



HERITAGE IMPACT STATEMENT

EFFECT OF DEVELOPMENT AT UTM CAMPUS, 3359 MISSISSAUGA RD.

PROPOSED **NEW UTM STUDENT RESIDENCE**

August 18, 2023 (Rev 2024-02-05)



NOTE REGARDING TERMS OF REFERENCE OF THIS HERITAGE IMPACT STATEMENT: THE CITY OF MISSISSAUGA UNDERTOOK AN UPDATE TO ITS CULTURAL LANDSCAPE INVENTORY BEGINNING ABOUT 2020 WHICH RESULTED IN AN UPDATED INVENTORY LISTING AND UPDATED TERMS OF REFERENCE FOR HERITAGE IMPACT STATEMENTS FOR PROPERTIES IN CULTURAL LANDSCAPES ISSUED FEBRUARY 2, 2022. THE UTM PROPERTY WAS NOT INCLUDED IN THAT UPDATE AND THE PREVIOUS TERMS OF REFERENCE HAVE BEEN USED HERE.

Statement of Land Acknowledgement

The land that the UTM occupies was for thousands of years the traditional land of the Huron-Wendat, the Seneca, and the Mississaugas of the Credit. Today, this meeting place is still the home to many Indigenous people from across Turtle Island.

1. Introduction

This Heritage Impact Statement discusses the new **UTM Student Residence** which is proposed to be constructed at the University of Toronto Mississauga campus at 3359 Mississauga Rd., Mississauga ON. The proposed building will not be directly accessible from Mississauga Rd. but will have vehicular and pedestrian connections via Residence Rd., which is directly connected to the Outer Circle, the main internal circulation route within the campus. Adjacent to the proposed building are seven older existing townhouse style residence buildings (Schreiberwood Residences) (one of which will be demolished by this proposal) and to the south is the newer Oscar Peterson Hall. Deerfield Hall, Maanjiwe Nandamowinan Building, the Erindale Theater and Erindale Hall are all located to the north and east of the proposed building. To the north-east but not within line of sight of the proposed building is the Scheiber-Watkins cottage, a building of some heritage interest presently listed (not designated) under the Ontario Heritage Act. To the north of the proposed building but an even greater distance away and not within line of sight is the Part IV designated building “Lislehurst”, home of the University principal and a building of local significance.

This Heritage Impact Statement was requested by Planning Staff at the City of Mississauga to support an application by the University to allow the proposed development. The entire University of Toronto Mississauga campus is located in the Mississauga Road Scenic Route Cultural Landscape and the University of Toronto at Mississauga (UTM) Cultural Landscape is itself recognized and regulated by the City of Mississauga.

“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.

. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”

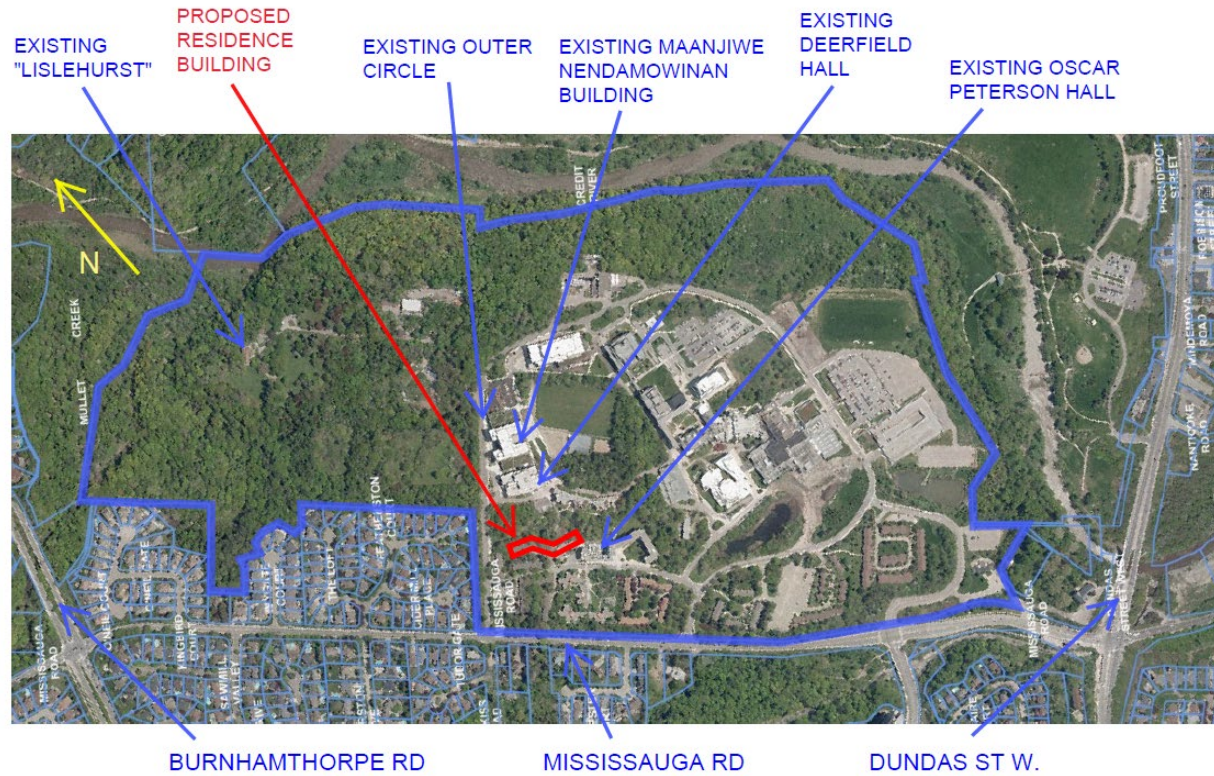
(City of Mississauga website)

The Cultural Landscape Inventory defines and describes the fundamental characteristics of the Mississauga Road Cultural Landscape and University of Toronto (UTM) Cultural landscape as follows:

“Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.”

“Initiated as a satellite suburban campus of the University of Toronto, the University of Toronto at Mississauga (UTM), has and continues to evolve into a mature and well respected centre of learning. Nestled against the west bank of the Credit River, the university takes advantage of its wonderful setting, locating buildings on prominent landform and table lands to take best advantage of views to the river valley with its forested table land and mature treed slopes. The campus grounds have struck a good balance between preserving and enhancing natural areas and developing manicured grounds for campus activities. The campus has an interesting portfolio of buildings ranging from modern to newer international styled structures. As the campus matures, this range of styles will expand and form an impressive collection of architecturally significant buildings. If the campus plan continues to acknowledge an environmentally friendly, sustainable balance between natural and developed landscape areas, the campus will be unique among Ontario universities in terms of its visual quality and character. This site is recognized as a unique cultural landscape within the City of Mississauga and one which is expected to demonstrate leadership balancing development requirements with the protection and enhancement of the natural environment. Lislehurst, the President's residence, is a heritage designated structure for architectural and historical significance.”

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)



KEY PLAN – UTM LANDS OUTLINED IN BLUE

1.1 Terms of Reference

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

- property owner contact information (**Luke Barber**, Executive Director, University of Toronto Mississauga, Facility Management & Planning; **Maria Codispoti**, Manager, Planning & Construction, University of Toronto Mississauga, Facility Management & Planning)
- location map (see above)
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features (included below as part of the proposed plan)
- 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 (plans, elevations and photographs of the residence building proposed to be demolished are appended below)
- a site plan and elevations of the proposed development (included below)
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties (not included, given the character of the campus and the site there is no "streetscape")
- qualifications of the author completing the report (appended)
- three hard copies and a PDF

2. Addressing the Cultural Landscape or Feature Criteria:

(required Y/N by Mississauga Road Scenic Route Cultural Landscape Inventory)(F-TC-4)

(required Y/N by UTM Cultural Landscape Inventory) (L-INS-2)

Landscape Environment:

- scenic and visual quality **Y Y**
- natural environment **N Y**
- horticultural interest **Y Y**
- landscape design, type and technological interest **Y Y**

Built Environment:

- aesthetic and visual quality **N Y**
- consistent with pre WW 2 environs **N N**
- consistent scale of built features **Y Y**
- unique architectural features/buildings **N Y**
- designated structures **N Y**

Historical Associations:

- illustrates a style, trend or pattern **Y Y**
- direct association with important person or event **N N**
- illustrates an important phase of social or physical development **Y Y**
- illustrates the work of an important designer **N N**

Other:

- historical or archaeological interest **Y Y**
- outstanding features/interest **N N**

-significant ecological interest *N Y*

-landmark value *N N*

3. Property information:

-chain of title, date of construction, builder, architect/designer, landscape architect or personal histories

4. Impact of Development or Site Alteration:

*-destruction of any, or part of any, significant heritage attributes or features
-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 properties 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*

6. Qualifications:

-The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

7. 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

1.2 Context

The University of Toronto Mississauga (hereafter “UTM”) campus is a 250 acre site located at the north-east corner of Dundas St. West and Mississauga Rd. The site is bordered to the west by Mississauga Rd.; to the south and east by the Credit River and to the north by single family residential development and parkland associated with the Credit River. The campus comprises 26 major buildings including

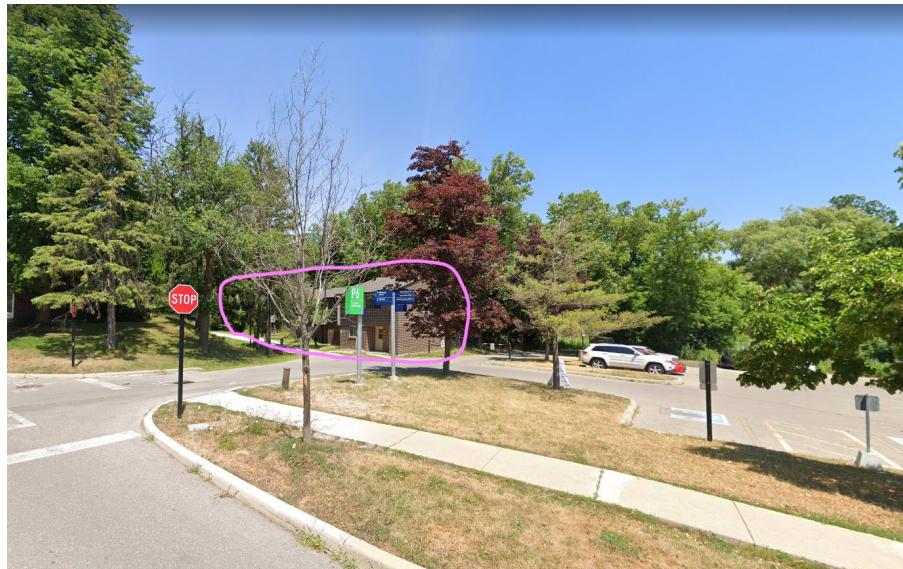
academic, athletic, library and student housing serving 12,000 students in science and liberal arts disciplines. The topography of the site is rolling and the site is partially treed and heavily influenced by its location adjacent to the Credit River.

1.2.1 The Site

For the purposes of this Heritage Impact Statement the site is the area of the most easterly of the “Schreiberwood” residence buildings and part of the existing parking lot of Oscar Peterson Hall, and the immediate environs.



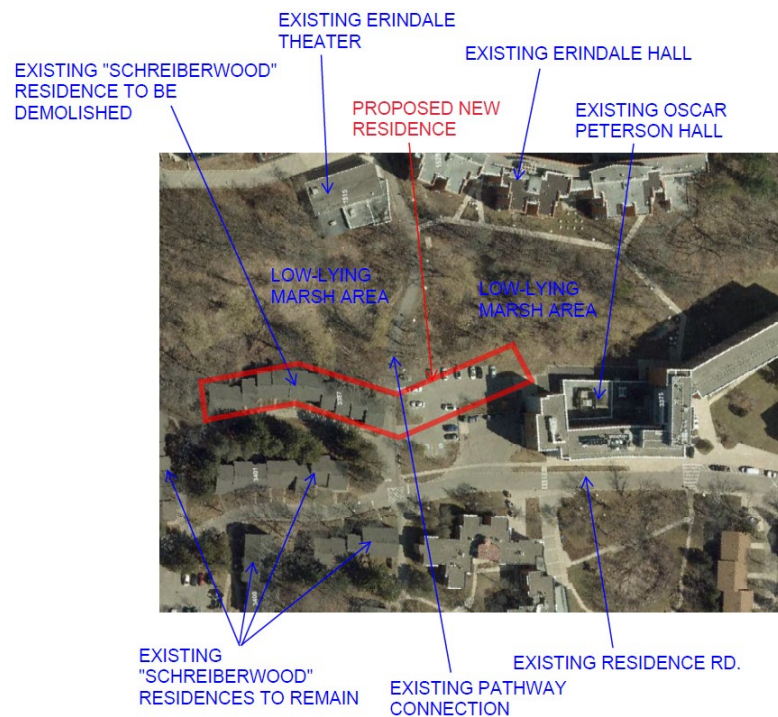
PROPOSED SITE – VIEW LOOKING NORTH – OSCAR PETERSON HALL ON RIGHT – SCHREIBERWOOD RESIDENCE TO BE DEMOLISHED CIRCLED IN PINK



CLOSE UP OF PROPOSED SITE - VIEW LOOKING NORTH-EAST – SCHREIBERWOOD RESIDENCE TO BE DEMOLISHED CIRCLED IN PINK



PROPOSED SITE - VIEW LOOKING EAST - RESIDENCE RD. AT RIGHT FOREGROUND - PROPOSED SITE AT LEFT BACKGROUND – BOTH OF THE EXISTING SCHREIBERWOOD RESIDENCE BUILDINGS VISIBLE HERE ARE TO REMAIN – BUILDING TO BE DEMOLISHED IS NOT VISIBLE BECAUSE OF DENSE FOLIAGE

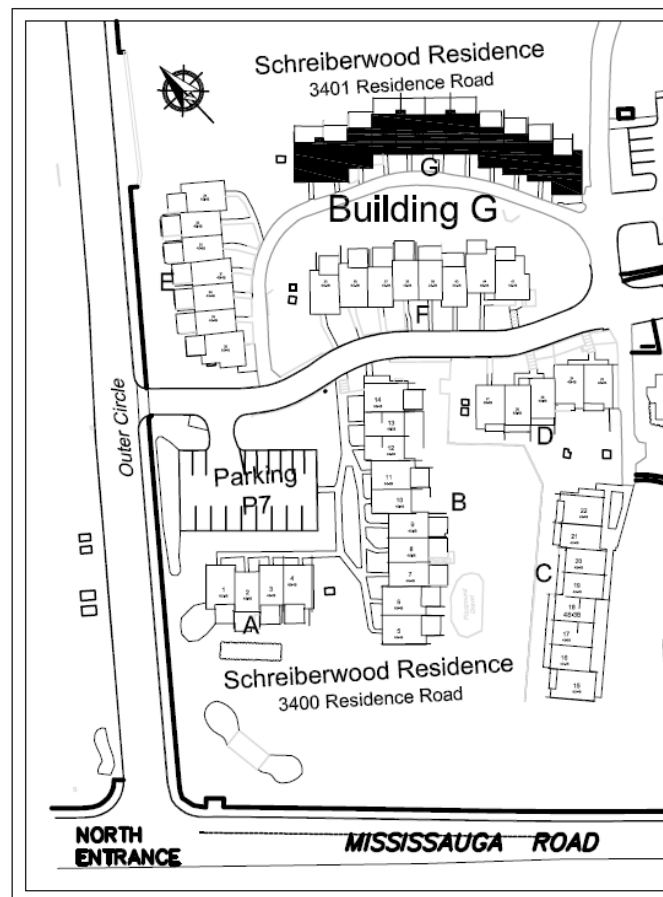


LOCATION PLAN

1.2.2 Heritage properties impacted

For the purposes of this Heritage Impact Statement the extent of buildings impacted is limited to the existing Schreiberwood Residence Buildings.

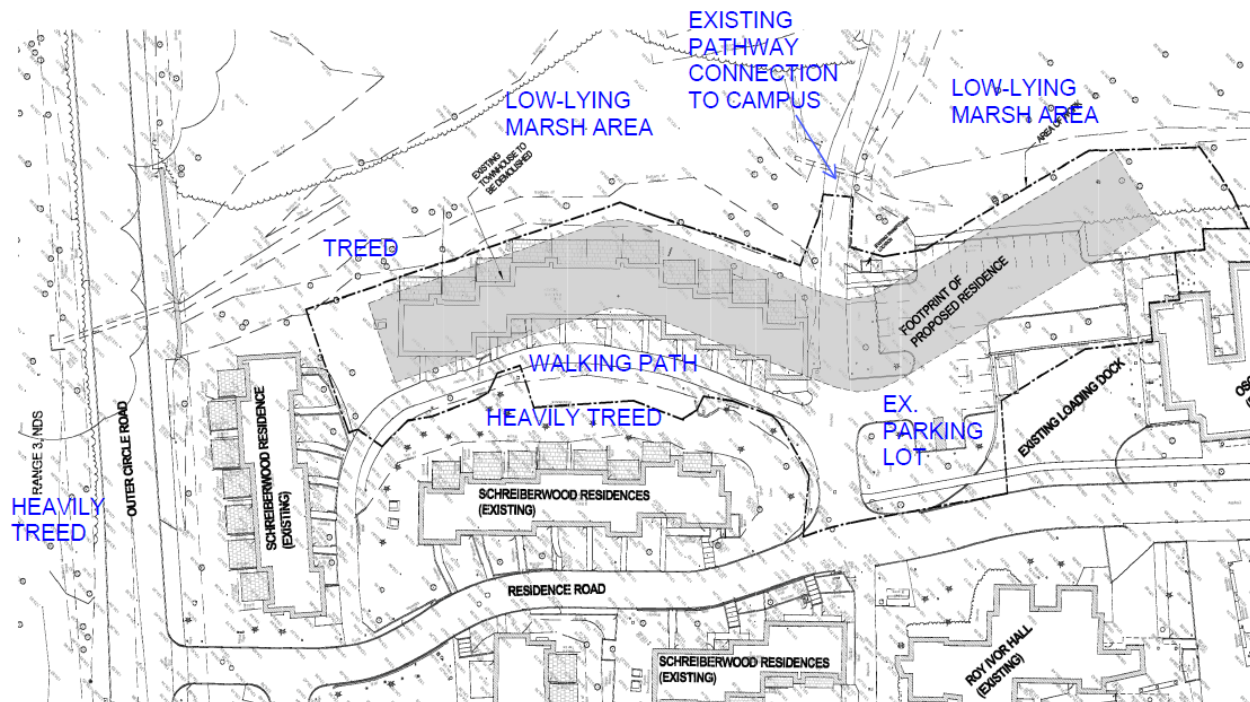
One Schreiberwood Residence building consisting of eleven three-to-four-bedroom residential units will be demolished as a result of this proposal.



SCHREIBERWOOD RESIDENCE COMPLEX - BUILDING G IS TO BE DEMOLISHED BY THIS PROPOSAL

1.3 Site Analysis

The proposed site is bounded to the east by low-lying marshland, to the west by an existing walking path and the rear yards of the Schreiberwood residences proposed to remain, to the north by Outer Circle Rd. and to the south by the existing Oscar Peterson Hall. The site is generally flat although sloping down to the south and east and the surrounding area moderately treed.



1.3.1 Ecological Interest

The existing topography of the land is generally maintained in this area, but the proposed site was obviously cleared of native vegetation at the time of construction of the Schreiberwood residences. The trees in the local area are the result of re-planting. The marsh area appears to be natural. There is generally limited ecological interest in this site.

1.4 Neighbouring Structures and Landscape

To the north and east of the subject site are two newer buildings – Deerfield Hall and the Maanjiwe Nandamowinan Building.

Deerfield Hall opened in September 2014 replacing the former North Building, one of the original constituent buildings of the UTM Campus. Deerfield Hall is the recipient of an Ontario Builder Award and Ontario Concrete Award in 2014 and a Mississauga Urban Design Award – Award of Excellence in 2016. The LEED Silver building houses various classrooms, lecture rooms, technology labs, rehearsal halls, meeting rooms and study spaces.¹

The proposed building will not interfere with any existing views of Deerfield Hall. The buildings are of similar massing and complimentary architectural style.

¹ University of Toronto website



DEERFIELD HALL

The Maanjiwe Nandamowinan Building (Anishinaabemowin for “Gathering of Minds”) was completed in 2018. It is a six-storey LEED Silver building which includes high-technology classroom space, study spaces and is the home of the departments of English, Drama, Philosophy, History, Language studies, Political Science and Sociology.²

The proposed building will not interfere with any existing views of Maanjiwe Nandamowinan. The buildings are of similar massing and complimentary architectural style.



MAANJIWE NANDAMOWINAN BUILDING

² University of Toronto website

To the south of the subject site, along Residence Rd., is the newer Oscar Peterson Hall. This is a 6-storey traditional residence building with 250 seat dining hall. It was built in 2007 and is a contemporary architectural expression of brick and natural metal cladding.

The proposed building will not interfere with any existing views of the Oscar Peterson Building. The buildings are of similar massing and complimentary architectural style.



OSCAR PETERSON HALL

The proposal abuts the rear of the existing Erindale Theater and Erindale Hall residence building, although separated by the marsh area to the east of the proposal. There is no impact on either of these buildings by the proposal.

2.0 Site History

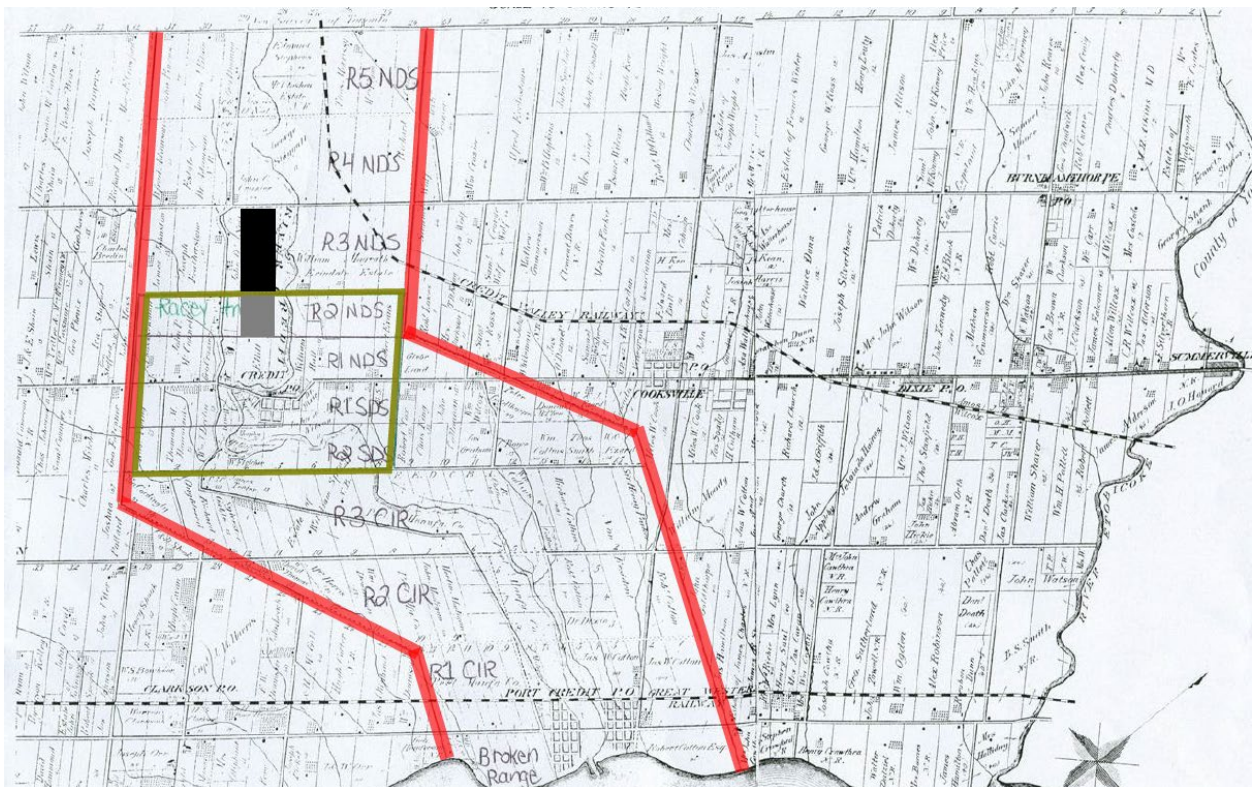
The lands upon which the UTM campus sits are known as Lot 4, Range 2 North of Dundas Street (Racey Tract), and Lot 4, Range 3 North of Dundas St (the proposed site is on Lot 4, Range 2). These were part of the second purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club. (Part of this became known as the “Racey Tract” because a Major Thomas Racey had been given property here for the purpose of establishing a town and mill).³

³ Fitzgibbon, Meghan, “Searching for the Mississauga of the Credit River: Treaties”, Heritage Mississauga website.

The original lot organization in these second purchase lands is unusual in that what would typically be called “Concessions” are called “Ranges”. The Racey Tract is also unusual in that the lots are 50 acres in size as opposed to the 100 acre lots typical elsewhere.

Lot 4, Range 2 is one of these typical lots, located just east of what is now Mississauga Rd. Its northern boundary is the present Outer Circle Road. The southern boundary runs right through the present South Building and can no longer be discerned on the ground, nor can the east or west boundaries.

Property records indicate that the Lot was first deeded to Thomas S. McEwen in 1928, then to John McGill in 1829. It was transferred to Ellitt Sproule (who also appears as Ellett Sprowl in the record) in 1871, then back to John McGill in 1886. The McGills and Sproules were both local farming families and the use of the property was presumably agricultural. In 1953 the children of John McGill sold the property to the Erindale Sand & Gravel Company. On December 29, 1967 we see the transfer of the property to the Governors of the University of Toronto. The date of this transfer is curious because the University has by that time been operating for several months at the site and the purchase from the Sand & Gravel Company had been announced in the press some years before. The reason for this delayed transaction is unknown.



1877 Peel Atlas showing 1820 Purchase outlined in red; Racey Tract in green; Lot 4, Range 3 in black; Lot 4, Range 2 in gray

2.1 University of Toronto interest

The University of Toronto began to consider as early as 1956 the possibility of establishing new campus colleges remote from the Downtown campus, and a 1962 Report of the Presidents of the Universities of

Ontario to the Advisory Committee on University Affairs recommended the creation of two colleges in association with the University of Toronto to be located at the eastern and western parts of the City. This led to a University of Toronto Planning Committee report in 1963 called “A Provisional Plan for Two Off-Campus Colleges in the University of Toronto” which was subsequently adopted.⁴ These would become Erindale and Scarborough Colleges.

The plan was later amended, however, and instead of a plan for a college only the planners recommended that “Erindale will begin as a constituent college of the University of Toronto, but plans for development will be flexible enough to permit it to become a university in its own right if this becomes desirable”.⁵

2.2 Property acquisition

The University acquired the 60 acre Reginald Watkins property in July, 1963 for \$300,000 with the intention of using this as a nucleus for the new campus. The reasons behind the choice of this property and the extent to which other properties were considered is unclear. The University’s advisor in purchasing the Watkins estate was the Don Mills Development Corporation, and it was suggested at the time that “it made no recommendation on alternatives, nor did the University seek any”,⁶ although U of T Vice-President F. R. Stone commented that “the Watkins property was something so clearly ideal that we didn’t go farther”⁷. In 1964 the purchase of 88 acres from the Erindale Sand & Gravel Company was announced. These were lands south of the Watkins property, including part of Lots 3 and 4, Range 1 and part of Lot 3 and all of Lot 4, Range 2. (This property comprises the majority of the now-developed part of the campus.)

Later in the 1960’s further properties along Mississauga Rd. (then called Streetsville Rd) were acquired to bring the campus to its present size.

2.3 Master Planning

The University commissioned architect John Andrews, who had done the master planning at Scarborough College and was also the Chair of the University’s Department of Architecture, to do the Master Plan for Erindale. The result was a progressive plan that featured “respect for and response to topography, separation of pedestrian and vehicular traffic, a climate-controlled pedestrian street system, integration of resident and commuter students, avoidance of rigid departmental structures, a strong emphasis on meeting and communal spaces, the use of television as a teaching aid, experimentation with modular building systems and throughout an elaborate orchestration of architectural spaces”⁸ The basis of this plan was a monolithic building to be located at the

⁴ Erindale Campus User’s Committee Report 1966, p. 2

⁵ Ibid.

⁶ U. of T. steamrollers into Erindale, Toronto Star, June 25, 1965.

⁷ The people who pay for a Varsity “land grab”, Toronto Star, June 26, 1965.

⁸ Richards, Larry Wayne, University of Toronto, Princeton Architectural Press, New York, 2009, p. 212

southerly end of the campus and sited to take advantage of the slope created by the former gravel quarry.

For reasons unknown, the Andrews plan was not accepted and a new team headed by architects Raymond Moriyama and A. D. Margison & Associates was put in place in 1967.

Moriyama and Margison would create a plan similar in its key aspects to Andrews, with the campus focused on a single, flexible, expandable, monumental structure located at the southerly part of the Campus.

The first building completed on campus was in 1967 and came to be called the North Building (demolished 2016). The South or Davis Building was intended as the main academic building and was completed in 1971. These would be the only two significant buildings on the Campus until the 1974 construction of the small Crossroads Building, used for student and faculty offices as well as retail space.⁹ Since that time a number of new buildings have been constructed to create the modern campus that exists today.

2.4 Building to be Demolished

One building will be demolished under this proposal. The Schreiberwood residence complex consists of a 7 building complex of 2-floor townhouse units with traditional at-grade entrances, living room and kitchen at grade and three-to-four-bedrooms above. They are configured more like single family residences than typical student accommodation. They are an angular design with low sloped roofs, brick and metal siding cladding and prominent cantilevered elements. They are very typical of mid-late 20th century residential construction. These were among the first residence buildings constructed on campus. The City of Mississauga records a building permit 72-4129 issued early in 1973 that corresponds to the known time of construction of this complex.

| | | | | |
|-----------------------------|---|---|---|--------------------------------|
| HCC 73 151572 1973-05-09 | - DRAIN PERMIT 33135 | - | - | - HISTORY COMMENT PERMIT |
| HCC 73 151571 1973-01-03 | - <u>53 STUDENTS RESIDENCES PERMIT 72-4129</u> | - | - | - HISTORY COMMENT PERMIT |
| HCC 72 151570 1972-11-01 | - STORM- OUTSIDE PERMIT 30658 | - | - | - HISTORY COMMENT PERMIT |

DETAIL FROM CITY OF MISSISSAUGA BUILDING DEPARTMENT RECORDS

⁹ The Medium Online, The Voice of the University of Toronto Mississauga, blog September 26, 2011

Detailed drawings of the Schreiberwood complex are appended to this document. These buildings are of some general interest as an example of the earliest residence development on campus but do not exhibit any cultural, historical or architectural significance.



SCHREIBERWOOD COMPLEX TO BE DEMOLISHED LOOKING NORTH



SCHREIBERWOOD COMPLEX TO BE DEMOLISHED LOOKING SOUTH – OSCAR PETERSON HALL IS IN BACKGROUND



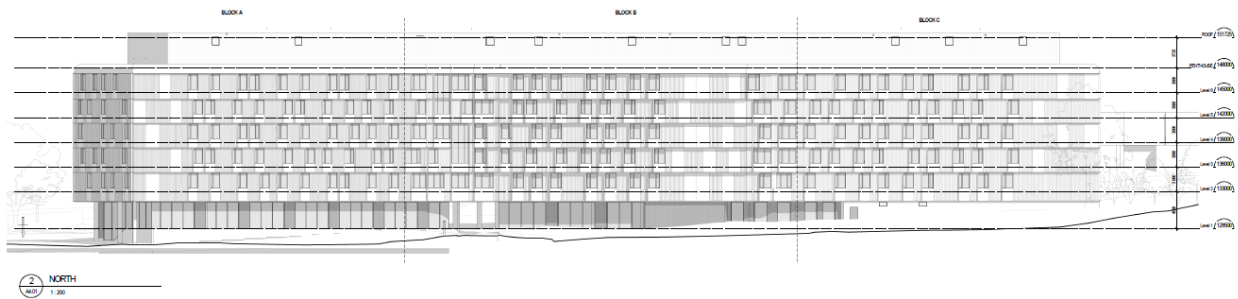
SCHREIBERWOOD COMPLEX TO BE DEMOLISHED – TYPICAL SECOND FLOOR BEDROOM



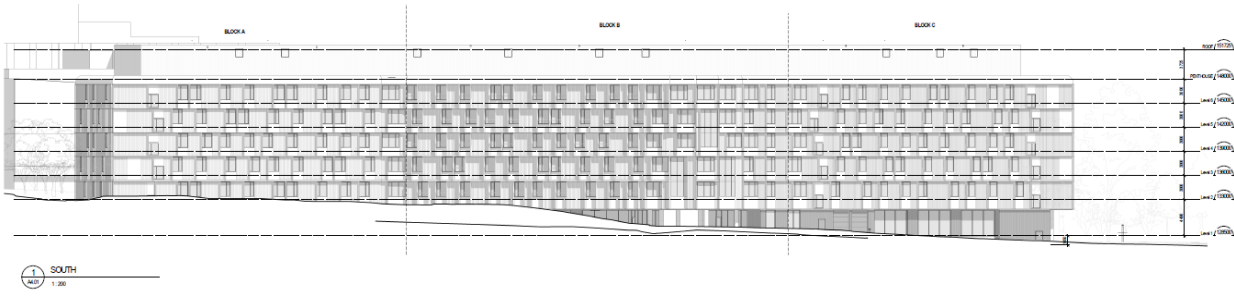
SCHREIBERWOOD COMPLEX TO BE DEMOLISHED – TYPICAL MAIN FLOOR



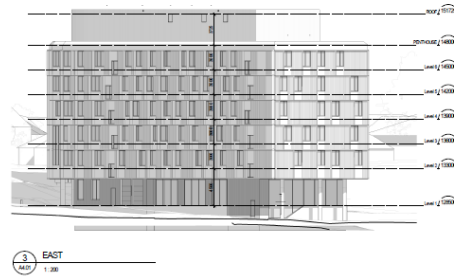
RENDERING LOOKING NORTH. NOTE EXISTING SCREIBERWOOD BUILDING AT LEFT, PATHWAY CONNECTION AT CENTER



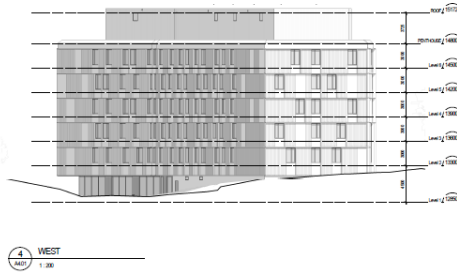
PROPOSED NEW STUDENT RESIDENCE NORTH ELEVATION



PROPOSED NEW STUDENT RESIDENCE SOUTH ELEVATION



PROPOSED NEW STUDENT RESIDENCE EAST ELEVATION



PROPOSED NEW STUDENT RESIDENCE WEST ELEVATION

4.0 Addressing the City of Mississauga Terms of Reference

4.1 Addressing the Landscape Feature or Criteria

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)

Analysis: *Minimal impact. The subject site has no significant landscape interest. The site is generally unremarkable. There is some spatial organization and spatial definition given the organization of the Schreiberwood buildings but this is a minimal consideration. There is minimal visual integrity.*

-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.)

Analysis: *Minimal impact. The interest here would come from the marsh area to the east of the proposed building but the building is set back from this feature. There are minimal forest remnants and no other features in the subject area.*

-Horticultural Interest

Landscapes with horticultural interest include all features of landscapes in which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category

Analysis: *Minimal impact. The site is generally unremarkable with no evidence of man-made landscape features or elements with the exception of the walking path to the present building which will be removed. This is not a significant element.*

-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.)

Analysis: *No impact. There is no extant designed landscape associated with this site.*

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.)

***Analysis:** No impact. The existing buildings that will be nearest the proposed building are both newer, purpose built campus type buildings in contemporary architectural style. Like the proposed building they are high-quality architectural expressions. There are broad similarities in form and massing between the proposed building and the existing ones and they will be visually complimentary to each other. The existing buildings are respected and will not be intentionally dominated by the proposed building. Overall, the addition of the new building will be a positive addition to the aesthetic and visual quality of the campus. It continues a pattern of development of high quality architecture on the UTM campus.*

-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.)

***Analysis:** No impact. The UTM campus is generally composed of significant buildings of notable architectural character. The proposed building continues this approach.*

-Unique Architectural Features/Buildings

(Specific sites or portions of specific buildings may have features which are unusual, distinctive or of landmark significance. These may be quite modest in the overall context of the community but of local interest.)

***Analysis:** No impact. The UTM campus has many buildings of unique architectural character, however this building will not in any way diminish or reduce the importance of any other. The proposed building is a high-quality architectural expression that befits the campus.*

-Designated Structures

(Designation of an individual building or district under the Ontario Heritage Act should trigger inclusion within the database.)

***Analysis:** No impact. Lislehurst is the only Part IV designated building on the UTM campus and it is sufficiently isolated from the proposed building that there will be no impact on the heritage resource.*

Historical Associations:

-Illustrates a Style, Trend or Pattern

(Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.)

Analysis: *No impact. The proposed building is an architectural expression that reflects the time and place of its construction and its purpose. It joins other buildings on campus that are similarly architecturally expressive.*

-Illustrates an Important Phase of Social or Physical Development

(A site may be evocative or representative of a phase or epoch in the development of the City. Such remnants provide context for an on-going understanding of the development of the community.)

Analysis: *No impact. UTM is an important cultural entity within the City of Mississauga and it is important that the architecture of the campus reflects this. The sophisticated architectural expression of the proposed building does this. There is nothing about the subject site that is representative of the development of the community. This no "remnant" here.*

Other:

-Historical or Archaeological Interest

(Cultural heritage resources associated with pre-historical and historical events.)

Analysis: *No impact. There is no historical interest associated with the subject site. There is no reason to expect that there would be any significant archaeological interest here.*

-Significant Ecological Interest

(Having value for its natural purpose, diversity and educational interest.)

Analysis: *No impact. There is ecological interest present here but this is associated with the environs, not the subject site. The proposal will not result in any impact on the natural purpose, diversity and educational interest of the Cultural Landscape.*

4.2 Addressing Property Information

-chain of title, date of construction, builder, architect/designer, landscape architect or personal histories

Analysis: *This is discussed in Section 2.0 – 2.3 above.*

4.3 Addressing Impact of Development of Site Alteration

- destruction of any, or part of any, significant heritage attributes or features
- 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 properties cultural heritage value
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources

Analysis: *No impact. There will be no destruction or alteration of any significant heritage attributes or features by this development. There will be no shadowing of a heritage resource or significant natural feature. There will be no isolation of a heritage attribute or disruption of significant views. There is a change in land use but not so as to negate the property's cultural heritage value. There will be minimal land disturbance associated with this proposal.*

4.4 Mitigation Measures

- alternative development approaches
- isolating development and site alteration from the significant built and natural heritage features and vistas

Analysis: *No impact. The proposal does not impact any significant built or natural heritage features or vistas. No alternative development approaches or mitigation measures are required.*

4.5 Mandatory 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

Analysis: *Not worthy of Part IV designation. Regulation 9/06 of the Ontario Heritage Act sets out the requirements for designation under Part IV of the Act. This includes historical, architectural and contextual criteria. Nothing known about the Schreiberwood building would suggest that it would be worthy of designation under Part IV of the Act.*

5.0 Conclusion

The New Residence Building will be an attractive addition to the UTM campus and a building that will further the campus' reputation for architectural excellence. The building meets the intent of the Mississauga Road Scenic Route Cultural Landscape and the University of Toronto at Mississauga (UTM) Cultural Landscape and will have no detrimental effect on the heritage character of the campus.

Bibliography:

- Campus Master Plan, University of Toronto Mississauga, June 2011
- Mississauga Library, Canadiana Room, original documents and newspaper clipping files
- Heritage Mississauga, original documents
- Original photographs, architectural drawings and master planning documents supplied by University of Toronto Mississauga
- Report of Erindale Campus User's Committee, 1966
- Richards, Larry Wayne, University of Toronto, Princeton Architectural Press, New York, 2009, p. 212
- Hicks, Kathleen A., Erindale: Early Times to Evolution, Mississauga Library System, 2009

-websites: University of Toronto Mississauga, Heritage Mississauga

-appendix:

-existing building drawings A1.1 & A1.2

-Rick Mateljan CV

RICK MATELJAN B. A. CAHP

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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 Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- 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:

| | |
|--------------|---|
| 2022-2023 | Member, OAA – OAAAS 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:

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