



SCOPED HERITAGE IMPACT ASSESSMENT

3324 MISSISSAUGA RD., MISSISSAUGA ON

Author: Rick Mateljan Lic Tech OAA CAHP

March 17, 2026

Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

1.0 Introduction

This Heritage Impact Statement deals with an existing building at 3324 Mississauga Rd., Mississauga ON. It is required to support a Demolition Permit application to allow the demolition of the existing building and the clearing of the property. No construction is proposed at this time. The purpose of the demolition is that the building is derelict, unsightly and poses a hazard to members of the public.

The Governing Council of the University of Toronto, acting through the University of Toronto Mississauga (UTM) owns this building and several adjacent buildings. Their desire is to create a land assembly for future development of their campus but the form of that development is not determined at the present time.

The site is located in the Mississauga Road Scenic Route Cultural Landscape recognized and regulated by the City of Mississauga.

The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

“Mississauga Road is one of Mississauga’s oldest north-south transportation corridors and has historically connected some of the City’s oldest communities, including Port Credit, Erindale, and Streetsville. While the roadway extends the entire north-south extent of Mississauga, the Mississauga Road C.H.L. runs from Lakeshore Road West in the south to Britannia Road in the north. In the southern half of the C.H.L., the road follows an Indigenous trail along the top of bank of the Credit River. This C.H.L. is known for its scenic quality with views to the Credit River and associated valley, varied topography and land use, significant residential neighbourhoods, and mature trees and natural vegetation..”

(Conserving Heritage Landscapes – Cultural Heritage Landscape Project – ASI Heritage Consultants)

1.1 Terms of Reference

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following (note items indicated with a ~~strike through~~ are not required in this instance per City of Mississauga Heritage Staff):

1. General requirements:

- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- ~~-a site plan and elevations of the proposed development~~
- ~~-for cultural landscapes or features that transcend a single property, a measured streetscape drawing is required, in additions to photographs of adjacent properties~~
- qualifications of the author completing the report

2. Property information:

- ~~-list of property owners from Land Registry Office~~
- ~~-building construction date, builder, architect/designer, landscape architect and personal histories~~
- current property owner information must be redacted
- research must be sufficient to make recommendation #6
- The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.

3. Arborist Report

- When trees are a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features
- removal of natural features, including trees
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- 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
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- a change in land use where the change in use negates the property's cultural heritage value

-land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

5. Mitigation Measures:

*-alternative development approaches
-isolating development and site alteration from the significant built and natural heritage features and vistas
-design guidelines that harmonize mass, setback, setting and materials
-limiting density and height
-allowing only compatible infill and additions
-reversible alterations
-buffer zones, site plan control, and other planning mechanisms*

6. Recommendation:

*-the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act
-The following questions must be answered in the final recommendation of the report:
-Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?
-If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
-Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement.*

7. Qualifications:

-The qualifications and background of the person completing the HIA will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference list for any literature cited, and a list of people contacted during the study and referenced in the report.

1.2 Addressing the Cultural Landscape or Feature Criteria:

(criteria specific to Mississauga Road Scenic Route Cultural Landscape)

Cultural Heritage Value:

*-Design/Physical Value: Is a rare, unique, representative or early example of a landscape
-Design/Physical Value: Aesthetic/Scenic reasons
-Historical/Associative Value: Direct association with a theme, event, person, etc.
-Historical/Associative Value: Contributes to an understanding of a community/culture
-Contextual Value: Important in defining character of an area
-Contextual Value: Historically, physically, functionally or visually linked to surroundings*

Community Value:

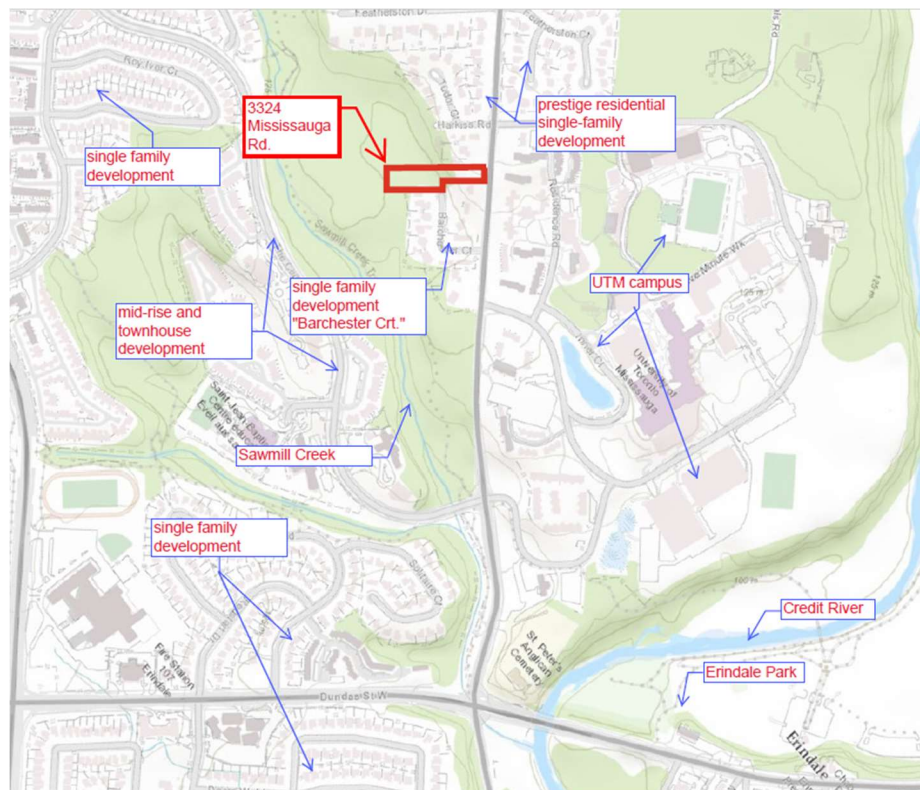
- Pride and Stewardship
- Public Space
- Local History
- Genius Loci
- Tourism
- Planning

Historical Integrity:

- Land Use
- Built Elements
- Vegetation
- Cultural Relationship
- Natural Features
- Natural Relationships
- Views

2.0. General Requirements

Location map:



Site Plan:



SITE PLAN SHOWING DEPTH OF LOT IN RELATION TO ADJACENT PROPERTIES



CLOSE UP OF EAST SIDE OF PROPERTY SHOWING EXISTING HOUSE LOCATION

Property owners:

The Governing Council of the University of Toronto, acting through the University of Toronto Mississauga is the present property owner. Per City of Mississauga staff detail of previous property owners is not required in this scoped report.

Context:

The site is bordered by Mississauga Rd. and the UTM campus to the east, by dense forest and the valley of Sawmill Creek further to the west and by single family development on Mississauga Rd. and Barchester Crt. to the north, south and immediately to the west.

Existing conditions on site:

This is a highly unusual lot approx. 30m wide along the west side of Mississauga Rd., north of Dundas St. W. The site is notable because of its significant depth, its dense vegetation throughout and especially to the west and the slope of the site toward Sawmill Creek to the west. These are picturesque features but also significant limiting factors in any potential development. The site slopes to the west and to the south. The only available topographic map is from the City of Mississauga and is graduated at 5m intervals, so not that accurate, but this reveals that the site drops at least 15m from the high point at the north-east corner of the site to the low point at the south-west corner of the site. 3324 Mississauga Rd. is an extremely deep lot but owing to the slope and the fact that the westerly 2/3 of the lot is under Conservation Authority jurisdiction, only the 1/3rd of the property adjacent to Mississauga Rd would be considered buildable. There is only one structure on the property, a single family home set quite deeply in from Mississauga Rd. and virtually invisible from it.

Existing home:

This is a highly unusual wood clad, 2-storey home built in a cottage or chalet style with extensive use of cantilevers and unusual massing to create a dramatic, highly articulated elevation. The main floor of the home may be an original single storey building that was added to at the top and rear, although this is not clear and not supported by the survey evidence noted below. The foundation is concrete block and it appears that this was purposely crafted in a way to make the blocks part of the architectural design of the home. The use of structural materials in this way was a common technique in 20th century modernist design. It is unclear what the timeline of development might have been, but from visual observation of doors, windows and other details it appears to be later 20th century construction. The present condition of the home is very derelict with broken eaves and rain water leaders, vegetation growing on the roof and evidence of animal intrusion. It was not possible to enter but home but from looking through the windows, and by examination of some photographs provided, it appears that the modernist design themes were carried through to the interior. Interior material selections and details are also very suggestive of later 20th century construction.

The house in its present condition is unable to be occupied and beyond the scope of practical repair. Buildings in this state often attract criminal activity, and in this case it has been broken into at least once as well as suffering general vandalism. Water freely enters via holes in the roof and windows. It appears to be infested by raccoons and other vermin. It is unsightly from the street and presents a safety risk to members of the public, as well as to UTM staff who manage and patrol it. There is no practical reason that it be maintained.



FRONT ELEVATION



REAR ELEVATION



FRONT DOOR DETAIL



ANIMAL INTRUSION



REAR DECK COLLAPSING



WINDOW DETERIORATION



INTERIOR



INTERIOR WINDOW DETERIORATION



GENERAL DETERIORATION, WATER LEAKAGE



LIVING ROOM DEBRIS, VANDALISM

2.1 Site History

Per City of Mississauga staff analysis of site history is not required in this scoped report but we note that City of Mississauga building department records indicate a building permit issued in 1979 and demolition permits issued in 1980 and 1981 for this site. This coincides with the likely construction period discussed above. Note that the survey appended to this report is an older document that does not show the present dwelling on the site but shows other, smaller buildings. Likely this was a house and detached garage that were the subject of the demolition permits noted above.

2.11 Pre-Contact History

Although there is significant First Nations history associated with the Credit River, there is no known history associated with this site. Maps of known Pre-Contact Archaeological Sites, Cultural Affiliations and known Archaic Sites do not show any relationship to this site¹

3.0 The proposal

¹ Dieterman, F. A. (2002). *Mississauga: The First 10,000 Years*

Per City of Mississauga staff analysis of proposed development is not required in this scoped report.

3.1 Cultural Heritage Analysis

The existing house is very unusual and demonstrates creativity and uniqueness that is rarely seen in a sub-urban context. It appears more like a residence that would be expected to be in a forest, lakeside or mountain setting. Clearly someone was attempting to take advantage of the privacy and the drama of the sloping site to create something unique and highly unexpected in this context.

The fact that the house is virtually invisible from Mississauga Rd., and only minimally visible from the neighbouring properties to the north and south, limits any cultural heritage value that it might have.

3.2 Views

Given the dense forest and deep setback from Mississauga road of the existing home, there are no significant views into or out of the property

3.3. Landscape Analysis

There is no designed landscaping. Clearly the intent was to allow the forest to come right up to the building.

3.4 Mitigation Measures

Given that no development is proposed at this time, there are no mitigation measures necessary to consider. The site will be returned to it's natural condition until such time as there is a development proposal.

4.0 Addressing the Mississauga Road Scenic Route Cultural Landscape Feature or Criteria

Cultural Heritage Value or Interest: (Ontario Heritage Act 9/06 criteria)

1. The landscape has design value or physical value because it:

- i. is a rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway)
- ii. displays a high degree of design or aesthetic appeal/scenic quality, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: Some impact. The building to be demolished is highly atypical in a sub-urban environment and displays a higher standard of architectural design and construction execution than the majority of buildings built during the presumed period of construction. It is not,

however, representative of any particular recognized architectural style and certainly not representative of a style important or characteristic of the development of Mississauga. It demonstrates a greater than normal level of craftsmanship in its construction when compared to typical sub-division tract development, but no more so than would be expected of custom home construction which is typical along Mississauga Rd.

The removal of the existing building represents a loss of interesting building fabric on the street but this is mitigated by the fact that it is largely hidden from public view and because of the lack of a cultural relationship between this building and the development of Mississauga, and by its relatively recent presumed construction date.

2. The landscape has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: *Minimal impact. The building to be demolished has no known associations to any person, theme, belief, etc., significant to the community. The architect or builder is not known.*

The building's uniqueness means that it has little associative value. It is in no way indicative of a trend of development. It likely replaced an original home on the site that would have had more associative value than this one.

3. The landscape has contextual value because it:

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Analysis: *Minimal impact. The building to be demolished does not define, maintain or support the character of Mississauga Rd. It is somewhat physically linked to its surroundings by virtue of its location in the heavily treed and sloped site, but this is only apparent from within the site. From the public realm this is not apparent. It is not a landmark.*

Community Value:

Pride and Stewardship: The community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep)

Analysis: *This community does demonstrate a high degree of pride and stewardship in this area but nothing significantly associated with this building. This building is derelict and unfit for occupation.*

Public Space: The area is a site of frequent or longstanding public gatherings or events

Analysis: *Not applicable. There is no history of public use.*

Local History: the place is written about in local histories or spoken about through local stories or lore

Analysis: *The majority of development in this area is mid-20th century. There is no significant written local history or lore.*

Genius Loci: People refer to the area as having a distinctive atmosphere or pervading 'sense of place'

Analysis: *There is a distinctive atmosphere about this place and it is generally regarded as being a premium residential area comprised of wealthy homes on generous lots. The presence of UTM is a significant factor in the distinctiveness of this place. The building proposed to be demolished does not contribute to this and its removal will not affect the sense of place.*

Tourism: The area is promoted as a tourist destination

Analysis: *Not applicable. There is no tourist element here.*

Planning: The area has been identified through another planning process as being unique

Analysis: *This area is identified as unique in the Mississauga Official Plan because of the presence of the UTM campus.*

Historical Integrity:

Land Use: The landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential, or institutional)

Analysis: *There is a continuity of use since the mid-20th century.*

Built Elements: The buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form in relatively sound condition.

Analysis: *There are no built elements on the site with the exception of the building proposed to be demolished.*

Vegetative Elements: plantings (hedgerows, windows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernable.

Analysis: *Not applicable. The original forest remains in this area. There are no intentional or designed plantings.*

Cultural Relationships: The relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact

Analysis: *Not applicable. There are no designed elements in this community that transcend individual lots.*

Natural Features: Prominent natural features (cliff, stream, vegetation, landform, physiography, soils, etc.) remain intact

Analysis: *The prominent features on this site are the original forest and the naturally sloping site. These are not affected by the proposed building demolition.*

Natural Relationships: The historical relationships to prominent natural features still exist both for the site as a whole and within the site

Analysis: *Not applicable. There are no significant historical relationships to the natural features. The proposed building demolition does not change any relationship that might exist.*

Views: the existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos)

Analysis: *Not applicable. There are no extant significant views in this part of the Landscape.*

Conclusion:

The existing building at 3324 Mississauga Rd. is of some minimal associative and contextual value. It is of somewhat more architectural value. None of these individually or collectively rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

The building is derelict and a danger to the public. There is no likelihood that it would ever be repaired to be put back to use as a private residence. It should be demolished.

5.0 Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Under this definition, 3324 Mississauga Rd. does not warrant conservation.

Appendix 1: CV for Rick Mateljan

Appendix 2: Floor Plans (Read Jones Christoffersen Ltd.)

Appendix 3: Property Survey (older, reflects previous development on this property)

Appendix 4: contour lines map

RICK MATELJAN B. A. Lic. Tech. OAA CAHP
 118 – 482 South Service Rd. E., Oakville, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Architects Ltd. (Partner)

- (formerly Strickland Mateljan Design Associates Ltd.(2010-2018), formerly SMDA Design Ltd.(2019-2025)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

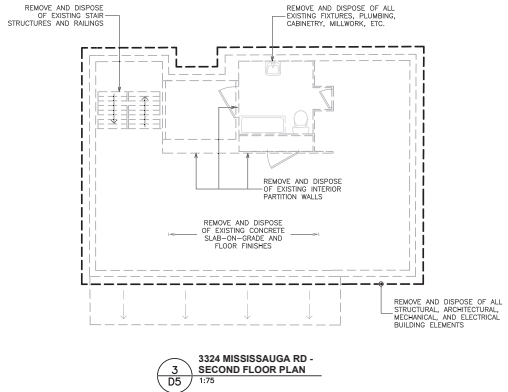
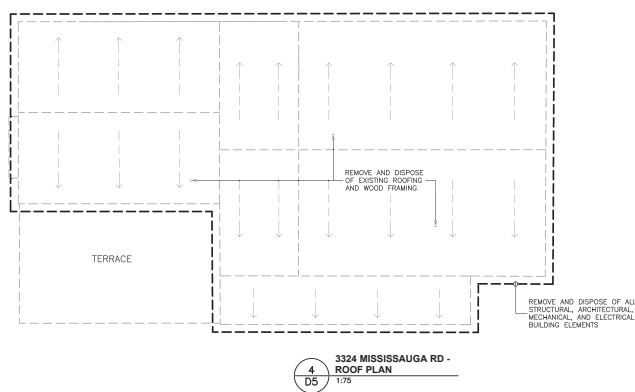
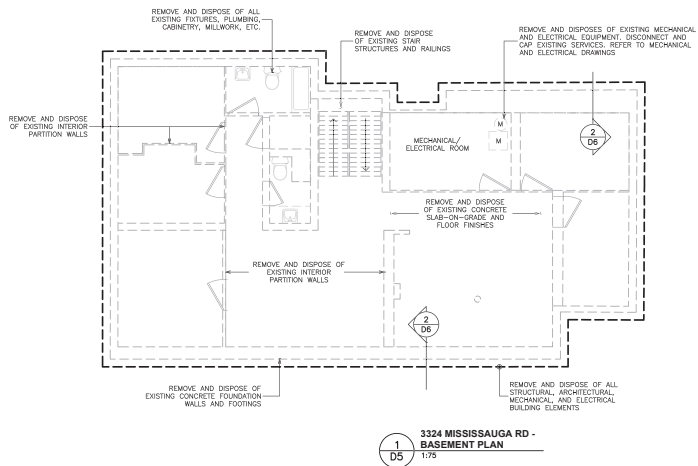
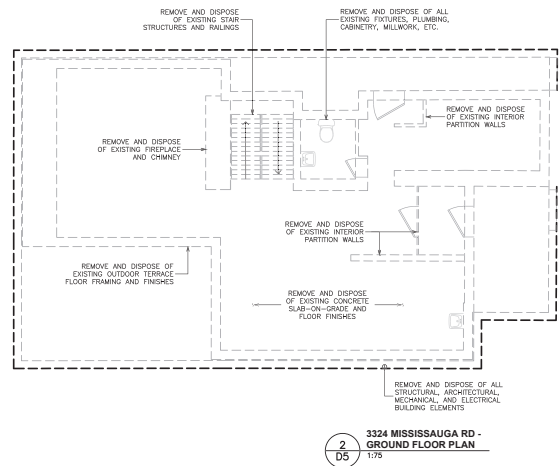
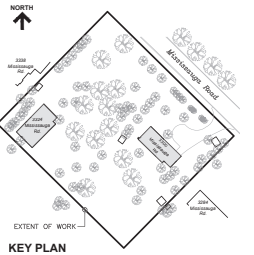
2022	Canadian Association of Heritage Professionals (Building Specialist)
2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

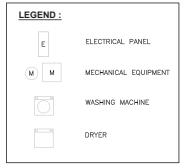
2022-present	Member, OAA Integration Committee
2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-2022	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects (OAA)
 Canadian Association of Heritage Professionals (CAHP)
 (former) Ontario Association of Applied Architectural Sciences (OAAAS)



- DEMOLITION NOTES:**
1. ABATE ALL DESIGNATED SUBSTANCES AS PER PRE-DEMOLITION DSS.
 2. REMOVE AND DISPOSE OF ALL EXISTING DEBRIS AND WASTE PRODUCTS THAT ARE PRESENT IN THE WORK AREA.
 3. REMOVE AND DISPOSE OF ALL EXISTING CABINETS, MILLWORK, APPLIANCES, SINKS, TOILETS, BATH TUBS, ETC.
 4. REMOVE AND DISPOSE OF ALL ARCHITECTURAL FINISHES INCLUDING EXISTING FLOORING, WALL FINISHES, AND FIREPLACES.
 5. REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES INCLUDING LIGHTING, PLUMBING, HVAC, ETC.
 6. REMOVE AND DISPOSE OF ALL EXISTING STRUCTURAL ELEMENTS INCLUDING ROOF, FLOOR, AND WALL FRAMING AND FOUNDATIONS.



No.	Revision	Date	By
2.	ISSUED FOR TENDER	Nov. 21, 25	J.H.
1.	ISSUED FOR CLIENT REVIEW	Oct. 3, 25	J.H.

Drawing Notes

1. All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
2. These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
3. Use of these drawings is limited to that identified in the Resolution column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the party noted. The drawings shall not be used for "tracing", "copying", or "re-drawing" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
**3300 & 3324 Mississauga Rd.
 Mississauga, Ontario**

BUILDING DEMOLITION

Sheet Title

3324 MISSISSAUGA RD. - FLOOR PLANS

Drawn By R.T. Scale 1/75
 Designed By J.H. Date November, 2025

RJC Project Number **TOR.142700.0001**

Sheet Number Revision

D5

