

91-93, 99 Lakeshore Road East and 42 Port Street East

Mississauga, Ontario

HERITAGE IMPACT ASSESSMENT

December 6, 2022

Project # 22-186
Prepared by PE / SI / EA / PB

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EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment ("HIA") has been prepared by ERA Architects Inc. ("ERA") for the proposed redevelopment of the properties known municipally as 91-93 and 99 Lakeshore Road East and 42 Port Street East (the "Site").

The Site comprises the western two-thirds of the block bounded by Lakeshore Road East to the northwest, Helene Street South to the northeast, Port Street East to the southeast, and Elizabeth Street to the southwest. The Site is located in downtown Port Credit, on the south side of Lakeshore Road East, two blocks north from Lake Ontario and two blocks east of the Credit River.

Heritage Status

The Site contains the following recognized municipal heritage resource:

- **91-93 Lakeshore Road East** (Listed): James Building, c.1892-1909.

The Site is considered adjacent to the following municipally recognized heritage resources:

- **88 Lakeshore Road East** (Listed): Toronto-Dominion Realty Company Ltd, c.1948. Designed by Douglas Kertland.
- **94 Lakeshore Road East** (Listed): Higher Grounds Coffee Building, c.1900s.

Cultural Heritage Value

An evaluation of 91-93 Lakeshore Road East finds that it does not meet the O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest and is not a candidate for designation under Part IV of the *Ontario Heritage Act* (the "OHA").

Although 91-93 Lakeshore Road East is not considered a candidate for designation, the proposed development involves the in situ retention

and conservation of the building, with the longer-term intention to retain the original house-form structure and possibly remove or replace the post-1952 rear addition. This is considered to be an appropriate development strategy for this listed heritage resource, as directed by Section 2.8 of the Port Credit Local Area Plan, which encourages the retention and enhancement of listed properties.

Proposed Development

The proposed development consists of the redevelopment of 99 Lakeshore Road East and 42 Port Street with the construction of an 11-storey structure, and the retention of the original house-form building at 91-93 Lakeshore Road East (built between 1892-1909).

The proposed 11-storey structure will feature an 0.5-metre setback from the property line along Lakeshore Road East. A 9.7-metre-wide public realm space is proposed between the new building and the existing house-form building, which narrows to 5.1 metres toward the rear of the house-form building. The proposed structure will feature a 10-metre stepback at the third storey along Lakeshore Road East.

The proposed two-storey (10.2 metre) building height along Lakeshore Road East will match the roof ridge-line of the existing house-form building. Irregularly-shaped balconies will project into the third storey stepback and at-grade setbacks.

The proposed development will feature at-grade commercial along Lakeshore Road East and at-grade two-storey live-work/townhouses along Elizabeth Street South and Port Street East.

Conservation Strategy

The 1892-1909 portion of the building at 91-93 Lakeshore Road East will be maintained for its

continued commercial use as a neighbourhood coffeeshop and real estate office. It will be integrated into the proposed development but physically separate from the new building. Its one-storey rear addition (built c.1952-1960) is proposed for possible removal or replacement at a later date, but that alteration is not within the scope of this development.

Assessment of Impact

The proposed development is not anticipated to have adverse impacts on any cultural heritage value of the Site or adjacent heritage resources.

The following design strategies have been incorporated to mitigate the impact on 91-93 Lakeshore Road East and adjacent heritage resources:

- Full retention of the existing house-form building within the proposed development;
- Stepping back of the residential tower at the third storey, so that its height does not overpower the retained house-form building;
- A +/- 9.7-metre-wide public realm space to the east of the existing house-form building to provide buffer space and separation from the new development;
- The use of materials that are distinct from, and sympathetic to the adjacent heritage resources;
- Ground-floor activation consistent with the existing pedestrian-oriented urban context, and intended to foster ongoing activation of the existing building, including through the provision of eastern patio space within the proposed +/- 9.7-metre wide public space; and
- A streetwall condition that is pedestrian-oriented.

Conclusion

The proposed development involves the retention of 91-93 Lakeshore Road East in-situ, and the construction of a new 11-storey residential building with at-grade commercial uses.

This report finds that the proposed development has no adverse impacts on any cultural heritage value of on-site and adjacent heritage resources.

The proposal is consistent with the policies outlined in Section 5 of this report and contributes a building that responds to the evolving context of the area.

1 INTRODUCTION

1.1 Report Scope

This Heritage Impact Assessment ("HIA") has been prepared by ERA Architects Inc. ("ERA") for the proposed redevelopment of the properties known municipally as 91-93, 99 Lakeshore Road East and 42 Port Street East (the "Site") in Port Credit, Mississauga, Ontario. This report considers the impact of the proposed development on prospective and recognized on-site and adjacent heritage resources.

This report was prepared with reference to the following:

- City of Mississauga Official Plan (2020);
- City of Mississauga Heritage Impact Assessment Terms of Reference (2017);
- Port Credit Local Area Plan (2016);
- Parks Canada Standards and Guidelines (2010);
- Provincial Policy Statement (2020);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value; and
- Ontario Heritage Toolkit.

1.2 Site Description and Context

The Site is composed of three adjacent properties, known municipally 91-93, 99 Lakeshore Road East and 42 Port Street East in Mississauga. The Site comprises the western two-thirds of the block bounded by Lakeshore Road East to the northwest, Helene Street South to the northeast, Port Street East to the southeast, and Elizabeth Street to the southwest. The Site is located in downtown Port Credit, on the south side of Lakeshore Road East, two blocks north from Lake Ontario and two blocks east of the Credit River.

The Site contains three buildings and a surface parking lot:

- **91-93 Lakeshore Road East:** A c.1892-1909 brick one-and-a-half storey single-detached residential structure with c.1952-1960 one-storey rear addition. It is currently occupied with two commercial tenants.
- **99 Lakeshore Road East:** A large two-storey commercial structure constructed in the early 1950s for Loblaw's as a grocery store, which operated until 2016. It is currently vacant.
- **42 Port Street East:** A brick two-and-a-half storey single detached residential structure with heavily altered south and west facades. It is currently vacant.



91-93 Lakeshore Road East (ERA, 2022).



99 Lakeshore Road East (ERA, 2022).



Aerial image with the Site shaded blue (Bing Maps, 2022).



42 Port Street East (Google, 2021).

1.3 Land Use and Zoning Map



(City of Mississauga, annotated by ERA).

1.4 Site Photographs



Looking southeast across Lakeshore Road East at the Site (ERA, 2022).



Looking northeast from Lakeshore Road East and Elizabeth Street South at the Site (ERA, 2022).



Looking north at the Site from Elizabeth Street South and Port Street East (ERA, 2022).



Looking northwest at the Site from Port Street East (ERA, 2022).



Looking west at 42 Port Street East (Google, 2021).

91-93 Lakeshore Road Elevations



Southeast elevation (ERA, 2022).



Northeast elevation (ERA, 2022).



Northwest elevation (ERA, 2022).



Southwest elevation (ERA, 2022).

1.5 Context Photographs



Looking southwest along Lakeshore Road East towards the Site (ERA, 2022).



Looking northeast from the corner of Elizabeth Street South and Lakeshore Road East towards the Site (ERA, 2022).



Looking northwest along Lakeshore Road from Elizabeth Street South (ERA, 2022).



Looking southwest along Lakeshore Road from Elizabeth Street South (ERA, 2022).



Looking north from the Site at 88 Lakeshore Road East on the northwest corner of Lakeshore Road East and Elizabeth Street (ERA, 2022).



Looking northeast towards the north side of Lakeshore Road East and Elizabeth Street South across from the Site (ERA, 2022).



Looking north from the Site at 94-98 Lakeshore Road East (ERA, 2022).



Looking north from the Site across Lakeshore Road East (Google, 2022).



Looking south towards Lakeshore Road East immediately east the Site (ERA, 2022).



Looking north towards Port Street East at properties adjacent to 42 Port Street East (Google, 2021).



Looking south from the Site across Port Street East (Google, 2021).



Looking west from the Site across Elizabeth Street East (Google, 2022).

1.6 Heritage Resources

The following information is sourced from the City of Mississauga Property Information portal and is attached to this HIA as Appendices I through III.

On-Site Heritage Resources

One property on the Site is recognized as a municipal heritage resource:

91-93 Lakeshore Road East (Listed):

- Inventory No. 553.
- Property Name: James Building.
- Decade 1880.
- Reason: Architectural.

This late nineteenth century structure at the intersection of Lakeshore Road East and Helene Street South has served as a commercial centre for many years. This is a one-and-a-half storey structure of brick, in an 'L' shape with additions to the rear. Though the building has many alterations the overall structure remains as a link to the past of Port Credit's core.



91-93 Lakeshore Road East (ERA, 2022).

Adjacent Heritage Resources

The Site is considered adjacent to the following municipally recognized heritage resources:

88 Lakeshore Road East (Listed):

- Inventory No. 217.
- Property Name: Toronto-Dominion Realty Co. Ltd.
- Constructed: 1948.
- Reason: Architectural.

This building was designed by Douglas Kertland, who is noted for designing the Automotive Building at the CNE. The bank opened in 1948 as the first of two local Dominion Bank of Canada branches, before a 1955 merger with the Bank of Toronto. This building, on a prominent corner is one of the strongest architectural elements in Port Credit. It is typical of



88 Lakeshore Road East (ERA, 2022).

many banks built at the time, in a Moderne style, stressing a strong presence on the streetscape. The building is one storey, but matches the consistent 25 foot height along the streetscape. The building has a rounded facade which addresses both facades. The building is built of sandstone with a black granite base and a banded frieze. There is a flat roof and an asymmetrical three bay facade. The windows are plate glass, and appear to be original. There is brick on the west facade that does not face the street.

94 Lakeshore Road East (Listed):

- Inventory No. 554.
- Property Name: Higher Grounds Coffee Building.
- Decade: 1900.
- Reason: Architectural.

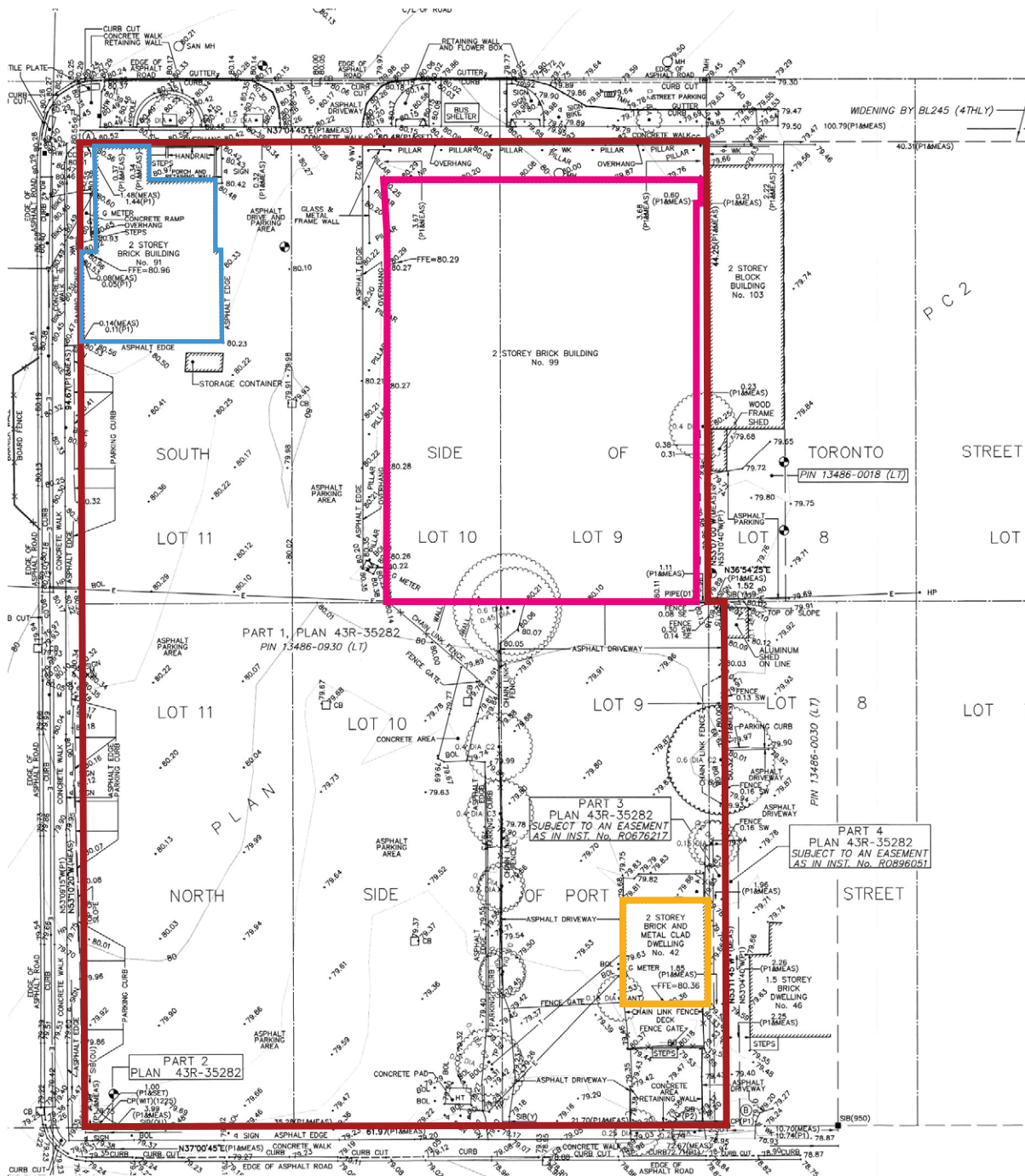
This structure is a red brick two-and-a-half storey commercial building with a gable end to the street with cornice returns. The street level is divided into two distinct stores but the uniformity has been maintained on the upper levels.



94 Lakeshore Road East (ERA, 2022).



(Bing Maps, 2022; annotated by ERA).



- Site
- Building at 91-93 Lakeshore Road East
- Building at 99 Lakeshore Road East
- Building at 42 Port Street East

Site survey (J.D. Barnes, 2022; annotated by ERA).

2 SITE HISTORY

2.1 Historical Context

Indigenous Territory & Colonial Context

This site history was prepared from a non-Indigenous perspective, based on written and archaeological records. It does not reflect or represent the full rich history of Indigenous peoples in this region.

The Site forms part of the traditional territory of diverse Indigenous Nations including the Mississaugas of the Credit, Wendat, Haudenosaunee, and Anishinaabe. Beginning in the early 1700s, the area around the Etobicoke Creek, Credit River, and Burlington Bay was settled by the Mississaugas of the Credit, who until the late 1600s had inhabited territory north of Lake Huron. The name Mississauga is an Ojibway (Anishinaabe) word meaning “River of the North of Many Mouths”.

Following the establishment of a French colonial trading post at the western end of Lake Ontario in the 1720s, the Mississaugas regularly engaged in the regional fur trade.

“A practice soon developed by which French, and later English fur traders would extend credit to the Mississaugas at a particular river location. As a result, this river became known as the Credit River. By extension, the Mississaugas established in the region became known to Europeans as the Mississaugas of the Credit.” (Mississaugas of the New Credit First Nation)

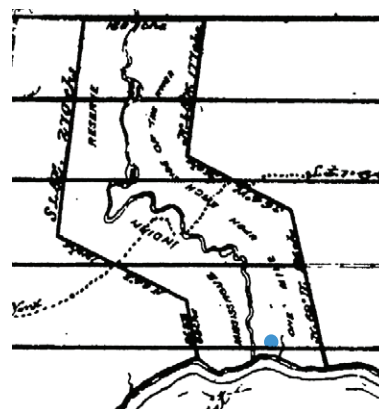
The Mississauga Purchase Treaties

On August 2, 1805, near the mouth of the Credit River, the Mississaugas signed Provisional Treaty 13A, surrendering 70,784 acres of land to the British Crown. Encompassing the area from Etobicoke Creek to Burlington Bay to 6 miles from the shoreline, the treaty became known as the “Mississauga Purchase” or the “First Purchase”. As part of the negotiations, Treaty 13A set aside a one-mile strip of land on either side of the Credit River, from Lake Ontario to the base line (Eglinton Avenue), for the Mississaugas which would come to be known as the Credit Indian Reserve (CIR).

In 1806, provisional Treaty 13A was ratified with the signing of Treaty 14, known as the “Head of the Lake Purchase”. These newly ceded lands were surveyed as Toronto Township. On October 28th, 1818, the Mississaugas signed Treaty 19. Referred to as the Second Purchase, a



Section of 1688 map of lake Ontario showing the location of the Site (University of Toronto, annotated by ERA).

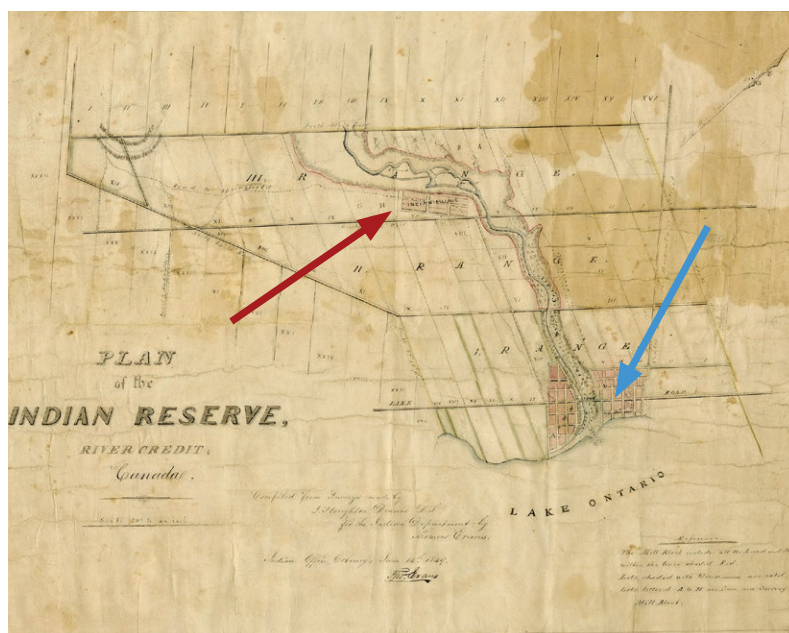


1806 map section of Treaty 14, showing the boundaries of the Credit Indian Reserve along the Credit River. The location of the Site is indicated in blue (Chamberlain, 1891; annotated by ERA).



1806 Doodems of the Mississauga chiefs who signed Treaty 14 (Chamberlain, 1891).

further 600,000 acres of land were surrendered to the British Crown, including much of the current Region of Peel. These lands would form the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. The signing of Treaties 22 and 23 (the Credit Treaties) in 1820, saw the Mississaugas surrender all of the CIR lands, save for 200 acres to the east of the Credit River and north of the Site



1849 Plan of the Credit Indian Reserve showing Port Credit Village shaded red. The 200 acre CIR is indicated with a red arrow and the Site is indicated with a blue arrow (Peel Gallery, Museum and Archives).

Port Credit

In 1834, the colonial administration in Upper Canada chartered the Credit Harbour Company to construct a harbour at the mouth of the Credit River. In 1835, the administration followed the harbour construction with the survey of a new village, Port Credit, on the west bank of the mouth of the Credit River. In 1846, the lands on the east bank of the Credit River were surveyed as the Plan of the Extension of the Town Plot of Port Credit. This extension was bounded by Queen Street to the north, Huron Street (today's Hurontario Street) to the east, Lake Ontario to the south, and the Credit River to the West.

2.2 91-93 Lakeshore Road East

A Chain of Ownership and full site history is provided below for the listed heritage resource at 91-93 Lakeshore Road East. The properties at 99 Lakeshore Road East and 42 Port Street East have not been identified as prospective heritage resources, and are not addressed in this section.

Chain of Ownership

- **c.1850-November 1875:** Thomas Montgomery.
- **November 1875-May 1892:** Catherine Connors.
- **May 1892-May 1914:** Matilda Robinson.
- **May 1914-February 1943:** Margaret (Robinson) Young.
- **February 1943- December 1945:** Howard E. Thompson and William N. Hillis
- **December 1945-March 1971:** Howard E. Thompson.
- **March 1971-July 1971:** Howard E. Thompson and Richard C. Thompson.
- **July 1971-September 1972:** Thompson Sheet Metal Limited.
- **September 1972-April 1978:** Howard E. Thompson and Richard C. Thompson.
- **April 1978-June 1986:** Lepage Limited.
- **June 1986-December 1993:** Royal LePage Real Estate Services Ltd.
- **December 1993-Unknown:** William G. James.



1850 Port Credit plan with the Site outlined in blue. Note that several blocks are owned by Thomas Montgomery, a prominent businessman and land owner. (Archives of Ontario, annotated by ERA).

While the Lot 11 was owned by Matilda Robinson it is not known if she or her family resided there. The 1891 Census lists her, as the head of household, with her children, as living on the family farm at Lot 7, Concession 2, South of Dundas. No member of the family is recorded in the 1901 Census for Peel. The 1911 Census lists Matilda and her daughter Margaret as living with her son Robert, who is listed as the head of the household, on the family farm at Lot 7 Concession 2 South of Dundas Street.

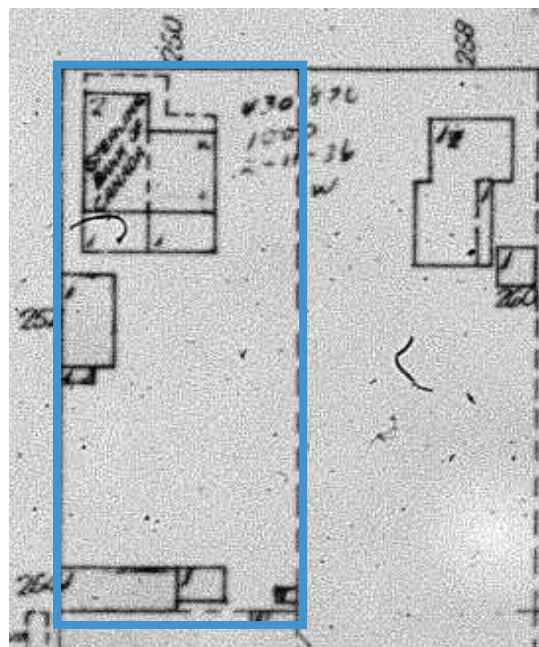
The 1910 Fire Insurance Plan for Port Credit shows Lot 11 as having three structures: the existing structure, and two one-storey structures fronting onto Elizabeth Street South. The existing structure is shown as being two-storeys tall with a verandah across the front and one-storey structure across the back. It is shown as being divided into two units, with the westerly unit (91 Lakeshore Road East) being occupied by the Sterling Bank of Canada, while the easterly unit is identified as being residential. This aligns with the 1915 Tax Assessment Roll which provides separate assessments for the east and west halves of Lot 11.

Following Matilda Robinson's death, on September 26, 1913, her daughter Margaret Robinson inherited Lot 11. On December 1, 1915, she married John Young.

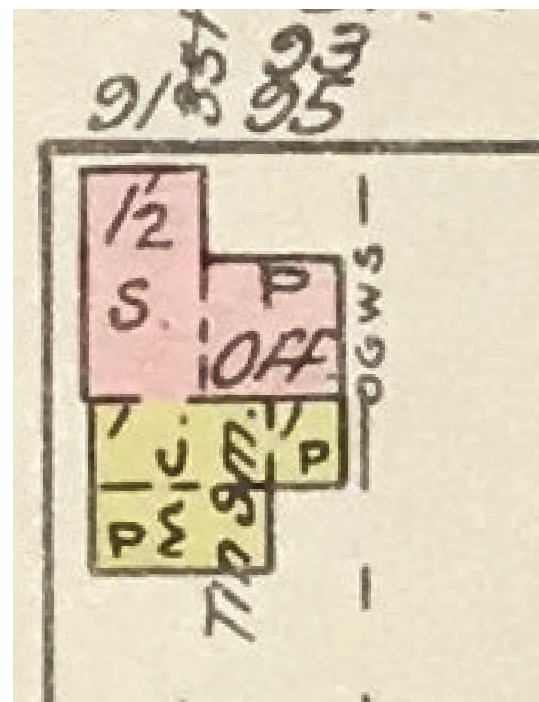
In 1929, the Village of Port Credit expropriated the front of Lot 11 for the widening of Lakeshore Road East. It is likely at this time that the front verandah was removed as it encroached on the new right-of-way.

In February 1939, Margaret Young entered into an agreement of sale for the westerly 45-foot frontage on Lakeshore Road East with Howard E. Thompson and William N. Hillis for 4,000 dollars. In February 1943, Thompson and Hillis took possession.

On December 27, 1945, the property was partitioned, with Thompson receiving the northerly 59-foot frontage on Elizabeth Street, comprising the current property at 91-93 Lakeshore Road East, and Hillis receiving the southerly 31-foot frontage. While an address is not provided, an advertisement in the Port Credit Weekly newspaper for Thompson & Thompson Electrical and



1910 Fire insurance plan for Port Credit with Lot 11 outlined in blue (Peel Archives, annotated by ERA).



1952 Fire insurance plan for Port Credit showing the existing structure at 91-93 Lakeshore Road East (Peel Archives, annotated by ERA).

Sheet Metal Contractors, dated September 7, 1944, notes their location as being on Lakeshore Road.

The 1952 Fire Insurance Plan shows the existing structure with the addresses of 91, 93 and 95 Lake Shore Road East. The existing structure is identified as being a solid masonry structure, while the rear additions are wooden. Compared to the 1910 Fire Insurance Plan, the rear addition has been modified and expanded, while the front verandah has been removed. The section of the existing structure at 91 Lakeshore Road East is listed as a store, while former residential portion of the structure at 93 Lakeshore Road East is listed as an office. The rear addition is identified as being occupied by a tin smith.

It has not been possible to determine the date of construction of the current one-storey addition. A 1960 aerial photograph in the City of Toronto Archives shows the outline of the current addition, which would place the date of construction between 1952 and 1960.

The Mississauga Property Directory notes building permits were issued in 1964, for a second storey addition, and 1968, for exterior reconstruction. The 1964 addition was to the front of the east half of the structure, which can be seen in archival photographs. The 1964 date is confirmed by a comparison of aerial photos from the City of Toronto Archives for 1964-1965, which indicates a change in the roof structure.

Thompson Sheet Metal Limited operated on site until 1977, and was passed through various owners within the Thompson family during this period, including Howard E. Thompson and his wife, Howard and his brother Richard, and the company itself.

On November 22, 1977 the property was leased to A.E. LePage Limited, which purchased the property on April 26, 1978. In 1984, A.E. LePage Limited and Royal Trust merged to create Royal LePage Real Estate Services Ltd, which assumed ownership on June 3, 1986. On December 20, 1993 the property was transferred to William G. James for 281,000 dollars.

While building permits for alterations to the structure were issued in 1989 and 1999, a definitive date has not been determined for the removal of the 1964 addition and its replacement with the current side verandah. Due to the quality of aerial images available on the City of Mississauga's interactive map, it can only be determined that this occurred prior to 2002.



1944 advertisement for Thompson & Thompson (Port Credit Weekly, Thursday September 7, p.4).



1960 aerial photograph showing the existing structure with rear addition (City of Toronto Archives).



1980 image of existing building with c.1964 addition (since removed) shaded blue (Mississauga Public Library, annotated by ERA).

Historic Images



1925 image of Lakeshore Road East with 91-93 Lakeshore Road East indicated with a blue arrow (Toronto Star, annotated by ERA).



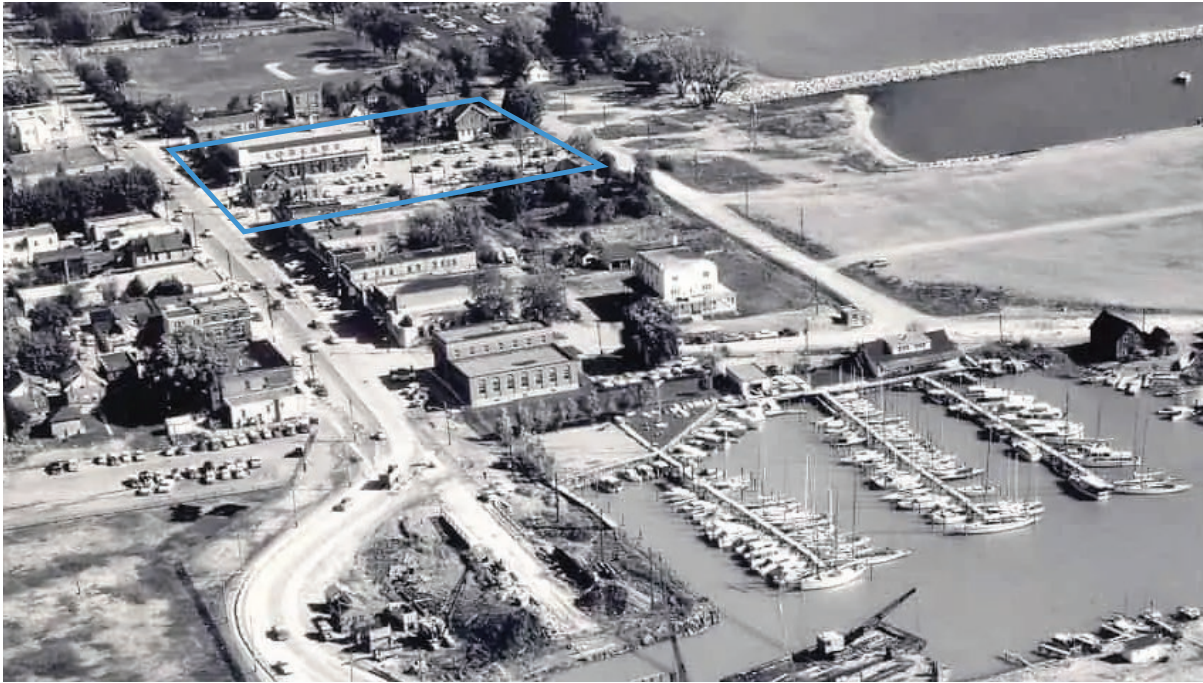
1929 image of Lakeshore Road East with 91-93 Lakeshore Road East indicated with a blue arrow (Toronto Archives, annotated by ERA).



Undated image looking west along Toronto (Lakeshore Road East) Street with 91-93 Lakeshore Road East indicated with a blue arrow (Mississauga Public Library, annotated by ERA).



Undated aerial of Port Credit with 91-93 Lakeshore Road East indicated with a blue arrow (Mississauga Public Library, annotated by ERA).



1959-62 aerial image of Port Credit with the Site outlined in blue arrow (Peel Regional Archive, annotated by ERA)



Undated image looking east towards the Site. Note that the existing house-form building has not been painted white (Mississauga Public Library).



Undated image of Lakeshore Road East looking towards the Site (Mississauga Public Library).



1978 image of 91-93 Lakeshore Road East (Growing up in Port Credit, 2021).



1980 image looking southwest at 91-93 Lakeshore Road East from Lakeshore Road East (Mississauga Public Library).

3 CULTURAL HERITAGE VALUE ASSESSMENT

91-93 Lakeshore Road East has been evaluated against the Ontario Regulation ("O. Reg.") 9/06 Criteria for Determining Cultural Heritage Value or Interest under the OHA.

O. Reg. 9/06 was developed for the purpose of identifying and evaluating the cultural heritage value or interest of a property proposed for protection under section 29 of the OHA. The purpose of the criteria is to provide a consistent approach in the evaluation of heritage properties.

O. Reg. 9/06 states that a property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest.

Value (quoted from Ontario Reg. 9/06)	Assessment of 91-93 Lakeshore Road East
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i> <i>ii. displays a high degree of craftsmanship or artistic merit, or</i> <i>iii. demonstrates a high degree of technical or scientific achievement.</i> 	<ul style="list-style-type: none"> i. The building at 91-93 Lakeshore Road East is a modest example of a vernacular late Victorian one-and-a-half storey residential structure that was converted to commercial uses by the early 20th century. It is neither a rare, unique, representative nor early example of a type, expression, material or construction method. ii. The remaining interior and exterior features do not display a high degree of craftsmanship or artistic merit. iii. As a modest vernacular 19th-century structure, it does not demonstrate a high degree of technical or scientific achievement.
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i> <i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i> <i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i> 	<ul style="list-style-type: none"> i. Based on the research conducted to date, the property is not associated with a theme, event, belief, person, activity, organization or institution that is significant to a community. ii. The property does not yield, nor does it have the potential to yield, information that contributes to an understanding of community or culture. iii. The architect and builder of the property is unknown.
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <i>i. is important in defining, maintaining or supporting the character of an area,</i> <i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i> <i>iii. is a landmark.</i> 	<ul style="list-style-type: none"> i. As a stand-alone modified vernacular residential structure, the building is not important in defining, maintaining or supporting the main street character along Lakeshore Road East. ii. Although the building was constructed between 1892 and 1909, it does not demonstrate a physical, functional, visual or historical relationship to its surroundings, which is defined by one and two-storey commercial structures constructed primarily after 1931. iii. The building at 91-93 Lakeshore Road East is not considered a landmark.

Recommendation

It is ERA's opinion that 91-93 Lakeshore Road East does not meet the O. Reg. 9/06 Criteria for Determining Cultural Heritage Value or Interest and is not a candidate for designation under Part IV of the OHA.

The property contains a modest c.1892-1909 vernacular brick residential structure that has been converted to commercial uses. It is not an early, rare, unique or representative example of this style. While constructed between 1892 and 1909, our research has not yielded any information to suggest the property possesses historical and associative value that is important to, or contributes to an understanding of, a community. The property does not contribute significant contextual value as it is located within a main street commercial district that is defined by one- and two-storey commercial buildings constructed after 1931.

While 91-93 Lakeshore Road East is not considered a candidate for designation, the proposed development involves the retention and conservation of the building on Site, with the longer-term intention to retain the original house-form structure and remove or replace the post-1952 rear addition. This is considered to be an appropriate development strategy for this listed heritage resource, as directed by Section 2.8 of the Port Credit Local Area Plan, which encourages the retention and enhancement of listed properties.

4 HERITAGE POLICY REVIEW

This report was prepared with reference to the following:

- Provincial Policy Statement, 2020;
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019;
- The Ontario Heritage Act, R.S.O. 1990;
- City of Mississauga Official Plan, 2021;
- Port Credit Local Area Plan;
- Parks Canada Standards and Guidelines, 2010; and
- Ontario Heritage Tool Kit.

Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) directs land use planning in Ontario and identifies the importance of balancing growth demands with the conservation of significant **built heritage resources** and cultural heritage landscapes:

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

2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (the “Growth Plan”) supports the development of prosperous and complete communities across the Greater Golden Horseshoe Region. This approach includes the recognition and conservation of cultural heritage resources and identifies the importance of built heritage and cultural landscapes to local identity, the tourist sector and the investment potential of communities.

Section 4.2.7 of the Growth Plan directs the following:

1. Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

Built heritage resource: a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers (PPS, 2020).

Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020)

Conserved: 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 (PPS, 2020).

Adjacent lands: d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020)

The Ontario Heritage Act, R.S.O. 1990

The Ontario Heritage Act (the “OHA”) is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 27 of the OHA enables the clerk of a municipality to keep a register of properties within the municipality that are of cultural heritage value or interest.

Part IV, Section 29 of the OHA enables municipalities to enact by-laws to designate properties to protect and conserve their cultural heritage value.

Ontario Regulation 9/06 was introduced as part of the 2005 revisions to the OHA and provides *Criteria for Determining Cultural Heritage Value or Interest* which consists of nine criteria under three categories: (1) design/physical value; (2) historical/associative value, and; (3) contextual value.

Cultural Heritage Resources: Built heritage resources, cultural heritage landscapes and archaeological resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people. While some cultural heritage resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation. (Growth Plan, 2019)

City of Mississauga Official Plan, Consolidated 2021

Section 7.4.1 of the Official Plan directs the following:

7.4.1.2 Mississauga will discourage the demolition, destruction or inappropriate alteration or reuse of cultural heritage resources.

7.4.1.3 Mississauga will require development to maintain locations and settings for cultural heritage resources that are compatible with and enhance the character of the cultural heritage resource.

7.4.1.10 Applications for development involving cultural heritage resources will be required to include a Heritage Impact Assessment prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

7.4.1.11 Cultural heritage resources designated under the Ontario Heritage Act, will be required to preserve the heritage attributes and not detract or destroy any of the heritage attributes in keeping with the Ontario Heritage Tool Kit, the Ontario Ministry of Culture, and the Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada.

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.

7.4.1.13 Cultural heritage resources must be maintained in situ and in a manner that prevents deterioration and protects the heritage qualities of the resource.

7.4.1.14 Cultural heritage resources will be integrated with development proposals.

7.4.2 of the Official Plan directs the following:

7.4.2.2 Prior to the demolition or alteration of a cultural heritage resource, documentation will be required of the property to the satisfaction of the City, and any appropriate advisory committee. This documentation may be in the form of a Heritage Impact Assessment.

7.4.2.3 Development adjacent to a cultural heritage property will be encouraged to be compatible with the cultural heritage property.

Port Credit Local Area Plan

2.8 Port Credit Community Node

The retention and enhancement of heritage listed properties is strongly encouraged. Properties listed on the Heritage Register will be preserved in their existing location. Any development will incorporate these structures in the design of the proposal. Any changes to these structures or developments adjacent to these structures will require a Heritage Impact Statement and may have additional requirements. Additional requirements may include, but are not limited to, a review and approval from the Heritage Advisory Committee and Council.

Tall buildings will not visually impede the setting of listed/ designated heritage buildings. Where heritage buildings are low-scale, the podium of the tall building will respect and reflect the unique urban character, visual relationships, topography and materials of the surrounding historic building. The tall buildings will preserve and enhance the character and appearance of the setting of the adjacent listed/designated building(s).

Where heritage buildings are low-scale, the podium or ground façade of tall buildings will respect and reflect the unique urban grain and scale, visual relationship, topography and materials of the surrounding historic buildings.

5 DESCRIPTION OF PROPOSED DEVELOPMENT

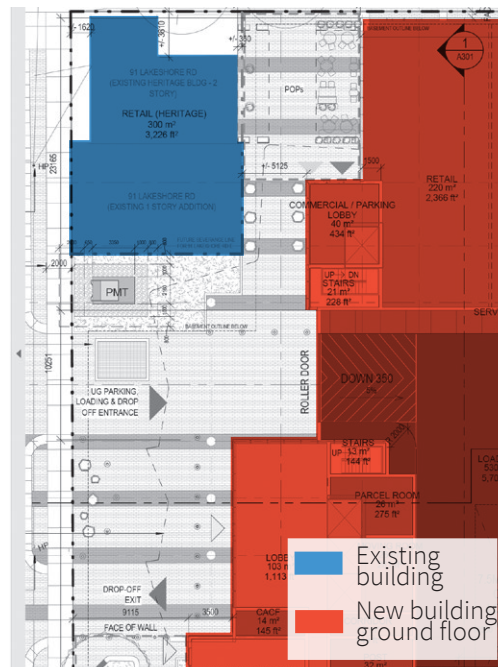
The proposed development consists of the redevelopment of 99 Lakeshore Road East and 42 Port Street with the construction of an 11-storey structure, and the retention of the house-form building at 91-93 Lakeshore Road East.

The listed resource at 91-93 Lakeshore Road East is proposed to be retained in situ, with the continued operation of its current commercial retail coffee shop and real estate office uses. Potential rehabilitation is anticipated in the future to support this coffee shop use, including the possible removal or replacement of the existing non-original single-storey rear addition. This alteration does not form part of the scope of the current development proposal.

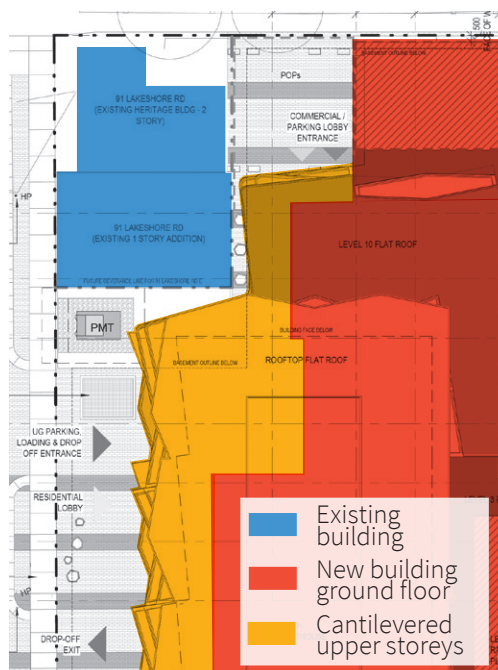
The proposed 11-storey structure will feature an 0.5-metre setback from the property line along Lakeshore Road East. A 9.7-metre-wide public realm space is proposed between the new building and the existing house-form building, which narrows to 5.1 metres toward the rear of the house-form building. The public realm space is proposed to accommodate patio seating for the adjacent commercial retail. The proposed structure will feature an 10-meter stepback at the third storey along Lakeshore Road East.

The proposed two-storey (10.2 metre) building height along Lakeshore Road East will match the roof ridge-line of the existing house-form building. Irregularly-shaped balconies will project into the third storey stepback and at-grade setbacks.

The proposed development will feature at-grade commercial along Lakeshore Road East and at-grade two-storey live-work/ townhouses along Elizabeth Street South and Port Street East.



Ground floor plan (B+H Architects, 2022; annotated by ERA).



Site plan (B+H Architects, 2022; annotated by ERA).



Rendering of proposed development from Lakeshore Road East at Elizabeth Street South (B+H Architects, 2022).



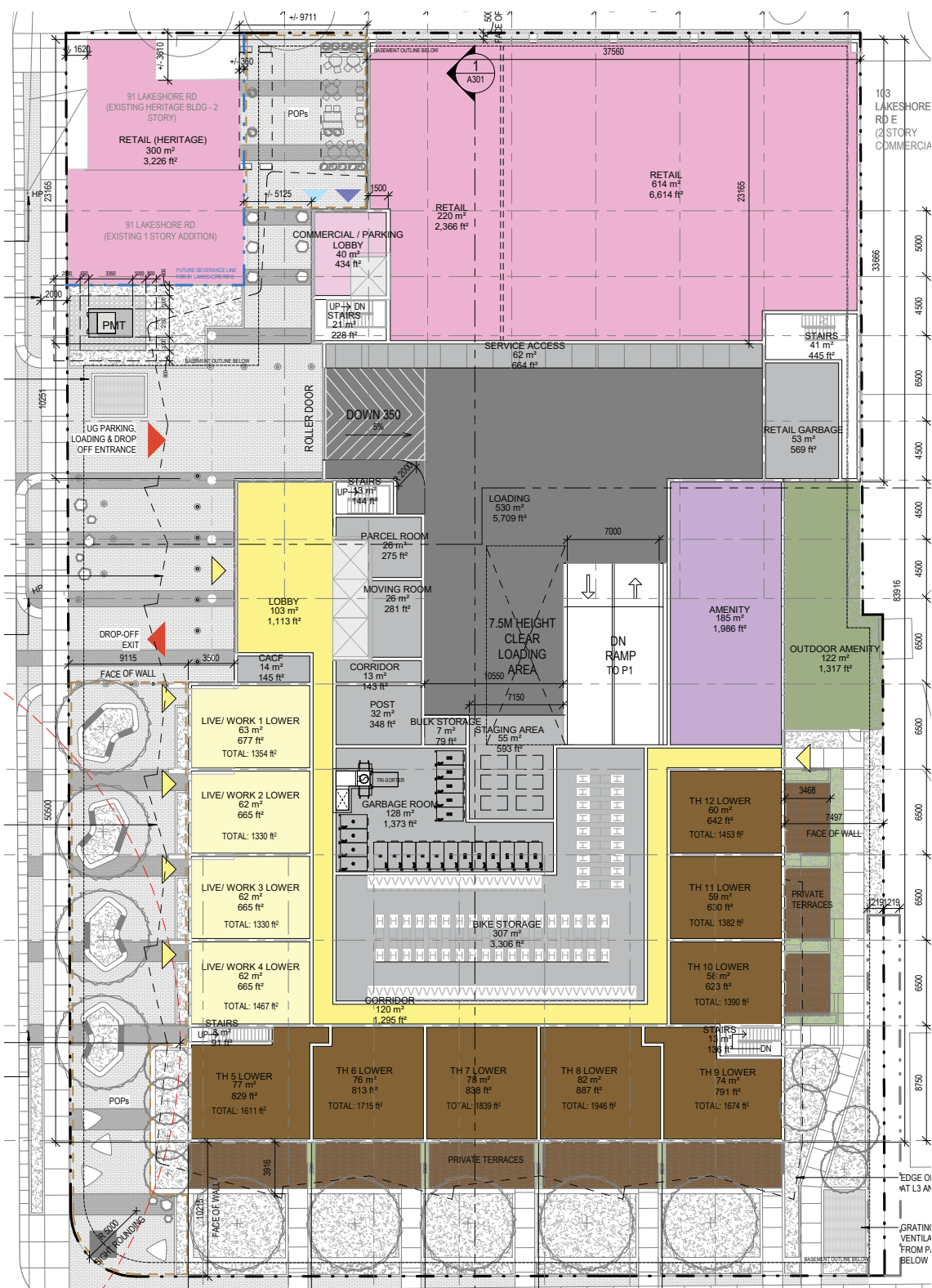
Rendering of proposed development from Port Street East at Elizabeth Street South (B+H Architects, 2022).



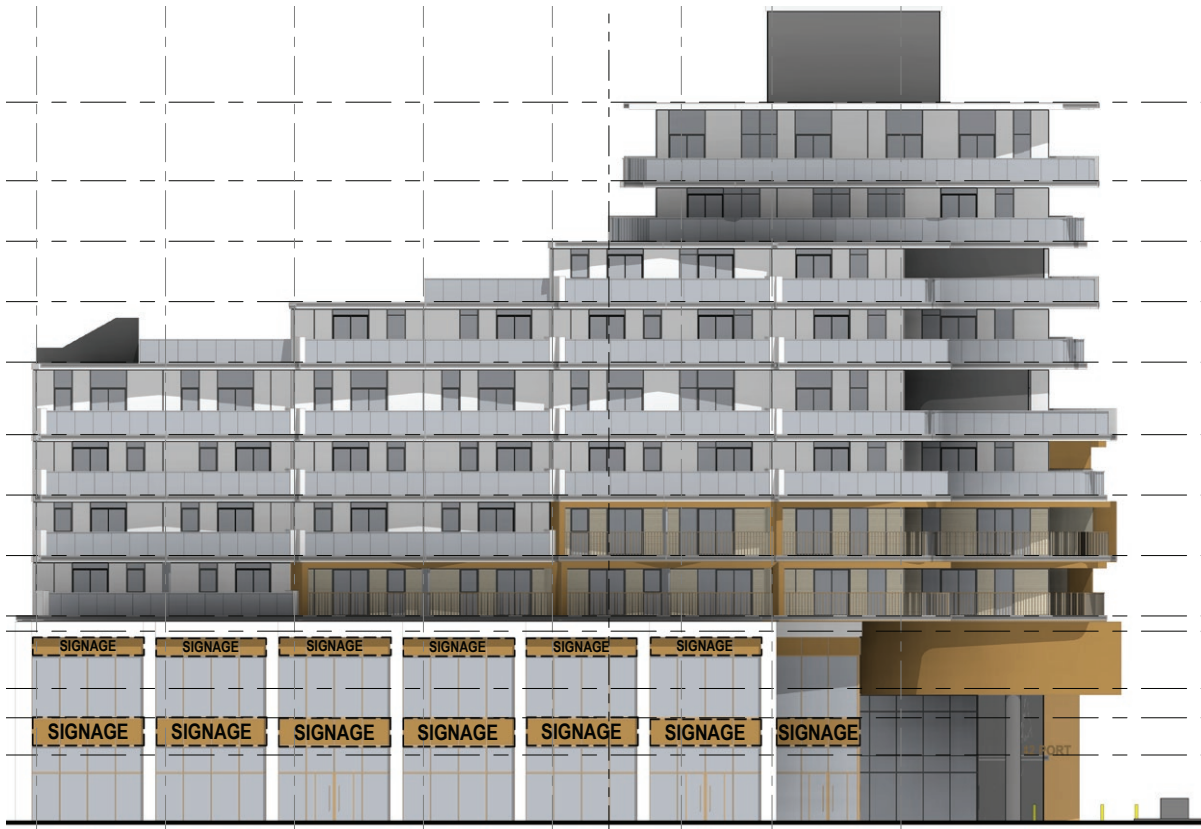
Rendering of proposed development from Lakeshore Road East (B+H Architects, 2022).



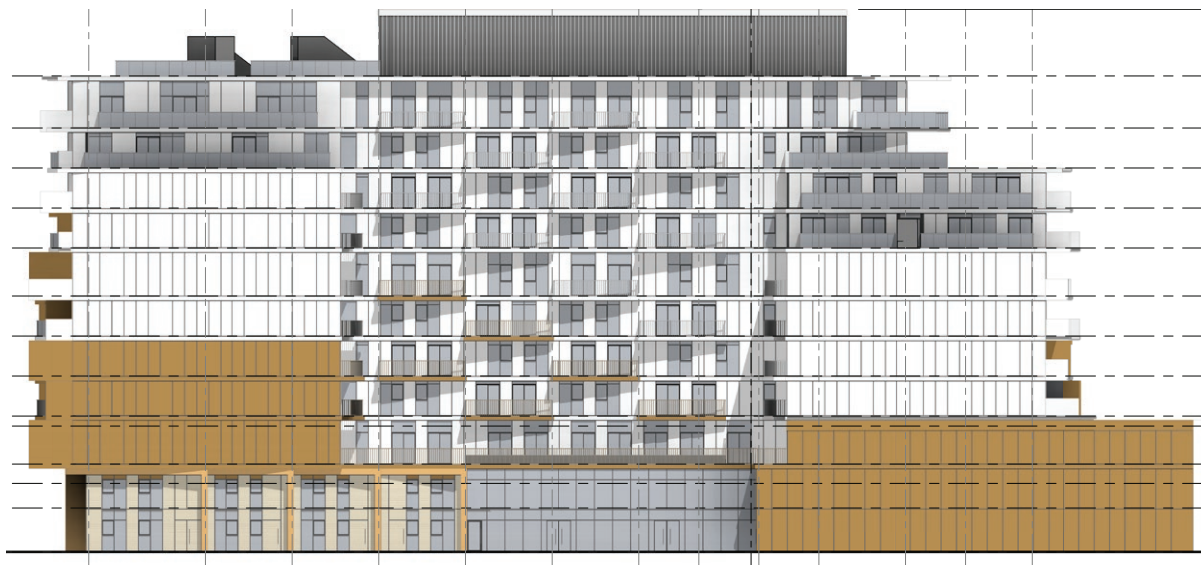
Rendering of proposed development from Lakeshore Road East (B+H Architects, 2022).



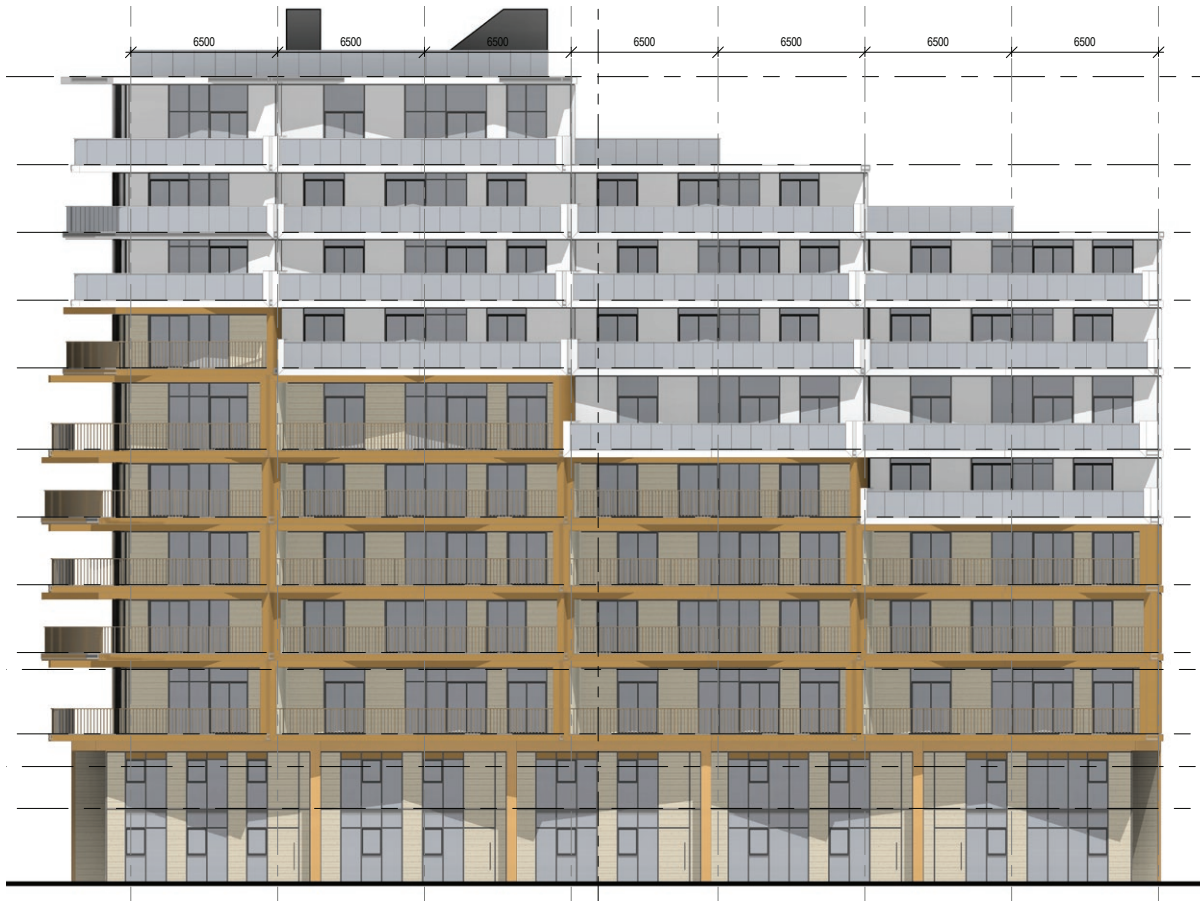
Ground floor plan (B+H Architects, 2022).



North elevation (B+H Architects, 2022).



East elevation (B+H Architects, 2022).



South elevation (B+H Architects, 2022).



West elevation (B+H Architects, 2022).

6 CONSERVATION APPROACH

Although the property at 91-93 Lakeshore Road East has not been identified in this report as a candidate for designation, the building on Site is proposed to be retained and conserved in the context of the proposed development.

The conservation approach involves the retention of the existing use and operators on Site, so that the listed heritage resource can continue to serve as a active community retail hub in downtown Port Credit. The proposal anticipates the long-term retention of the original house-form building, with potential for the future removal or replacement of the single-storey rear addition. This is consistent in approach with the historical replacement of the building's earlier single-storey extensions with the current mid-century version, which in itself was reflective of its own time.

As part of its incorporation into the proposed development, the existing building will be subject to a baseline scope of conservation work, including the repair or replacement of any elements of building fabric found to be in poor or defective condition.

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).

7 IMPACT ASSESSMENT

7.1 Impact Summary

The proposed development is not anticipated to have any significant adverse impact on any cultural heritage value at 91-93 Lakeshore Road East. The building is proposed to be conserved and not altered in the context of the proposed development, and will be appropriately protected during construction. Further, the proposal is not anticipated to present adverse impact to the two adjacent heritage properties at 88 and 94 Lakeshore Road East.

New Construction

The proposed development meets all applicable provincial and municipal heritage policies, including those in the Mississauga Official Plan and the Port Credit Local Area Plan.

The proposal conserves the listed heritage resource at 91-93 Lakeshore Road East by retaining it in-situ as part of a development that will provide appropriate densification in an urban growth area. The facade along Lakeshore Road East is designed to reflect the scale and character of the surrounding streetscape while at-grade stepbacks will enhance the existing structure's visual prominence at the corner of Lakeshore Road East and Elizabeth Street South.

While the proposed development features an appropriate scale and massing for the evolving context of the area, its scale may present some impact on 91-93 Lakeshore Road East.

An 11-storey building is proposed to be constructed in close proximity to 91-93 Lakeshore Road East with a proposed +/- 9.7-metre wide at-grade public space to the east of the existing structure.

The massing, form, materiality and articulation of the proposed new building are all intended to mitigate for potential impact on the existing house-form building. The new building's Lakeshore-fronting streetwall height is designed to match the roofline of the existing house-form building, and its stepbacks are intended to ensure that it does not overpower or dominate the existing building. Design strategies to mitigate the impact of the proposed development are outlined in Section 7.2 below.

*The Ontario Heritage Toolkit is a series of guides designed to help understand the heritage conservation process in Ontario. The Toolkit identifies potential negative impacts on a cultural heritage resource from new development. **Negative impacts** include, but are not limited to:*

***Destruction** of any, or part of any, significant heritage attributes or features;*

***Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;*

***Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;*

***Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;*

***Direct or indirect obstruction** of significant views or vistas within, from, or of built and natural features;*

***A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;*

***Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.*

(Ontario Heritage Toolkit).

7.2 Impact Mitigation Measures

The following design strategies have been incorporated to mitigate the impact on 91-93 Lakeshore Road East and adjacent heritage resources:

- Full retention of the existing house-form building within the proposed development;
- Stepping back of the residential tower at the third storey, so that its height does not overpower the retained house-form building;;
- A +/- 9.7-metre-wide public realm space to the east of the existing house-form building to provide buffer space and separation from the new development;
- The use of materials that are distinct from, and sympathetic to the adjacent heritage resources;
- Ground-floor activation consistent with the existing pedestrian-oriented urban context, and intended to foster ongoing activation of the existing building, including through the provision of eastern patio space within the proposed +/- 9.7-metre wide public space; and
- A streetwall condition that is pedestrian-oriented.

7.3 Considered Alternatives

It is ERA's opinion that the mitigation measures outlined in section 7.2 of this report effectively address the potential impact of the scale of the proposed development on the heritage resource at 91-93 Lakeshore Road East. As such, no considered alternatives were deemed necessary.

8 CONCLUSION

The proposed development involves the rehabilitation of 91-93 Lakeshore Road East in-situ, and the construction of a new 11-storey residential building with at-grade commercial uses.

This report finds that the proposed development has no adverse impacts on any cultural heritage value of on-site and adjacent heritage resources.

The proposal is consistent with the policies outlined in Section 4 of this report and contributes a building that responds to the evolving context of the area.

9 PROJECT PERSONNEL

[Philip Evans](#) OAA, AAA, MRAIC, ICOMOS, CAHP is a principal at ERA and the founder of Culture of Outports and small. Over the course of 20 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

[Samantha Irvine](#) JD, ICOMOS, CAHP is a senior associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

[Emma Abramowicz](#) CAHP is a planner and senior project manager with the heritage planning team at ERA. She holds a Master of Planning in Urban Development from Toronto Metropolitan University (formerly Ryerson University), and a Bachelor of Arts (Honours) from Queen's University.

[Patrick Brown](#) is a planner with the heritage planning team at ERA Architects. He holds a Bachelor of Urban and Regional Planning from Toronto Metropolitan University (formerly Ryerson University), as well as a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

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11 APPENDICES

APPENDIX I

LISTING INFORMATION 91-93 LAKESHORE ROAD EAST

Heritage

 Print page

Heritage properties can include historic houses or bridges, heritage conservation districts, cultural heritage landscapes and archaeological resources.

If this property has heritage status, the details will be listed below.

Learn more about Mississauga's [heritage properties](#).

Heritage status

Status	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED
Conservation district	-
ByLaw	-
ByLaw date	-

Designation statement

There is no designation statement related to the selected property.

Inventory item

Inventory No.	Property name	Decade	Constructed	Demolished/Year
553	JAMES BUILDING	1880		N

 91 LAKESHORE RD E
 Type: COMMERCIAL
 Style: VERNACULAR
 Area: PORT CREDIT
 Reason: ARCHITECTURAL/HISTORICAL

[Close X](#)

Photos



History

This late nineteenth century structure at the intersection of Lakeshore Road East and Helene Street South has served as a commercial centre for many years. This is a one-and-a-half storey structure of brick, in an 'L' shape with additions to the rear. Though the building has many alterations the overall structure remains as a link to the past of Port Credit's core.

APPENDIX II

LISTING INFORMATION 88 LAKESHORE ROAD EAST

Heritage

Heritage properties can include historic houses or bridges, heritage conservation districts, cultural heritage landscapes and archaeological resources.

If this property has heritage status, the details will be listed below.

Learn more about Mississauga's [heritage properties](#).

Heritage status

Status	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED
Conservation district	-
ByLaw	-
ByLaw date	-

Designation statement

There is no designation statement related to the selected property.

Inventory item

Inventory No.	Property name	Decade	Constructed	Demolished/Year
217	TORONTO-DOMINION REALTY CO. LTD.	1940	1948	N

 88 LAKESHORE RD E
 Type: COMMERCIAL
 Style: ART MODERNE
 Area: PORT CREDIT
 Reason: ARCHITECTURAL

Close X

Photos



History

This building was designed by Douglas Kertland, who is noted for designing the Automotive Building at the CNE. The bank opened in 1948 as the first of two local Dominion Bank of Canada branches, before a 1955 merger with the Bank of Toronto. This building, on a prominent corner is one of the strongest architectural elements in Port Credit. It is typical of many banks built at the time, in a Moderne style, stressing a strong presence on the streetscape. The building is one storey, but matches the consistent 25 foot height along the streetscape. The building has a rounded facade which addresses both facades. The building is built of sandstone with a black granite base and a banded frieze. There is a flat roof and an asymmetrical three bay facade. The windows are plate glass, and appear to be original. There is brick on the west facade that does not face the street.

APPENDIX III

LISTING INFORMATION 94 LAKESHORE ROAD EAST

Heritage

Heritage properties can include historic houses or bridges, heritage conservation districts, cultural heritage landscapes and archaeological resources.

If this property has heritage status, the details will be listed below.

Learn more about Mississauga's [heritage properties](#).

Heritage status


Status	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED
Conservation district	-
ByLaw	-
ByLaw date	-

Designation statement

There is no designation statement related to the selected property.

Inventory item

Inventory No.	Property name	Decade	Constructed	Demolished/Year
554	HIGHER GROUNDS COFFEE BUILDING	1900		N

 98 LAKESHORE RD E
 Type: COMMERCIAL
 Style: VERNACULAR
 Area: PORT CREDIT
 Reason: ARCHITECTURAL

Close X

Photos



History

This structure is a red brick two-and-a-half storey commercial building with a gable end to the street with cornice returns. The street level is divided into two distinct stores but the uniformity has been maintained on the upper levels.

APPENDIX IV

ARCHITECTURAL DRAWINGS PREPARED BY B+H
ARCHITECTS DATED DECEMBER 7, 2022

42 PORT

91-93, 99 LAKESHORE ROAD E. AND 42 PORT STREET E., PORT CREDIT, MISSISSAUGA

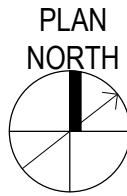


ISSUED FOR OFFICIAL PLAN AMENDMENT/ ZONING BY-LAW AMENDMENT
DECEMBER 7, 2022

ARCHITECTURAL SHEET DRAWING LIST

SHEET NUMBER	SHEET NAME
A001	CONTEXT PLAN
A002	SURVEY PLAN
A003	URBAN DIAGRAMS
A004	ARCHITECTURAL RENDERINGS
A005	SITE STATISTICS
A100	SITE PLAN
A200	GROUND FLOOR
A201	MEZZANINE
A202	LEVEL 03
A203	LEVEL 04, 06
A204	LEVEL 05, 07
A205	LEVEL 08
A206	LEVEL 09
A207	LEVEL 10
A208	LEVEL 11
A209	ROOF
A210	LEVEL P1
A211	LEVEL P2
A212	LEVEL P3
A300	SECTION EAST - WEST
A301	SECTION NORTH - SOUTH
A400	NORTH ELEVATION
A401	EAST ELEVATION
A402	SOUTH ELEVATION
A403	WEST ELEVATION

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



REVISION		
NO.	DATE	DESCRIPTION
1	2022.07.05	ISSUED FOR DARC SUBMISSION
2	2022.08.25	ISSUED FOR DARC SUBMISSION R1
3	2022.08.29	ISSUED FOR OPA/ ZBLA (DRAFT)
4	2022.10.01	ISSUED FOR MUDAP
5	2022.10.14	ISSUED FOR COORDINATION
6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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T/289.291.7620

TRAFFIC ENGINEER :
BA CONSULTING GROUP LTD.
300-45 St. Clair Avenue W.
Toronto, ON M4V 1K9
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PLANNER:
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CIVIL ENGINEER:
URBANTECH CONSULTING
14th Ave. Unit 3760
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SURVEYOR:
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HERITAGE:
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625 Church St. Unit 600
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T/416.963.4497

OWNER :

CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

COVER SHEET

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2111111

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DRAWN BY :
RL

CHECKED BY :
SM

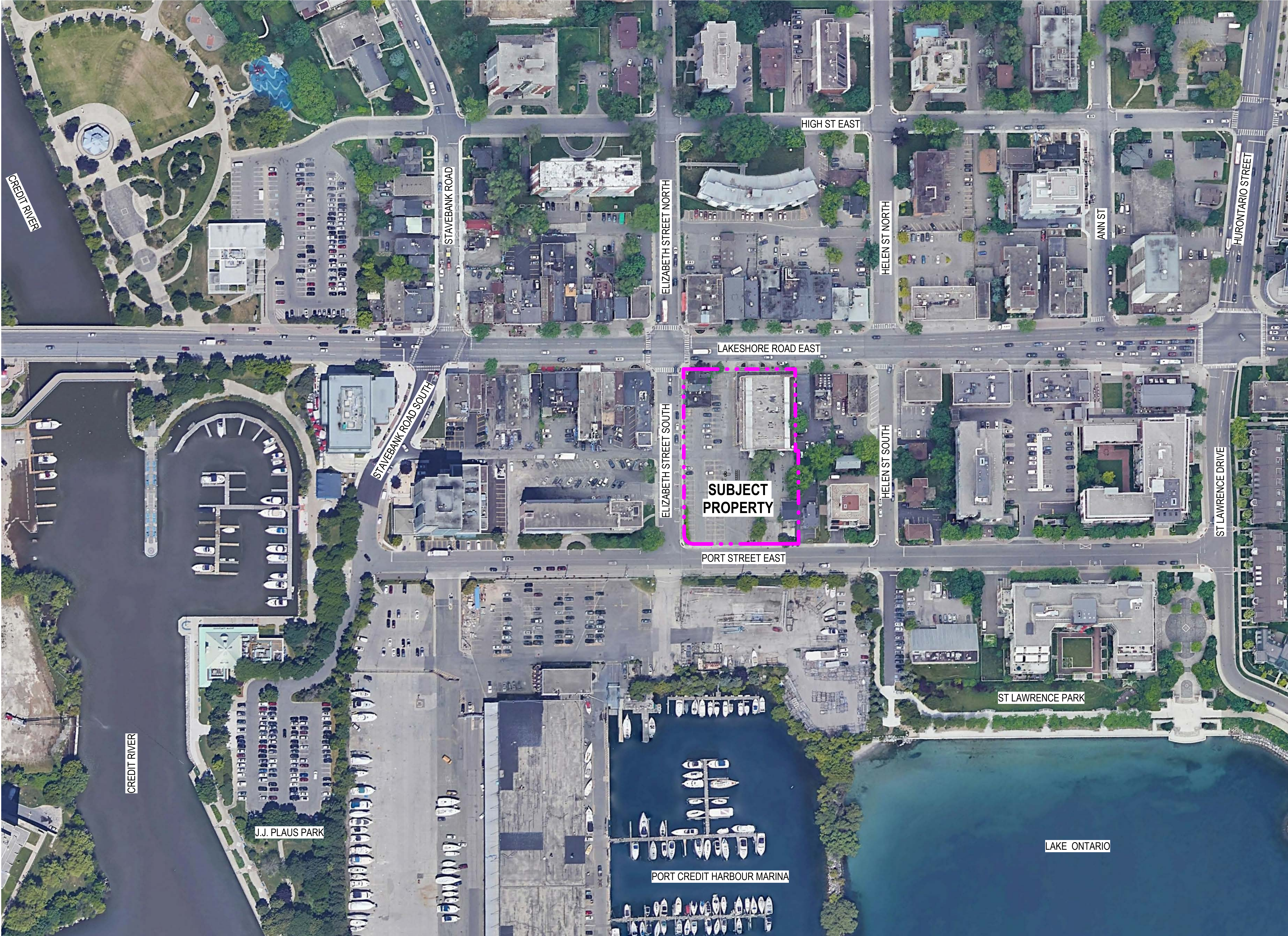
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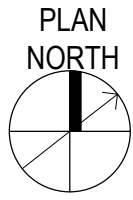
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7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

CONTEXT PLAN

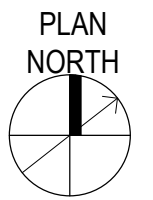
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DRAWING SCALE :
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DRAWN BY : RL	CHECKED BY : SM	DATE: 12/07/22
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SHEET NO : A001	REV : 8
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7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

B+H

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320 Bay Street, Suite 200
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T/416.596.2299 F/416.586.0599

SEAL :

LANDSCAPE ARCHITECT:
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2010 Winston Park Drive, Suite 234
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T/289.291.7620

TRAFFIC ENGINEER :
BA CONSULTING GROUP LTD.
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T/416.961.7110

PLANNER:
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T/905.946.9461

SURVEYOR:
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T/905.875.9955

HERITAGE:
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625 Church St. Unit 600
Toronto, ON M4Y 2G1
T/416.963.4497

OWNER:

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

SURVEY PLAN

PROJECT NUMBER :
2111111

DRAWING SCALE :

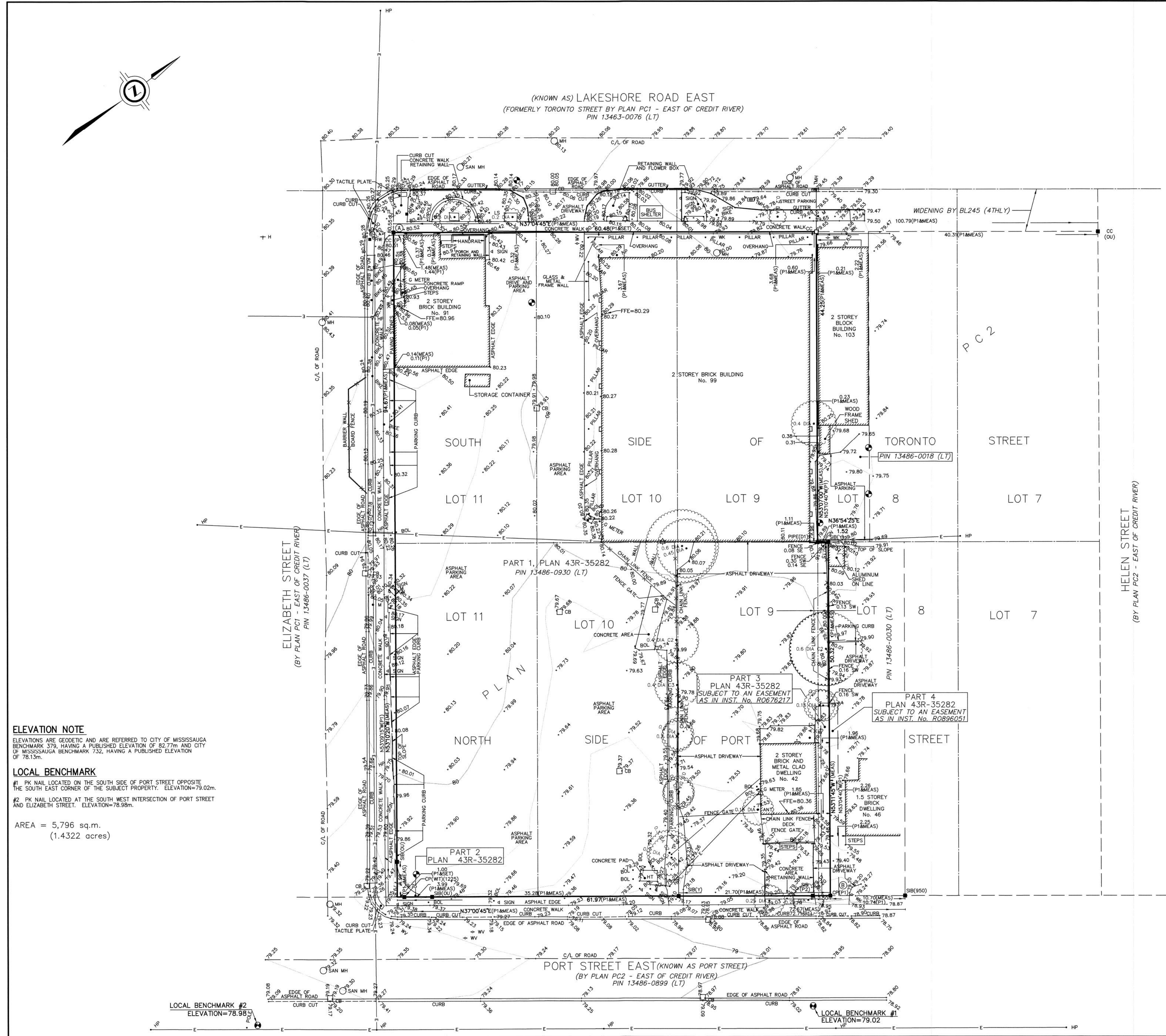
DRAWN BY :
RL

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A002

REV :
8



PLAN OF SURVEY ILLUSTRATING TOPOGRAPHY OF
**PART OF LOTS 9, 10 AND 11
SOUTH SIDE OF TORONTO STREET
AND PART OF LOT 8
AND ALL OF LOTS 9, 10 AND 11
NORTH SIDE OF PORT STREET
PLAN PC2**

**CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL**
SCALE 1 : 250

THE INTENDED PLOT SIZE OF THIS PLAN IS 915mm IN WIDTH BY 609mm IN HEIGHT
WHEN PLOTTED AT A SCALE OF 1:250

J.D. BARNES LIMITED
(A) COPYRIGHT 2022

METRIC DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B.
BY REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)
(2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY
THE COMBINED SCALE FACTOR OF 0.999754.

INTEGRATION DATA			
OBSERVED REFERENCE POINTS (ORPs): UTM ZONE 17, NAD83 (CSRS) (2010.0).			
COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF 0.REG 216/10.			
POINT ID	EASTING	NORTHING	
ORP (A)	614 384.21	4 823 205.34	
ORP (B)	614 497.24	4 823 198.09	
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.			
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 113.29 N86°19'50"W			

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SIB DENOTES STANDARD IRON BAR
- CP DENOTES CONCRETE PIN AND WASHER
- CC DENOTES CUT CROSS
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- P1 DENOTES PLAN 43R-35282
- P2 DENOTES REGISTERED PLAN PC2
- D1 DENOTES INST. No. R01071559
- JM DENOTES J.D. BARNES LIMITED, O.L.S.
- Y DENOTES YATES AND YATES LIMITED, O.L.S.
- 950 DENOTES CUNNINGHAM MCCONNELL LIMITED, O.L.S.
- 1225 DENOTES DAVID B. SEARLES SURVEYING LTD., O.L.S.
- OU DENOTES ORIGIN UNKNOWN

TOPOGRAPHIC LEGEND

- CB DENOTES CATCHBASIN
- G METER DENOTES GAS METER
- HW DENOTES HANDWELL
- MH DENOTES MANHOLE
- TMH DENOTES TELEPHONE MANHOLE
- SAN MH DENOTES SANITARY MANHOLE
- BOL DENOTES BOLLARD
- HP DENOTES HYDRO POLE
- LS DENOTES LIGHT STANDARD
- M DENOTES PARKING METER
- TP DENOTES TELEPHONE POLE
- TL DENOTES TRAFFIC SIGNAL
- T H DENOTES FIRE HYDRANT
- WK DENOTES WATER KEY
- WV DENOTES WATER VALVE
- BIKE DENOTES SINGLE BIKE RACKS
- NP DENOTES NEWS PAPER BOX
- ANT DENOTES ANTENNA TOWER
- A/C DENOTES AIR CONDITIONING UNIT
- ☆ DENOTES HYDRO POINT OF ATTACHMENT
- HT DENOTES HYDRO TRANSFORMER
- FFE DENOTES FINISHED FLOOR ELEVATION
- DENOTES MONITORING WELL
- DENOTES BENCH MARK
- DENOTES OVERHEAD HYDRO CABLE
- DENOTES OVERHEAD TELEPHONE CABLE
- DENOTES CONIFEROUS TREE
DIA=DIAMETER OF TRUNK IN METRES
- DENOTES DECIDUOUS TREE
DIA=DIAMETER OF TRUNK IN METRES

BEFORE DIGGING, UNDERGROUND SERVICES SHOULD BE LOCATED ON
SITE BY THE RESPECTIVE AGENCIES.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT
LOCAL BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND
THAT THE RELATIVE ELEVATIONS AGREE WITH THE INFORMATION
SHOWN ON THIS PLAN.

PRIMARY CONTOURS ARE AT 1.00m INTERVALS.
SECONDARY CONTOURS ARE AT 0.25m INTERVALS.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON AUGUST 30, 2022.

SEPTEMBER 16, 2022
DATE

J. D. BARNES
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2194907

J.D. BARNES
LIMITED
LAND INFORMATION SPECIALISTS
401 WHEELABRATOR WAY, SUITE A, MILTON, ON L9T 3C1
T: (905) 875-9955 F: (905) 875-9956 www.jdbarnes.com

SURVEYING
MAPPING
GIS

DRAWN BY: RSQ/MD

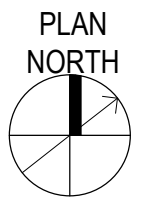
CHECKED BY: RSQ

REFERENCE NO.: 22-30-939-00

PLOTTED: 9/23/22

DATED: SEPTEMBER 16, 2022

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FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

URBAN DIAGRAMS

PROJECT NUMBER :
2111111

DRAWING SCALE :

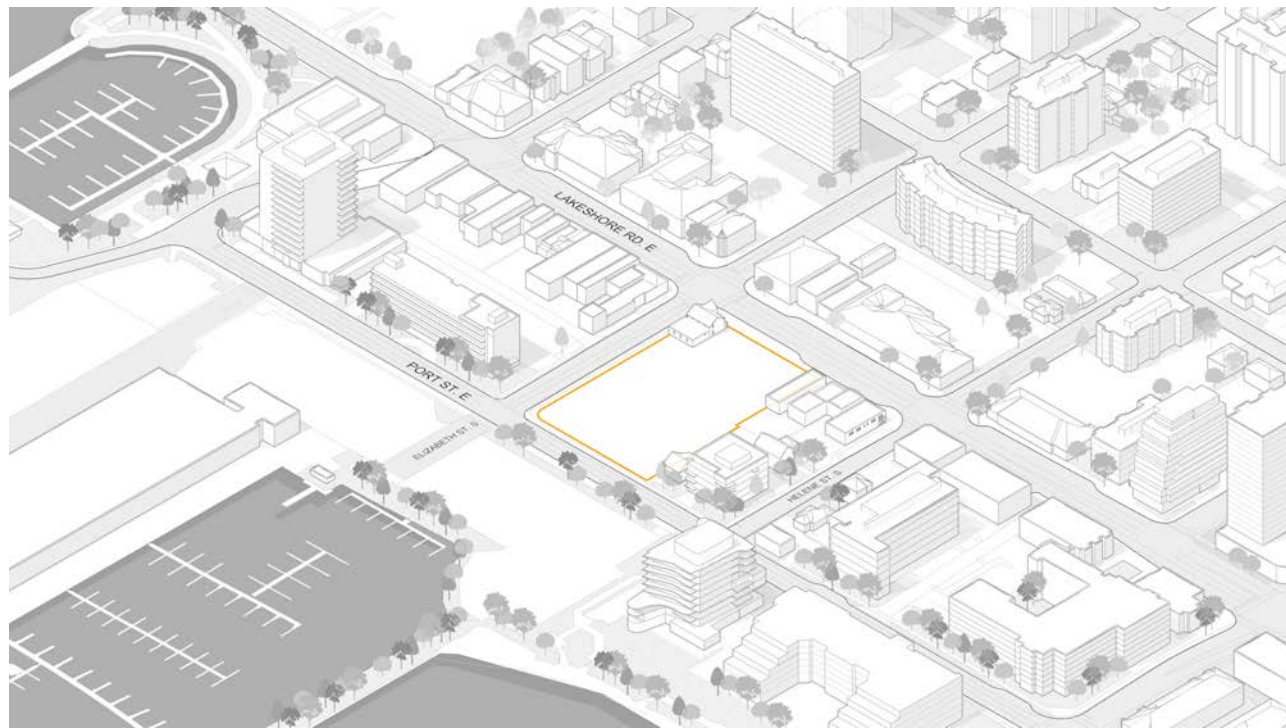
DRAWN BY :
RL

CHECKED BY :
SM

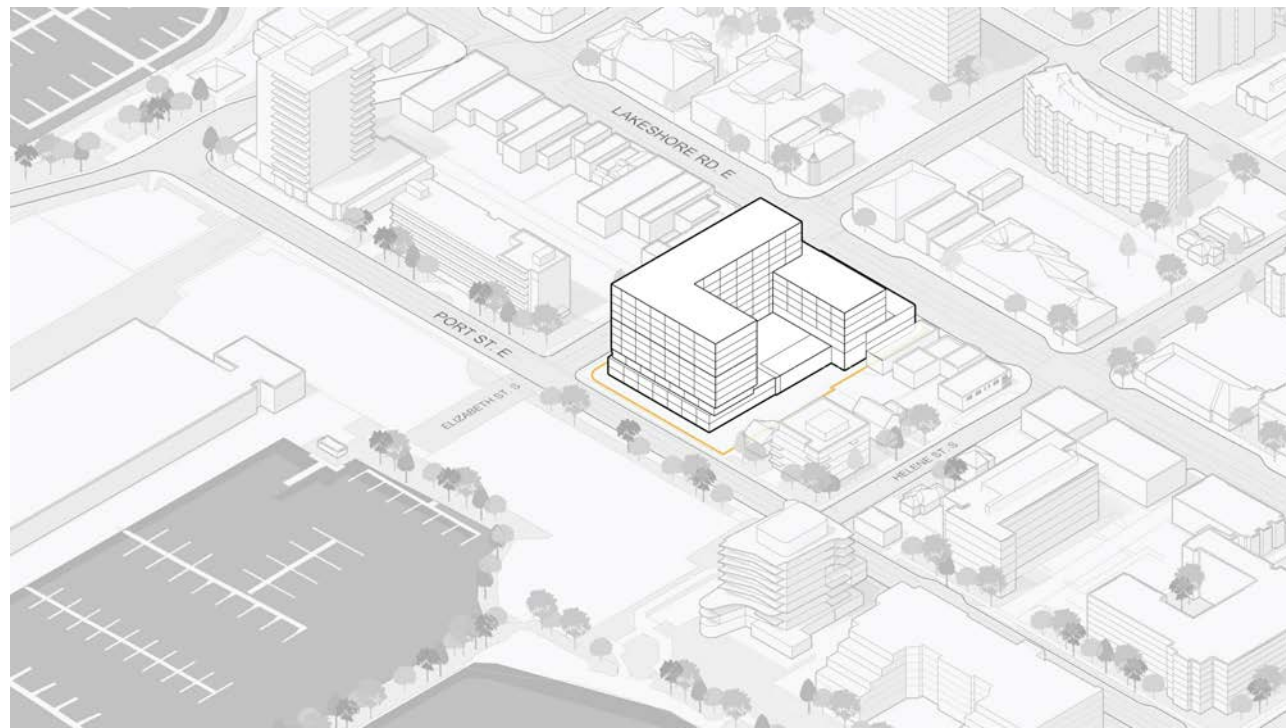
DATE:
12/07/22

SHEET NO :
A003

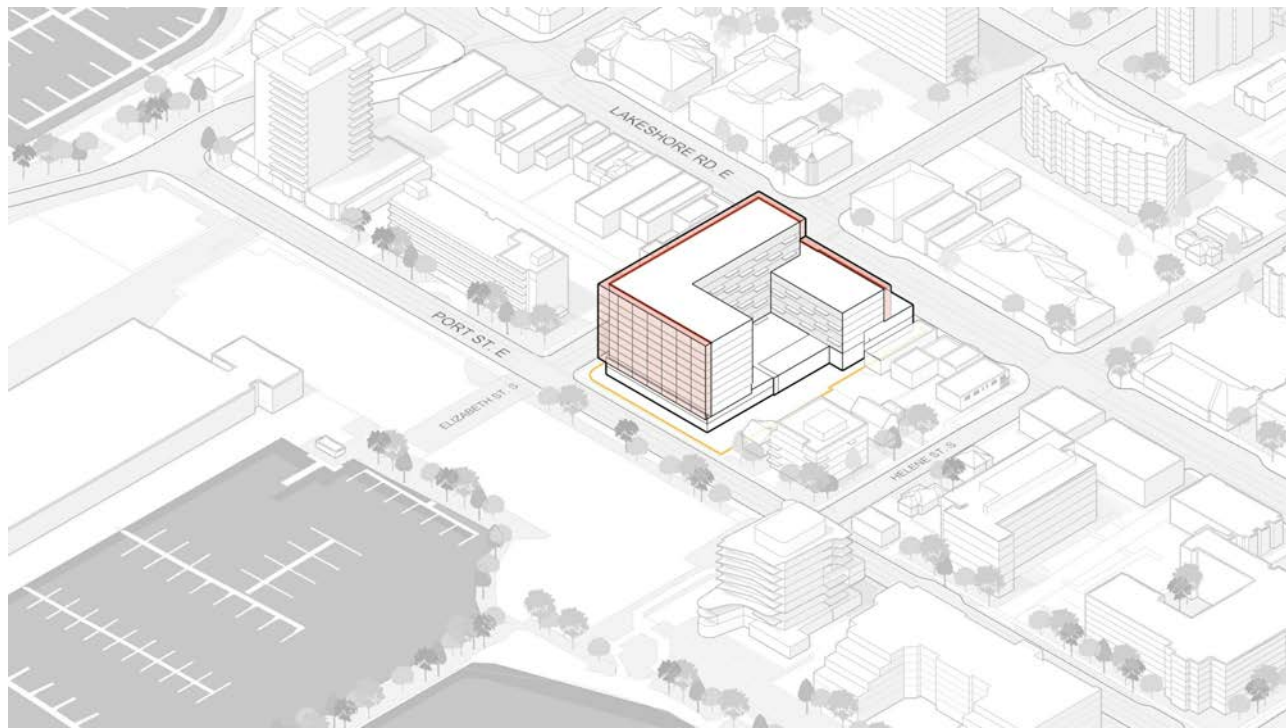
REV :
8



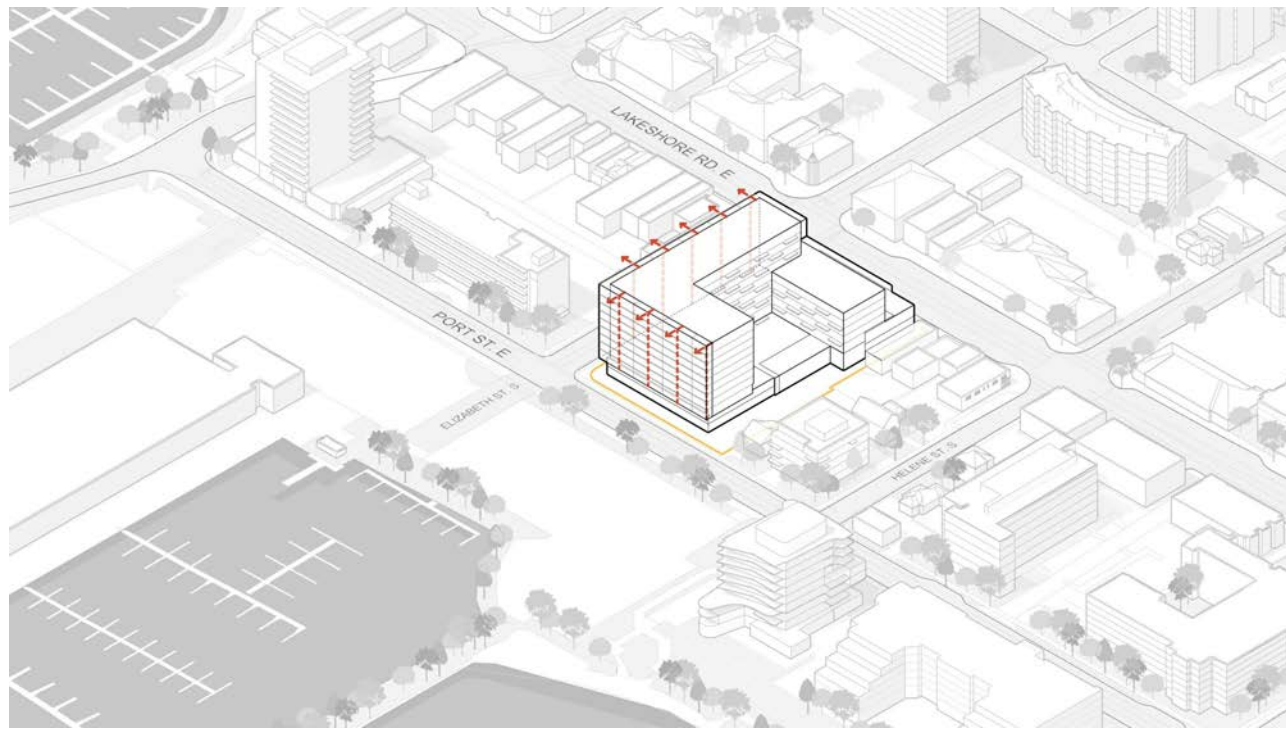
1/ EXISTING CONDITION - 91 LAKESHORE ROAD E HERITAGE
BUILDING TO BE RETAINED



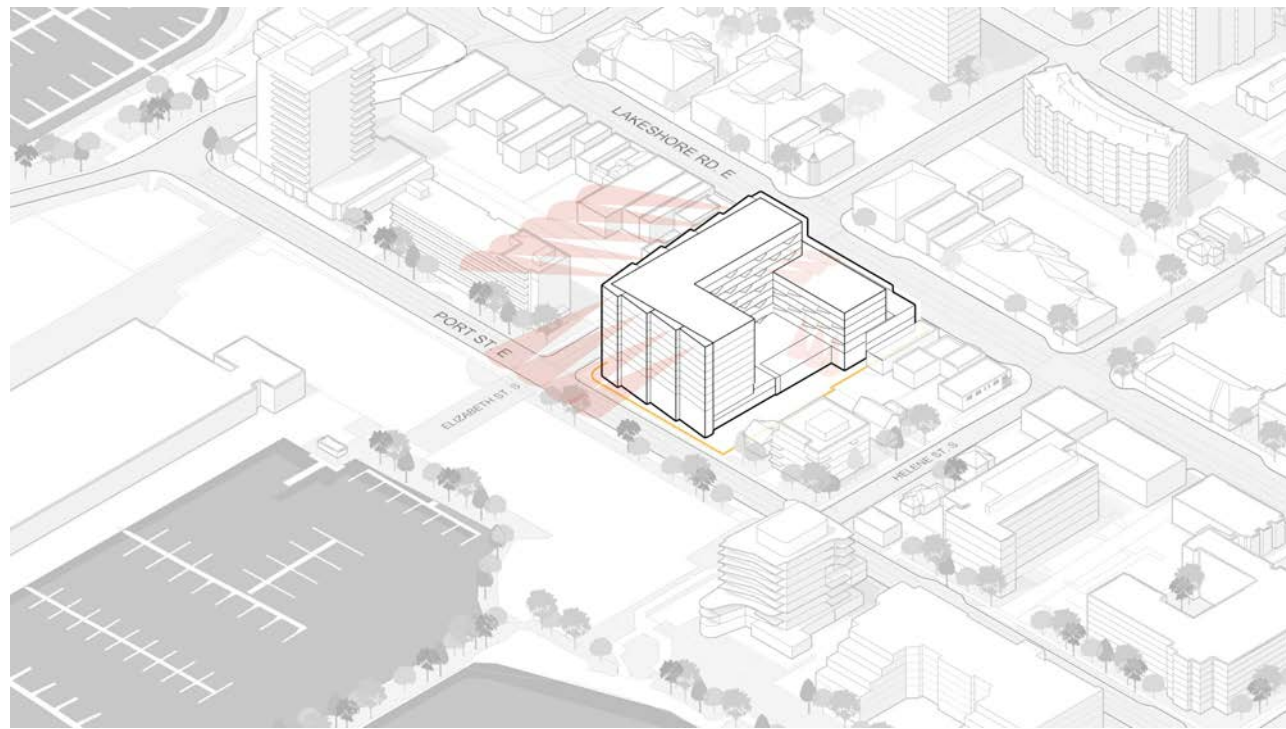
2/ PROPOSED MASSING



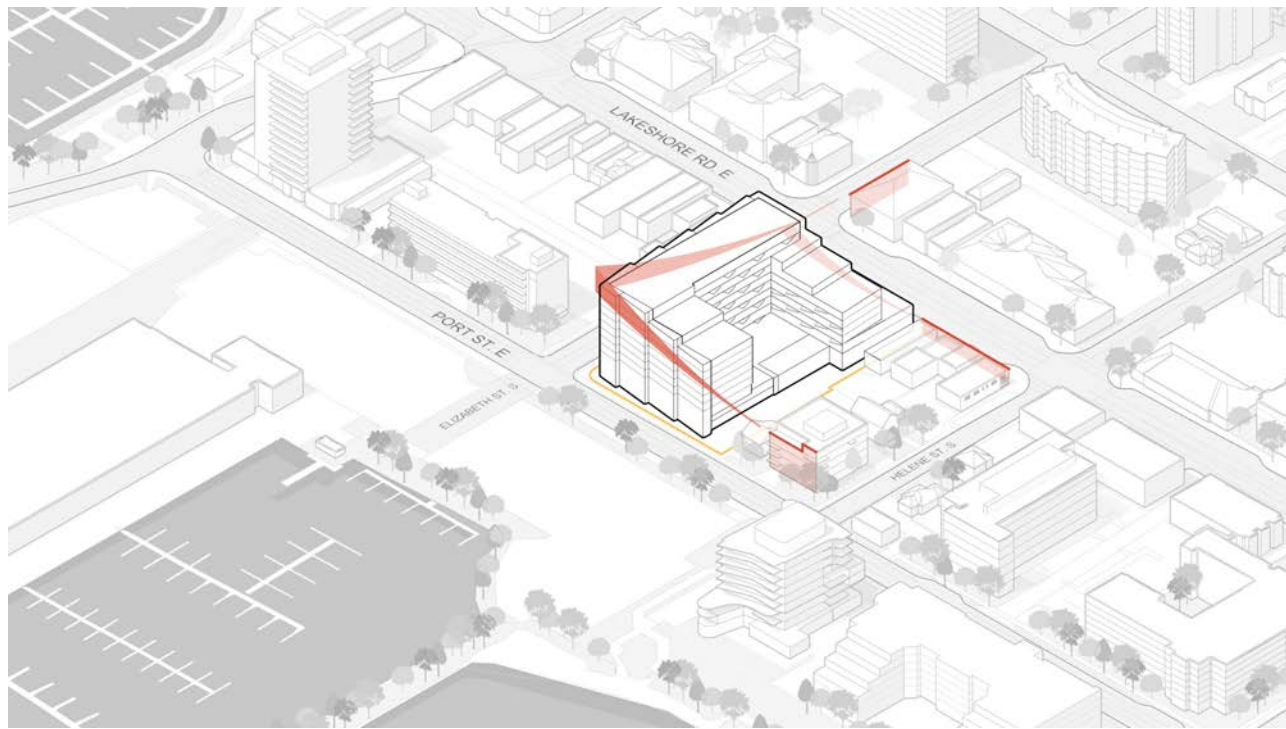
3/ WRAPPED AROUND BALCONIES ALONG EXTERIOR EDGES.
CANTILEVERED BALCONIES AND JULIETTE BALCONIES ALONG
INTERIOR EDGES



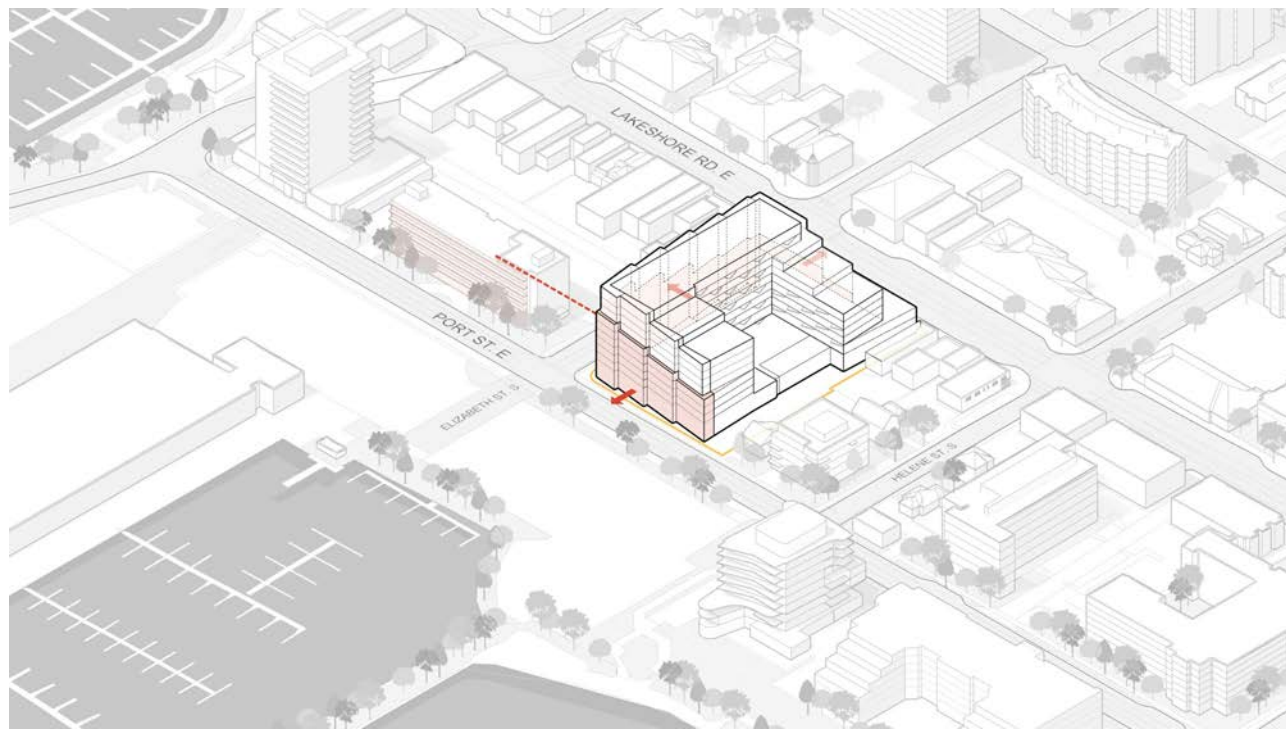
4/ BREAK UP CONTINUOUS FACADE WITH 6.5M MODULE



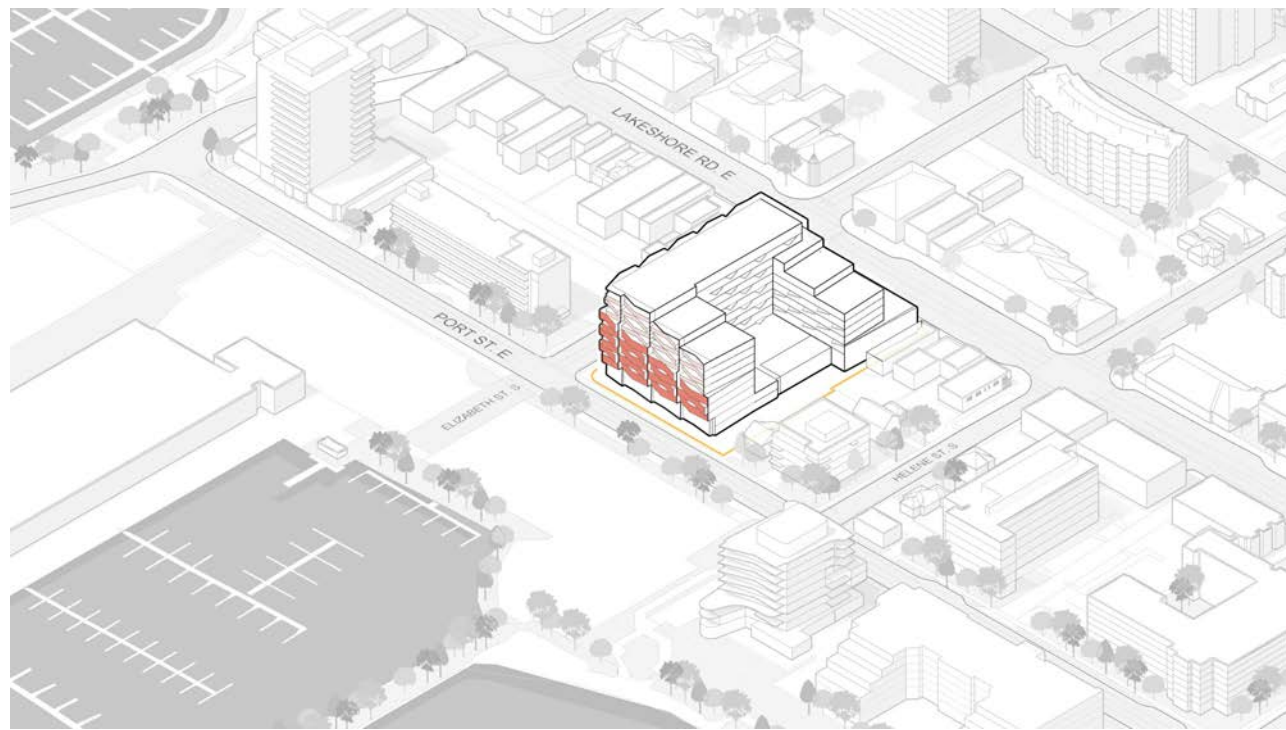
5/ DIVIDE AND ANGLE BALCONIES FOR VIEWS



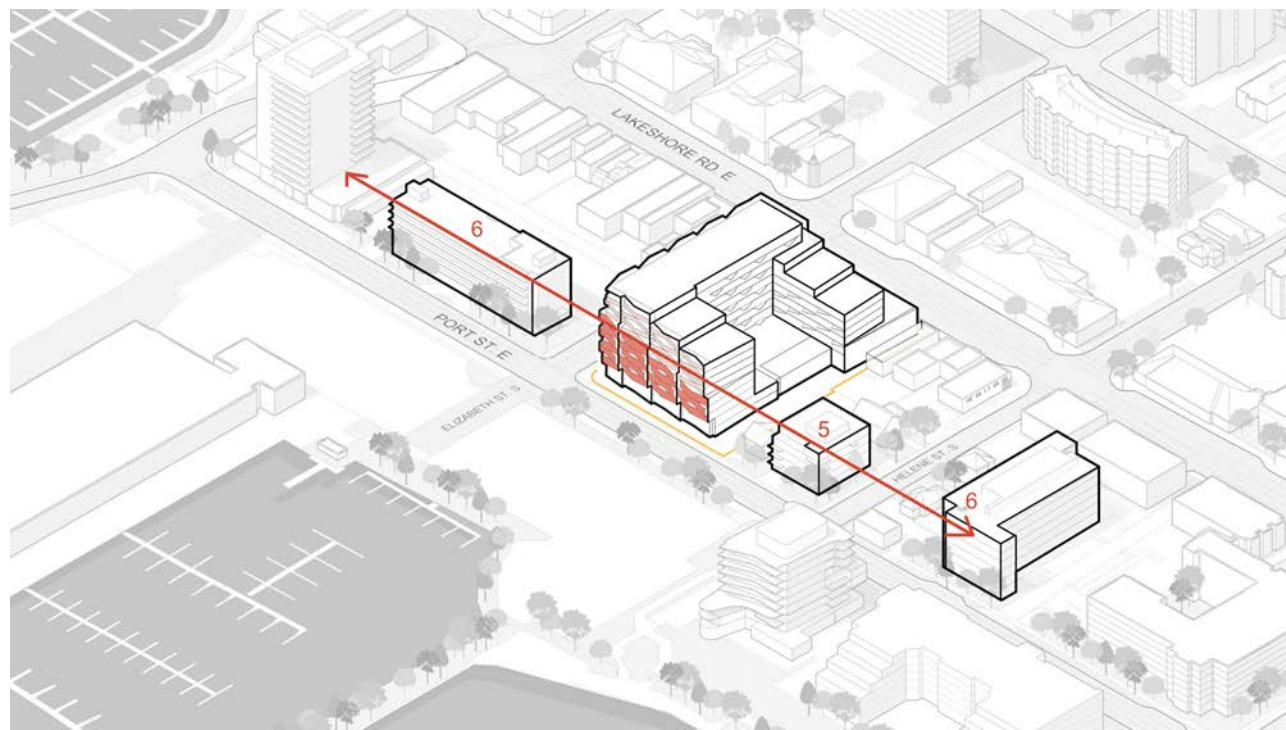
6/ CREATE STEPPED BALCONY LANGUAGE THAT CONNECTS TO
URBAN CONTEXT



7/ VARYING BALCONIES DEPTH TO CREATE STEP-BACK MASSING

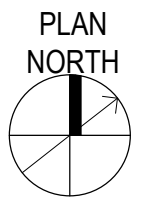


8/ INTRODUCE WAVE-LIKE BALCONY PROFILES



9/ MASSING STEPPED DOWN TO INTEGRATE WITH NEIGHBOURING
BUILT FORMS

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KILMER INFRASTRUCTURE**

PROJECT :
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

**ARCHITECTURAL
RENDERINGS**

PROJECT NUMBER :
2111111

DRAWING SCALE :

DRAWN BY : RL	CHECKED BY : SM	DATE: 12/07/22
SHEET NO : A004	REV : 8	



VIEW FROM PORT ST AND ELIZABETH ST S



VIEW FROM LAKESHORE RD E AND ELIZABETH ST S



VIEW FROM LAKESHORE ROAD EAST LOOKING SOUTH



VIEW FROM LAKESHORE ROAD EAST LOOKING AT POPS PLAZA

Level	Residential Floor to floor Height m *	Retail Floor to floor Height m	Gross Construction Area (GCA) sqm **	Gross Construction Area (GCA) sq.ft. **	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.	Heritage Home Retail Use (91 Lakeshore Rd) GFA sq. m.	Heritage Home Retail Use (91 Lakeshore Rd) GFA sq. ft.	Retail Proposed GFA sq. m.	Retail Proposed GFA sq. ft.
P3 Parking	2.90		2,373	25,543	30	323			0	0
P2 Parking	2.90		5,034	54,185	30	323			0	0
P1 Parking	4.18		4,938	53,152	30	323			33	355
Ground Floor	3.30	5.40	3,458	37,222	1,193	12,840	300	3,226	874	9,408
Mezzanine	3.30		1,620	17,438	1,155	12,437				
Level 3 (includes 2nd level retail)	3.60	4.30	2,878	30,979	1,740	18,729			812	8,740
Level 4	3.00		2,414	25,984	2,261	24,333				
Level 5	3.00		2,414	25,984	2,261	24,333				
Level 6	3.00		2,414	25,984	2,261	24,333				
Level 7	3.00		2,414	25,984	2,261	24,333				
Level 8	3.35		2,170	23,358	2,042	21,984				
Level 9	3.35		1,928	20,753	1,791	19,278				
Level 10	3.35		1,451	15,618	1,345	14,474				
Level 11	3.90		1,200	12,917	1,096	11,801				
LMPH	5.00		400	4,306	0	0				
TOTAL	36.15		37,106	439,743	19,495	209,845	300	3,226	1,719	18,503
	*TOTAL HEIGHT ABOVE GROUND FLOOR FFL, EXCLUDING LMPH									
TOTAL RETAIL GFA (PROPOSED AND RETAINED)									2,019 sq. m.	21,729 sq. ft.
TOTAL GFA INCL. RETAIL									21,514 sq. m.	231,574 sq. ft.

SUMMARY	
SITE AREA sq. ft.	62,423
SITE AREA sq. m.	5,799
F.A.R.	3.71
AMENITIES	
TOTAL REQUIRED (5.6 sq.m. per unit)	1,238
Required - sqm (min. 50% contiguous area)	619
Level 1 (Indoor)	185
Level 1 (outdoor)	122
Level 1 (outdoor and indoor) contiguous amenity area	307
Level 3 (Indoor)	170
Level 3 (Outdoor)	415
Level 3 (outdoor and indoor) contiguous amenity area	585
TOTAL PROVIDED (4.09 sq.m. per unit)	892

LANDSCAPE AREA	
Required - sqft (Approx. 30% Site Area)	18,727
TOTAL PROVIDED - sqft (approx. 24% site area)	15,554

UNIT MIX							
LEVEL	STUDIO	URBAN 1-BED	1B	2B	LIVE WORK	TH	TOTAL
1	0	0	0	0	4	8	12
2	2	2	11	7	0	0	22
3	4	2	15	9	0	0	30
4	4	2	15	9	0	0	30
5	4	2	15	9	0	0	30
6	4	2	15	9	0	0	30
7	4	2	7	11	0	0	24
8	0	1	6	12	0	0	19
9	0	1	2	10	0	0	13
10	0	1	2	8	0	0	11
Total	22	15	88	84	4	8	221
TOTAL UNIT TYPE AREA	STUDIO	URBAN 1 BED	1B	2B	LIVE WORK	TH	TOTAL
AVG UNIT SIZE (ft2)	423	479	620	1,225	1,370	1,625	871
AVG UNIT SIZE (m2)	39	44	58	114	127	151	81
Percentage	10.0%	6.8%	39.8%	38.0%	1.8%	3.6%	100%
		56.6%			41.6%		

PARKING RATE	
UNIT TYPE	UNIT COUNT
STUDIO	22
URBAN 1-BED	15
1 BR	88
2BR	84
LIVE WORK	4
TH	8
TOTAL UNIT COUNT	221

PARKING RATE	PARKING REQ'D	PARKING PROV'D
RESIDENTIAL	0.8	177
RETAIL & VISITOR PARKING*	0.15	57
ALLOCATION FOR OFFSITE PARKING THE WATERSIDE INN (15 Stavebank Rd)		15
TOTAL REQ'D PARKING	234	249

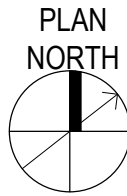
*BASED ON RETAIL AND RESIDENTIAL VISITOR USE TO SHARE PARKING SPACES. REFER TO BA GROUP'S TRAFFIC REPORT

LEVEL	PARKING PROV'D
P1	91
P2	121
P3	37
TOTAL PARKING PROVIDED	249

BIKE PARKING RATE		
LONG TERM	BIKE PARKING RATE	BIKE PARKING REQ'D
RESIDENTAL	0.6	133
RETAIL	0.1	1
OFFICE	0.1	1
TOTAL REQ'D LONG TERM BIKE PARKING		134
SHORT TERM		
RESIDENTAL (VISITOR)	0.05	11
RETAIL	0.2	2
OFFICE	0.1	1
TOTAL REQ'D SHORT TERM BIKE PARKING		14
TOTAL REQ'D BIKE PARKING		148

LEVEL	BIKE PARKING PROV'D
LONG TERM PARKING	164
SHORT TERM PARKING	14
TOTAL BIKE PARKING PROVIDED	178

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SHEET CONTENTS :

SITE STATISTICS

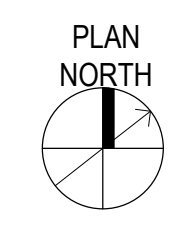
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DRAWING SCALE :

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8	2022.12.07	ISSUED FOR OPA/ZBA

PROPERTY MANAGEMENT STAFF TO FACILITATE WASTE COLLECTION.

1. DRIVER IS NOT REQUIRED TO EXIT THE WASTE COLLECTION VEHICLE TO FACILITATE COLLECTION.
2. PROPERTY MANAGEMENT STAFF IS RESPONSIBLE FOR JOCKEYING OF FRONT END BINS DURING COLLECTION.
3. THE REGION WILL NOT BE RESPONSIBLE FOR EMPTYING BINS THAT ARE INACCESSIBLE TO THE WASTE COLLECTION VEHICLE.
4. PROPERTY MANAGEMENT STAFF MUST BE VISIBLE TO WASTE COLLECTION VEHICLE OR APPROACH TO THE SITE. OTHERWISE THE WASTE COLLECTION VEHICLE WILL NOT ENTER THE SITE.
5. THE BINS SHOULD BE PROPERLY POSITIONED IN THE COLLECTION AREA ON THE DAY OF COLLECTION BEFORE 7AM.
6. PROPERTY MANAGEMENT WILL BE RESPONSIBLE FOR SAFELY MANEUVERING WASTE COLLECTION VEHICLES INTO AND/OR OUT OF, AS WELL AS AROUND THE SITE.

- VEHICULAR ACCESS
- RESIDENTIAL PEDESTRIAN ACCESS
- RETAIL PEDESTRIAN ACCESS
- COMMERCIAL PEDESTRIAN ACCESS
- OFF-SITE PARKING PEDESTRIAN ACCESS
- OUTDOOR AMENITY AREA
- PRIVATE TERRACE
- FLAT ROOF
- OUTDOOR AMENITY DECK

LANDSCAPE ARCHITECT:
BAKER TURNER INC.
2010 Winston Park Drive, Suite 234
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T/289.291.7620

TRAFFIC ENGINEER :
BA CONSULTING GROUP LTD.
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T/416.961.7110

PLANNER:
URBAN STRATEGIES INC.
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T/416.304.9004

CIVIL ENGINEER:
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T/905.946.9461

SURVEYOR:
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T/905.875.9955

HERITAGE:
ERA ARCHITECTS INC.
625 Church St. Unit 600
Toronto, ON M4Y 2G1
T/416.963.4497

OWNER:
**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42 PORT STREET E., PORT CREDIT, MISSISSAUGA

SHEET CONTENTS :
SITE PLAN

PROJECT NUMBER :
2111111

DRAWING SCALE :
As indicated

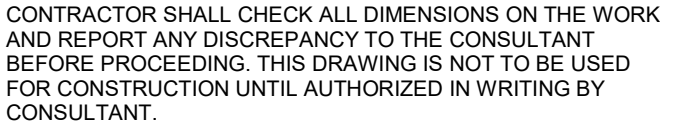
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RL

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A100

REV :
8



B+H Architects
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OWNER :
**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :
42 PORT

SHEET CONTENTS :

GROUND FLOOR

PROJECT NUMBER :
2111111

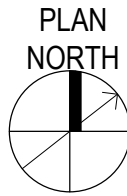
DRAWING SCALE :
As indicated

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SHEET NO :	REV :
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REVISION		
NO.	DATE	DESCRIPTION
1	2022.07.05	ISSUED FOR DARC SUBMISSION
2	2022.08.25	ISSUED FOR DARC SUBMISSION R1
3	2022.08.29	ISSUED FOR OPA/ ZBLA (DRAFT)
4	2022.10.01	ISSUED FOR MUDAP
5	2022.10.14	ISSUED FOR COORDINATION
6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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SEAL :

LANDSCAPE ARCHITECT:
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

MEZZANINE

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

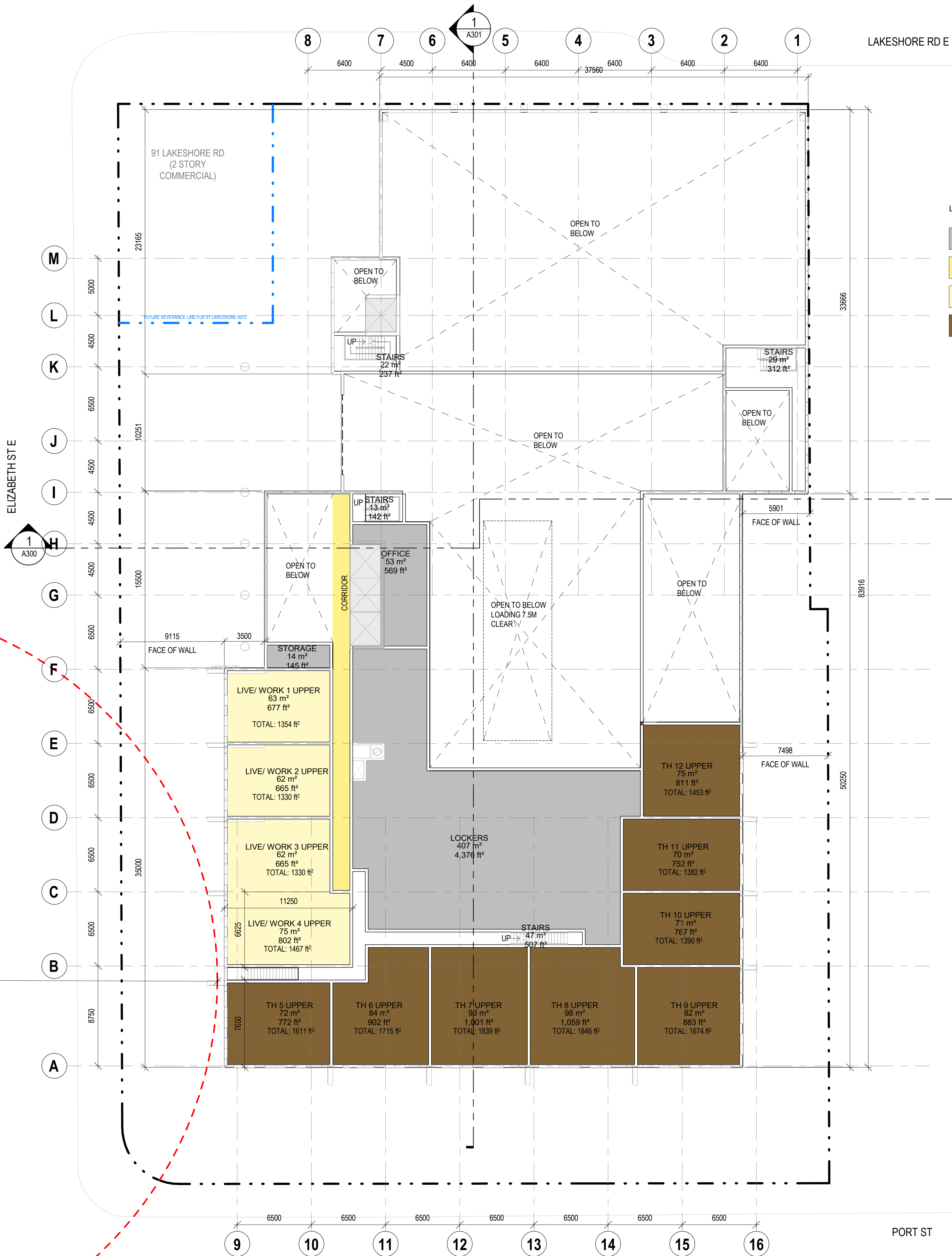
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RL

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DATE:
12/07/22

SHEET NO :
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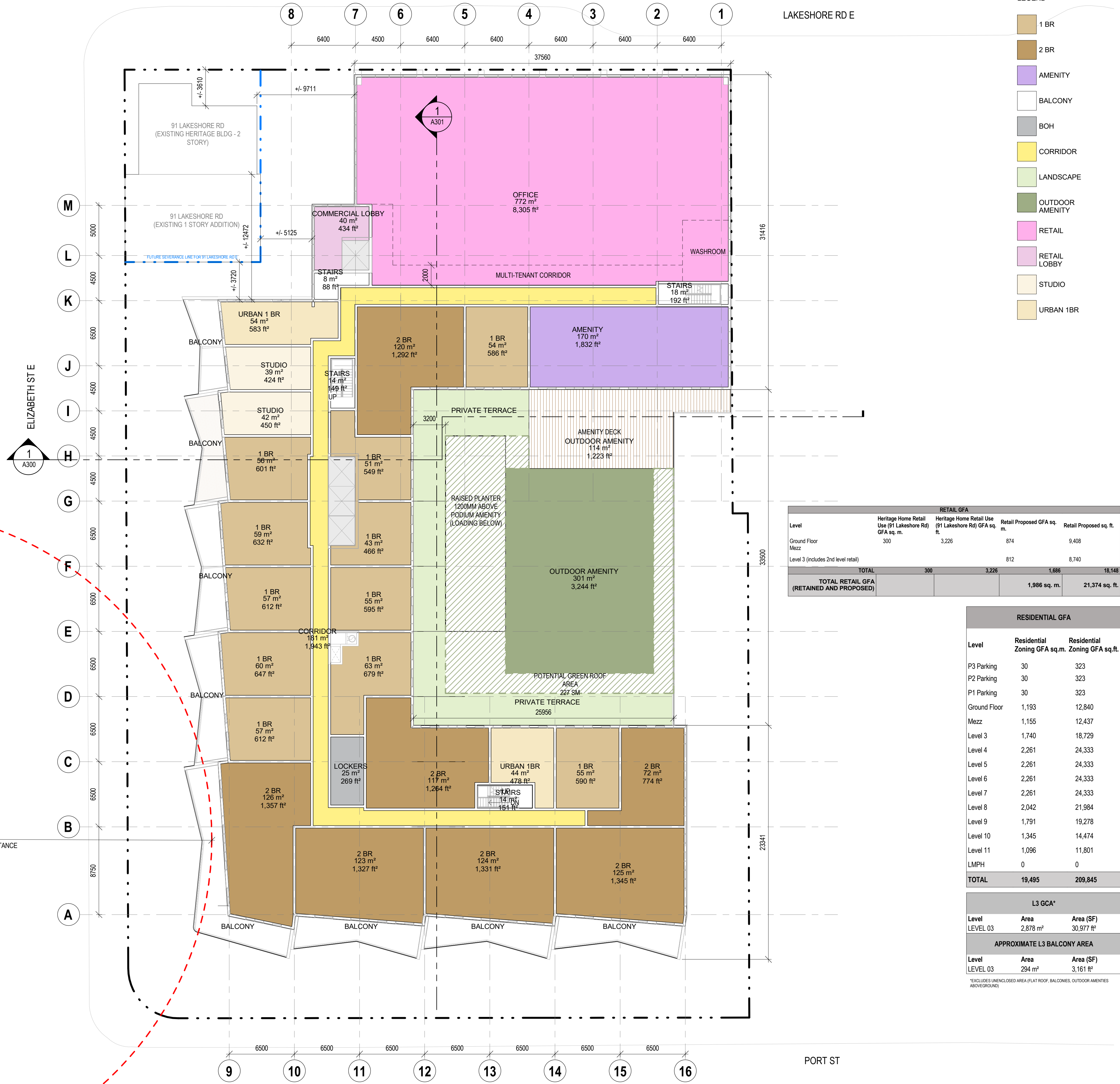
REV :
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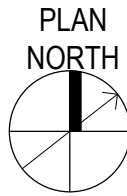
RESIDENTIAL GFA		
Level	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.
P3 Parking	30	323
P2 Parking	30	323
P1 Parking	30	323
Ground Floor	1,193	12,840
Mezz	1,155	12,437
Level 3	1,740	18,729
Level 4	2,261	24,333
Level 5	2,261	24,333
Level 6	2,261	24,333
Level 7	2,261	24,333
Level 8	2,042	21,984
Level 9	1,791	19,278
Level 10	1,345	14,474
Level 11	1,096	11,801
LMPH	0	0
TOTAL	19,495	209,845

MEZZ GCA*		
Level	Area	Area (SF)
MEZZ	1,620 m²	17,438 ft²

*EXCLUDES UNENCLOSED AREA (FLAT ROOF, BALCONIES, OUTDOOR AMENITIES ABOVE GROUND)



- LEGEND
- 1 BR
 - 2 BR
 - AMENITY
 - BALCONY
 - BOH
 - CORRIDOR
 - LANDSCAPE
 - OUTDOOR AMENITY
 - RETAIL
 - RETAIL LOBBY
 - STUDIO
 - URBAN 1BR



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6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 03

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

DRAWN BY :
RL

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A202

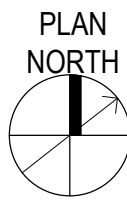
REV :
8

LAKESHORE RD E

PORT ST



- LEGEND
- 1 BR
 - 2 BR
 - BALCONY
 - BOH
 - CORRIDOR
 - STUDIO
 - URBAN 1BR



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7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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SEAL :

LANDSCAPE ARCHITECT:
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SURVEYOR:
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HERITAGE:
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625 Church St. Unit 600
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 04, 06

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

DRAWN BY :
RL

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SM

DATE:
12/07/22

SHEET NO :

A203

REV :

8

RESIDENTIAL GFA		
Level	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.
P3 Parking	30	323
P2 Parking	30	323
P1 Parking	30	323
Ground Floor	1,193	12,840
Mezz	1,155	12,437
Level 3	1,740	18,729
Level 4	2,261	24,333
Level 5	2,261	24,333
Level 6	2,261	24,333
Level 7	2,261	24,333
Level 8	2,042	21,984
Level 9	1,791	19,278
Level 10	1,345	14,474
Level 11	1,096	11,801
LMPH	0	0
TOTAL	19,495	209,845

L4 GCA*		
Level	Area	Area (SF)
LEVEL 04	2,414 m²	25,982 ft²
APPROXIMATE L4 BALCONY AREA		
Level	Area	Area (SF)
LEVEL 04	577 m²	6,216 ft²

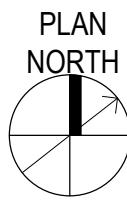
L6 GCA*		
Level	Area	Area (SF)
LEVEL 06	2,413 m²	25,976 ft²
APPROXIMATE L6 BALCONY AREA		
Level	Area	Area (SF)
LEVEL 06	457 m²	4,914 ft²

*EXCLUDES UNENCLOSED AREA (FLAT ROOF, BALCONIES, OUTDOOR AMENITIES ABOVEGROUND)



LEGEND

- 1 BR
- 2 BR
- BALCONY
- BOH
- CORRIDOR
- STUDIO
- URBAN 1BR



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7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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HERITAGE:
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OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 05, 07

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

DRAWN BY :
RL

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SM

DATE:
12/07/22

SHEET NO :
A204

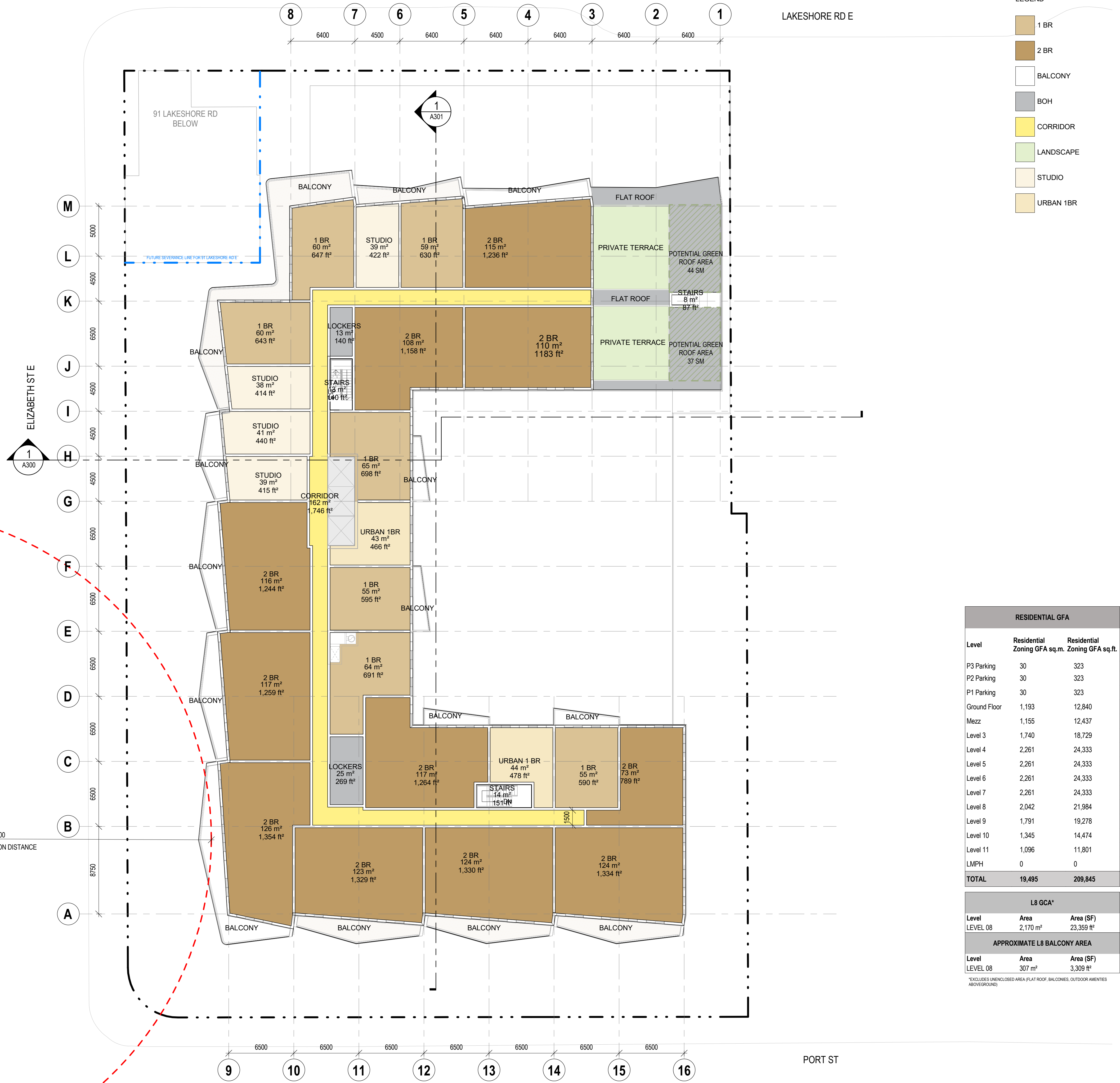
REV :
8

RESIDENTIAL GFA		
Level	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.
P3 Parking	30	323
P2 Parking	30	323
P1 Parking	30	323
Ground Floor	1,193	12,840
Mezz	1,155	12,437
Level 3	1,740	18,729
Level 4	2,261	24,333
Level 5	2,261	24,333
Level 6	2,261	24,333
Level 7	2,261	24,333
Level 8	2,042	21,984
Level 9	1,791	19,278
Level 10	1,345	14,474
Level 11	1,096	11,801
LMPH	0	0
TOTAL	19,495	209,845

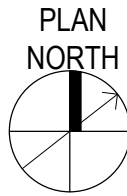
L5 GCA*		
Level	Area	Area (SF)
LEVEL 05	2,413 m²	25,972 ft²
APPROXIMATE L5 BALCONY AREA		
Level	Area	Area (SF)
LEVEL 05	467 m²	5,030 ft²

L7 GCA*		
Level	Area	Area (SF)
LEVEL 07	2,413 m²	25,972 ft²
APPROXIMATE L7 BALCONY AREA		
Level	Area	Area (SF)
LEVEL 07	475 m²	5,109 ft²

*EXCLUDES UNENCLOSED AREA (FLAT ROOF, BALCONIES, OUTDOOR AMENITIES ABOVEGROUND)



- LEGEND
- 1 BR
 - 2 BR
 - BALCONY
 - BOH
 - CORRIDOR
 - LANDSCAPE
 - STUDIO
 - URBAN 1BR



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8	2022.12.07	ISSUED FOR OPA/ZBA

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Toronto, ON M5H 4A6
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HERITAGE:
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625 Church St. Unit 600
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 08

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

DRAWN BY :
RL

CHECKED BY :
SM

DATE:
12/07/22

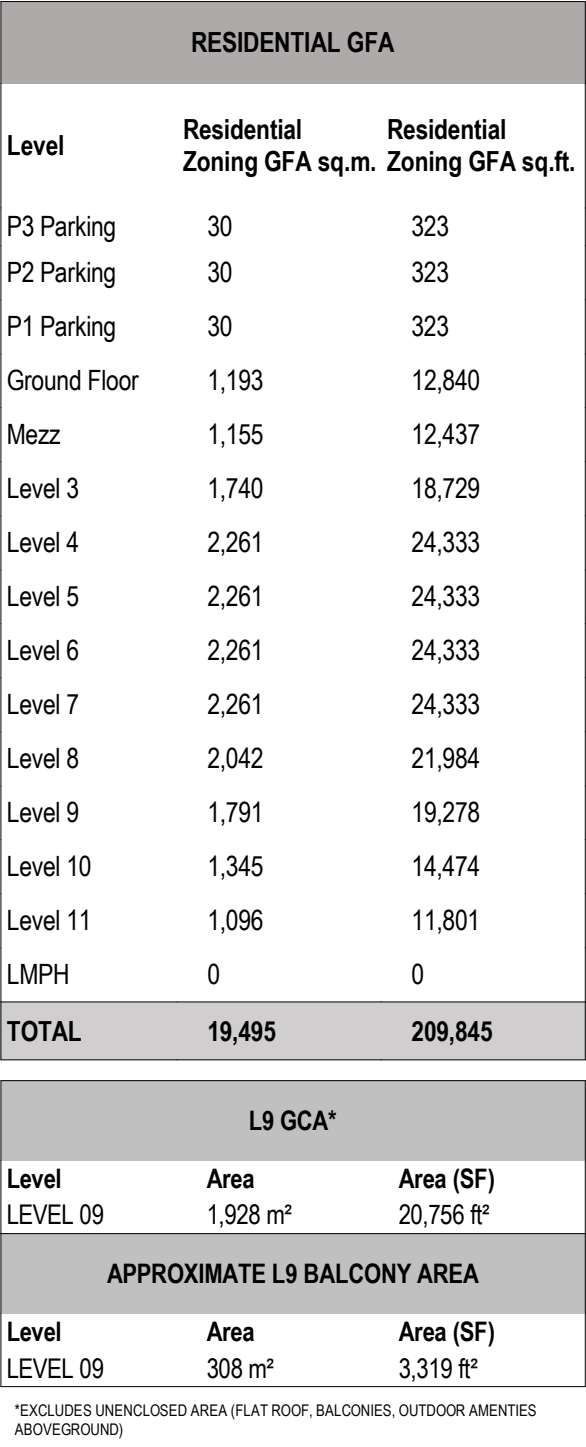
SHEET NO :
A205

REV :
8

RESIDENTIAL GFA		
Level	Residential Zoning GFA sq.m.	Residential Zoning GFA sq.ft.
P3 Parking	30	323
P2 Parking	30	323
P1 Parking	30	323
Ground Floor	1,193	12,840
Mezz	1,155	12,437
Level 3	1,740	18,729
Level 4	2,261	24,333
Level 5	2,261	24,333
Level 6	2,261	24,333
Level 7	2,261	24,333
Level 8	2,042	21,984
Level 9	1,791	19,278
Level 10	1,345	14,474
Level 11	1,096	11,801
LMPH	0	0
TOTAL	19,495	209,845

L8 GCA*		
Level	Area	Area (SF)
LEVEL 08	2,170 m²	23,359 ft²
APPROXIMATE L8 BALCONY AREA		
Level	Area	Area (SF)
LEVEL 08	307 m²	3,309 ft²

*EXCLUDES UNENCLOSED AREA (FLAT ROOF, BALCONIES, OUTDOOR AMENITIES ABOVEGROUND)



PLAN
NORTH

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**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

42 PORT

LEVEL 09

A206

REV



LEGEND

- 1 BR
- 2 BR
- BALCONY
- BOH
- CORRIDOR
- LANDSCAPE
- URBAN 1BR



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3	2022.08.29	ISSUED FOR OPA/ ZBLA (DRAFT)
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5	2022.10.14	ISSUED FOR COORDINATION
6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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SEAL :

LANDSCAPE ARCHITECT:
BAKER TURNER INC.
2010 Winston Park Drive, Suite 234
Oakville, ON L6H 5R7
T/289.291.7620

TRAFFIC ENGINEER :
BA CONSULTING GROUP LTD.
300-45 St. Clair Avenue W.
Toronto, ON M4V 1K9
T/416.961.7110

PLANNER:
URBAN STRATEGIES INC.
197 Spadina Ave.
Toronto, ON M5T 2C8
T/416.304.9004

CIVIL ENGINEER:
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T/905.946.9461

SURVEYOR:
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HERITAGE:
ERA ARCHITECTS INC.
625 Church St. Unit 600
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 10

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

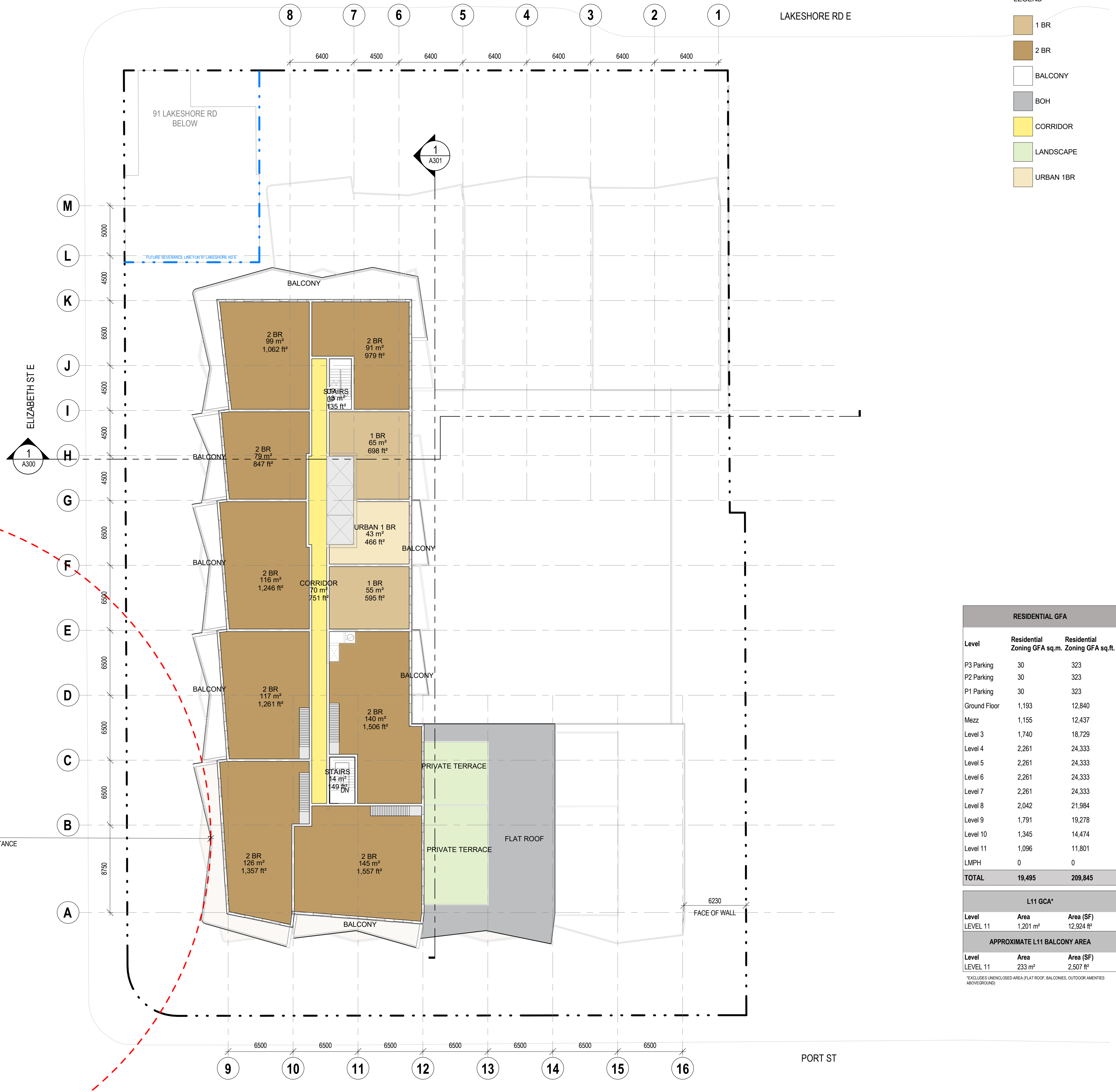
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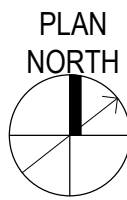
DATE:
12/07/22

SHEET NO :
A207

REV :
8



- LEGEND
- 1 BR
 - 2 BR
 - BALCONY
 - BOH
 - CORRIDOR
 - LANDSCAPE
 - URBAN 1 BR



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.

REVISION		
NO.	DATE	DESCRIPTION
1	2022.07.05	ISSUED FOR DARC SUBMISSION
2	2022.08.25	ISSUED FOR DARC SUBMISSION R1
3	2022.08.29	ISSUED FOR OPA/ ZBLA (DRAFT)
4	2022.10.01	ISSUED FOR MUDAP
5	2022.10.14	ISSUED FOR COORDINATION
6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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SEAL :

LANDSCAPE ARCHITECT:
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TRAFFIC ENGINEER :
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL 11

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

DRAWN BY :
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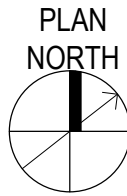
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DATE:
12/07/22

SHEET NO :
A208

REV :
8

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



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7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

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FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

ROOF

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

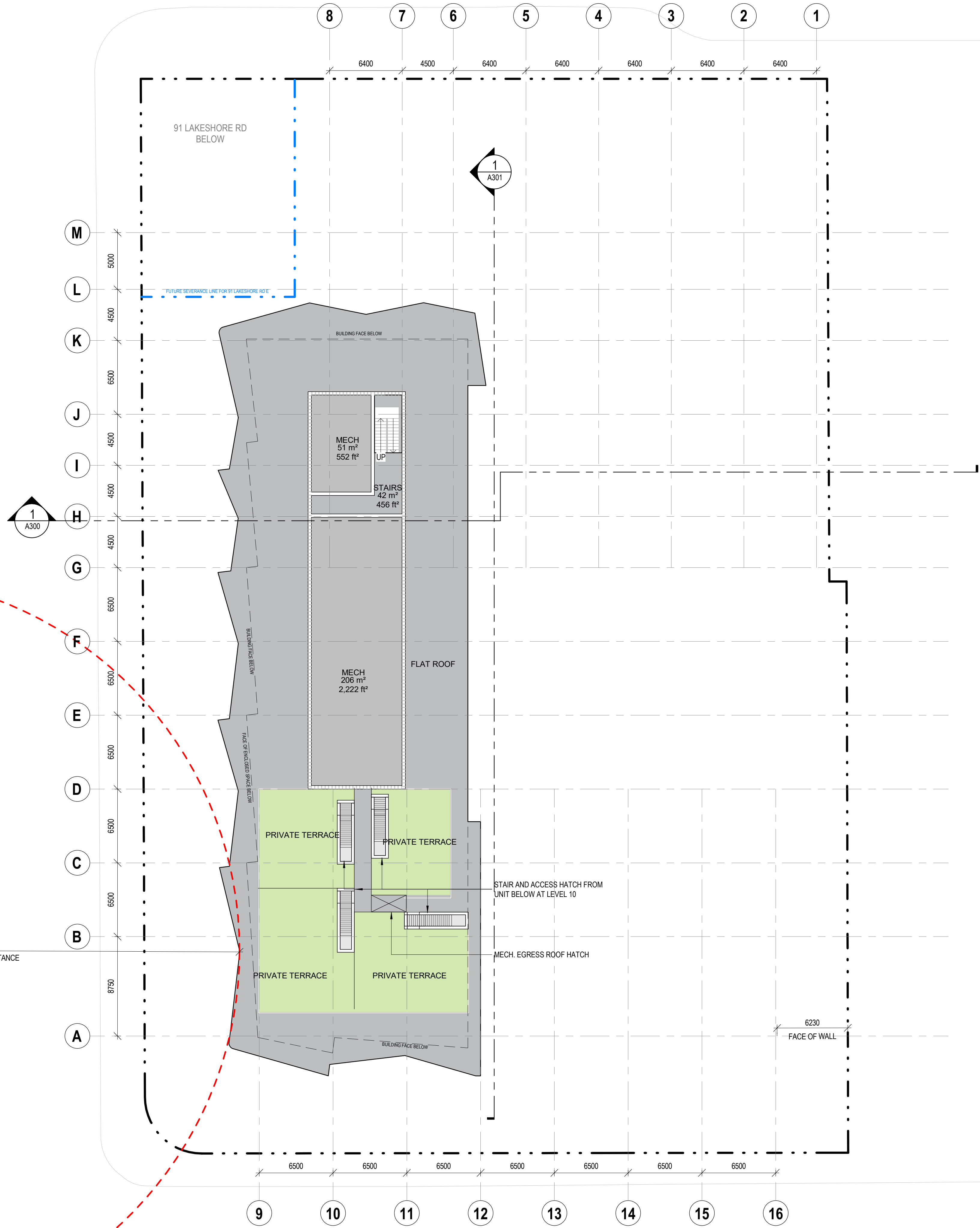
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DATE:
12/07/22

SHEET NO :
A209

REV :
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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



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NO.	DATE	DESCRIPTION
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8	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL P1

PROJECT NUMBER :
2111111

DRAWING SCALE :
As indicated

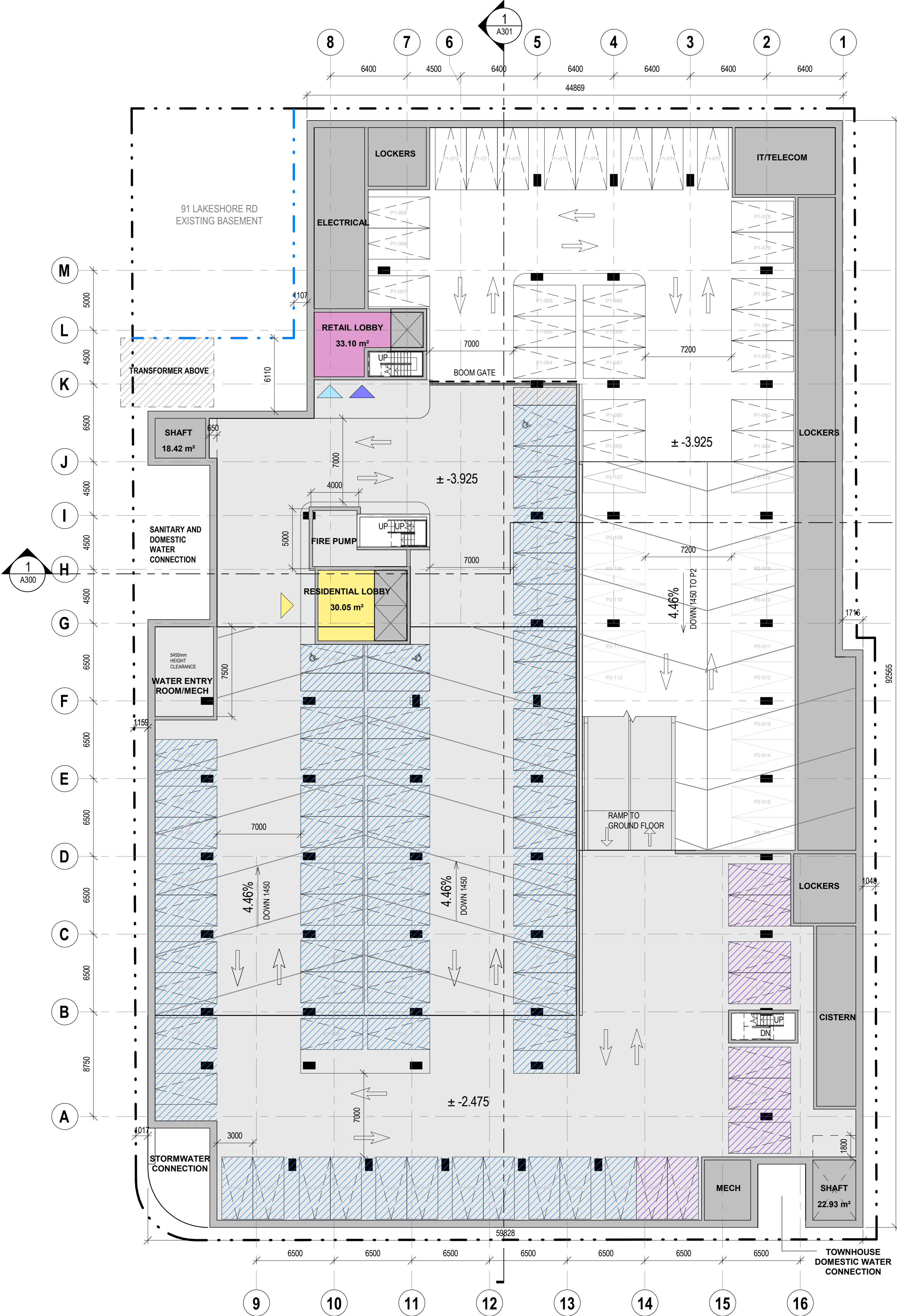
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RL/VB

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A210

REV :
8



PARKING LEGEND	
	RESIDENTIAL VISITOR AND COMMERCIAL/RETAIL SHARED PARKING (55 SPACES)
	HOTEL OFF-SITE PARKING (12 SPACES)

UNIT TYPE	UNIT COUNT
STUDIO	22
URBAN 1-BED	15
1 BR	88
2BR	84
LIVE WORK	4
TH	8
TOTAL UNIT COUNT	221

	PARKING RATE	PARKING REQ'D	PARKING PROV'D
RESIDENTIAL	0.8	177	177
RETAIL & VISITOR PARKING*	0.15	57	57
ALLOCATION FOR OFFSITE PARKING THE WATERSIDE INN (15 Stavebank Rd)			15
TOTAL REQ'D PARKING		234	249

*BASED ON RETAIL AND RESIDENTIAL VISITOR USE TO SHARE
PARKING SPACES. REFER TO BA GROUP'S TRAFFIC REPORT

LEVEL	PARKING PROV'D
P1	91
P2	121
P3	37
TOTAL PARKING PROVIDED	249

P1 GCA		
Level	Area	Area (SF)
P1 UPPER	4,938 m²	53,152 ft²

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6	2022.11.03	ISSUED FOR COORDINATION
7	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
8	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL P2

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

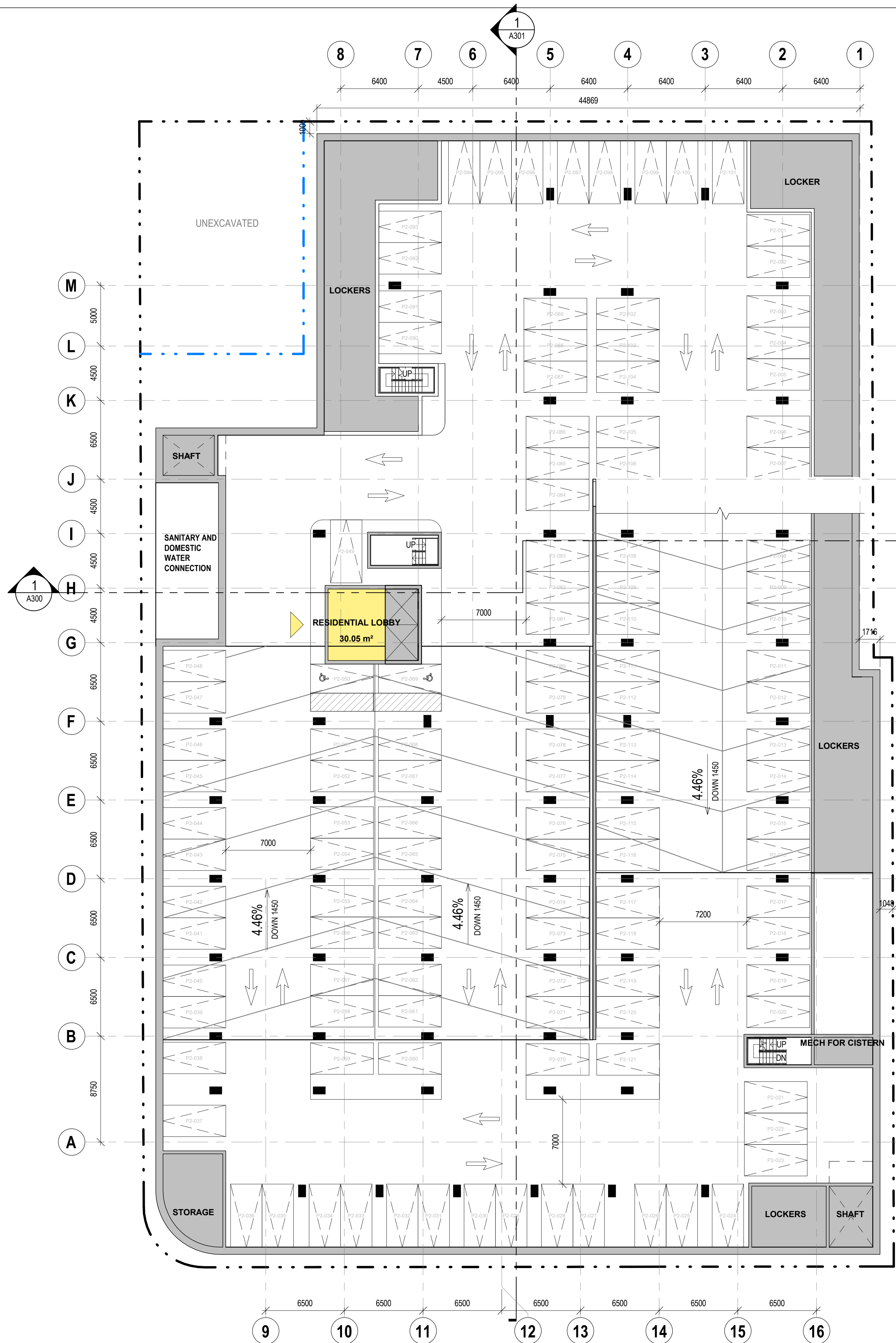
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RL/VB

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A211

REV :
8



UNIT TYPE	UNIT COUNT
STUDIO	22
URBAN 1-BED	15
1 BR	88
2BR	84
LIVE WORK	4
TH	8
TOTAL UNIT COUNT	221

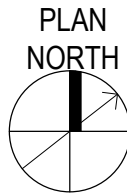
	PARKING RATE	PARKING REQ'D	PARKING PROV'D
RESIDENTIAL	0.8	177	177
RETAIL & VISITOR PARKING*	0.15	57	57
ALLOCATION FOR OFFSITE PARKING THE WATERSIDE INN (15 Stavebank Rd)			15
TOTAL REQ'D PARKING		234	249

*BASED ON RETAIL AND RESIDENTIAL VISITOR USE TO SHARE
PARKING SPACES. REFER TO BA GROUP'S TRAFFIC REPORT

LEVEL	PARKING PROV'D
P1	91
P2	121
P3	37
TOTAL PARKING PROVIDED	249

P2 GCA		
Level	Area	Area (SF)
P2 UPPER	5,034 m²	54,185 ft²

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REVISION		
NO.	DATE	DESCRIPTION
1	2022.10.01	ISSUED FOR MUDAP
2	2022.10.14	ISSUED FOR COORDINATION
3	2022.12.07	ISSUED FOR OPAZBA

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CIVIL ENGINEER:
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14th Ave. Unit 3760
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HERITAGE:
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T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

LEVEL P3

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 200

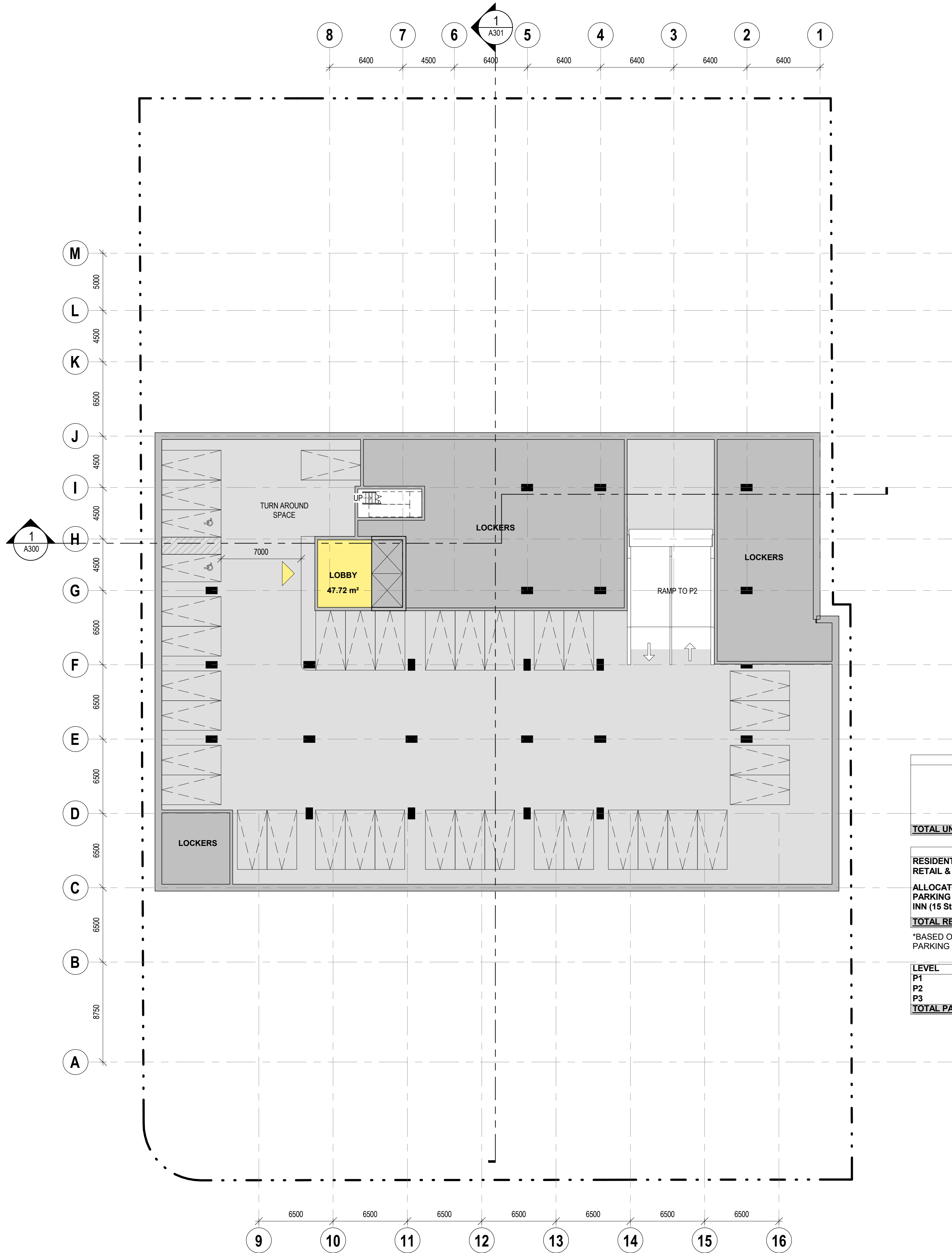
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DATE:
12/07/22

SHEET NO :
A212

REV :
3



UNIT TYPE	UNIT COUNT
STUDIO	22
URBAN 1-BED	15
1 BR	88
2BR	84
LIVE WORK	4
TH	8
TOTAL UNIT COUNT	221

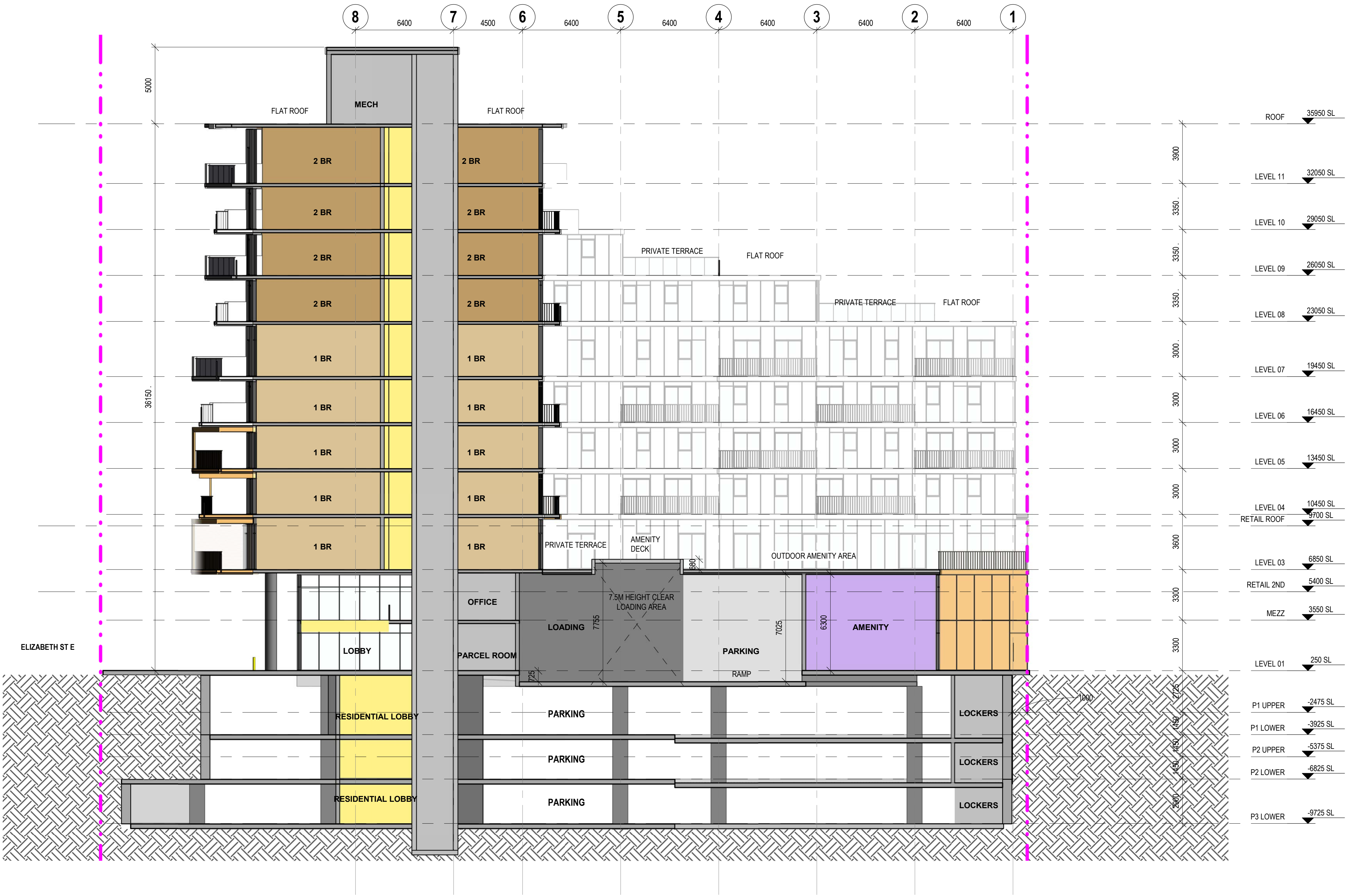
	PARKING RATE	PARKING REQ'D	PARKING PROV'D
RESIDENTIAL	0.8	177	177
RETAIL & VISITOR PARKING*	0.15	57	57
ALLOCATION FOR OFFSITE PARKING THE WATERSIDE INN (15 Stavebank Rd)			15
TOTAL REQ'D PARKING		234	249

*BASED ON RETAIL AND RESIDENTIAL VISITOR USE TO SHARE
PARKING SPACES. REFER TO BA GROUP'S TRAFFIC REPORT

LEVEL	PARKING PROV'D
P1	91
P2	121
P3	37
TOTAL PARKING PROVIDED	249

P3 GCA		
Level	Area	Area (SF)
P3 UPPER	3,502 m ²	37,697 ft ²

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6	2022.11.22	ISSUED FOR COMMUNITY ENGAGEMENT
7	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

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FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

SECTION EAST - WEST

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

DRAWN BY :
RL

CHECKED BY :
SM

DATE:
12/07/22

SHEET NO :
A300

REV :
7

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



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7	2022.12.07	ISSUED FOR OPA/ZBA

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OWNER :

CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE

PROJECT :
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :
SECTION NORTH - SOUTH

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

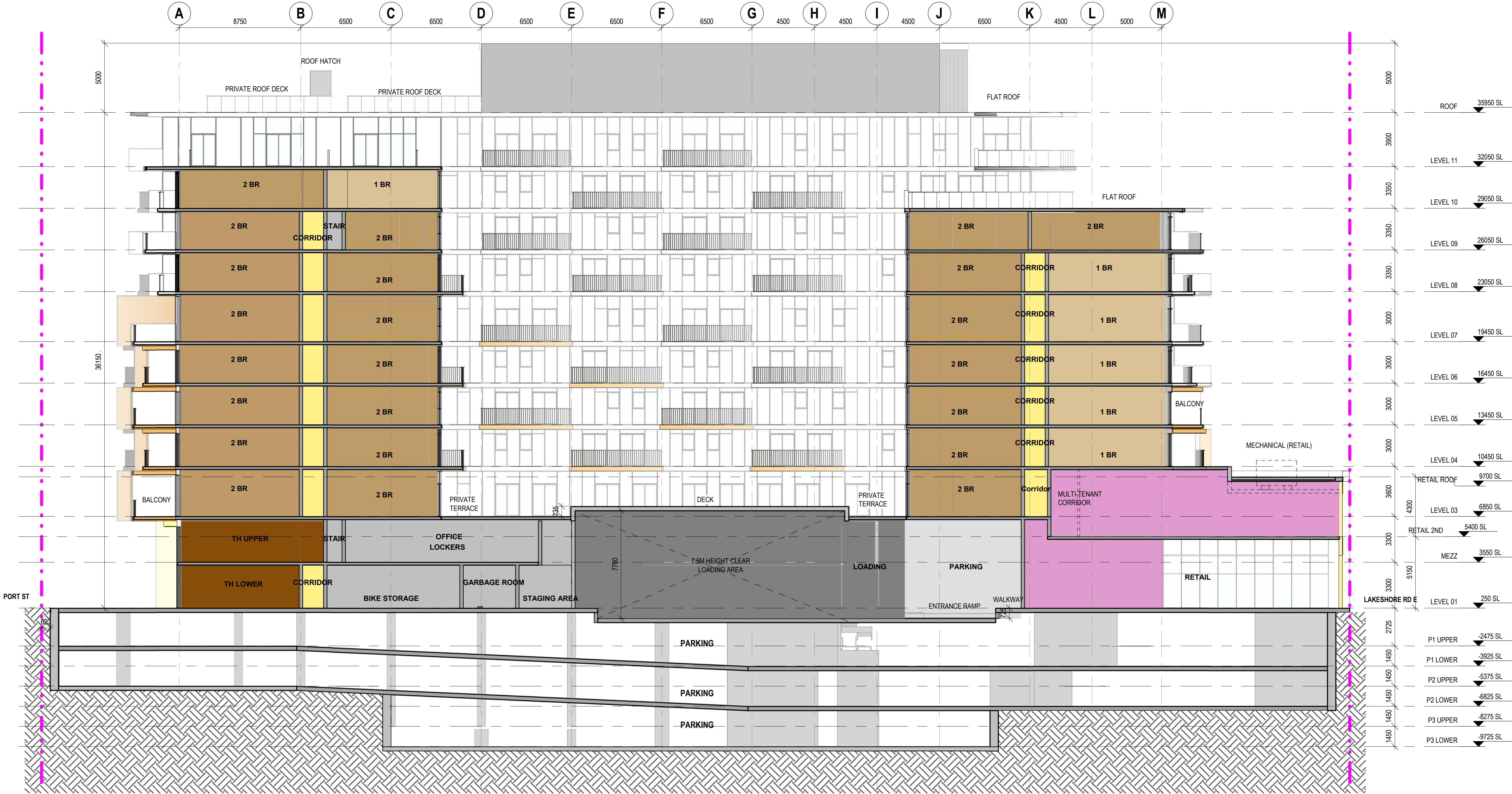
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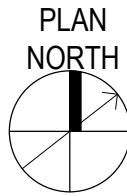
DATE:
12/07/22

SHEET NO :
A301

REV :
7



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REVISION		
NO.	DATE	DESCRIPTION
1	2022.12.07	ISSUED FOR OPAZBA

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SEAL :

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ERA ARCHITECTS INC.
625 Church St. Unit 600
Toronto, ON M4Y 2G1
T/416.963.4497

OWNER :

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

NORTH ELEVATION

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

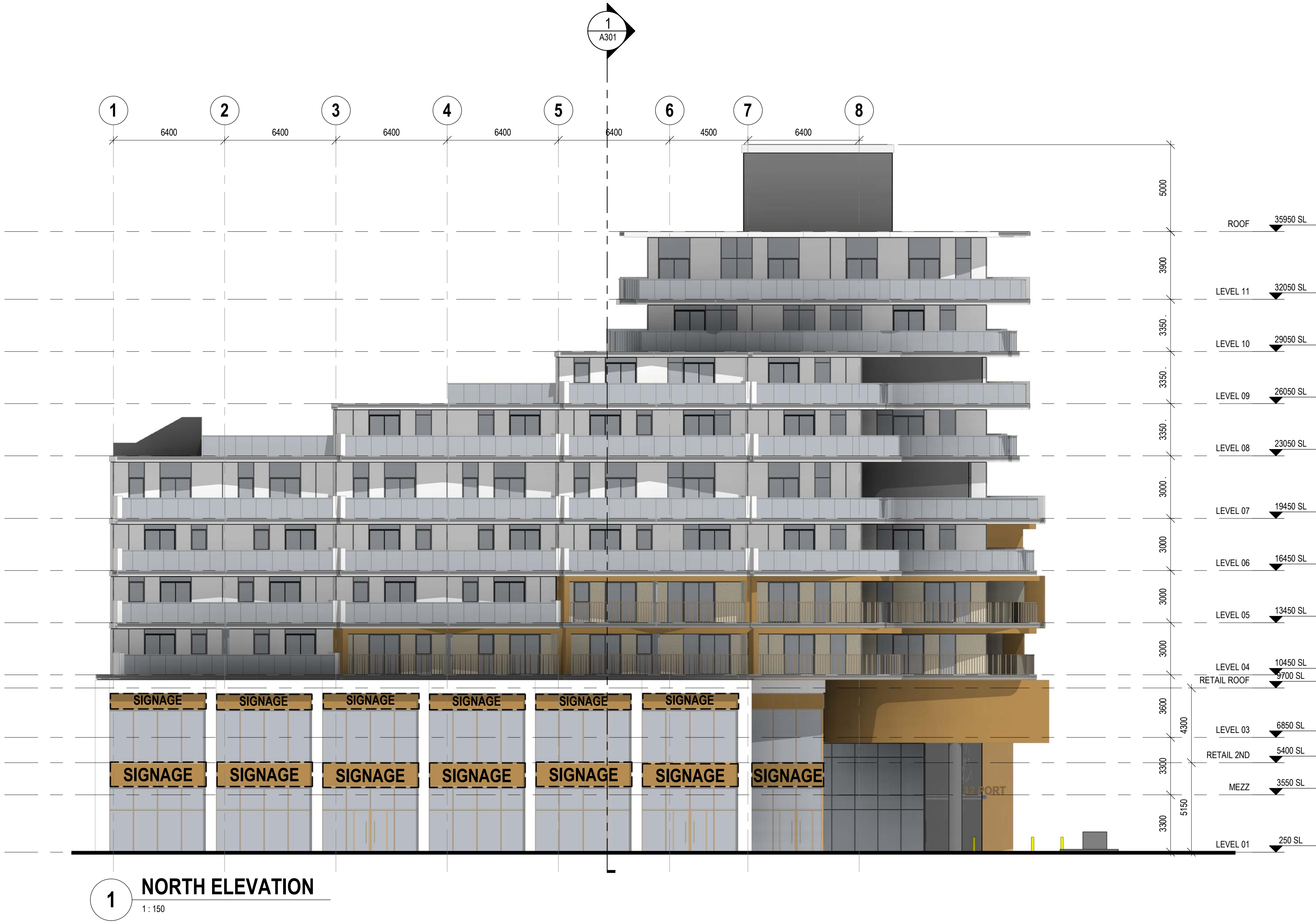
DRAWN BY :
Author

CHECKED BY :
Checker

DATE:
12/07/22

SHEET NO :
A400

REV :
1



CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL AUTHORIZED IN WRITING BY CONSULTANT.



REVISION		
NO.	DATE	DESCRIPTION
1	2022.12.07	ISSUED FOR OPAZBA

B+H

B+H Architects
320 Bay Street, Suite 200
Toronto, ON M5H 4A6
T/416.596.2299 F/416.586.0599

SEAL :

- LANDSCAPE ARCHITECT:
BAKER TURNER INC.
2010 Winston Park Drive, Suite 234
Oakville, ON L6H 5R7
T/289.291.7620
- TRAFFIC ENGINEER :
BA CONSULTING GROUP LTD.
300-45 St. Clair Avenue W.
Toronto, ON M4V 1K9
T/416.961.7110
- PLANNER:
URBAN STRATEGIES INC.
197 Spadina Ave.
Toronto, ON M5T 2C8
T/416.304.9004
- CIVIL ENGINEER:
URBANTECH CONSULTING
14th Ave. Unit 3760
Markham, ON L3R 3T7
T/905.946.9461
- SURVEYOR:
J.D. BARNES LIMITED
401 Wheelabrator Way, Suite A
Milton, ON L9T 3C1
T/905.875.9955
- HERITAGE:
ERA ARCHITECTS INC.
625 Church St. Unit 600
Toronto, ON M4Y 2G1
T/416.963.4497

OWNER:

**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :

42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :

EAST ELEVATION

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

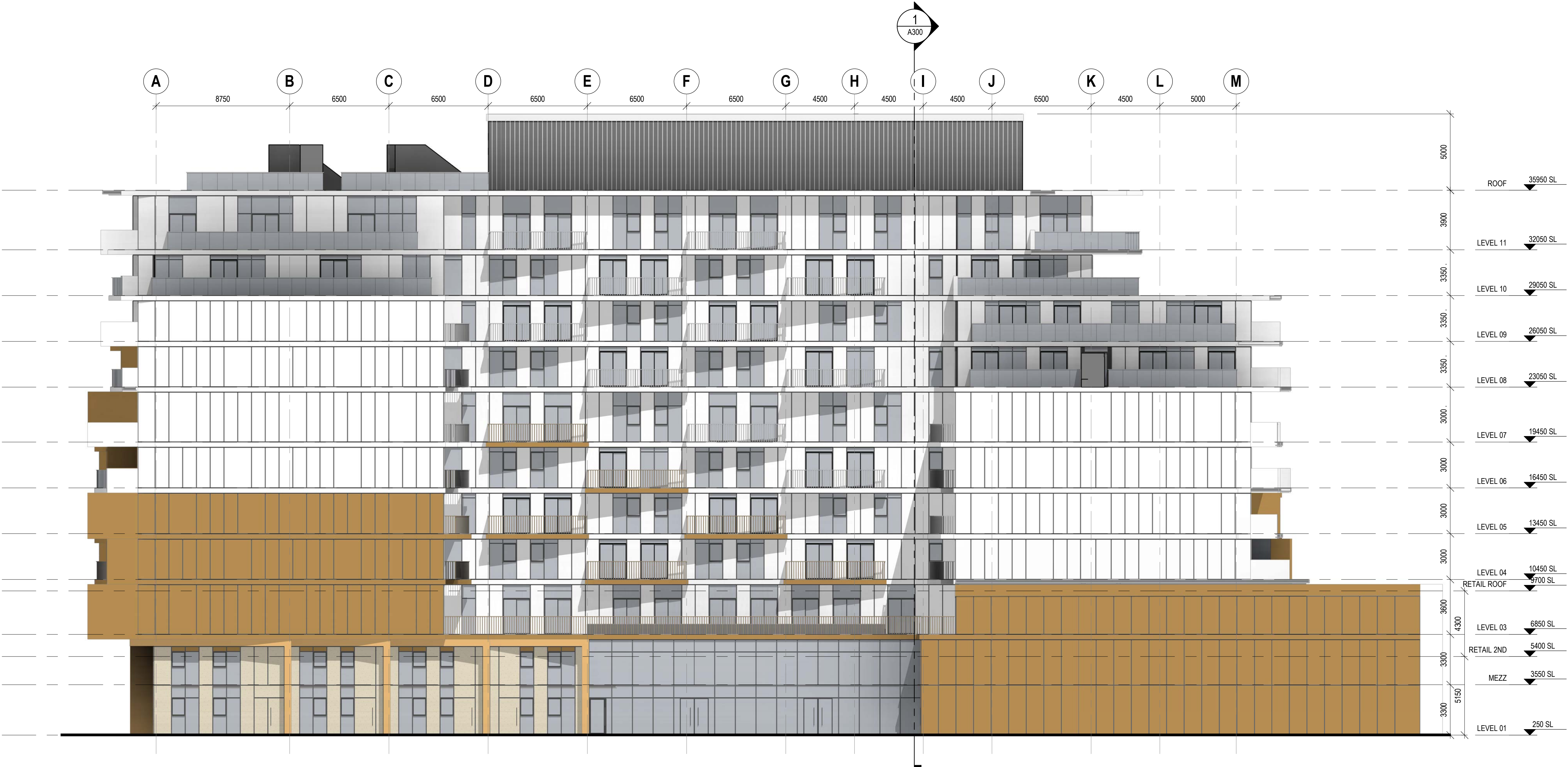
DRAWN BY :
Author

CHECKED BY :
Checker

DATE:
12/07/22

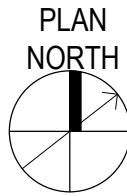
SHEET NO :
A401

REV :
1



1 EAST ELEVATION
1 : 150

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OWNER :
**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :
SOUTH ELEVATION

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

DRAWN BY :
Author

CHECKED BY :
Checker

DATE:
12/07/22

SHEET NO :
A402

REV :
1



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REVISION		
NO.	DATE	DESCRIPTION
1	2022.12.07	ISSUED FOR OPAZBA

B+H **B+H Architects**
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OWNER :
**CENTRE CITY CAPITAL
FRAM + SLOKKER
KILMER INFRASTRUCTURE**

PROJECT :
42 PORT

91 - 93, 99 LAKESHORE ROAD E. AND 42
PORT STREET E., PORT CREDIT,
MISSISSAUGA

SHEET CONTENTS :
WEST ELEVATION

PROJECT NUMBER :
2111111

DRAWING SCALE :
1 : 150

DRAWN BY : Author	CHECKED BY : Checker	DATE: 12/07/22
SHEET NO : A403	REV : 1	



1 WEST ELEVATION
1:150

APPENDIX V

LANDSCAPE PLAN PREPARED BY BAKER TURNER INC.
DATED SEPTEMBER, 2022



KEY MAP



1 Sculptural Raised Planter | Seatwall



2 Precast Concrete Seaters



3 Sculptural Planters



4 Art Feature



5 Patio Seating | Outdoor Dining

- LEGEND
- Proposed Deciduous Tree
 - Existing Tree
 - Property Line
 - Limit of Underground Parking
 - Decorative Metal Fencing
 - Sod
 - Proposed Planting Beds
 - Unit Pavers
 - Special Patio Paving (TBD)
 - Concrete Paving
 - POPS Area
 - Private Amenity Area
 - Planter Wall
 - Sculptural planters
 - Bollard
 - Patio Furnishings (Tables, Chairs, Planters & Umbrellas)
 - Precast Concrete Seater

Note: All Drawings by Baker Turner inc. to be Printed in Colour.

REVISIONS

DATE	DESCRIPTION
02 Dec, 22	Issued for Submission
01 Dec, 22	Issued for Coordination
30 Nov, 22	Issued for Coordination
21 Nov, 22	Issued for Review
16 Nov, 22	Issued for Client Review
06 Oct, 22	Issued for Coordination
04 Oct, 22	Issued for DRP Submission
02 Oct, 22	Issued for Client Review

NOTE: Contractor is to check and verify all dimensions and conditions on the project, and is to immediately report any discrepancies to the landscape architect before proceeding with the work.



BTi
Baker Turner Inc.
Landscape Architecture | Site Design

Suite 234
2010 Winston Park Drive
Oakville Ontario L6H 5R7
Tel: (289) 291-7620
email: tba@bakerturner.com

Project Title

Port Street Condo, 2022
42 Port Street E., 91-93 & 99 Lakeshore Road E.,
Mississauga, ON
Landscape Concept Plan

Date	Issued
September, 2022	
Job Number	Drawn By
BTI-1654	AP
Scale	Checked By
1:200	MT
Sheet Number	SPA Number
LC.1	FILE NO.

