

1346 Mississauga Road

Heritage Impact Assessment

April 2022



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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 demolition of the existing dwelling at 1346 Mississauga Road. An HIA is required as this property is located within the Cultural Heritage Landscape area of Mississauga Road. “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.”¹

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (March 2022). A site visit was undertaken by W.E. Oughtred & Associates on February 16, 2022, to assess and document the property and its relationship to the neighbourhood.

¹ City of Mississauga

Location & Site Description

Municipal Address: 1346 Mississauga Road

Legal Description: Lot 58, Plan 599

Lot Area: 1536.77 m²

Zoning: R2-5, Residential

General Location: West Side of
Mississauga Road, South of the QEW and
North of Indian Road.

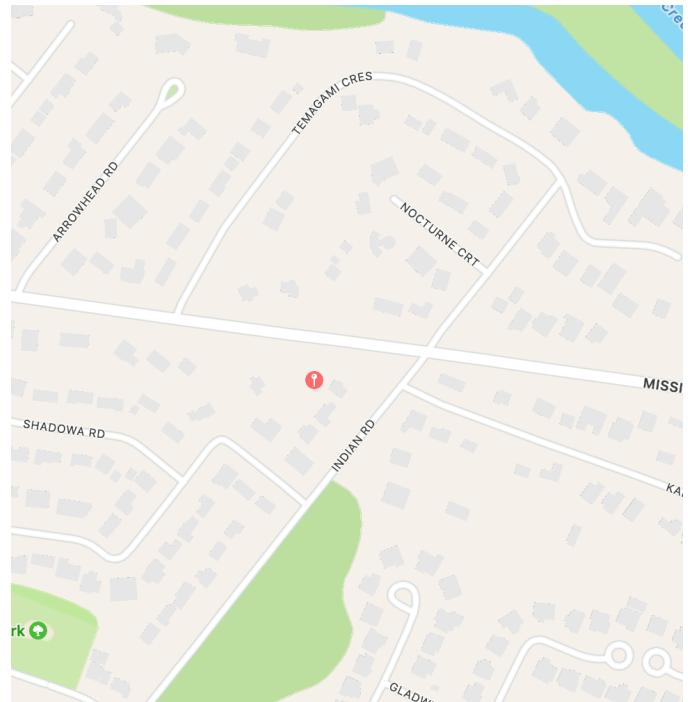


Figure 1: Site Location Map

The subject property is located on the west side of Mississauga Road between Indian Road and Shenandowa Drive. Mississauga Road is a multifaceted roadway. Along with its scenic route designation; it is also a collector road and a cycling route. It is designated as a Major Collector (Scenic Route) on Schedule 5 of the Long Term Road Network within the City of Mississauga Official Plan. It is also a primary on-road Cycling Route (Schedule 7 - Long Term Cycling Routes).

The subject property is adjacent to 1362 Mississauga Road, a Part IV Designated heritage property that contains the Perrin-Bonner-Bluett Residence, a Gothic Revival style farmhouse that was built in 1888. The importance of this property is described as follows in the designation statement from the City of Mississauga website.

The Perrin-Bonner-Bluett Residence, 1362 Mississauga Road North, is recommended for heritage designation for reasons of its architectural significance. The residence was built in 1888 by Addison Perrin and later willed to his wife, Anne Wingfield Perrin in 1895. In turn the house was willed to a daughter, Josephine Wallbridge Bonner, in 1915, and passed to the next generation, a daughter Rosa C. Bluett, in 1945. The property was sold in 1971 when it

was transferred out of the family. This finely crafted residence is an interesting combination of the Gothic style, depicted by the steep gables, Queen Anne style elements of the decorative detailing of the porch, and windows, and the Victorian Gothic style represented by the gable vergeboard and squared king post and collar-beam. The two-storey structure is L-shaped in plan; wood sided, with a one storey addition to the rear. The high pitched gable roof originally had cedar shingles with decorative bands of diamond pattern shingles, now replaced with plain cedar shingles. Original decorative verge board runs beneath the gable and turned finials extend above the gable apex. There are two wall dormers on the main facade; a wall dormer with a gable roof and decoration carved into the wooden pediment or tympanum and a wall dormer in a gable with the same decorative vergeboard at the gable ends. There is an external chimney on the west facade. The original porch on the main facade has a hipped cedar roof supported by chamfered columns and pilasters. A fret sawn pierced decoration runs beneath the porch roof and is accentuated in the corners by fan-line brackets. Though not original to the house, the turned balusters which extend between a moulded hand rail and lower rail above the planked porch floor, is an attractive feature. The rail is supported by turned newel posts. The windows are all one-over-one paned sash. Identical one-storey bay windows are located on the front of the main (south) facade and the east facade. The original doors have been replaced with glass panelled doors. The original front door was relocated to the one-and-a-half storey garage outbuilding located in the southwest corner of the property. The property has been restored and carefully maintained by the current owners, with special acknowledgement to the late Mr. R. Bilac.²

² City of Mississauga

Property History

Mississauga Road

Mississauga Road is recognized as a cultural landscape within the City of Mississauga because it is the City's oldest north-south transportation route. The road follows the path of an aboriginal trail that lead from fishing grounds at the mouth of the Credit River to farms and hunting grounds located inland to the north. It follows high land on the west bank of the Credit River from Port Credit to Streetsville. These lands were originally reserved for the Mississaugas, but by 1847 they had relocated elsewhere and the land was re-distributed by the Crown and Mississauga Road was extended further north to Brampton. As the settlements linked by Mississauga Road grew, the cultural landscape made up of villages and farmsteads evolved. In the 20th century, changes to this cultural landscape accelerated as urban boundaries expanded and rural areas were transformed by suburban development. Mississauga Road is now a major arterial road continuously lined with development. Some of the built and natural features associated with this early pioneer road remain. These features define the character of the Mississauga Scenic Route Cultural Landscape.³

Lot 6, Range II CIR

Historically, the subject property is located in the area that was reserved on either side of the Credit River for the Mississauga. In 1805 the Crown negotiated a large purchase of these lands from the Mississauga and it was surveyed into 200-acre lots for settlement. This area was divided into three 'Ranges' and identified as the Credit Indian Reserve (CIR) in land documents. Lots located in the lower portion of the New Survey (1806) were aligned with the Credit River, rather than the shoreline of Lake Ontario, so the lots are slightly skewed in relation to other lots in Toronto Township. By 1847, the Mississauga had relocated elsewhere and the land was re-distributed by the Crown.⁴

³ Hobson, Megan; 1376 Mississauga Rd, HIA

⁴ Hobson, Megan; 1376 Mississauga Rd, HIA



Figure 2: 1849 MAP

The Mississauga village on the Credit River is noted. Lot 6, Range II Credit Indian Reserve is noted by the green star.

In February 1820 the Mississaugas surrendered the last of their lands along the Credit River, only keeping a small piece for a village that they subsequently abandoned in 1847 (now the Mississauga Golf and Country Club).⁵

The subject property is located in Lot 6 in Range II of the Credit Indian Reserve (CIR). This lot, along with adjacent lots, was purchased by Robert Cotton (1809-1885), a major

⁵ Peel Archives Blog, The History of Peel Region, Ontario, Canada

landowner in the Toronto Township and one of the founders of Port Credit. Throughout the 19th and early 20th century this land remained agricultural. Historic mapping from 1859 and 1877 does not show any structures in the location of the subject property. By 1877, Robert Cotton had formed the Peel Manufacturing Company and Lot 6 was registered under this name.⁶



Figure 3: 1877 MAP of Toronto Township

Lot 6 on the earlier mapping is identified on this map as Lot 8 – Robert Cotton was the director of the Peel Manufacturing Company that owned Lots 6, 7 & 8 in Range II

Addison Perrin Farmhouse (1888)

In 1888, Addison Perrin owned a farmstead on Lot 6 that included the subject property. The Addison Perrin farmhouse is still standing at 1262 Mississauga Road and is now known as the Perrin-Bonner-Bluett Residence, to reflect the name of the original and subsequent owners of the property. In the 20th century, the agricultural land around the house was

⁶ Hobson, Megan; 1376 Mississauga Rd, HIA



S.B. McLaughlin & Associates (Plan 599, 1958)

In 1958, land records show that Ralph Bonner sold land in Lot 6 to S.B. McLaughlin Associates Ltd. That same year, McLaughlin Associates registered a plan of subdivision

W.E. OUGHTRED & ASSOCIATES INC.

known as Plan 599 that included the land where the subject property is located. S.B. McLaughlin Associates Ltd. was one of the largest land developers in Mississauga in the 1960s and 1970s. The company was formed in 1957, built residential subdivisions through the 1960s, and diversified into resorts and commercial development in the 1970s. By 1978 the corporate assets were over \$250 million.⁸

1346 Mississauga Road

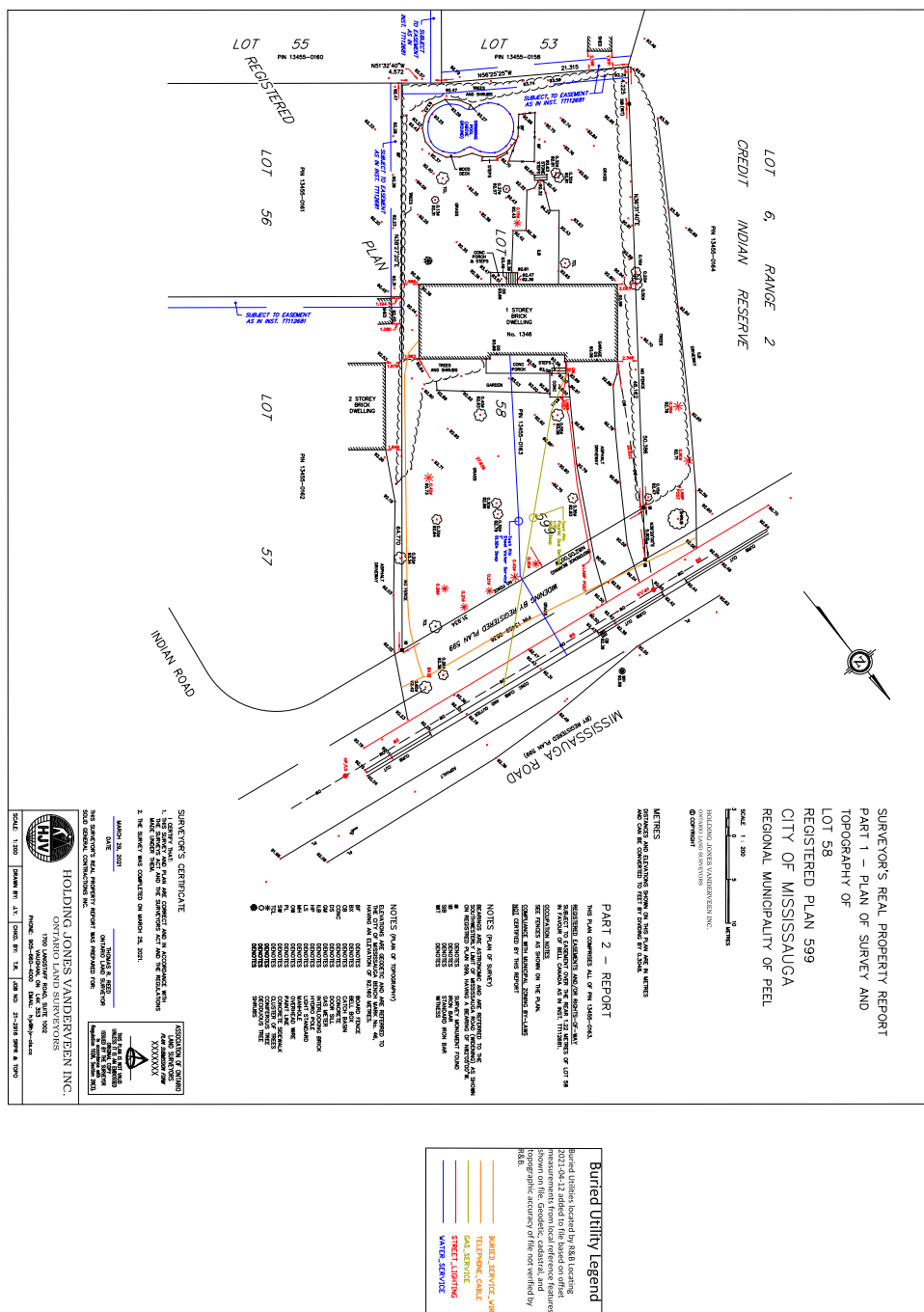
The subject property is associated with post-WWII suburban development along Mississauga Road on former agricultural land. The 1954 Aerial Photo shows the rural character of this section of Mississauga Road beginning to be transformed and there are two new streets off Mississauga Road lined with dwellings. At this time, the area where the subject property is located was still being used as an agricultural field. The 1969 Aerial Photo shows new subdivisions built on the remaining agricultural lands on either side of Mississauga Road and the subject property has been built by this time. The 1974 Topographical Map shows the area completely transformed into the current street pattern of residential streets. The subject dwelling was therefore built sometime between 1958, when Plan 599 was Registered and 1969, when it appears on aerial photos.⁹

⁸ Hobson, Megan; 1376 Mississauga Rd, HIA

⁹ Hobson, Megan; 1376 Mississauga Rd, HIA

Existing Site Conditions

Figure 5: Topographic survey of subject property.



The lot has an area of 1536.77 m², a street frontage of 31.93m and an irregular depth of 64.7m. It is an irregular shaped lot, narrowing slightly towards the rear. The property is well treed on the east property boundary with both deciduous and coniferous trees. The home is situated midway back on the lot with a generous front yard setback. The property is accessed



by a double width driveway from Mississauga Road. The subject property contains a one-storey bungalow c 1964. It is a vernacular dwelling. The home is built in white brick with soffit and trim painted in a dark grey.



Image 1: Front Elevation

The home appears to have been randomly updated. For example, the bathroom retains the original tile on the walls and flooring, however the cabinetry has been updated. Some windows have been replaced, where others have not. The kitchen cabinetry was replaced at some point as well. The flooring throughout has been replaced and yet the original steel banister remains.

The main floor of the dwelling has three bedrooms, two bathrooms, kitchen, dining and living room. There is also an attached two car garage. The basement is finished with an additional kitchen, family room, bedroom and bathroom. Water damage from the main floor is evident in the ceiling.



Image 2: Street view of subject property.

The subject property is well treed with many mature trees and hedges. The front yard is screened from Mississauga Road by many large trees. Both the north and the south side property boundaries are well treed as well. Note that the adjacent heritage dwelling at 1362 Mississauga Road is not visible from the street and is screened from the subject property by mature trees.



Image 3: North Side Elevation

Image 4: South Side Elevation





Image 5: Rear Elevation

Hedge rows are evident in the rear yard on both sides of the property.



Image 6: Cedar hedge on south property line.

Property History

City of Mississauga Building Permit records do not show any permits issued for the construction of the dwelling. Site plan and building permit applications were submitted in 1990 and subsequently cancelled.

View 25 ▾
2 permits found.

App no.	Address	Unit no. ▾	Scope	Issue date ▾
App date ▾	Description		Type description	Status ▾
HCC 90 267717 1990-07-26	1346 MISSISSAUGA RD SP 176-90(W)	-	- -	- HISTORY COMMENT PERMIT
BPC 90 12328 1990-05-30	1346 MISSISSAUGA RD ABANDONED 9607	-	NEW BUILDING DETACHED DWELLING	- CANCELLED APPLICATION

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Figure 6: City of Mississauga Permit Records

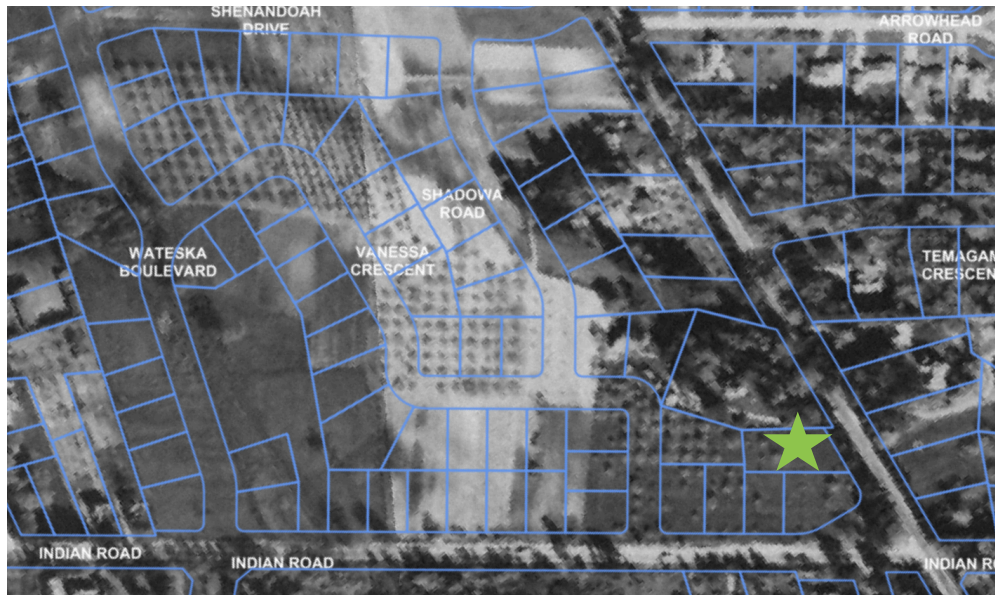


Figure 7: 1954 Aerial Mosaic

Subject property is identified by the green star.

Prior to construction of the dwelling, it was part of the fruit orchards and farmland bisected by Mississauga Road. The lot was originally part of 1362 Mississauga Road (Lot 6, Range 2, CIR). Of note, the dwelling at 1362 Mississauga Road was built in 1888 and is a Part IV designated property.



Figure 8: 1963 Aerial Photo.

The photo is distorted, however, it is evident the house has been built prior to this photo.

Notably, the entire area has been converted to dwellings from orchard.



Figure 9: 2019 Aerial Photo

The property in its current state.

The first inhabitant of the home is likely Roman Humeniuk; ‘a first-generation Canadian (s) whose parents emigrated from Ukraine, he and his brother were partners as real estate developers’. ¹⁰ The property was transferred to son Nicholas in 1969, who later sold the property in 1979.

The existing home is not known to represent significance related to a style, trend or pattern. Nor does it illustrate an important phase in Mississauga’s social or physical development. It does not have any characteristics that contribute to an enhanced understanding of the community or location culture. There is no link to its physical, functional, visual or historic surroundings.

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

Table 1: Title Chain

DATE	GRANTOR	GRANTEE
1854	The Crown	James Cotton
1857	James Cotton	Ross E. Anderson
1865	Frederick H. Jarvis	Robert T. Hood
1865	Richard T. Hood	Henry Fowler
1867	Henry Fowler	Richard S. Wood
1869	Richard S. Wood	Henry Fowler
1869	Henry Fowler	Peel Mfg. Co.
1887	Peel Mfg Co	Addison Perrin
1895	Addison Perrin	Ann Wingfield Perin
1915	Ann Perrin	Josephine W. Bonner
1948	Josephine Bonner	Ralph & Harry Bonner
1958	Ralph & Harry Bonner	S.B. McLaughlin Associates Ltd.

¹⁰ <https://toronto.citynews.ca/2017/07/29/at-the-turn-after-25-years-timeless-top-shelf-osprey-valley-looks-to-future-2/>

DATE	GRANTOR	GRANTEE
1958	Plan 599	
1960	S.B. McLaughlin Associates Ltd.	Dulcie Developments Limited
1964	Dulcie Developments Limited	Roman Humeniuk
1969	Roman Humeniuk	Nicholas Humeniuk
1979	Nicholas Humeniuk	Allan Mickevicius
1981	Allan Mickevicius	Mary L. Mickevicius
1988	Mary L. Mickevicius	Olde World Developments Ltd.
1990	Olde World Developments Ltd.	Harinder & Reminder Sahota
1996	POWER OF SALE	
1996	Home Savings & Loan Corporation	Manuel, Louisa, Ruy & Anabela Galego
2000	Manuel, Louisa, Ruy & Anabela Galego	Manuel & Louisa Galego
2010	Manuel Galego	Louisa Galego
2021	Louisa Galego	Current Owner

Evaluation according to Ontario Regulation 09/06

Table 2: Evaluation to OReg 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	It is a suburban home built in the 1960's.
b) Displays a high degree of craftsmanship or artistic merit	NO	While the home is well built, it is typically of the era of construction.
c) Demonstrates a high degree of technical or scientific achievement	NO	It is a bungalow, frame dwelling and does not demonstrate a high degree of technical merit.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The property is not known to have any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The home does not have any potential to yield information that contributes to an understanding of a community or culture.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	An assumption can be made with regards to the builder, however, there are no records of the company existing today.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	NO	It is a typical residential dwelling in a residential neighbourhood
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	This is a typical home of the era in which it was built.
c) Is a landmark	NO	It is a private residential dwelling

Cultural Heritage Value

Table 3: Evaluation of subject property against the attributes of the Cultural Landscape Inventory (2005), Mississauga Road Scenic Route

Inventory Item	1346 Mississauga Road
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Mississauga Road will not change. There is no change to the lot frontage or the roadway.
Horticultural Interest	The existing front yard landscaping will be maintained and enhanced. The property contains a mix of deciduous and coniferous trees that will be maintained. The separation between the adjacent Heritage dwelling will be maintained using the existing tree canopy.
Landscape Design, Type and Technological Interest	The yard is consistent with other homes fronting onto Mississauga Road. It provides driveway access to the home, has a front lawn/yard area and mature trees.
<u>Built Environment</u>	
Consistent Scale of Built Features	The subject dwelling was built along with all of the other homes on lots created through the subdivision plan in 1958.
<u>Historical Association</u>	
Illustrates Style, Trend or Pattern	The existing dwelling was likely built by S.B. McLaughlin Associates Ltd. one of the largest developers in Mississauga at the time.
Illustrates Important Phase in Mississauga's Social or Physical Development	The existing dwelling was constructed in the 1960's and is consistent with the suburban development occurring during the period.
<u>Other</u>	
Historical or Archaeological Interest	There is nothing on the lot of historical or archaeological interest. The subject property was originally part of the Perrin-Bonner property, but was annexed in 1958 for residential development.

Development Proposal

This particular stretch along Mississauga Road (west side only), between Indian Road and Shenandoah Trail is comprised of 8 properties (not including the corner property at Shenandoah Trail as it does not have a Mississauga Road address). Four homes have undergone alterations and renovations between 1986 and 2015. The homes at 1370, 1362, 1346 and 1336 are all original, with the home at 1362 being a Part IV designated heritage dwelling. The construction of a new dwelling on the subject property will represent the first

new construction since the subdivision was registered in 1958. The home at 1376 is proposed for demolition and reconstruction as well (see HIA prepared by Megan Hobson, December 2021).

Figures 10 & 11: Relationship between subject property and adjacent Heritage Property



The proposed new dwelling at 1346 Mississauga Road is separated by approximately 32m from the Perrin-Bonner-Bluett Residence. The area between the dwellings is well treed and this will be maintained with the proposed new construction. This setback will ensure a substantial buffer so as not to have any impact on the heritage resource.

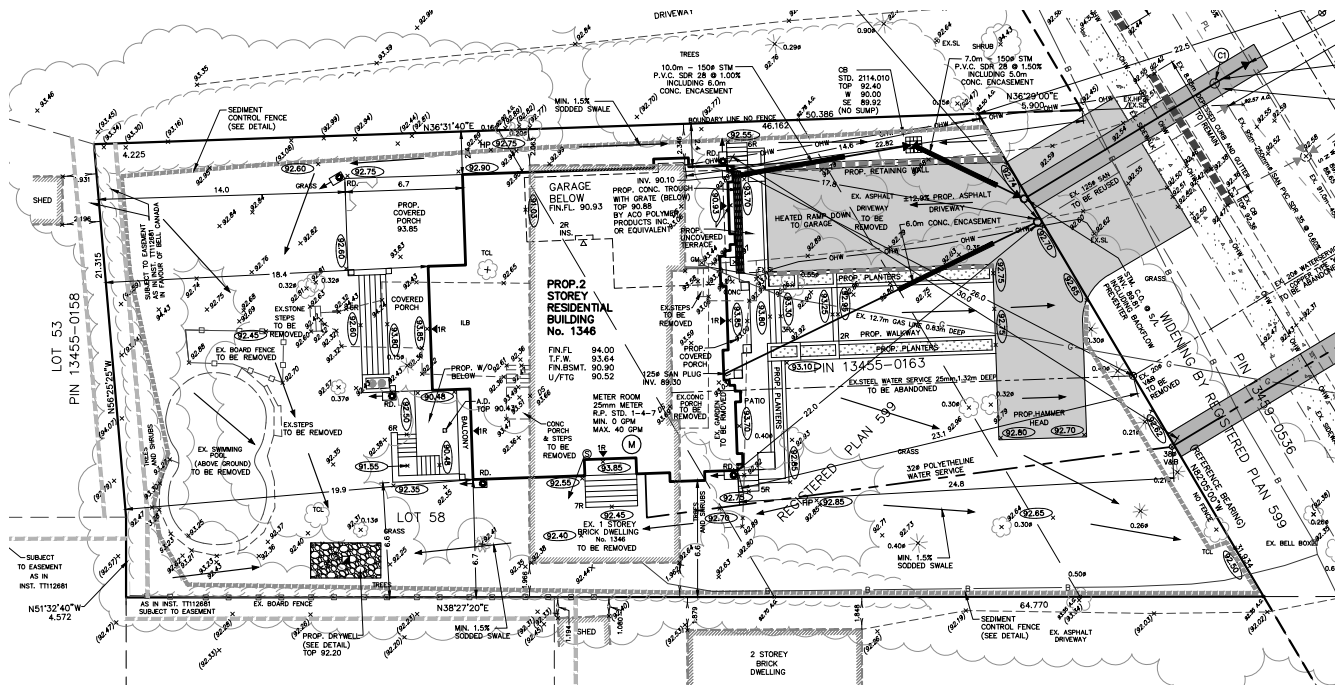


Figure 12: Proposed Site Plan

The proposed new two storey dwelling is situated on the lot to ensure the retention of the mature trees. The new dwelling will be moved slightly closer to Mississauga Road; the existing front yard setback is approximately 19m, whereas the proposed new setback is 14.59m.



Figure 13: Proposed Front Elevation



Figure 14: Proposed Rear Elevation



Figure 15: Proposed Side Elevation

A reversed grade driveway is proposed to access the garage in the lower level. This is done to achieve symmetry of the front elevation. A prominent, covered front porch grounds the home. The home is balanced both vertically and horizontally with the use of substantial fenestration.

The front entry is a focal point using pillars as a defining feature. Elevations have been upgraded using stone, concrete and composite panels. The roofline follows the circular windows breaking up the roofline for added dimension.

Side elevations have been upgraded with stone and composite panels as well. Contrasting colours have been chosen to enhance the design. The main body of the house being a muted neutral tone whereas the roof, windows and accents are all black.



Figure 16: Existing (North) Streetview (google image)

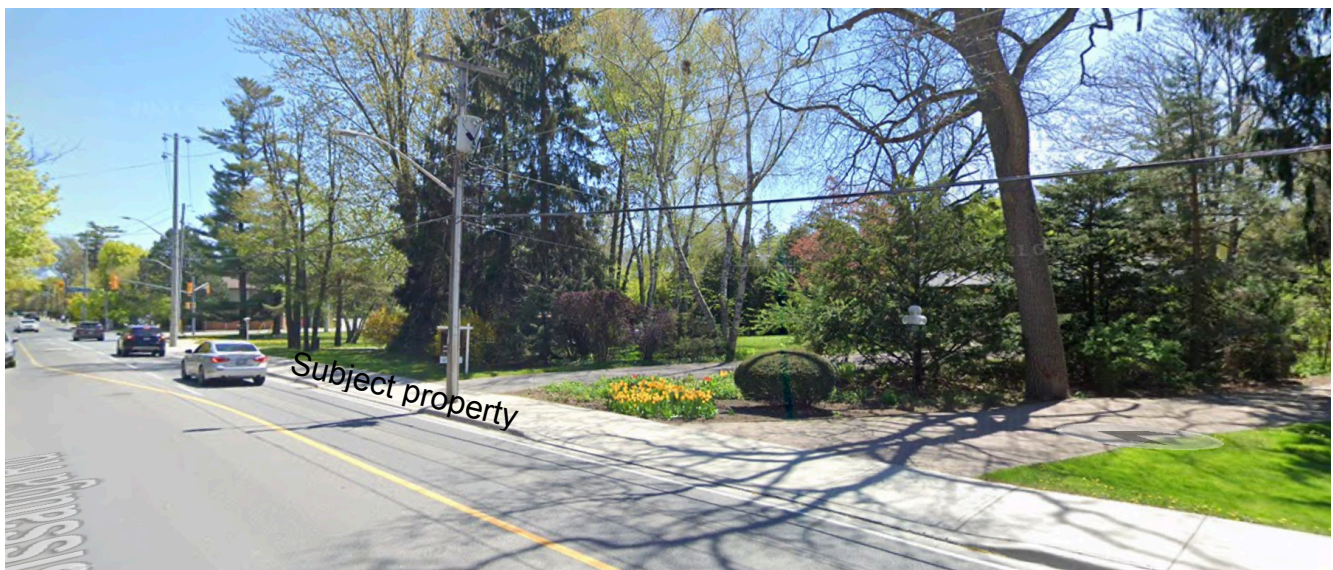


Figure 17: Existing (South) Streetview (google image)

Streetviews of subject property heading both North and South on Mississauga Road. Note, the existing dwelling is well screened from Mississauga Road and the adjacent Heritage home. The screening and separation will be maintained with the construction of the new home. The proposed new home will not alter the existing streetscape.

Development Assessment

Analysis of potential impacts of the proposed development against heritage values associates with Mississauga Road Scenic Route

Table 4: Mississauga Road Scenic Route

Inventory Item	Analysis of proposed development
<u>Landscape Environment</u>	
Scenic and Visual Quality	NO IMPACT The nature of Mississauga Road will not change. There is no change to the lot frontage or the roadway.
Horticultural Interest	NO IMPACT The existing front yard landscaping will be maintained and enhanced. The property contains a mix of deciduous and coniferous trees that will be maintained. The separation between the adjacent Heritage dwelling will be maintained using the existing tree canopy.
Landscape Design, Type and Technological Interest	NO IMPACT The existing access point is to be maintained, A hammerhead driveway is proposed to provide on-site turnaround to eliminate reverse movements onto Mississauga Road
<u>Built Environment</u>	
Consistent Scale of Built Features	NO IMPACT The adjacent 2 storey heritage home is buffered from the subject property by a significant setback and mature trees. The property to the south is an existing 2 storey dwelling. The proposed 2 storey dwelling is consistent with adjacent properties.
<u>Historical Association</u>	
Illustrates Style, Trend or Pattern	NO IMPACT The existing dwelling was likely built by S.B. McLaughlin Associates Ltd. one of the largest developers in Mississauga at the time.
Illustrates Important Phase in Mississauga's Social or Physical Development	NO IMPACT The proposed new construction typifies the rejuvenation of an older neighbourhood and existing homes
<u>Other</u>	

Inventory Item	Analysis of proposed development
Historical or Archaeological Interest	There is nothing on the lot of historical or archaeological interest. The subject property was originally part of the Perrin-Bonner property, but was annexed in 1958 for residential development.

Evaluation of Impact of Proposed Development

Potential impacts on the Mississauga Scenic Route Cultural Landscape and on the adjacent Part IV Designated heritage property at 1263 Mississauga Road are assessed in the table below:

Table 5: Ontario Heritage Toolkit

Potential Negative Impact	Assessment
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. No part of the existing home contains any heritage attributes or features.
Removal of natural heritage features, including trees.	No perceived impact. No trees in the front yard will be removed as part of the new construction..
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No, a generous front yard setback is proposed. It is in line with the adjacent dwelling
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 Mississauga Road will remain.
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 design of new dwellings on the Mississauga Road Scenic Route are guided by the Mississauga Scenic Route Urban Design Guidelines. The table below provides comments on the compatibility of the proposed dwelling with the guidelines:

Table 6: Urban Design Guidelines, Mississauga Road Scenic Route

Design Principles		Evaluation
2.1	Zoning By-law	Variances to the by-law are proposed, however, they are in keeping with adjacent new construction.
2.2	40m Detached Lots	The existing lot boundaries are to be maintained
2.3	Direct Vehicular Access	No changes proposed to the existing driveway access from Mississauga Road. The design guidelines recommend a maximum driveway width of 6.0m, the proposed is 5.79m
2.4	Upgraded Building Elevations	Building materials include natural stone and concrete panels Articulation is achieved with the windows and roof forms.
2.5	Buffer Road & Reverse Frontage Lots	Not Applicable
2.6	Street Pavement Width	Not Applicable
2.7	Residential Complementary Built Form	1, The proposed dwelling will not be greater than 2.0 storeys in height 2. The lot frontage will be maintained 3. A generous front yard setback is proposed 4. The proposed dwelling will not have an overshadowing or overlook condition
2.8	No Projecting Garages	1. The garage is located behind the front facade of the main building 2. The garage width does not exceed 40% of the overall house width
2.9	On-site Turn-arounds	A hammerhead is proposed
2.10	Tree Preservation	1. Existing mature trees and shrubbery is to be maintained 2. A 3m buffer will be provided on three sides of the property. A reduced buffer of 2.4m is provided on the north side of the dwelling.
2.11	Landscape, Cultural & Heritage Features	The existing mature trees abutting Mississauga Road will be maintained.
2.12	Utility Location	Not Applicable
2.13	Grading and Retaining Walls	1. The grading and drainage pattern in the rear yard will be maintained. 2. A reverse grade driveway is proposed, and as such, retaining walls on either side of the driveway are proposed.
2.14	Enhance Connections	Not Applicable

Mitigation Measures

The proposal for 1346 Mississauga Road is the demolition and 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 subject property is subject to site plan control and will be reviewed through the City of Mississauga Planning process, thus ensuring the development is compatible infill development. 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 recent development along Mississauga Road. As such, no additional mitigation is required.

Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built post WWII. 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 the Mississauga Road Scenic Route. 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
- ❖ 846 Chaucer Ave
- ❖ 2222 Doulton Drive
- ❖ 915 North Service Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent

References

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

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PAMA

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