

**BALDASSARRA**  
Architects

City of Mississauga  
Cultural Division  
Community Services Department  
201 City Centre Drive, Suite 202  
Mississauga, Ontario, L5B 2T4

**Attention:** Paula Wubbenhorst

**HERITAGE IMPACT STATEMENT UPDATE**

**Regarding:** 53 Queen Street South  
Application N° SP7208

The following statement is updating an original statement that was submitted by Atelier Architect Madunic Inc. in October of 2008.

Baldassarra Architects Inc. are the current Architects developing this site.

Baldassarra Architects has been in business for over 30 years and has been involved on numerous infill projects within a heritage area similar to what we have here.

In order to design to infill the empty lot, it is important to respect the character of the existing streetscape and simply build on existing good streetscape.

The existing site is vacant and has been so for many years. To the north of this development a new building was constructed over the past few years and has made some attempt to build on the adjacent building to the north for continuity.



Number 49 Queen Street South north of our site is a two storey brick building that has been designated as a heritage building, building on the two tone brick building to the north.

**Proposed Development:**

The proposed development is a three storey commercial and residential infill. Building has been sited to a minimum setback to Queen Street. A driveway leading to the rear parking and servicing area has been accommodated on the south side of building.

The building incorporates a metal mansard roof on the third floor to minimize the impact on Queen Street. It has maintained the small windows which are traditional to the other buildings. Contrasting brick for the lower floors with a level of detailing is quite appropriate. Projecting windows on the third floor with a metal curved roof provides additional articulations to the third floor. All windows on the ground and second floor have been treated with stone surrounds.

The storefront provides for recess entries flanked by board and batten signage area illuminated by gooseneck lighting very typical of this era on main street.



West Elevation



South Elevation

**Summary:**

In summary, this proposed infill provides a sensitive building will certainly have picked up on some of the main street details. The scale and character along with the material chosen are truly the continuity of the existing buildings.



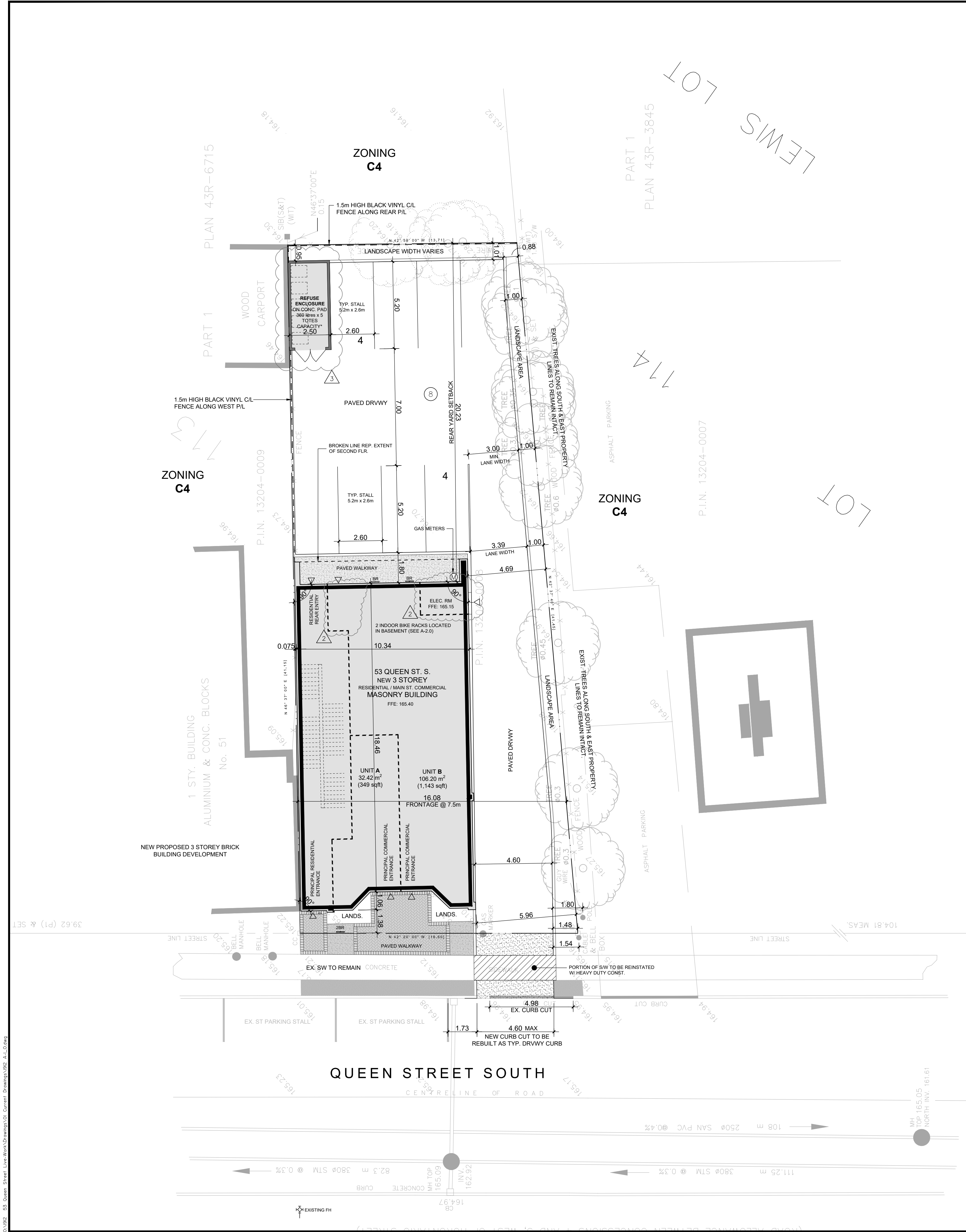
A. Baldassarra





C:\1912\_53 Queen Street Live-Work\Drawings\01 Current Drawings\1912 A-1.0.dwg, 08/05/2020 4:08:34 PM, MilicaZ, DWG to PDF, pc3

C:\1912\_53 Queen Street Live-Work\Drawings\01 Current Drawings\1912 A-1.0.dwg



AUTHORITIES HAVING JURISDICTION & GENERAL NOTES

PLANNING AND BUILDING DEPARTMENT

PLANNER:

i) I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE PLAN DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER:

SP 07/208W11 ARCHITECT'S SIGNATURE \_\_\_\_\_  
DATED \_\_\_\_\_

OTARIO ASSOCIATION OF ARCHITECTS

ii) THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER WITH THE SITE DEVELOPMENT PLAN AS APPROVED BY THE CITY OF MISSISSAUGA.

iii) ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT INFRINGE UPON THE ADJACENT PROPERTIES.

iv) ALL ROOF TOP MECHANICAL UNITS SHALL BE SCREENED FROM VIEW BY THE APPLICANT.

v) PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATION OF SCHEDULES 2 & 3 OF BY-LAW 010-2016.

vi) THE APPLICANT WILL BE RESPONSIBLE FOR ENSURING THAT ALL PLANS CONFORM TO TRANSPORT CANADA'S RESTRICTIONS.

vii) GRADES WILL BE MET WITHIN A 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE SITE.

viii) ALL DAMAGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE OF SECURITIES.

ix) SIGNAGE SHOWN ON THE SITE DEVELOPMENT PLANS IS FOR INFORMATION PURPOSES ONLY. ALL SIGNS WILL BE SUBJECT TO THE PROVISIONS OF SIGN BY-LAW 0054-2002, AS AMENDED, AND A SEPARATE SIGN APPLICATION WILL BE REQUIRED THROUGH THE BUILDING DIVISION.

x) ANY FENCING ADJACENT TO MUNICIPAL LANDS IS TO BE LOCATED 15 cm (6.0 in.) INSIDE THE PROPERTY LINE.

xi) ONLY "SHIELDED" LIGHTING FIXTURES ARE PERMITTED FOR ALL DEVELOPMENT, EXCEPT FOR DETACHED AND SEMI-DETACHED DWELLINGS WITHIN 60 m (196.8 ft) OF A RESIDENTIALLY ZONED PROPERTY AND MUST CONFORM TO THE ENGINEER CERTIFIED LIGHTING PLAN.

xii) THE ENGINEER CERTIFIED LIGHTING PLAN MUST BE SIGNED BY THE CONSULTING ENGINEER.

xiii) THE OWNER COVENANTS AND AGREES TO CONSTRUCT AND INSTALL "SHIELDED" LIGHTING FIXTURES ON THE SUBJECT LANDS, IN CONFORMITY WITH THE SITE PLAN AND ENGINEER CERTIFIED LIGHTING PLAN TO THE SATISFACTION OF THE CITY OF MISSISSAUGA.

TRANSPORTATION & WORKS  
DEVELOPMENT ENGINEERING:

i) THE SITE PLAN IS TO BE READ IN CONJUNCTION WITH THE GRADING AND SERVICING PLAN PREPARED BY URBANITECH CONSULTING

REGION OF PEELE  
WASTE MANAGEMENT

i) PROPERTY MANAGEMENT STAFF WILL BE RESPONSIBLE FOR SETTING OUT THE CARTS FOR WASTE COLLECTION AT THE CURB, AND RETURNING THEM TO THE STORAGE AREA FOLLOWING COLLECTION.

\* BASED ON WASTE DIVERSION OF ONTARIO'S 'BEST PRACTICES', A ONE 360 LITRE TOTE COULD STORE WASTE GENERATED FROM 8 RESIDENTIAL UNITS.

SITE & BUILDING STATISTICS

KEY PLAN

LEGAL DESCRIPTION

53 QUEEN STREET SOUTH, VILLAGE OF STREETSVILLE  
PLAN TAKEN FROM TOPOGRAPHIC SURVEY OF  
PART OF LOT 113  
HYDE & RUTLEDGE PLAN OF THE VILLAGE OF STREETSVILLE  
(REFERRED TO AS STR. 2)  
(FORMERLY IN THE TOWN OF STREETSVILLE)  
COUNTY OF PEELE, NOW IN THE  
CITY OF MISSISSAUGA  
REGIONAL MUNICIPALITY OF PEELE

NORTH ARROW

TRUE NORTH

PROJECT NORTH

SITE AREA	624.83 m <sup>2</sup>	or	0.154 Ac
ZONING	C4 - ZONE		
	GROUND FLOOR MAIN STREET COMMERCIAL SECOND & THIRD FLOORS RESIDENTIAL		
	REQUIRED	PROVIDED	
LOT FRONTAGE (7.5m FROM FRONT P/L)	NOT REQ'	16.08 m	
FRONT YARD (WEST) QUEEN ST. S.	0.00 m (MIN)	1.32 m	
REAR YARD (EAST) abutting C4 zone	0.00 m (MIN)	20.23 m	
INTERIOR SIDE (NORTH) abutting C4 zone	0.00 m (MIN)	0.00 m	
INTERIOR SIDE (SOUTH) abutting C4 zone	0.00 m (MIN)	4.69 m	
LANDS STRIP (REAR YARD) abutting C4 zone	0.00 m (MIN)	VARIES 0.95 m - 1.01 m	
LANDS STRIP (SIDE YARD) abutting C4 zone	0.00 (MIN)	VARIES 0.88 m - 1.48 m	
BASEMENT	183.23 m <sup>2</sup>	or	1,972 sqft
BASEMENT STORAGE COMMON AREAS	20.37 m <sup>2</sup>	or	219 sqft
GROUND FLOOR			
UNIT A (COMMERCIAL)	36.04 m <sup>2</sup>	or	388 sqft
UNIT B (COMMERCIAL)	115.32 m <sup>2</sup>	or	1,241 sqft
RESIDENTIAL COMMON AREAS	47.28 m <sup>2</sup>	or	509 sqft
SECOND FLOOR			
SUITE 201	92.62 m <sup>2</sup>	or	997 sqft
SUITE 202	92.62 m <sup>2</sup>	or	997 sqft
RESIDENTIAL COMMON AREAS	32.25 m <sup>2</sup>	or	347 sqft
THIRD FLOOR			
SUITE 301	92.62 m <sup>2</sup>	or	997 sqft
SUITE 302	92.62 m <sup>2</sup>	or	997 sqft
RESIDENTIAL COMMON AREAS	32.25 m <sup>2</sup>	or	347 sqft
TOTAL GFA	837.22 m <sup>2</sup>	or	9,012 sqft
GFA - NON RESIDENTIAL	521.84 m <sup>2</sup>	or	5,616 sqft
AREA DEDUCTIONS: stairwell   elevator   storage			
LANDSCAPED AREA	99.81 m <sup>2</sup>	or	15.97 %
PAVED AREA	326.39 m <sup>2</sup>	or	52.24 %
	REQUIRED	PROVIDED	
SITE COVERAGE	NOT REQ'	31.79 %	
BUILDING HEIGHT (FLAT RF & 3 STOREYS)	12.50 m	10.51 m	
REQUIRED RESIDENTIAL PARKING: 1.25 / DWELLING UNIT =	5 spaces		
REQUIRED COMMERCIAL PARKING: 4.0 / 100 m <sup>2</sup> OF MAIN ST. COMM or 151.36m <sup>2</sup> x 4 / 100 =	6 spaces		
TOTAL PARKING	11 spaces	8 spaces	
ACCESSIBLE PARKING (TYPE A)	0 space	0 space	
LOADING SPACES	NOT REQ'	0	

NOTES:

IN PREVIOUS P.L.L. APPLICATION (File No. FA31 04/002) W6 : 1.5 COMMERCIAL STALLS PAID.  
ADDITIONAL P.L.L. APPLICATION (File No. FA31 18/001 W11): 1.5 COMMERCIAL STALLS PAID.

SYMBOL LEGEND

	MAN DOOR LOCATIONS
	LOADING DOCK LOCATIONS
	DRIVE-IN OR OVERHEAD DOORS
	HYDRANT-VALVE
	CATCH BASIN
	DOUBLE CATCH BASIN
	SANITARY MANHOLE
	CATCH BASIN / MANHOLE
	STORM MANHOLE
	HYDRO POLE STANDARD / UTILITY POLE
	BICYCLE RING   0.6m x 1.8m x 1.9m H.
	DIRECTION OF TRAFFIC FLOW
	HYDRO TRANSFORMER
	GAS METERS
	ACCESSIBLE PARKING SPACE   3.4m x 5.2m
	REFUSE/GARBAGE BINS
	LIGHT STANDARD (TYP)
	CURB DEPRESSION / SEE CURB DEPRESSION DTL
	LOADING SPACE 9.0 m x 3.5 m x 4.2 m H
	CONC. FILLED STEEL BOLLARD
	FIRE DEPARTMENT / SIAMESE CONNECTION
	ACCESSIBLE SIGNAGE AS PER MUNICIPAL BY-LAW
	BENCH & WASTE RECEPTACLE (SEE LANDS.)
	FIRE ROUTE SIGN < 30°-45° to line parallel to traffic flow
	STOP SIGN
	PAINTED STOP BAR
	PROPOSED LANDSCAPED ISLAND W/ CONC. CURB
	PROPOSED GRADES

No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	AUG. 16, 2016
2	ISSUED FOR COORDINATION	APRIL 25, 2017
3	ISSUED FOR SPA	UNKNOWN 2017
4	RE-ISSUED FOR SPA	JULY 03, 2018
5	ISSUED FOR FINAL SCHEDULES FOR SITE PLAN AGREEMENT	AUG 27, 2019

	REVISED TO SUIT REGIONAL W/M COMMENTS	JAN. 24, 2020
	ELECTRICAL ROOM LOCATION REVISED	AUG. 01, 2019
	REVISED AS PER SITE PLAN COMMENTS (SP 07/208W11)	MAR. 07, 2018

No.	REVISION	DATE
-----	----------	------

BALDASSARRA  
Architects Inc.

200-7800 Jane St | Vaughan ON | L4K 4R6  
T. 905.660.0722 | [www.baldassarra.ca](http://www.baldassarra.ca)

OTARIO ASSOCIATION OF ARCHITECTS

OWNERS INFORMATION:

SUMMERWOOD ESTATES INC., IN TRUST  
5135 TOMKEN ROAD  
MISSISSAUGA, ON. L4W 1P1  
905-624-8233

53 QUEEN STREET  
LIVE-WORK

53 QUEEN STREET  
MISSISSAUGA, ONTARIO

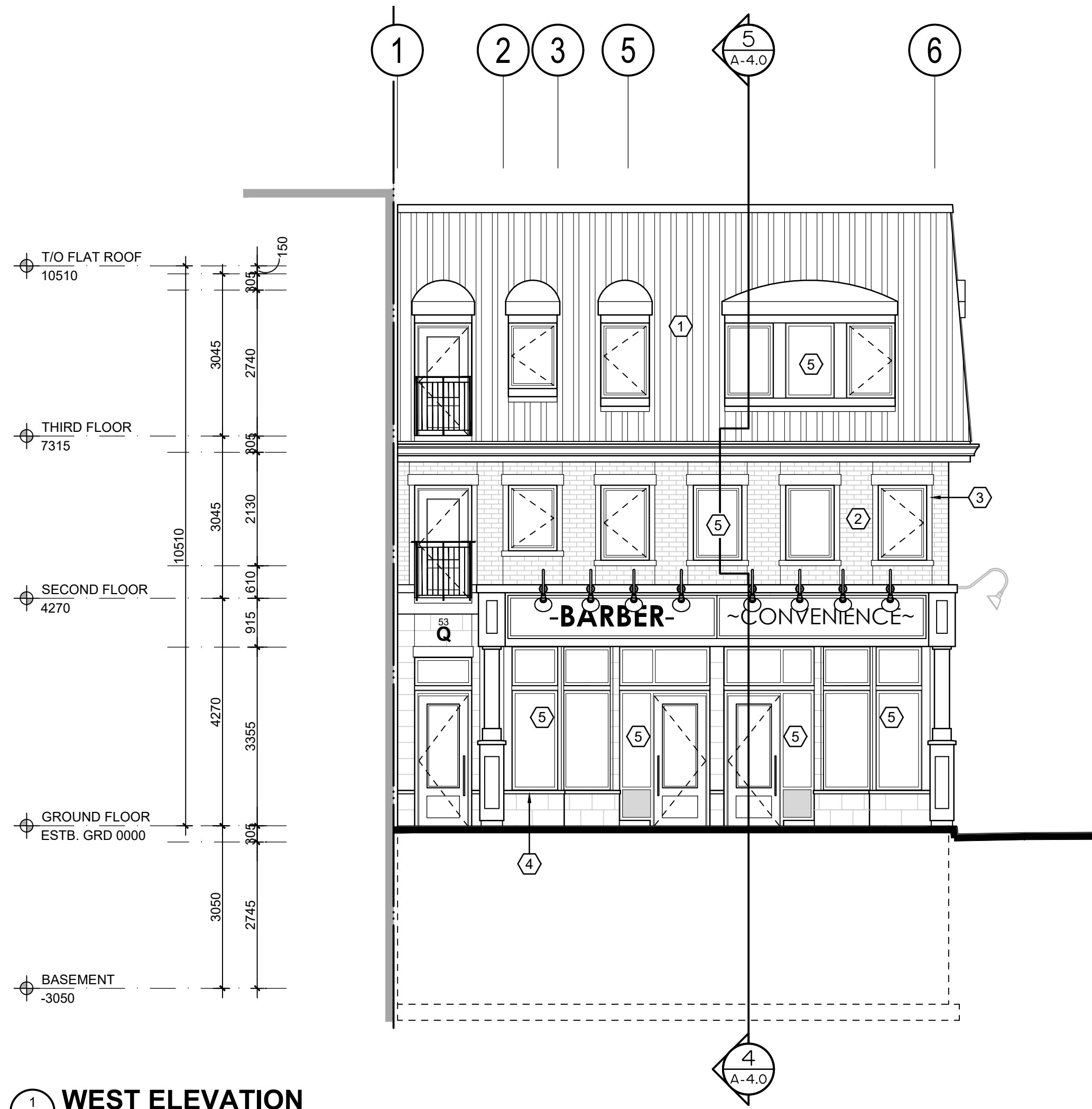
SITE PLAN

SP 07 208 W11

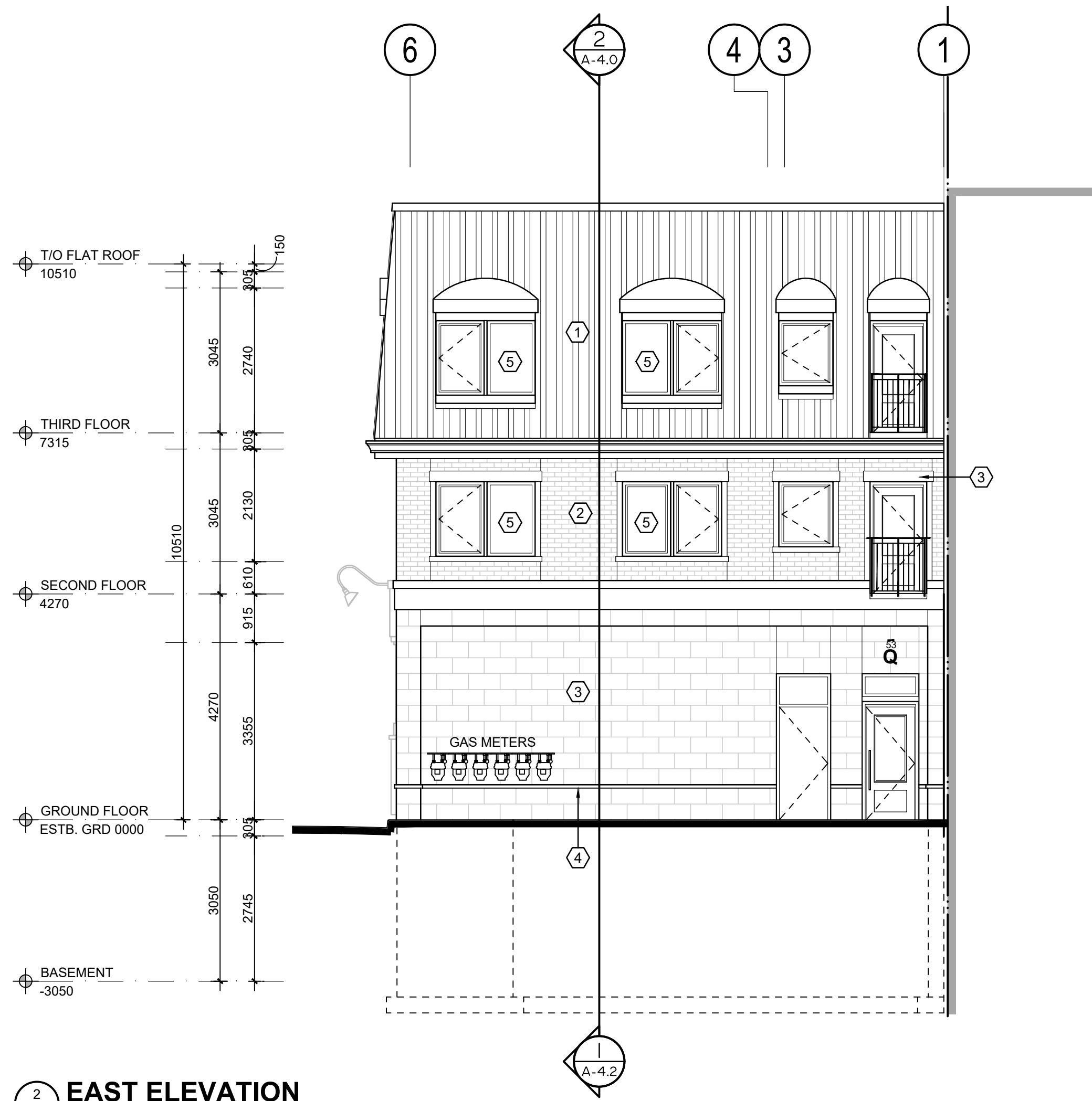
DATE:	DRAWN BY:	CHECKED:	SCALE:
OCT. / 2017	dw		1:125
PROJECT No.		DRAWING No.	

19-12

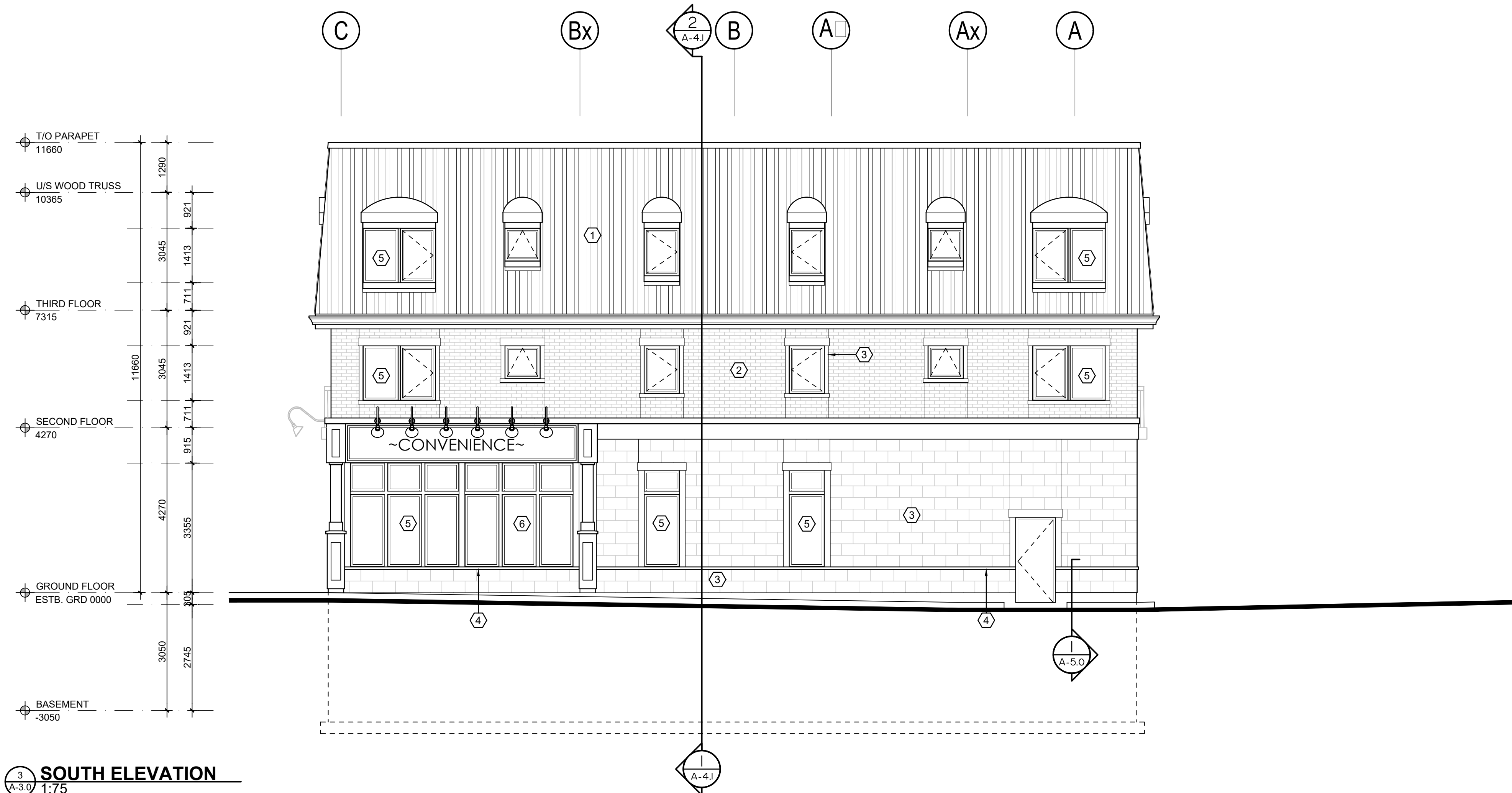
A-1.0



1 WEST ELEVATION  
A-3.0 1:7.5



2 EAST ELEVATION  
A-3.0 1:7.5



3 SOUTH ELEVATION  
A-3.0 1:7.5

#### EXTERIOR FINISH SCHEDULE

THE MATERIALS / FINISHES LISTED BELOW MAY BE SUBJECT TO CHANGE DUE TO UNFORESEEN CONSTRUCTION ENCUMBRANCES - AS SUCH, AN APPROVED EQUIVALENT SHALL BE PROVIDED / SUBSTITUTED.

- |   |                       |  |
|---|-----------------------|--|
| 1 | METAL ROOF            | STYLE: STEEL / ZINC METAL<br>COLOUR: CHARCOAL<br>MANUFACTURER: ROOF FOR LIFE                         |
| 2 | BRICK FACE            | STYLE: HISTORIC SERIES<br>COLOUR: SIERRA BROWN<br>MANUFACTURER: BRAMPTON BRICK                       |
| 3 | ARCHITECTURAL STONE   | STYLE: FINESSE STONE<br>COLOUR: CANVAS BEIGE-SUAVE<br>MANUFACTURER: BRAMPTON BRICK                   |
| 4 | PRECAST CONCRETE SILL | STYLE: SUPER SILL 224 (ROCK-STONE)<br>COLOUR: COLOUR TO MATCH ARCH. STONE<br>MANUFACTURER: SHOULDICE |
| 5 | VISION GLAZING        | STYLE: INSUL. GLAZING IN ALUM. FRAMES<br>COLOUR: GREY TINT<br>MANUFACTURER: TBD                      |
| 6 | SPANDREL PANEL        | STYLE: CLR ON INT. FACE OF PANEL<br>COLOUR: CHARCOAL GREY<br>MANUFACTURER: TBD                       |

GAS METERS SHALL NOT BE LOCATED ON BUILDING FACADES THAT FACE STREETS AND SHALL BE LOCATED DISCREETLY, AND SCREENED FROM PUBLIC VIEW. GAS PIPES SERVICING ROOF TOP MECHANICAL EQUIPMENT SHALL NOT BE VISIBLE TO ANY PUBLIC VIEW AND SHALL BE INSTALLED WITHIN THE WALL CONSTRUCTION.

No.	ISSUED	DATE
1	ISSUED FOR CLIENT REVIEW	AUG. 16, 2016
2	ISSUED FOR SPA	UNKNOWN 2017
3	RE-ISSUED FOR SPA	JULY 03, 2018
4	ISSUED FOR FINAL SCHEDULES FOR SITE PLAN AGREEMENT	AUG 27, 2019

1	UPDATED PER MUNICIPAL COMMENTS	MAR. 22, 2018
No.	REVISION	DATE

**BALDASSARRA**  
Architects Inc.

200-7800 Jane St | Vaughan ON | L4K 4R6  
T: 905.660.0722 | [www.baldassarra.ca](http://www.baldassarra.ca)



OWNERS INFORMATION:

**SUMMERWOOD ESTATES INC., IN TRUST**  
5135 TOMKEN ROAD  
MISSISSAUGA, ON. L4W 1P1

905-624-8233

## 53 QUEEN STREET LIVE-WORK

53 QUEEN STREET  
MISSISSAUGA, ONTARIO

### ELEVATIONS

SP 07 208 W11			
DATE: OCT. / 2017	DRAWN BY: dw	CHECKED:	SCALE: As Noted
PROJECT No.		DRAWING No.	

19-12

A-3.0



53 - QUEEN STREET - STREETSCAPE

BALDASSARRA  
Architects

**BALDASSARRA**  
Architects

May 8, 2020

19-12

City of Mississauga  
Cultural Division  
Community Services Department  
201 City Centre Drive, Suite 202  
Mississauga, Ontario, L5B 2T4

ATTENTION: Paula Wubbenhorst

RE: Heritage Impact Study  
53 Queen Street South  
Permit N<sup>o</sup>: SP7208

Dear Paula,

Below is an outline reflecting on the three requested Terms of Reference (Sections 3, 5, and 6) as per the request of your email. This is to supplement the revised Heritage Impact Statement which has already been submitted.

### **Section 3 – Addressing the Cultural Landscape or Feature Criteria**

#### Landscape Environment:

The proposed development will maintain a uniform and composed scenic and visual quality to the existing environment. The existing trees will be preserved and the building's aesthetic features will enhance the surrounding landscape. A paved walkway will be located at the front of the building responding to similar landscape treatment as the adjacent site. The development has been designed with respect to the existing natural environment.

#### Built Environment:

The proposed development has been designed in a Classical style reflective of early to mid-20<sup>th</sup> century aesthetics and qualities. The scale of the development remains proportionate with the existing built environment, maintaining a continuous and uninterrupted streetscape reflective of the town's historic significance. The façade treatments will blend the convenience and functionality of the modern development with the historical and heritage aesthetic qualities of the surrounding area.

#### Historical Associations:

The exterior of the building pays homage to the Georgian style of the existing landscape, reflective of the town's history. The building strives to enhance the current lifestyle of residents while maintaining

the cultural heritage of the past. All of the materials and colours used in the design have been deliberately chosen to contribute and enhance the town's aesthetic and cultural heritage.

Other:

The proposed development will contribute to stimulate a further enriched and densified central core to the Town, providing further enriched cultural value as opposed to the current empty plot of land. This proposal has the potential to create a new landmark in the town with the ability to encourage social spaces and open the town to new development interests.

### **Section 5 – Impact of Development or Site Alteration**

The impact of the proposed development will not imply significant destruction of the site. All existing trees on or near the site are to remain protected throughout construction and preserved once construction is complete. Furthermore, there is no existing building on the site meaning there is no potential of removing any significant historic or heritage attributes. The proposed structure will only contribute additional historically appropriate architecture compatible with the existing cultural fabric and appearance of the town. In respects to construction, the proposed strives to minimize and impact on the natural environment and most importantly, preserve any cultural heritage resources that exist near the site.

### **Section 6 – Mitigation Measures**

The site is zoned as C4 – Mainstreet Commercial allowing for both commercial and residential use, as proposed. All outlined zoning by-laws have been complied with including, but not limited to, setbacks, limiting height and density. Any and all construction to do with the proposed development will be contained within the site to ensure ideal preservation of the existing built form. Any interference with municipal servicing or property will be handled appropriately and restored to the same, or even better, condition as originally.

Should you have any questions or concerns, please do not hesitate to reach out.

Yours truly,

Baldassarra Architects Inc.