

965 Whittier Crescent

Heritage Impact Assessment

November, 2020



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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 an existing home at 965 Whittier Crescent. An HIA is required as this property is located within the Cultural Landscape, Residential Landscape of Lorne Park Estates. “This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.”¹

This report has been prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken by W.E. Oughtred & Associates on August 31, 2020 to assess and document the property and its relationship to the neighbourhood. It should be noted that the house has been vacant for approximately 8 years and was sold under power of sale. This is to say, that they house was unsafe to enter due to the deterioration of the dwelling. It has been exposed to the elements for years.

¹ City of Mississauga, Cultural Heritage Landscapes

Location & Site Description

Municipal Address: 965 Whittier Crescent

Legal Description: PLAN A23 LOT 5 PT

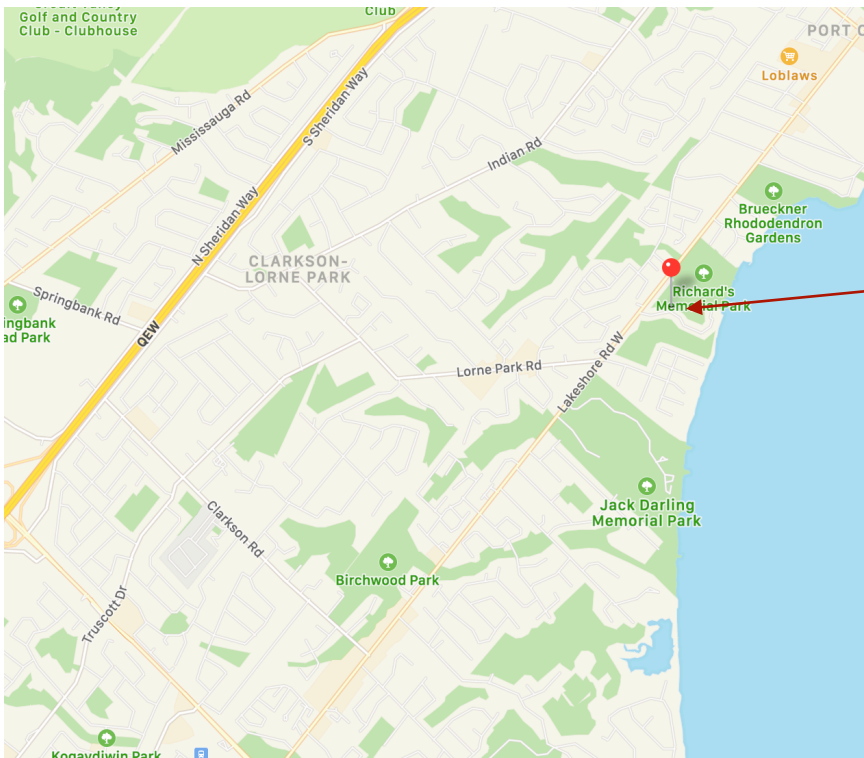
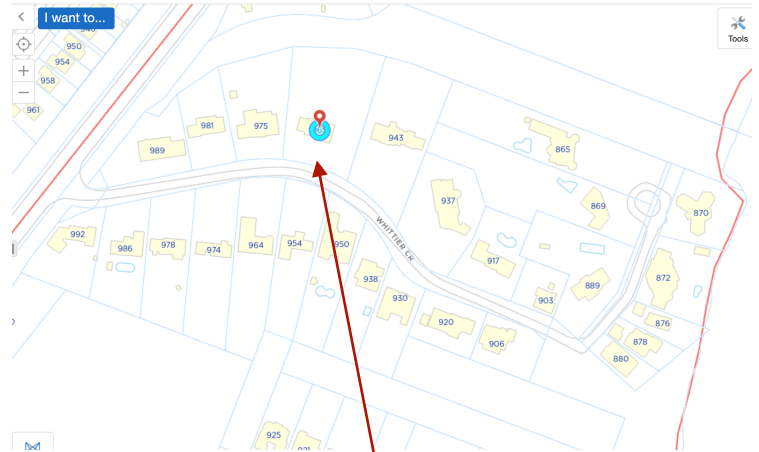
LOT 6

Lot Area: 4,346.13sm

Zoning: R2-5, Greenlands

General Location: South of Lakeshore

Road, West of Lorne Park Road



Subject Property

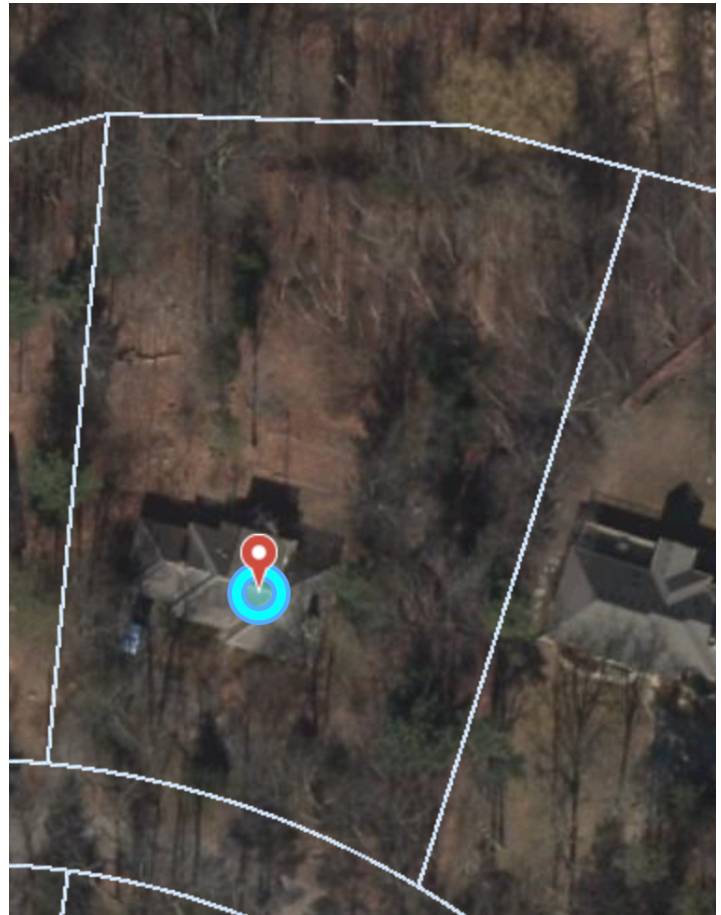
The subject property is located on the east side of Whittier Crescent within Lorne Park Estates, a private community within Mississauga. The rear of the property abuts a greenbelt area known as Orient Creek. The area is defined by large single family homes on generous lots. There are no sidewalks, curbs or street markings. Traffic calming measures have been integrated onto Whittier Crescent by way of speed humps. This is a mature neighbourhood with large trees flanking the street.

The property has a lot frontage of 45.78m and a lot area of 4,346.13 sm. The lot is well treed and contains a 1.5 storey brick home in very poor, inhabitable condition. It is assumed that the house was abandoned in approximately 2007/2008 when both homeowners passed away. The house has been left to deteriorate with the elements over the years. The rear yard has gone wild and overgrown, virtually impossible to access.

The existing dwelling is accessed by a u-shaped driveway.

The image at right is from the City of Mississauga website, aerial image, 2012.

The date of the construction is unknown, however, it is assumed that it was built in the early 1950's. No building permit data was available from the City's website. The exterior of the home is brick and angel stone. The windows look to be original.



It can be assumed that the home was built for or by Thomas B. McMurray, owner of the property from 1949 through to 1965. Thomas B. Owned lot 5 and John T. McMurray owned lot 6. In 1951, John T. Transferred lot 6 to Thomas B. It could not be determined how Thomas and John were related; if they were father and son or brothers. An internet search provided

an obituary for a John Joseph McMurray, attached, below. It is possible that the John J. Referenced below is the same John T. On the title search. It would put his birth at 1927 and age of ownership at 23. The obituary references that he was predeceased by his parents Tom, which would make sense if he is the Thomas B. McMurray.

MCMURRAY, John Joseph - Peacefully at home, surrounded by his loving family on December 27, 2012 in his 85th year. Beloved husband of Margaret for 58 years. Predeceased by his daughter Carol (2009), his parents Tom, Margaret and sister Janet. Retired employee of VIA Rail. Loving father of Catherine and Dennis. Father-in-law of Dan (Kaloutsky). Adoring grandpa of Kaitlyn and Lindsay. John will be sorely missed for his humour by family, especially those in Manitoba to whom he was known as one of the "J's" in "J&J" family farm construction". He will also hold a special place in the hearts of many other family and friends who enjoyed his baking talents. Thanks to Dr. Sharma and Angela at Credit Valley Hospital for their kindness and compassion. Special thanks to staff at CCAC (Ursula, Theresa, Ester, Armila) and VON (Josie, Mark) who helped us keep dad comfortable and at home. In celebration of a life well lived - colorful attire is appreciated at services. Friends may call at Turner & Porter "Neweduk-Erin Mills" Chapel, 1981 Dundas St. W., Mississauga (just east of Erin Mills Pkwy.), on Sunday from 1-4 and 7-9 p.m. Mass of Christian Burial at St. Martin of Tours Church, 1290 MCBride Ave., Mississauga, on Monday, December 31, 2012 at 10:30 a.m. Private interment at Gate of Heaven Cemetery at a later date. In lieu of flowers, donations may be made to Ian Anderson House or Alzheimer Society. ²

The only reference to a Thomas B. McMurray I could find was in an obituary for a Margaret Mary McNay.

² legacy.com

McNAY, Margaret Mary

Peacefully, at the Oakville Trafalgar Memorial Hospital, on Saturday, June 26, 1999. Beloved wife of William G. McNay. Loving sister of Thomas B. and Boots McMurray. A Memorial Service will be held in the Chapel at the First United Church (151 Lakeshore Road West), Mississauga, on Tuesday, June 29th, 1999 at 1 p.m. In lieu of flowers, memorial donations may be made to the charity of your choice. Funeral Arrangements entrusted to Skinner and Middlebrook Ltd. (905) 278-5546.³

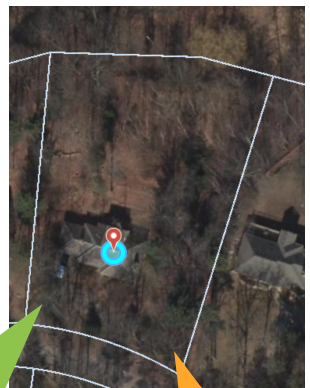
Of note, is that Whittier Crescent is named after the American poet, John Greenleaf Whittier.

³ legacy.com

Exterior Photos



Front elevations.



The arrows correspond to the direction of the photos. Green arrow represents the view from the southwest and the orange arrow, the view from the southeast.



South elevation. (Left)



North elevation. (Right)



Overgrown rear yard (left)

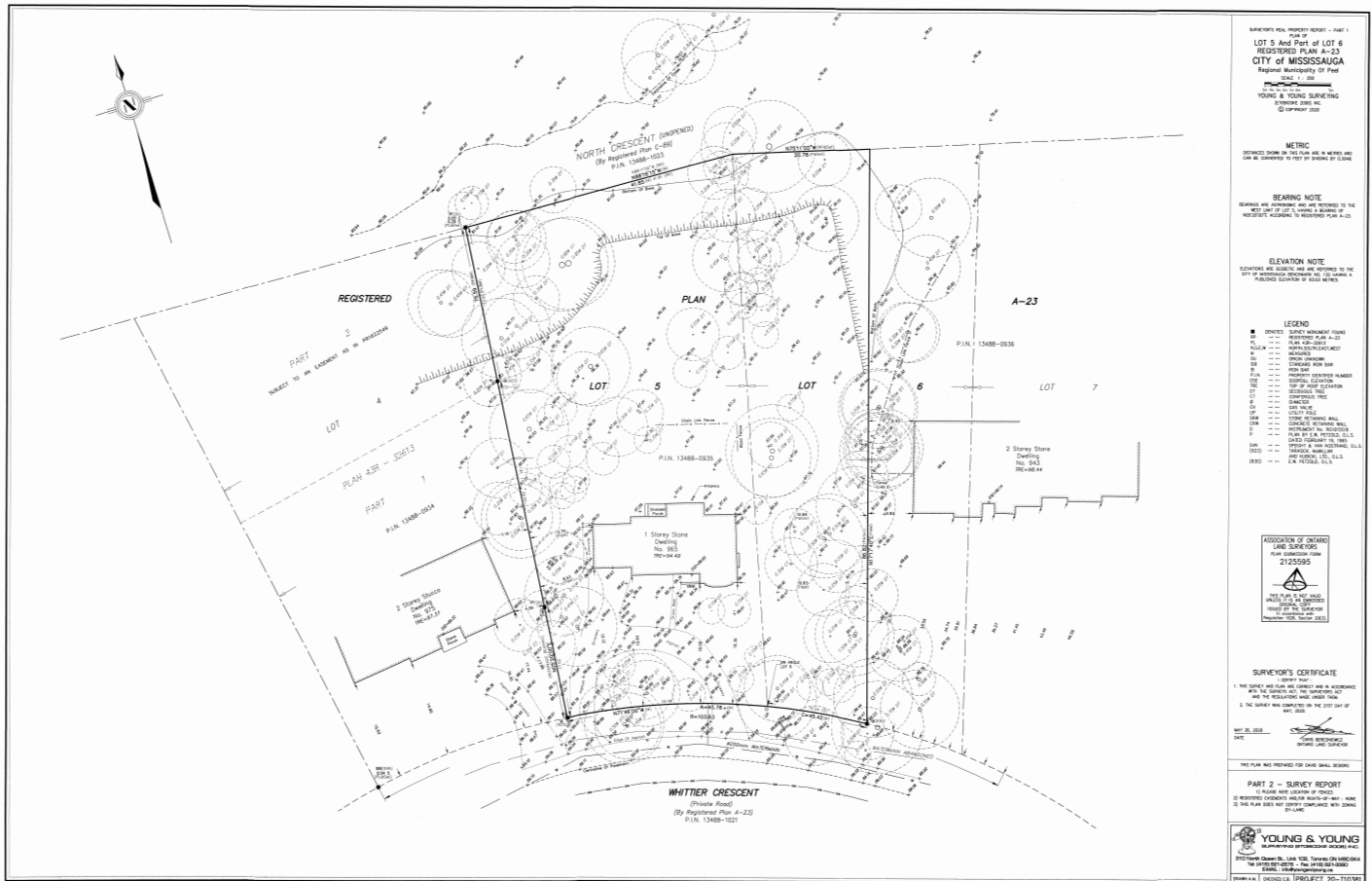
Partial rear elevations of the home. The property is so overgrown with debris and garbage throughout that it was unsafe to view the property.



The eaves and windows at the front demonstrate the neglect. (Below)



Topographic Survey



Property History

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

Date	GRANTOR	GRANTEE
1833	Crown	Arthur Jones
1834	Arthur Jones	Frederick Capreol
1852	K. McKay Sutherland	Alexander H. Grant
1860	Alexander H. Grant	Ross W. Wood
1868	Ross W. Wood	John D. Wood
1874	James Leslie et al	Joseph Orr
1876	Joseph Orr	Ruth Blakely
1877	Ruth Blakely	Mary Henderson
1877	Mary Henderson	North British Co.
1878	North British Co.	Louisa A. Bryce
1883	Louisa A. Bryce	Jane M. Frankish
1883	Jane M. Frankish	Wm. Baillie
1885	Wm. Baillie	Mary S.F. Carswell
1886	Mary S.F. Carswell	Augusta R. H. Bredin
1888	Augusta R. H. Bredin	Edith H. Tout
1889	Edith H. Tout	Toronto & Lorne Park S.R. Co.
1889	PLAN C89	
1891	Toronto & Lorne Park S.R. Co.	Frederick Roper
1891	Frederick Roper	Lorne Park Company Limited
1909	Lorne Park Company Limited	William H. Travers & Frank McPhillips
1909	William H. Travers & Frank McPhillips	The Lakeshore Country Club Limited
1911	John Earle et al	Sydney Small
1919	Sydney Small	Lorne Park Estates

Date	GRANTOR	GRANTEE
1923	PLAN A23 1923 - Lorne Park Estates Limited is established	
1948	Lorne Park Estates	Stanley S. Mills Vincent W. Price Trustees: Mary L. Clarke Est.
1949 Lot 5	Stanley S. Mills Vincent W. Price Trustees: Mary L. Clarke Est.	Thomas B. McMurray
1950 Lot 6	Stanley S. Mills Vincent W. Price Trustees: Mary L. Clarke Est.	John T. McMurray
1951 Lot 6	John T. McMurray	Thomas B. McMurray
1965	John T. McMurray	Thomas B. McMurray
1965	Thomas B. McMurray	Patricia D.C.C. McTavish
1974	Patricia D.C.C. McTavish	Peter & Iwanna Stelmach
1988	Peter & Iwanna Stelmach	Peter & Iwanna Stelmach, Emilia Stelmach
1992	Peter & Iwanna Stelmach, Emilia Stelmach	Peter & Iwanna Stelmach
1996	Peter & Iwanna Stelmach	Emelia Stelmach
2001	Emelia Stelmach	Emelia Stelmach and Oleh Dmytriv
2006	Emelia Stelmach and Oleh Dmytriv	Iwanna Stelmach
2007	Iwanna Stelmach	Emelia Stelmach
2020	Power of Sale	Current owner

The longest owners of the home were the Stelmach Family - from 1965 through to the Power of Sale in 2020.

Not much is known about the Stelmach Family - aside from a few tidbits gleaned from internet searches. The University of Alberta operates the Canadian Institute of Ukrainian studies where it seems they were benefactors. The translation of Mykhailo Hrushevsky's the History of Ukraine-Rus is where their philanthropy seems to have started.

“The preparation of volume one has been funded by a generous donation from Petro and Ivanna Stelmach of Mississauga, Ontario. Former owners of the Sky Light Construction Company, Petro and Ivanna Stelmach have two children, Dr. Bohdan Stelmach of Ottawa

and Ms. Emily Stelmach of Toronto. The Stelmach family are active community members and distinguished supports of Ukrainian scholarship. Established in 1989, the Petro and Ivanna Stelmach Endowment at CIUS supports the work of the Institute for Historical Research at Lviv University.”⁴



Petro and Ivanna Stelmach Endowment Fund: \$100,000

Established by Petro and Ivanna Stelmach (Mississauga) in November 1989 to provide research grants and scholarships in Ukrainian studies. Since 1993, the fund has been used to support the Institute for Historical Research at Lviv University, and in 1995 two annual scholarships for history students at Lviv University were initiated.

Peter and Ivanna Stelmach both passed in 2008.⁵ No obituaries or notices could be found for either. Further, research did not reveal any information on Sky Light Construction.

⁴ Canadian Institute of Ukrainian Studies, Annual Review, 1997

⁵ Canadian Institute of Ukraine Studies, Annual Review, 2008

965 Whittier Crescent is part of the greater area known as Lorne Park Estates. Much has been written on the history of the Lorne Park Estates and can be found in books and websites. The description below is found on the Heritage Mississauga Website.

“Lorne Park originated as a 30-hectare resort area in 1879 based in the Lorne Park Estates area, at the foot of Lorne Park Road and named after the already-named community that had developed along the north side of Lakeshore Road. In 1877, J.W. Orr built a hotel and wharf for steamers, hoping to attract the summer tourists and in became a popular summer vacation spot for people from Toronto and Hamilton, the area being considered “Cottage Country.” The Toronto-Lorne Park Summer Resort Company developed and sold cottage lots in 1886 and developed the famed Hotel Louise. By the 1930’s the resort atmosphere had changed to residential. All of the homes in Lorne Park, except one, are now year-round dwellings. Lorne Park Estates still radiates the charm of narrow, tree-lined lanes and large lots. This unique area remains a private community.”⁶

And this from the insauga.com website.

“The Lorne Park area as we know it today is very different from its rural and agricultural beginnings. The area was one of the numerous hamlets and villages that made up the Township of Toronto, many of which no longer have name recognition today. These areas often started to grow around a tavern, post office, church or place of business. They gradually developed into trade and industrial centres for the surrounding settlers and small communities began to develop. Mill-sites and harbours attracted the greatest concentration of people and most of these larger pioneer communities – Clarkson, Cooksville, Dixie, Erindale, Lakeview, Meadowvale Village, Malton, Port Credit and Streetsville remain integral and recognized parts of our city today. In 1820, a log road was built from the mouth of the Credit River to the Humber River, followed shortly by a bridge that enabled travellers going from York to Hamilton to pass through Clarkson and attracted more settlers. By 1830, logging was a major industry in Lorne Park. Most of the pine wood was exported to England and the United States. In 1879, a 30-hectare resort area was established along the south side of

⁶ Heritage Mississauga, Lorne Park Estates

Lakeshore Road. This seasonal resort area, known today as Lorne Park Estates, and the farming village located on the north side of Lakeshore Road along Lorne Park Road, were both named after the Marquis de Lorne, Governor General of Canada from 1878 to 1883. Albert Shaver opened the Lorne Park Supply Store in 1892 at the corner of Lorne Park Road and Lakeshore Road, across from the Lorne Park Estates gates. It offered groceries, fruits, teas and coffee, dry goods, boots, shoes and rubbers. The village of Lorne Park did not have a school of its own until 1923 so in earlier years children had to walk long distances to get to school. The rise of the industrial age prompted rapid urban growth and a steady economic and population decline in many rural Ontario communities. By 1915 most of the villages, now referred to as the “lost villages” of Mississauga, disappeared and except for a few cemeteries, little is left to record their existence. Lorne Park remained a small burg, until 1968 when it, along with several other villages, was amalgamated to form the town of Mississauga. Six years later, Mississauga was incorporated and now is Canada’s sixth largest city. Even though Lorne Park was absorbed into Mississauga, it remained a distinct neighborhood that retains ties to its pioneer origins.”⁷

The book, *A Village within a City, The story of Lorne Park Estates*, is a veritable treasure trove of information. One of the most overlooked details of the history of Lorne Park Estates is the financial struggles throughout the years to keep the area private and operational.

As a brief history; in 1806, the first official survey of the area was made by Samuel Wilmot and Lots 22 and 23, Concession 3, South of Dundas Street (part of which would subsequently become the lands now known as Lorne Park Estates) were designated on the survey.⁸ As the title search reflects, the first transfer of the land was to Arthur Jones (a British immigrant) who sold the property for fifty pounds to Frederick Capreol (an English immigrant) to K. McKay-Sutherland (heritage unknown). The property transfers hands many times until 1889 when it was integrated into the Toronto & Lorne Park Summer Resort Co. Shares were sold to raise capital in order to survey and subdivide the land. “In the Spring of 1889, the Park was extended by the acquisition of thirteen and a quarter acres purchased for

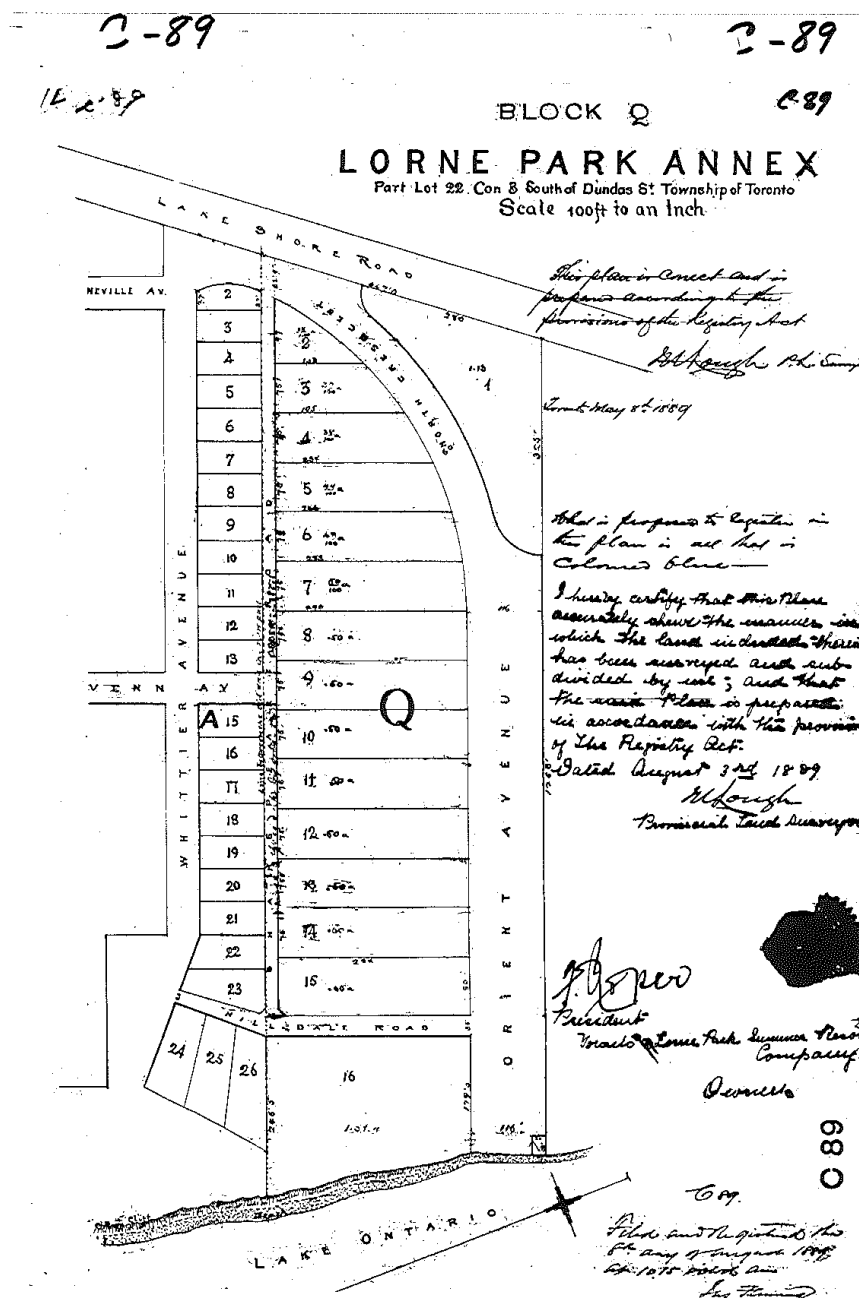
⁷ yoursaga.com/the-history-of-lorne-park

⁸ *A Village within a City*, Lorne Park Estates Historical Committee, 1980, Page 14.

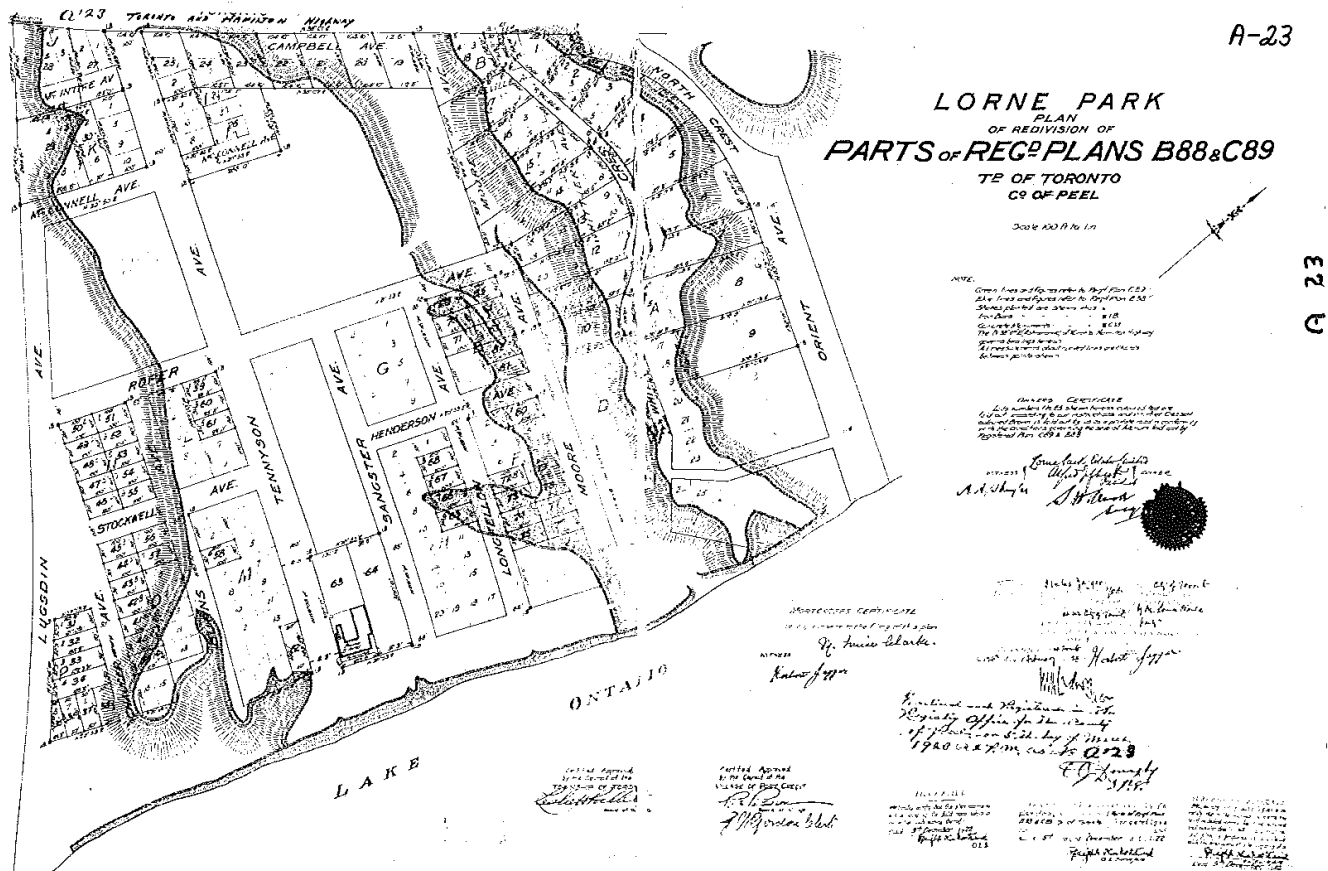
\$2,000. The additional land, dubbed "The Annexe" (sic), extended the east side of Whittier Crescent, the new east boundary road being called Orient Avenue."⁹ Orient Avenue and North Crescent at some point were referred to as the Orient Marsh as they went undeveloped. Lorne Park Estates remains a private community to this day.

Plans of both the Annex and the Survey Map of the Lorne Park Summer Resort are attached.

The plan at right was provided by Stephen Nott Conveyancing and included with the title search documents.



⁹ A Village within A City, Lorne Park Estates Historical Committee, Page 37



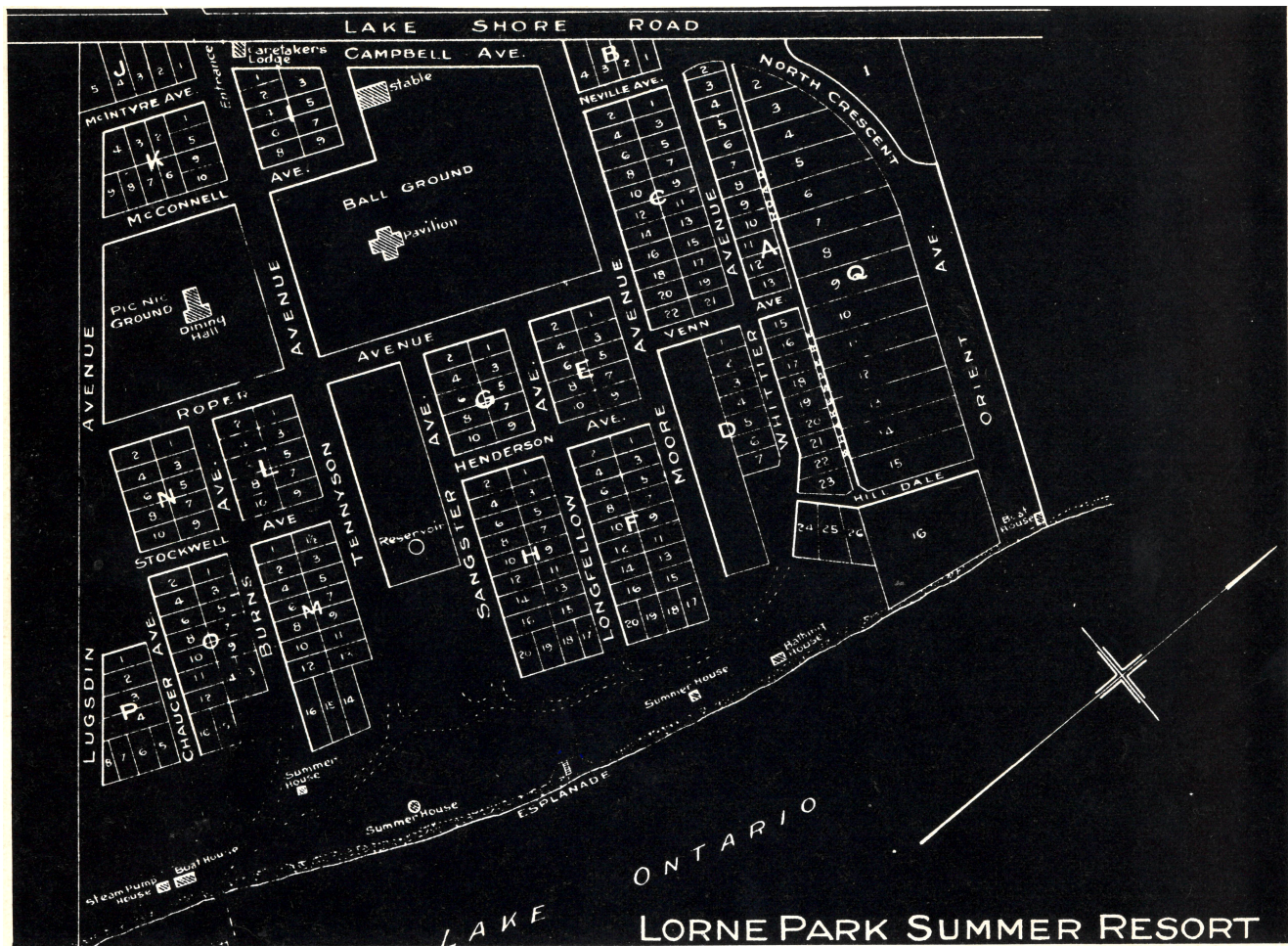
Survey plan above (A Village within a City, Lorne Park Estates).

When the original Association was established, share capital was raised to acquire land, erect a wharf and to keep a restaurant and summer hotel (among other things). "For reasons which remain obscure and which may relate to the shareholders' internal financial arrangements, in June, 1891, The Toronto and Lorne Park Summer Resort Company transferred the property to Frederick Roper, President of the company at that time. In July of the same year, Roper transferred ownership to a new Company, the Lorne Park Company Limited."¹⁰ In 1909 The LPCL had borrowed over \$40,000 to keep the endeavour afloat. However, it failed to save the situation and the land was sold to William R. Travers and Frank McPhillips, who almost immediately transferred ownership to The Lake Shore Country Club Limited.¹¹ In 1909, a cottagers Association was established whereby cottagers paid fees to

¹⁰ A Village within a City, Lorne Park Estates, Historical Committee, Page 37

¹¹ A Village Within A City, Lorne Park Estates Historical Committee, Page 67

the Association for caretakers, road and ground maintenance and the water system. When the LSCC failed as well in 1911, it was sold to Sydney Small for \$46,000. In 1919, a group of six owners, including Mary Louise Clarke, established Lorne Park Estates Limited, purchasing the land back from Sydney Small for \$20,000. Mary Louise Clarke continually infused money into LPEL, even after her death in 1931.



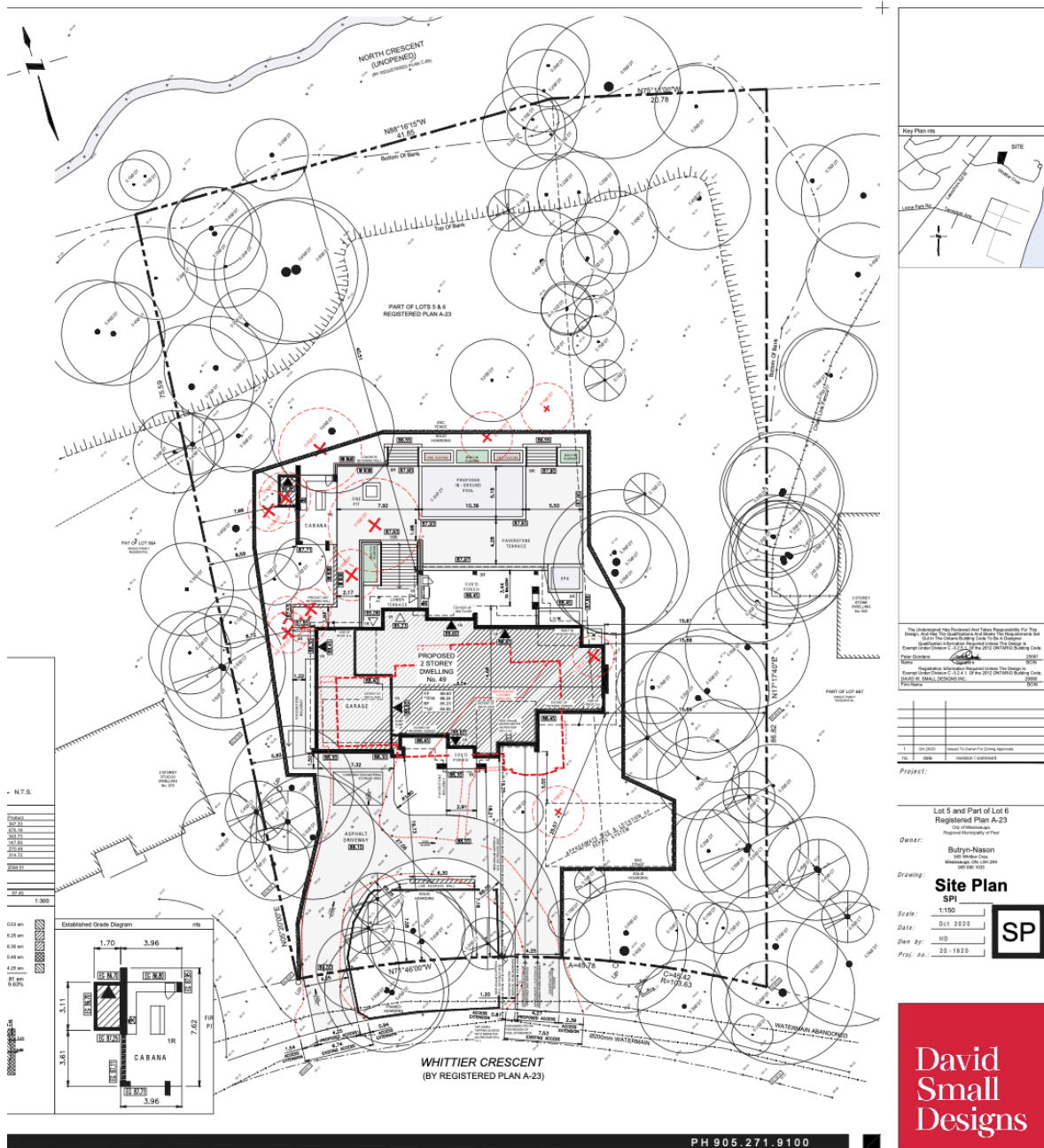
Survey Map 1889

Plan provided by Stephen Nott Conveyancing.

In 1923, Plan A-23 was registered and it incorporated some of the unsold lots in the two earlier plans and Whittier Avenue was realigned. Since then, most properties within the community have changed hands and been redeveloped into more modern homes. Today, remnant homes of the 1960's are demolished to build custom homes.

Proposed Development

The proposed home has been designed in a modern contemporary style accenting the connection between the indoors and outdoors with large windows that allow natural light in. “The evolution of what we’ve deemed Natural Modern architecture is a reflection of their demand for progress, as well as the need for a constant dialogue between buildings and their surroundings.”¹²



¹² David Small Designs

The home has been situated in the general location of the previous home in order to minimize tree removals.

As with the majority of custom homes, the owners have been thoughtful in their desires which David Small Designs has translated into the design of the home.

Homes are no longer defined by X number of bedrooms and bathrooms but rather the use and function of the home. Open plan living has eliminated walls and created shared use spaces. As is the case with the lower level where a bar, games and sitting area co-exist. Room specific uses such as a theatre and fitness rooms provide the owner the ability to enjoy those deemed necessities in the privacy of their own home.

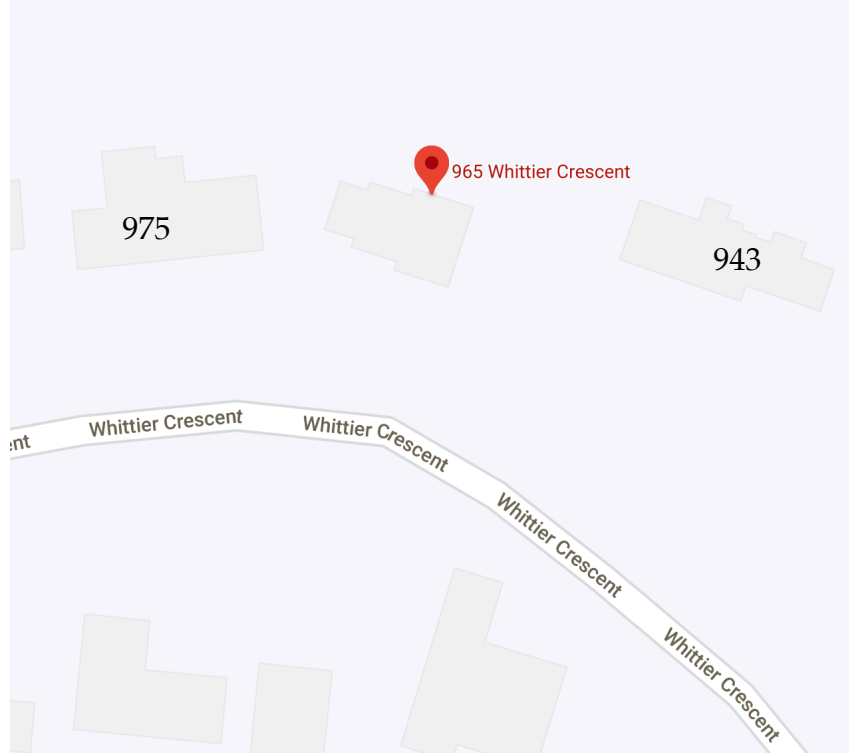


PH: 905.271.9100

Existing Streetscape

According to city records, the adjacent home to the north, 975 Whittier was constructed in 2009. The home to the south, 943 Whittier was extensively remodelled with an addition in 2019.

Demolition of older homes and replacement with custom built homes is common throughout the area. The neighbourhood has successfully transitioned twice; in the 1950's and 60s when bungalows were built replacing original cottages, and again in the late 1990's and continuing today. Bungalows have been replaced or renovated to meet the desires of today's homeowners.



Proposed Streetscape

The proposed home has been designed to respect the existing landscaping and grading of the property.



The Lorne Park Estate property owners have the luxury of custom designed homes on large lots in a unique area. Unique in terms of location and setting. Unique as well in that there is a wide representation of architectural styles within the community, all seamlessly blending based on the maintenance of the cultural landscape and the protection of the mature forest community.



The architectural rendering of the proposed dwelling (above). David Small Designs

Evaluation according to Ontario Regulation 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 1950's.
b) Displays a high degree of craftsmanship or artistic merit	NO	The home has fallen into disrepair since being abandoned in approximately 2008/2009.
c) Demonstrates a high degree of technical or scientific achievement	NO	It is a 1.5 storey 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 falls within Lorne Park Estates. The home itself 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	Both the builder / designer are unknown.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	YES	The property, not the house has contextual value.
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	The property, not the house has contextual value.
c) Is a landmark	NO	This is a typical home of the era in which it was built.

Cultural Landscape Inventory Criteria

Each cultural heritage landscape and/or feature includes a checklist of criteria. Within the overall categories of landscape and feature, there are seven sub-types for landscapes: agricultural, historic settlement, industrial, institutional, natural, parks and other urban landscapes, and residential. Lorne Park Estates falls within the residential landscapes sub-type and is designated as L-RES- 7. Within overall landscape sub-type there are four categories, with sixteen sub-criteria. For the purposes of this report, there are eight sub-criteria identified as pertinent to the conservation of the cultural heritage landscape of Lorne Park Estates.¹³ The proposed development meets these criteria as follows:

Landscape Environment

Scenic and visual quality

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

The proposed redevelopment will maintain a positive aesthetic and visual quality by incorporating the scale of the new structure within the existing landscape features. Mature trees will be maintained at the front of the property.

Natural environment

Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.

¹³City of Mississauga, Community Services, Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions, L-RES-7. Lorne Park Estates, THE LANDPLAN COLLABORATIVE LTD, January 2005, pp, 13-13 & Appendix 1 & 2.

The proposed redevelopment does not appear to substantially alter any existing remnants of the pre-settlement landscape.

Landscape design, type and technological interest

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

The community is what contributes, not the property individually. The redevelopment of the subject property will maintain the comprehensive landscape. The Lorne Park Estates Community as a whole is what is visually significant in terms of Landscape Design. The large lots and high degree of maintenance is valued in this community. The proposed development will maintain the landscape and continue to contribute to the overall visual quality of the community.

Built Environment

Aesthetic/visual quality

This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.

The proposed redevelopment for the property, with the appropriate setback and general massing, and a sympathetic landscaping plan, will maintain an awareness of and respect for the original Lorne Park Estates cultural landscape concept.

Consistent scale of built features

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

The proposed home is comparable in scale to the homes immediately surrounding the property and with the neighbourhood as a whole. See comments above. Additionally, the development plan meets or is below the maximum lot and building requirements for the neighbourhood's zoning designation R2-5.

Other

Significant ecological interest

These criteria establish special significance. Historical or archaeological interest - cultural heritage resources associated with pre-historical and historical events. Outstanding features/interest - a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind. Significant ecological interest - having value for its natural purpose, diversity and educational interest. Landmark value - visually prominent, revered and recognized as a public visual asset and important to the community.

Lorne Park Estates is the ecological asset, and the properties within contribute to the overall asset. A few of the original cottages remain, transformed to year round homes for occupation. Thus, seeing the conversion of the once private summer resort transition to a year round private residential area. Thus, the uniqueness of Lorne Park Estates remains unaltered with the proposed redevelopment of the lot. The proposal includes the retention of the existing driveway access and the retention of the mature trees on the property. Interestingly, *many of the pine and oak trees are more than 200 years old - in effect survivors of the 1812 war,*

*when vast areas of forest along the shores of Lake Ontario were cut to provide lumber for masts and shipbuilding.*¹⁴

Mitigation Measures

The proposal for 965 Whittier Crescent is the demolition of the existing dwelling and the construction of a new home.

The table below identifies potential impacts the proposed new construction poses and includes the mitigation measures to be taken.

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	None	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	Not required
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required
Removal of natural heritage features, including trees	None	Not required
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	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built in the 1960's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed demolition and construction of a new dwelling will have no impact on the cultural

¹⁴ A Village within a City, Lorne Park Estates Historical Committee, 1980, Page 9

heritage resource, that being the Lorne Park Neighbourhood. 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.

- ❖ 1503 Petrie Way
- ❖ 1470 Pinetree Way
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road
- ❖ 2777 Mississauga Road

References

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

<https://www.mississauga.ca/portal/services/property>

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