

August 9th, 2016

To: Mr. Andrew Walker, BES, MCIP, RPP
Planning Associate
Gagnon and Law, Urban Planners Ltd.
21 Queen Street East, Suite 500,
Brampton ON L6W 3P1

And

To: Mr. Latiq Qureshi,
2625 Hammond Road,
Mississauga, ON L5K 1T3

Re: Letter report advising on supplemental information related to the assessment of potential impacts resulting from a proposed four (4) lot plan of subdivision of 2625 Hammond Road, (Part of lot 2, Range 1, South of Dundas Street, Racey Indian Tract, City of Mississauga).

This letter report provides supplemental information respecting potential impacts to the *Ontario Heritage Act* Part IV designated property at 2625 Hammond Road in the City of Mississauga. The report supplements the analysis of impacts to cultural heritage features respecting two (2) initial alternatives that were previously evaluated by ATA Architects Inc. (*2625 Hammond Road, Heritage Impact Study and Urban Design Guidelines*, Undated).

The following report is divided into a number of sections:

1. Background
2. Proposed development
3. General types of potential impacts
4. Specific potential impacts of the proposed development
5. Potential adverse effects to existing driveway
6. Architectural design and appearance of new residential units and
7. Conclusions and recommendations.

A site visit was conducted on July 21st 2016.

1. Background

The subject property has been proposed for subdivision into a number of residential lots. Previous alternatives included an eleven (11) lot proposal and an eight (8) lot proposal and currently a proposal comprising four (4) lots, the subject of this report. Analysis of impacts to cultural heritage features respecting the initial two (2) alternatives were evaluated by ATA Architects Inc. (2625 Hammond Road, *Heritage Impact Study and Urban Design Guidelines*, Undated). In 2015 the City of Mississauga initiated the designation of the entire property under Part IV of the *Ontario Heritage Act* with the intention of identifying a cultural heritage landscape. Following a Conservation Review Board hearing in July 2015 the Board determined that the cultural heritage values of the property were vested solely in the former Hammond Farm House and not in an area to the north of the existing driveway:

[89] In conclusion, on the basis of the evidence before it, the Review Board is not persuaded that Part 3, Plan 43R-3594, or any part of it, can be considered as a representative example of a style or type known as a mid 19th century farmstead, for the purposes of the criterion in section 1.(2)i. The loss of farm related features has been fatal to this interpretation of the property. The Review Board also is not persuaded, in this instance, by the argument that natural features of the watercourse, treed valley lands, elevations, grades, and collection of tree species are heritage attributes that contribute to cultural heritage value or interest. The principal heritage attribute which contributes to the cultural heritage value or interest is the former Hammond dwelling, which is found in the southern portion of the property already protected by heritage designation. (CRB 1407)

The Board also found that

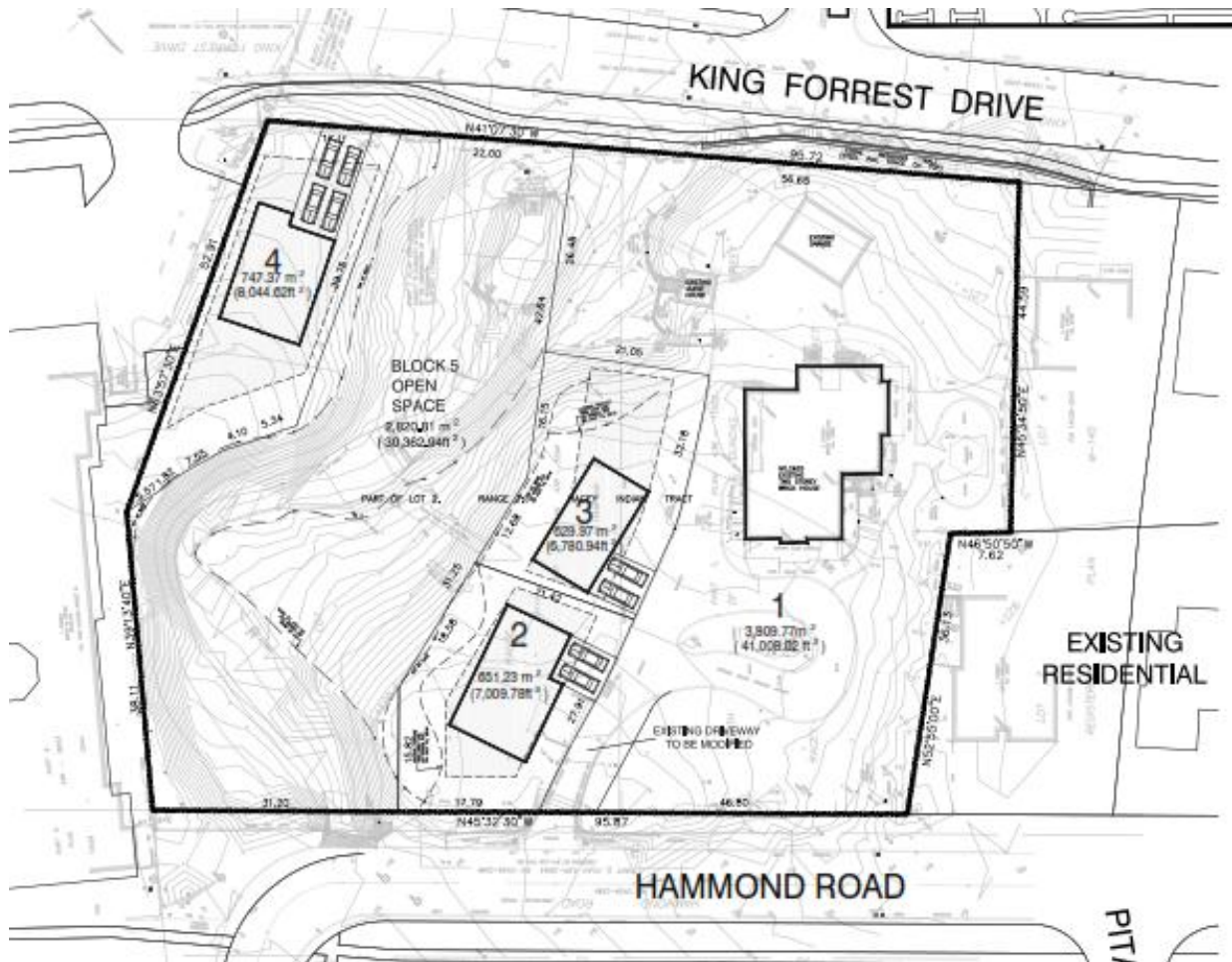
[91] The City considers the geographic boundary of By-law 224-84 to be arbitrary and suggests that a more appropriate boundary would include the full length of the laneway/driveway. A comparison of current conditions at the site with the 1877 depiction of the farmstead suggests that this laneway has already been shortened and the entrance gateway and fencing at Hammond Road has been removed. In the opinion of the Review Board, there is no gain in amending By-law 224-84 solely for the purpose of including the current western terminus of the driveway/laneway. (CRB 1407)

Following these findings of the Board a third alternative lotting configuration was derived that fully recognized the cultural heritage values of the property. The proposed configuration comprises the establishment of three new lots to the north of the driveway with no impinging of cultural heritage values “found in the southern portion of the property already protected by heritage designation”.

It is within this context and findings by the Board that the current lot configuration is evaluated.

2. Proposed development

The proposed four-lot plan of subdivision is illustrated below.



The reconfigured arrangement of lots in this Alternative 3 recognizes the cultural heritage value vested in the former Hammond Farm House which is wholly contained within the confines of proposed Lot 1. Lot 1 also includes the foundations of the former root cellar with a later brick superstructure (Guest house) and the general alignment of the former nineteenth century gravel and grassed laneway now a contemporary asphalted driveway.

The driveway has been substantially modified since the 1990s with a looped turn-around in front of the former farm houses and a parking pad set close to the entranceway from Hammond Road. Other changes include a concrete retaining wall and brick piers at the driveway entrance, a low stone wall and contemporary planting beds.

As part of the current proposal the driveway is to be modified with increased width to accommodate access requirements to Lots 2 and 3. The required driveway width will be taken from the south side and lands forming part of the more recent contemporary landscape established since the 1990s.

Proposed Lots 2 and 3 are located on table lands immediately above the creek valley to the north and which has been established as an area having no cultural heritage value.

Lot 4 is located to the north of the creek valley, fronting on King Forrest Drive, and on lands that also have no cultural heritage value.

Proposed areas of the residential lots and the open space block are as follows:

Lot 1	3,809.77 m ²	(41,008.02 ft ²)
Lot 2	651.23 m ²	(7,009.78 ft ²)
Lot 3	629.97 m ²	(6,780.94 ft ²)
Lot 4	747.37 m ²	(8,044.62 ft ²)
Block 5	2,820.81 m ²	(30,362.94 ft ²)

The proposed lots and block comprise the following areas in descending order of size as follows:

Hammond Farm House (Lot 1)	3,809.77 m ²	(41,008.02 ft ²)
Open space valley lands (Block 5)	2,820.81 m ²	(30,362.94 ft ²)
Residual residential lots (Lots 2, 3 and 4)	2,028.57 m ²	(21,835.34 ft ²)

It is readily apparent that the three residual residential lots (Lots 2, 3 and 4) constitute approximately 23% of the total property area with a substantial area of the original lot, approximately 77%, being devoted to lands containing the former Hammond Farm House and open space contained within the valley corridor.

The former Hammond Farm House (Lot 1) is proposed to remain in its current location surrounded by unencumbered space and landscaped to a contemporary design.

The root cellar foundation and guest house are all proposed to remain in their current state and condition as part of Lot 1. They do not form part of any of the new lots as previously included in Alternatives 1 (11-lot plan of subdivision) and 2 (8-lot plan of subdivision).

The overall design of the proposed residential lot configuration and the retained open space contained in the valley lands inherently mitigate potential adverse effects of development through:

- a. Providing an appropriately sized lot to accommodate the former Hammond Farm House and related structures.
- b. Providing a very limited area of less than 25% of the subject property for prospective new development with an appropriate delineation of new lots and the subsequent placement of new residential structures.

3. General types of potential impacts

In current practice there are considered to be two types of harmful or adverse effects that potentially accrue to cultural heritage features resulting from potential change due to development or site alteration:

Damaging: where there are considered to be direct, permanent and non-reversible physical damage to existing heritage fabric such as demolition or removal.

Disruptive: those effects that do not result in direct physical harm or damage to existing heritage fabric but do result in detrimental changes to the setting or character of a heritage feature.

These potential effects that may accrue to cultural heritage resources (demolition, removal, noise, vibration, odour, dust, litter, visual, and shadowing) may occur at three stages of land use, development or site changes and may last over various periods of time as follows:

Pre-construction: Typically, these effects occur during site alteration, essentially preparing a site for the construction phase, such as clearing land of vegetation and buildings, erection of protective fencing and excavation of structure and foundation footprints. Dust, noise, and litter, may be temporary or short term effects with little lasting impact. Vibration may cause more permanent damage to adjacent building fabric resulting in the development of cracks in foundations or walls. Temporary water collection and ponding in excavated areas can also result in infiltration and seepage into adjoining basement walls and foundations causing damage.

Construction: Effects during the construction phase may involve potential activities related to the erection of buildings and structures and the use of machinery and/or temporary structures. Dust, noise, vibration and visual intrusion due to scaffolding may be short term irritants but are temporary or short term in nature.

Post construction: Typical effects after the construction phase are usually related to the remaining visual or physical impacts of permanent facilities.

Visual impacts may result from three key sources:

- Silhouetting, where large structures are placed behind smaller heritage structures forming a non-compatible or unsympathetic visual backdrop.
- Blockage, where heritage structures are hidden entirely or partially from previously enjoyed views from the public realm.
- Adjacency, where visual imbalance may be caused by the juxtaposition of new, overly large structures in very close proximity to smaller, heritage structures or areas and where visual permeability (i.e., the ability to look between buildings or structures to views beyond) is comprised.

Physical impacts may result (or have resulted) from:

- Vibration impacts from construction or the use of heavy machinery resulting in permanent physical damage.
- Subsidence from change in soil conditions, poor excavation techniques, compromised drainage and water infiltration.
- Micro-climatic changes, including adverse shade effects where sensitive heritage fabric surfaces previously exposed to sunlight, drying winds and air currents are compromised with a disproportionately excessive amount of time spent in shade. Excessive build-up of ice, freeze-thaw cycles, spalling of stone and brick, salt damage, and long periods of moisture retention with associated moss and lichen growth on roofs may all result.

Specific potential impacts of the proposed development upon cultural heritage features are described in the following section. It must be noted that the current owners have undertaken considerable improvements and conservation work over the past two decades to restore and maintain the designated structure. It is a specific objective that any new construction work not harm heritage fabric in any work and not compromise past investments in the property.

4. Specific potential impacts of the proposed development

The definition of development in the Provincial Policy Statement 2014 and the City of Mississauga's Official Plan includes the creation of a new lot. The creation and configuration of a two-dimensional lot in and of itself has no adverse effects on three-dimensional built forms of any kind. There are neither damaging nor disruptive adverse impacts.

The subsequent identification of new lots in physical space through the use of fence lines, walls, tree-lines, planting beds or any other tangible delineators of property ownership clearly does have potential effects. This potential also applies to the subsequent creation of residential units to be located within the lots.

It is these latter physical components and their susceptibility to potential adverse effects that are considered in this report.

Potential for damaging effects:

There are considered to be no direct, permanent and non-reversible physical damage to existing cultural heritage features including either demolition or removal. As noted earlier the former Hammond Farm House is contained within the largest lot in the proposed plan of subdivision. This provides for the maintenance of the house and related accessory structures. The existing designation by-law provides for the heritage structure's continuing protection, conservation and management. The proposed lotting configuration respects the cultural heritage sensitivities of the southern portion of the subject property. This is in keeping with the Conservation Review Board's findings as to the geographical and physical extent of the cultural heritage character of the entire property.

Potential for disruptive effects:

There are no effects that are considered to be of a magnitude that result in detrimental changes to the setting or character of the identified cultural heritage feature.

Temporary adverse effects related to site alteration and construction activity are anticipated to occur on Lots 2, 3 and 4 and include activities such as clearing land of vegetation, erection of temporary protective fencing and excavation of structure and foundation footprints. Dust, noise, and litter, may be temporary or short term effects with little lasting impact to the former Hammond House. There is no evidence that surrounding construction in the past has encountered difficult or catastrophic soil and building conditions. In other words past construction in the area has been uneventful.

The proposed location of the residential envelopes on Lots 2 and 3 are considered to be at a sufficient distance to avoid vibration impacts to the former Hammond Farm House. In order to provide some safeguard and separation the following is recommended:

1. It is recommended that appropriate temporary fencing be erected to protect the former Hammond Farm House and to ensure construction machinery is appropriately confined to the proposed Lots 2, 3 and 4 and portions of the existing driveway.

Temporary water collection and ponding in excavated areas can potentially result in infiltration and seepage into nearby basement walls and foundations causing damage and the following is recommended:

2. It is recommended that appropriate provisions be made to pump out or otherwise dispose of excess accumulation of water from excavated areas in proposed lots 2 and 3 during site alteration.

With respect to remaining potential visual or physical impacts to the former Hammond Farm House after construction there are no silhouetting, blockage or adjacency issues that are relevant to the consideration of these types of adverse impacts. The proposed building height of new construction on lots 2, 3 and 4 is regulated by the City's zoning by-law and is limited to two (2) storeys (Gagnon & Law, personal communication. July 28th, 2016). It must be noted that the Conservation Review Board (Paragraph 74, CRB 1407) clearly stated that views from a public road-right-of-way cannot be considered as a heritage attribute and that there is no implied right of visual access.

Nevertheless I have evaluated the proposed lotting configuration and the anticipated placement of residential structures and I am of the opinion that the lots and residences do not result in:

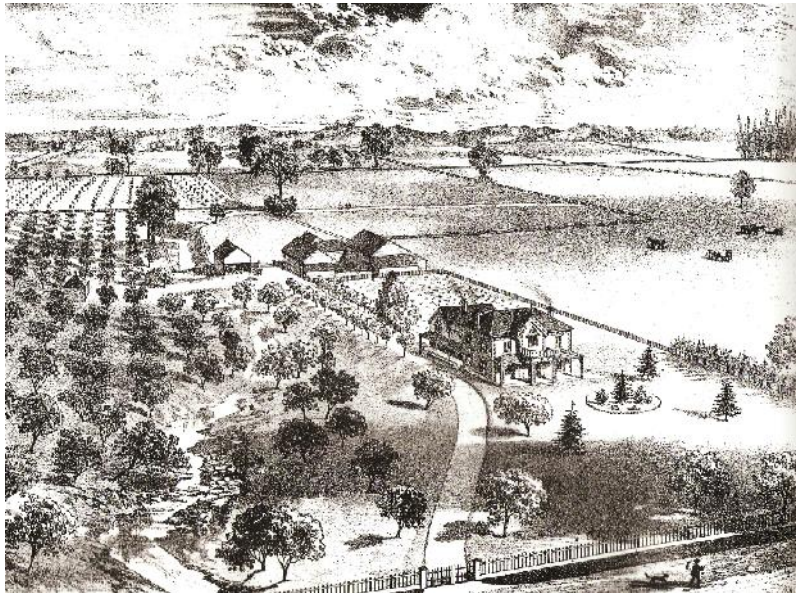
- Silhouetting, where large structures are placed behind the former Hammond Farm House forming a non-compatible or unsympathetic visual backdrop.
- Blockage, where the former Hammond Farm House is hidden entirely or partially from previously enjoyed views from the public realm by new construction.
- Visual imbalance caused by the position of new, residential structures in very close proximity to the former Hammond Farm House.

Given the considerable distance of proposed new built forms there are no anticipated micro-climatic changes, including adverse shade effects where sensitive heritage fabric surfaces

previously exposed to sunlight, drying winds and air currents are compromised with a disproportionately and excessive amount of time spent in shade.

5. Potential adverse effects to existing driveway

It has been generally accepted that the current driveway that serves the current residential lot partially follows an alignment from Hammond Road to the current house since at least the 1870s.



Illustrated Historical Atlas of the County of Peel, Ont, Walker & Miles, Toronto, 1877



Hammond Farmhouse c. 1870 Reversed image, Heritage Mississauga

A historical photograph shows the driveway as a grassed and rutted track (*Hammond Farmhouse c. 1870 Reversed image, Heritage Mississauga*). The current driveway is much altered and comprises an asphalt surface bearing no physical similarity to either the historical photograph or the depiction in the *Illustrated Historical Atlas of the County of Peel, Ont, Walker & Miles, Toronto, 1877*.

The existing driveway is not a feature or a heritage attribute that forms any part of the designating By-law 224-84 under Part IV of the *Ontario Heritage Act*. Neither is it a feature that was agreed upon or identified by the Conservation Review Board as being worthy of conservation or protection.

The following photographs illustrate the current edge treatment of the north portion of the driveway. Proposed Lots 2 and 3 are to be situated in the area to the north of the driveway. The photographic views are taken from west to east and then east to west.



Looking east from Hammond Road: Brick piers, concrete embankment and asphalt driveway.



Looking east: low stone wall and remnant tree stumps.



Looking east: concrete embankment, asphalt parking pad, asphalt driveway and low stone wall.

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Looking east: remnant tree stumps, asphalt driveway and grassed area.



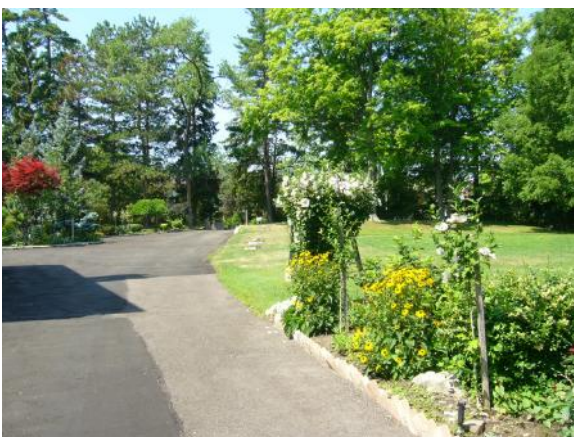
Looking east: asphalt driveway, light pole, remnant and grassed area stumps and grassed area.



Looking east: asphalt driveway and planting bed.



Looking west: asphalt driveway and planting bed.



Looking west: asphalt driveway, planting bed and grassed area.



Looking west: asphalt driveway, light pole, remnant stumps and grassed area.



Looking west: asphalt driveway, remnant stumps and grassed area.



Looking west: asphalt driveway, remnant stumps grassed area and low stone wall.



Looking west: asphalt driveway, parking pad and low stone wall.



Looking west to Hammond Road: concrete embankment wall and asphalt driveway.

Notwithstanding the lack of any formal declaration of cultural heritage value of the former trackway, the driveway alignment is not anticipated to be radically altered (such as being closed off or the entire front yard of Lot 1 being paved over and all landscaping removed). It is generally understood that the driveway alignment (not the much altered surface treatments and appearance) has retained its generally open character since the nineteenth century. There do not appear to have been any extensive fence lines, tree lines or any other recent vertical physical interventions adjacent to the driveway alignment that have created an intrusive border.

It is recognized that in its final form the existing driveway will be re-engineered and widened on the south side. In order to maintain the open character of the driveway and its general alignment to the former Hammond Farm House the following is proposed:

3. It is recommended that appropriate soft planting material including linear planting beds, shrubs, and conifers and limited use of low masonry walls as currently found on the subject property be employed for use in demarcating the north edge of the driveway. No further plantings should be used on the south side of the driveway.

6. Architectural design and appearance of new residential units

It is a convention in heritage conservation practice that contemporary interventions in a cultural heritage environment or feature should be distinguishable from the historical past: “new” should be clearly discernable from “old”. Thus new built additions to a heritage structure should not try to slavishly adhere to the materials and appearance of past building and architectural practices.

In constructing contemporary residential buildings at some distance from a distinctive cultural heritage structure, the general principle of distinguishing old from new still applies. In the Urban Design Guidelines prepared by ATA Architects Inc. (2625 Hammond Road, *Heritage Impact Study and Urban Design Guidelines*, Undated) it was advised that new residences should employ traditional elements of the Georgian Style. There was no clear rationale for employing this approach. Guidance for new dwelling construction, replacement housing and additions is provided by the City of Mississauga and can be found at the following web page:

<http://www.mississauga.ca/portal/residents/guidelinesandstandards>

The guidelines assume a traditional approach of lot creation and traditional placement of a residence fronting a street and the creation of minimal intrusions by driveways and garages into the urban fabric. In regard to the subject property the creation of a small residential enclave on Lots 1, 2 and 3, (less applicable to Lot 4 which is far removed from the Hammond Farm House and fronts independently to King Forrest Drive) the principle of minimal intrusion of large driveway and garages still applies.

Accordingly, the City’s existing guidelines provide a basis for the design of new units to be constructed on the subject property. No specific guidance on architectural design is provided here as there appears to be no required imperative based upon the lack of impacts to the former Hammond Farm House.

7. Conclusions and recommendations

The cultural heritage values of the subject property are vested in the former Hammond Farm House. These values and heritage attributes are protected through the existing designating By-law under Part IV of the *Ontario Heritage Act*.

The proposed development of lands to the north of the former Hammond Farm House is contained in three new lots: Lots, 2, 3 and 4. The latter is proposed to be situated at some distance from the designated structure and fronts on King Forrest Drive.

The overall design of the proposed residential lot configuration and the retained open space contained in the valley lands inherently mitigate potential adverse effects of development through:

- a. Providing an appropriately sized lot to accommodate the former Hammond Farm House and related structures.
- b. Providing a very limited area of less than 25% of the subject property for prospective new development with an appropriate delineation of new lots and the subsequent placement of new residential structures.

As a result there are no permanent residual effects that accrue to the cultural heritage environment or associated features as a result of the proposed plan of subdivision.

It is recognized that construction activity has a limited potential for temporary effects and two recommendations are made:

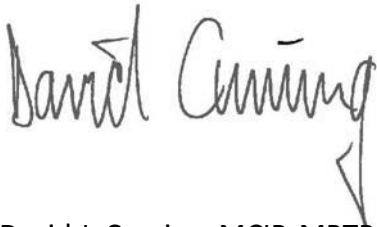
- 1. It is recommended that appropriate temporary fencing be erected to protect the former Hammond Farm House and to ensure construction machinery is appropriately confined to the proposed Lots 2, 3 and 4 and portions of the existing driveway.*
- 2. It is recommended that appropriate provisions be made to pump out or otherwise dispose of excess accumulation of water from excavated areas in proposed lots 2 and 3 during site alteration.*

Although the existing driveway is not formally recognized as a cultural heritage feature as it is much altered from any former appearance its associated general alignment and open character may remain of limited cultural heritage interest. In order to promote the continued open character of the driveway the following may guide appropriate edge treatments of this feature:

3. It is recommended that appropriate soft planting material including linear planting beds, shrubs, and conifers and limited use of low masonry walls as currently found on the subject property be employed for use in demarcating the north edge of the driveway. No further plantings should be used on the south side of the driveway.

All of which is respectfully submitted.

Thank you.

A handwritten signature in black ink that reads "David Cuming". The signature is written in a cursive style with a long vertical line extending downwards from the end of the name.

David J. Cuming, MCIP, MRTPI, RPP, CAHP