

2777 Mississauga Road

Heritage Impact Assessment

March 25, 2020



Table of Contents

1. Introduction
2. Location & Site Description
3. Development Proposal
4. Evaluation According to Ontario Regulation 09/06
5. Assessment of Impact of Development or Site Alteration
6. Mitigation Measures
7. Conservation of Cultural Landscape Feature Criteria
8. Conclusions and Recommendations
9. References

Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed new dwelling at 2777 Mississauga Road. An HIA is required as this property is located within the Cultural Heritage Landscape area of the Mississauga Road Scenic Route. *Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.*

The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from The Physiography of Southern Ontario)"¹

¹ City of Mississauga

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken by W.E. Oughtred & Associates on March 28th, 2020 to assess and document the property and its relationship to the neighbourhood.

Location & Site Description

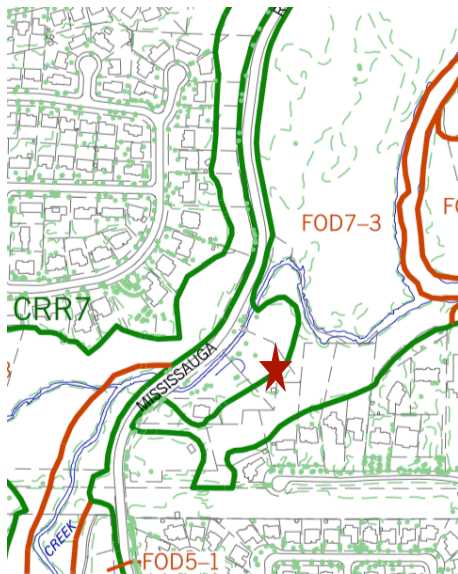
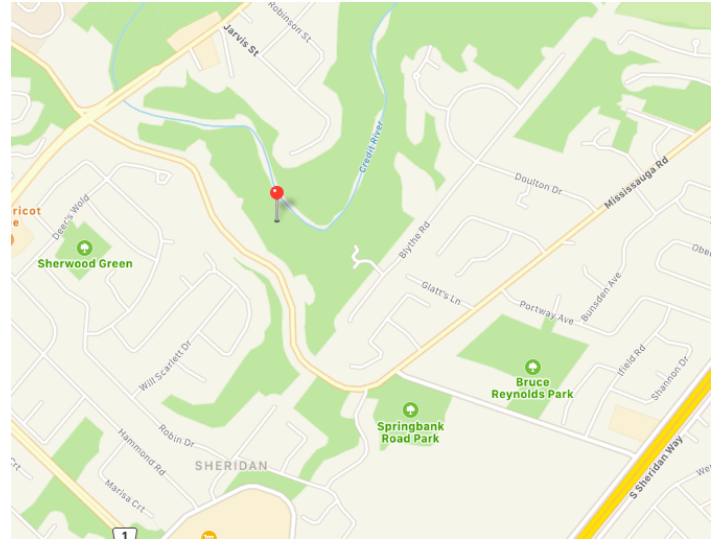
Municipal Address: 2777 Mississauga Road

Legal Description: RANGE 2 SDS, PT LT 3 -
PTS 12-19 43R26079, 43R30844, PTS 6, 8, 9, 12

Lot Area: 10,816.66 m²

Zoning: R1, Residential

General Location: South of Dundas Street
West, East side of Mississauga Road



The subject property is located on the east side of Mississauga Road, south of Dundas Street West. Loyalist Creek traverses the front of the property along Mississauga Road. The property abuts a natural area along the Credit River. The natural area, Site CRR1, is classified as Significant Natural Area in the Credit River sub-watershed. The ecological land classification is FOD7-3 - Fresh-Moist Willow Lowland Deciduous Forest Type.

The subject property is irregularly shaped and has a lot area of 7063.47m² (according to City Records).

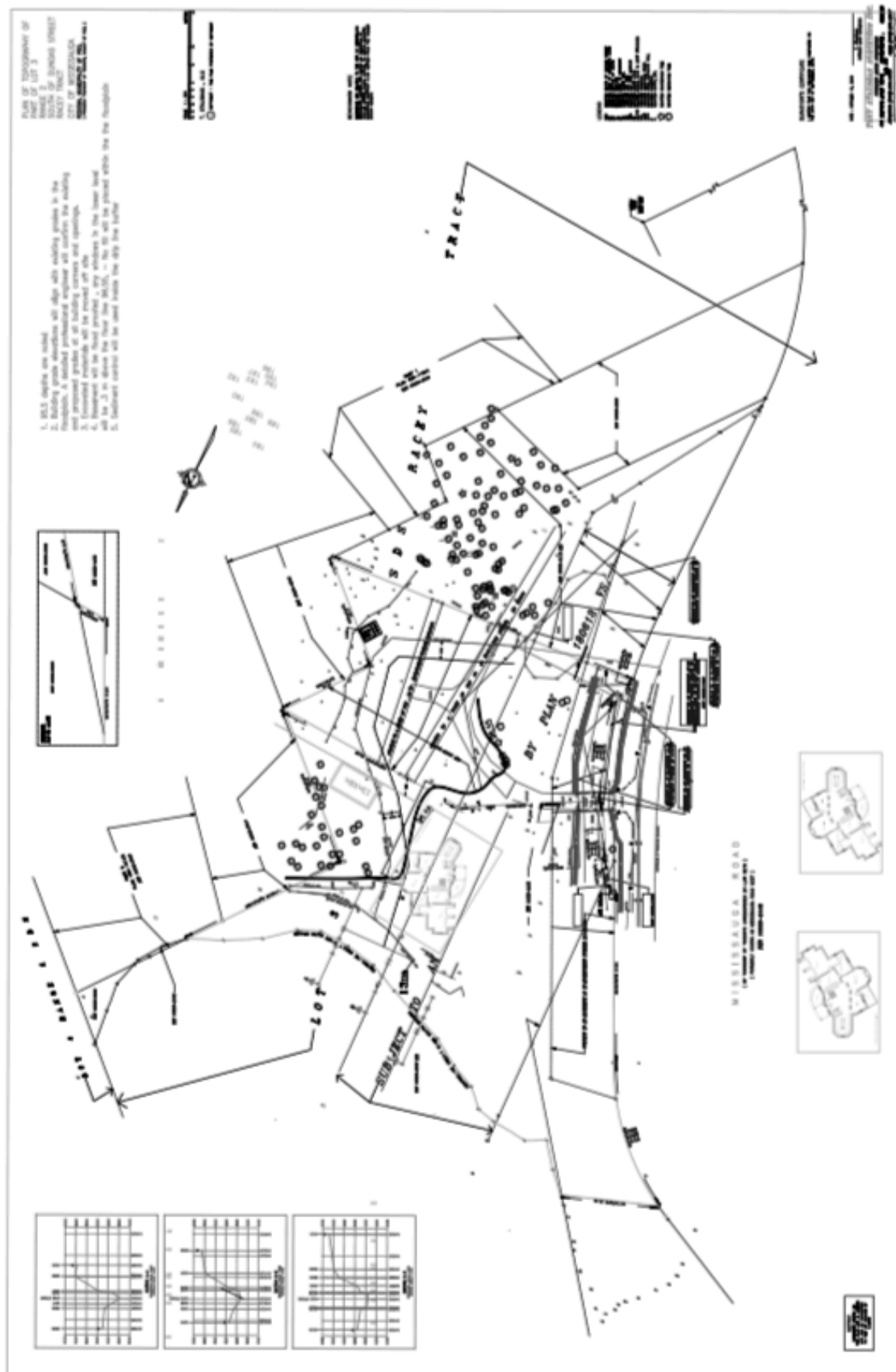


Subject property

City of Mississauga web mapping.

The property is vacant aside from what appears to be a storage shed. In 2006, a consent application, File B17/6, added approximately 15.18m of frontage to the property. *The applicant requests the consent of the Committee to the conveyance of a parcel of land having a frontage of approximately 15.18 m (49.80 ft.) and an area of approximately 306.00 m² (6,293.76 sq. ft.), subject to and together with a right-of-way. The effect of the application is to attach the land to the adjacent lands to the north and provide access to Mississauga Road. (City of Mississauga)*

The property is accessed by a driveway off Mississauga Road, traversing a bridge over Loyalist Creek. The periphery of the property is well treed and relatively flat. A survey of the property is shown below.





The property looking north (above) and south (below).





The property looking west (above) and east (below).

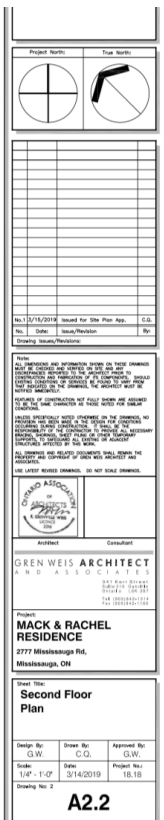
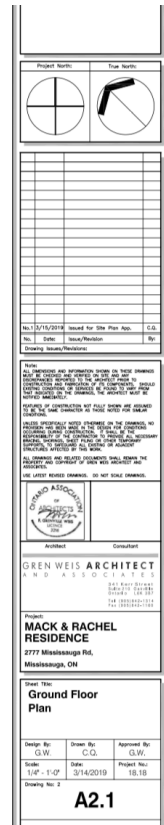


Development Proposal

Mississauga Road, south of Dundas Street West, before it veers sharply east is characterized by low table lands to the east and higher lands to the west. The google street view below subtly demonstrates the elevation difference. This portion of Mississauga Road, currently has two houses on the west side, 2701 and 2901 Mississauga Road. The Sherwood Forrest development backs onto Mississauga Road. (aerial photo, right).

The proposed home is a modest three bedroom, 4 bathroom home. It has a proposed GFA of 222.2m². It is designed to meet the current and long term needs of the owner.



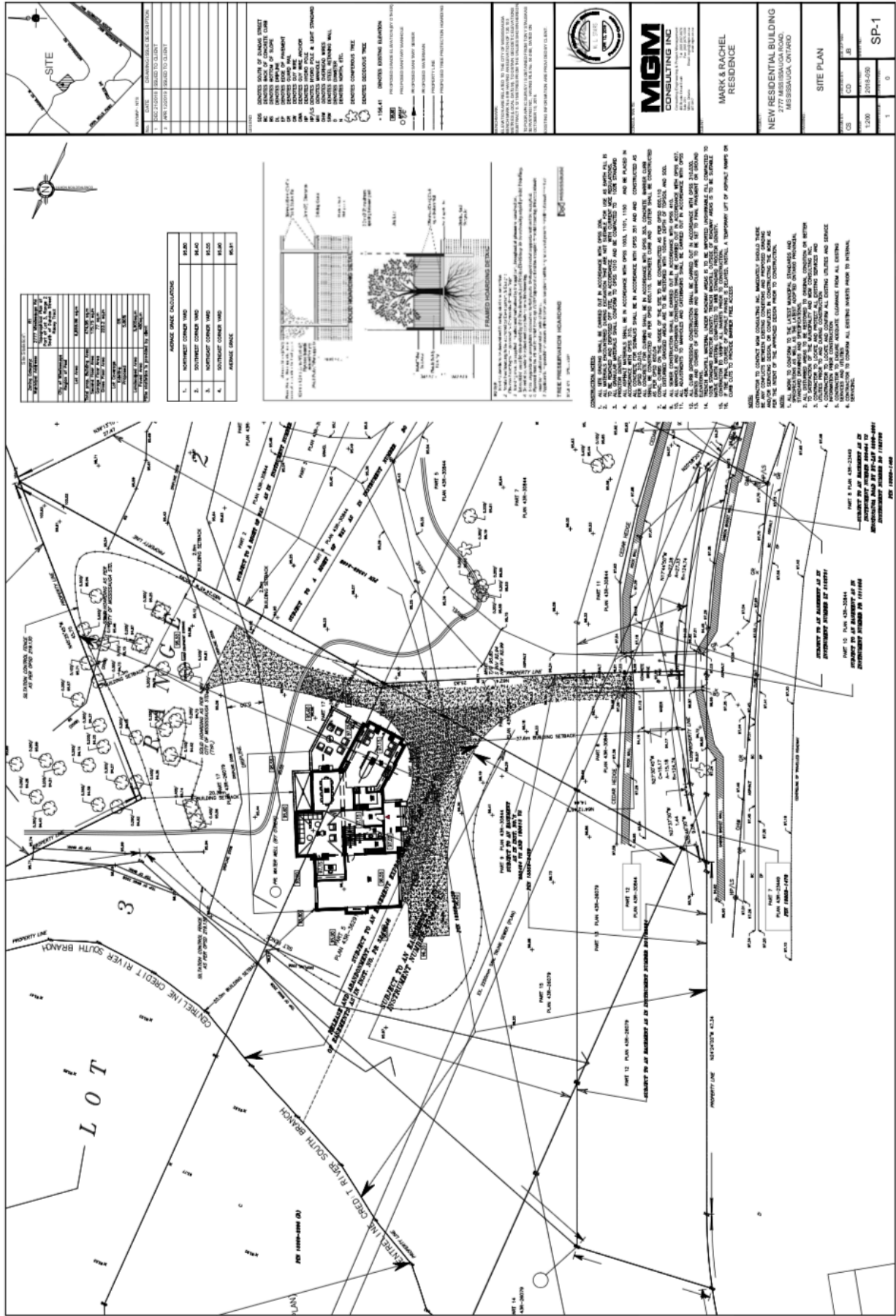






South and West Elevations above.

Proposed site plan below.



Existing Streetscape



The only way to provide a representation of the streetscape is with a panoramic photo. Neither of the adjacent houses are visible in relation to the subject property. A proposed streetscape is not provided due to the inability to see any of the houses from the street.

Evaluation according to Ontario Regulation 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	The property is currently vacant.
b) Displays a high degree of craftsmanship or artistic merit	NO	The property is currently vacant.
c) Demonstrates a high degree of technical or scientific achievement	NO	The property is currently vacant.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property is not known to be associated with any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The property is currently vacant.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The property is currently vacant.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	NO	The subject property is not known to support the character of an area. It is not recognized as part of a greater area of Mississauga, ie, Erindale.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	The existing property is not physically, functionally, visually or historically linked to its surroundings.
c) Is a landmark	NO	It is not a landmark.

Evaluation of Impact of Proposed Development

Potential Negative Impact	Assessment
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. The property is currently vacant.
Removal of natural heritage features, including trees.	No perceived impact. No trees are to be removed as part of the new construction..
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. The proposed home is setback over 37m from the front property line. The existing mature trees will be retained.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact. There will be no change to a natural feature or plantings.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact. The scenic and visual quality of the Mississauga Road will remain unchanged.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable. The existing and continued use of the property is residential.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No perceived impact. The existing grading and drainage pattern for the property is to remain.

Mitigation Measures

The proposal for 2777 Mississauga Road is the construction of a new single family detached dwelling. An assessment of alternative development options and mitigation measures has been considered in order to limit the negative impact on the cultural heritage resource. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include but are not limited to:

1. *Isolating development and site alteration from significant built and natural features and vistas*

2. Design guidelines that harmonize mass, setback, setting, and materials
3. Limiting height and density
4. Allowing only compatible infill and additions
5. Buffer zones, site plan control, and other planning mechanisms

The proposed dwelling is significantly setback from Mississauga Road. The proposed dwelling will be partially visible from Mississauga Road when travelling north on Mississauga Road, but will not be visible when travelling south, thus avoiding a negative impact on the cultural heritage resource. This portion of Mississauga Road is unique; there are no dwellings on the west side and only two currently on the east side. What strikes you when travelling this section of Mississauga Road is the curve of the road, flanked by the landscape - forested areas. By maintaining a consistent scale of built features and retaining the existing mature trees at the front of the property, the proposed development is compatible with development along Mississauga Road. As such, no mitigation is required.

Conservation of Cultural Landscape Feature Criteria

FEATURE	CONSERVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Mississauga Road will not change with the proposed new construction. The new house will only be partially visible from the road.
Natural Environment	All of the mature trees on the property will be maintained.
Landscape Design, Type and Technological Interest	Not applicable
<u>Historical Association</u>	
Direct Association with Important Person or Event	The existing property is vacant. It does not illustrate a style, trend or pattern. No conservation necessary.
Illustrates Important Phase in Mississauga's Social or Physical Development	The lot and existing structures do not have a link to the social or physical development of Mississauga. No conservation is required.
<u>Other</u>	
Historical or Archaeological Interest	There is nothing on the lot of historical or archaeological interest.

FEATURE	CONSEVATION METHOD
Outstanding Features/Interest	Mississauga Road is identified as the feature, and this will remain unaltered and untouched.
Significant Ecological Interest	No trees or landscape attributes are to be removed.

Conclusions, Recommendations

The subject property is a vacant residential lot. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed new construction will not impact the cultural heritage resource, that being Mississauga Road. Mitigation measures, as noted above, have been considered and no further action is required.

About the Author:

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

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

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

- ❖ 1532 Adamson Road
- ❖ 1484 Hurontario Street
- ❖ 191 Donnelly Drive
- ❖ 2222 Doulton Drive
- ❖ 915 North Service Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road

References

[www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)

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

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