

RANGEVIEW DEVELOPMENT MASTER PLAN

HERITAGE IMPACT ASSESSMENT

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Project # 23-066-01
Prepared by AP / DE / CZ

ERA

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COVER PAGE: Rendering of the proposed development (Rangeview Development Master Plan, 2022).

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EXECUTIVE SUMMARY

Purpose

ERA Architects Inc. ("ERA") has prepared this Heritage Impact Assessment ("HIA") for a proposed development containing multiple properties within the Rangeview Estates area ("Rangeview") in the City of Mississauga. Rangeview is broadly bounded by Lakeshore Road East, Hydro Road, East Avenue, and open spaces to the southeast. Rangeview is comprised of multiple properties, some of the Rangeview property owners are participating in the preparation of the Rangeview Development Master Plan ("DMP"), this report refers to these properties collectively as the "Site." The participating properties are further defined in the body of this report and in Appendix A. This report assesses the impact of the proposed development on the adjacent and nearby heritage resources. The Site is not designated under Part IV or Part V of the Ontario Heritage Act (the "OHA"), nor listed on the City of Mississauga's Heritage Register. Rangeview is adjacent to the Lakefront Promenade Park, which is listed on the City of Mississauga's Heritage Register. Rangeview is near 1300 Lakeshore Road East, which contains two resources individually designated under Part IV of the OHA by By-law 170-2012 and By-law 144-2017.

Proposed Development

The proposed development will demolish the existing buildings on the Site for the construction of a new mixed-use subdivision. The proposed development comprises of a mix of building types and will expand on the existing road network. New open spaces are proposed within the development.

Impacts and Mitigation

The proposed development will not have heritage impacts on the adjacent and nearby heritage resources. The cultural heritage attributes of Lakefront Promenade Park are located within the southern portion of the park, and at a substantial distance from the proposed development. The nearby heritage resources situated within 1300 Lakeshore Road East are located at a substantial distance from the proposed development. Furthermore, a new mixed-use subdivision is proposed to be located between Rangeview and the heritage resources within 1300 Lakeshore Road East.

Conclusion

There are no anticipated heritage impacts from the proposed development on the adjacent and nearby heritage resources.

1 INTRODUCTION

Scope of the Report

ERA Architects Inc. ("ERA") has prepared this Heritage Impact Assessment ("HIA") for a proposed development containing multiple properties within the Rangeview Estates area ("Rangeview") in the City of Mississauga. Rangeview is broadly bounded by Lakeshore Road East, Hydro Road, East Avenue, and open spaces to the southeast. Rangeview is comprised of multiple properties, some of the Rangeview property owners are participating in the preparation of the Rangeview Development Master Plan ("DMP"), this report refers to these properties collectively as the "Site." The purpose of an HIA, as per the City of Mississauga's HIA Terms of Reference (June 2017) is to:

"...determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource..."

Various provincial and municipal heritage policies have been considered in the preparation of this report. Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, aerial photographs, and archival photographs, and from observations made during a site visit.

2 REQUIRED CONTENTS

2.1 LIST OF OWNERS AND USES

A detailed Site history with a listing of owners from the Land Registry Office and a history of the Site use(s) is not applicable as there are no heritage resources on-site. The properties within the Site are owned by multiple owners. Existing uses within Rangeview include a variety of light industrial, warehousing, retail, service, and commercial uses. Refer to Appendix A for a list of participating properties with the current owners' information redacted.

2.2 DESCRIPTION OF SITE AND NEIGHBOURHOOD



Figure 1: Aerial view of Rangeview, outlined in blue, with the surrounding context (Google Earth, 2019; annotated by ERA).

The properties within the Site are not listed on the City of Mississauga's Heritage Register nor designated under Part IV or Part V of the Ontario Heritage Act ("OHA").

Rangeview is located on the east side of Lakeshore Road East, bounded by East Avenue to the southwest and Hydro Road to the northeast, within the Lakeview neighbourhood of the City of Mississauga. Rangeview is bisected by Lakefront Promenade as a northwest-southeast connection and Rangeview Road as a northeast-southwest connection. Rangeview was formerly identified as an employment precinct and contains low-rise commercial and industrial buildings with wide frontages. A portion of the buildings within Rangeview were constructed between 1954 and 1966, with subsequent infill developments. The properties contain surface parking lots and are setback from the street.

Rangeview's immediate surrounding context includes:

- To the northeast, a development site (Lakeview Village) and open spaces;
- To the southeast, a public park and a complex of low-rise industrial buildings;
- To the southwest, a complex of residential buildings, an institutional building, and an open space; and
- To the northwest, low-rise residential and commercial buildings.

Located east of Rangeview at 1082 Lakeshore Road East & 800 Hydro Road is an approved development called "Lakeview Village." The new development will include buildings with a range of heights, a new road network, and landscape improvements. Rangeview is located in close proximity to existing and planned public transit. The Long Branch GO Station is located approximately 2.6 kilometres to the northeast and Port Credit GO Station is approximately 4 kilometres to the southwest. Rangeview is also near the future Lakeshore Bus Rapid Transit Line, which is planned for Lakeshore Road East between East Avenue and Etobicoke Creek.

An archaeological report will be prepared by others and submitted as part of the development application.

Zoning and Land-Use

The City of Mississauga Official Plan (consolidated March 3, 2023) Schedule 10 - Land Use Designations identifies Rangeview as containing residential, mixed-use, and open spaces. Rangeview is zoned "E2-21" for employment uses.



Figure 2: City of Mississauga Schedule 10 - Land Use Designations (City of Mississauga, 2023; annotated by ERA).

Adjacent Heritage Properties

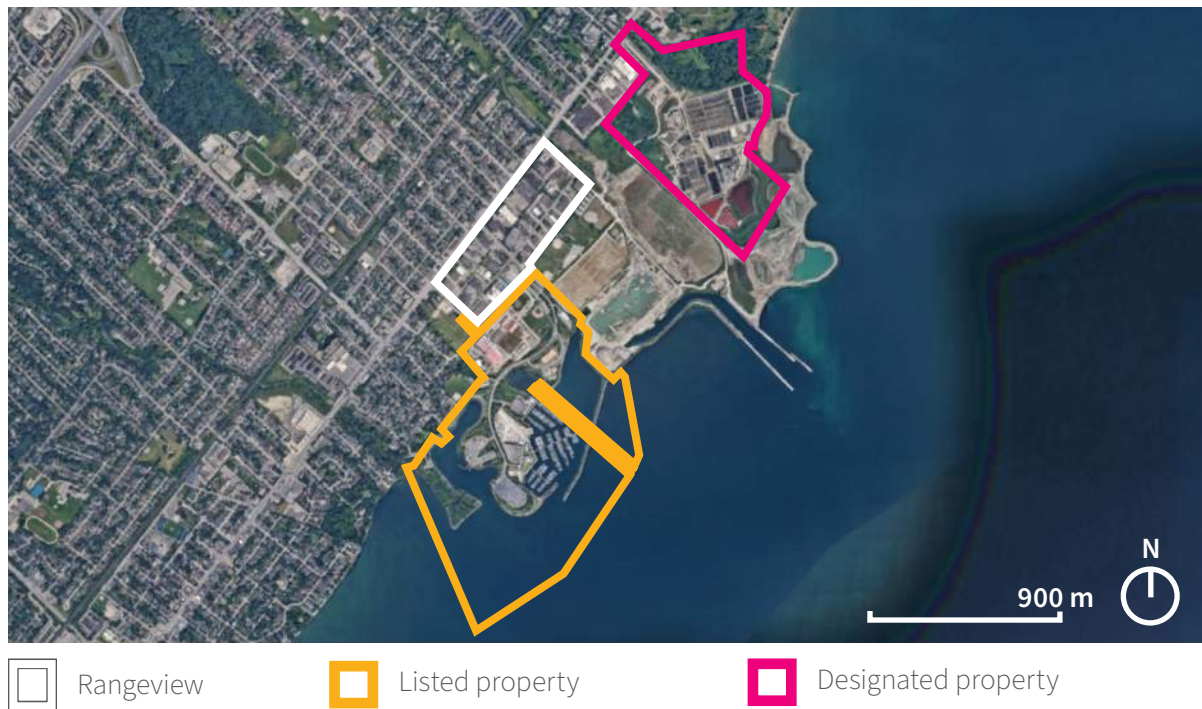


Figure 3: Aerial photograph of Rangeview, showing the adjacent and nearby heritage properties (Google Earth, 2019; annotated by ERA).

The City of Mississauga Official Plan does not provide a definition of *adjacent*, as such, the definition of *adjacent* from the Provincial Policy Statement, 2020 and Region of Peel Official Plan (April 2022) has been provided in the sidebar for reference. Rangeview is adjacent to one heritage property and near a property containing two heritage resources (see below summary table). Lakefront Promenade Park, a listed heritage resource, is located immediately south of Rangeview. The nearby property located at 1300 Lakeshore Road East contains two individually designated heritage resources, and is situated northeast of Rangeview. A copy of the listing statement and the respective designation by-laws can be found in Appendix B, C, and D.

Adjacent lands: *means*
...those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.
(Provincial Policy Statement, 2020).

Adjacent lands: *b) contiguous*
to a protected heritage property or as otherwise defined in a local municipal official plan. (Region of Peel Official Plan, April 2022).

Adjacent Heritage Resources Summary Table

Municipal Address	Heritage Status	Date of Recognition	Description
800 Lakefront Promenade	Listed on the Heritage Register	January 2005	Containing Lakefront Promenade Park; the park is identified as a significant cultural heritage landscape ("CHL").
1300A Lakeshore Road East	Designated	September 12, 2012	Designated by By-law 0170-2012; containing the Long Branch Indoor Rifle Range.
1300 Lakeshore Road East	Designated	September 13, 2017	Designated by By-law 0144-2017; containing the Long Branch Outdoor Firing Range.

Figure 4: Table summarizing the adjacent and nearby heritage resources (City of Mississauga Heritage Register, 2023).

Lakefront Promenade Park

Lakefront Promenade Park was identified as a Cultural Heritage Landscape ("CHL") in 2005. The resource is listed on the City of Mississauga Heritage Register but not designated under Part IV or Part V of the OHA. The Conserving Heritage Landscapes Cultural Heritage Landscape Project (January 2022) study prepared by Archaeological Services Inc ("ASI") for the City of Mississauga identifies the resource as a significant CHL. The CHL is recognized for its design and physical value, its historical and associative value, and its contextual value. The park is constructed on landfill, across three man-made peninsulas, to the design of Hough Stansbury Woodland Associates. Refer to Appendix A for a copy of the Statement of Significance and a list of its cultural heritage attributes.

The land use of the property, according to Schedule 10 of the City of Mississauga Official Plan, is public open space, greenlands, utilities, and natural hazards. The property is zoned "U" for utility and "OS2" for open space.

The list of cultural heritage attributes below was retrieved from the Conserving Heritage Landscapes Cultural Heritage Landscape Project (January 2022) prepared by ASI for the City of Mississauga (refer to Appendix B). The diagram on the following page identifies the approximate location(s) of the identified cultural heritage attributes.

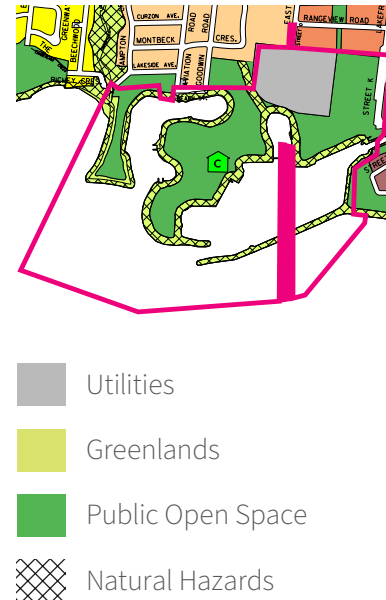


Figure 5: The existing land-use map with the Lakefront Promenade Park outlined in magenta (City of Mississauga Official Plan, 2023; annotated by ERA).



Figure 6: Aerial photograph of the Lakefront Promenade Park CHL with the approximate locations of the cultural heritage attributes identified (Google Earth, 2019; annotated by ERA).

Lakefront Promenade Park Cultural Heritage Attributes

1. The three peninsulas created by landfill in Lake Ontario;
2. Protected beaches;
3. Small craft harbours;
4. Boat launches;
5. Passive recreation areas for picnicking, sunbathing, and walking;
6. Mississauga Waterfront Trail;
7. Port Credit Yacht Club;
8. Douglas Kennedy Headland;
9. Lakefront Promenade Marina;
10. Cawthra Creek Wetlands;
11. R.J. McMillan Park & Headland;
12. A.E. Crookes Headland; and
13. Shoreline access to Lake Ontario.

1300 Lakeshore Road East

1300 Lakeshore Road East contains two resources individually designated under the OHA. The property contains:

1. Long Branch Indoor Rifle Range, which was designated under Part IV of the OHA by By-law 0170-2012. The Long Branch Indoor Rifle Range is situated northeast of Rangeview, located near the center of 1300 Lakefront Road East¹ and north of Serson Creek.
2. Long Branch Outdoor Firing Range, which was designated under Part IV of the OHA by By-law 0144-2017. The Long Branch Outdoor Firing Range is situated north of Rangeview with its attributes, namely the concrete backstop and wooden baffles, located along a portion of the Waterfront Trail and within a wooded area.

Refer to Appendix C and D for a copy of the resources' respective Statement of Significances and a list of their cultural heritage attributes.

The land use of the property, according to Schedule 10 of the City of Mississauga Official Plan, is greenlands, utilities, and natural hazards. The property is zoned "U-1" for utility, and "G1" and "G2" for greenlands.

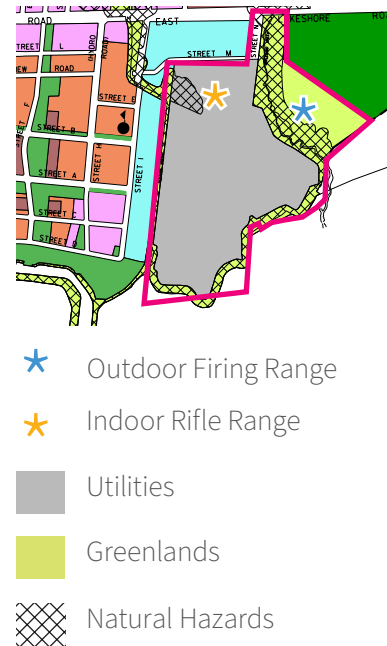


Figure 7: The existing land-use map with the boundaries of 1300 Lakeshore Road East outlined in magenta and the approximate locations of the heritage resources within the property (City of Mississauga Official Plan, 2023; annotated by ERA).

1. The designation by-law notes that the municipal address of the resource is 1300A Lakeshore Road East

2.3 DOCUMENTATION

The following pages contain photographs of Rangeview and adjacent heritage properties taken from public right-of-ways and the Waterfront Trail on May 17, 2023.

Current Photographs

Rangeview Key Plan



Figure 8: Rangeview Key Plan (City of Mississauga Mapping Tool; annotated by ERA).



1. Looking southeast towards Rangeview from Lakeshore Road East and Hydro Road (ERA, 2023).



2. Looking southeast at the intersection of Rangeview Road and Hydro Road. Lakeview Village is located on the left (ERA, 2023).



3. Looking southwest at the intersection of Rangeview Road and Hydro Road (ERA, 2023).



4. Looking south towards Rangeview from Rangeview Road and Hydro Road (ERA, 2023).



5. Looking southeast towards Rangeview from Lakefront Promenade and Lakeshore Road East (ERA, 2023).



6. Looking northwest towards Rangeview from Lakefront Promenade and Rangeview Road (ERA, 2023).



7. Looking northeast towards Rangeview from Rangeview Road and Lakefront Promenade (ERA, 2023).



8. Looking southwest towards Rangeview from Rangeview Road and Lakefront Promenade (ERA, 2023).



9. Looking southwest towards Rangeview from Rangeview Road and Lakefront Promenade (ERA, 2023).



10. Looking northeast towards Rangeview from East Avenue and Rangeview Road (ERA, 2023).



11. Looking northwest towards Rangeview (right) from East Avenue and Rangview Road (ERA, 2023).



12. Looking southeast towards Rangeview from Lakeshore Road East and East Avenue (ERA, 2023).



13. Looking northeast towards the Site from Lakeshore Road East and East Avenue (ERA, 2023).

Adjacent and Nearby Heritage Resources

Lakefront Promenade Park

The following images contain photographs of the Lakefront Promenade Park. The heritage attributes shown are noted in the captions.



Figure 9: Looking east towards the play area and splash pad, components of the Douglas Kennedy Headland (ERA, 2023).



Figure 10: Looking northwest at the Cawthra Creek Wetlands with the Lakeview Water Treatment Plant, not an attribute of the resource, in the background (ERA, 2023).



Figure 11: Looking northeast at one of the three peninsulas (ERA, 2023).



Figure 12: Looking southwest at the Lakefront Promenade Marina and a small craft harbour (ERA, 2023).



Figure 13: Looking southwest at the westernmost peninsula and boat launches (ERA, 2023).



Figure 14: Looking northwest from the protected beaches to the A.E. Crookes park (ERA, 2023).



Figure 15: Photograph showing multiple protected beaches, passive recreation areas, and a portion of the R.J. McMillan Park & Headland (ERA, 2023).



Figure 16: View showing a portion of the Waterfront Trail looking northeast (ERA, 2023).

1300 Lakeshore Road East

The Long Branch Indoor Rifle Range building, located on the lands of the G. E Booth (Lakeview) Wastewater Treatment Plant, is not accessible to the public.

The following images show select heritage attributes of the Long Branch Outdoor Firing Range that are visible from the Waterfront Trail. The attributes are obstructed by vegetation.



Figure 17: The concrete backstop (ERA, 2023).



Figure 18: A wooden baffle obstructed by vegetation (ERA, 2023).



Figure 19: A series of wooden baffles arranged around a clearing (ERA, 2023).

Historic Photographs



Figure 20: Long Branch Rifle Ranges c. 1935 (Mississauga Library System).



Figure 21: A. E. Crookes Park and Shoreline as seen in 1972, prior to the Lakefront Promenade Park development (Mississauga Library System).



Figure 22: The Lakeview Generating Station as seen from the mouth of the Cooksville Creek. The shoreline was later infilled (Mississauga Library System, 1972).



Figure 23: R. K. McMillan Park as seen in 1980 (Mississauga Library System).



Figure 24: Rangeview, Lakefront Promenade Park, and the Lakeview Generating Station c. 2006. In 2005, the Lakeview Generating Station was decommissioned by the provincial government and by 2007, the station would be demolished (Mississauga Library System).

Aerial Photographs



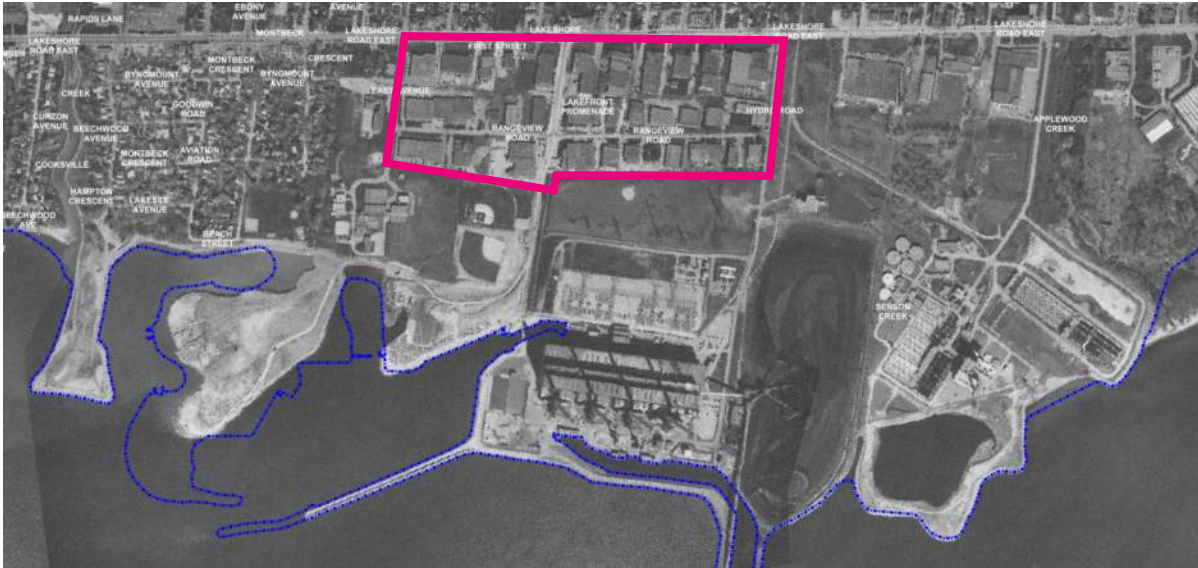
1954: Rangeview (outlined in magenta) contains low-rise structures along Lakeshore Road East. The southeastern portion of Rangeview is unoccupied at this time (City of Mississauga mapping tool; annotated by ERA).



c. 1966: The previous low-rise structures within Rangeview were demolished and new roads paved. Low-rise buildings were constructed within Rangeview along Lakeshore Road East and Rangeview Road. To the east is the Lakeview Generating Station, completed in 1962 (City of Mississauga mapping tool; annotated by ERA).



c. 1977: Infill construction occurred within Rangeview. Further east of Rangeview, the G. E. Booth (Lakeview) Wastewater Treatment Plant had been constructed by this time (City of Mississauga mapping tool; annotated by ERA).



c.1985: Infill construction occurred within Rangeview. To the southeast, landfill into Lake Ontario created three peninsulas that would form the present-day Lakefront Promenade Park (City of Mississauga mapping tool; annotated by ERA).



c. 2021: Based on aerial photographs, no notable changes occurred on-site. In 2006 the Lakeview Generating Station was demolished (City of Mississauga mapping tool; annotated by ERA).

2.4 OUTLINE OF THE PROPOSED DEVELOPMENT



Figure 25: Built form typology diagram (Rangeview DMP, 2023).

The proposed development, as indicated in the DMP, seeks to construct a new master-planned community and demolish the existing buildings on-site. The proposed development will expand the existing road network through the addition of a new north-south connection (Street "L"), the extension of Ogden Avenue as an east-west connection, and a new street (Street "G") that connects to the adjacent development located at 1082 Lakeshore Road East & 800 Hydro Road. The proposed development is comprised of 21 blocks containing residential, commercial, and institutional uses. The proposed development is divided into three portions, each with a distinct and predominant built-form character. The portion of the development located within the southern portion of Rangeview, will contain low-rise residential buildings with mid-rise buildings along Lakeshore Road East, and tall buildings along the south side of a linear park parallel to Lakefront Promenade. The portion of the development located between Lakefront Promenade and Ogden Avenue, will contain mid-rise and tall buildings along the streets, and low-rise buildings around green spaces. The development within the northern portion of Rangeview will contain a mix of building types.

Assessment of Heritage Impacts

LAKEFRONT PROMENADE PARK

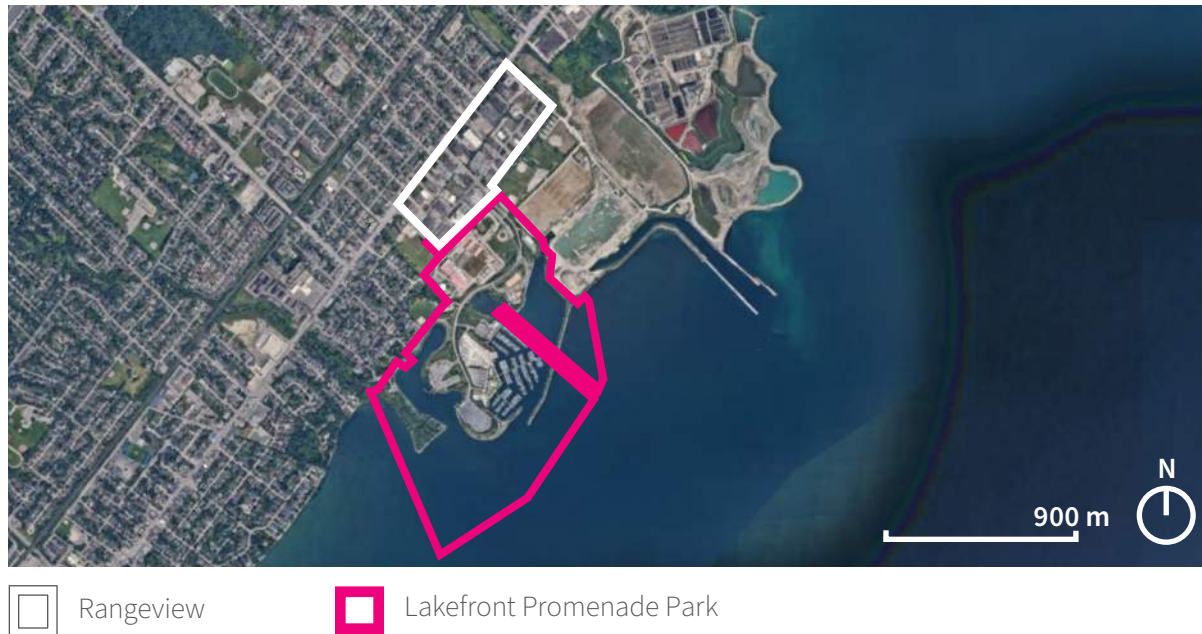


Figure 26: Aerial photograph of Rangeview and Lakefront Promenade Park (Google Earth, 2019; annotated by ERA).

Rangeview is located northwest of Lakefront Promenade Park, a CHL listed on the City of Mississauga's Cultural Heritage Landscape Inventory. ERA has reviewed the resource's Statement of Significance and its list of cultural heritage attributes and found that the proposed development will not have a heritage impact on the cultural heritage attributes or the integrity of the adjacent heritage resource. The cultural heritage attributes of the park are located along the water's edge and concentrated within the southeastern portion of the park. The proposed development is physically separated from the attributes by the Lakeview Water Treatment Plant, a complex of low-rise buildings, which is within the identified boundaries of the CHL but not identified as a cultural heritage attribute (see map on the next page). The Lakeview Water Treatment Plant is raised above grade, creating a visual buffer along with the trees that line the Waterfront Trail.

The park is located south of the proposed development, and as such, there are no shadow impacts from the proposed development on the cultural heritage attributes.

Mitigating Factors

The proposed development will create a new linear park along Lakefront Promenade which will act as a connector to the Waterfront Trail and enhance access and sightlines towards the adjacent heritage resource. The change in land use will provide a compatible new use that is more harmonious with the landscape setting of the park, which will improve the existing abrupt delineation from employment to open space.

1300 LAKESHORE ROAD EAST



Figure 27: Aerial photograph of Rangeview, the context, and the approximate locations of the adjacent heritage resources (Google Earth, 2019; annotated by ERA).

The Indoor Rifle Range is situated on the grounds of the G.E. Booth (Lakeview) Wastewater Treatment Plant (the municipal address being 1300 Lakeshore Road East), within a wooded area, and is inaccessible to the public. The Outdoor Firing Range, containing the concrete backstop and the wooden baffles, is situated on the same property but the resources are located along a publically accessible portion north of the Wastewater Treatment Plant. The Outdoor Firing Range is surrounded by vegetation.

ERA has reviewed the respective resources' Statement of Significance and list of cultural heritage attributes and found that the proposed development will not have an impact on the cultural heritage value or integrity of the nearby resources. ERA visited the nearby resources and noted that the resources are located at a significant distance away from Rangeview. The resources are also physically separated by the complex of buildings forming the G.E Booth (Lakeview) Wastewater Treatment Plant. In addition, a proposed development located at 1082 Lakeshore Road East & 800 Hydro Road, "Lakeview Village" is situated between the heritage resources and Rangeview (see Figure 29 and Figure 30). Lakeview Village is a master-planned community comprising a mix of building types and heights. Furthermore, On May 12, 2023, a Minister Zoning Order ("MZO") was issued by the Minister of Municipal Affairs and Housing which increased the number of units for Lakeview Village from 8,000 to 16,000.

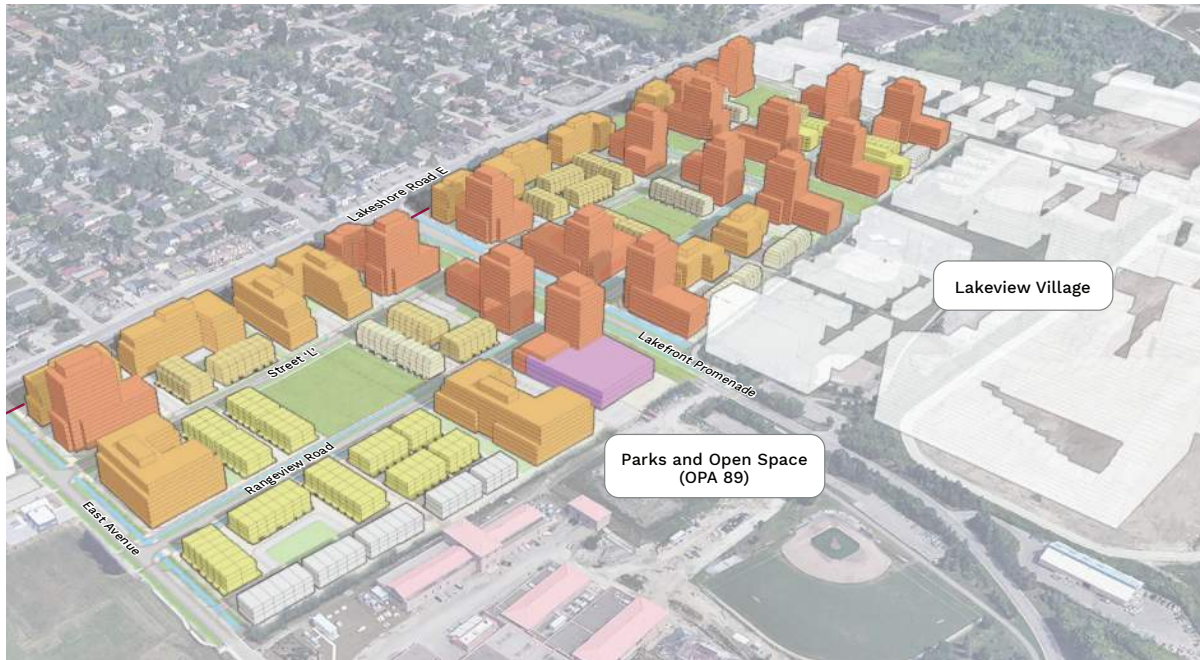


Figure 28: Rendering looking northwest at the proposed development, showing the adjacent development (shaded in white)(Rangeview DMP, 2023).

2.5 ARCHITECTURAL DRAWINGS

Refer to the Rangeview DMP dated June 2023.

2.6 ALTERNATIVE DEVELOPMENT OPTIONS AND MITIGATION MEASURES

An assessment of alternative development options and mitigation measures considered is not applicable as there are no heritage resources on-site. Refer to Section 2.4 for an assessment of the heritage impacts on the adjacent and nearby heritage properties.

2.7 CONSERVATION STRATEGY

A summary of conservation principles is not applicable as there are no heritage resources on-site.

2.8 PROPOSED DEMOLITIONS AND ALTERATIONS

The proposed development will enhance the existing streetscape through the addition of new open spaces and new roads, which will improve pedestrian connectivity to Lakeview Promenade Park and the adjacent development.

2.9 CONSIDERED ALTERNATIVES

This section is not applicable as there are no heritage resources on-site.

3 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The proposed development will not have a heritage impact on the heritage attributes of the adjacent and nearby heritage properties, as such, conservation treatments are not required. Refer to Section 2.2 for a description of the adjacent and nearby heritage properties. Refer to Section 2.4 for an analysis of the heritage impact of the proposed development on the adjacent heritage properties.

4 MANDATORY RECOMMENDATION

This section is not applicable as there are no heritage resources on-site. This HIA considers the potential heritage impacts of proposed development located at Rangeview on the adjacent and nearby heritage properties located at 800 Lakefront Promenade and 1300 Lakeshore Road East. The existing buildings on-site will be demolished. The proposed development will not have a heritage impact on the adjacent and nearby heritage resources and, as such, their cultural heritage value, attributes, and integrity will be retained.

The proposed development responds to the surrounding context and intensification under way given Rangeview's access to the existing and planned public transit. The proposed development will provide for new residential and commercial uses on the Site.

5 QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects ("OAA"), the Ontario Professional Planner's Institute ("OPPI"), the Canadian Association of Heritage Professionals ("CAHP") and the Royal Architectural Institute of Canada ("RAIC").

Personnel involved in the production of this report are listed as follows:

Andrew Pruss is a Principal with ERA. He is a member of the Royal Architectural Institute of Canada and have over 30 years of experience in the field of architecture, specializing in heritage architecture for the last 20 years. He has previously been qualified by the Ontario Land Tribunal ("OLT"), the Conservation Review Board (now continued as the OLT), and the Toronto Local Appeal Body in the field of heritage planning and architecture.

Dan Eylon is a Senior Associate and Planner with ERA Architects. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design. Dan is a professional member of CAHP.

Corals Zheng is a Planner with ERA. She holds a Master's of Environmental Studies in Planning from York University and she completed her Bachelor of Arts (Hons.) in Political Science and English Literature from the University of Toronto. She is a candidate member of the OPPI.

6 REFERENCES

- City of Mississauga. Mapping tool. <https://www.mississauga.ca/our-organization/data-and-maps/mississauga-maps/>
- City of Mississauga. Heritage Register. <https://www.mississauga.ca/services-and-programs/building-and-renovating/heritage-properties/>
- City of Mississauga. Official Plan. 2023. <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>
- Google Maps. 2021. <https://www.google.co.in/maps>
- Mississauga Public Library. Historic Images Gallery. <https://www.mississauga.ca/apps/mediagallery/#/agency/Library>

7 APPENDICES

Appendix A: Excerpt from the Rangeview Development Master Plan, dated June 2023

RANGEVIEW ESTATES

Rangeview Development Master Plan

Ownership Map



Legend Rangeview Estates Precinct Area (Gross Area = ~25.67 ha) X Non-Participating Landowners --- Existing Parcel Lines

Appendix B: Lakefront Promenade Park Listing Statement

Lakefront Promenade Park

8.0 Lakefront Promenade Park

Lakefront Promenade Park is listed (as Lakefront Promenade) on the 2005 Cultural Landscape Inventory. It is a sprawling park built on landfill in the Lakeview area of Mississauga. Besides being home to greenspace and recreational activities, the park is home to the Port Credit Yacht Club, the Lakefront Promenade Marina, and the Mississauga Sailing Club. It is located at 800 Lakefront Promenade.

Lakefront Promenade Park was identified in the City of Mississauga's 2005 Cultural Landscape Inventory for its landscape environment, historical associations, built environment, outstanding features or interest and landmark value (The Landplan Collaborative Ltd. et al. 2005). The site description for the Lakefront Promenade Park Cultural Landscape in the 2005 Cultural Landscape Inventory indicates that its development was one of the more successful of the Lake Ontario shoreline projects of the 1960s to 1980s. The park was designed by Hough Stansbury Woodland Associates of Toronto.



Figure 8-1: Location of Lakefront Promenade Park study area (Base Map: ©OpenStreetMap and contributors, Creative Commons-Share Alike License (CC-BY-SA))

8.1 Historical Summary

In 1973, Town Council first proposed the concept of a park plan for the Lakeview area. It was quickly approved that same year and by 1976, the Credit Valley Conservation Authority was given permission to proceed with a landfill operation that would expand the park into Lake

Lakefront Promenade Park

Ontario. Lakefront Promenade Park was designed over many years by one of Canada's leading landscape architecture firms, Hough Stansbury, and Michalski Ltd. (and later Hough, Stansbury, and Associates Ltd. and then Hough, Stansbury, and Woodland Ltd.). Regardless of its various incarnations, this firm was well known for incorporating scientific and ecological knowledge into creative architectural designs. Among their projects include large-scale open spaces on the waterfront, such as Ontario Place (along with Eberhard Zeidler) in Toronto and East Point Park in Scarborough (Archives of Ontario).

The landscape architecture and design work for Lakefront Promenade Park included plans for the construction and placement of picnic shelters, recreational facilities, retaining walls, pavilions, vegetation, and shoreline protection measures (Hough, Stansbury, and Michalski 1982; Hough, Stansbury and Associates, Ltd. 1984; Hough, Stansbury and Associates, Ltd. 1986; CVCA 1988). In recognition of their work on Lakefront Promenade Park, Hough Stansbury & Michalski (and/or its later incarnations) won a Merit Award from the Canadian Association of Landscape Architects in 1983, an Urban Design Award from the City of Mississauga in 1983 and 1993, and an Excellence in Urban Design Award from the Mississauga Millennium Design Icon in 2000 (Archives of Ontario).

To establish the landforms for Lakefront Promenade Park, landfill was collected from across Mississauga and dumped on the waterfront, creating three peninsulas into Lake Ontario (Hicks 2005). Though infilling activity was completed in 1986 and portions of the park operational in the late 1980s, Lakefront Promenade Park was not officially opened until 1994 (Ferenc 1994). The park is 40 hectares (100 acres) in size. The landfill (lakefill) used to construct most of the park added 60 acres of shoreline parkland to the Mississauga waterfront. The park provides protected beaches, small craft harbours, boat launches and several passive recreation areas for picnicking, sunbathing, and walking. The park also includes the Mississauga Waterfront Trail, Port Credit Yacht Club, Douglas Kennedy Headland, Lakefront Promenade Marina, Cawthra Creek Wetlands, R.K. McMillan Park & Headland, and A.E. Crookes Headland (Hicks 2005). Over time, changes in landscape aesthetics have allowed some of the shoreline areas to be naturalized providing better habitat for shore birds, mammals, and fish (eParks.com 2020).



Lakefront Promenade Park



Figure 8-2: Boat in front of Port Credit Yacht Club, 1992 (City of Mississauga)

Mapping



Figure 8-3: 1922 topographic map, Brampton Sheet (Department of Militia and Defence 1922)

Lakefront Promenade Park

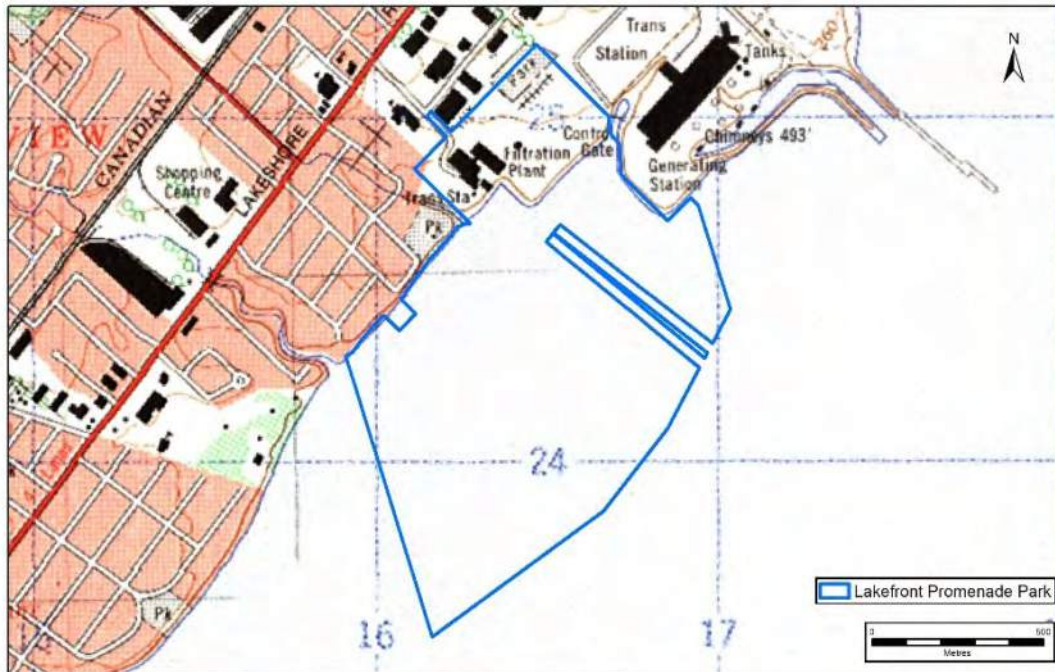


Figure 8-4: 1974 N.T.S. map, Port Credit Sheet (Department of Energy, Mines and Resources 1974b)

Lakefront Promenade Park

8.2 Existing Conditions

Inventory of Existing Resources

Table 8-1: Inventory of existing resources found within and adjacent to Lakefront Promenade Park

Address	Recognition
Lakefront Promenade – scenic view	2005 Cultural Landscape Inventory – cultural feature

Lakefront Promenade Park

Fieldwork Photos



Figure 8-5: View of boats and Lake Ontario from Lakefront Promenade Park (Landplan 2019)



Figure 8-6: View of gardens and boats at Port Credit Yacht Club (Landplan 2019)

Lakefront Promenade Park

8.3 Evaluation

Table 8-2: Summary of cultural heritage value for Lakefront Promenade Park

Criteria	Meets criteria?
Design/Physical Value: is a rare, unique, representative or early example of a landscape	Yes
Design/Physical Value: High degree of design/aesthetic appeal	Yes
Design/Physical Value: High degree of technical/Scientific Interest	Yes
Historical/Associative Value: Direct association with a theme, event, person, etc.	Yes
Historical/Associative Value: Contributes to an understanding of a community/culture	No
Historical/Associative Value: Reflects work or ideas of an architect, artist, builder, etc.	Yes
Contextual Value: Important in defining character of an area	Yes
Contextual Value: Historically, physically, functionally or visually linked to surroundings	Yes
Contextual Value: Landmark	Yes

Table 8-3: Summary of community value for Lakefront Promenade Park

Criteria	Meets criteria?
Community Identity	Yes
Landmark	Yes
Pride and Stewardship	Yes
Commemoration	Yes
Public Space	Yes
Cultural Traditions	No
Quality of Life	Yes
Local History	No
Visual Depiction	Yes
Genius Loci	Yes
Community Image	No
Tourism	Yes
Planning	No



Lakefront Promenade Park

Table 8-4: Summary of historical integrity for Lakefront Promenade Park

Criteria	Meets criteria?
Land Use	Yes
Ownership	Yes
Built Elements	Yes
Vegetation	Yes
Cultural Relationship	Yes
Natural Features	No
Natural Relationships	No
Views	Yes
Ruins	N/A
Designed landscapes that have restoration potential:	No

8.4 Statement of Significance

Cultural Heritage Value

Lakefront Promenade Park has cultural heritage value as a cultural heritage landscape due to its design and physical value, historical and associative value, and its contextual value.

Lakefront Promenade Park has design value as a unique example of a park constructed on fill within Lake Ontario. The area has a high degree of design and aesthetic appeal offering sweeping views of and across Lake Ontario and along the shoreline and incorporates impressive landscaping and naturalized areas. The design for Lakefront Promenade Park was carried out by the firm Hough Stansbury Woodland and is considered a notable project for the firm led by one of Canada's notable landscape architects, Michael Hough. Lakefront Promenade Park has contextual value as it defines the recreational character of the area and provides opportunities for recreation and access to Lake Ontario for the community.

Community Value

Lakefront Promenade Park is valued as a cultural heritage landscape due to its community value. Areas within the park are named for significant people in the history of the City of Mississauga; it is the site of frequent public gatherings, is a popularly attended park, and is promoted as a destination. The area offers recreation to the community which enhances its quality of life. The area also is valued by the community for its protection of wildlife habitat.



Lakefront Promenade Park

Historical Integrity

Lakefront Promenade Park is valued as a cultural heritage landscape due to its historical integrity. Lakefront Promenade Park was purpose-built for recreational uses and as a recently designed and constructed place, the ownership and land uses have been consistent.

Cultural Heritage Attributes

- The three peninsulas created by landfill in Lake Ontario;
- Protected beaches;
- Small craft harbours;
- Boat launches;
- Passive recreation areas for picnicking, sunbathing, and walking;
- Mississauga Waterfront Trail;
- Port Credit Yacht Club;
- Douglas Kennedy Headland;
- Lakefront Promenade Marina;
- Cawthra Creek Wetlands;
- R.K. McMillan Park & Headland;
- A.E. Crookes Headland; and
- Shoreline access to Lake Ontario.

8.5 Boundary

The boundary corresponds to the study area boundary as shown in Figure 8-1.

Appendix C: By-law 170-2012 to designate 1300A Lakeshore Road East



CERTIFIED A TRUE COPY
 DIANA RUSNOV DEPUTY CLERK
 CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA
 BY-LAW NUMBER 0170-2012

A By-law to designate the Long Branch Indoor Rifle Range
 located at 1300A Lakeshore Road East
 as being of cultural heritage value or interest

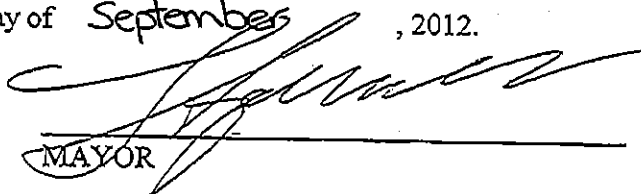
WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, authorizes the Council of a municipality to enact By-laws to designate real property including all the buildings and structures thereon, to be of cultural heritage value or interest;

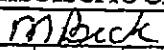
AND WHEREAS Notice of Intention to designate the Long Branch Indoor Rifle Range located at 1300A Lakeshore Road East, in the City of Mississauga, has been duly published and served, and no notice of objection to such designation has been received by the Clerk of The Corporation of the City of Mississauga;


NOW THEREFORE the Council of The Corporation of the City of Mississauga hereby ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Long Branch Indoor Rifle Range located at what is municipally known as 1300A Lakeshore Road East, in the City of Mississauga, and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the property known as the Long Branch Indoor Rifle Range located at 1300A Lakeshore Road East, in the City of Mississauga, under Section 1 of this By-law, are duly set out in Schedule 'B'.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the aforesaid property, and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 1300A Lakeshore Road East as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 12 day of September, 2012.


 MAYOR

APPROVED AS TO FORM City Solicitor MISSISSAUGA	
	
Date	2012 07 04


 CLERK

SCHEDULE 'A' TO BY-LAW 0170-2012

Summary: Part of Lot 6, Concession 3, South of Dundas Street
(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 1, in the vicinity of Lakeshore Road East and Hydro Road)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of part of Lot 6, Concession 3, South of Dundas Street, of the said Township, designated as Part 1, Plan 43R-34702.



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. 0170-2012**DESIGNATION STATEMENT****Long Branch Indoor Rifle Range, 1300A Lakeshore Road East****Description of Property**

The Long Branch Indoor Rifle Range is a single storey rectangular concrete structure situated behind the buildings that front the south side of Lakeshore Road, west of Dixie Road.

Statement of Cultural Heritage Value or Interest

The Long Branch Indoor Rifle Range has cultural heritage value as it has direct associations with World War II, training for World War II, the Long Branch Rifle Ranges, the Department of National Defense and City of Toronto emergency housing. The Indoor Rifle Range yields, or has the potential to yield, information that contributes to an understanding of national defense, particularly World War II militia training.

The Long Branch Indoor Rifle Range has cultural heritage value because it is physically and historically linked to its surroundings. It is physically and historically linked to other remnants of the Long Branch Rifle Ranges, which was strategically located on the lakefront, including baffles and the covered parade square immediately east. It is also physically and historically linked to the remains of the associated World War II munitions factory.

Description of Heritage Attributes

Key attributes that reflect the Long Branch Indoor Rifle Range's value in its association with the Department of National Defence and World War II and its militia training:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to the other local National Defence initiative of the World War II munitions factory facilities, one of which is Designated
- Its concrete material, with flat exterior finish, and thick walls that can withstand indoor firing of firearms
- The fact that it is enclosed, windowless and flat roofed

Key attributes that reflect the Long Branch Indoor Rifle Range's value as being physically and historically linked to its surroundings:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to other remnants of the Rifle Ranges
- Its proximity to the World War II munitions factory grounds

Appendix D: By-law 144-2017 to designate 1300 Lakeshore Road East



ONTARIO HERITAGE TRUST

SEP 20 2017

RECEIVED

(via Registered Mail)
Owner
1300 Lakeshore Road East,
Mississauga, ON

City of Mississauga
Corporate Services Department
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

September 18, 2017

Re: Notice of By-law Enactment designating property at 1300 Lakeshore Road East
North (Ward 1)
Office of the City Clerk File: CS.08.LAK

I am enclosing, for your retention, a copy of By-Law 0144-2017 designating the property located at 1300 Lakeshore Road East (Outdoor Firing Range) as being of cultural heritage value or interest under the *Ontario Heritage Act*.

Sincerely,

Mumtaz Alikhan
Legislative Coordinator
Legislative Services Division, Office of the City Clerk
905-615-3200, ext. 5425
mumtaz.alikhan@mississauga.ca

Encl: Certified By-law 0144-2017

cc (by email): Councillor Jim Tovey, Ward 1
Paul Mitcham, Commissioner of Community Services
Diana Rusnov, Director of Legislative Services and City Clerk
Marcia Taggart, Deputy City Solicitor
Paul Damaso, Director, Culture Division
Mark Warrack, Acting Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator

✓ cc: (by mail) - Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON
M5C 1J3



CERTIFIED A TRUE COPY

[Signature]
Diana Rusnov CITY CLERK
 CITY OF MISSISSAUGA

THE CORPORATION OF THE CITY OF MISSISSAUGA

BY-LAW NUMBER 0144-2017

A By-law to designate the Outdoor Firing Range
 located at 1300 Lakeshore Road East as being of
 cultural heritage value or interest

WHEREAS the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended (the "*Heritage Act*"), authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest;

AND WHEREAS Council for The Corporation of the City of Mississauga approved the designation of the property known as the Outdoor Firing Range located at 1300 Lakeshore Road East in the City of Mississauga (the "Property") as being of cultural heritage value or interest through Resolution 0199-2013;

AND WHEREAS in accordance with the requirements of the *Heritage Act*, a Notice of Intention to designate the Property was duly published and served, and no notice of objection to such designation was received by the Clerk of The Corporation of the City of Mississauga;

NOW THEREFORE the Council of The Corporation of the City of Mississauga ENACTS as follows:

1. That the property, including all the buildings and structures thereon, known as the Outdoor Firing Range located at 1300 Lakeshore Road East in the City of Mississauga and legally described in Schedule 'A' attached hereto, is hereby designated as being of cultural heritage value or interest under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended.
2. That the reasons for designating the Property are duly set out in Schedule 'B' attached hereto.
3. That the City Clerk is hereby authorized to cause a copy of this By-law to be served upon the owner of the Property and upon the Ontario Heritage Trust and to cause notice of this By-law to be published in a newspaper having general circulation in the City of Mississauga.
4. That Schedules 'A' and 'B' form an integral part of this By-law.
5. That the City Solicitor is hereby directed to register a copy of this By-law against the property located at 1300 Lakeshore Road East as described in Schedule 'A' in the proper land registry office.

ENACTED AND PASSED this 13 day of September, 2017.

APPROVED AS TO FORM City Solicitor MISSISSAUGA			
MJT			
Date	31	8	17

[Signature: Bonnie Crombie]

MAYOR

[Signature: Diana Rusnov]

CLERK

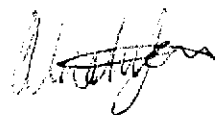
SCHEDULE 'A' TO BY-LAW 0144-2017

Summary: Part of Lot 5, Concession 3, South of Dundas Street

(To be designated under the Ontario Heritage Act)

(Ward 1, City Zone 1, in the vicinity of Lakeshore Road East and Hydro Road)

Legal Description: In the City of Mississauga, Regional Municipality of Peel, (Geographic Township of Toronto, County of Peel), Province of Ontario and being composed of Part of Lot 5, Concession 3, South of Dundas Street, designated as Parts 1 and 2, Plan 43R-37619.



Alnashir Jeraj
Ontario Land Surveyor

SCHEDULE 'B' TO BY-LAW NO. 0144-2017**Description of Property – Outdoor Firing Range, 1300 Lakeshore Road East**

The Outdoor Firing Range consists of sixteen wooden baffles up to six feet high and ten feet wide and one concrete backstop about fifteen feet high and thirty five feet wide with a park trail stretching from the east side of the Small Arms Building on Lakeshore Road East, West of Dixie Road, and down through the Firing Range to the southeast.

Statement of Cultural Heritage Value or Interest

The Outdoor Firing Range has cultural heritage value as it has direct associations with training for the Boer War, WWI and World War II, the Department of National Defence and City of Toronto emergency housing. The Outdoor Firing Range contributes to an understanding of national defence, particularly militia training dating back to 1891.

The Outdoor Firing Range has cultural heritage value because it is physically and historically linked to other remnants of the Long Branch Ranges such as the Indoor Rifle Range, which was strategically located on the lakefront, including administration buildings, a Drill Hall and the covered parade square immediately east. It is also physically and historically linked to the remains of the associated World War II munitions factory.

Description of Heritage Attributes

Key attributes that reflect the Outdoor Firing Range's historical/associative value:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to other local National Defence World War II munitions factory facilities, including the Small Arms Building which is a designated heritage property
- The backstop's concrete material with physical pock-mark evidence of munitions testing and training, with thick walls that can withstand the firing of rifles
- The wooden baffles with their horizontal slats of wood construction with sand, dirt and loose small gravel filling

Key attributes that reflect the Outdoor Firing Range's value as being physically and historically linked to its surroundings:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to the remnants of the Indoor Ranges
- Its proximity to the World War II munitions factory grounds