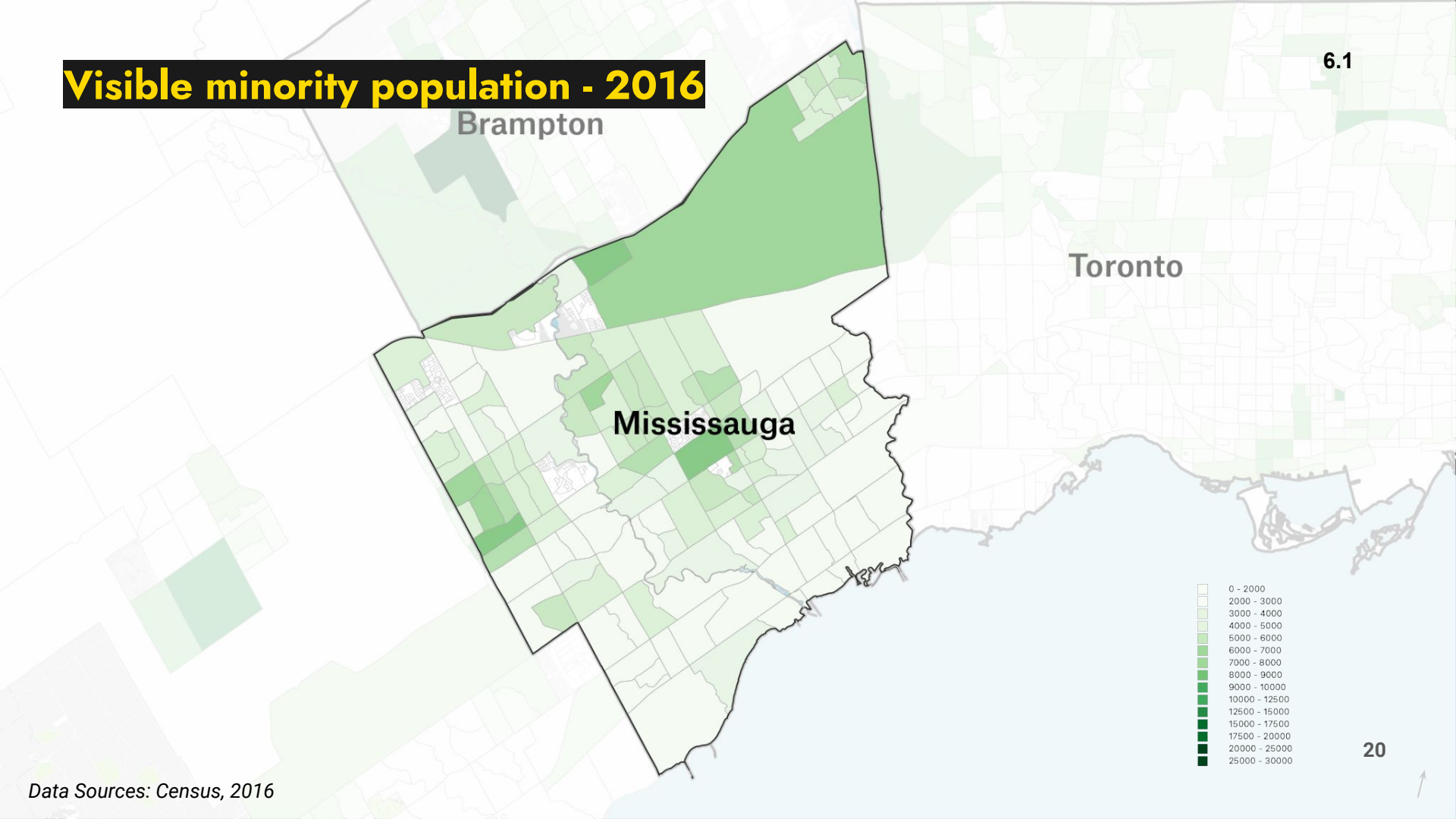
Data Sources: Census, 2016

Population of South Asian origin - 2021



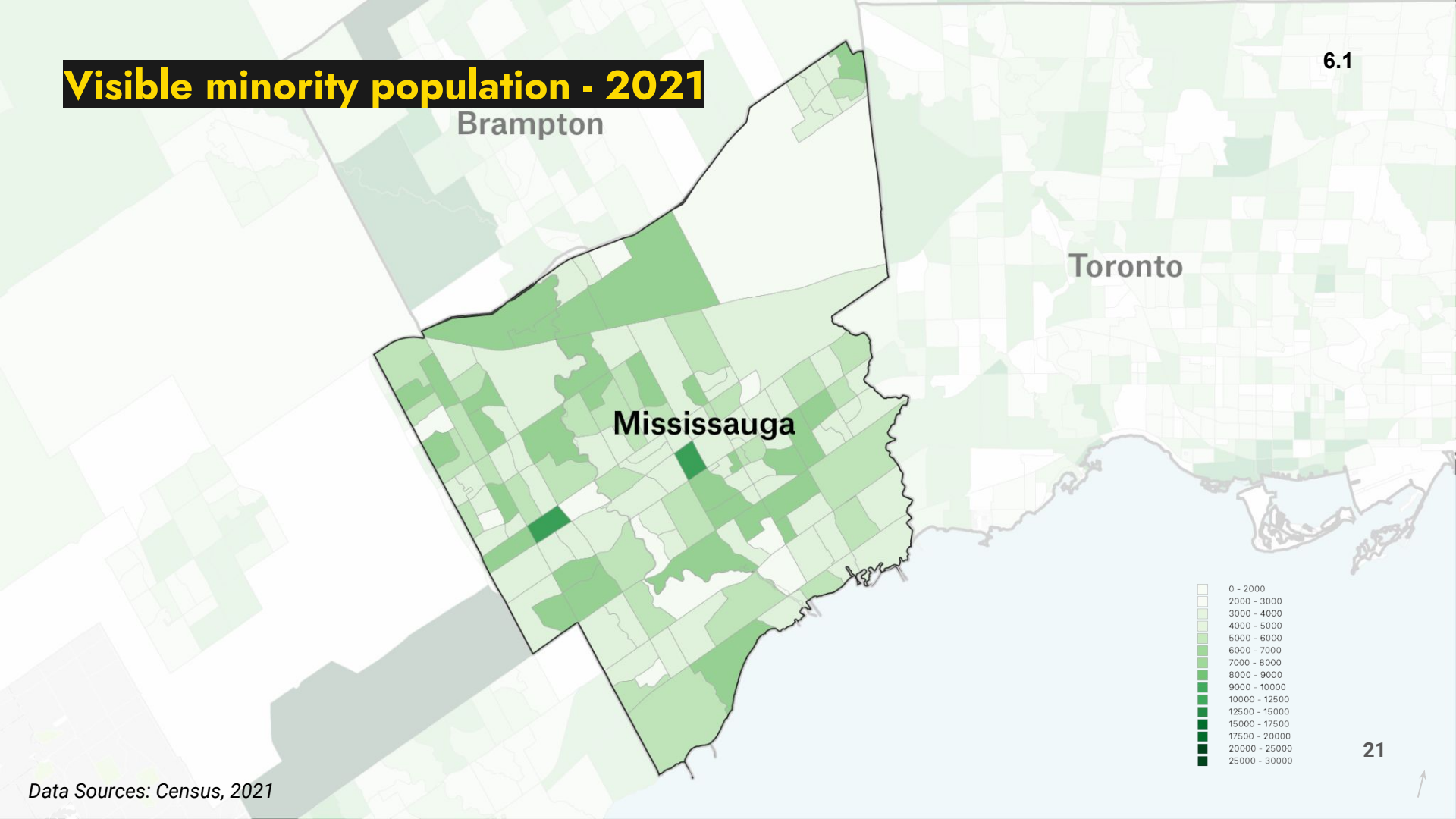
Data Sources: Census, 2021

Visible minority population - 2016



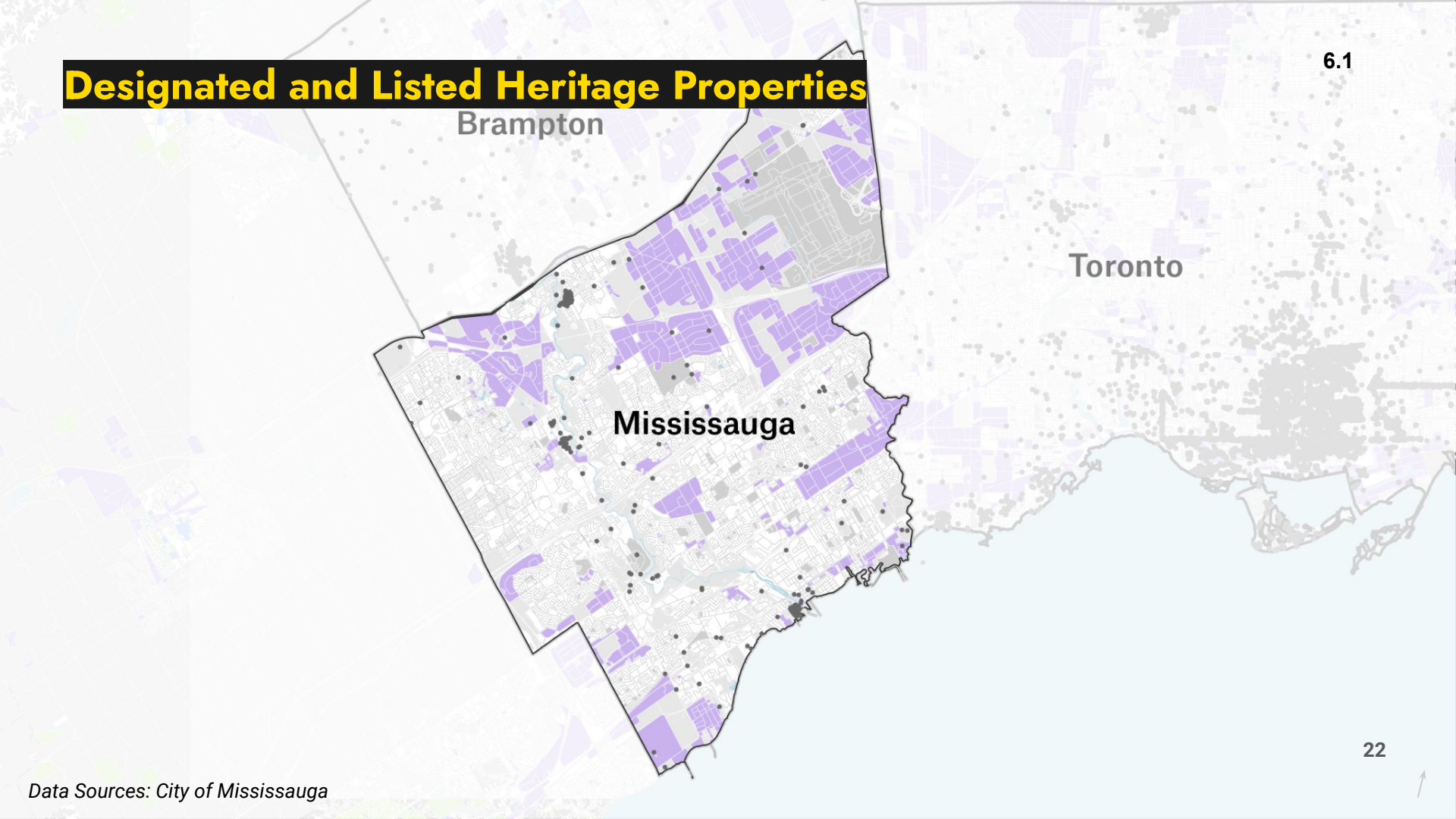
Data Sources: Census, 2016

Visible minority population - 2021



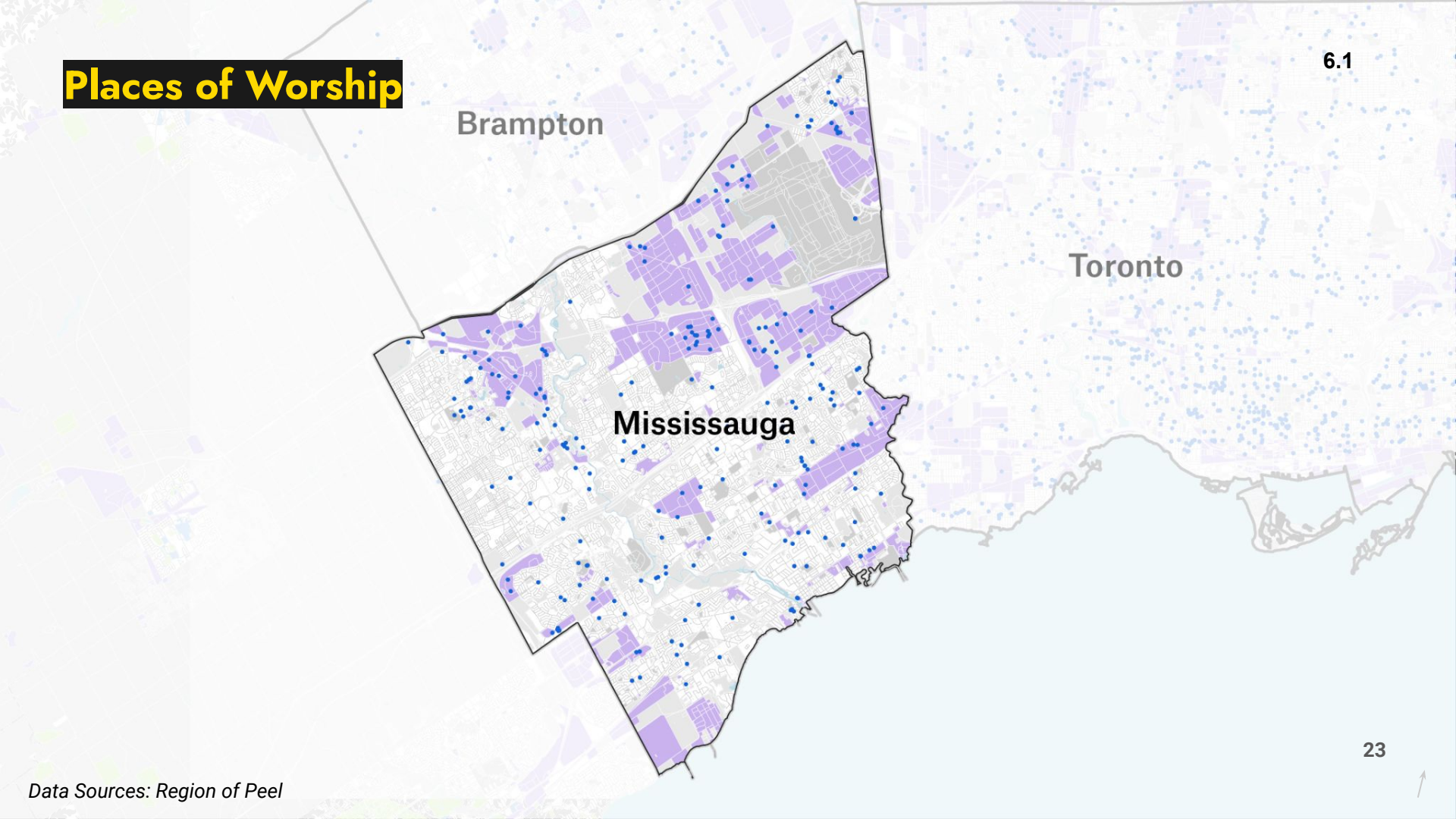
Data Sources: Census, 2021

Designated and Listed Heritage Properties



Data Sources: City of Mississauga

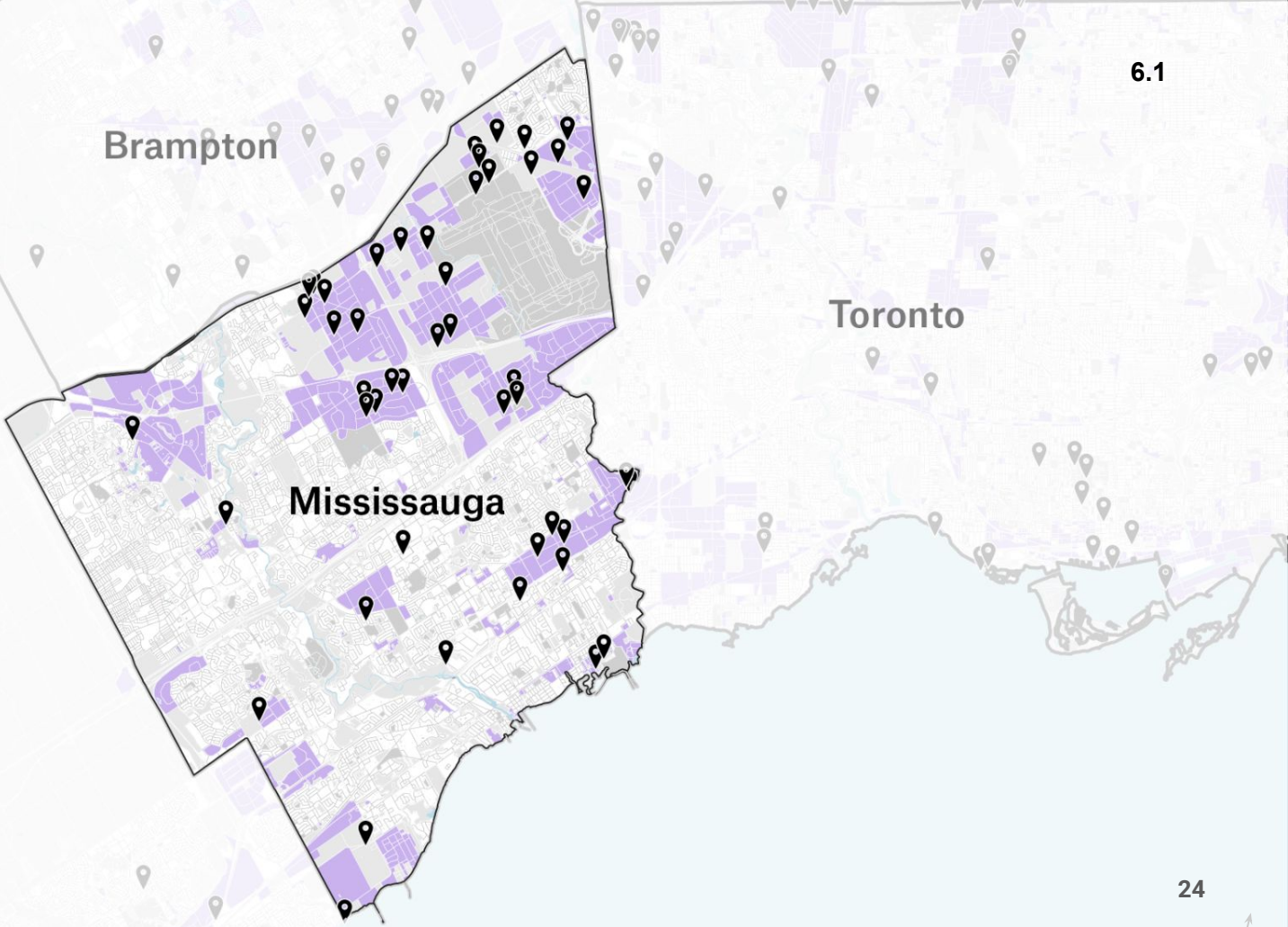
Places of Worship



Data Sources: Region of Peel

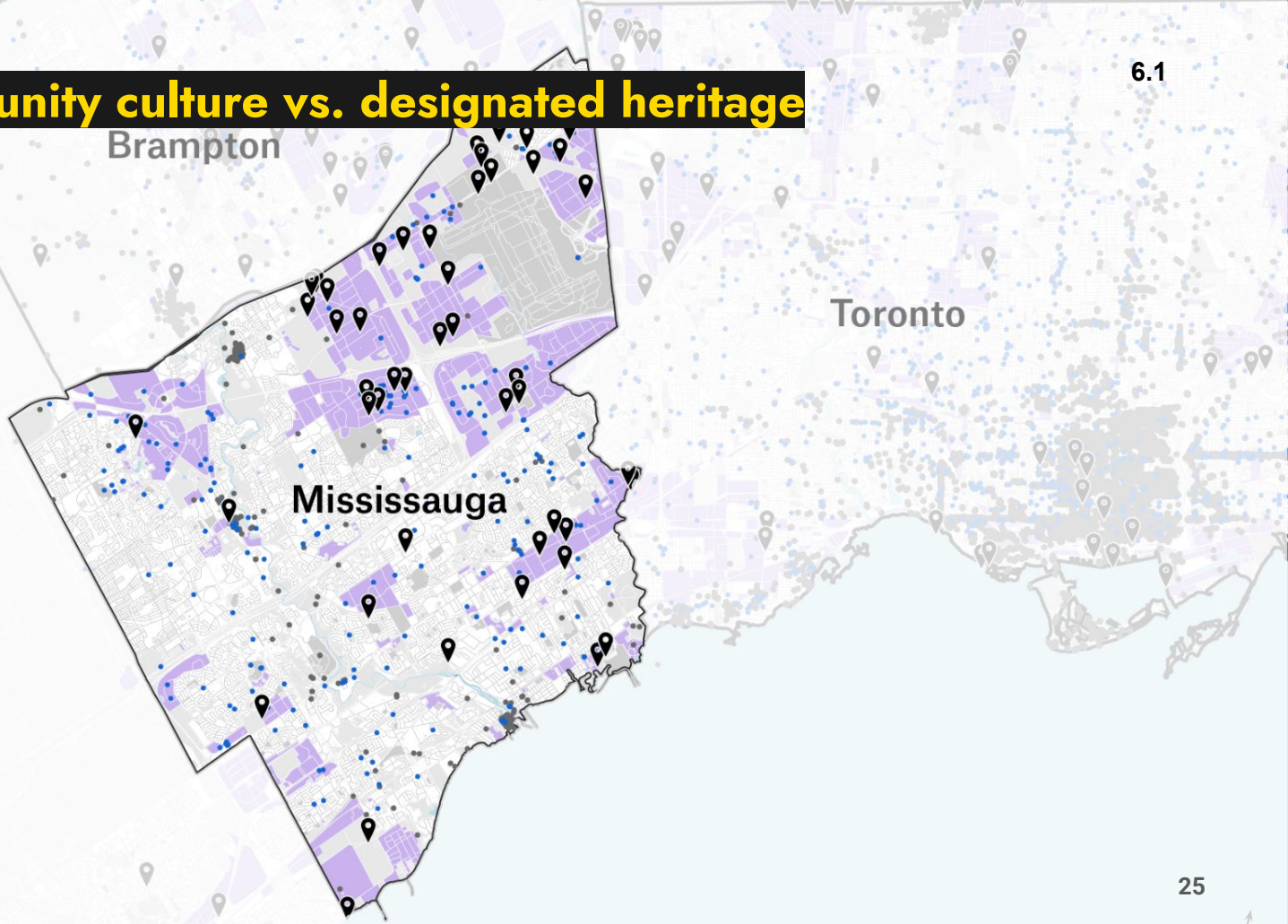
Banquet Halls

6.1

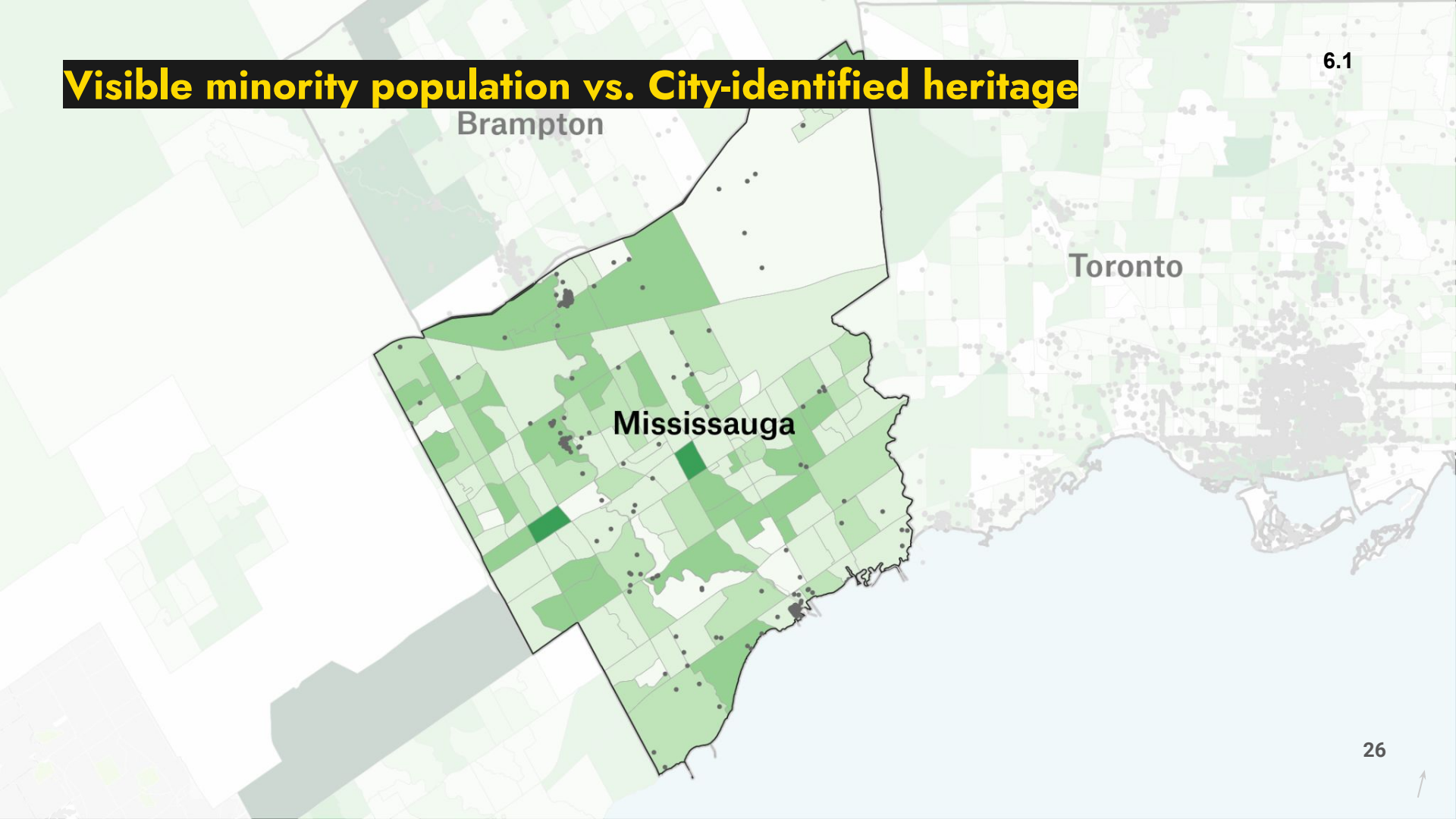


Data Sources: Google Maps

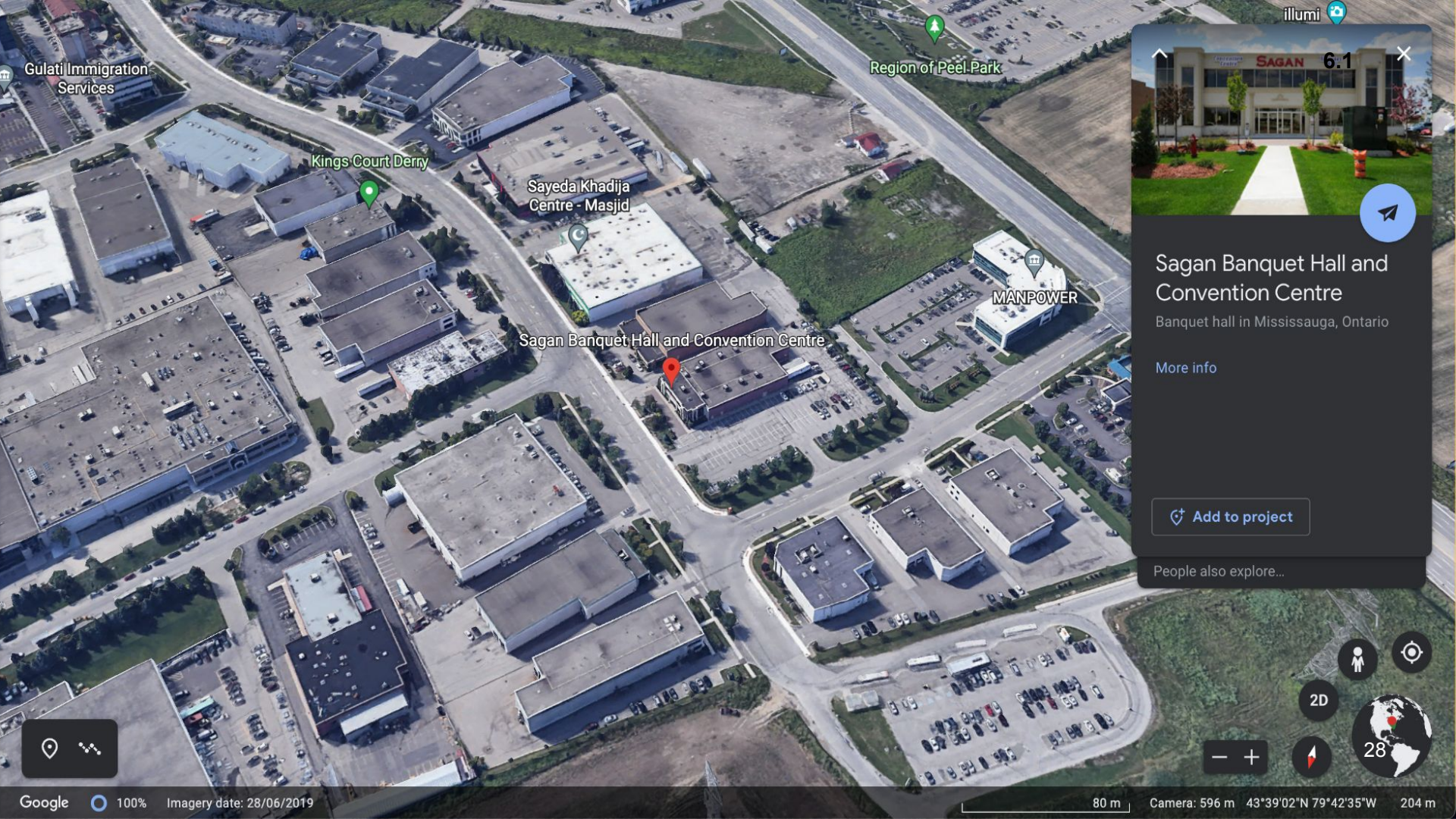
Everyday community culture vs. designated heritage

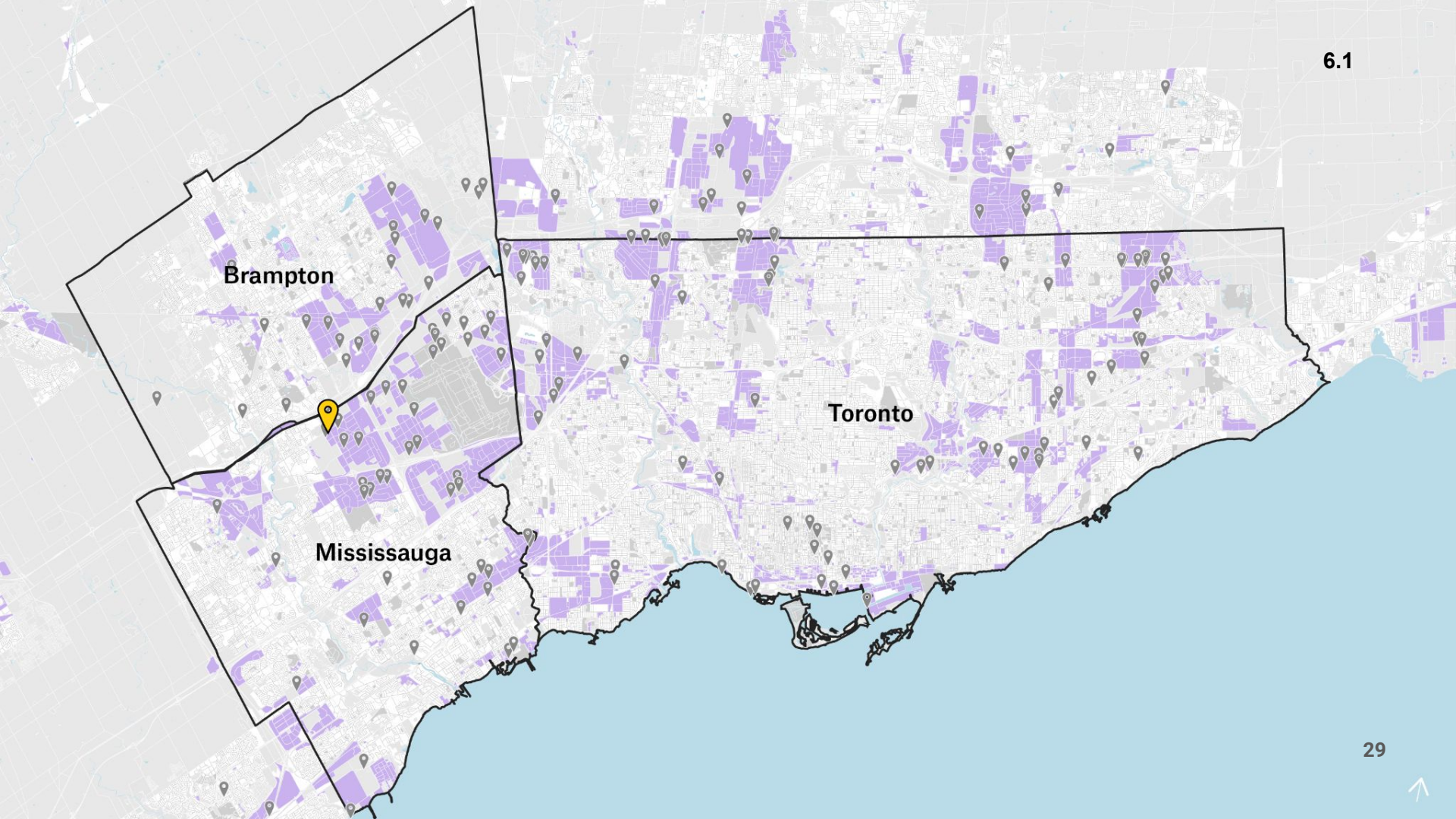


Visible minority population vs. City-identified heritage



Case Study: Sagan Banquet Hall, Mississauga


Gulati Immigration Services
Kings Court Derry
Sayeda Khadija Centre - Masjid
Region of Peel Park
illumi
MANPOWER
Sagan Banquet Hall and Convention Centre
SAGAN
6.1
Sagan Banquet Hall and Convention Centre
Banquet hall in Mississauga, Ontario
More info
Add to project
People also explore...
2D
28
Google
100%
Imagery date: 28/06/2019
80 m
Camera: 596 m 43°39'02"N 79°42'35"W 204 m


Brampton
Mississauga
Toronto

“But because it's been here and in the industry for the past you know, 12 to 15 years, a lot of our bookings come from the parents and the grandparents and the references because the chefs we've had or have been here since day one. The food is the main thing that people look for. We don't do any advertisement at all …

…we do get a lot of “Oh, my sister got married here”. Or “my uncle got married here” that kind of thing.”

-Osai, Operations Manager

“I would say about 60 to 70% are the Pakistani community ever since the Shaheen foods Center took over. And then, you know, 30 to 40% would be Indian/Gujarati community because that's from the previous owners, they were Gujarati and since the chefs are the same, they trust the food and you know, and then the rest 5-10% would be everybody else.

So for example, this Saturday we have an Eritrean party. Last week, Saturday, we had a Guyanese party, we get a lot of Guyanese, Trinidadian…The Eritrean party that we're hosting their cousin had their party here as well as their sister had their party…”

-Osai, Operations Manager

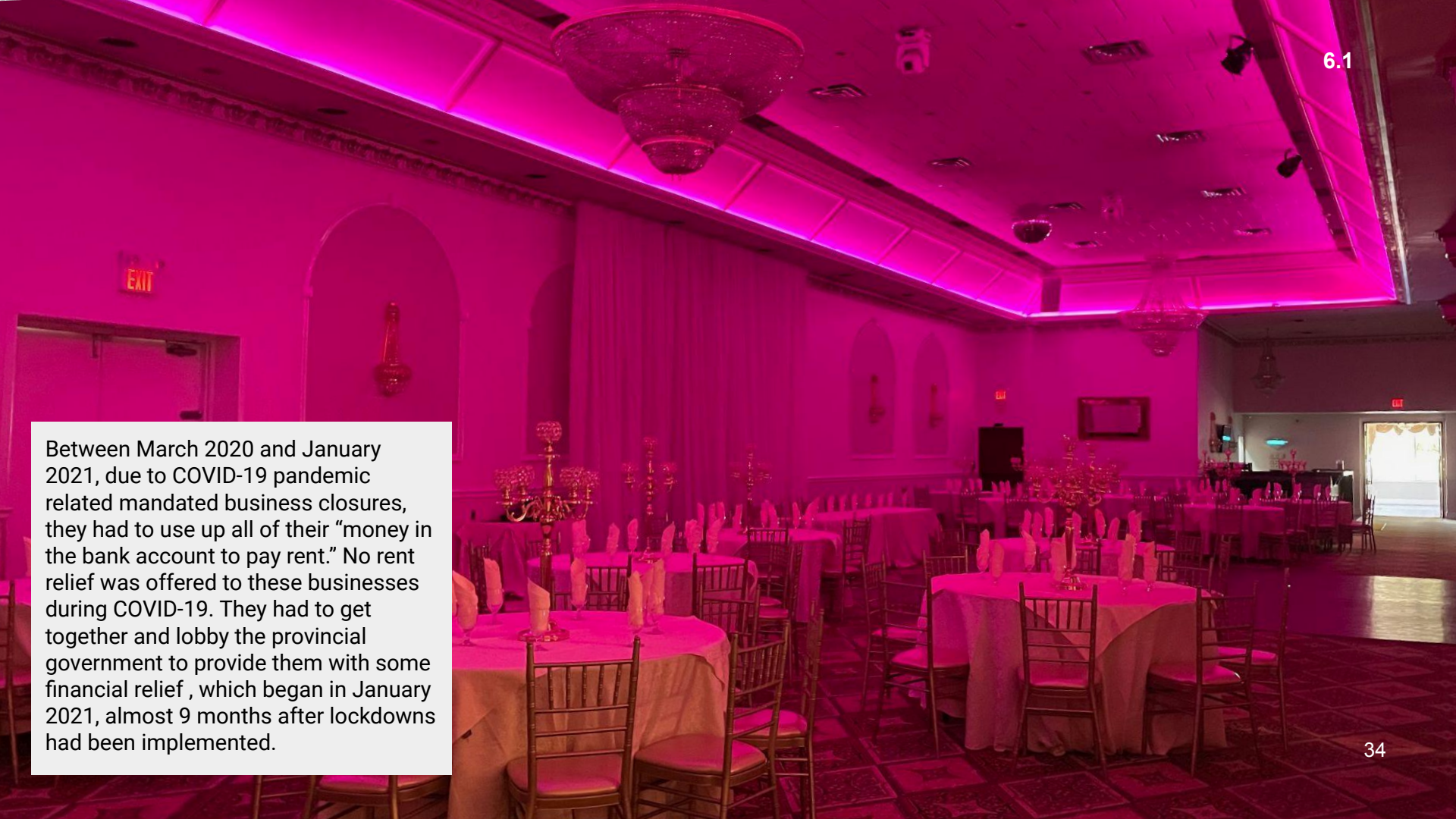
“So for our you know, Muslim clientele, we have to make sure that the meat is halal…For some of our Gujarati clientele, we need to make sure that they have a certain food requirement. No onion, no garlic. It's for our Jain guests. A lot of our Punjabi clienteles drink tea with their appetizer.

So just you know, little niche things that we have learned throughout the years to make sure everybody's on the same page.“

-Osai, Operations Manager

“Hussein [the owner] usually talks to them in the language which gives them a sense of familiarity… it really gives the client that little like, “Okay, I'm home” kind of feel.”

-Osai, Operations Manager

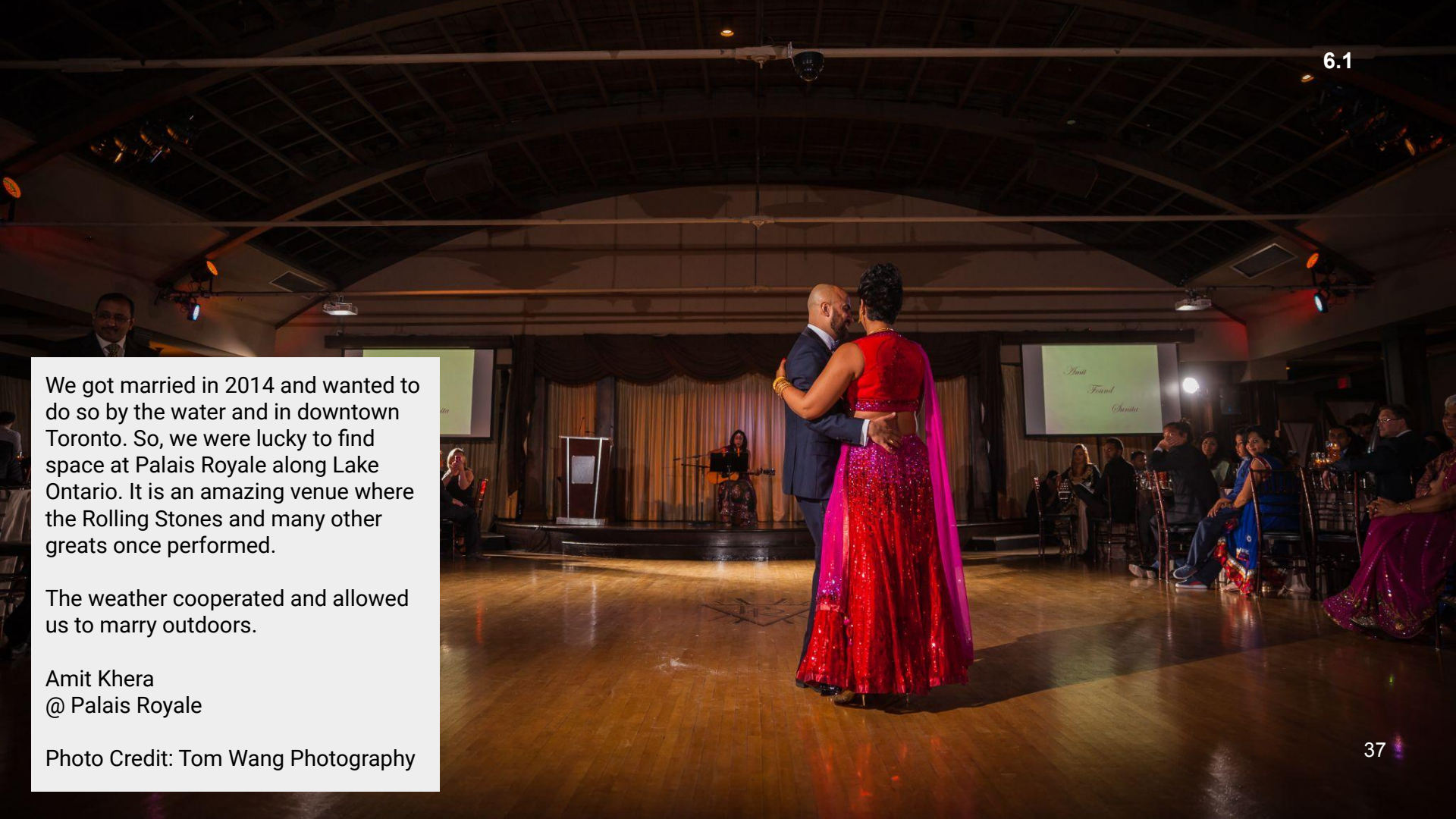


Between March 2020 and January 2021, due to COVID-19 pandemic related mandated business closures, they had to use up all of their “money in the bank account to pay rent.” No rent relief was offered to these businesses during COVID-19. They had to get together and lobby the provincial government to provide them with some financial relief , which began in January 2021, almost 9 months after lockdowns had been implemented.

Photo stories: Banquet halls in the GTA

These are photos taken at my mehndi and sangeet celebration. My husband is Punjabi but born and raised in Canada, and I'm Sindhi born in India raised in Dubai and have spent the larger part of my adult life in Canada. This celebration was our two families coming together just two days before our wedding to celebrate the beginning of our new life as husband and wife.

Shilpa Mandhan
@ Dreams Convention Centre



We got married in 2014 and wanted to do so by the water and in downtown Toronto. So, we were lucky to find space at Palais Royale along Lake Ontario. It is an amazing venue where the Rolling Stones and many other greats once performed.

The weather cooperated and allowed us to marry outdoors.

Amit Khera
@ Palais Royale

Photo Credit: Tom Wang Photography

My husband and I got married when I was in law school and he was studying for to become a CPA. As both my husband and I were busy with exams that week, we essentially showed up to the wedding not knowing what to expect. Nonetheless, the celebration was full of joy and excitement, with a special emphasis on the delicious food and lively games. It was truly a day to remember!

Farzana Khan
@ J&J Swagat

The Serbian community gathered to celebrate a “mortgage burning.” After 40 years, they paid off the mortgage for the construction of the All Serbian Saints Serbian Orthodox Church that stands beside the hall.

The location of the All Serbian Saints Serbian Orthodox Banquet Hall is important because it is a gathering place for the Serbian community in Southern Ontario. It is not only a place where religious ceremonies are held, but also a place where people can come together, eat, drink, dance, and share stories from the old country. Paying off the loan is significant as it marks a new chapter for the church and its community.

Elim Sly-Hooton
@ All Serbian Saints Serbian Orthodox Banquet Hall

Discussion:
Identifying ways to recognize and protect banquet halls as sites of immigrant, intangible cultural heritage

Heritage values - Interpretation

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or **associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.**
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.
6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has **contextual value because it is physically, functionally, visually or historically linked to its surroundings.**
9. The property has **contextual value because it is a landmark**

Diversifying the heritage register

- **Conflicts between heritage values and business interests**
  - Disconnect between the need to demonstrate associative value with one community versus business and multicultural interests

- **Immigration histories and trajectories**
  - Problematic emphasis on age and the past when considering heritage designation, especially for newer immigrant/ethno-cultural communities with shorter histories of settlement in the city
  - Need for emphasis on living heritage and conserving it for future generations

- **Costs and benefits of designation**
  - Conflation of commemoration and preservation
  - Transfer of costs onto businesses facing financial pressures post-COVID

- **Need for emphasis on storytelling + engaging with residents about their everyday lives**
  - Emphasis on technical, objective reasoning over storytelling in designation processes
  - Limited engagement with residents around places that are important to their daily lives

What does heritage value?

- **Emphasis on built or tangible heritage**
  - Lack of tangible ways to justify heritage designation based on intangible heritage
  - Lack of precedents for preserving intangible cultural heritage/use of space over buildings
  - Heritage designation tied to property, and property ownership - does not account for rented spaces

- **Purpose of designation**
  - Heritage preservation seen as a challenge or barrier to development
  - Problematic approach to heritage designation for perpetuity

- **Process-related challenges**
  - Emphasis on institutional, often-colonial records for documenting heritage values
  - Changes to heritage designation process per Bill 23
  - Lack of real protections through listing on heritage register

Next steps: Policy case studies

Montréal | Menu | Search | My acc

CONSEIL DU PATRIMOINE DE MONTRÉAL

Ville de Montréal → Conseil du patrimoine → Heritage protection → The notion of heritage

Conseil du patrimoine

- About the CPM
- Heritage protection
  - The notion of heritage
- Statements and memorandums
- Citations and consultations

Site map

Contact us!

The notion of heritage

The city endorsed the general definition of heritage that was produced by the Conseil du patrimoine de Montréal and that appears in the *Énoncé d'orientation pur une politique du patrimoine* (heritage policy directional statement).

> *Heritage means any asset or group of assets, natural or cultural, tangible or intangible, that a community recognizes for its value as a witness to history and memory, while emphasizing the need to safeguard, to protect, to adopt, to promote and to disseminate such heritage.*

Montréal's *Heritage Policy* takes into account natural, tangible and intangible cultural heritage, or in words, all aspects of heritage as defined by UNESCO. The Policy thus subscribes to the major international principles employed in classifying heritage. These principles have been tailored to Montréal's particular situation, as well as to the context of the municipality's jurisdiction in order to ensure a practical implementation of the Policy, which covers the following kinds of heritage:

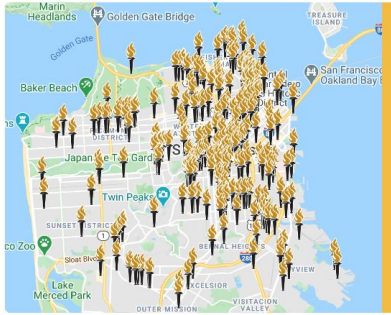
Natural heritage | Tangible cultural heritage | Intangible cultural heritage

See also

- Heritage policy (in French)
- « Urban heritage evaluation » (in French)

SF.GOV | Services | Departments | Search

Legacy Business Program



Discover San Francisco's iconic, long-standing businesses

Find Legacy Businesses by business type, neighborhood, or business name

Search business directory

Become a Legacy Business

Long-standing small businesses can join the Registry for recognition, marketing and business help, and grants.

Apply to join the Legacy Business Registry.

Check the status of your Legacy Business Registry application.

Resources for Legacy Businesses

Promote being on the Legacy Business Registry

Apply for a Rent Stabilization Grant.

Become a City Supplier so you can get money from the City. This includes grants and contracts.

Legislation that supports Legacy Businesses.

Visit Legacy Businesses

Find Legacy Businesses by business type, neighborhood, or business name.

Some Legacy Businesses are compliant Suppliers that can do business with City departments. See the list of Legacy Business City Suppliers.

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Thank you

This work would not have been possible without the generosity of banquet hall owners/managers, City of Mississauga staff, and my PhD supervisory committee.

Please keep in touch at sneha.mandhan@mail.utoronto.ca

City of Mississauga
Corporate Report

MISSISSAUGA

Date: May 8, 2023	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Jodi Robillos, Commissioner of Community Services	Meeting date: June 13, 2023

Subject

Request to Alter a Heritage Designated Property: 1695 The Collegeway (Ward 8)

Recommendation

That the request to alter a heritage designated property at 1695 The Collegeway (Ward 8), as per the Corporate Report dated May 8, 2023 from the Commissioner of Community Services be approved.

Executive Summary

- The subject property is designated under the Ontario Heritage Act.
- Alterations require a heritage permit.
- New aluminum signage is proposed, three two-foot signs and one nine-foot sign.
- Due to the large size of the property and the slight rise of the land from the street, the signage would not negatively impact the heritage character and should therefore be approved.

Background

Council designated the subject 1920s property under Part IV of the Ontario Heritage Act in 1985. Section 33 of the Act requires permission from Council in order to make alterations to a property designated under Part IV of the Act.

Comments

The property owner proposes to install aluminum signage on concrete bases as per Appendix 1. The proposal includes three two-foot tall markers and a nine-foot tall LED illuminated pylon sign. The existing freestanding sign is eight feet tall and does not impact views to the building. The property is large and rises up slightly from the street. The proposed signage is not a significant

departure from what exists and is simple in design, i.e. it would not detract from the building. As such, the proposed signage should be approved.

Financial Impact

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

Conclusion

The property owner proposes new signage. The signage is simple and, due to the nature of the property, is not a significant distraction from its heritage character. As such, the signage should be approved.

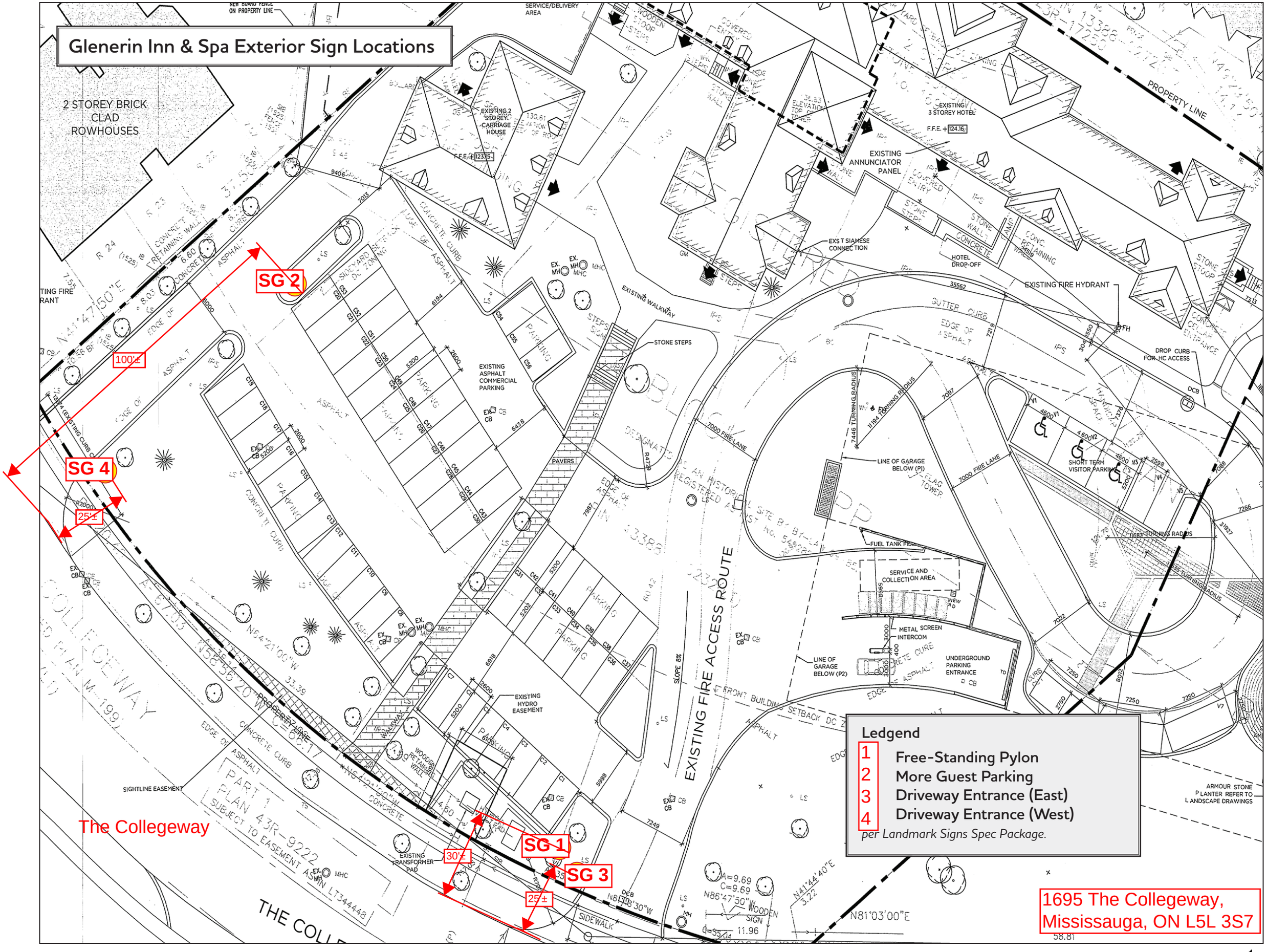
Attachments

Appendix 1: Proposal

Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner

Glenerin Inn & Spa Exterior Sign Locations



Ledgend

1. Free-Standing Pylon
2. More Guest Parking
3. Driveway Entrance (East)
4. Driveway Entrance (West)

per Landmark Signs Spec Package.

1695 The Collegeway,
Mississauga, ON L5L 3S7

SIGN 1

Exterior Signs

Sign 1 - Free Standing Pylon

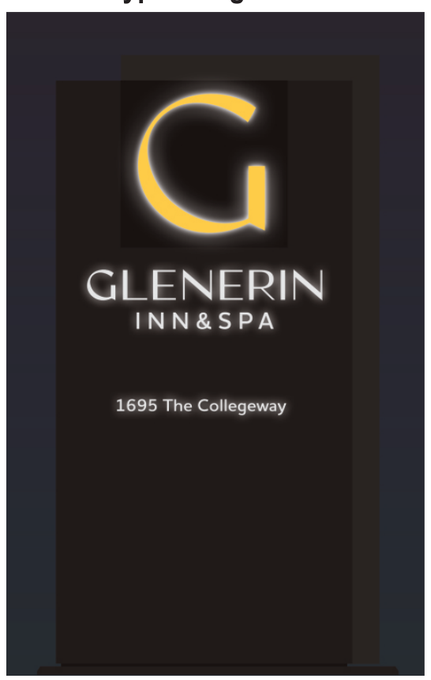
One Sign Required
- LED illuminated double sided pylon structure.
- Aluminum cabinet construction with internal support framing.
- Brand box at top of sign to be a 2" deep aluminum box with a 1" thick clear acrylic push through letter. See details on right side of this page.
- GLENERIN INN & SPA to be 1" thick clear acrylic push through letters with black perforated vinyl applied to faces & white vinyl applied to backs.
- Address to be acrylic backed. Black perforated vinyl applied to face of acrylic and glued to inside surface of face panel.
- Finished sign mounted to a concrete base.

PRODUCTION

1695 The Collegeway,
Mississauga, ON L5L 3S7

RGB equivilent PMS 425C — 8800-219 Double Layer of vinyl
PMS 420C — Black
PMS 422C — CLEAR ACRYLIC
MetaMark M7-SE-122

Typical night view



THE DESIGN SHOWN IS PROPERTY OF LANDMARK SIGN LTD. & MAY NOT BE REPRODUCED IN WHOLE OR PART WITHOUT WRITTEN CONSENT FROM LANDMARK SIGN

Landmark Sign
SALES • SERVICE • LEASING
Head Office: 1250 Glenshire Dr Victoria BC V9C3W7 250-478-8610
Vancouver: Unit 400-6165 Hwy 17A Ladner BC V4K5B8 604-518-7578
Toll Free 1-866-478-8610 Fax 250-478-8631

Client Name: Glenerin Inn & Spa
Location: 1695 The Collegway, Mississagua, Ont.

Start Date: Jan. 17 / 2023
Last Revision: Mar. 29 / 2023
File name: Glenerin Inn \ Glenerin Pylons . cdr
Page: 1 of 2

Client Approval: ----------
Landlord Approval: ----------

Sales Rep: Ryan Shepherd
Designer: Weldon Kidson

1. Free-Standing Illuminated Pylon

Landmark Signs –Spec Package – Pg 3 – Sign #1

SIGN 1

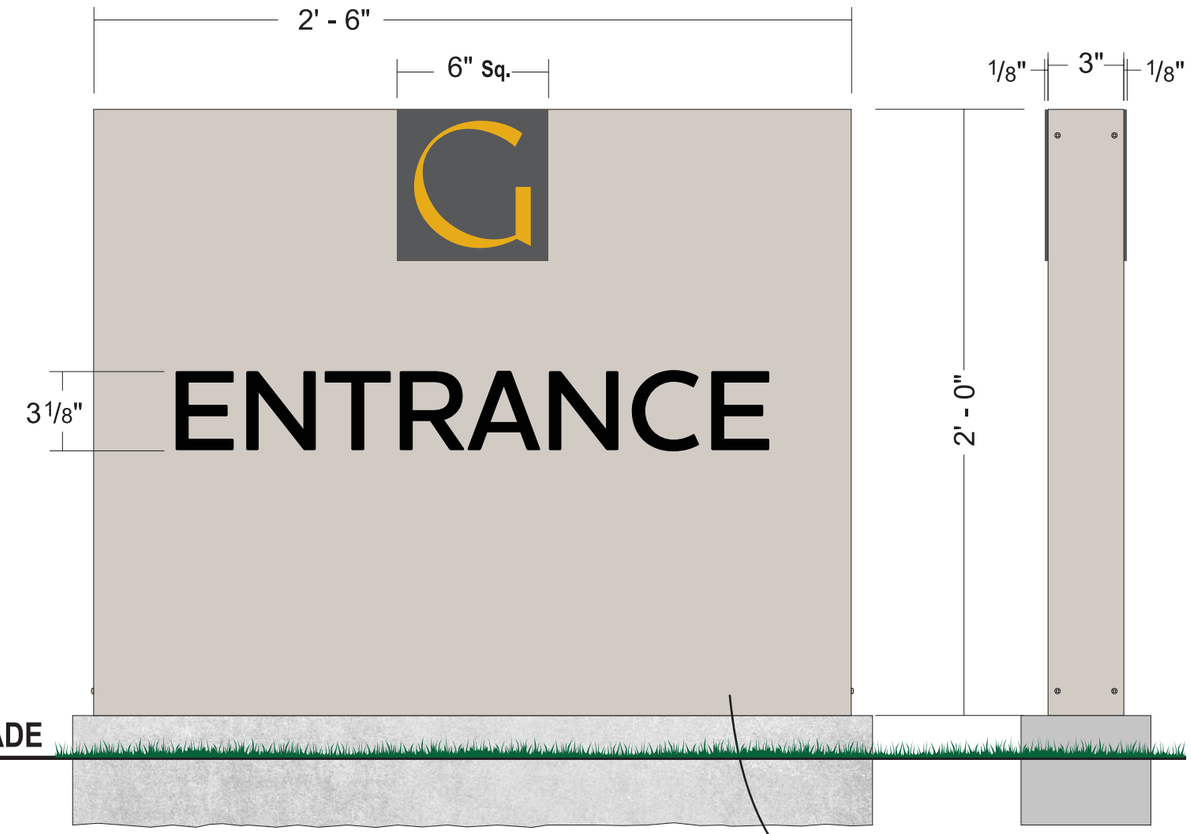
Existing Sign at power source

1695 The Collegeway,
Mississauga, ON L5L 3S7

Sign locations only. Not to scale. Detailed specs TBD.

SIGN 2

SIGN 3 & SIGN 4



Exterior Signs

2nd Side

PRODUCTION

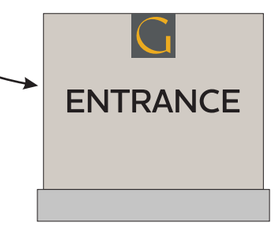
SIGN 2 **More Guest Parking**

New West driveway entrance

One Sign Required

- Aluminum double sided cabinet with internal framing.
- Painted finish.
- Brand box to be 1/8" thick aluminum, painted on face & edges.
- Vinyl graphics (letter G & copy) applied to both sides.
- Mounted to a concrete base at the new west driveway entrance.

2nd Side



SIGN 3 & SIGN 4 **Entrance**

New East & West driveways

Two Signs Required

- Aluminum double sided cabinet with internal framing.
- Painted finish.
- Brand box to be 1/8" thick aluminum, painted on face & edges.
- Vinyl graphics (letter G & copy) applied to both sides.
- Mounted to a concrete bases at the east & west driveways.

RGB equivilent PMS 425C — SC 950 250-O Dark Yellow

PMS 420C — Black

1695 The Collegeway,
Mississauga, ON L5L 3S7

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Client Name: Glenerin Inn & Spa

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File name: Glenerin Inn \ Glenerin Pylons . cdr

Page: 2 of 2

Client Approval: _____

Landlord Approval: _____

Sales Rep: Ryan Shepherd

Designer: Weldon Kidson

3. More Guest parking

Landmark Signs –Spec Package – Pg 5 – SIGN 2

1695 The Collegeway,
Mississauga, ON L5L 3S7

1695 The Collegeway,
Mississauga, ON L5L 3S7

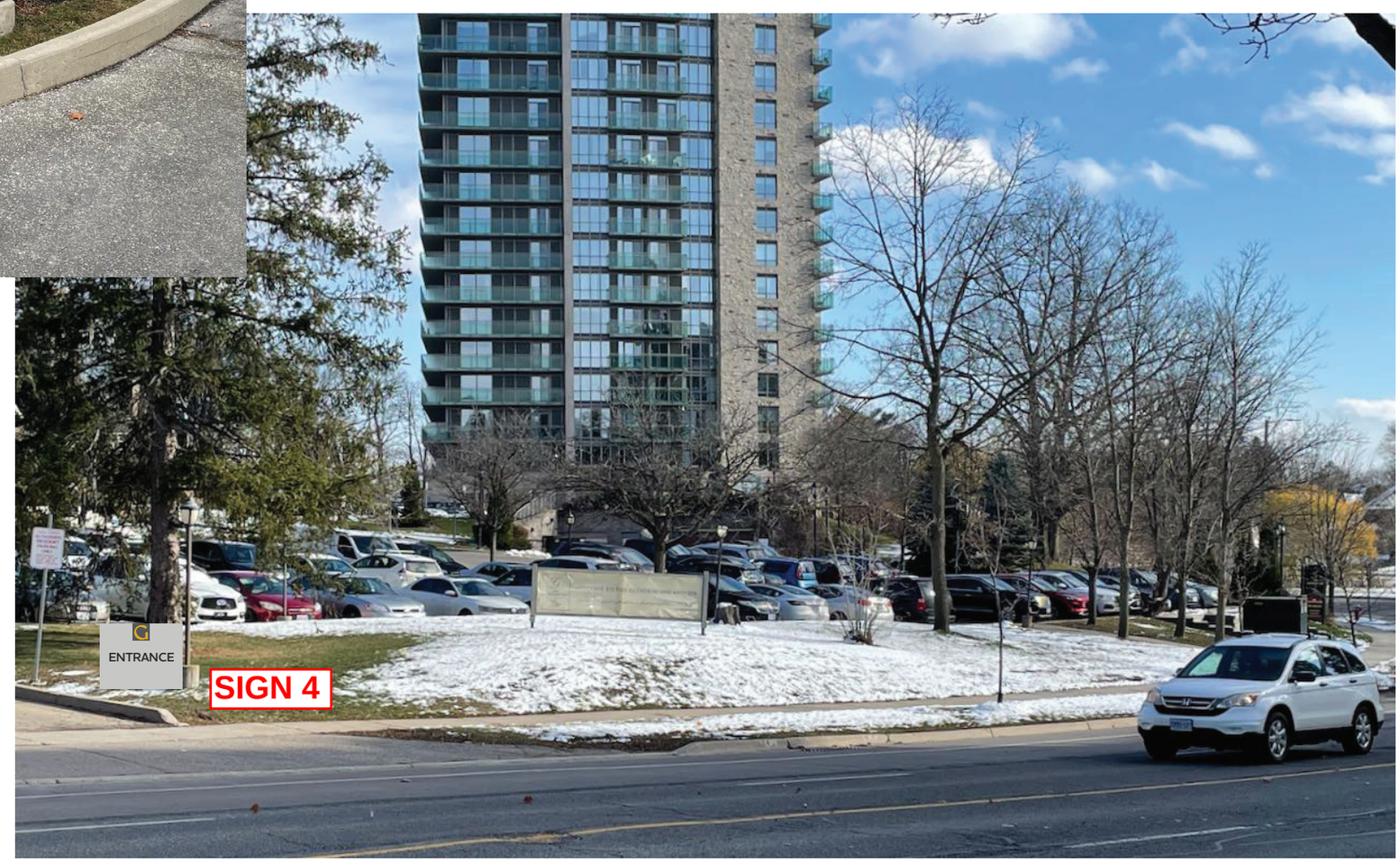
Sign locations only. Not to scale. Detailed specs TBD.

4. Driveway Entrance (East)

Landmark Signs –Spec Package – Pg 5 – SIGN 3

4. Driveway Entrance (West))

Landmark Signs –Spec Package – Pg 5 – SIGN 4



1695 The Collegeway,
Mississauga, ON L5L 3S7

Sign locations only. Not to scale. Detailed specs TBD.

City of Mississauga
Corporate Report

MISSISSAUGA

Date: May 10, 2023	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Jodi Robillos, Commissioner of Community Services	Meeting date: June 13, 2023

Subject

Request to Alter a Heritage Designated Property at 7025 Pond Street (Ward 11)

Recommendation

That the request to alter a heritage designated property at 7025 Pond Street (Ward 11), as per the Corporate Report dated May 10, 2023 from the Commissioner of Community Services be approved.

Executive Summary

- The subject property is designated under Part V of the Ontario Heritage Act
- Any substantive alterations to designated properties require a heritage permit
- The owner proposes a replacement garage that fits the character of the district
- The original garage is "conventional" and "compromised" and in need of replacement
- As such, proposal should be approved

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014, and substantive changes identified in said plan require a heritage permit.

Comments

The property owner proposes a replacement garage. The Heritage Impact Assessment, engineer's report and final drawings are attached as Appendices 1 thru 3 respectively. The existing garage, while compatible and contributing to the evolution of the landscape is secondary, structurally "compromised" and, in terms of its design value, "conventional." The

replacement garage, in its final iteration abides by the design guidelines, though permeable paving is recommended on the private portion of the driveway. As such, the final drawings should be approved. At its meeting on May 9th, 2023, the HCD Subcommittee concurred.

Financial Impact

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

Conclusion

The property owner proposes a replacement garage that fits the character of the village and should therefore be approved.

Attachments

Appendix 1: Heritage Impact Assessment
Appendix 2: Engineer's Report
Appendix 3: Final Drawings

Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner

HERITAGE IMPACT ASSESSMENT

PROPOSAL for REPLACEMENT of the GARAGE at

7025 POND STREET

MISSISSAUGA, ONTARIO

0.0 CONTENTS

1.0 General Information

1.1 general property information

1.2 location map

1.3 existing land use and zoning

1.4 existing land use and zoning of adjacent properties.

2.0 HIA Requirements

2.1 A detailed site history

2.1.1 - a listing of owners from the Land Registry Office

2.1.2 - relevant information regarding individuals associated with the property

2.1.3 - a history of the site uses

2.2 A complete list and written description of:

2.2.1 - buildings

2.2.2 - additions, removals, conversions, alterations, etc.

2.2.3 - other built elements (fences and gates, etc.)

2.2.4 - building materials

2.2.5 - architectural and interior finishes

2.2.6 - natural heritage elements

2.2.7 - landscaping

2.2.8 - archaeological resources

2.2.9 - conclusions regarding the significance and heritage attributes

2.3 Existing conditions related to the heritage resource

2.3.1 - current interior photographs

2.3.2 - current exterior photographs from each elevation.

2.3.3 - measured elevations

2.3.4 - measured floor plans

2.3.5 - measured site plan or survey

2.3.6 - historical photos and other archival material where available

2.3.7 - other requirements affecting the subject property

2.4 Proposed development

2.4.1 - outline of proposed development

2.4.2 - impact of development on existing heritage resource

2.4.3 - effect on neighbouring properties

2.4.4 - compliance with HCD requirements, where applicable

2.4.5 - streetscape

2.5 Full architectural drawings

2.6 Aborist report (where trees are listed as a heritage attribute)

2.7 Advantages/disadvantages of development options
2.7.1 - alternative development approaches
2.7.2 - isolating development and/or alteration from existing heritage features
2.7.3 - harmonizing mass, setback, setting and materials
2.7.4 - limiting height and density
2.7.5 - allowing only compatible infill and additions
2.7.6 - reversible alterations
2.7.7 - buffer zones, site plan control, and other planning mechanisms
2.7.8 - mitigation measures to limit impact on the heritage resources
2.7.9 - explanation of preferred development and mitigation option

2.8 Summary of conservation principles as per:
2.8.1 - Standards and Guidelines for the Conservation of Historic Places in Canada
2.8.2 - Eight Guiding Principles in the Conservation of Historic Properties

2.9 Explanation of the effect of proposed demolition or alterations in regard to:
2.9.1 - loss of cultural heritage value
2.9.2 - impact on the streetscape and sense of place.

2.10 Salvage mitigation, where structures on a property cannot be conserved
2.10.1 - relocation, ruinification, or symbolic conservation

3.0 Summary Statement and Conservation Recommendations
3.1 Summary of significance and heritage attributes of the cultural heritage resource
3.2 Summary of impact that proposed development will have on heritage resource
3.3 Summary of conservation or mitigative measures, or alternative development
3.4 Summary of why conservation or mitigative measures are not appropriate

4.0 Designation Recommendation
4.1 Regulation 9/06
4.2 Suitability of subject property for designation, based on Regulation 9/06
4.3 Does the property warrant conservation as per Provincial Policy Statement

5.0 Qualifications
5.1 Author
5.2 References

1.0 PROPERTY INFORMATION

1.1 General Property Information

Name(s)

1.11: Historic Place Name

William H. Tevorrow residence

Recognition

1.21: Authority

listed on the heritage register; item #372

Location

1.31: Address

7025 Pond Street

1.32: Postal Code

L5W 1A1

1.33: Lower Tier

City of Mississauga

Coordinates

1.41: Latitude

43° 37' 37.8" north

1.42: Longitude

79° 43' 45.0" west

Boundaries

1.51: Lot

Toronto Township 5

Lot 27

1.52: Property Area

809.34 square metres

1.53: Depth

40.23 metres

Zoning

1.61: Zoning

R1-32 (detached dwelling, limited by conditions stipulated by the Meadowvale Village Heritage Conservation District Plan)

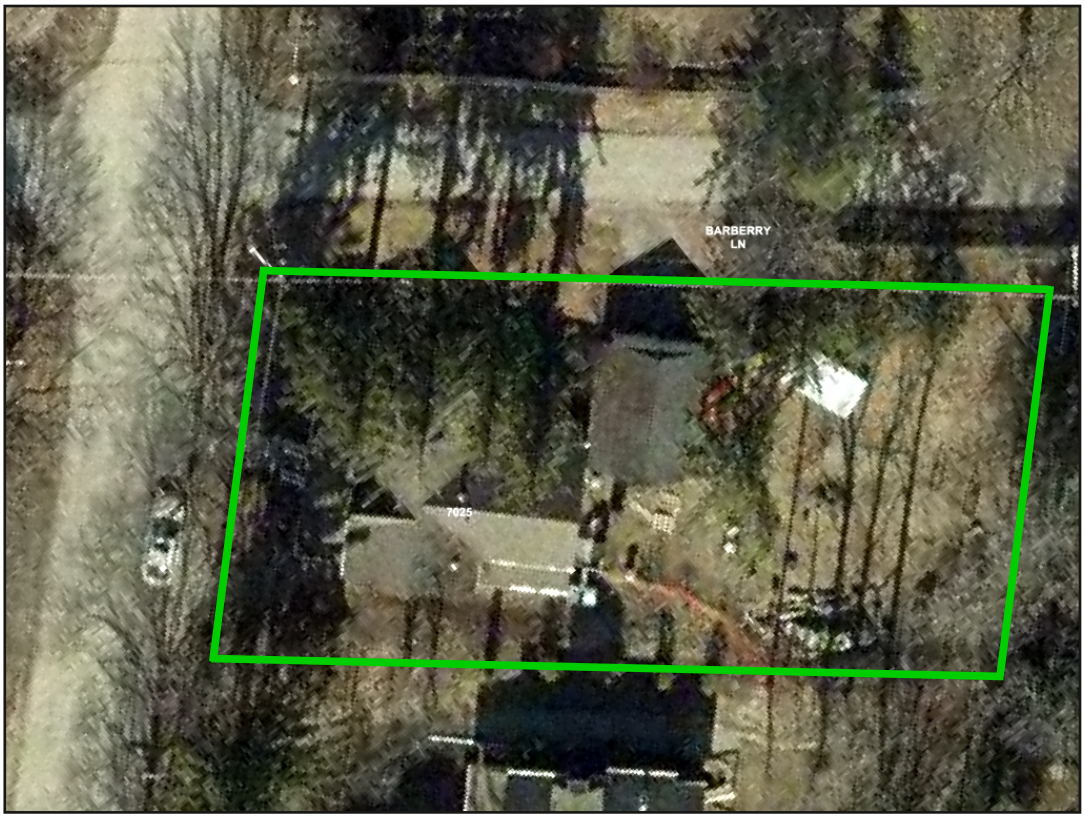
1.62: Status

designated under the terms of the Part V of the Ontario Heritage Act

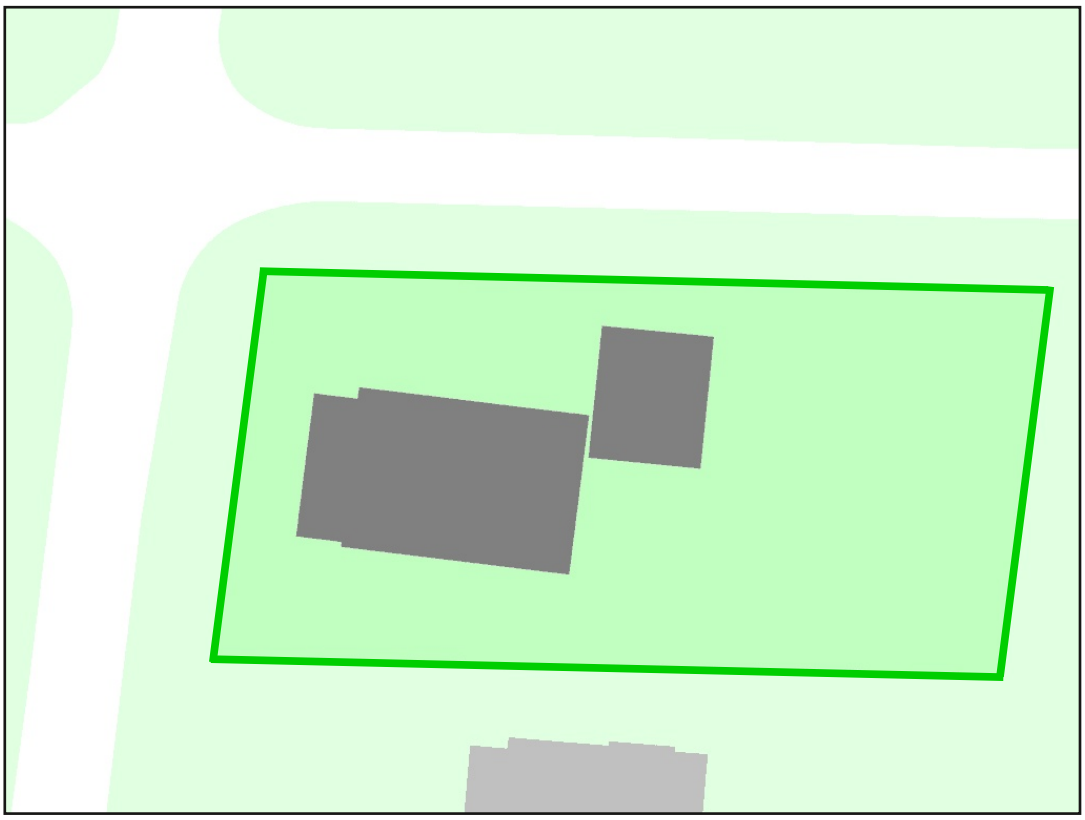
1.63: Bylaw

0078-201

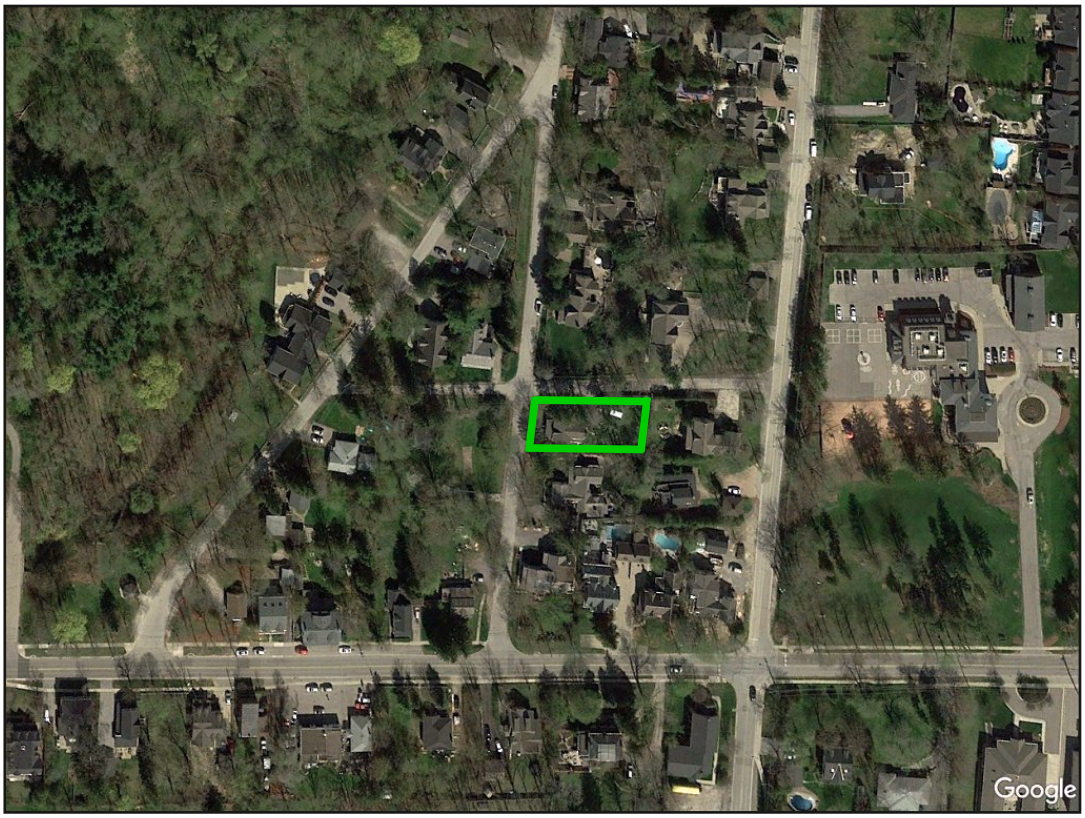
1.2
Location maps



1.2a: 2021 aerial image (City of Mississauga)



1.2b: solid fill image (City of Mississauga)



1.2c: Heritage Conservation District (Google Earth, 2021)

Note: This heritage impact assessment is an appendix to a heritage application requesting demolition of the garage at 7025 Pond Street in Mississauga, and replacement of that garage. No alterations are proposed to the current main residence on this property.

1.3 Existing land use and zoning

The subject property, 7025 Pond Street in Mississauga is zoned R1-32. R1 zoning permits only one detached dwelling per lot. Specific R1-32 zoning applies to properties that are part of the Meadowvale Village Heritage Conservation District which establishes restrictions to retain the historic character of the neighbourhood. Restrictions that specifically apply to the garage on properties with R1-32 zoning include:

- detached garage only,
- no flat roof, and no sloped roof with a maximum height in excess of 7.5 metres,
- a garage of no larger than 50 square metres,
- no projection, for a garage, outward from a wall of the main residence, and
- a maximum driveway width of 3.0 metres.

1.4 Existing land use and zoning of adjacent properties

The R1-32 zoning that applies to the subject property also applies to all neighbouring properties, including 7053 Pond Street (north), 7030 Second Line West (east), 7015 Pond Street (south) and 1032 Barberry Lane (west).

2.1 GENERAL INFORMATION

2.1 Detailed site history

2.1.1 List of owners from the Land Registry Office

- Mississauga nation; ~1700
- acknowledgement of Mississauga nation ownership by British Crown; October 7, 1763
- British Crown; October 28, 1818
- John Beatty; July 23, 1821
- James Crawford; October 16, 1833
- Francis Silverthorn; February 10, 1845
    - Toronto #5 registered plan; July 21, 1856.
- Jonathan Robinson; February 18, 1859
- William Trevorrow; June 24, 1874
- Elizabeth Trevorrow; January 8, 1889
- Margaret Trevorrow; November 24, 1908
- Jane Trevorrow; August 26, 1935
- George Cheyne (executor), August 7, 1939
- Victor Lemay, 1943
- David Hart, 1959
- Morton Hart, 2002
- Adam Viarid, 2003
- current owner's names and date of purchase withheld in compliance with Freedom of Information and Protection of Privacy Act, RSO 1990.

2.1.2 Relevant information regarding individuals associated with the property

Mississauga Nation

While exploring the north shore of Lake Huron in 1703, Louis Armand Baron de Lahontan wrote in his diary of meeting indigenous people he referred to as the "Mississauge". Sixty years later, when the British took over France's territories in North America, it appears that some of these Mississaugas had migrated to Lake Ontario, and had settled in the area that is now the City of Mississauga.

In 1763, King George III issued a proclamation that declared the indigenous inhabitants as rightful owners of North America, and setting forth conditions for the purchase of lands from representatives of the corresponding indigenous nations, as and when desired. (Paragraphs 13 to 18 of the *Royal Proclamation*, regarding indigenous ownership, became Section 25 of Canada's *Constitution Act of 1982*, which now protects the land rights of Canada's first nations.

A conference held at Fort Niagara in 1764 between representatives of the British Crown and 22 indigenous nations, determined the boundaries of the various nations attending the conference. It was at this time that the "Chippewas of Toronto" (later identified as the Mississauga nation) were acknowledged as the rightful owners of the land along the western half of Lake Ontario, including the land on which the modern-day City of Mississauga resides.

Wishing to purchase land to settle refugees of the American War of Independence, the British Crown arranged a number of treaties with the Mississauga nation from 1783 to 1820.

British Crown

In October 1818, representatives of the Mississauga nation signed Treaty 19 with William Claus (representative for King George III) to surrender their land from what is now Eglinton Avenue northward to the north boundary of present-day Peel Region. The subject property of this Heritage Impact Assessment is part of this land transfer.

From February to April 1819, Richard Bristol surveyed the southern part of the Treaty 19 surrender into lots and concessions for settlement. At this time the subject property became part of Concession III WHS (west of Hurontario Street), Lot 11 north of the survey "base line" (being today's Eglinton Avenue).

John Beatty

Two years later (in July 1821), settler John Beatty was granted Conc. III WHS, Lot 11, consisting of ~81 hectares on the north side of present-day Old Derry Road, from Second Line West to Third Line West (the current Creditview Road), extending northward ~600 metres. The subject property was part of this land grant, although Beatty built a home and small farm on another part of this grant, about 300 metres west of the subject property

James Crawford

In October 1833, Beatty sold the east half of Concession III WHS, Lot 11 (east from the Credit River to Second Line West) to James Crawford. This sale includes the subject property, although Crawford built a house on a portion of his new lot that is not associated with the subject property. Because the Credit River ran through the west side of his property, Crawford built a grist mill, where local farmers could grind their grain into flour.

Francis Silverthorn

In February 1845, Francis Silverthorn purchase Crawford's land. The subject property is part of this sale. The Crawford mill, now in Silverthorn's possession, burned in 1853. He rebuilt it, but apparently the replacement mill put a strain on Silverthorn's financial resources. It appears that Silverthorn didn't fully recover from the reconstruction costs when, three years later, the Crimean War ended and Britain was able to buy grain cheaply from sources in eastern Europe. In peacetime most Canadian millers lost their once-lucrative British contracts. Silverthorn wasn't alone.

The Beginning of Lot 27

A twofold drop in the price of Canadian grain forced Silverthorn into bankruptcy and since no one was willing to buy his grist mill under such dismal market conditions, Silverthorn surveyed the portion of his lot adjacent to the mill (land which he had kept in fallow for future expansion of the mill) in July 1856. Silverthorn hoped to sell these newly-surveyed lots to new immigrants. The survey – unnamed at the time – is now identified on land registry records as Toronto Township Registered Plan #5. The subject property is part of this survey, and is identified as Lot 27.

Jonathan Robinson

The subject property – Lot 27 – was purchased by Jonathan Robinson, from Francis Silverthorn, in February 1859 for £17 (~$50 in 1859 currency).

Lot 27, and the other Silverthorn lots subdivided during the 1856 survey were too small to be economically farmed. Each of these lots was intended for use as a residence for a labourer or businessman. It is uncertain what Robinson did for a living. In her book *Meadowvale: Mills to Millennium*, author Kathleen Hicks states that Robinson was a bookkeeper and/or was running "a store", but the *Directory of the County of Peel, 1873-1874* does not list Robinson as one of the village's businessmen. Hicks does note that the store Robinson may have been managing was sold by the property's owner, Christopher Cheyne in 1874. This is the same year that Robinson sold his property – the subject property – suggesting that Robinson moved from Meadowvale in 1874.

"Jonathan Robinson" is a common enough name in Canada at this time, but the Peel Directory does show that a Crown grant was received by a "Jno. Robinson" that same year on Derry Road, east of Meadowvale (on land that is now part of Pearson airport.)

William Trevorrow

William Trevorrow purchased Robinson's property in June 1874, for $450 (in 1874 currency). The significant rise in the value of the lot from 1859 to 1874 (a 26-fold rise versus an inflation rate that only doubled over the same period) suggests that Lot 27 had been "improved" during Robinson's 15-year tenure; typically meaning that a house had been built. This suggest that the current main residence (or part of it) may have been built by Robinson and that Trevorrow was its second owner.

Trevorrow appears to have been a worker at the Meadowvale mill that Toronto-based distiller *Gooderham and Worts* purchased in 1866 from Francis Silverthorn; which the company repaired and enlarged. G&W kept the grindstones going 24 hours a day to supply processed grain for its main whiskey distillery in Toronto. Many of Meadowvale's farmers began growing rye and barley exclusively to supply G&W, and those who didn't, often left their farms altogether to work in the mill. For better or worse, G&W had turned Meadowvale into Mississauga's first factory town.

With the increased production, G&W expanded Silverthorn's 1848 cooperage in 1865, to manufacture about two dozen barrels a day. This many barrels were needed to keep pace with the grist mill – and a remarkable pace it was, considering the precision nature of the art of barrel making. Trevorrow was recorded in the Peel Directory records as a "cooper" (a barrel maker).

One of the Gooderham sons, Horace ("Holly" to his friends) was placed in charge of the Meadowvale operation and had an ample mansion built in 1870, just one block east of the subject property.

In October 1869, a fire destroyed much of the G&W's mill and storage area. This proved to be a disaster to Meadowvale. The Gooderhams were exceedingly wealthy, due in part to the convenience of being shareholders of the insurance company that held the distillery's policy, so G&W made the decision to gradually move the whole distillery operation to the Toronto site

which was being modernized, piece by piece. Over the next decade G&W's Toronto distillery bloated into a small company town, complete with grain elevator, grist mill and workers' housing, while the now extraneous Meadowvale mill was closed down.

In June 1884, Trevorrow took advantage of his employer's desire to vacate Meadowvale. He purchased G&W's barrel making facility, and became boss of his own cooperage.

Margaret Trevorrow

William died five years later. The property was passed on to his wife Elizabeth. When she died in November 1908, the subject property was granted to the eldest unmarried daughter, Margaret Berryman Trevorrow. She continued to live in this house with three sisters, Elizabeth, Jane and Laura. Margaret was a teacher at the nearby School Section #15 schoolhouse (still standing at 6970 Second Line West). She was also a founder of the Meadowvale branch of the Women's Institute, and was founder of Meadowvale's first library. In 1922 Margaret published a local history of the village titled *Historical Reminiscences of Meadowvale-on-the-Credit*, being mostly a collection of gossip and poetry.

Jane Trevorrow

When the last of the three sisters, Jane, died in August 1939, land registry records lists George Cheyne as executor of Jane's will. Cheyne was responsible for selling the subject property and other lands owned by the late Trevorrow sisters.

Later Property Owners

The Trevorrow property at 7025 Pond Street (29 Pond Street, prior to the 1953 transition to four-digit addresses) was sold to Victor Lemay in 1943. The property was then sold to David Hart in 1959, granted to son Morton Hart in 2002, sold to Adam Viarid in 2003, and then sold to the current owners, whose names and date of purchase are withheld in compliance with the Freedom of Information and Protection of Privacy Act, RSO 1990.

Determining the Date of the Current Buildings at 7025 Pond Street

It cannot be stated for certain that the current home on the subject property is Robinson's ~1860 home, although this cannot be ruled out. It can be difficult to ascertain the construction date of a residence whenever a property has remained in possession of one family over two or more generations. The Trevorrows owned the subject property for 65 years. When the property was sold in 1943, the value of the lot had risen by 400% ($450 to $1,800) over a period when inflation rose by only 50 percent. This suggests that either:

- a new residence was built between 1874 and 1943, or
- that an addition was built to the existing home (although this is not indicated by the architecture of the home), or
- that improvements were made to other parts of the lot (including outbuildings, and possibly the current garage.)

All that can be verified is that the main residence was built built between 1859 and 1943 – with the architectural style being typical of Ontario farmhouses of the 1870s and 1880s, and that the garage could have been built at any time during or after the Trevorrow tenure. (The "architecture" of detached garages hasn't changed much since the invention of the automobile, so putting a construction date to service buildings can be difficult.)

The increase in value of the subject property with each sale of the land after Victor Lemay is more-or-less consistent with inflation alone (and not due to a lot improvement). This indicates that the garage was likely built on or before 1959; before Lemay sold the lot to Hart.

2.1.3 A history of the site uses

Traditionally, the Credit community of the Mississauga nation had a settlement south of Meadowvale, on and near the site of the present-day Mississaugua [sic] Golf and Country Club, so it is not known if the Mississauga nation had a settlement in Meadowvale. The Mississaugas *did* however spearfish for salmon and trout in flatland areas of the river, like those at the Credit River just north of Old Derry Road, so temporary hunting settlement may have taken place at or near Meadowvale.

After the 1818 sale of land to the British crown, the subject property appears to have been left undeveloped by the first three property owners, who lived in homes closer to the Meadowvale mill, which each property owner also owned. It was during Francis Silverthorn's tenure that the property was subdivided, in 1856. This is the beginning of the subject property as a separate legal entity – Lot 27 – from other lots in Conc. III WHS, Lot 11. The lot was too small to be used as a farm, so it is from this point forward that the property, when it was put to use, was used only as a residential property.

The first person to develop the subject property as a residence was Jonathan Robinson, who may have built a house on this lot around 1860. The subject property has been a residential property ever since.

2.2 A complete list and written description of:

2.2.1 buildings

There are two structures at 7025 Pond Street in Mississauga.

The main residence is a one-and-a-half storey wood frame building. The roof peak is approximately 6.2 metres above ground level.

The ground floor area of the main residence is approximately 85 square metres. The home faces west to Pond Street, and is set back ~13 metres from the centre line of Pond Street. There is a full-width porch extending outward from the front (west) elevation.

The garage, which is the main focus of this heritage impact assessment, is a wood frame structure of approximately 35 square metres. The roofline is approximately 3.6 metres above ground level.

2.2.2 additions, removals, conversions, alterations, etc.

There is one notable extension to the house – an eastward (rear) annex – which was added in 1987. The original wood siding, which had deteriorated noticeably was replaced in 2009. (See photo 2.3.6d.)

New energy-efficient windows were installed (probably as part of the 2009 alteration). The windows on the west (front) and north elevations (which are visible to the public from Pond Street and Barberry Lane, respectively) are modern windows in the style of sash windows that were a common feature of 19th century homes.

The original porch, which had not been set on a concrete foundation, resulted in a noticeable sag. This porch was replaced in 2009 with a new porch in a style that matched the original (to stay consistent with the character of the heritage conservation district, but using a criss-cross wainscot pattern in place of the original vertical wood battens.

The two-tiered porch columns (half-height brick rising to narrower wood pillars) was replaced with pillars of all-wood construction.

The porch railing height was also raised to comply with safety standards that were not applicable when the original porch was built.

Despite the alterations, the main residence has retained its late 19th century Ontario farmhouse style, with its simple, rectangular plan, and symmetrical front elevation with a full-width porch and a central, full-height second-floor dormer with a steep pitch that is characteristic of the Gothic Revival farmhouse style.

It is not certain when the garage was built, except to state that it was likely built before 1959, when the property was sold to David and Ann Hart. The garage is of wood frame construction but has been overlaid with a faux brick veneer. The foundation of the garage has been compromised over time, resulting in a noticeable roofline sag and deteriorating eaves.

2.2.3 other built elements (fences and gates, etc.)

There are no notable miscellaneous building elements, except for a short, conventional chain link fence to the east side of the garage, extending outward from the garage to the Barberry Lane lot line, then extending eastward along the lot line to the east lot line, where the fence continues to the south lot line.

2.2.4 building materials

Both structures at 7025 Pond Street are of wood frame construction. The main residence retains the appearance of horizontal, stacked wood siding; consistent with most other residences of the same historic period located in the Meadowvale Village Heritage Conservation District. The garage is out of character, having a faux brick veneer which is not consistent with the neighbourhood (although not entirely out of context, since there are a few brick buildings – mostly residences of later construction date – in the Meadowvale HCD).

2.2.5 architectural and interior finishes

No investigation was made of the interior of the main residence since, in regard to the Freedom of Information and Protection of Privacy Act, the current heritage application is focused only on the garage.

2.2.6 natural heritage elements

As seen in images 2.3.2a and 2.3.2b, the property is nicely shaded with trees, but without those trees obscuring the view of the historic house from Pond Street and Barberry Lane. Two sugar maple trees frame the front facade of the house along Pond Street. These maples rise from the municipal easement in front of the house. There is a line of five conifers along the Barberry Lane alignment, located on the subject property. There are five deciduous trees along the south side of the property – the westernmost three on the subject property, with the two trees further back rising from the neighbouring property (7015 Pond Street) but with canopies that cover part of the subject property.

2.2.7 landscaping

There are no notable landscape elements on the property. The profile is relatively flat throughout, rising gradually about two metres from the west (front) end of the property to the east end.

2.2.8 archaeological resources

A Stage 1 archaeological assessment was completed of the heritage conservation district, but no formal archaeological survey has been done on the subject property.

2.2.9 conclusions regarding the significance and heritage attributes

The main residence is a fine example of a late 19th residence built in the Ontario farmhouse style. Modern additions and alterations have successfully retained the historical character of the residence.

The garage, for which demolition and replacement is requested with the current Heritage Property Permit Application, is not of historical significance. Garages were not associated with residences of historical and architectural significance in Meadowvale, since houses of this nature (which are predominant in the heritage conservation district) were built in the last two decades of the 19th century before cars were in common use. Stables for horses were usually located behind the main residence in neighbourhoods like Meadowvale, out of view from the public realm (as was characteristic of the late Victorian era) and, in any event bore only a passing resemblance to conventional detached automobile garages.

However, considering that current zoning bylaws necessarily make accommodations for automobiles, even in heritage districts predating the automobile, a replacement garage designed to complement the late 19th century farmhouse style, with wood frame construction and characteristic gable roofs is recommended in preference to retaining the mid-20th century style of the current garage at 7025 Pond Street.

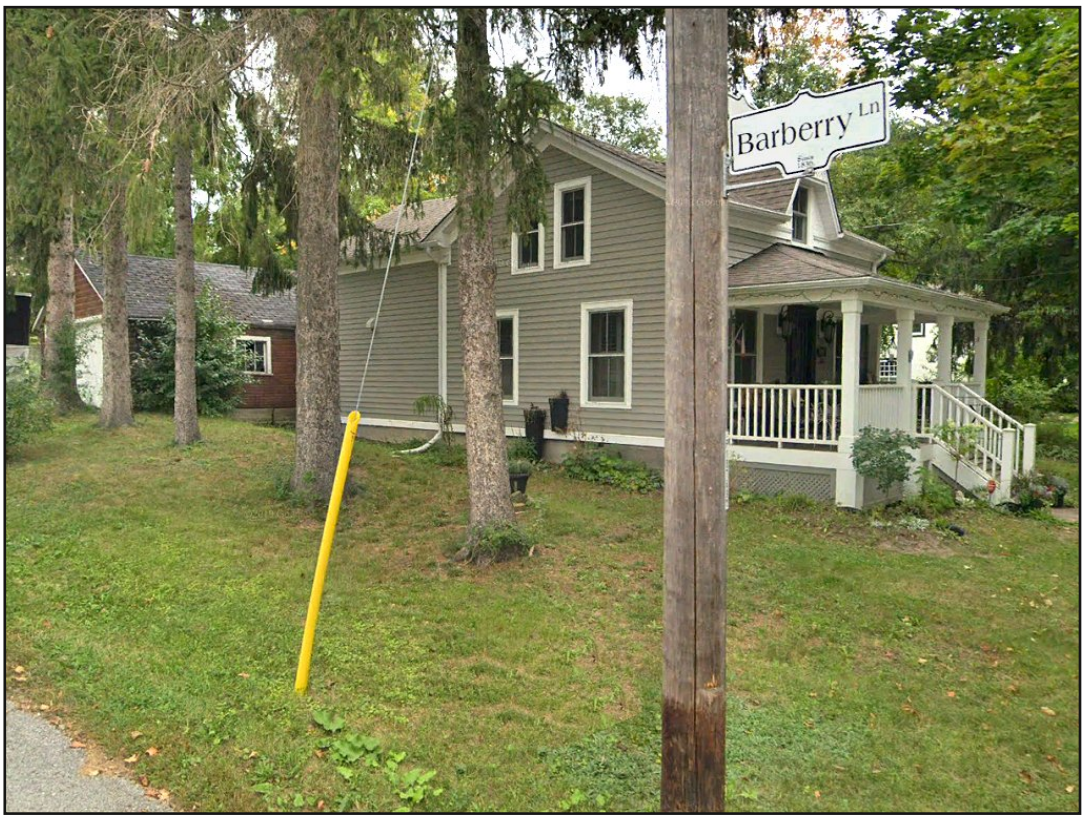
2.3 Existing conditions related to the heritage resource

2.3.1 current internal photographs

Photos can be provided if requested but based on the fact that the current development application for the subject property is limited to the garage, and adhering to the conditions of the Freedom of Information and Protection of Privacy Act, no interior photos of the main residence have been provided with this report.

2.3.2
Exterior Images: Main Residence

2.3.2a: main residence - front (west) elevation, and garage



2.3.2b: main residence - rear (east) and north elevations, and garage

2.3.2 Exterior Images: Garage

2.3.2c: front (north) elevation of garage

2.3.2d: rear (south) elevation of garage, and rear (east) elevation of main residence

2.3.2e: east elevation of garage

2.3.2f: east elevations of garage and main residence

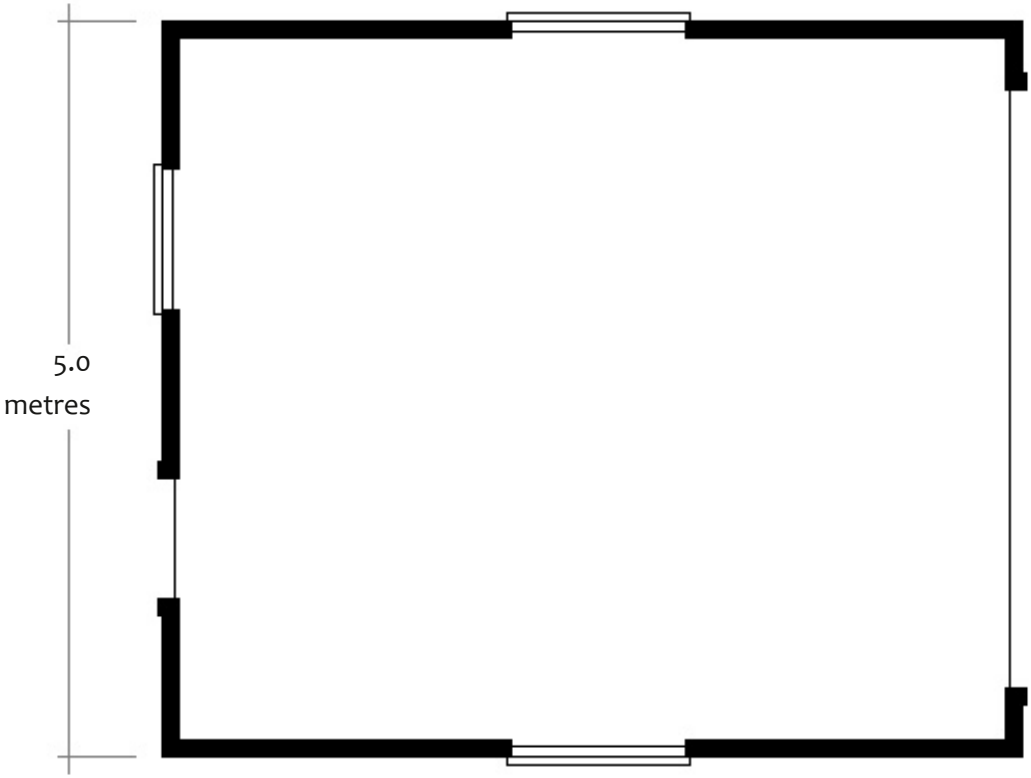
2.3.2g: east and north elevations of garage

2.3.2h: east elevation of garage

2.3.2 Exterior Images: Property

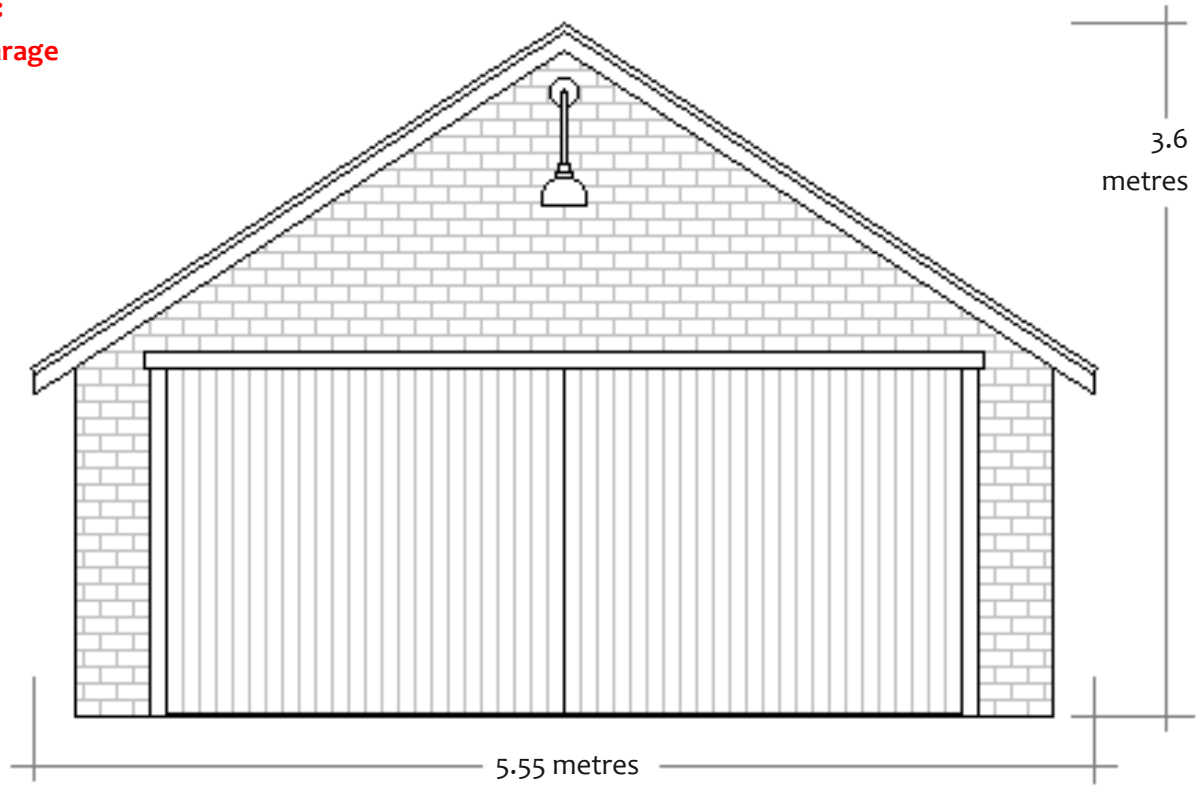
2.3.2: back yard

2.3.3 Plan: Current Garage

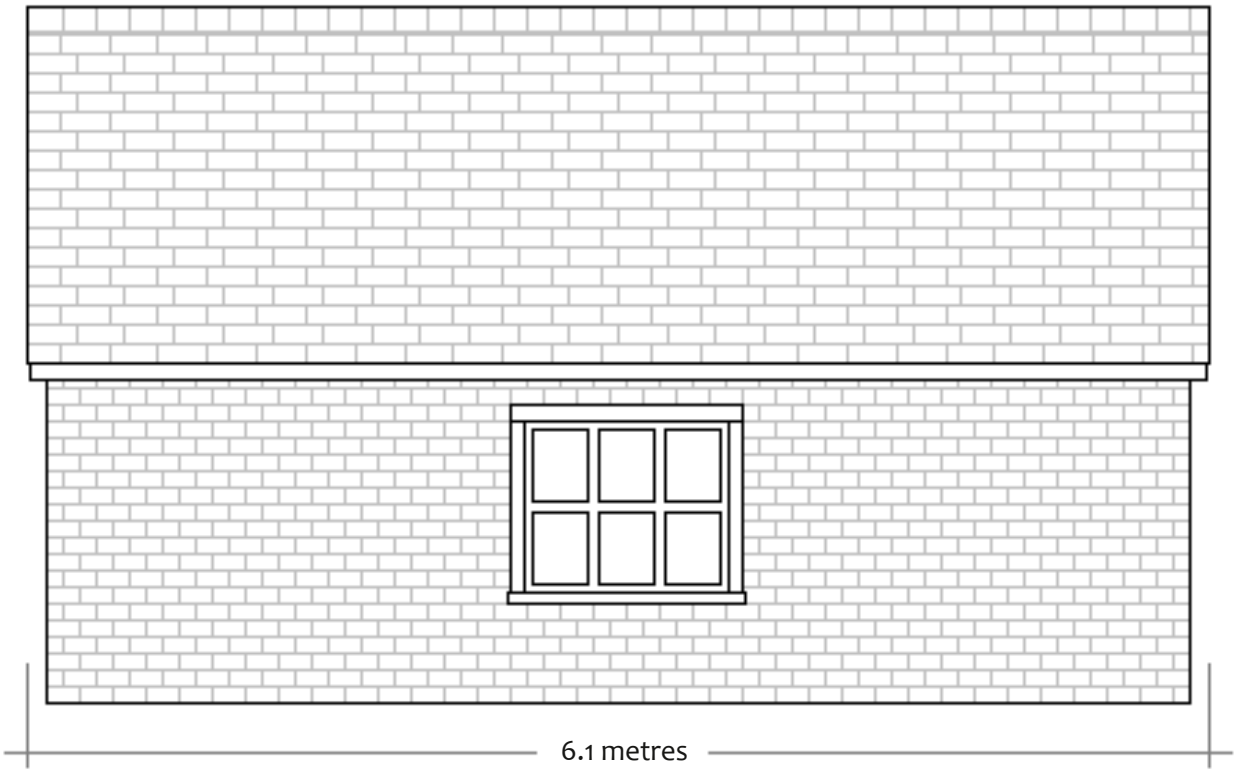


2.3.4 Elevations: Current Garage

north elevation

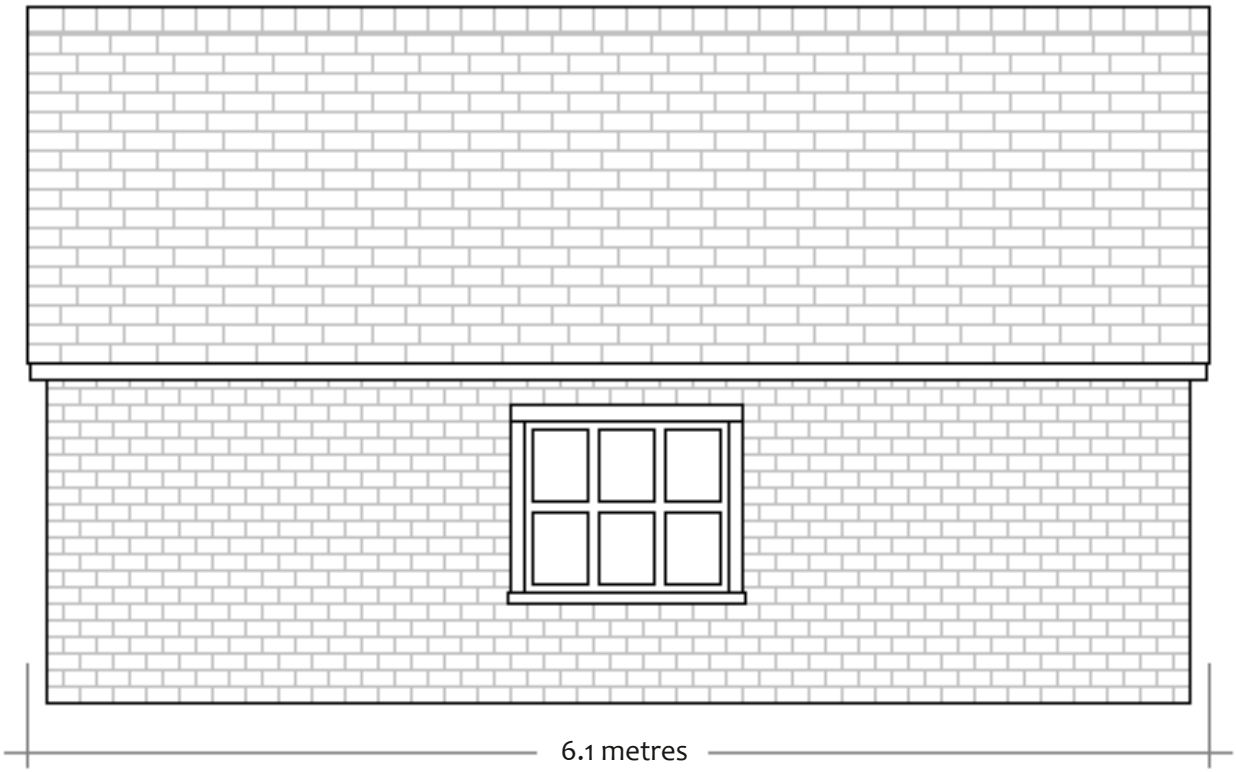


east elevation



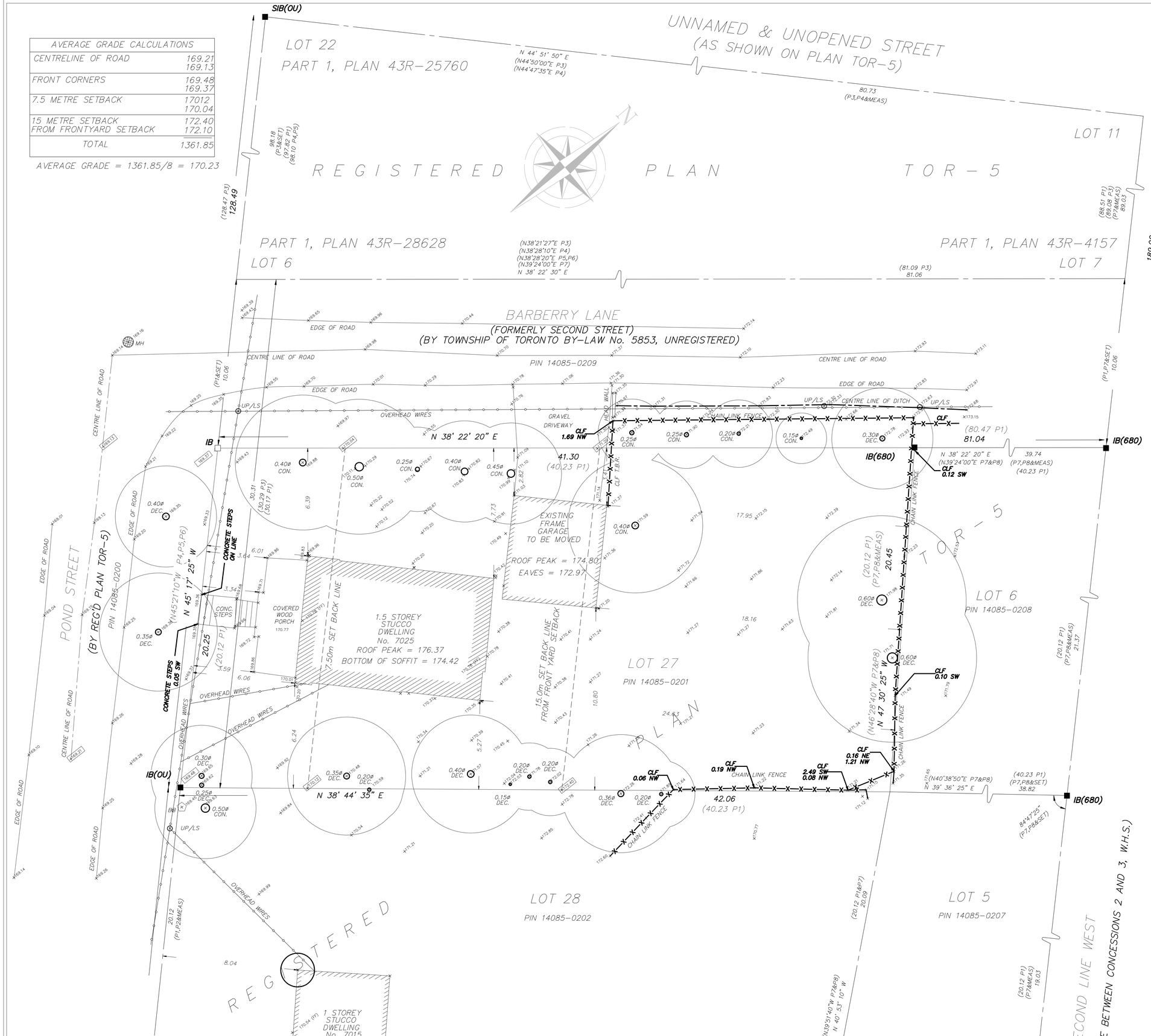
south elevation

west elevation



AVERAGE GRADE CALCULATIONS	
CENTRELINE OF ROAD	169.21 169.13
FRONT CORNERS	169.48 169.37
7.5 METRE SETBACK	17012 170.04
15 METRE SETBACK FROM FRONTYARD SETBACK	172.40 172.10
TOTAL	1361.85

AVERAGE GRADE = 1361.85/8 = 170.23



PLAN OF SURVEY AND TOPOGRAPHIC SURVEY OF

LOT 27

AS SHOWN ON A PLAN OF
HE EAST HALF OF LOTS 11 AND 12, CONCESSION 3,
WEST OF HURONTARIO STREET
REFERRED TO AS

PLAN TOR-5

FORMERLY IN THE TOWNSHIP OF TORONTO,
COUNTY OF PEEL
NOW IN THE

CITY OF MISSISSAUGA

REGIONAL MUNICIPALITY OF PEEL

0 5 10 15 M

SCALE 1 : 200

J. H. Gelbloom Surveying Limited
Ontario Land Surveyor 2 0 1 2

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SUPERSEDES PREVIOUS REPORT DATED

REGISTERED EASEMENTS AND/OR RIGHT-OF-WAY

None

NOTABLES

Note the Location of the Fences Around the Subject Property.
Note the Location of the Overhead Wires at the Southerly corner of the Subject Property.
Note the Location of the Concrete Steps along the Southwesterly of the Subject Property.

LEGEND

■	Survey Monument Found
□	Survey Monument Set
SIB	Standard Iron Bar
IB	Iron Bar
IP	Iron Pipe
(OU)	Origin Unknown
P1	Registered Plan Tor-5
P2	Plan 43R-14121
P3	Plan 43R-4157
P4	Plan 43R-14876
P5	Plan 43R-25760
P6	Plan 43R-28628
P7	Plan of Survey by C. Peat, O.L.S., dated November 4, 1980
P8	Plan of Survey by Avanti Surveying Inc., O.L.S., dated May 26, 2005
1225	D.B. Searles, O.L.S.
680	C. Peat, O.L.S.
PROP	Proportioned
FF	Finished Floor
CLF	Chain Link Fence
UP	Utility Pole
DEC	Deciduous
CON	Coniferous
BB	Bell Box
LS	Light Standard
+171.85	Elevation
NE	Denotes Northeast
NW	Denotes Northwest
SE	Denotes Southeast
SW	Denotes Southwest

BENCHMARK

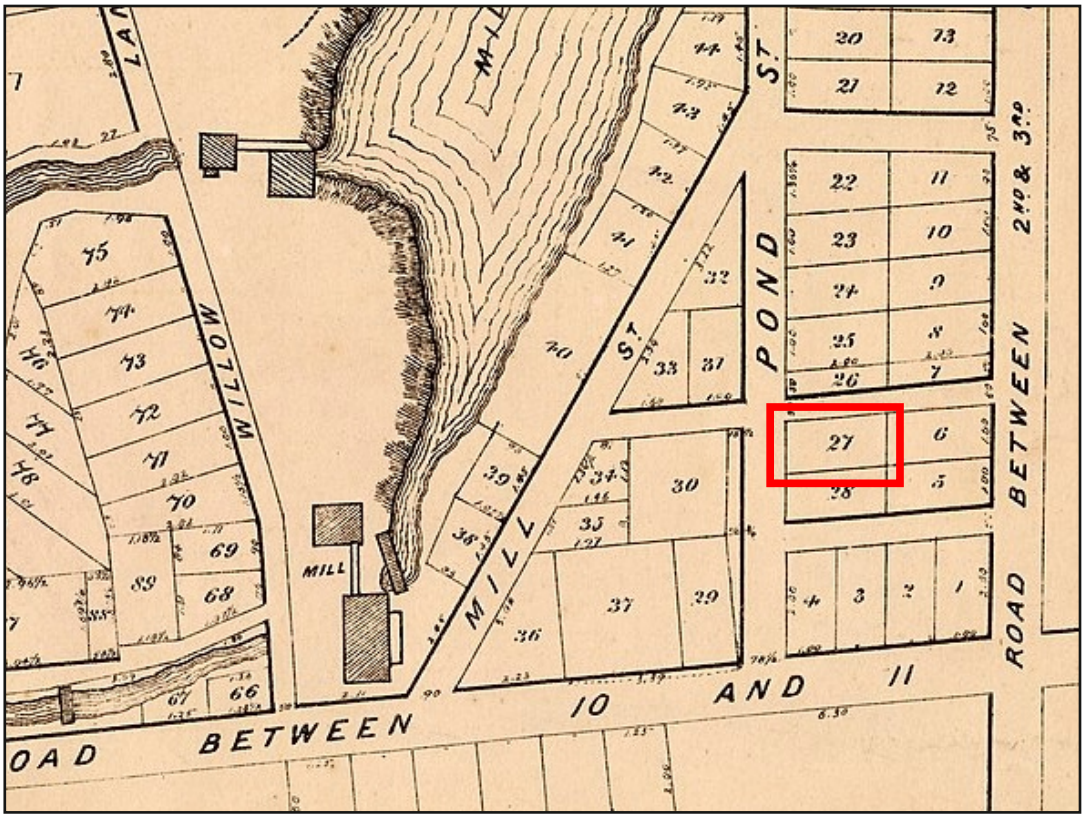
Elevations are Referred to the City of Mississauga Benchmark No. 241 having an Elevation of 174.317 m.

NOTE

This REPORT can be updated by this office, however NO ADDITION PRINTS of this ORIGINAL REPORT will be issued, subsequent to the DATE OF CERTIFICATION.
All building ties are perpendicular to property lines unless otherwise

This REPORT was prepared forCheryl and Peter Krasa and the undersigned accepts no responsibility for use by other parties.

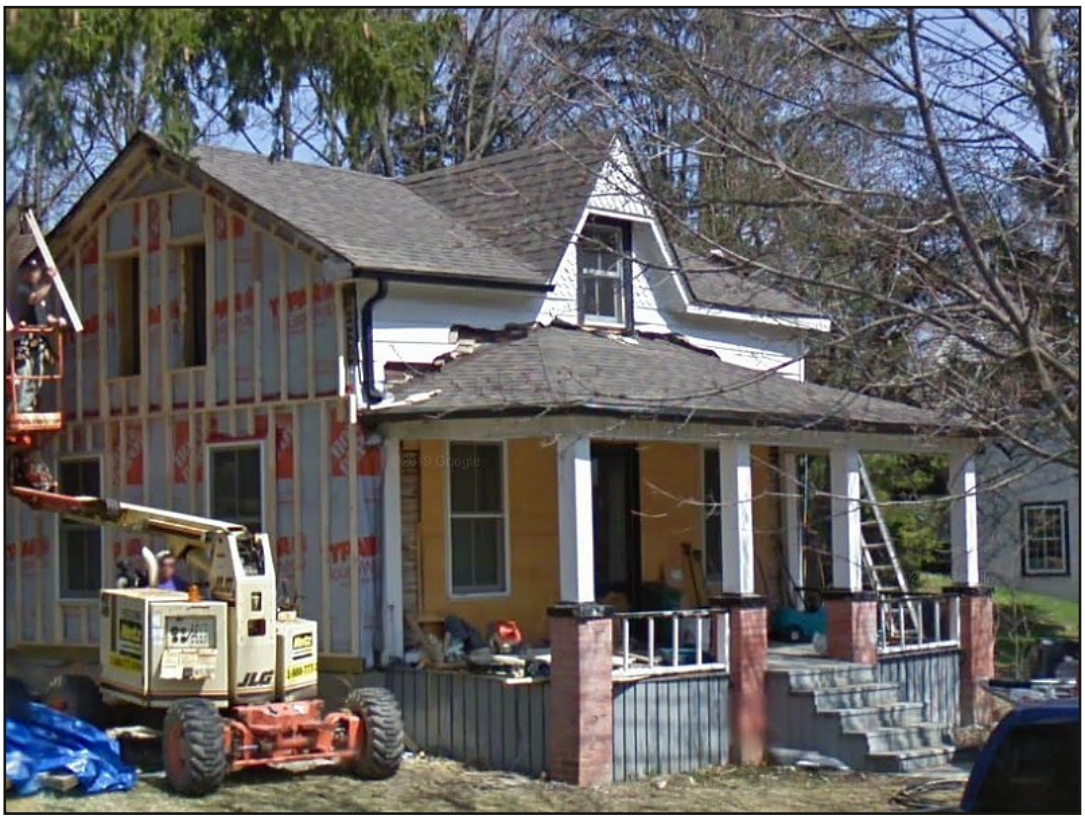
2.3.6 Historic Images



2.3.6a: 1877 map of Meadowvale

2.3.6b: 7025 Pond Street, main residence in 1978

2.3.6c: 7025 Pond Street, main residence in 1990



2.3.6d: 7025 Pond Street, main residence in April 2009

2.3.7 other requirements affecting the subject property

In Mississauga, all properties zoned R1 permit only a single residential property. R1 properties that are within the Meadowvale Village Heritage Conservation District are under specific R1-32 zoning, which sets guidelines to ensure that new developments, and alterations to existing developments, respect the historical character of the neighbourhood.

The proposed new garage, under consideration with this Heritage Property Permit Application, complies with the conditions of zoning by-law R1-32, which is in effect on the subject property and the neighbouring properties.

Regarding item 4.2.2.32.4, the proposed garage will have peaked roofs.

Regarding item 4.2.2.32.5, the maximum height of the proposed garage is 7.07 metres, which is within the 7.5 metre maximum height permitted.

Regarding item 4.2.2.32.7, the proposed garage is to be a detached garage, as required.

Regarding item 4.2.2.32.8, the maximum floor area of the proposed garage will be 48.8 square metres, which is within the 50 m^2 permissible limit.

Regarding item 4.2.2.32.9, the current garage faces Barberry Lane; being perpendicular to the front of the main residence, which faces Pond Street. As a result the current garage *does* extend northward 5.0 metres beyond the north (side) elevation of the main residence. However, it is proposed to locate the new garage at the same location as the current garage to retain the existing short (~3 metre) driveway. A setback to align the new garage with the main residence would result in a driveway of ~8 metres in length inward from Barberry Lane.

Regarding item 4.2.2.32.10, the R1-32 bylaw permits a maximum driveway width of 3.0 metres. The new driveway is proposed to be 4.9 metres. Policy 9 of the Meadowvale Village Heritage Conservation District Plan - 2014 (defined in Section 3.2.1 of that report) identifies changes to a driveway in the conservation district as being a Non-substantive Property Alteration" where the change to the driveway "does not significantly alter the appearance of the property". The proposed driveway will be approximately three metres (about one car length) and, as such, should be considered a variance on the R1-32 zoning regulation that does not significantly affect the heritage value of the property. A previous application to the Committee of Adjustment, # A-327/14, was approved for the subject property permitting a driveway of up to 5.79 metres. The current application proposes a narrower driveway width than permitted by the COA decision.

2.4 Proposed development

2.4.1 outline of proposed development

It is proposed to demolish the existing garage at 7025 Pond Street and to replace it with a new garage.

The current garage is a single-floor wood frame structure (with a brick veneer), a crosswise gable roof, and a floor area of ~30 square metres. It is a single-car garage.

The proposed garage is a two-storey wood frame structure with wood siding, a two-car wood garage door, a crosswise gable and a lengthwise gable, and a floor area of 48.8 square metres. It is proposed to locate the new garage at the same location as the current garage.

2.4.2 impact of development on existing heritage resource

The proposed garage will be taller than the current garage and have a larger floor area. The proposed garage complies with maximum structure limits as defined by the Zone R1-32 bylaw. The walls of proposed garage will be horizontal wood planks similar in style to the main residence at the subject property. The new garage will complement the existing main residence on the property. The current garage, by comparison, has a brick veneer that is inconsistent with the character of the heritage conservation district. The new garage will replace the current garage which has a decaying foundation and sagging roof and walls.

2.4.3 effect on neighbouring properties

Although the heritage application is for the property at 7025 Pond Street, the application is specific to the garage which is set ~22 metres eastward from Pond Street, and faces Barberry Lane. The new garage will better complement the existing main residence at 7025 Pond Street, and the historic property to the north of the subject property along Barberry Lane.

2.4.4 compliance with HCD requirements, where applicable

The subject application complies with the conditions set forth by R1-32 zoning restrictions, except the condition regarding a minimum driveway width of 3.0 metres.

Driveway

Considering that the proposed driveway at 7025 Pond Street is to be the same length and general location as the current driveway, and that the driveway is approximately three metres in length (about one car length) the driveway alteration should be considered a non-substantive alternation, as defined by Policy 9 of the Meadowvale Village Heritage Conservation District - 2014.

Garage

In regard to Section 4 of the Meadowvale Village Heritage Conservation District Plan - 2014, for items specific to garages and other outbuildings on a property, the proposed garage at 7025 Pond Street complies with the stated guidelines as follows:

Regarding item 4.2.1.1, asphalt shingles are to be used for the garage roof, which is consistent with the roofing material of the main residence on the subject property and the roofs of adjacent properties. The roof of the current garage on the subject property is asphalt shingle.

Regarding item 4.2.1.5, it is impractical to reuse the wood of the current garage, which has deteriorated. The brick veneer of the current garage is inappropriate for the neighbourhood. The application proposes the use of horizontal wood planks which will complement the exterior cladding of the main residence of the subject property.

Regarding item 4.2.1.6, it is proposed to use four-over-four sash windows of a style consistent with the heritage conservation district; with small panes, and with narrow muntins and medium-width mullions. The current windows are of a non-standard, fixed sash design which have deteriorated and, as such, are impractical for reuse.

Regarding item 4.2.1.8, the (south) rear entrance pedestrian door will be of a

conventional wood design, similar to the current south elevation door. This door will not be visible from the public realm. The automobile doors, visible from Barberry Lane, will be of wood plank construction.

Regarding item 4.2.4.1, the new garage will be built at the same location as the existing garage. The current garage is set at an angle to the Barberry Lane (more-or-less parallel to the alignment of the main residence), but the new garage will be aligned parallel to Barberry Lane in a more traditional manner, as requested by item 4.2.4.1. The garage foundation will be kept to a minimum, as requested; being taller only toward the rear of the garage, as dictated by the profile of the property, which slopes naturally downward.

Regarding item 4.2.1.2, the massing of the new garage, the siding materials, and the window and door styles and materials are intended to complement the historic building on the subject property as well as other historic structures on Barberry Lane and Pond Street than can be seen from the subject garage. Specific details, such as the two-car garage doors and modern, energy-efficient windows will be characteristic of the heritage district while still retaining the sense that the garage is a modern building, and not an historical pastiche. The architect has taken care not to add elaborations that would typically be inconsistent with period outbuildings.

Regarding item 4.2.4.3, the roof slope is ~33 degrees, which meets the requirement that roof slope be greater than 15 degrees from the horizontal.

Regarding item 4.2.4.6, existing topography and natural drainage will be retained. No mature trees are to be removed.

2.4.3 Neighbouring Properties

2.4.3a: property west of subject property (1032 Barberry Lane)

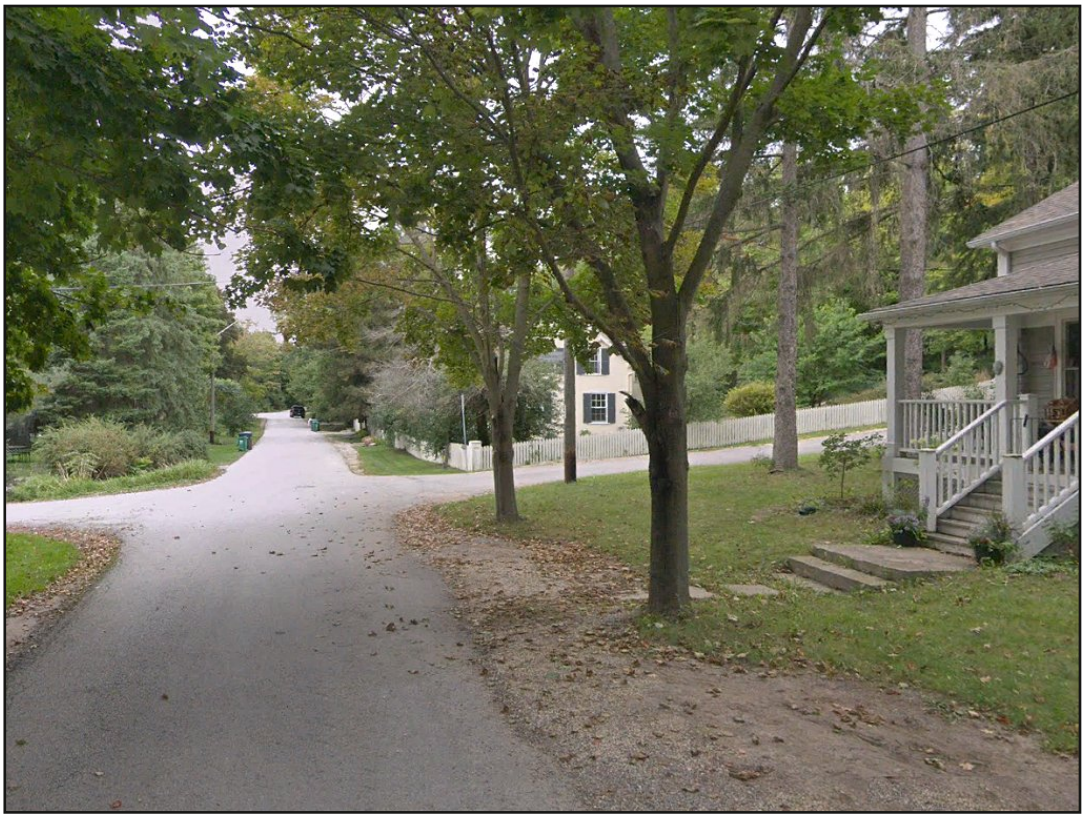
2.4.3b: property northwest of subject property (1033 Barberry Lane)

2.4.3c: property north of the subject property (7053 Pond Street)

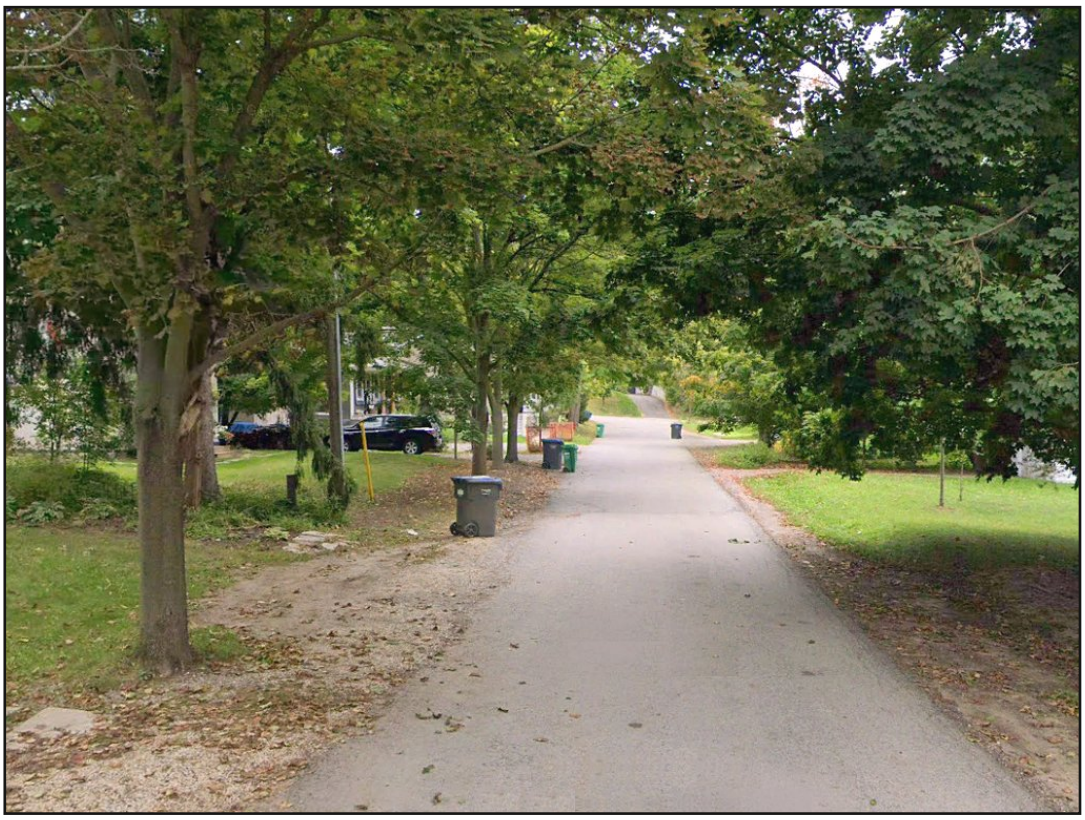
2.4.3c: property north of the subject property (7053 Pond Street); view from garage

2.4.3e: property south of the subject property (7015 Pond Street)

2.4.3f: property east of subject property (7030 Second Line West)



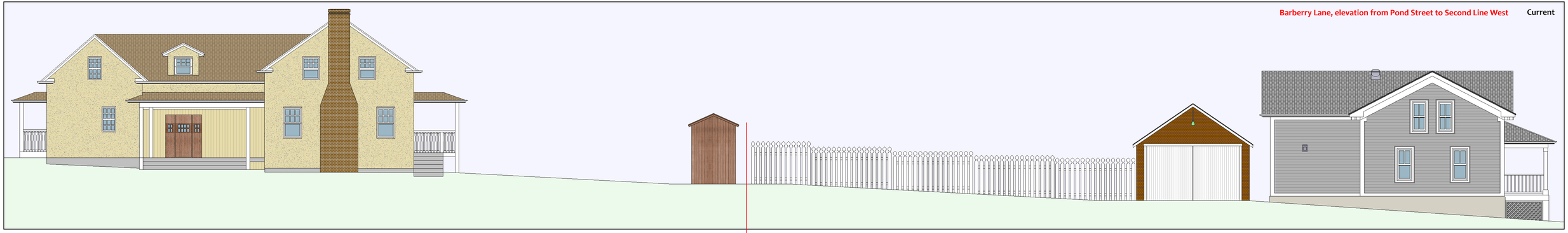
2.4.5a: Pond Street looking north, from 7025 Pond Street main residence



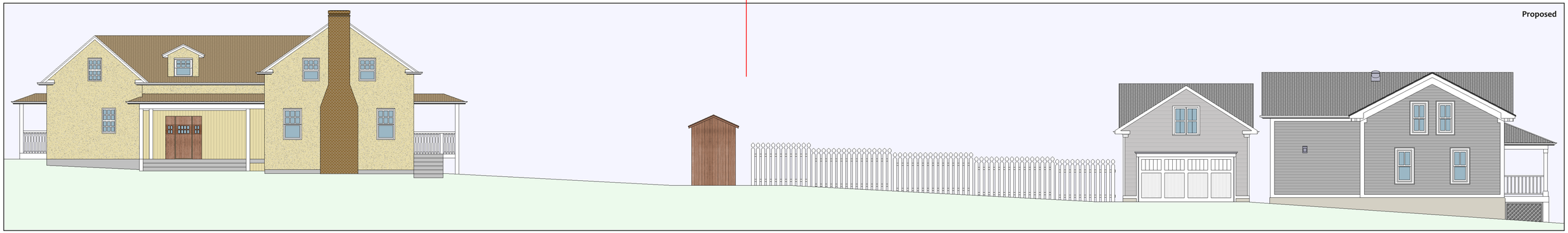
2.4.5b: Pond Street looking south, from 7025 Pond Street main residence

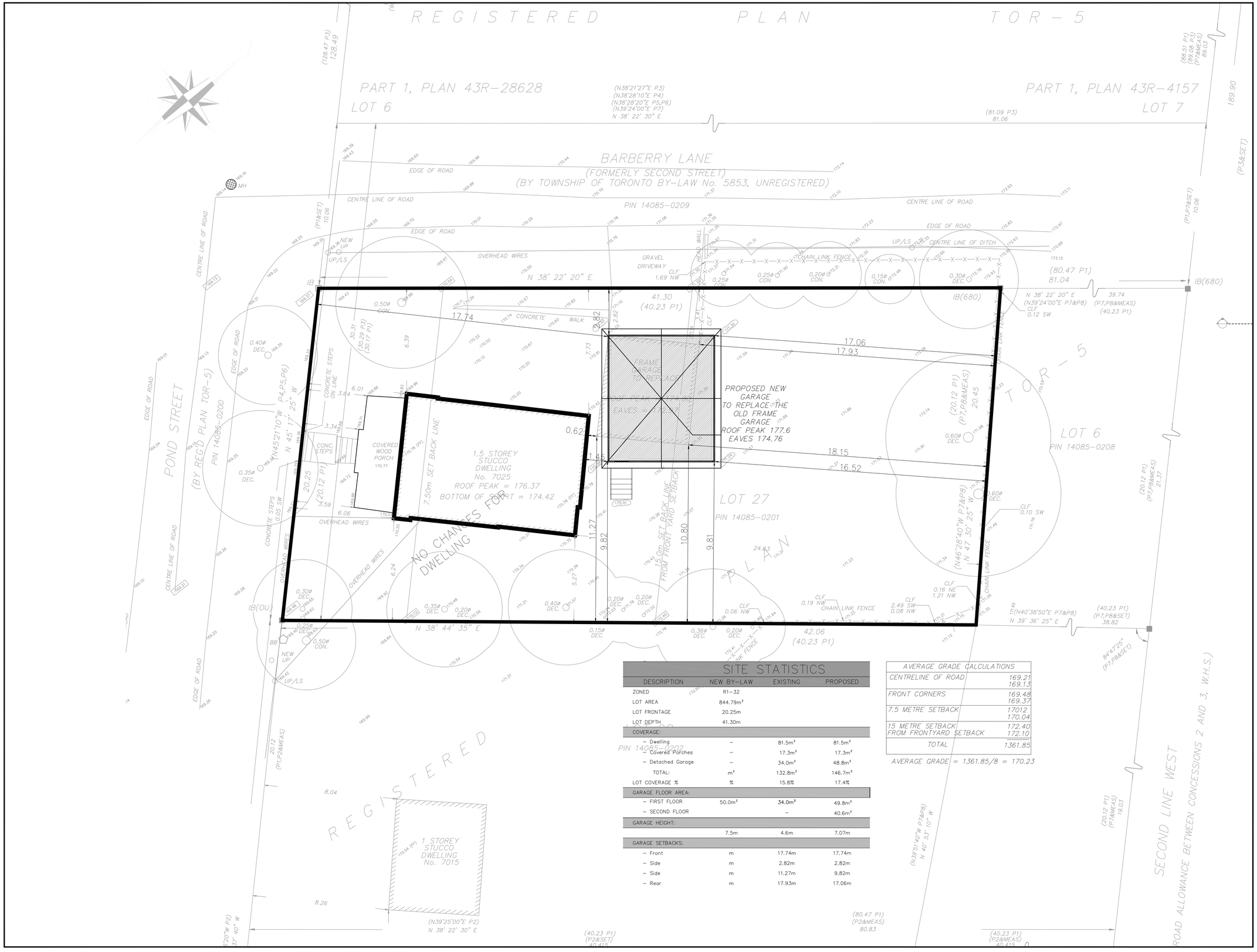
2.4.5c: Barberry Lane, looking east (with 7025 Pond Street garage, at right)

2.4.5c: Barberry Lane, looking west (with 7025 Pond Street garage, at left)



7030 Second Line West | 7025 Pond Street





SITE STATISTICS

DESCRIPTION	NEW BY-LAW	EXISTING	PROPOSED
ZONED	R1-32		
LOT AREA	844.79m²		
LOT FRONTAGE	20.25m		
LOT DEPTH	41.30m		
COVERAGE:			
– Dwelling	–	81.5m²	81.5m²
– Covered Porches	–	17.3m²	17.3m²
– Detached Garage	–	34.0m²	48.8m²
TOTAL:	m²	132.8m²	146.7m²
LOT COVERAGE %	%	15.8%	17.4%
GARAGE FLOOR AREA:			
– FIRST FLOOR	50.0m²	34.0m²	49.8m²
– SECOND FLOOR		–	40.6m²
GARAGE HEIGHT:			
	7.5m	4.6m	7.07m
GARAGE SETBACKS:			
– Front	m	17.74m	17.74m
– Side	m	2.82m	2.82m
– Side	m	11.27m	9.82m
– Rear	m	17.93m	17.06m

AVERAGE GRADE CALCULATIONS	
CENTRELINE OF ROAD	169.21 169.13
FRONT CORNERS	169.48 169.37
7.5 METRE SETBACK	170.12 170.04
15 METRE SETBACK FROM FRONTYARD SETBACK	172.40 172.10
TOTAL	1361.85

AVERAGE GRADE = 1361.85/8 = 170.23

True North:

Project North:

Key Plan:

No.	Date	Issued/Revision	By:
1	JUNE 27,2022	For review	H.K.

SMDA design + architecture

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Designer:

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED TECHNOLOGIST
OAA
RICK MATELJAN
LICENCE
7846

Engineer:

Project:

krasa Residence

7025 pond Street
Mississauga, ON

Sheet Title:

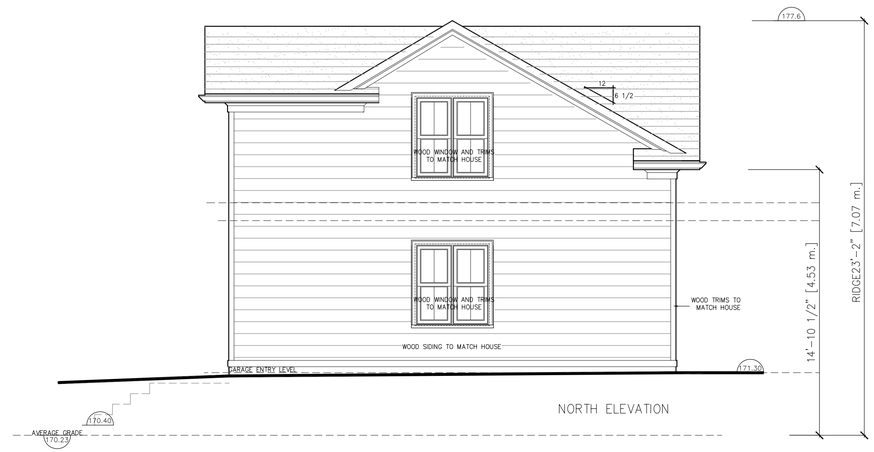
SITE PLAN

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale: 1/4"=1'-0"	Date: June, 2022	Project No: 00.00

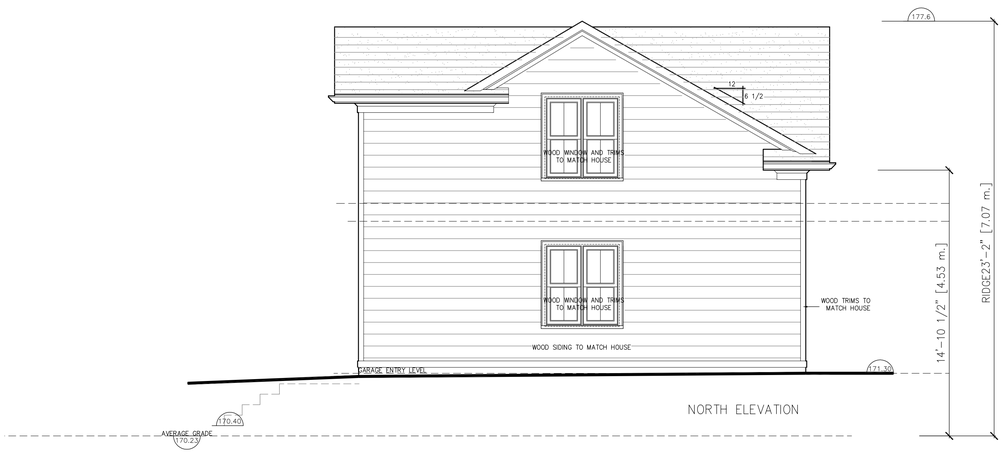
Drawing No:

A0.0

WEST ELEVATION



NORTH ELEVATION



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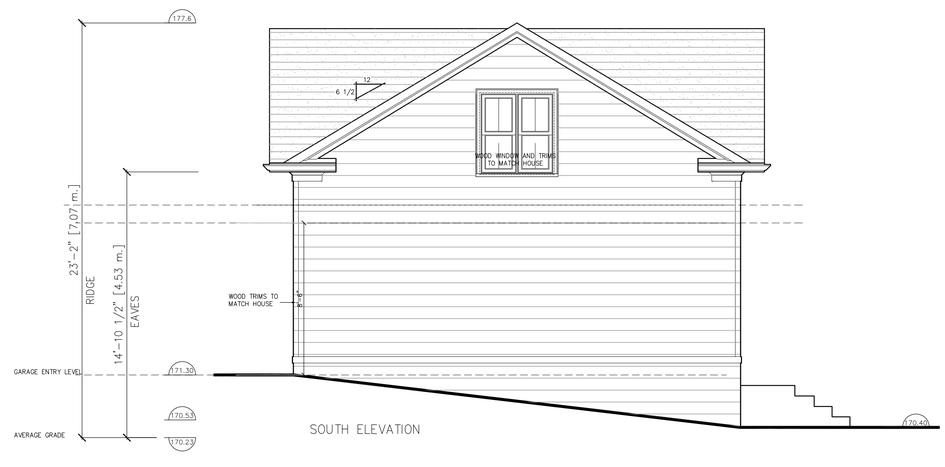

SOUTH ELEVATION

True North:

Project North:

Key Plan:

No.	Date	Issued/Revision	By:
1	JUNE 27,2022	For review	H.K.

SMDA design + architecture

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Engineer:

Project:

krasa Residence

7025 pond Street
Mississauga, ON

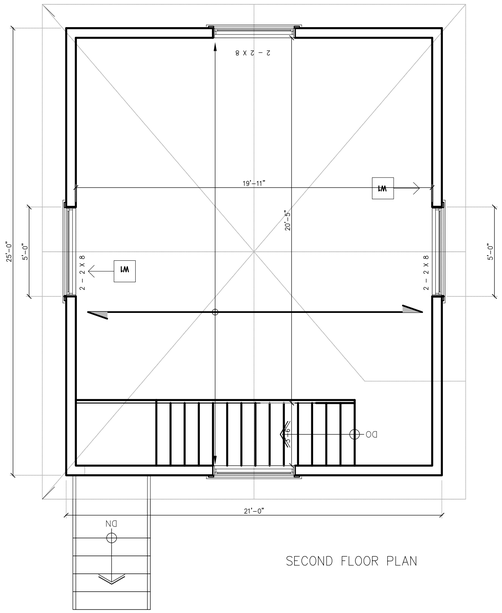
Sheet Title:

ELEVATIONS

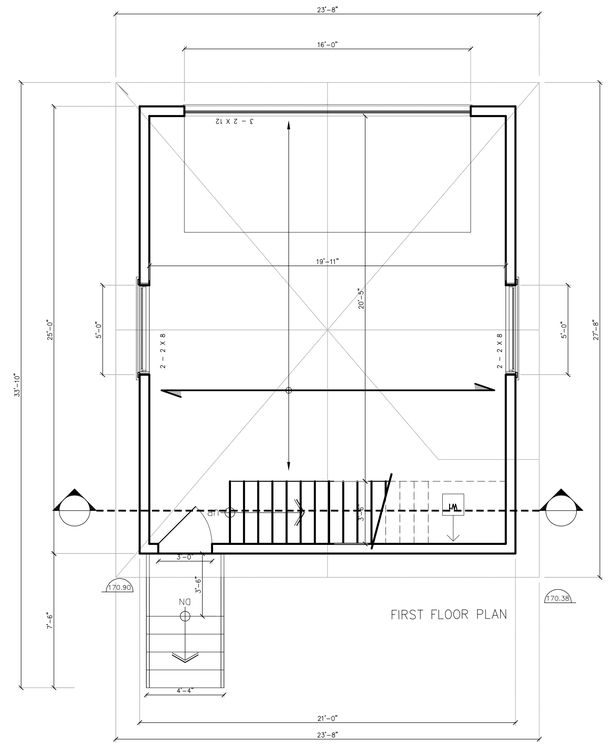
Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4"=1'-0"	June, 2022	00.00

Drawing No:

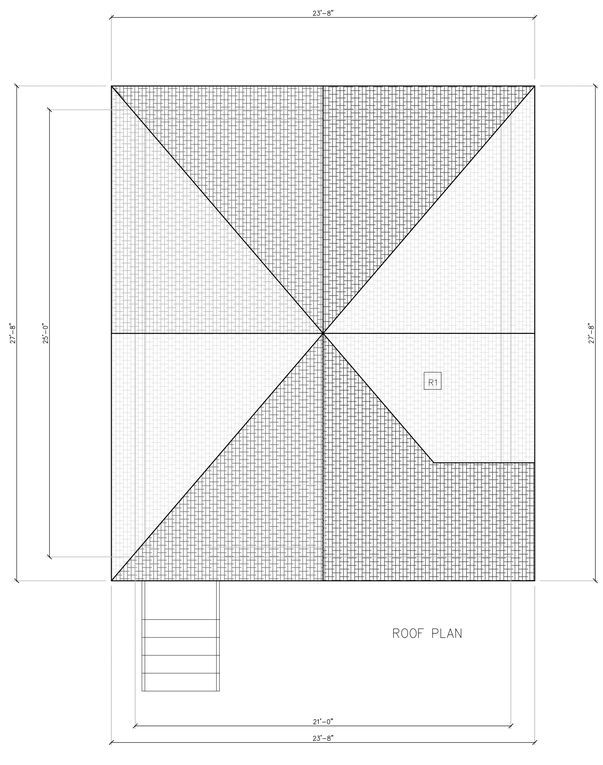
A1.2



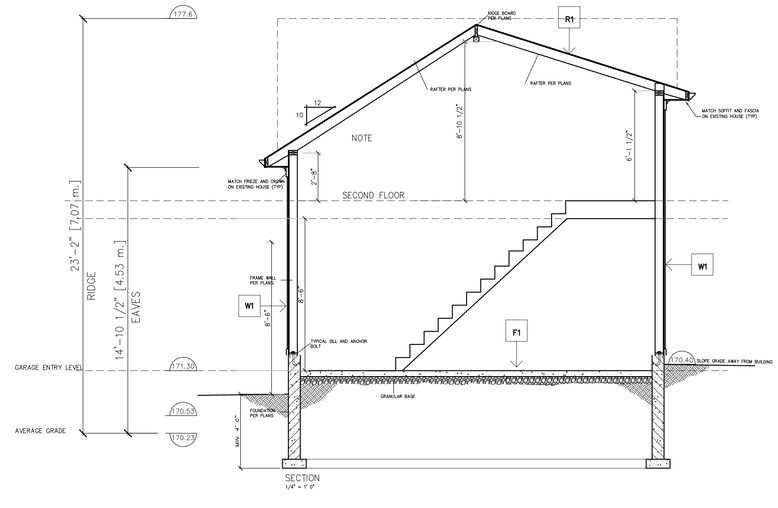
SECOND FLOOR PLAN



FIRST FLOOR PLAN

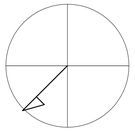


ROOF PLAN

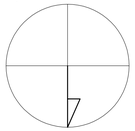


SECTION
1/4" = 1'-0"

True North:



Project North:



Key Plan:

No.	Date	Issued/Revision	By:
1	JUNE 27,2022	For review	H.K.

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Project:

krasa Residence

7025 pond Street
Mississauga, ON

Sheet Title:

PLANS & SECTION

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4"=1'-0"	JAN, 2021	00.00

Drawing No:

A1.1

2.6 Aborist report (where trees are listed as a heritage attribute)

Not applicable. No trees will be removed with this Heritage Property Permit Application.

2.7 Advantages/disadvantages of development options

2.7.1 alternative development approaches

The current garage is in deteriorating condition and, as such, does not complement the Barberry Lane streetscape. Being of a conventional suburban design, this garage is inconsistent with the character of the Meadowvale heritage district. The design of the new garage, the massing, and the materials to be used are designed to complement the heritage district more effectively than the current garage.

Although the new garage will be taller and will have a slightly larger footprint than the current garage, the design of the new garage complies with R1-32 zoning except in two respects, as follows:

Item 4.2.2.32.9

Because the proposed garage is to be built at the same location as the current garage, the garage will project outward from the north (side) wall. Item 4.2.2.32.9 states that no outbuilding should project outward from any exterior wall of the main residence.

Item 4.2.2.32.10

This condition states that maximum driveway width is 3.0 metres. The proposal requests a 4.9 metre width.

Planning considerations regarding these two items

To comply with item 4.2.2.32.9, locating the proposed garage to be in alignment to the north wall of the main residence (to avoid an outward projection) would increase the current driveway length from three metres to about eight metres inward from Barberry Lane. Since driveways are not characteristic of the many historic homes in Meadowvale (a village that predates the automobile), siting the proposed garage at the same location as the current garage considerably reduces the length of the driveway. A further advantage to the property owner regarding the much shorter driveway is the potential to permit a two-car garage with a necessary driveway width of 4.9 metres. The shorter driveway (~3 metres on length, or about a one car length) would have minimal impact on the historic character of the neighbourhood.

The new garage will improve the value of the property, consistent with general property rights, while achieving the goal of complementing the historic character of Meadowvale through the use of heritage materials and architectural design elements consistent with the heritage conservation district, as defined by the guidelines of the Meadowvale Village Heritage Conservation District Plan - 2014.

2.7.2 isolating development and/or alteration from existing heritage features

The application proposes to site the new garage on the location of the existing garage, which has likely occupied this location for about 60 years. (The garage was probably built in, or before, 1959, as explained in Section 2.1.2 of his report.) The goal is not to isolate the proposed garage, but to place it in the same context as the current garage.

2.7.3 harmonizing mass, setback, setting and materials

As stated in item 2.3.7 and item 2.7.1, the setback of the proposed garage is not in compliance with item 4.2.2.32.9 of the R1-32 zoning regulations. The architect considers it a reasonable compromise to retain the current ~5.0 metre projection of the garage. Setting the new garage further back in compliance with 4.2.2.32.9 would only require the driveway to be extended by an equal distance inward, thus offering no benefit in retaining the heritage character of the property.

The new garage will still be shorter and noticeably smaller than the adjacent main residence, thus retaining the garage's historical character as an outbuilding. The garage will be a wood frame structure, consistent with most other buildings in the heritage conservation district. This will harmonize the building with others in the neighbourhood.

2.7.4 limiting height and density

As per item 2.7.3, the new garage will appear to be an outbuilding to the larger main residence, consistent with the general character of the relationship between the main residence and outbuildings on properties in the historic village of Meadowvale.

2.7.5 allowing only compatible infill and additions

In regard to massing and building materials, the proposed garage has been designed to complement the historic character of the neighbourhood. Garages are naturally inconsistent with neighbourhoods that flourished before the invention of the automobile, but for practical purposes City of Mississauga bylaws must allow for basic residential amenities regardless of heritage status. The main focus of the design process for the proposed garage at 7025 Pond Street has been to achieve a visual harmony between new and old.

2.7.6 reversible alterations

The current proposal for the garage includes only essential features (windows, garage door and pedestrian door) that cannot be considered reversible without rendering the building unusable. The proposal for the new garage does not include items such as skylights, solar panels, ramps, etc. that would have to be installed as removable (reversible) items.

2.7.7 buffer zones, site plan control, and other planning mechanisms

At the time of writing of this assessment, there is no Site Plan Control in effect at the subject property or at neighbouring properties where activity at the subject property may have a temporary adverse affect. The property owner, and related contractors will ensure that an updated review of planning controls is taken before commencing with the development.

2.7.8 mitigation measures to limit impact on the heritage resources

There is no historical value to the current garage at 7025 Pond Street. The structural materials of the current garage, being mostly wood, and dating back possibly to 1959 or before, are generally not reusable.

2.7.9 explanation of preferred development and mitigation option

mitigation options

As per item 2.7.8, there is no historical, architectural or contextual value to the current garage. Mitigation of materials is not considered advantageous.

development options

The development, as proposed, is considered to be the option of maximal advantage. Relocating the garage inward to comply with item 4.2.2.32.9 was reviewed but considered to be of no advantage since the goal of setting the new garage inward from the main residence is equally offset by the increased length of the driveway necessary to lead to the relocated garage.

Regarding height and mass, the new garage will be taller than the current garage, but to limit the height of the new garage to stay within R1-32 limits, and to retain a sense of balance between the proposed garage and the adjacent main residence, the architect has limited the height of the second floor to minimize impact of the garage in relation to the main residence. The ceiling height of the second floor is a modest 2.75 metres at the roof peak.

2.8 Summary of conservation principles as per:

2.8.1 Standards and Guidelines for the Conservation of Historic Places in Canada

There is no conservation value related to the current garage, proposed for demolition. The current garage has no architectural, historical or contextual value.

2.8.2 Eight Guiding Principles in the Conservation of Historic Properties

As per item 2.8.1.

2.9 Explanation of the effect of proposed demolition or alterations in regard to:

2.9.1 loss of cultural heritage value

There is no architectural, historical or contextual value to current garage. This garage was built in a conventional suburban gable style that is not typical of mid- and late- nineteenth century homes.

2.9.2 impact on the streetscape and sense of place

The proposed garage will be constructed of materials that are consistent with the character of other structures in the neighbourhood and, as such will be in greater visual harmony with the heritage context of Meadowvale than the current garage.

2.10 Salvation mitigation, where structures on a property cannot be conserved

2.10.1 relocation, ruinification, or symbolic conservation

As per section 2.9, there is no historical, architectural or contextual value to the current garage being demolished. Mitigation of materials is not considered advantageous. Relocation or site recognition is not considered necessary.

3.0 SUMMARY STATEMENT

3.1 Significance and heritage attributes of the cultural heritage resource

main residence

The main residence at 7025 Pond Street is of historical significance, being a fine example of a mid- to late- 19th century home of a middle class businessman or labourer. However, the main residence is not part of the Heritage Property Permit Application associated with this Heritage Impact Assessment.

garage

The subject application calls only for the demolition of the garage at the subject property, and construction of a replacement garage.

There is no historical, architectural or contextual value to the current garage at 7025 Pond Street. It does not share the heritage features of the main residence. The garage is of a conventional design, typical of single-car, wood frame, gable roof garages seen in post WWII neighbourhoods across Mississauga. Likely built two or three generations after Meadowvale's late 19th century heyday as a milling centre, the garage does not have potential to yield significant information about this historic village.

3.2 Impact of proposed development on heritage resource

The proposed garage is designed with a massing, and use of building materials that will complement the historically and architecturally significant properties in the Meadowvale Village Heritage Conservation District. Proper consideration for massing and building materials, by the architect, is intended to harmonize the proposed garage with other structures in the neighbourhood. The proposed garage will be a more harmonious fit to the heritage conservation district than the current garage. The proposed garage will still be shorter and noticeably smaller than the adjacent main residence, thus retaining the proposed garage's historical character as an outbuilding.

3.3 Conservation or mitigative measures, or alternative development

The structural materials of the current garage, being mostly wood, and dating back possibly to 1959 or before, are generally not reusable. There is no benefit to be gained in reusing materials from this garage, or retaining materials from this garage for salvage purposes at this or other sites.

3.4 Why conservation or mitigative measures are not appropriate

As per item 3.3

4.0 RECOMMENDATION

4.1 Regulation 9/06

The heritage value of properties that are listed as part of a municipality's heritage registry are assessed under Regulation 9/06 of Section 29 of the Ontario Heritage Act, RSO 1990, c. O.18

4.1.1

A property may be designated under Section 29 of the Ontario Heritage Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

4.2 suitability of subject property for designation

7025 Pond Street; main residence

This Heritage Impact Assessment is an appendix to a Heritage Property Permit Application which proposes to replace a garage on the property at 7025 Pond Street with a new garage. No alterations are proposed to the main residence. The subject property is currently designated under Part V of the Ontario Heritage Act.

Briefly, the main residence does merit designation under the Ontario Heritage Act. It complies with items 1-i, 2-i, 2-ii, 3-i and 3-ii of Regulation 9/06. The main residence is representative of Ontario Gothic architecture which was a popular style for middle-class residences in Meadowvale. Members of the Trevorrow family lived in this home for a 65 year period when the village of Meadowvale flourished as a milling centre. William Trevorrow initially worked for the village's major employer, Gooderham & Worts, and then purchased G&W's barrel making facility when G&W left Meadowvale. William's daughter, Margaret was a founder of Meadowvale's local branch of the Women's Institute and also founded the village's first library. This residence, and its associated neighbouring properties, form a cohesive community that remains largely intact, and as such is important in preserving the context of Meadowvale as one of Mississauga's important early communities.

garage

The only other structure on the barn is the garage. Because this building is the focus of the subject heritage application it is reviewed in detail, as follows:

1-i: The garage is built in a conventional style for residential outbuildings, being a simple wood frame structure with a rectangular plan and a common lengthwise gable roof. It is not rare or unique, and does not represent a particularly expressive or innovative method of construction.

1-ii: The garage does not display craftsmanship or artistic merit.

1-iii: The garage does not demonstrate a high degree of technical or scientific achievement.

2-i: Built probably sometime after WWII, the garage is not associated with the Trevorrow family who lived in the home up to 1939.

2-ii: The garage does not have the potential to yield information that contributes to an understanding of Meadowvale. This village thrived in the middle and late 19th century. The Meadowvale Village Heritage Conservation District Plan - 2014 sets guidelines for new developments and alterations to existing properties that respect the character of the village during this formative time. The current garage at 7025 Pond Street is built after this important period in Meadowvale's development and, as such does not contribute to the character of the village.

2-iii: The garage does not reflect the work of an architect. It is of a conventional design.

3-i: As per item 2-ii, the garage is not important in defining the character of Meadowvale.

3-ii: The garage is of later construction than most of the buildings in Meadowvale that define the character of the village.

3-iii: The garage at 7025 Pond Street is not a landmark.

4.3 Provincial Policy Statement

In regard to the *Provincial Policy Statement - 2020*, which updates the *Provincial Policy Statement - 2014*, the application for the demolition of the current garage at 7025 Pond Street (and replacement with a garage designed to comply with the guidelines established by the Meadowvale Village Heritage Conservation District Plan - 2014) will have no adverse effect on the heritage attributes of the Meadowvale Village Heritage Conservation District.

Specifically:

PPS-2020, item 1.7.1: No natural heritage features will be altered by the proposed development.

PPS-2020, item 2.6.1: As clarified in section 4.2, the main residence contributes to a sense of place, but the garage on the property is of no architectural, historical or contextual significance.

5.0 QUALIFICATIONS

5.1 Author

Richard Collins
- heritage consultant (2006-present)

Museums of Mississauga
- tour guide (1999-2018)

Page+Steele Architects
- archivist (1999)

Volunteer

Mississauga Heritage Advisory Committee
- citizen member (2021-present)

Historical Society of Ottawa
- Regular Events director (2019-present)
- newsletter editor (2021-present)

Canadian Museum of Nature
- education guide (2018-2021)

Thompson's Co., 2nd York Militia
- reenactor (2012-present)

Heritage Mississauga
- volunteer (2006-present)

Mississauga South Historical Society
- member (2002-present)
- president (2005-2012)
- webmaster (2009-present)

Peel District School Board Fair
- adjudicator (2007-2011)

Port Credit 175th Anniversary Committee
- project leader and secretary (2010)

Port Credit Village Project
- co-chair of the Heritage Circle (2005 to present)

Awards

City of Mississauga
- Civic Award of Recognition (2016)

Heritage Mississauga
- Lifetime Membership Award (2007)
- Members' Choice Award (2009)
- Community Heritage Award (2018)

5.2 References

Google Maps

Heritage Mississauga
image archive

Hicks, Kathleen
Meadowvale: From Mills to Millennium

Lynch, John
Directory of the County of Peel, for 1873-4

mississauga.ca - Services Online - e-maps

mississauga.ca - Services Online - Property Information

Service Ontario at www.e-laws.gov.on.ca

Ontario Heritage Act, RSO 1990, Chapter O.18

Land Registry records

Toronto Daily Star (1896-1971) / Toronto Star (1971-present)

Walker and Miles
Historical Atlas of Peel County, 1877

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. 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, ruinfication, or symbolic conservation be considered.

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

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

3 Summary Statement and Conservation Recommendations

The summary should provide a full description of:

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

4 Mandatory Recommendation

The 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

OPTIMUM STRUCTURAL CORP.
We Design Efficiently

Afshin Souzankar, P. Eng. MAS.c
Director

39 Kirk Drive, Thornhill, ON,
L3T 3K8
Tell: (416) 666 7978
optimumstructuralcorp@gmail.com

To: City of Mississauga
Community Services – Culture Division

Re: Structural Assessment of the Existing Detached Garage

Subject Property: 7025 Pond Street, Mississauga, Ontario

March 14, 2023

Dear Sir/Madam,

As requested, by the owner of the Subject Property, we visited the property in order to review and assess the structural integrity and capacity of the existing detached garage.

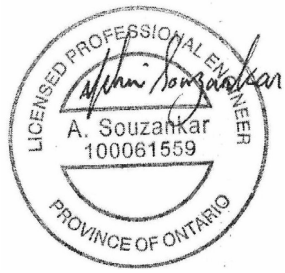
Per our observations and with reference to the photos presented in this report, the subject detached garage is constructed on a concrete slab. There is no footing extended below the frost depth of 4' on the perimeter of the slab, nor there is any evidence of rigid insulation presence. As shown on the photos, wide cracks due to settlement had occurred on the exterior face of the concrete slab. In addition, erosion under the slab is verified. Knowing that the framing of garage is supported on the settled concrete slab, there are evidence of movement and misalignment along the framing caused by movements to the slab.

Our conclusion based on above discussed observations is that the structural integrity of the existing detached garage has been adversely compromised and is considered a cause for safety hazard.

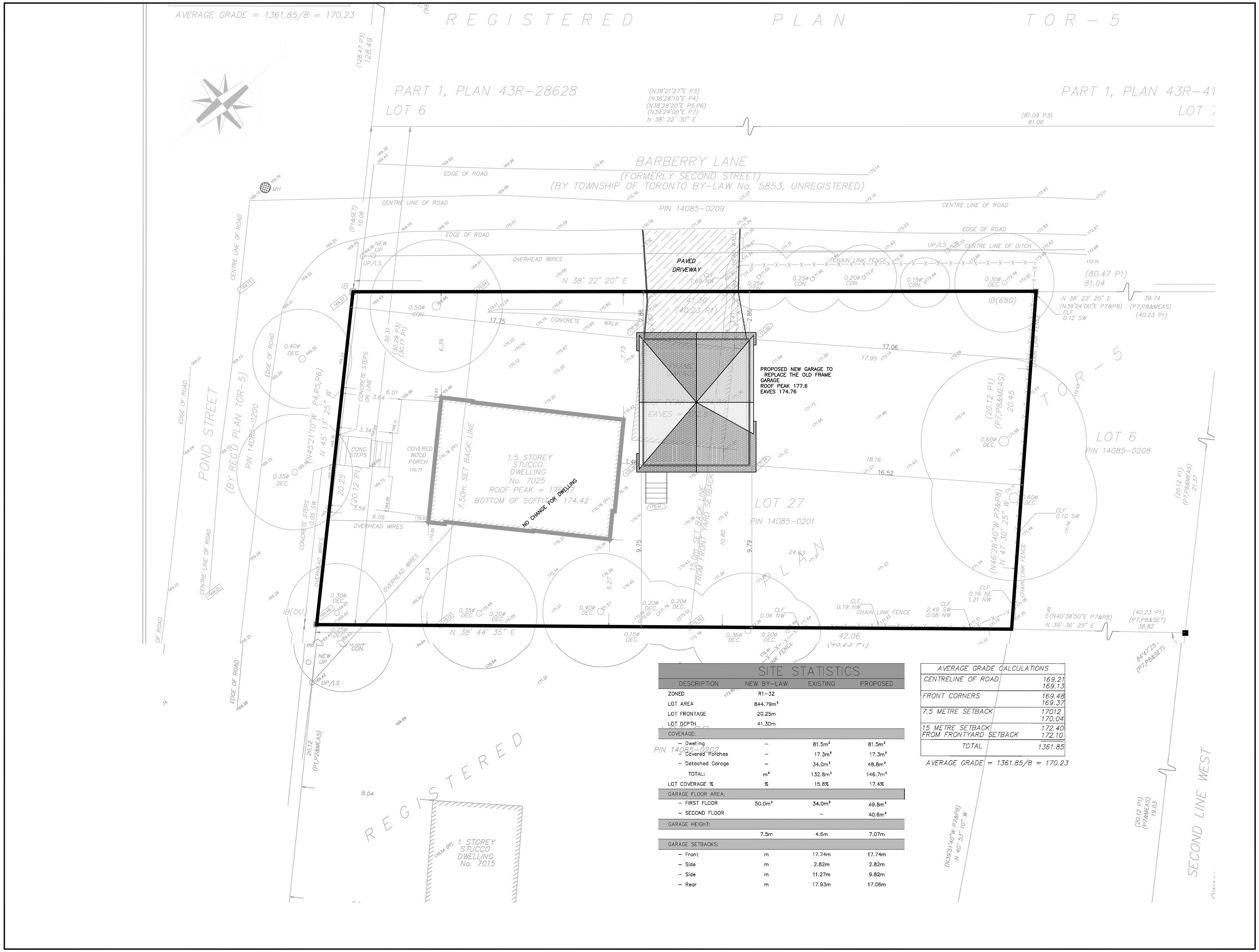
Due to extent of the damages to the concrete slab, remedial solutions are not feasible. Thus, we strongly recommend the detached garage to be demolished and a new garage in compliance with the current Ontario Building Code requirements and applicable by-laws to be built.

We trust above discussion is satisfactory for your purposes. Should you have any further questions or require any additional clarification, please feel free to contact us at your earliest convenience.

Yours truly,



Optimum Structural Corp.
Afshin Souzankar, P.Eng., M.Sc.



SITE STATISTICS

DESCRIPTION	NEW BY-LAW	EXISTING	PROPOSED
ZONED	R1-32		
LOT AREA	844.79m²		
LOT FRONTAGE	20.25m		
LOT DEPTH	41.30m		
COVERAGE:			
– Dwelling	–	81.5m²	81.5m²
– Covered Porches	–	17.3m²	17.3m²
– Detached Garage	–	34.0m²	48.8m²
TOTAL:	m²	132.8m²	146.7m²
LOT COVERAGE %	%	15.8%	17.4%
GARAGE FLOOR AREA:			
– FIRST FLOOR	50.0m²	34.0m²	49.8m²
– SECOND FLOOR		–	40.6m²
GARAGE HEIGHT:			
	7.5m	4.6m	7.07m
GARAGE SETBACKS:			
– Front	m	17.74m	17.74m
– Side	m	2.82m	2.82m
– Side	m	11.27m	9.82m
– Rear	m	17.93m	17.06m

AVERAGE GRADE CALCULATIONS

CENTRELINE OF ROAD	169.21 169.13
FRONT CORNERS	169.48 169.37
7.5 METRE SETBACK	17012 170.04
15 METRE SETBACK FROM FRONTYARD SETBACK	172.40 172.10
TOTAL	1361.85

AVERAGE GRADE = 1361.85/8 = 170.23

True North:

Project North:

Key Plan:

No.	Date	Issued/Revision	By:
1	MAY 5,2023	For review	
1	APRIL 5,2023	For review	
1	JUNE 27,2022	For review	H.K.

SMDA design + architecture

SMDA Design Ltd.
1492 Wallace Rd., unit 9
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smda.ca

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Designer:
ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED TECHNOLOGIST
OAA
RICK MATELIAN
LICENCE
7846

Engineer:

Project:

Garage Replacement

7025 pond Street
Mississauga, ON

Sheet Title:

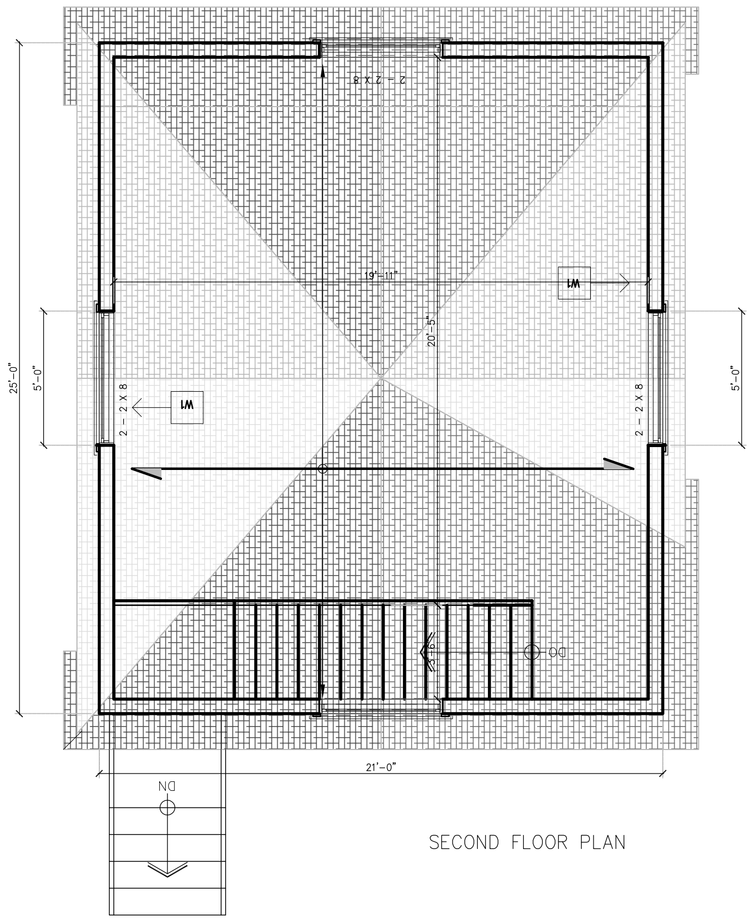
SITE PLAN

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale: 1/4"=1'-0"	Date: June, 2022	Project No: 00.00

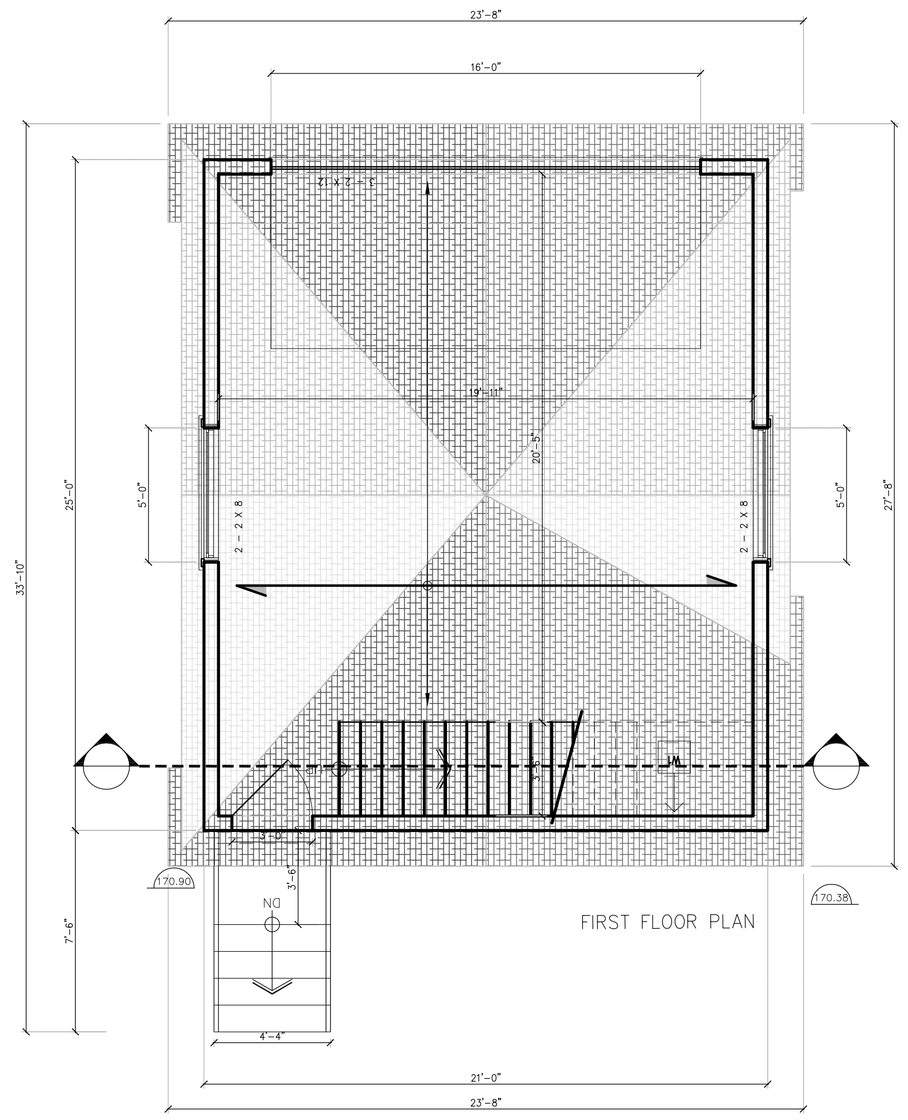
Drawing No:

A0.0

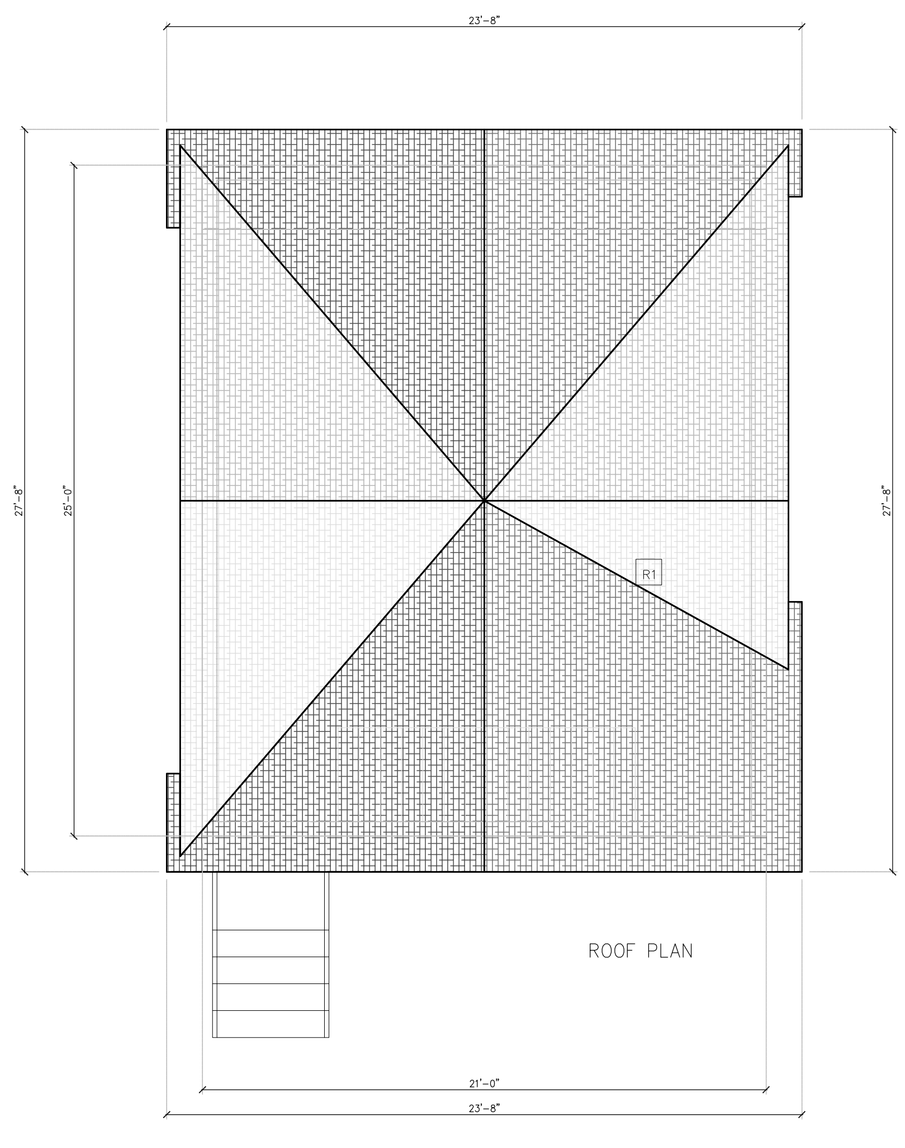
9.2



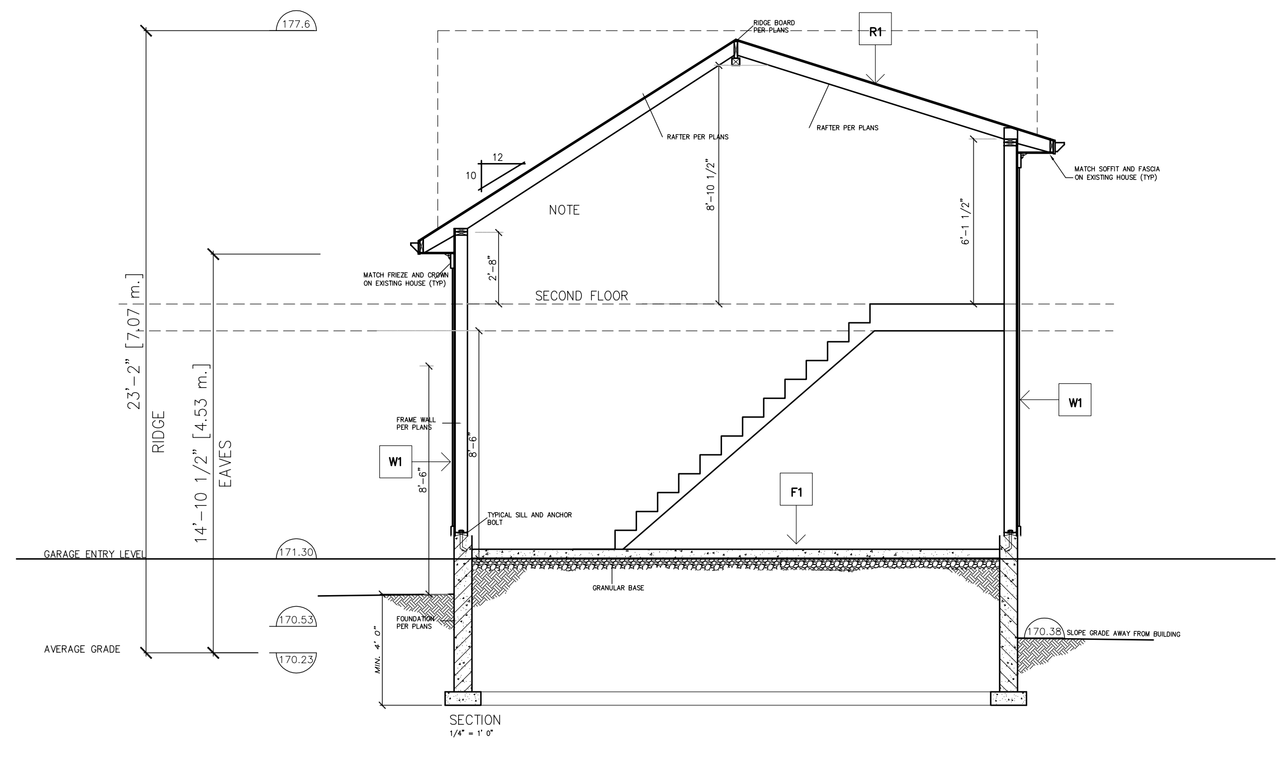
SECOND FLOOR PLAN



FIRST FLOOR PLAN

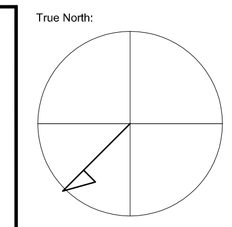


ROOF PLAN



SECTION
1/4" = 1'-0"

True North:



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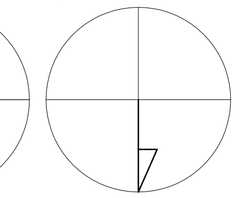

Key Plan:

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1	MAY 5,2023	For review	
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OAA
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7846

Engineer:

Project:

Garag Replacement

7025 pond Street
Mississauga, ON

Sheet Title:

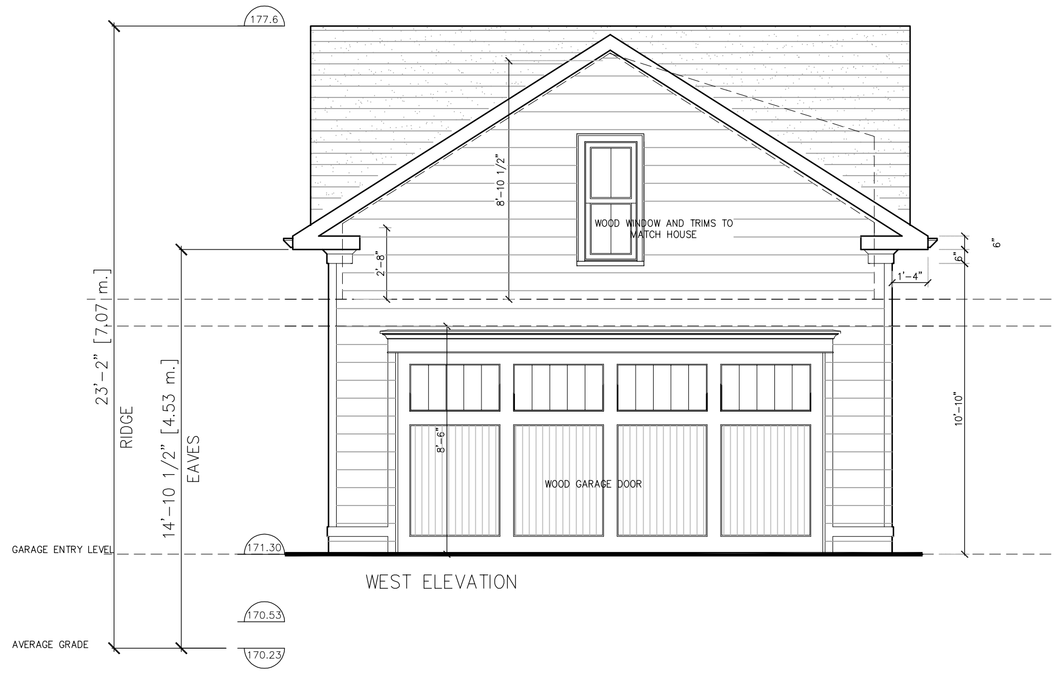
PLANS & SECTION

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale: 1/4"=1'-0"	Date: JAN, 2021	Project No: 00.00

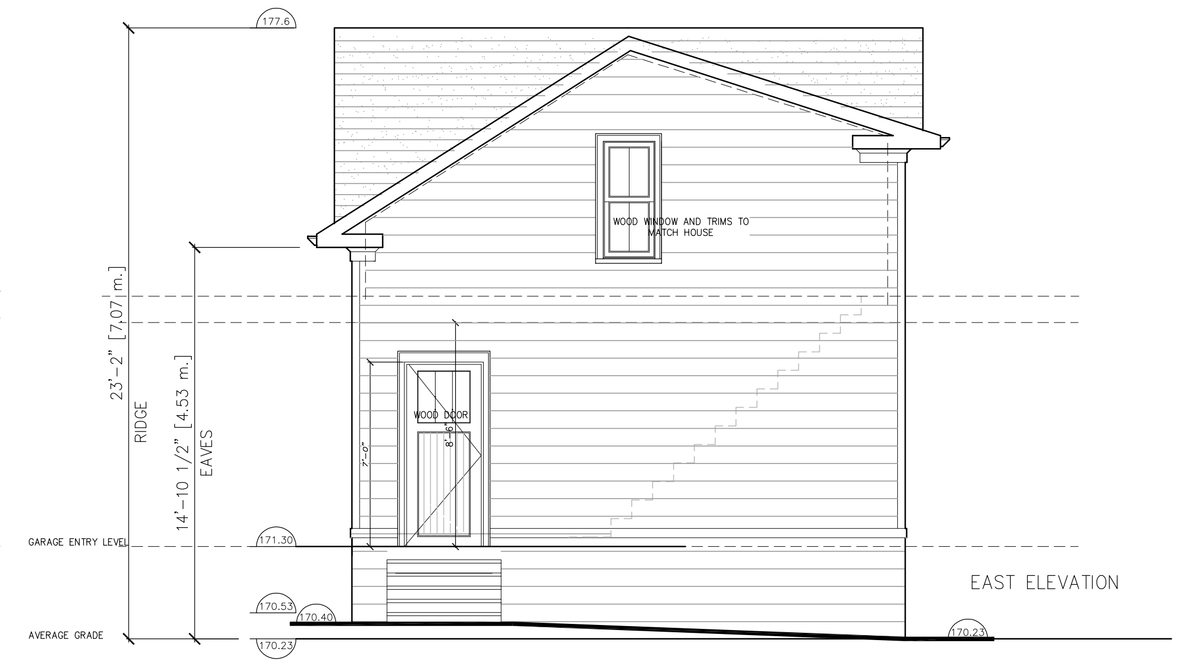
Drawing No:

A1.1

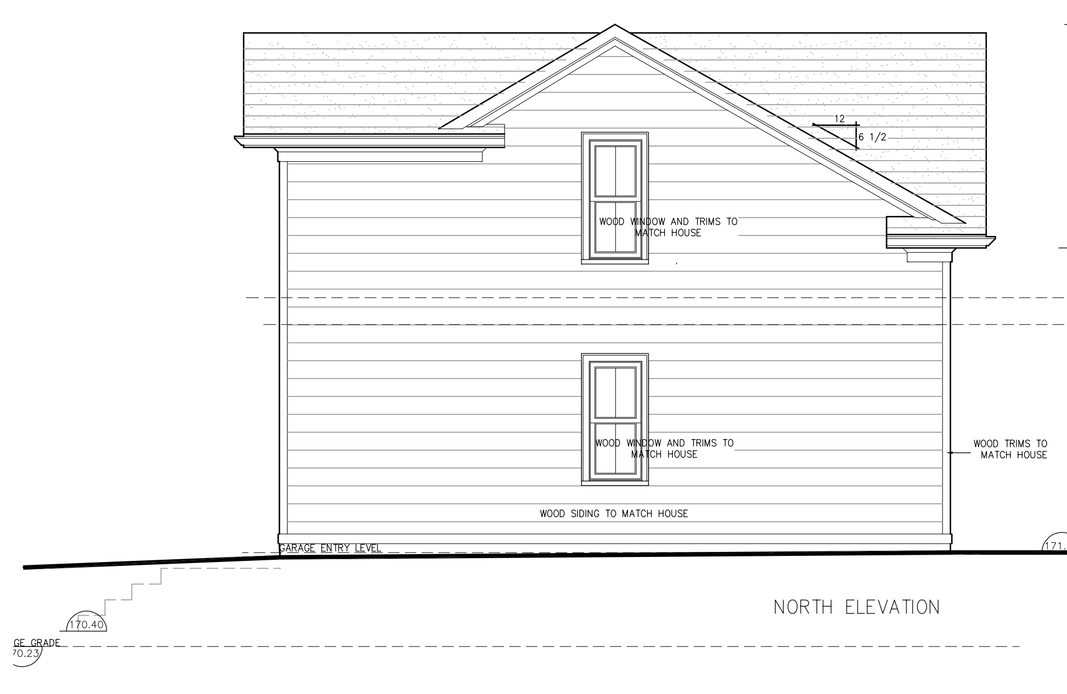
9.2



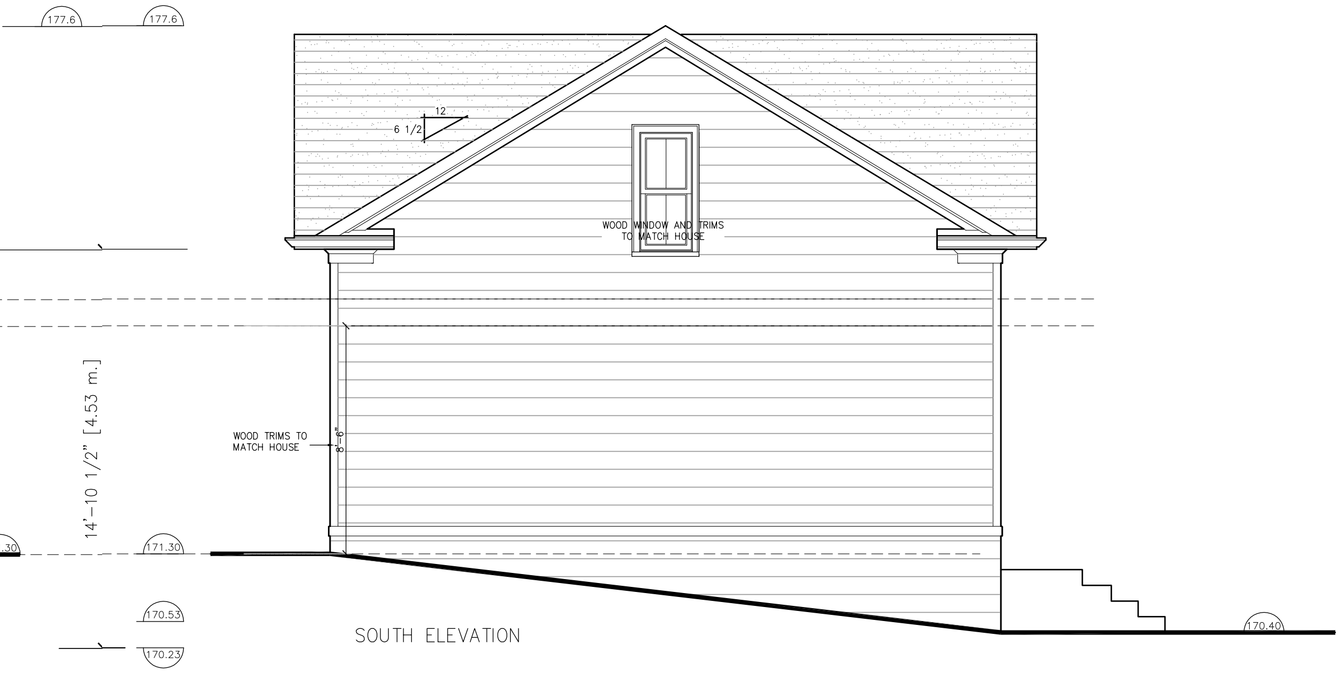
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

True North:

Project North:

Key Plan:

No.	Date	Issued/Revision	By:
1	MAY 5,2023	For review	
1	APRIL 5,2023	For review	
1	JUNE 27,2022	For review	H.K.

SMDA design + architecture

SMDA Design Ltd.
1492 Wallace Rd., unit 9
Oakville ON L6L 2Y2
Tel: 905 842 2848
smda.ca

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Designer:

ONTARIO ASSOCIATION OF ARCHITECTS
LICENSED TECHNOLOGIST
OAA
RICK MATELJAN
LICENCE
7846

Engineer:

Project:

Garage Replacement

7025 pond Street
Mississauga, ON

Sheet Title:

ELEVATIONS

Design By:	Drawn By:	Approved By:
R.M.	R.M.	R.M.
Scale:	Date:	Project No:
1/4"=1'-0"	June, 2022	00.00

Drawing No:

A1.2

City of Mississauga

Corporate Report

MISSISSAUGA

Date: May 19, 2023	Originator's files:
To: Chair and Members of Heritage Advisory Committee	
From: Jodi Robillos, Commissioner of Community Services	Meeting date: June 13, 2023

Subject

Request to Alter a Heritage Designated Property at: 7076 Old Mill Lane (Ward 11)

Recommendation

That the request to alter a heritage designated property at 7076 Old Mill Lane (Ward 11), as per the Corporate Report dated May 19, 2023 from the Commissioner of Community Services be refused.

Executive Summary

- The property is designated under Part V of the Ontario Heritage Act. Alterations to designated properties requires a heritage permit.
- A six foot chain link fence is proposed for the sides and back of the property
- A four foot aluminum fence is proposed for the front of the property
- Four stone pillars are proposed to be incorporated into the aluminum fencing across the front of the property

Background

The subject property is designated under Part V of the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014, and substantive changes identified in said plan require a heritage permit.

Comments

The property owner is proposing to add a fence on 7076 Old Mill Lane. On the north, south and west sides of the property the fence will be black chain link. On the front (east) side of the property, they are proposing a black aluminum fence with four stone pillars. The aluminum

fence will be a similar style to other properties in the HCD and the stone pillars will be utilizing the unused stone from the original foundation. Fencing on the north, south and west sides will be six feet in height, while the front/east side will be four feet in height. Drawings are attached in Appendix 1. The fencing is transparent and in place for safety reasons. The owner has documented individuals on their property multiple times.

The Meadowvale Village heritage District sub-committee had some concerns regarding the proposed fencing design and height. The feedback from the sub-committee has been conveyed to the property owner and they will be revising their fencing plan and re-submitting their application. Under Section 33 the newly revised *Ontario Heritage Act* applications that come forward for alteration must received a response from Council on whether they are accepted or refused. This response must be issued within 90 days of the application being submitted. The applicant was not able to provide revisions to the drawings within the necessary timeline. They are committed to providing a revision in line with the comments received from the Meadowvale Village Heritage Subcommittee.

Based on the timelines and requirements of the Ontario Heritage Act staff are recommending that this application be refused and that the applicant will bring forward a revised application at a later time.

Financial Impact

There are no financial impacts resulting from the recommendations of this report.

Conclusion

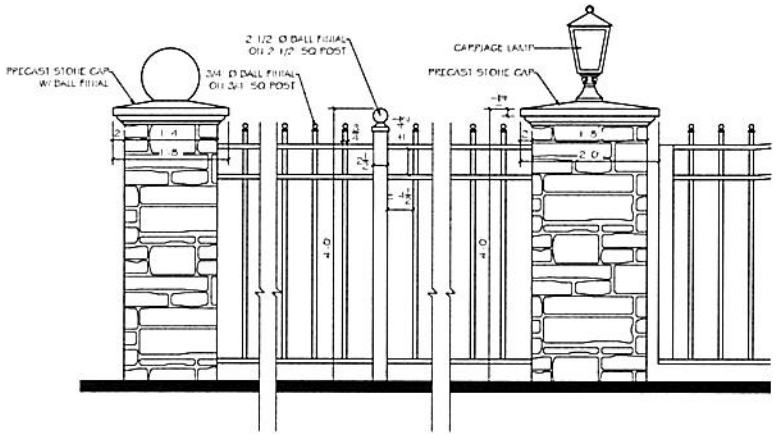
The property owner has applied for a permit to install fencing around the perimeter of the property. Based on the comments from the Meadowvale Village Heritage District Sub-committee and conversations with the property owner this application should be refused.

Attachments

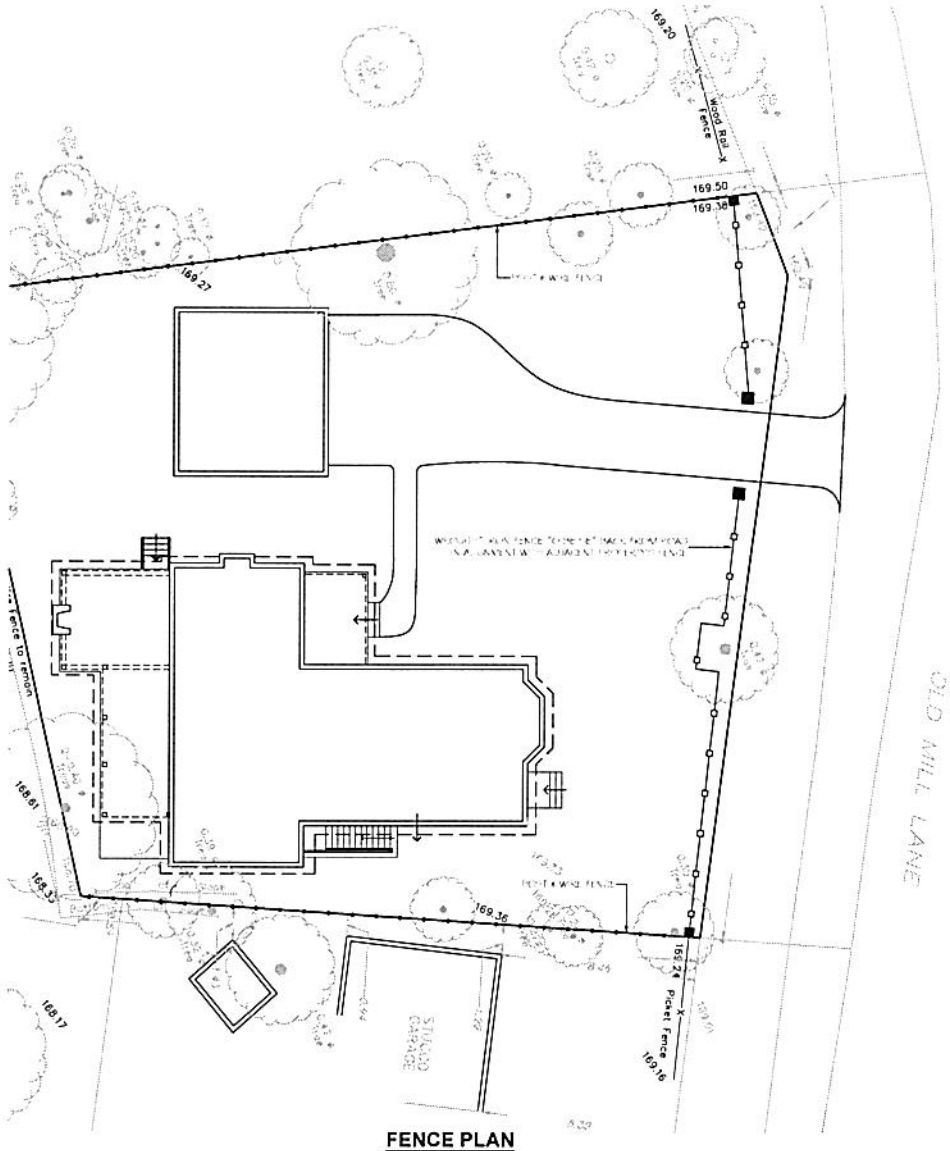
Appendix 1: Fence Plan

Jodi Robillos, Commissioner of Community Services
Prepared by: Andrew Douglas, Heritage Analyst, Heritage Planning & Indigenous Relations

FENCE ELEVATION



STONE PIER & FENCE DETAIL



FENCE PLAN

PROPOSED WROUGHT IRON FENCE OPTIONS FOR : 7076 MILL STREET, MEADOWVALE VILLAGE APRIL 2023

CHRISTOPHER WALLACE DESIGN CONSULTANT

REPORT 2 - 2023

To: CHAIR AND MEMBERS OF THE HERITAGE ADVISORY COMMIITTEE

The Meadowvale Village Heritage Conservation District Subcommittee presents its second report for 2023 and recommends:

MVHCD-0004-2023
That the memorandum from John Dunlop, Manager, Heritage Planning and Indigenous Relations, entitled "Request to Alter a Heritage Designated Property at 7025 Pond Street (Ward 11)," dated April 13, 2023, be approved.
(MVHCD-0004-2023)
(Ward 11)

MVHCD-0005-2023
That the memorandum from John Dunlop, Manager, Heritage Planning and Indigenous Relations, entitled "Request to Alter a Heritage Designated Property at 7076 Old Mill Lane (Ward 11), dated April 21, 2023, be approved with the following recommendations from the Subcommittee:

1. That the fencing be replaced with three foot wooden picket fencing and the stone pillars be incorporated into the fencing; and
2. That the driveway gates be removed; and
3. That the chain link fencing be reduced to 4 feet on the side where it abuts 7070 Old Mill Lane, from the garage to the street; and
4. That the revised drawings be provided to the Subcommittee Members prior to the Recommendation being approved at the Heritage Advisory Committee on June 13, 2023.

(MVHCD-0005-2023)
(Ward 11)