

**Fire Station 128
Heritage Impact
Assessment and Feasibility;**

**Lakeview Golf Course
1190 Dixie Rd, Mississauga**

City of Mississauga

**Presented by :
David Ecclestone, OAA, MRAIC, LEED AP, CAHP
Tuesday, October 8, 2024**



AGENDA

INTRO: MFES – Objectives & Future Development

PART 1 : Site History

PART 2 : Existing Conditions

PART 3 : Proposed Development

PART 4 : Preferred Option

PART 5 : Mitigation



INTRODUCTION

MFES OBJECTIVES & FUTURE DEVELOPMENT

Decrease emergency response times by investing in new fire station infrastructure as detailed in the 2024 Future Directions Fire and Emergency Services Plan

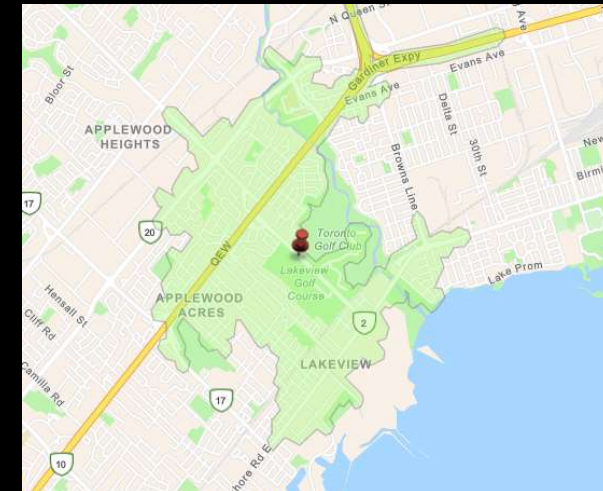
Source suitable land and construct a new fire station (FS 128) to service the densification in Ward 1, and the Lakeview Developments and the Lakeshore Corridor redevelopments.

Improve emergency response times to Lakeview community which currently has a high number of responses that do not meet the 4-minute travel time target, of which many are industrial occupancies with identified high fuel load (2023 Community Risk Assessment)

Travel time will continue to increase as densification continues



Current 4-minute travel time map



4-minute travel time from proposed 1392 Dixie Road site

INTRODUCTION

MFES OBJECTIVES & FUTURE DEVELOPMENT

FS 128:

The proposed development on the site of the Lakeview Golf Course is for a one-storey, two-bay Fire Station that meets the City of Mississauga's Template Design and Standards for New Fire Stations.

Lakeview Development:

Lakeview Master Plan

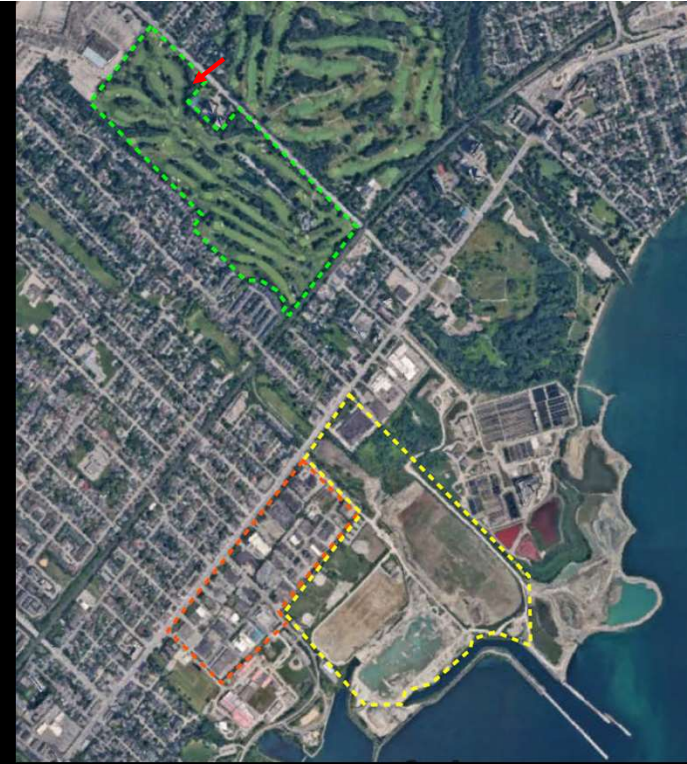
Low-rise, mid-rise and tall buildings

5,300 townhomes & apartment units for 12,000 people

Lakeview Village Development

16,000 Apartment units for approximately 35,000 people

Underserved by Mississauga Fire and Emergency Services



INTRODUCTION

MFES OBJECTIVES & FUTURE DEVELOPMENT

Fire Station Property Search:

2023 property search & due diligence review on 9 potential locations

1. Southwest corner of Dixie and Queensway
2. Southeast corner of Dixie and Queensway
3. Cawthra Road North of Bloor
4. Queensway and Greenhurst Avenue
5. North side of Queensway
6. Dixie north of Queensway
7. Northwest corner of Queensway and Dixie.
8. Dixie north of Queensway
9. Dixie south of QEW.

All locations deemed unavailable or unsuitable
All north of the QEW

1392 Dixie Road (Lakeview):

1. Appropriately sized lot for a fire station
2. Location meets criteria to improve both the emergency response to the existing community and future developments
3. Minimal impact to golf course and surrounding community
4. Access to major roadways including Dixie, QEW, Queensway and Lakeshore

PART 1

BRIEF SITE HISTORY

1896:

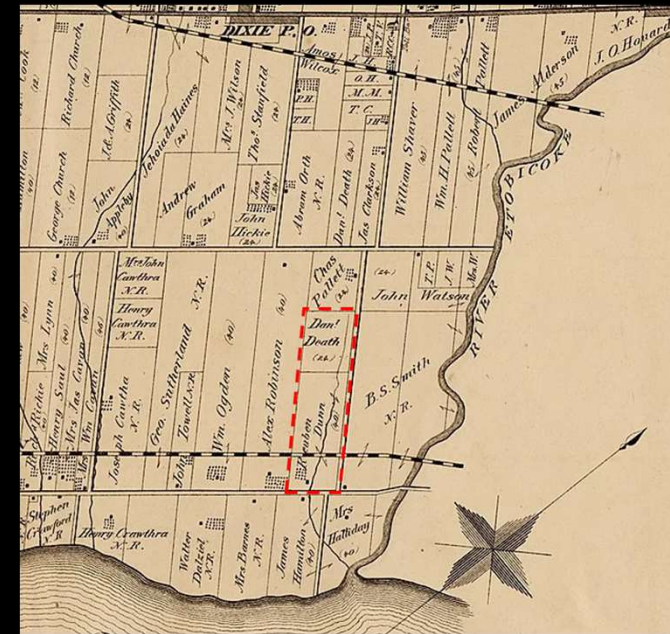
Lakeview Golf and Country Club established, originally known as High Park Golf Club located on 50-acre plot on the west bank of Grenadier Pond.

1907:

Eviction notice, sought another site, present day location for Lakeview Golf Course was selected.

Originally comprised the south half of lot 6 concession 2 south of Dundas Street, Reuben Dunn Farm

Grand Trunk Railway tracks bisected the property



PART 1

BRIEF SITE HISTORY

1907-1908

Establishment of Course

W.J Lock design, ninth hole was 750 yards long. Dunn Farmhouse converted to the first clubhouse.

South Parcel sold & North Purchased

41 acres of the former Fred Death farm purchased north end of the site. Small parcel reserved for Leslie Pallett; property known as McMaster house currently part of the Fairways condo properties.

1911



1911

New Name: Lakeview Golf & Country Club

March 31, 1911, club received a new name and registered on July 20th as the Lakeview Golf and Country Club.



1912 - 1913

Clubhouse & Greenskeepers House

30 room clubhouse built north of the railway tracks. 1913 Greenskeepers house also referred to as Superintendent's house was built on the north end of the course.

1921

New Design

New York golf Architect, Herbert Bertram Strong design, \$35K championship layout

PART 1

BRIEF SITE HISTORY

1921:

New York golf course architect, Herbert Bertram Strong commissioned

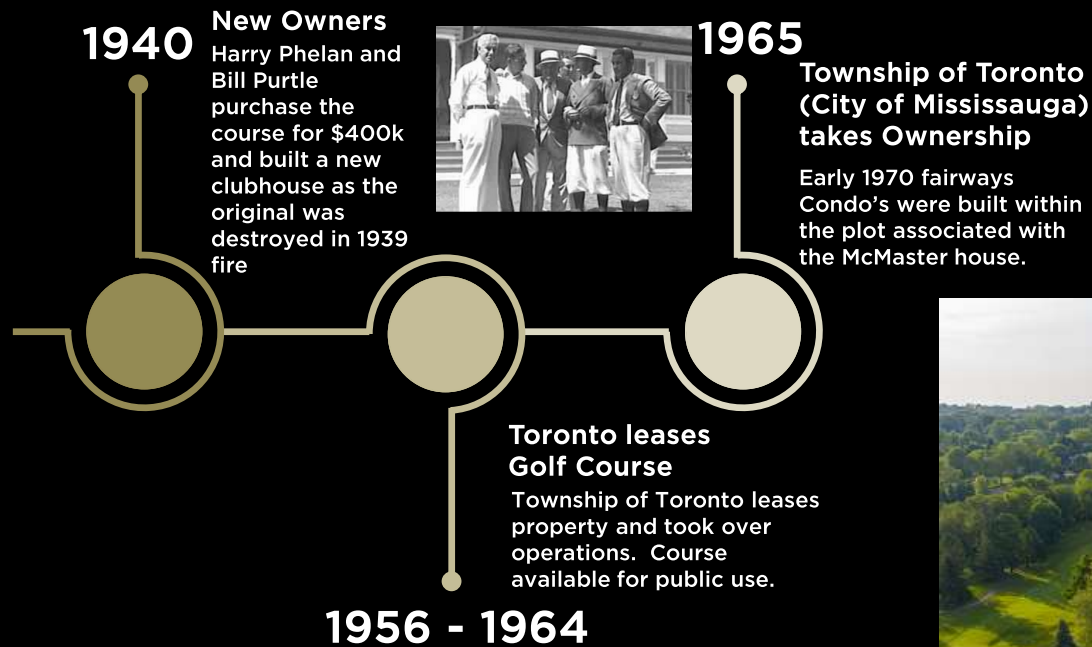
Herbert Strong:

- Applewood creek natural feature – winding obstacle
- Variety and contrast between each hole
- Strategic positioning of fairways in relation to obstacles
 - Treed areas
 - Ridgelines and hills
 - Applewood Creek
 - Sand bunkers
 - Hidden bunkers
 - Blind fairways (topographic changes, dogleg)



PART 1

BRIEF SITE HISTORY



PART 2

EXISTING CONDITIONS

Golf Course:

- Mostly intact design of Herbert Strong
- North-south orientated fairways lined by trees
- Large pond was added later for irrigation purposes
- Existing non-original clubhouse renovated in 1999



PART 2

EXISTING CONDITIONS

Fairways Condominium:

Built early 1970 on plot formerly separately demarcated

Applewood Creek Erosion Control Project:

Naturalization and new bridges

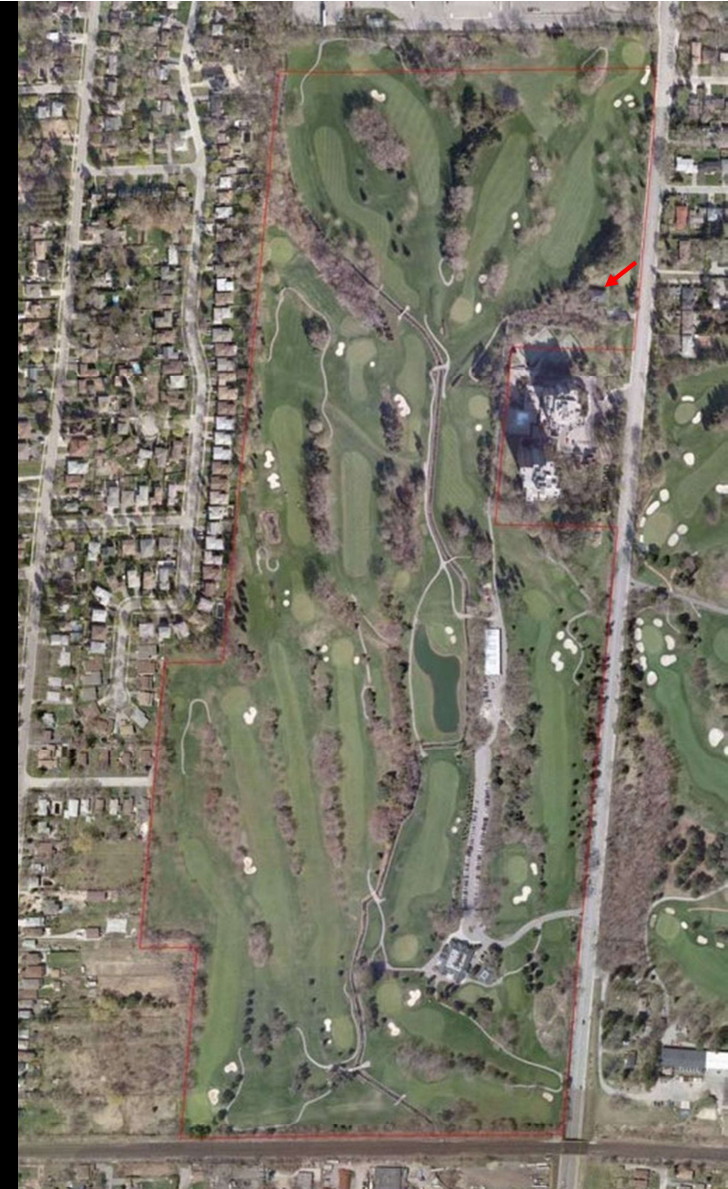
Heritage impact to landscape

Efforts to preserve original layout



PART 2 EXISTING CONDITIONS

Greenskeeper's Residence (c. 1914):
1392 Dixie Road – access from Dixie Road



PART 2

EXISTING CONDITIONS

Greenskeeper's Residence (c. 1914):

- Edwardian style bungalow
- Reconstructed veranda
- Partial basement with crawl space
- Overclad vinyl siding
- Wood frame with uninsulated brick exterior
- Unoccupied since early 2000's except for storage
- Non-original plywood infill and deck
- Considered a heritage attribute of the golf course



PART 2

EXISTING CONDITIONS

Cultural Heritage Resource:

Golf course is designated under Part IV of the Ontario Heritage Act (Bylaw No. 008-2010) for

- Historical value
- Design value
- Contextual value

Heritage Attributes:

- its location, orientation and dimensions
- its mature trees and other vegetation and their/its placement
- the inclusion of 18 holes and their layout
- the placement and orientation of the original tees, fairways, greens, bunkers and other hazards, natural or otherwise, on varying topographical features
- the original 11th and 18th tees - these should not be dug up, nor should any vegetation be planted on them
- the bunker in front of the 9th green - this is integral to the original design
- the shape and form of the greens
- **The staff dwelling at 1392 Dixie Road**

Included on City of Mississauga Cultural Landscape Inventory

PART 3

PROPOSED DEVELOPMENT

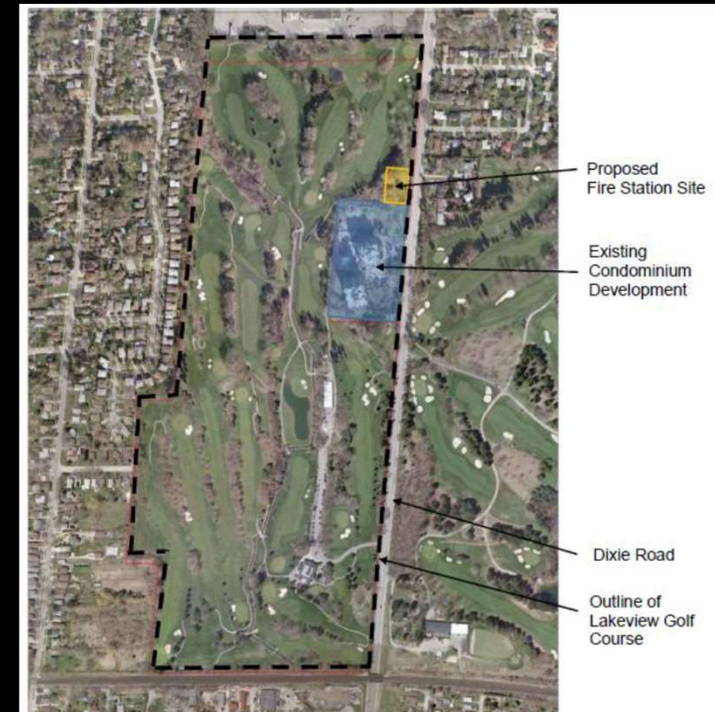
HIA Scope

Determine the impacts to the heritage golf course, as required in the City of Mississauga's Heritage Impact Assessment Terms of Reference.

Natural heritage (designed landscape) is the dominant heritage feature at this site

Feasibility of a single story/2 Bay Fire Station design and site fit analysis, including general massing (preliminary floor plans and elevations) adhering the City of Mississauga Template Design and Standards for New Fire Stations).

Recommendations for heritage impact mitigation measures.



PART 4

PREFERRED DEVELOPMENT

Preferred Option:

Site of the Greenskeepers Residence
Adjacent to fairway of Hole #13

Examined 7 other options:

- Adaptive re-use of the residence
- Other locations on the golf course site considered
- Alternate layouts and configurations on this site



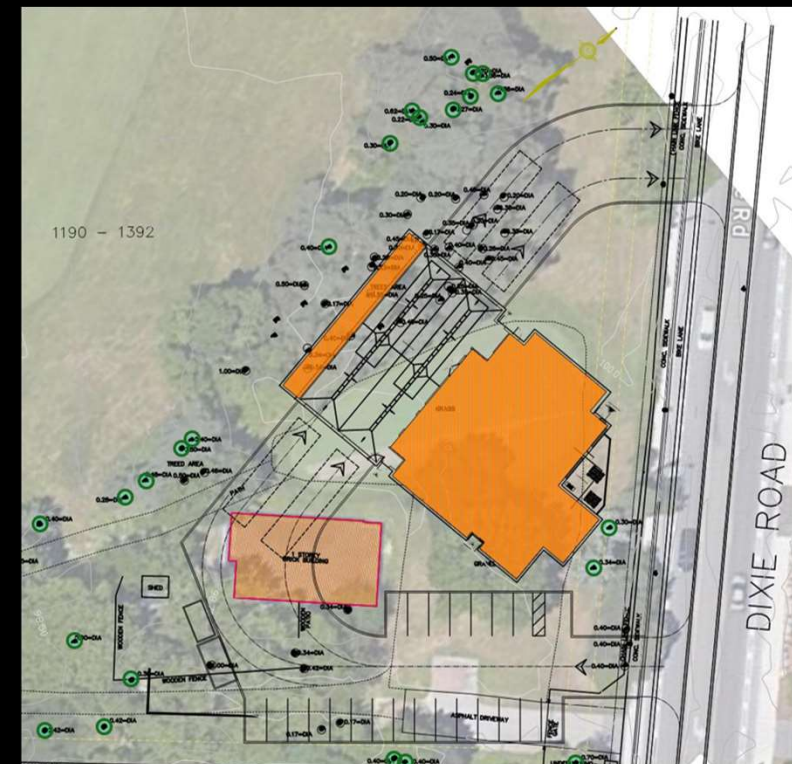
PART 4

PREFERRED DEVELOPMENT

Preferred Option:

Site of the Greenskeepers Residence

- Least impact to the heritage golf course and direction of play
- Protected mature trees – pending final design
- Two trees each with trunk diameters of 1.0 m are protected
- Parking spaces set back 6.0m at Dixie Road
- A 3.0 m landscape buffer
- Compact design - reduced building width using 2-storey apparatus support spaces; creates more space for PV panels on the roof.
- Exit driveway accommodates both trucks abreast
- Generator & waste enclosure on entry side of the traffic flow



PART 4

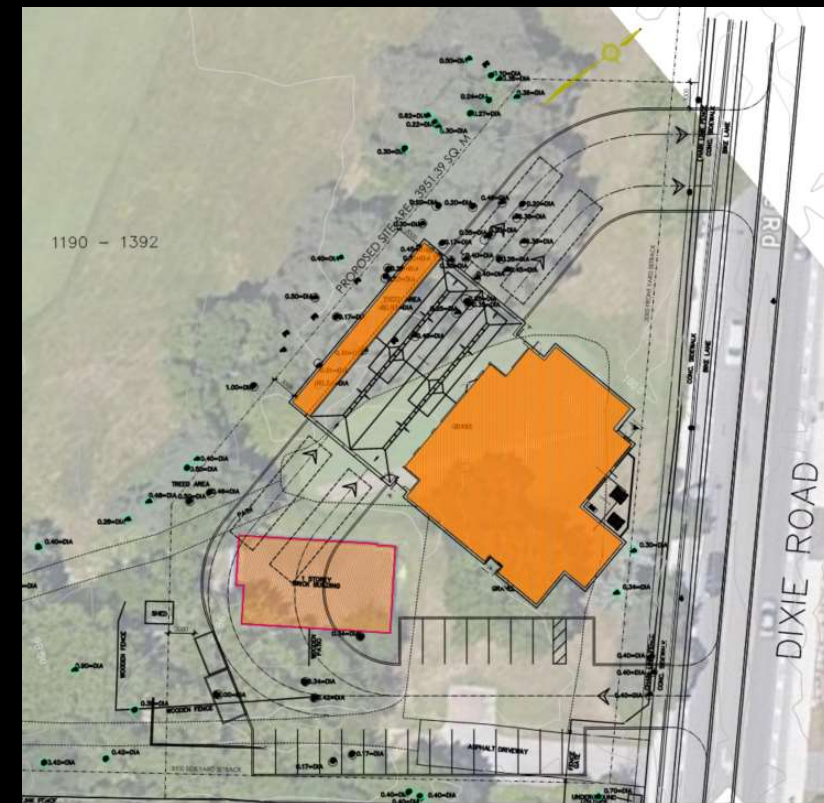
PREFERRED DEVELOPMENT

Preferred Option:

Negative Impact

- Loss of approximately 40 trees with trunk >0.16 m dia.
- Reduction in the physical area of the Lakeview Golf Course property
- Full demolition of the existing greenskeeper's house to allow for construction of the parking lot and the building

Request is to remove the heritage designation on the site area only and not the whole golf course. This is to permit demolition of the Greenskeeper's residence, solely for MFES use of the site



PART 4

PREFERRED DEVELOPMENT

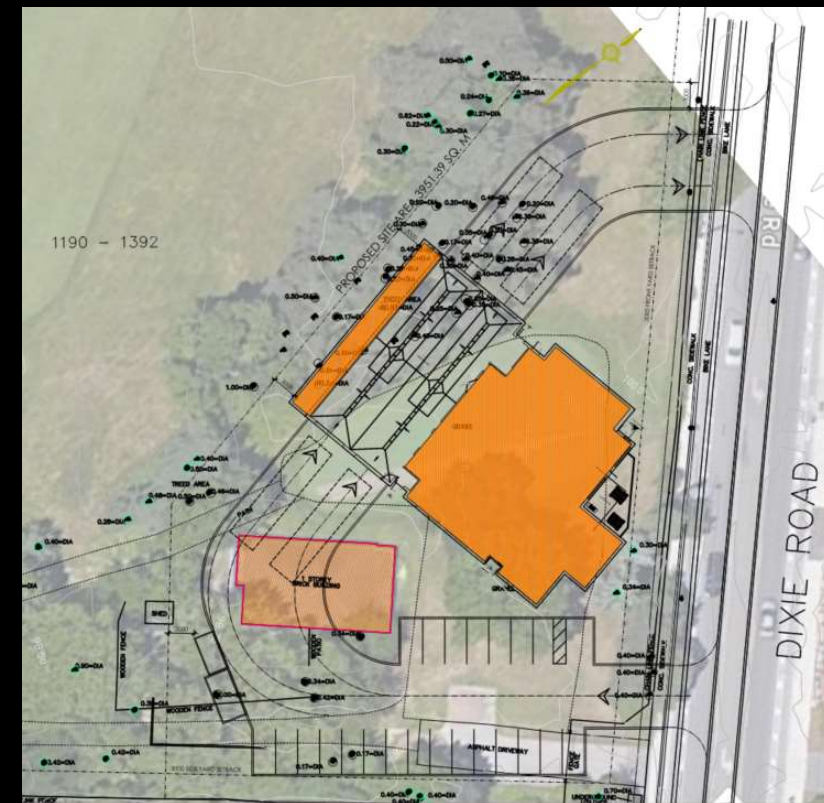
Preferred Option:

Recommend rezoning of the site from OS2-1 to OS2. Further discussion needed with Planning and Development.

Chart compares OS2 zone regulations required under Table 9.2.1 of Mississauga Zoning By-law 0225-2007 with Option 1.

Zone regulations under Table 9.2.1 of Mississauga Zoning By-law 0225-2007	Required for OS2 Open space – City Park	Provided in Preferred Option 1
Minimum setback of a building or structure to a lot line	4.5 m	3.0 m
Minimum setback of a building or structure to a lot line abutting a residential zone	6.0 m	5.9 m to the waste enclosure 23.4 m to the Fire Station
Minimum landscaped buffer abutting all lot lines	4.5 m	3.0 m

Setback and buffer established to minimize impact and preserve golf course land area



PART 5 MITIGATION

Replanting:

- Replace some of the trees lost
- Increased visual screening
- Reduce the width of the rough on the east side of the fairway for hole number 13 without significant effect on the course's play



PART 5

MITIGATION

Final design of the Fire Station to be developed by the design Architect to ensure integration into the surrounding community and to ensure it respects and pays tribute to the historical context of the Lakeview Golf Course

QUESTIONS?