

846 Chaucer Ave

Heritage Impact Assessment

November, 2021

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Executive Summary

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. to determine the impacts of the proposed development at 846 Chaucer Ave. The subject property is located within Lorne Park Estates. The intention of this review is to determine if the alterations to the vacant property will pose any negative impacts on the heritage resource of Lorne Park Estates.

The assessment includes the following evaluations by W.E. Oughtred & Associates Inc.:

- Field review of the subject property
- Review of existing historical information
- Review of existing heritage evaluations
- Review of relevant heritage policies
- Evaluation of the property and proposed development in relation to the terms of

Reference

Based on this assessment, it has been determined, that with proposed mitigation measures, no negative influences; be that setting, character and use of the lands, will be realized as a result of the proposed development.

Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed new construction at 846 Chaucer Ave. An HIA is required as this property is located within the Cultural Landscape, Residential Landscape of Lorne Park Estates. "This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this

residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.”¹

This report has been prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken by W.E. Oughtred & Associates on October 6, 2021 to assess and document the property and its relationship to the neighbourhood. It should be noted that the house was demolished in March 2020, under demolition permit 19-4990. The house was damaged in a fire and thus demolished.

¹ City of Mississauga, Cultural Heritage Landscapes

Location & Site Description

Municipal Address: 846 Chaucer Ave

Legal Description: Lots 31 & 32,
Plan A23

Lot Area: 1,104.23sm

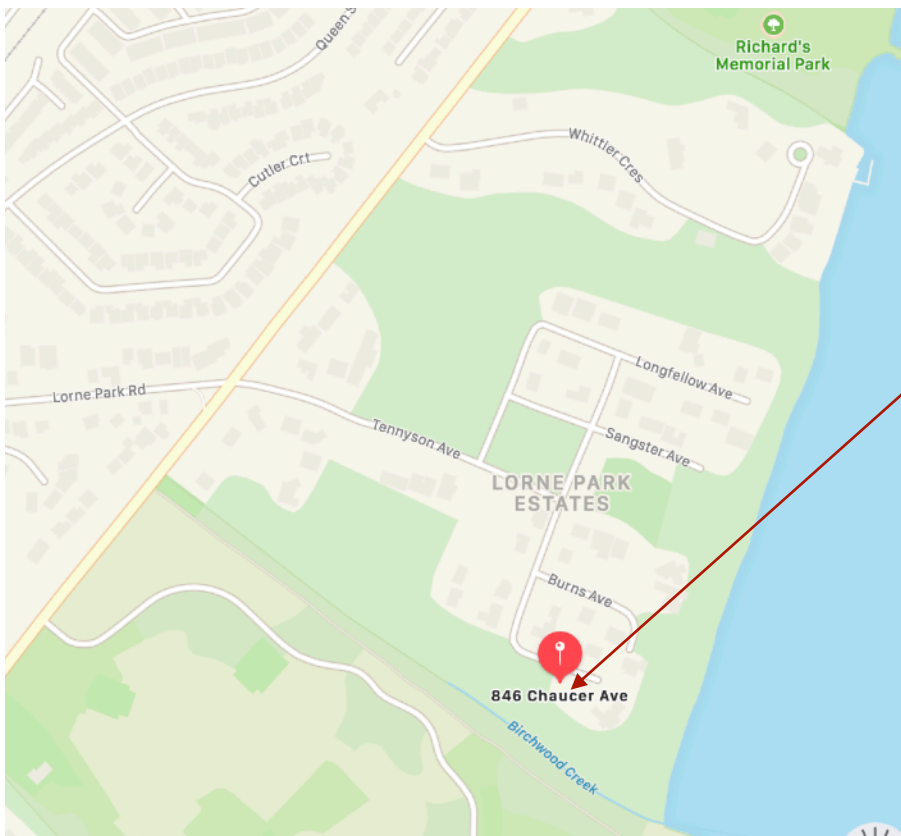
Zoning: R2-5

General Location: South of
Lakeshore Road, east of Birchwood
Creek



Figure 1: Zoning Map, City of Mississauga

Figure 2: Location Map, Apple Maps



Subject Property

The subject property is located on the west side of Chaucer Ave within Lorne Park Estates, a private community within Mississauga. The rear of the property abuts openspace and beyond that, Birchwood Creek. The area is defined by large single family homes on generous lots. There are no sidewalks, curbs or street markings. Traffic calming measures have been integrated the area by way of speed humps. This is a mature neighbourhood with large trees flanking the street.

The property has a lot frontage of 32.16m and a lot area of 1,104.23 sm. The lot is well treed at the rear and northern property boundary.

The image at right is from the City of Mississauga website, aerial image, 2002.

The date of the construction is unknown. It appears in aerial photography of 1966 but not in 1954.



Image 1 (above): 2002 Aerial Photo, City of Mississauga

Image 2: 2018 Aerial Photo - after the home was destroyed in fire, City of Mississauga



The home was built by Jack and Kay Hobbs. In an article in toronto.com celebrating Kay's 90th birthday, it says "*She survived a 2018 fire that destroyed the home she and Jack (who died in 1976) built in Lorne Park Estates in the '50s.*"²

² toronto.com

Property History

A summary of Title Chain from the Crown to the current owner prepared Stephen Nott Conveyancing Services Inc. is provided below.

Table 1: Title Chain

Date	GRANTOR	GRANTEE
1833	Crown	Arthur Jones
1834	Arthur Jones	Frederick Capreol
1852	K. McKay Sutherland	Alexander H. Grant
1860	Alexander H. Grant	Ross W. Wood
1868	Ross W. Wood	John D. Wood
1874	James Leslie et al	Joseph Orr
1877	Joseph Orr	Wm. A. Orr
1878	Joseph Orr et ux	C.H. Greene
1879	C.H. Green	Neaven McConnell
1886	Thomas Clark (assignee)	Neaven McConnell
1886	George Jones	Neaven McConnell
1886	Neaven McConnell	J.W. Stockwell
1886	John W. Stockwell	Toronto & Lorne Park Summer Resort Co.
PLAN B 88	Toronto & Lorne Park Summer Resort Co.	
1891	The Toronto & Lorne Park Summer Resort Company	Frederick Roper
1891	Frederick Roper	Lorne Park Company
1909	Lorne Park Company Limited	John Earle
1909	Lorne Park Company Limited	Willam H. Travers & Frank McPhillps
1909	Willam H. Travers & Frank McPhillps	The Lake Shore Country Club Limited
1911	John Earle	Sydney Small
1919	Sydney Small	Lorne Park Estates
1923	PLAN A23 1923 - Lorne Park Estates Limited is established	

Date	GRANTOR	GRANTEE
1948	Lorne Park Estates	Stanley S. Mills Vincent W. Price Trustees: Mary L. Clarke Est.
1953	Stanley S. Mills Vincent W. Price Trustees: Mary L. Clarke Est.	William. F. D. Hobbs
1977	William F. D. Hobbs Estate	Kathleen Helen Hobbs
2020	Kathleen Helen Hobbs	Current One

The home was built by William (Jack) Hobbs and his wife Kathleen (Kay) in 1954/55 where they resided. Jack passed in 1976 and the home was significantly damaged in a fire in 2018. The remains were subsequently demolished/removed in 2020 prior to the property changing ownership to the current owners.

846 Chaucer Ave s part of the greater area known as Lorne Park Estates. Much has been written on the history of the Lorne Park Estates and can be found in books and websites. The description below is found on the Heritage Mississauga Website.

“Lorne Park originated as a 30-hectare resort area in 1879 based in the Lorne Park Estates area, at the foot of Lorne Park Road and named after the already-named community that had developed along the north side of Lakeshore Road. In 1877, J.W. Orr built a hotel and wharf for steamers, hoping to attract the summer tourists and in became a popular summer vacation spot for people from Toronto and Hamilton, the area being considered “Cottage Country.” The Toronto-Lorne Park Summer Resort Company developed and sold cottage lots in 1886 and developed the famed Hotel Louise. By the 1930’s the resort atmosphere had changed to residential. All of the homes in Lorne Park, except one, are now year-round dwellings. Lorne Park Estates still radiates the charm of narrow, tree-lined lanes and large lots. This unique area remains a private community.”³

And this from the insauga.com website.

³ Heritage Mississauga, Lorne Park Estates

“The Lorne Park area as we know it today is very different from its rural and agricultural beginnings. The area was one of the numerous hamlets and villages that made up the Township of Toronto, many of which no longer have name recognition today. These areas often started to grow around a tavern, post office, church or place of business. They gradually developed into trade and industrial centres for the surrounding settlers and small communities began to develop. Mill-sites and harbours attracted the greatest concentration of people and most of these larger pioneer communities – Clarkson, Cooksville, Dixie, Erindale, Lakeview, Meadowvale Village, Malton, Port Credit and Streetsville remain integral and recognized parts of our city today. In 1820, a log road was built from the mouth of the Credit River to the Humber River, followed shortly by a bridge that enabled travellers going from York to Hamilton to pass through Clarkson and attracted more settlers. By 1830, logging was a major industry in Lorne Park. Most of the pine wood was exported to England and the United States. In 1879, a 30-hectare resort area was established along the south side of Lakeshore Road. This seasonal resort area, known today as Lorne Park Estates, and the farming village located on the north side of Lakeshore Road along Lorne Park Road, were both named after the Marquis de Lorne, Governor General of Canada from 1878 to 1883. Albert Shaver opened the Lorne Park Supply Store in 1892 at the corner of Lorne Park Road and Lakeshore Road, across from the Lorne Park Estates gates. It offered groceries, fruits, teas and coffee, dry goods, boots, shoes and rubbers. The village of Lorne Park did not have a school of its own until 1923 so in earlier years children had to walk long distances to get to school. The rise of the industrial age prompted rapid urban growth and a steady economic and population decline in many rural Ontario communities. By 1915 most of the villages, now referred to as the “lost villages” of Mississauga, disappeared and except for a few cemeteries, little is left to record their existence. Lorne Park remained a small burg, until 1968 when it, along with several other villages, was amalgamated to form the town of Mississauga. Six years later, Mississauga was incorporated and now is Canada’s sixth largest city. Even though Lorne Park was absorbed into Mississauga, it remained a distinct neighborhood that retains ties to its pioneer origins.”⁴

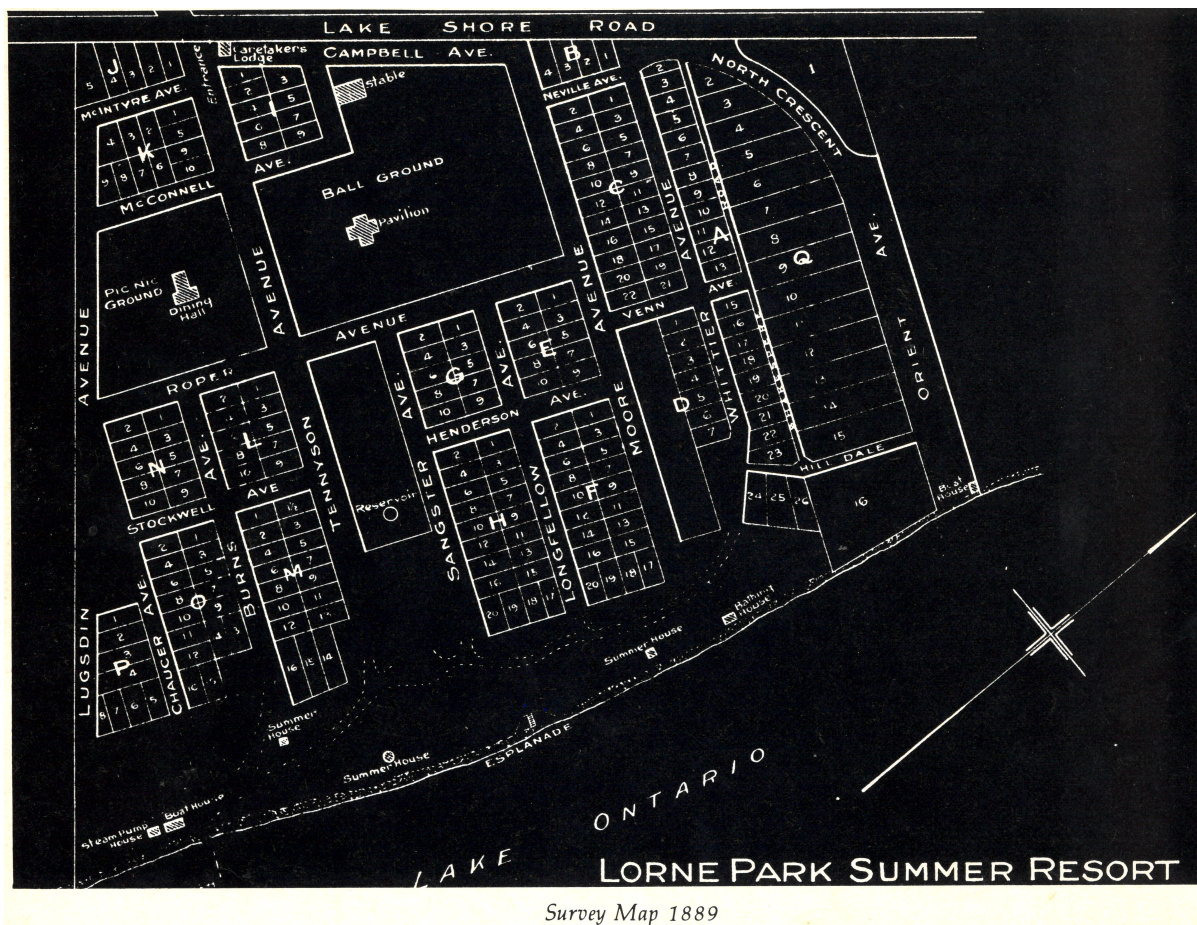
⁴ yoursaga.com/the-history-of-lorne-park

The book, *A Village within a City*, The story of Lorne Park Estates, is a veritable treasure trove of information. One of the most overlooked details of the history of Lorne Park Estates is the financial struggles throughout the years to keep the area private and operational.

As a brief history; in 1806, the first official survey of the area was made by Samuel Wilmot and Lots 22 and 23, Concession 3, South of Dundas Street (part of which would subsequently become the lands now known as Lorne Park Estates) were designated on the survey.⁵ As the title search reflects, the first transfer of the land was to Arthur Jones (a British immigrant) who sold the property for fifty pounds to Frederick Capreol (an English immigrant) to K. McKay-Sutherland (heritage unknown). The property transfers hands many times until 1889 when it was integrated into the Toronto & Lorne Park Summer Resort Co. Shares were sold to raise capital in order to survey and subdivide the land. “In the Spring of 1889, the Park was extended by the acquisition of thirteen and a quarter acres purchased for \$2,000. The additional land, dubbed “The Annexe” (sic), extended the east side of Whittier Crescent, the new east boundary road being called Orient Avenue.”⁶ Orient Avenue and North Crescent at some point were referred to as the Orient Marsh as they went undeveloped. Lorne Park Estates remains a private community to this day.

⁵ *A Village within a City*, Lorne Park Estates Historical Committee, 1980, Page 14.

⁶ *A Village within A City*, Lorne Park Estates Historical Committee, Page 37



Survey Map 1889

Image 3: Survey plan (A Village within a City, Lorne Park Estates).

When the original Association was established, share capital was raised to acquire land, erect a wharf and to keep a restaurant and summer hotel (among other things). *“For reasons which remain obscure and which may relate to the shareholders’ internal financial arrangements, in June, 1891, The Toronto and Lorne Park Summer Resort Company transferred the property to Frederick Roper, President of the company at that time. In July of the same year, Roper transferred ownership to a new Company, the Lorne Park Company Limited.”*⁷ In 1909 The LPCL had borrowed over \$40,000 to keep the endeavour afloat. However, it failed to save the situation and the land was sold to William R. Travers and Frank McPhillips, who almost immediately transferred ownership to The Lake Shore Country Club Limited.⁸ In 1909, a cottagers Association was established whereby cottagers paid fees to

⁷ A Village within a City, Lorne Park Estates, Historical Committee, Page 37

⁸ A Village Within A City, Lorne Park Estates Historical Committee, Page 67

the Association for caretakers, road and ground maintenance and the water system. When the LSCC failed as well in 1911, it was sold to Sydney Small for \$46,000. In 1919, a group of six owners, including Mary Louise Clarke, established Lorne Park Estates Limited, purchasing the land back from Sydney Small for \$20,000. Mary Louise Clarke continually infused money into LPEL, even after her death in 1931.

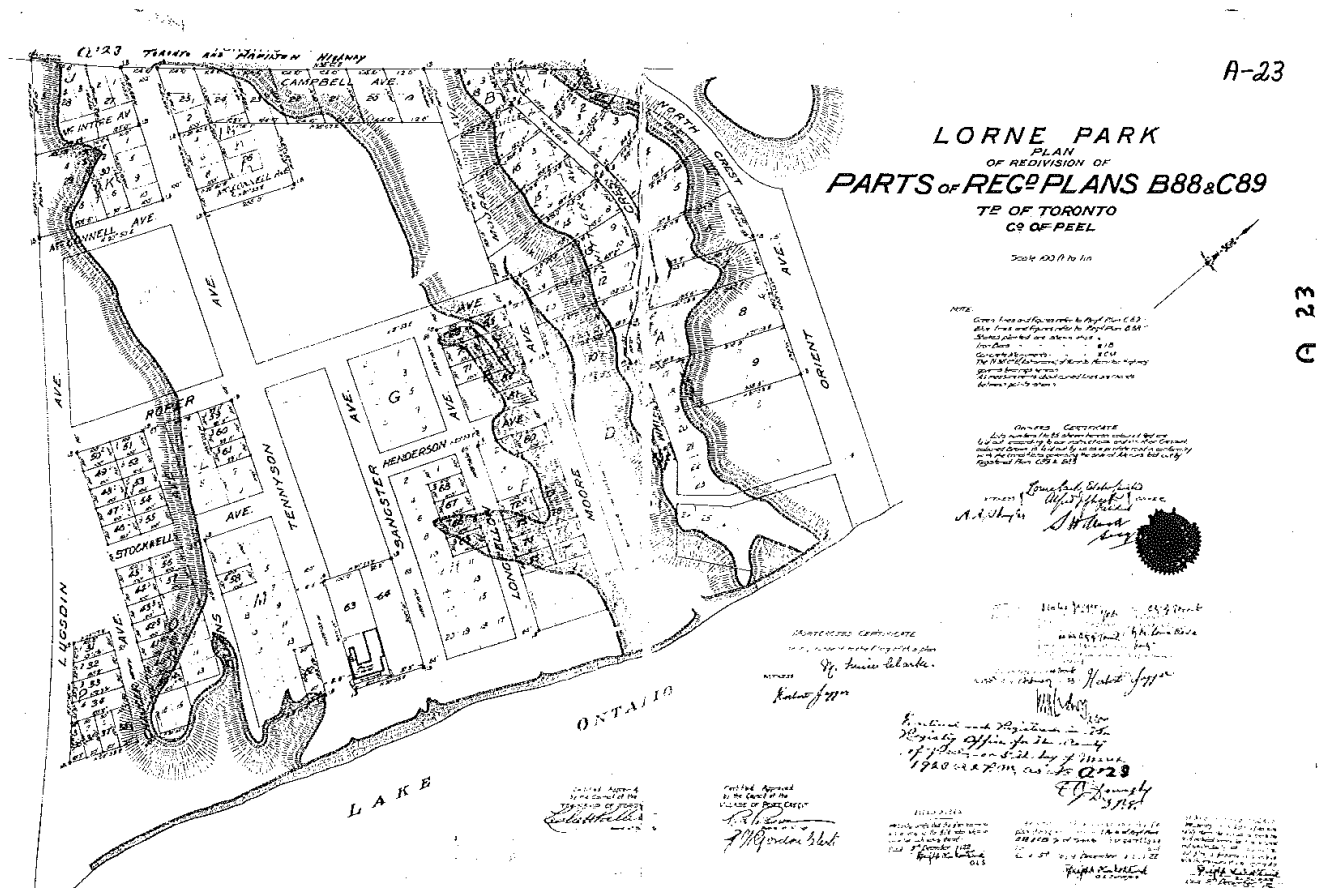


Figure 3: Parts of Plan B88 and C89

Plan provided by Stephen Nott Conveyancing.

In 1923, Plan A-23 was registered and it incorporated some of the unsold lots in the two earlier plans. Since then, most properties within the community have changed hands and been redeveloped into more modern homes. Today, remnant homes of the 1960's are demolished to build custom homes.

Existing Site Conditions

As noted previously, the original home was built in 1954/55 and remained until it was destroyed by fire in 2018. The 2019 survey (below) indicates the remnants of the building footprint, property boundaries and mature trees.

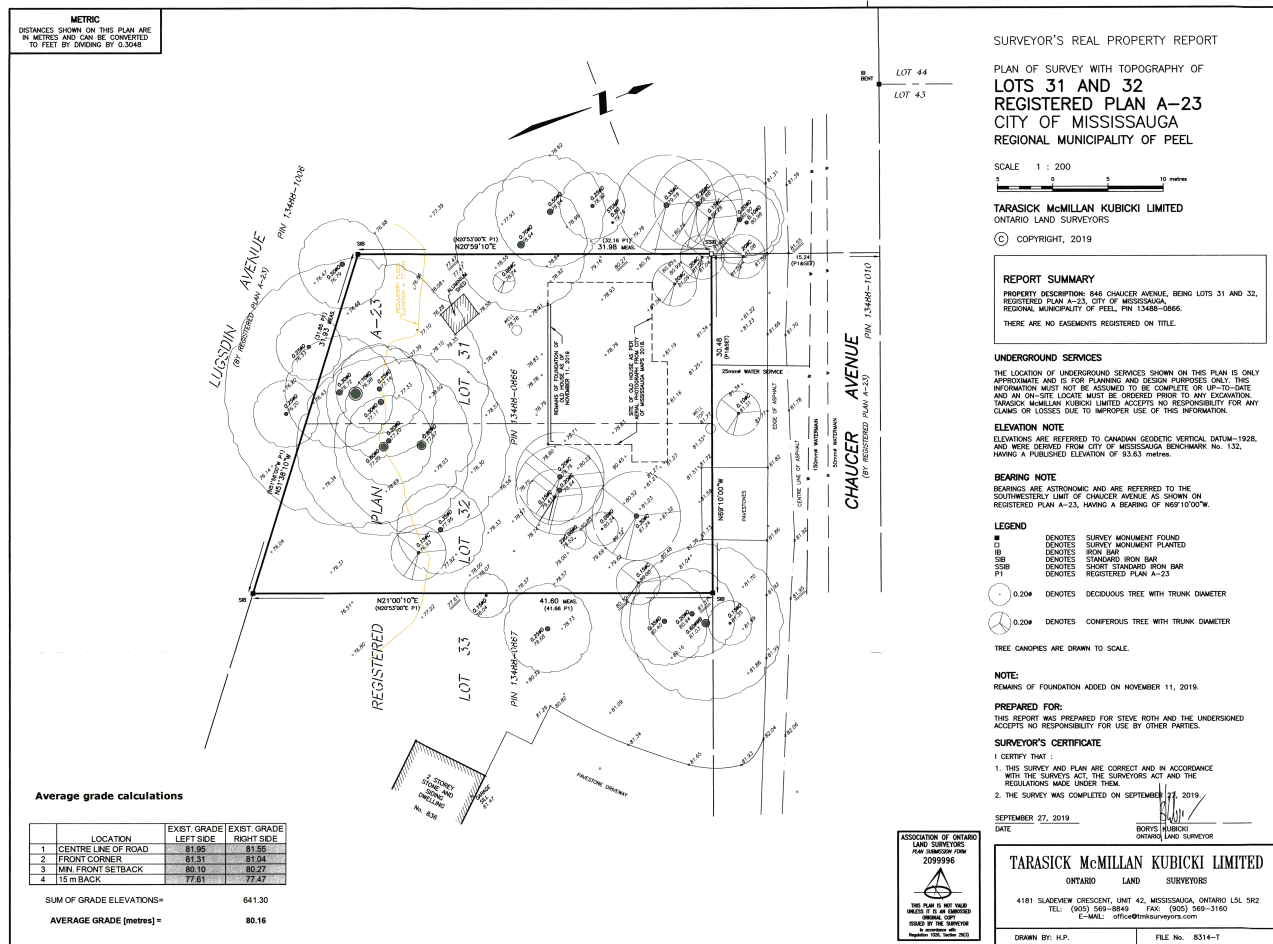


Figure 4: Topographic Survey



Photo 1: Subject property. (As viewed from the street)



Photo 2: Interior view of property (looking towards the rear property boundary)

Proposal

The proposed home has been designed in a contemporary style to maximize the qualities of the lot and surrounding area. The home has been situated in the general location of the previous home in order to minimize tree removals and integrate the topography of the lot. Further it provides space for the required septic system.

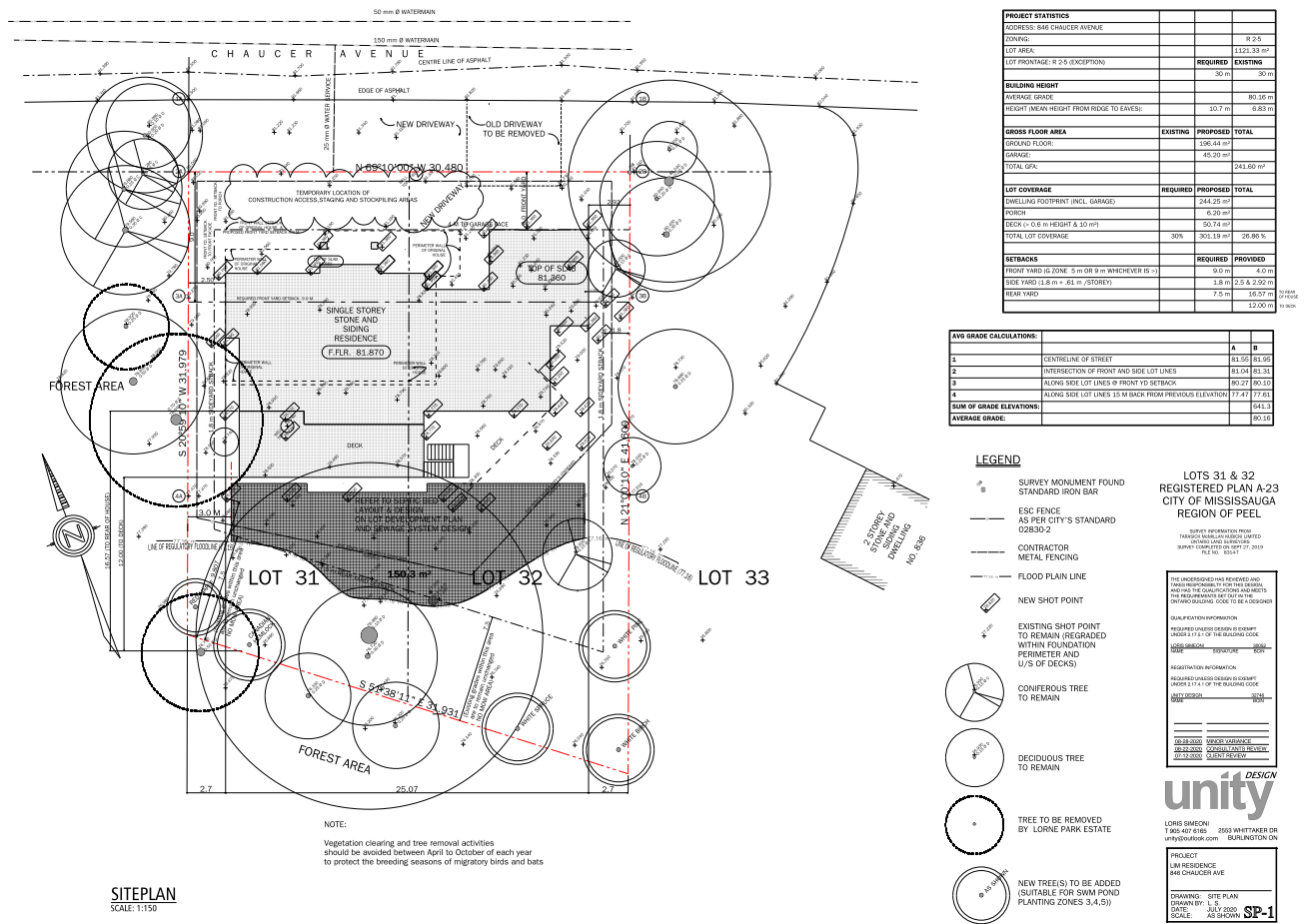
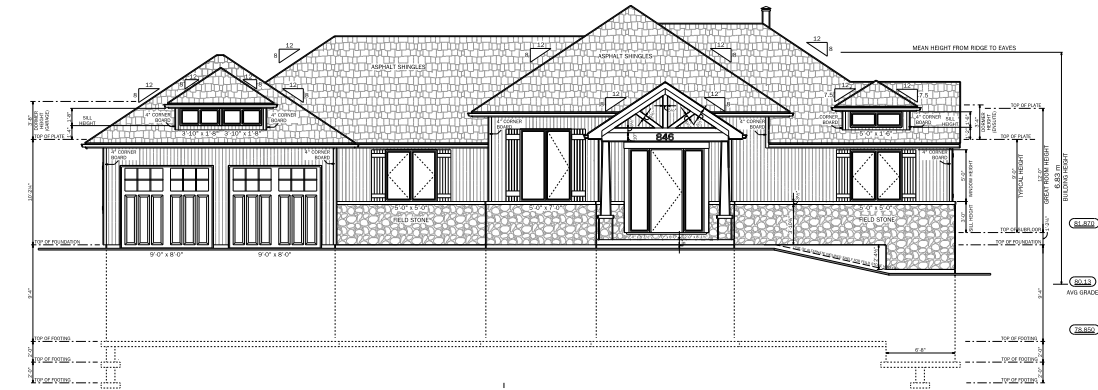


Figure 5: Proposed Site Plan

A minor variance, File A 327/20, approved a reduced front yard setback and and a increased lot coverage of 32.7% (vs 30% permitted).

The proposed home is a modest bungalow with a walkout in the rear, taking advantage of the lot topography. Simple lines, large windows and natural stone finishes have been selected to complement its natural surroundings and the immediate area.



12-03 -2020 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

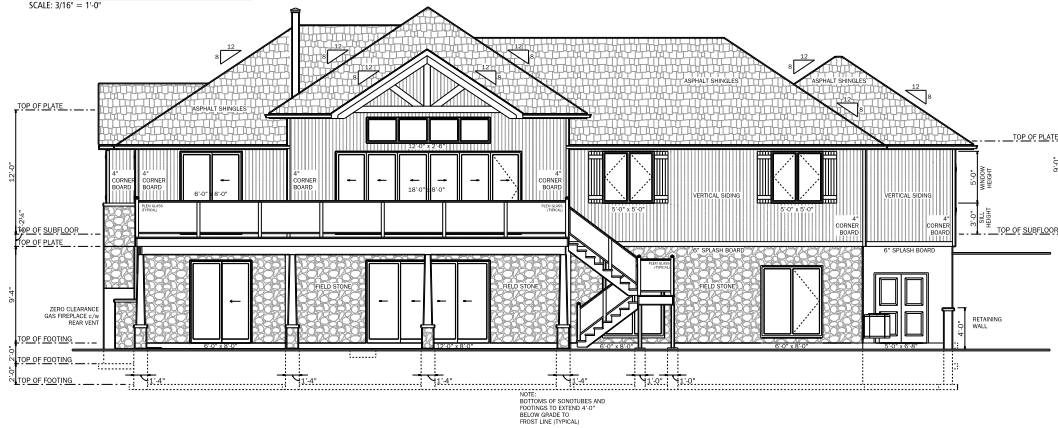


Figure 6: Front & Rear Elevation

Existing Streetscape



Photo 3: Existing streetview - looking north on Chaucer Ave from the adjacent property.

According to city records, the adjacent home at 836 Chaucer Ave was constructed in 1988.



Photo 4: Adjacent dwelling at 836 Chaucer Ave

Proposed Streetscape

The proposed home has been designed to respect the existing landscaping and grading of the property.

Lorne Park Estate property owners have the luxury of custom designed homes on large lots in a unique area. Unique in terms of location and setting. Unique as well in that there is a wide representation of architectural styles within the community, all seamlessly blending based on the maintenance of the cultural landscape and the protection of the mature forest community.



Figure 7: Architectural rendering of the proposed dwelling (above). Unity Design

The sitting of the adjacent home at 836 Chaucer, the mature trees and canopy cover isolate the dwelling on the lot making it impossible to create a proposed streetscape

Evaluation according to Ontario Regulation 09/06

Table 2: Evaluation to O Reg 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Indeterminate, the home was demolished in 2020.
b) Displays a high degree of craftsmanship or artistic merit	NO	Indeterminate, the home was demolished in 2020.
c) Demonstrates a high degree of technical or scientific achievement	NO	Indeterminate, the home was demolished in 2020.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property is not known to have any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The home falls within Lorne Park Estates. The home itself does not have any potential to yield information that contributes to an understanding of a community or culture.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	Both the builder / designer are unknown.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	YES	The property, not the house, has contextual value.
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	The property, not the house, has contextual value.
c) Is a landmark	NO	The subject property is vacant

Cultural Landscape Inventory Criteria

Each cultural heritage landscape and/or feature includes a checklist of criteria. Within the overall categories of landscape and feature, there are seven sub-types for landscapes: agricultural, historic settlement, industrial, institutional, natural, parks and other urban landscapes, and residential. Lorne Park Estates falls within the residential landscapes sub-type and is designated as L-RES- 7. Within overall landscape sub-type there are four categories, with sixteen sub-criteria. For the purposes of this report, there are eight sub-criteria identified as pertinent to the conservation of the cultural heritage landscape of Lorne Park Estates.⁹ The proposed development meets these criteria as follows:

Landscape Environment

Scenic and visual quality

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

The proposed redevelopment will maintain a positive aesthetic and visual quality by incorporating the scale of the new structure within the existing landscape features. Mature trees will be maintained at the front of the property.

Natural environment

Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.

⁹City of Mississauga, Community Services, Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions, L-RES-7. Lorne Park Estates, THE LANDPLAN COLLABORATIVE LTD, January 2005, pp, 13-13 & Appendix 1 & 2.

The proposed redevelopment will not substantially alter any existing remnants of the pre-settlement landscape.

Landscape design, type and technological interest

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

The community is what contributes, not the property individually. The redevelopment of the subject property will maintain the comprehensive landscape. The Lorne Park Estates Community as a whole is what is visually significant in terms of Landscape Design. The large lots and high degree of maintenance is valued in this community. The proposed development will maintain the landscape and continue to contribute to the overall visual quality of the community.

Built Environment

Aesthetic/visual quality

This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.

The proposed redevelopment for the property, with the appropriate setback and general massing, and a sympathetic landscaping plan, will maintain an awareness of and respect for the original Lorne Park Estates cultural landscape concept.

Consistent scale of built features

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

The proposed home is comparable in scale to the homes immediately surrounding the property and with the neighbourhood as a whole. See comments above. Additionally, the development plan meets or is below the maximum lot and building requirements for the neighbourhood's zoning designation R2-5.

Other

Significant ecological interest

These criteria establish special significance. Historical or archaeological interest - cultural heritage resources associated with pre-historical and historical events. Outstanding features/interest - a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind. Significant ecological interest - having value for its natural purpose, diversity and educational interest. Landmark value - visually prominent, revered and recognized as a public visual asset and important to the community.

Lorne Park Estates is the ecological asset, and the properties within contribute to the overall asset. A few of the original cottages remain, transformed to year round homes for occupation. Thus, seeing the conversion of the once private summer resort transition to a year round private residential area. Thus, the uniqueness of Lorne Park Estates remains unaltered with the proposed redevelopment of the lot. The proposal includes the retention of the existing driveway access and the retention of the mature trees on the property. Interestingly, *many of the pine and oak trees are more than 200 years old - in effect survivors of the 1812 war,*

when vast areas of forest along the shores of Lake Ontario were cut to provide lumber for masts and shipbuilding.¹⁰

Mitigation Measures

The proposal for 846 Chaucer is the the construction of a new home. The table below identifies potential impacts the proposed new construction poses and includes the mitigation measures to be taken.

Table 3: Mitigation Measures

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	None	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	Not required
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required
Removal of natural heritage features, including trees	None	Not required
Shadows created that alter the appearance of a heritage attribute or change the vaiblitiy of an associates natural feature, or plantings, such as a garden	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

Conclusions, Recommendations

The subject property is a vacant residential lot. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed construction of a new dwelling will have no impact on the cultural heritage resource, that being the Lorne Park Neighbourhood.

¹⁰ A Village within a City, Lorne Park Estates Historical Committee, 1980, Page 9

Mitigation measures, as noted above, have been considered and no further action is required.

About the Author:

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 30 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to the properties listed below.

- ❖ 1503 Petrie Way
- ❖ 1470 Pinetree Way
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road
- ❖ 2777 Mississauga Road

References

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

<https://www.mississauga.ca/portal/services/property>

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

modernmississauga.com

Lorne Park Estates Historical Committee, A Village within a City, 1980

Kathleen Hicks, Clarkson and its Many Corners, 2003

mississauga.com

toronto.com

Matthew Wilkinson, Heritage Mississauga