

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, MARCH 18, 2014 – 9:30 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

NOTE: Heritage Advisory Committee Members are encouraged to visit the properties listed on agendas prior to Committee meetings in order to gain information and context.

CONTACT PERSON: Julie Lavertu, Legislative Coordinator, Office of the City Clerk

Telephone Number: 905-615-3200, ext. 5471; Fax Number: 905-615-4181

Email Address: Julie.Lavertu@mississauga.ca

CALL TO ORDERAPPROVAL OF AGENDADECLARATIONS OF CONFLICT OF INTERESTDEPUTATIONS

- A. Item 3 Laura Waldie, Heritage Coordinator, and Mark Warrack, Cultural Planner, with respect to the Meadowvale Village Heritage Conservation District Plan Review.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held November 19, 2013.

RECOMMEND APPROVAL

2. Heritage Easement Agreement, Dowling House, 2285 Britannia Road West, Ward 11

Corporate Report dated January 27, 2014 from the Commissioner of Community Services with respect to a heritage easement agreement for the Dowling House located at 2285 Britannia Road West.

RECOMMENDATION

That a by-law be enacted to authorize the Commissioner of Community Services and City Clerk to execute and affix the Corporate Seal to a Heritage Easement Agreement (the "Agreement") between The Corporation of the City of Mississauga and Jasrico Financial Inc., in a form satisfactory to Community Services and Legal Services, with regards to the building known as the Dowling House located at 2285 Britannia Road West in Mississauga, Ontario (the "Property"), for the purposes of ensuring the conservation of the cultural heritage value of the Dowling House, and that Legal Services be directed to register such Agreement on title of the Property.

RECOMMEND APPROVAL

3. Meadowvale Village Heritage Conservation District Plan Review, Ward 11

Corporate Report dated February 20, 2014 from the Commissioner of Community Services with respect to the Meadowvale Village Heritage Conservation District Plan Review.

(3.) RECOMMENDATION

1. That the revised single application process to obtain heritage permits for heritage properties designated under Part IV, or located in heritage conservation districts designated under Part V of the *Ontario Heritage Act*, as amended (the “Act”), be approved, as set out in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services, entitled “Meadowvale Village Heritage Conservation District Plan Review” (“the Corporate Report dated February 20, 2014”);
2. That By-law 215-07, being a by-law to create a single application process to obtain Heritage permits for heritage properties designated under Part IV, or located in heritage conservation districts designated under Part V of the *Ontario Heritage Act*, be repealed;
3. That the boundary of the Meadowvale Village Heritage Conservation District be amended, as outlined in Appendix 1 attached to the Corporate Report dated February 20, 2014, and designated as a heritage conservation district in accordance with the Act (the “Meadowvale HCD”);
4. That the Meadowvale Village Heritage Conservation District Plan 2014 (the “2014 Plan”), as outlined in Appendix 2 attached to the Corporate Report dated February 20, 2014, be approved;
5. That By-law 453-80 being a 1980 by-law to designate an area of the City as a heritage conservation district under Section 41.(1) of the *Ontario Heritage Act*, 1974, S.O. 1974, c.122, shall be deemed to be repealed on the date that Council’s decision in respect of the Meadowvale Village HCD Plan 2014 is final, save and except where any appeal is filed against the decision of Council with respect to the Meadowvale Village HCD Plan 2014 in which event By-law 453-80 and the 1980 Meadowvale Village HCD Plan shall continue to remain in effect and apply in respect of those matters and those lands that are the subject of any appeal or appeals until their final disposition and, thereafter By-law 453-80 and the 1980 Meadowvale Village HCD Plan shall be deemed repealed upon the final disposition of such appeal or appeals and when the new by-law designating the 2014 Meadowvale Village HCD as a heritage conservation district and adopting the 2014 Plan is in force; and
6. That all necessary by-laws be enacted.

RECOMMEND APPROVAL

4. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 1232 Vesta Drive, Ward 1

Corporate Report dated February 20, 2014 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property within a Cultural Landscape located at 1232 Vesta Drive.

RECOMMENDATION

That the property at 1232 Vesta Drive, which is listed on the City’s Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner’s request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated

- (4.) February 20, 2014 from the Commissioner of Community Services.

RECOMMEND APPROVAL

5. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 1243 Woodland Avenue, Ward 1

Corporate Report dated February 20, 2014 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property within a Cultural Landscape located at 1243 Woodland Avenue.

RECOMMENDATION

That the property at 1243 Woodland Avenue, which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services.

RECOMMEND APPROVAL

6. Request to Demolish a Heritage Listed Property Within a Cultural Landscape, 7161 Lancaster Avenue, Ward 5

Corporate Report dated February 20, 2014 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property within a Cultural Landscape located at 7161 Lancaster Avenue.

RECOMMENDATION

That the property at 7161 Lancaster Avenue, which is listed on the City's Heritage Register as part of the War Time Housing (Malton) Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services.

RECOMMEND APPROVAL

7. Heritage Advisory Committee and Related Staff Milestones: 2013 Year in Review

Corporate Report dated February 21, 2014 from the Commissioner of Community Services with respect to the Heritage Advisory Committee and related staff milestones: 2013 year in review.

RECOMMENDATION

That the Corporate Report dated February 21, 2014 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2013 Year in Review," be received.

(7.) RECOMMEND APPROVAL8. Grand Duchess Olga Lived on Camilla Road, Ward 7

Email message dated November 29, 2013 from Barbara Johnstone, Executive Assistant to Councillor Nando Iannicca, Ward 7, with respect to correspondence from Meryl Fisher, Ward 7 resident, entitled "Grand Duchess Olga Lived on Camilla Road."

DIRECTION REQUIRED9. 2014 Ontario Heritage Conference

Correspondence with respect to the 2014 Ontario Heritage Conference on May 23-25, 2014 at the NAV CENTRE in Cornwall, Ontario.

*** Two Heritage Advisory Committee Citizen Members have usually attended this event and their related costs have been funded by HAC's budget. For more information regarding this event, please visit: www.ontarioheritageconference.ca.**

DIRECTION REQUIRED10. Status of Outstanding Issues Chart from the Heritage Advisory Committee

Chart dated March 18, 2014 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPTSUBCOMMITTEE UPDATES FROM CHAIRS11. Heritage Designation Subcommittee12. Meadowvale Village Heritage Conservation District Review Committee, Ward 11

12.1 Correspondence dated November 22, 2013 from James P. Holmes, Chair, and Mike Byrne, Vice-Chair, Meadowvale Village Community Association, with respect to the Meadowvale Village Heritage Conservation District Plan Review.

RECOMMEND RECEIPT13. Public Awareness Subcommittee

MONTHLY UPDATE MEMORANDUM FROM HERITAGE COORDINATORS14. January 2014 Monthly Update Memorandum, Wards 2, 6, and 11

Memorandum dated January 27, 2014 from Laura Waldie, Heritage Coordinator, with respect to the January 2014 monthly update Memorandum from Heritage Coordinators.

RECOMMEND RECEIPTINFORMATION ITEMS15. Resignation from Deanna Natalizio, Heritage Advisory Committee Citizen Member

Email message dated February 4, 2014 from Deanna Natalizio, Heritage Advisory Committee Citizen Member, advising Councillor George Carlson, Chair, Heritage Advisory Committee, of her resignation from the Heritage Advisory Committee, effective immediately.

RECOMMEND RECEIPT16. Notice of Intention to Designate Heritage Property, Outdoor Firing Range, 1300 Lakeshore Road East, and the Lakeview Waterfront Connection, Ward 1

Correspondence dated January 20, 2014 from Andrew Farr, Director, Water Division, Public Works Department, Region of Peel, with respect to the Notice of Intention to designate a heritage property, the Outdoor Firing Range, located at 1300 Lakeshore Road East, and the Lakeview Waterfront Connection.

RECOMMEND RECEIPT17. Notice of Public Information Centre (PIC) #1, Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road, Ward 11

Correspondence dated January 20, 2014 from Mirjana Osojnicki, Senior Environmental Planner, AECOM Canada Ltd., with respect to the Notice of Public Information Centre (PIC) #1, Municipal Class Environmental Assessment Study for Creditview Road from Bancroft Drive to Old Creditview Road.

RECOMMEND RECEIPT

18. Letter of Authority Regarding the Waiving of Normal Tariff Fees at Land Registry Offices for Municipal Heritage Committee Members and their Assistants

Correspondence dated March 6, 2014 from Bert Duclos, Heritage Outreach Consultant, Ministry of Tourism, Culture and Sport, with respect to a letter of authority regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee Members and their assistants.

RECOMMEND RECEIPT

DATE OF NEXT MEETING – Tuesday, April 22, 2014 at 9:30 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

MAR 18 2014

DATE: February 20, 2014

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 18, 2014

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property Within a Cultural
Landscape - 1232 Vesta Drive
(Ward 1)**

RECOMMENDATION: That the property at 1232 Vesta Drive, which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services.

BACKGROUND: The subject property was Listed on the City's Heritage Register in 2005 as part of the Mineola West Neighbourhood Cultural Landscape, which is noted for its large lots and mature landscaping. The property was part of the original land holdings of the Cotton family, who were one of the early settlers in the Port Credit area, having emigrated from County Roscommon in Ireland in 1837. It remained in the Cotton family until 1943, when it was sold to F.J. Moore Construction Co. Ltd. Records indicate the existing structure was built around 1949.

The current property owner has submitted Site Plan application SPI 13/093, in support of an application to remove the existing single detached dwelling and replace it with a new single detached dwelling.

A Heritage Impact Statement prepared by Stoyanovskyy Architects Inc. (Appendix 1), and an Arborist's Report from Bostick Consulting Inc. (Appendix 2) have been submitted. Landscaping and urban design matters will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding Cultural Landscape.

COMMENTS:

Section 27. (3) of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be demolished without 60 days' notice to Council. This allows Council time to review the property's cultural heritage value and to determine if the property merits designation, as set out under Regulation 9/06 of the *Ontario Heritage Act*. In order to merit designation, one of the following three criteria must be satisfied:

1. The property has design value or physical value;
2. The property has historical value or associative value;
3. The property has contextual value.

Furthermore, Section 27. (5) of the *Ontario Heritage Act*, states Council may require the applicant to submit plans in support of a demolition application for a property included on the city's Heritage Register. Site Plan application (SPI 13/093) has been submitted.

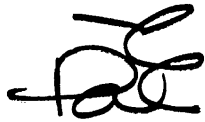
The Heritage Impact Statement concludes the house at 1232 Vesta Drive is not worthy of heritage designation under Regulation 9/06 of the *Ontario Heritage Act*. The existing structure does not illustrate a style, trend or pattern; have any direct association with an important person or event; illustrate an important phase in the city's social or physical development; nor does it illustrate the work of an important designer.

The proposed new construction preserves the existing building setbacks; meets height restrictions; is designed to respect the existing vegetation; and preserves the existing grades and drainage patterns of the lot. Further, the proposed new development strives to protect the property's horticultural attributes and compliments the existing building stock.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The property owner of 1232 Vesta Drive has requested permission to demolish a structure on a property that is listed within a Cultural Landscape on the City's Heritage Register. The subject property is not worthy of designation and the request for demolition should, therefore, be recommended for approval.

ATTACHMENTS: Appendix 1: Heritage Impact Statement
Appendix 2: Arborist's Report



Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

*Prepared By: Laura Waldie, MA (CAHP), Heritage
Coordinator*

Heritage Impact Statement

1232 Vesta Drive
Mineola Neighborhood
Mississauga



Prepared for: Mr. Vitaly Kovaliv
Prepared by: Stoyanovskyy Architects Inc.
January 20, 2014

TABLE OF CONTENTS

1. Present Homeowner Information	3
2. Property Heritage Listing	3
3. Location Map	4
4. Grading Plan	6
5. Visual and Written Inventory (Existing)	
Pictures of the Exterior	7
Pictures of the Interior: Main Floor	12
Upper Floor	16
Basement	17
Property Information	18
6. Home Owner History & Abstract Analysis	20
7. Written and Visual Inventory (Proposed)	22
Site Plan	23
Proposed Elevations	24
Landscape Perspective	26
Proposed Floor Plans	27
Examples of Homes in the Immediate Area	30
8. Cultural Landscape Criteria	33
a) Addressing the Cultural Landscape Criteria	33
b) Addressing Mineola District Policies of Mississauga plan	34
c) The site plan of the proposed alteration	34
d) Mitigating Measures	36
9. Qualifications	37
10. Adherence to the Ontario Heritage Act (OHA)	38
Bibliography	42
Appendix A	43
Appendix B	44
Appendix C	45
Appendix D	46

1. Present Homeowner Information

Vitaly Kovaliv

1232 Vesta Drive

Mississauga, Ontario

Tel: 416 624 61 58

2. Property Heritage Listing

Address: 1232 Vesta Drive

Legal Description: Plan 323 PT Lot 66

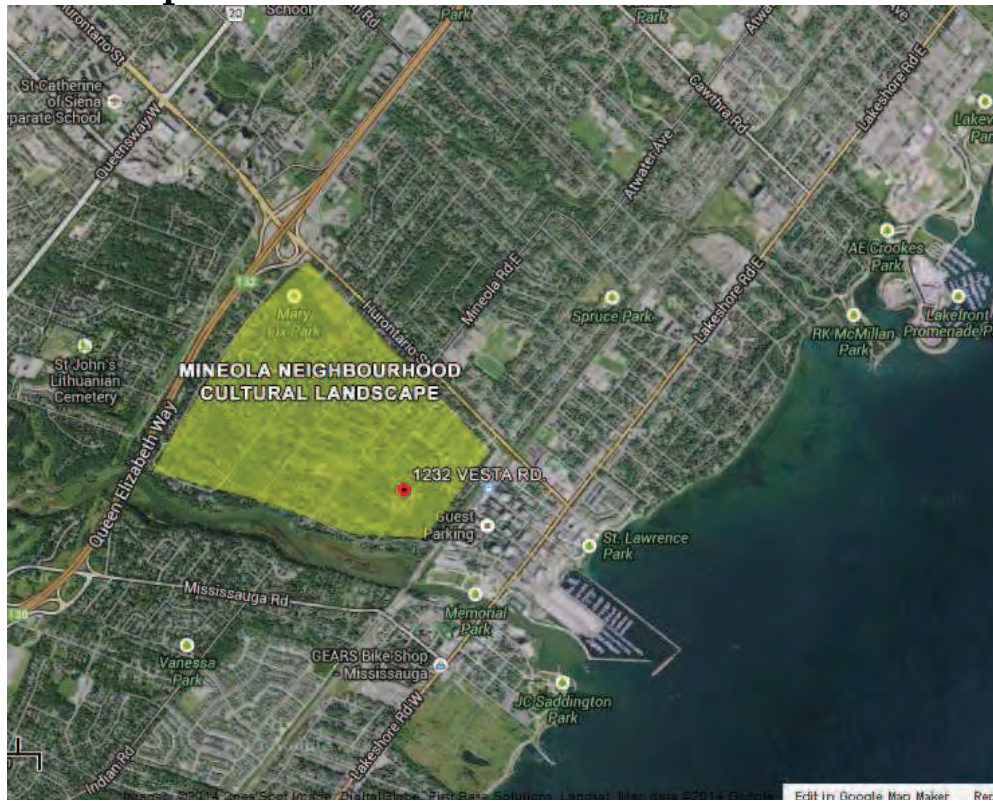
Roll Number: 05010015061000000

Heritage Status: Listed on the Heritage Register but NOT designated.

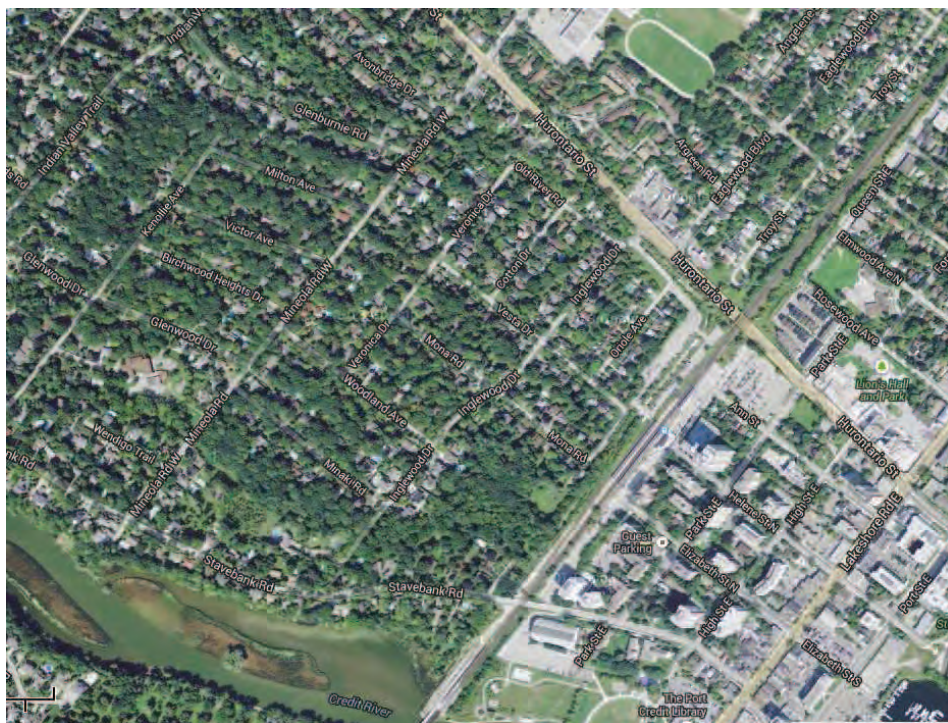
Location History: The property is located in the Mineola Neighborhood. This area has been listed in the Cultural Landscape Inventory (2005). The reasoning behind the identification of Mineola as a cultural landscape is careful planning of the neighborhood taking into consideration natural qualities of the landscape. The document identifies the following as the preservation measures undertaken in the area on the early stages of its development: the construction of road system without distortion of natural topography, division of land into larger lots, and preservation of natural drainage. These were complemented by the construction of built forms respecting natural surroundings in the later years. These development guidelines stimulated preservation and regeneration of vegetation resulting in creation of an attractive and memorable neighborhood¹.

¹ Cultural Landscape Inventory. Appendix 2. L-RES-6. 2005.

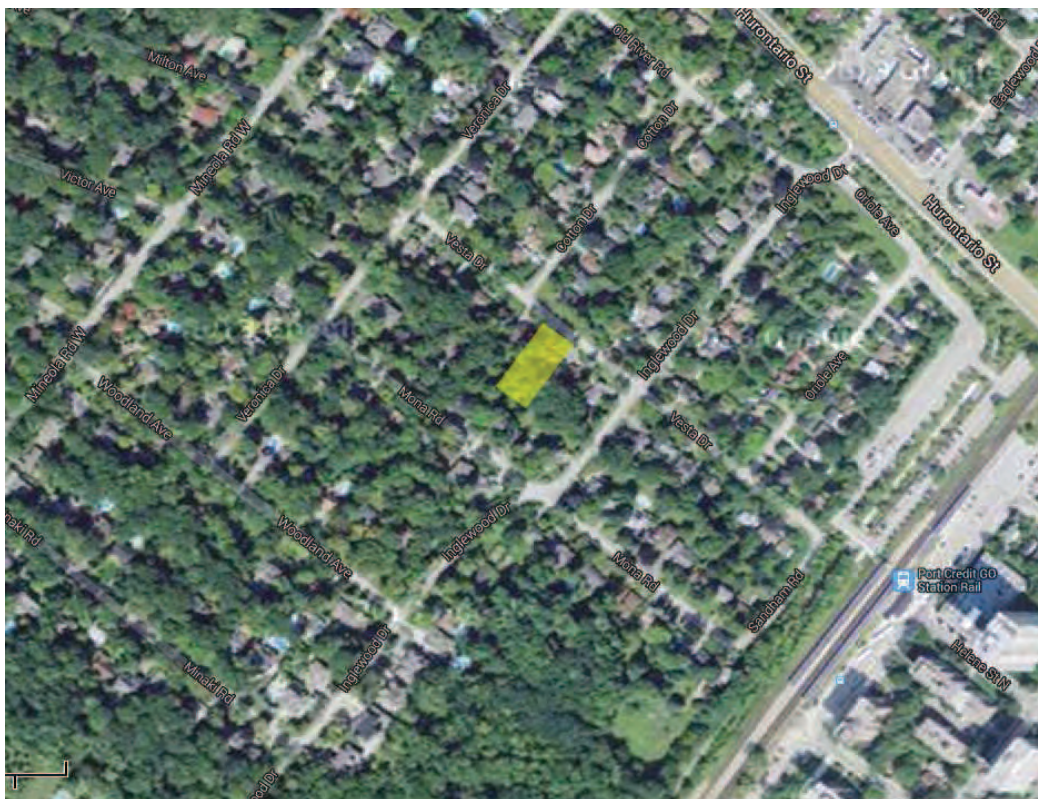
3. Location Map



Picture 1.



Picture 2.



Picture 3.



Picture 4.

5. Visual and Written Inventory (Existing)
PICTURES OF THE EXTERIOR



Picture 6: Front View



Picture 7: Rear View



Picture 8: North Side View



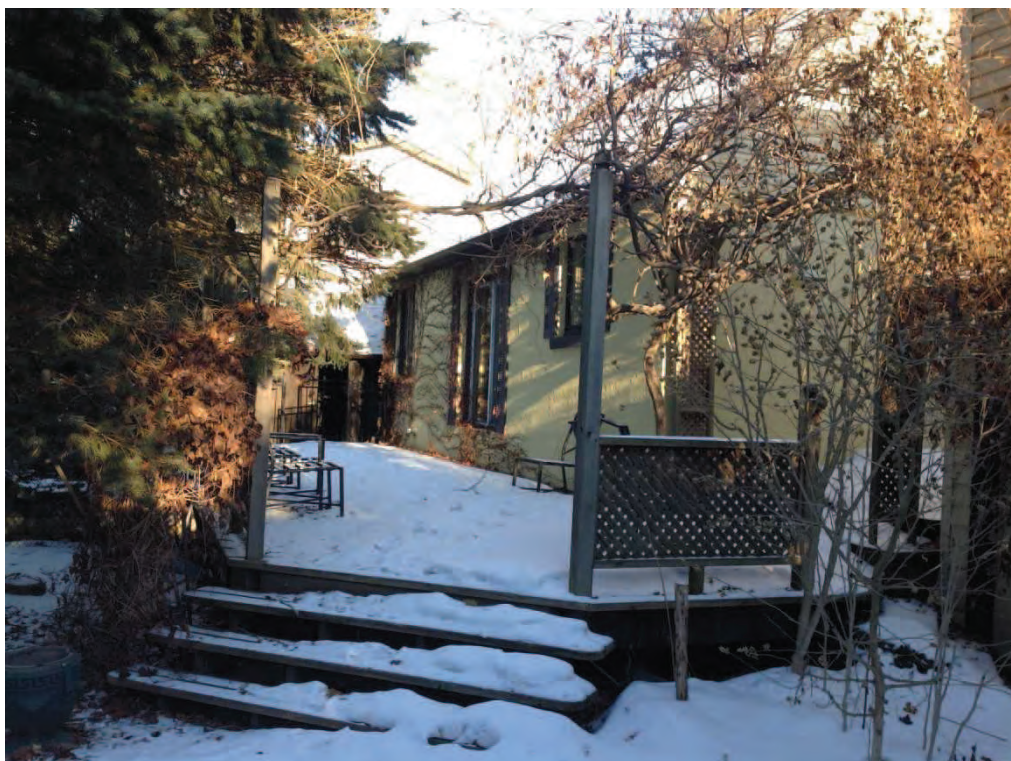
Picture 9: South Side View



Picture 10: Backyard



Picture 11: Patio Area Between the Garage (Right) and the House (Left)



Picture 12: Wood Deck



Picture 13: Shed



Picture 14: Street Facing Northward



Picture 15: Street Facing Southward

PICTURES OF THE INTERIOR
MAIN FLOOR



Picture 16: Living Room



Picture 17: Kitchen



Picture 18: Breakfast Area and Patio Entrance to Backyard



Picture 19: Den



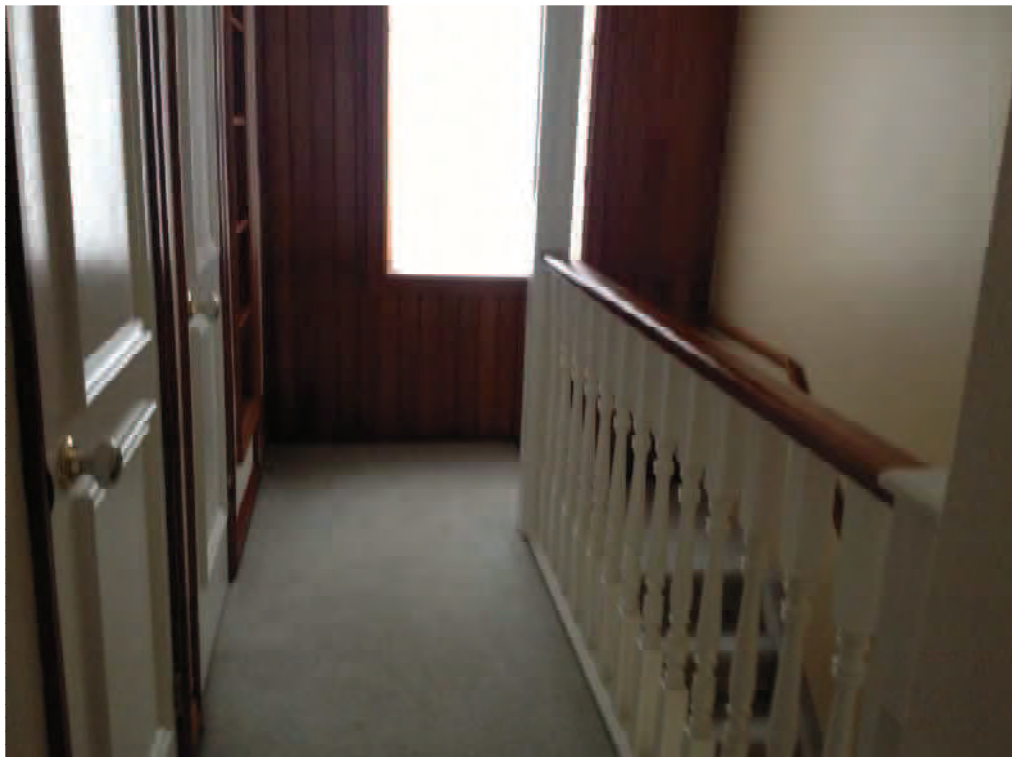
Picture 20: Bedroom



Picture 21: Washroom



Picture 22: Stairs to Second Floor



Picture 23: Second Floor Landing

UPPER FLOOR



Picture 24: Master Bedroom



Picture 25: Powder Room



Picture 26: Basement

Property Information

The existing home at 1232 Vesta Drive was built in early 1950s. The property is located on the West side of Vesta Drive on a 26.71 m x 45.72 m lot. It is listed on the Heritage Register but has not been designated a heritage property. It is listed on the Register because the property is part of a cultural landscape.

The lot has several coniferous and deciduous trees in the front and back yards. There is a paved driveway on the South side of the property leading to a two-car garage. The garage is adjacent to the house by a small patio area accessible from the backyard (pic. 11). There is a small wood deck at the back of the house (pic. 12). A small shed is located on the north side of the property at the patio level (pic. 13).

The main built structure placed on the property is a one and a half storey single family house. The exterior of the existing building is made of yellow stucco in combination with off-white and brown siding (pic. 6-9). Fake dark brown shutters decorate main entrance and one of the front elevation windows (pic. 6). Second storey window featured on the front facade is decorated with off-white shutters. In the front of the house, there are three concrete steps leading up to the porch and the single front door. There are five windows arranged chaotically on the north side of the house (pic. 8). The second floor window on this elevation is decorated with off-white shutters. South side elevation does not have any windows (pic. 9). The rear facade features sliding doors from the breakfast area leading to the backyard (pic. 7). Two windows of different sizes are located on each side of the sliding doors. Both windows are decorated with dark brown shutters. There is a side entrance to the house from the patio located between the garage and house structure (pic. 11, on the left).

The living area of the house is approximately 120 square meters. The main door leads to a tiny entrance area and opens into a living room (pic. 16). The house has a small kitchen with a breakfast area on the first floor (pic. 17, 18). A den, a bedroom and one three piece bathroom is located on the same level (pic. 19-21). This is in fact the only bathroom which allows for a proper bathing routine. The upper floor is hidden under the room with cathedral ceiling. It has a single bedroom and a powder room which does

not include a shower or a bath (pic. 24-25). The basement is partly finished and contains one dark room with low ceiling (pic. 26).

In addition to very limited living area, sleeping accommodations and lack of bathing amenities, the entire house suffers from inadequate insulation. All finishes are in a very poor condition including bathroom amenities. Kitchen appliances are also very old. The condition of the house is clearly uninhabitable and any attempt of renovation is deemed cost ineffective.

The current owner has purchased the property in August 2013. He has been looking for a property in the beautiful Mineola West as he appreciates rich vegetation of the area. His preference was a lot with an old structure in a tear-down condition which will accommodate a bigger house in the traditions of the area to cater to the needs of his family. As a father of four with large and expanding extended family, the owner suffers from the lack of space. The demand for living space is crucial for the owner as the children grow. There is also expanding need for entertainment space to accommodate his extended family members. The owner proposes to build a new bigger home within maximum allowable gross floor area as per current zoning bylaw. The dwelling will feature traditional vocabulary of the neighborhood and adapt to the natural topography of the lot to fit and reinforce the charm of traditional Mineola West area (see Section 7).

6. Home Owner History & Abstract Analysis:

According to Heritage Mississauga history, Port Credit & Streetsville amalgamated with the Town of Mississauga in 1974. As taken from the 1996 Census of Canada, Statistics Canada profile in February 1999 edition it was explained that:

from the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississauga's, a band of the Ojibway. In 1805 they relinquished most of their holdings to the British Government, with the exception of a strip of land one mile on each side of the Credit River-the Credit Indian Reserve, which now comprises part of the current Mineola. As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820. Mineola underwent suburban residential development on several parcels of land throughout the 1940's and 50's, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville. (p.1)

Robert Cotton who came with his family to Canada in 1837 from County Roscomon, Ireland had purchased several parcels of land in the southern half of Toronto Township including Port Credit area. He actually had a home at 1234 River Road until his grandson Cyril E. Cotton sold it in 1943.

The Township of Toronto diagram, earlier in the HIS shows that 1232 Vesta Drive was originally part of Range 1, Lot 3 in the original subdivision plan on land granted to James W. Cotton by the Crown in 1854 (Appendix A). Upon Robert's death in 1885 his son James inherited the land with his wife Susan Barbour in 1878. As stated above, this remained in the Cotton family until June 24 1943, when the owner Cyril E. Cotton sold many land properties on this street including lot 66 (aka 1232 Vesta Drive) to F.J. Moore Construction Co. Ltd. for \$20,000². No findings of this company, F.J. Moore Construction Co. Ltd can be found listed as a business in Mississauga.

On June 3, 1949 F.J Moore Construction Co. sold the property (SEly 87'6") to Joseph A. Turnbull & Margaret Turnbull, as joint tenants. On September

² Transaction listed in Abstract Index in Appendix B.

9, 1949 it was sold to Alice (erroneously listed as Olive) E. Blake & Valentine P. Pearson Blake, as joint tenants. On January 11, 1954, Alice and Valentine Blake sold the current house to Dorothy E. Jeane and John A. Jeane³. On September 4, 1963 Dorothy and John Jeane sold it to Howard Fowler and Ruth Ann Fowler for \$15,500⁴. Then, on February 29, 2008 the property was sold to Andrew Drexler and Anny McQuire. The current owner, Vitaly Kovaliv bought the property 1223 Vesta Dr. for \$950,000 on August 28, 2013⁵. Neither the original owner, nor any of the subsequent residents appears to have been of historical significance to the community adequate research has indicated. Census data, Archives of Ontario, Library and Archives Canada, Mississauga, Directories, Canadian Cemetery Records and Google were searched for these families.

³ All transactions described above are listed in Abstract Index in Appendix B.

⁴ Transaction listed in Abstract Index in Appendix C.

⁵ The last two transactions are listed in Abstract Index in Appendix D.

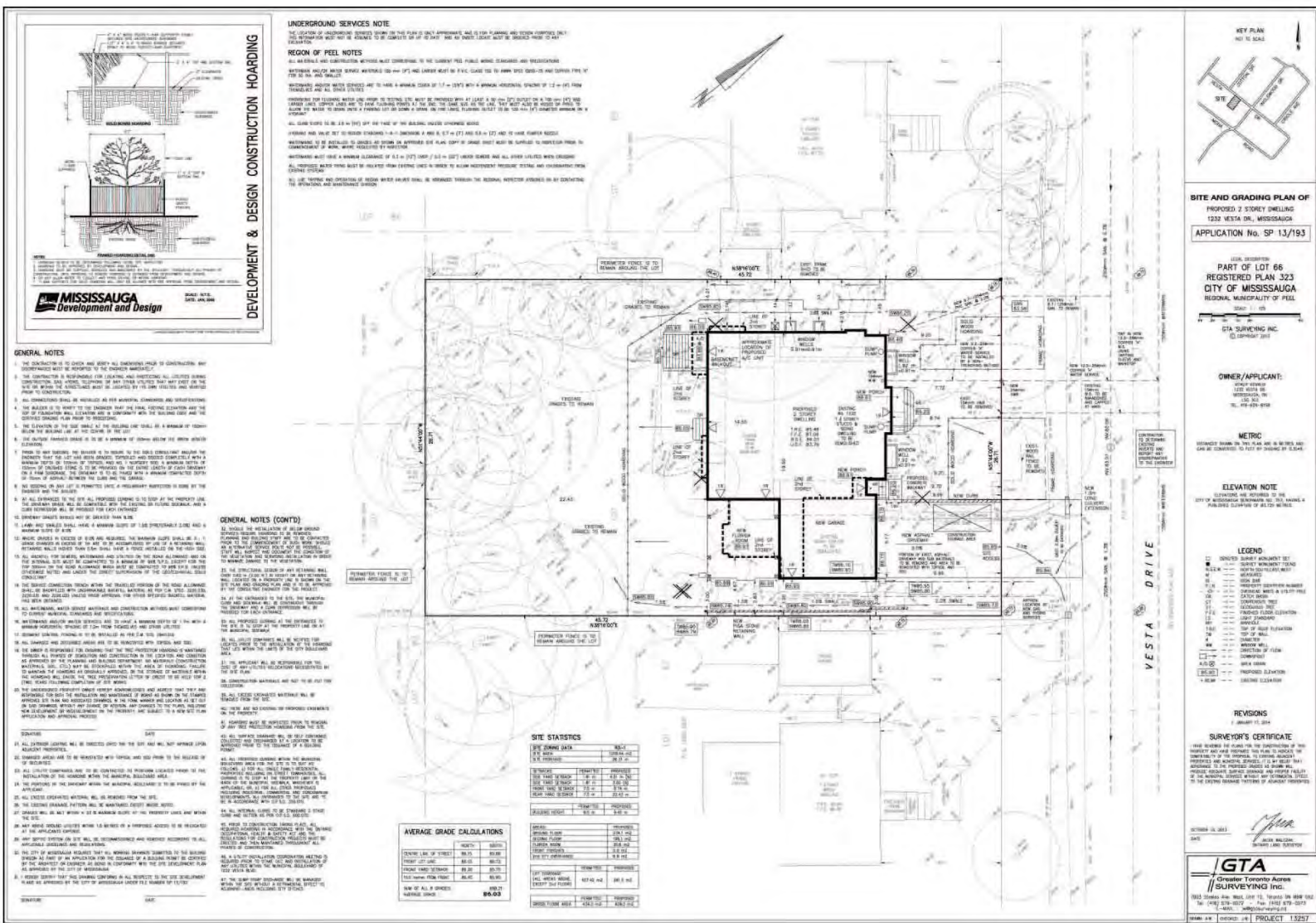
7. Written and Visual Inventory (Proposed)

The proposed style is a traditional inspired by Georgian architecture.

The current owners are interested in building a new home that is consistent with the existing style of the homes within the neighborhood. The neighborhood is mostly traditional in terms of building style and includes a variety of houses inspired by traditional and classical architectural styles. The architecture of the proposed house is inspired by the symmetry of Georgian style. The front facade elements are arranged symmetrically with the front door located at the centre. The exterior will be finished in lime stone and matching in tone brick. It will be embellished with darker wood elements. Cedar shingles on the roof will complete the subtle, traditional look in line with the many homes in the area. Based on the visual survey of the area (pic. 28-29), such exterior undoubtedly fits into the neighborhood quite nicely.

23

Drawing 1.



PROPOSED ELEVATIONS



Drawing 2.



Drawing 3.



Drawing 4.



Drawing 5.

LANDSCAPE PERSPECTIVE

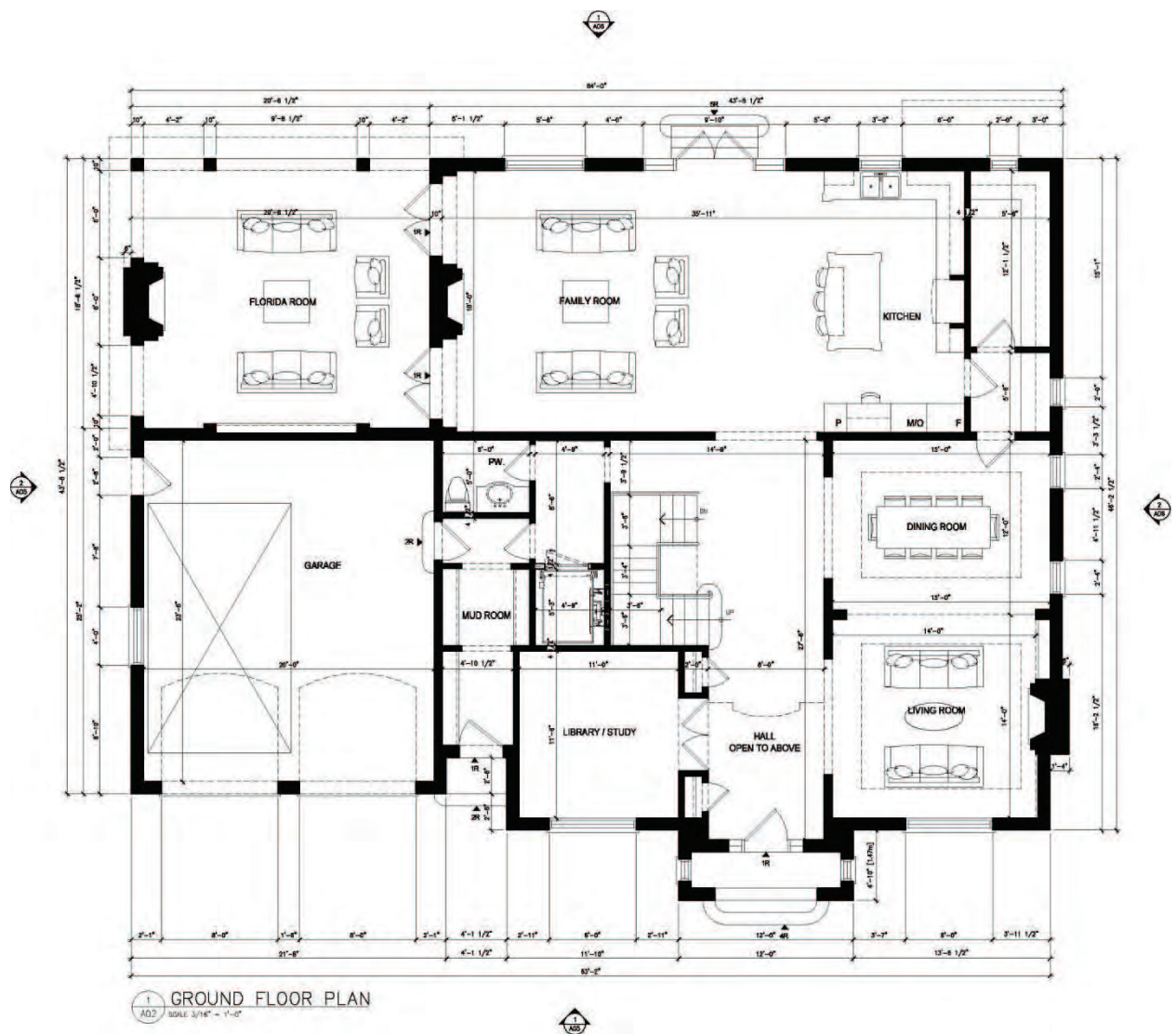


Picture 27.

From a landscape perspective, the Vesta Drive streetscape will not be altered. The existing mature vegetation will be retained. One tree in the North East corner of the front facade will have to be removed due to its leaning condition. As indicated above this removal will not alter the appearance of the property, as this part of the lot is covered with mature trees and vegetation. The front façade of the proposed house is superimposed on the panorama of 1232 Vesta Drive and its flanking neighbors to illustrate how the new building will appear on the street. This plan view shows the relationship of the proposed 1232 Mona Road house with its neighbors on the street. The proposed front yard setback is consistent with that of houses on both sides of the street. The house to the South on Vesta Drive (1224 Vesta) is a 1 storey house, one of the several on the street which are in their original condition. To the North of 1232 Vesta Drive, there is a series of new custom build homes and extensive additions featuring two storey facades with large ground floor area (1240 and 1248 Vesta are included in the above picture). The proposed building has been informed by these developments and fits into the architectural narrative which forms the exclusivity of the Mineola West area.

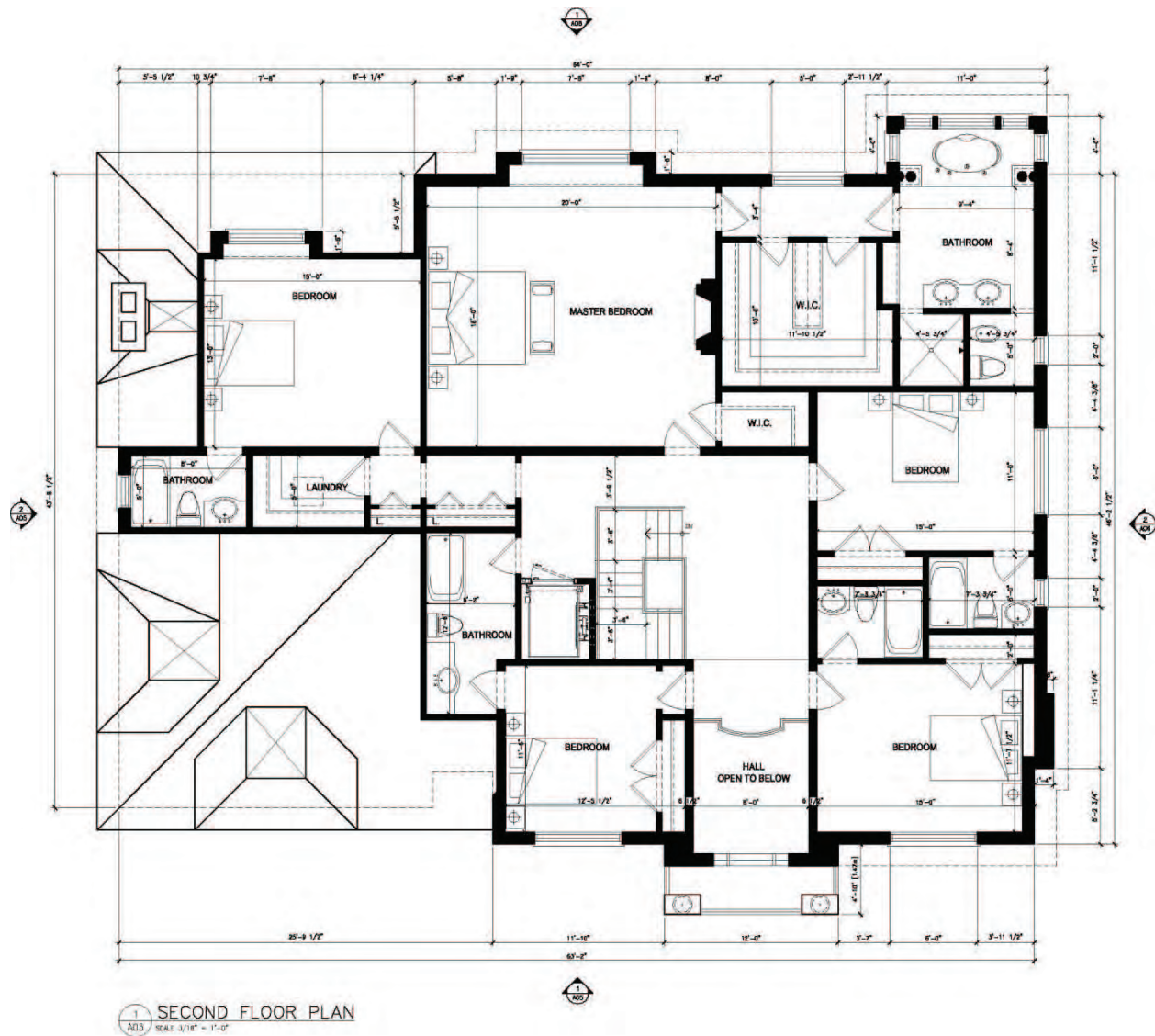
Drawing 6.

1232 Vesta Drive – Ground Floor



Drawing 7.

1232 Vesta Drive - Second Floor



Drawing 8.

**EXAMPLES OF HOMES IN THE IMMEDIATE AREA
(Mineola West)
AROUND 1232 Vesta Drive**



Picture 28: 1389 Birchwood Heights



Picture 29: 1242 Mona Road



Picture 30: 80 Inglewood Dr.



Picture 31: 76 Inglewood Dr.



Picture 32: 76 Inglewood Dr.



Picture 33: 35 Inglewood Dr.

8. Cultural Landscape Criteria

The property 1232 Vesta Drive is located in the Mineola West area (pic. 1-4) which is categorized as a cultural landscape in the Cultural Landscape Inventory of 2005.

Mineola Neighborhood

Heritage or Other Designation: None

Location: North of Lakeshore road by the Credit River on the West and Hurontario on the East

Landscape Type: Residential (Neighborhood)

The following information is provided in the mentioned document describing the criteria for this categorisation and setting desirable characteristics for future development:

a) Addressing the Cultural Landscape Criteria

The cultural heritage landscape inventory heritage impact statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape feature. The appointed below indicate the criteria for the Mineola neighborhood cultural heritage landscape:

LANDSCAPE ENVIRONMENT

- _ Scenic and Visual Quality
- _ Natural Environment
- _ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- _ Illustrates Style, Trend or Pattern
- _ Illustrates Important Phase in Mississauga's Social or Physical Development

BUILT ENVIRONMENT

- _ Aesthetic/Visual Quality
- _ Consistent Scale of Built Features

OTHER

- _ Significant Ecological Interest⁶:

⁶ As listed in Cultural Landscape Inventory. Appendix 2. L-RES-6. 2005.

To conserve the “landscape environment”, “historical association”, “built environment qualities and “significant ecological interest criteria”, the proposed alteration must be consistent with the retention of the appearance of the Mineola neighborhood to ensure that the character of this part of Mississauga remains intact. The proposed 2 storey house is located in the same location as the existing building with a larger footprint. The front line of the house is set in the exact same position preserving the existing front yard dimensions with the setback consistent with its neighbors. The proposed buildings width is about the same as that of the existing house. However, the positioning of the proposed dwelling is more centered as the building is moved slightly north levelling out side setbacks and achieving efficient use of the lot dimensions. All proposed setbacks are in adherence to the zoning bylaw’s and no exceptions are being sought out through committee of adjustments. The side yard setbacks are also in accordance to the existing zoning bylaw.

b) Addressing Mineola District Policies of Mississauga plan:

The architectural styles of the homes in the area vary greatly. There are many different sized lots and different natural topography as well as different styles that are typical of the trends that were popular at the time of the original construction. There are some of the original homes left in the area and there are many new homes that have been built recently.

1232 Vesta Drive is preserving the building setbacks and ditches along the roadside. All height restrictions are being followed for the 2 storey building. The natural topography and mature vegetation of the lot is being preserved. This is following an existing trend with some of the demolished bungalow and 1.5 storey homes that are being replaced with new homes fitting nicely in the area. As noted above south set back is increased and north set back is decreased slightly achieving a centred positioning of the house on the lot. Existing grades and drainage patterns are preserved.

c) The site plan of the proposed alteration (dr. 1) is consistent with the new homes being constructed in the area. The proposed home is a custom home that fits in with the quality housing stock of the area. Although the existing house will be demolished, including removal of the foundation and the new house and two car garage overlay most of the existing place of the footprint. The front yard setback remains equal to the current. Its front

yard setback is consistent with all neighbors' houses on the North and South part of the street and those across the street. The house is shifted to the north and extends further into the backyard. The proposed South side yard is expanded to 3.0 m. The North side yard is decreased to 4.21 m achieving a more centered positioning of the new dwelling on the lot. Proposed back yard equals 22.43 m. The garage is also set back a little further following the pattern of the existing house and allowing to accentuate the main face of the house to accentuate its aesthetic appeal. Grading respects the existing trees and established drainage patterns.

The proposed home has been designed with consideration for the subject lot dimensions, height requirements and architectural style of surrounding homes on the street and in the immediate surroundings. The scale, massing, and character of the proposed home compliments the surrounding homes in the neighborhood. The new house is of similar scale and does not impact but preserves the majority of mature vegetation. There is no overshadowing or overlook to the adjacent neighbors. There will be no accessory structures in the rear yard.

The positioning of the proposed house has been chosen to minimize the impact on vegetation. Thus, the majority of mature trees will be preserved. In the front yard, a removal of one mature tree in the North East corner of a building is required. When looking from the road, the North side of the front yard features a number of trees and the removal of one will not impact the appearance of the lot in any way (pic. 6). In addition, the pine tree to be removed is leaning towards the existing house, and should be removed as a preventive measure. Another tree which needs to be removed is a young pine tree about 2 meters high, which was planted as part of the recent landscaping project (see picture on the title page). In the backyard, the construction of the new house will require the removal of three trees to allow for the extension in the back. As shown on the site plan (pic. 5), all other trees in the backyard will remain conserving the majority of vegetation of the lot and preserving the natural appeal of the property. All trees portrayed in the backyard picture will remain untouched (pic. 10). Replacement trees will be planted as required by the city arborist.

The house design fits the scale and character of the area. It is a custom built design yet adheres to policy. The building mass and rear, side yard setback is respecting the adjacent lots. The impact of the proposed home adheres to the District policies guidelines and satisfies the cultural landscape criteria.

The new house is a two-storey building featuring a family room, a living room, a dining room, kitchen and a library in the first floor (dr. 7). There are five bedrooms on the second floor (dr. 8). The exterior is informed by the Georgian architecture with its emphasis on symmetry. To achieve a subtle look, the exterior will be finished using lime stone with beige, matching in tone brick complemented with darker wood elements. A classic peaked roof will be covered with cedar shingles to achieve a traditional look.

d) Mitigating Measures

These are not required.

9. Qualifications

Stoyanovskyy Architects Inc. is an architectural firm that has worked with the Credit Reserve Association in the Mineola West on plenty of successful design projects over many years. The firm has on staff a qualified architect to perform the architectural part of the report. All archival work has been done by the company's employee who has university training in this area.

10. Adherence to the Ontario Heritage Act (OHA)

• Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

RESPONSE SUMMARY: It does not meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act under section 29 of the act

If the subject project does not meet the criteria for heritage designation then it must be clearly stated as to why it does not.

RESPONSE SUMMARY:

The property does not have design value or physical value because

- a) it's not a rare, unique representative or early example of style, type, expression material and construction method.
- b) It does not display a high degree of craftsmanship nor demonstrate a high degree of technical or scientific achievement.

The property does not have historical value or associative value because

- a) There is no direct association with a theme or believe or organization or institution nor does it reflect the work or ideas of a significant artist, architect or designer in the community or culture or
- b) Does not yield, or has the potential to yield, information that contributes to an understanding of a community
- c) Does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property does not have contextual value because

- a) it is not important in defining or maintaining or supporting the character of the area,
- b) is not, physically, functionally or visually or historically linked to its surroundings, or is a landmark

Note: Please see the full land registry report in Section 4. Census data, Archives of Ontario, Library and Archives Canada, Mississauga Directories, Canadian Cemetery Records and Google were searched for these families.

- **Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?**

RESPONSE SUMMARY: The building does not warrant conservation although all precautions to preserve the natural vegetation and regeneration will be taken in order for the style of landscape including the streetscape will be maintained.

Adherence to the Heritage Impact Statement Terms of Reference:

(f) Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features

No impact

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

No impact

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

No Impact

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship

No impact

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features

No impact

A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value

No impact

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources

No impact

Condition of Current Home

The property does not meet the criteria for heritage designation.

The existing house does not have any design or physical value. The house does not have historical value or associative value and it does not have direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community. It also does not yield or have the potential to yield information that contributes to an understanding of a community or culture. As well, it does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

Over the years, several upgrades were made to the existing house, for example the replacement of windows.

There is little expression of style, type, or artistic impression used on the original home. The material used on the exterior of the home lack quality and meaningful craftsmanship. As a result, the home is not unique or a special example of a period architecture. The property in discussion does warrant some level of conservation to protect its heritage values, specifically to conserving the natural landscape features. All efforts will be made in the construction of a new home to preserve the natural landscape characteristics. The property is on the register because of its current surroundings, but the home itself is NOT designated. This is clearly stated in the Property Heritage Detail in the Cultural Landscape Inventory:

The Mineola neighborhood has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The roads wind, rise and fall with the natural topography. There are no curbs. This softens the transition from landscaped yards to the street edge. What has evolved is a neighborhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings. The balance of built form and natural

surroundings on generally larger lots has given this neighborhood a distinct character within Mississauga⁷.

Recommendation:

Based on the evidence presented in this report, it is clear that The property on 1232 Vesta Drive does not meet the criteria for heritage designation and is therefore not listed in the registry. The built structure on the lot does not have any design, physical, historical, or/and contextual value. Therefore, demolition of the existing structure should be permitted to allow re-development in accordance with this application. The proposed development preserves the mature look of the area by retaining the lots landscape and vegetation. In addition, suggested style of the proposed dwelling fits nicely into the existing architectural surroundings and contributes to the exclusivity of the area.

⁷ Cultural Landscape Inventory. Appendix 2. L-RES-6. 2005.

BIBLIOGRAPHY

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http://www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF

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Cultural Landscape Inventory.

[http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)

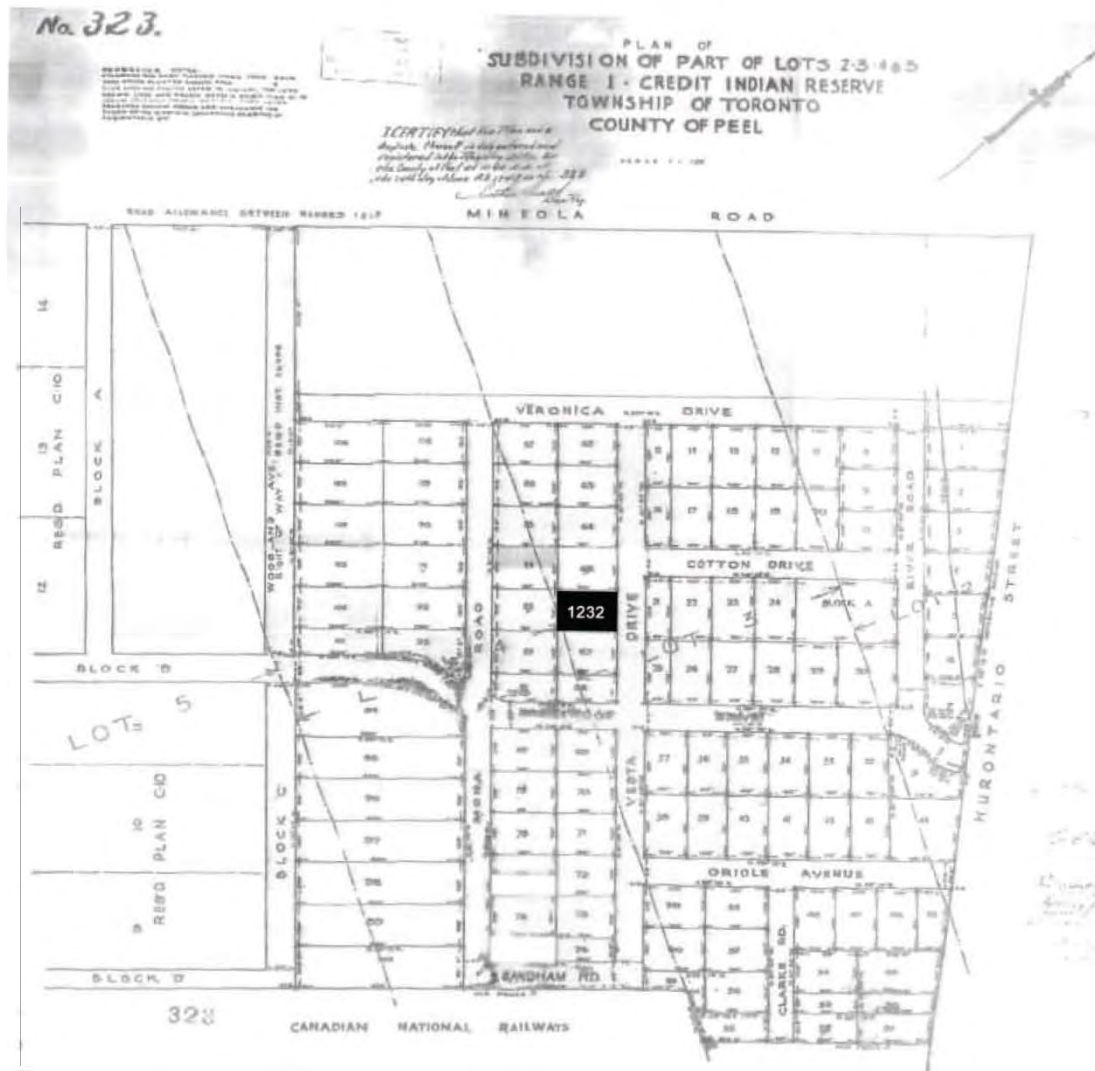
pdf (Accessed Jan. 21, 2014)

Ontario Heritage Act. [http://www.e-](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm)

[laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm](http://www.e-laws.gov.on.ca/html/statutes/english/elaws_statutes_90o18_e.htm)

(Accessed Jan 21, 2014)

Appendix A



Index No.	Instrument	Date	Grantor	Grantee	Amount	Remarks
55602	Grant	3 June 1949	F. J. Moore Construction Co. Ltd.	F. J. Moore Construction Co. Ltd.	\$21,000.00	Part of 12' 6"
55509	Grant	3 June 1949	F. J. Moore Construction Co. Ltd.	Joseph A. Turnbull Margaret A. Turnbull as joint tenants	\$1.00 & c	Part of 12' 6"
55661	Grant	3 June 1949	F. J. Moore Construction Co. Ltd.	Joseph A. Turnbull & Margaret Turnbull, as joint tenants	\$1.00 & c	Part of 12' 6" of Sely 82' 6" Restrictions.
55730	Mortgage	10 June 1949	Joseph A. Turnbull & Margaret A. Turnbull	The Mutual Life Assn. Co., et al	\$6500.00	Part of 12' 6" of Sely 82' 6"
56527	Grant	9 Sept 1949	Joseph A. Turnbull & Margaret A. Turnbull	Olive E. Blake & Valentine P. Pearson Blake, as joint tenants	\$1.00 & c	Part as in No. 55661
56929	Grant	22 Oct 1949	Alice E. Blake & Valentine P.P. Blake	Alice E. Blake & Valentine P.P. Blake, as joint tenants	\$1.00 & c	Part as in No. 55661.
Alice E. erroneously described as Olive E. No. 56527.						
57030	Grant	2 Nov. 1949	F. J. Moore Construction Company Limited	Alice E. Blake & Valentine P.P. Blake as jt	480.00	Sly 25' Restrictions
366	By Law	3 July 50	Re Subdiv Control			
73518	Grant	17 Apr 1953	Joseph A Turnbull Margaret A. Turnbull	John H. Sharpe & Sarah M. Sharpe as jt	2.00 & c	Nly 12' 6" & D.L.
70864	Grant	11 Jan 1954	Alice E. Blake & Valentine p.p. Blake	Dorothy E. Jeane John A. Jeane as jt	2.00 & c	Sely 87' 6"
426	By Law	1 June 54	Re Subdiv Control			

Continued on page 4 to page



ServiceOntario

LAND
REGISTRY
OFFICE #43

ABSTRACT INDEX (ABBREVIATED) FOR PROPERTY IDENTIFIER

13460-0165 (R)

PAGE 1
PREPARED
ON 2014

PROPERTY DESCRIPTION: PT LT 66, PL 323 AS IN TT157873 ; MISSISSAUGA

PROPERTY REMARKS: THIS PARCEL WAS CREATED BASED ON INFORMATION CONTAINED IN DOCUMENT(S) TT157873, WHICH IS (ARE) RECORDED FOR PIN IDENTIFICATION ONLY.

ESTATE/QUALIFIER: RECENTLY: PIN CREATION DATE
PARCELIZED 1997/03/18

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN					
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1997/03/18					
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1997/03/14 **					
THIS ABSTRACT INCLUDES ALL INSTRUMENTS AND DOCUMENTS FROM: 1997/03/18					
FOR THE PREVIOUS ABSTRACT SEE ABSTRACT BOOK					
NOTE: THIS PIN WAS ONCE REG PIN 13460-0031. THIS PROPERTY WAS CONVERTED TO LT ON 1998/02/23 REUSING PIN 13460-0031.					
TT157873	1963/09/04	TRANSFER	\$15,500		FWLER, HOWARD A. C. FWLER, RUTH ANN

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

Appendix C



Ontario ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13460-0031 (LT)

PAGE 1 OF 2
PREPARED FOR MEL
ON 2014/01/17 AT

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

PROPERTY DESCRIPTION: PT LT 66, PL 323 , AS IN TT157873 ; MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:
FEE SIMPLE
LT CONVERSION QUALIFIED

RECENTLY:
RE-ENTRY FROM 13460-0165

PIN CREATION DATE:
1998/02/23

OWNERS' NAMES
KOVALIV, VITALY

CAPACITY SHARE
ROWN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
EFFECTIVE 2000/07/29 THE NOTATION OF THE "BLOCK IMPLEMENTATION DATE" OF 1997/03/18 ON THIS PIN					
WAS REPLACED WITH THE "PIN CREATION DATE" OF 1998/02/23					
** PRINTOUT INCLUDES ALL DOCUMENT TYPES AND DELETED INSTRUMENTS SINCE: 1998/02/23 **					
**SUBJECT, ON FIRST REGISTRATION UNDER THE LAND TITLES ACT, TO:					
** SUBSECTION 44(1) OF THE LAND TITLES ACT, EXCEPT PARAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *					
** AND ESCHEATS OR FORFEITURE TO THE CROWN.					
** THE RIGHTS OF ANY PERSON WHO WOULD, BUT FOR THE LAND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF					
** IT THROUGH LENGTH OF ADVERSE POSSESSION, PRESCRIPTION, MISDESCRIPTION OR BOUNDARIES SETTLED BY					
** CONVENTION.					
** ANY LEASE TO WHICH THE SUBSECTION 70(2) OF THE REGISTRY ACT APPLIES.					
**DATE OF CONVERSION TO LAND TITLES: 1998/02/24 **					
TT157873	1963/09/04	TRANSFER		*** DELETED AGAINST THIS PROPERTY ***	FOWLER, HOWARD A. C. FOWLER, RUTH ANN
RO971360	1991/05/28	CHARGE		*** COMPLETELY DELETED ***	THE TORONTO DOMINION BANK
PR1423180	2008/02/29	TRANSFER		*** COMPLETELY DELETED *** FOWLER, HOWARD A. C. FOWLER, RUTH ANN	DREXLER, ANDREW MCQUIRE, ABBY
PR1423181	2008/02/29	CHARGE		*** COMPLETELY DELETED *** DREXLER, ANDREW MCQUIRE, ABBY	BANK OF MONTREAL

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
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Appendix D



ServiceOntario

LAND
REGISTRY
OFFICE #43

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

13460-0031 (LT)

PAGE 2 OF 2
PREPARED FOR M
ON 2014/01/17

* CERTIFIED IN ACCORDANCE WITH THE LAND TITLES ACT * SUBJECT TO RESERVATIONS IN CROWN GRANT *

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO
PR1437264	2008/03/31	DISCH OF CHARGE		*** COMPLETELY DELETED *** THE TORONTO DOMINION BANK	
		REMARKS: RE: RO971360			
PR1441648	2008/04/07	CHARGE		*** COMPLETELY DELETED *** DREKLER, ANDREW MCQUIRE, ABBY	CANADIAN IMPERIAL BANK OF COMMERCE
PR1653375	2009/06/15	DISCH OF CHARGE		*** COMPLETELY DELETED *** BANK OF MONTREAL	
		REMARKS: RE: PR1423181			
PR2423394	2013/08/28	TRANSFER	\$950,000	DREKLER, ANDREW MCQUIRE, ABBY	KOVALIV, VITALY
		REMARKS: PLANNING ACT STATEMENTS.			
PR2423395	2013/08/28	CHARGE	\$617,500	KOVALIV, VITALY	SCOTIA MORTGAGE CORPORATION
PR2425229	2013/08/30	DISCH OF CHARGE		*** COMPLETELY DELETED *** CANADIAN IMPERIAL BANK OF COMMERCE	
		REMARKS: PR1441648.			

NOTE: ADJOINING PROPERTIES SHOULD BE INVESTIGATED TO ASCERTAIN DESCRIPTIVE INCONSISTENCIES, IF ANY, WITH DESCRIPTION REPRESENTED FOR THIS PROPERTY.
NOTE: ENSURE THAT YOUR PRINTOUT STATES THE TOTAL NUMBER OF PAGES AND THAT YOU HAVE PICKED THEM ALL UP.

BOSTOCK CONSULTING INC.

24 Devondale Avenue, Toronto, ON M2R 2E2
Telephone: 416-222-5575 Fax: 416-222-0761
e-mail: bostockconsulting@sympatico.ca

February 12, 2014

Stoyanovsky Architects
73 Abilene Drive
Toronto, ON M9A 2N5
Attention: Orest Stoyanovsky

RE: 1232 VESTA DRIVE, TREE PROTECTION PLAN

Tree #1

Install, within the frontage to #1232, 4' 0" high plastic mesh snow fence framed on 2 x 4's not less than **2.4 metres** from the outside edge of the base of the tree EXCEPT at the S/E edge of the existing driveway and at the S/W edge of the roadway where the fence shall follow such edges.

Tree #2

Install, within the confines of #1232 and its frontage, 4' 0" high plywood hoarding topped with 4' 0" high plastic mesh snow fence both framed on 2 x 4's not less than **3.0 metres** from the outside edge of the base of the tree EXCEPT at the N/W edge of the existing driveway where the fence shall follow such edge.

Tree #'s 3 and 4

Install, within the confines of #1232 and its frontage, 4' 0" high plywood hoarding topped with 4' 0" high plastic mesh snow fence both framed on 2 x 4's not less than **3.0 metres** from the outside edge of the base of the tree.

Tree #7

Install, within the confines of #1232, 4' 0" high plywood hoarding topped with 4' 0" high plastic mesh snow fence both framed on 2 x 4's not less than **3.0 metres** from the outside edge of the base of the tree EXCEPT at the N/E edge of the proposed interlocking paved sidewalk where the fence shall follow such edge.

Tree #8

This tree does not qualify for protection.

Tree #11

Install, within the confines of #1232, 4' 0" high plywood hoarding topped with 4' 0" high plastic mesh snow fence both framed on 2 x 4's not less than **2.4 metres** from the outside edge of the base of the tree except for a small area near the west corner of the proposed new dwelling.

Tree #'s 5, 6, 9, 10, 12, 13 and 14.

No protection suggested as these trees will be the subjects of an Application to Remove/Destroy.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "B. Bostock". The signature is fluid and cursive, with the first name "Bruce" and last name "Bostock" clearly distinguishable.

Bruce Bostock

ISA Certified Arborist #ON-0823A

Certified Tree Risk Assessor #CTRA 1297 now TRAQ

BOSTOCK CONSULTING INC.

24 Devondale Avenue, Toronto, ON M2R 2E2
 Telephone: 416-222-5575 Fax: 416-222-0761
 e-mail: bostockconsulting@sympatico.ca

INVENTORY OF TREES

Municipal Address of Property: 1232 Vesta Drive, Mississauga

#	Botanical Name	Common Name	DBH (cm)	Condition	Comment	Min. TPZ (m)	Category
1	<i>Acer platinoides</i>	Norway Maple	30.2	Fair	Previously topped at 3.6m	2.4	5
2	<i>Gleditsia tricanthus</i>	Locust	40.9	Fair	Poor scaffold, leans south	3.0	1
3	<i>Acer platinoides</i>	Norway Maple	48.7	Poor to Fair	2 weak crotches at 3m	3.0	5
4	<i>Acer rubrum</i>	Native Red Maple	40.1 @ 1.2m	Fair		3.0	5
5	<i>Picea glauca</i>	White Spruce	± 45	Poor	Ivy covered, very sparse	3.0	1
6	<i>Picea glauca</i>	White Spruce	35.0	Poor	Very sparse	2.4	1
7	<i>Fagus sylvatica</i>	European Beech	41.5	Fair	Topped repeatedly	3.0	1
8	<i>Fraxinus americana</i>	Ash	13.7	Poor	stunted	N/A	1
9	<i>Fraxinus americana</i>	Ash	81.0	Poor	Severe lightning strike many years ago	5.4	1
10	<i>Picea glauca</i>	White Spruce	32.0	Poor to Fair	Very crowded, sparse	2.4	1
11	<i>Picea glauca</i>	White Spruce	33.1	Poor to Fair		2.4	1
12	<i>Picea glauca</i>	White Spruce	32.9	Fair		2.4	1
13	<i>Thuja occidentalis</i>	White Cedar	22.2 + 16.9	Poor	Crowded, sparse, one-sided	1.8	1
14	<i>Thuja occidentalis</i>	White Cedar	16.6	Poor	Crowded, sparse, one-sided	1.8	1
	1 = Private Tree						
	5 = City-owned tree						
	Trees assessed visually from the ground February 4, 2014 and photographed the same day.						
	Bruce Bostock						
	ISA Certified Arborist #ON-0823 A						
	Certified Tree Risk Assessor #CRTA 1297						

← trees 247 seen from H/E



#2

#7

1232 Vista Drive Mississauga Ontario



← trees 249 seen from H/E



#9

Tree #6 seen from north



Tree #5 seen from N/E



1232 West Ave Mississauga 04/02/14



Tree #5, 8 & 9 seen from N/E

Upper crown of tree #4 seen from N/E

45 88 49

lower
SW Aspect of trunk of #9 seen from SW



lower
NW Aspect of trunk of #9 seen from NW



1232 Ue = 2nd Ave MISSISSAUGA



↑ 8 ↑ 9

04/02/14



Trees 8 & 9 seen East

SW aspect of mid trunk of tree #9

N/E Aspect of Tree #10



1232 Vestal Drive Mississauga ON L4V 1H4



N/E Aspect of mid trunk of tree #9



Trees 10 & 11 seen from south

Tree #12 Seen from South



Trees 13 & 14 Seen from South



1232 VESTA DRIVE MISSISSAUGA ON L14



Left of Tree #10 seen from south (#9 behind)

Disced portion of Tree #12 seen from south

Mid sections of trees 13 & 14 seen from north



14 ↑ 13 ↑

Trees 2 & 7 at end of 3 seen from N/E



#2 ↑ #7 ↑

1232 Vestal Drive Mississauga out of 14



14 ↑ 13 ↑

Lower trunks of trees 13 & 14 seen from North

Trees 2-7 seen from N/E



#2 ↑ #7 ↑ #3 ↑ #6 ↑ #5 ↑ #4 ↑



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

MAR 18 2014

DATE: February 20, 2014

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 18, 2014

FROM: Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property Within a Cultural
Landscape - 1243 Woodland Avenue
(Ward 1)**

RECOMMENDATION: That the property at 1243 Woodland Avenue, which is listed on the City's Heritage Register as part of the Mineola West Neighbourhood Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services.

BACKGROUND: The subject property was Listed on the City's Heritage Register in 2005 as part of the Mineola West Neighbourhood Cultural Landscape, which is noted for its large lots and mature landscaping. The property was part of the original land holdings of the Cotton family, who were one of the early settlers in the Port Credit area, having emigrated from County Roscommon in Ireland in 1837. It remained in the Cotton family until 1943, when it was sold to F.J. Moore Construction Co. Ltd. Records indicate the existing structure was built around 1949.

The current property owner has submitted Site Plan application SPI 13/209, in support of an application to remove the existing single detached dwelling and to replace it with a new single detached dwelling. A Heritage Impact Statement prepared by Walter Borezecki (Appendix 1), and an Arborist's Report from Timberwolf Tree Care and Consulting Inc. (Appendix 2) have been submitted. Landscaping and urban design matters will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding Cultural Landscape.

COMMENTS:

Section 27. (3) of the *Ontario Heritage Act* states that "structures or buildings on property listed on the City's Heritage Register cannot be demolished without 60 days' notice to Council. This allows Council time to review the property's cultural heritage value and to determine if the property merits designation, as set out under Regulation 9/06 of the *Ontario Heritage Act*. In order to merit designation, one or more of the following three criteria must be satisfied:

1. The property has design value or physical value;
2. The property has historical value or associative value;
3. The property has contextual value.

Furthermore, Section 27. (5) of the *Ontario Heritage Act*, states that Council may require the applicant to submit plans in support of a demolition application for a property included on the city's Heritage Register. Site Plan application (SPI 13/209) has been submitted.

The Heritage Impact Statement concludes the house at 1243 Woodland Avenue is not worthy of heritage designation under Regulation 9/06 of the *Ontario Heritage Act*. The existing structure does not illustrate a style, trend or pattern; have any direct association with an important person or event; illustrate an important phase in the city's social or physical development; nor does it illustrate the work of an important designer.

The proposed new construction preserves the existing building setbacks; meets height restrictions; is designed to respect the existing vegetation; and preserves the existing grades and drainage patterns of the lot. The proposed new development strives to protect the property's horticultural attributes and compliments the existing building stock.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The property owner of 1243 Woodland Avenue has requested permission to demolish a structure on a listed property within a Cultural Landscape on the City's Heritage Register. The subject property is not worthy of designation and the request for demolition should, therefore, be recommended for approval.

ATTACHMENTS: Appendix 1: Heritage Impact Statement
Appendix 2: Arborist's Report



Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

*Prepared By: Laura Waldie, MA (CAHP), Heritage
Coordinator*

Heritage Impact Statement

**1243 Woodland Avenue
Mississauga, ON L5G 2X8**



Report prepared October 17, 2013 by Walter Borzecki
10 Allanhurst Drive, Unit 903, Toronto, ON M9A 4J5
PH 416-626-0138 | FX 416-626-5736

Architectural Design by Domex Design

Table of Contents:

Section 1 Property Overview	3
Section 2 Property Details	10
Section 3 Building Details	12
Section 4 Development Proposal	22
Section 5 Conclusion	32
Section 6 Author Qualifications	35
Section 7 Bibliography	36

Mineola West Neighbourhood

The neighborhood of Mineola West falls directly into what was once known as the "Credit Indian Reserve". It is bordered on the West by the Credit River, and on the East by Hurontario Street. On the North side Mineola is bordered by the Queen Elizabeth Way, and on the south lies the CN Rail Line. The History of Mineola dates back to the late 17th century with the purchase of what is presently Mississauga from the native Mississauga Indians. The land was purchased by the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas.



Figure (2): Map outlining the extents of the Mineola Neighbourhood

Mineola West Cultural Landscape

“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.” — The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geo- data

Resources Inc., 2005



Figure (3):Current City of Mississauga Map



Figure (4): Map of the West Mineola Neighbourhood, showing the subject property in red

The Uniqueness of Mineola West

Vegetation:

Unlike many other neighbourhoods, Mineola West has a dominant presence of mature vegetation and trees. That alone is the defining factor in giving the neighbourhood the character that shapes the impression of those travelling through the area. Additionally, most of the trees in Mineola West surround property lines, and have been therefore easily preserved for many years.

Engineering Infrastructure:

Different than most neighbourhoods, Mineola West is comprised of very few so-called 'engineered streets'. The roads through the area are often narrow, and most lack an curbs or sidewalks. In addition, as opposed to a more common sewer system that is often found within the city, storm drainage is instead dealt with by a network of road-side ditches instead. This, along with the copious amount of large trees that line the roads, adhere to the 'natural' overall impression of the neighbourhood.



Figure (5): Narrow Roads, road side ditches and mature vegetation

Housing:

While Mineola West is certainly an older neighbourhood, because of the aforementioned qualities that homeowners gravitate towards, the area has expanded into a broad range of housing styles and sizes. As the residential density of the neighbourhood increases, homes in the area show a clear focus on craftsmanship and architectural detail, overriding the desire for consistent house style, and maintaining a sense of diversity throughout.

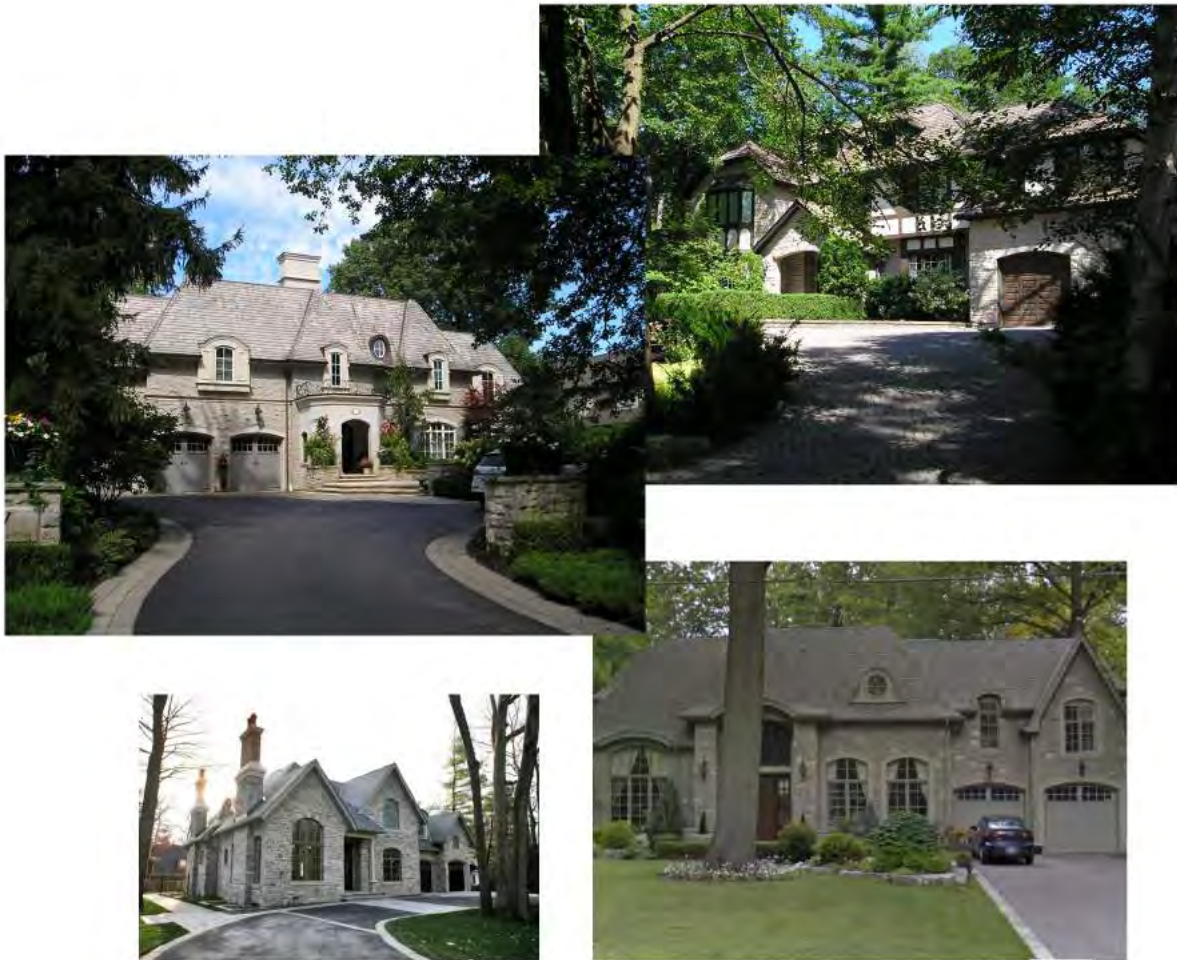


Figure (6): Examples of broad range of housing in the Mineola West Neighbourhood

Historical Association

In 1837, a man by the name of Robert Cotton emigrated from Ireland to Toronto. Becoming a well known farmer and merchant, he purchased land and had a house built in 1856. Remnants of his home exist to this day, at 1234 Old River Road in Port Credit. The Homestead was transferred to James Cotton – Robert's brother, in 1885 after he had passed away. In doing so, Robert and James Cotton have been considered by most as the 'Fathers' of Port Credit. Currently, the Cotton Homestead was sold in 1943, and since 1984, has been designated under the Ontario Heritage Act.

Section 2 | Property Details

Municipal Address	1243 Woodland Avenue
Legal description	PLAN 323 LOT 103
Municipal Ward	1
Zoning	R2-5 (0225-2007)
Lot Frontage	30.48 m
Lot Depth	60.96 m
Lot Area	1858.03 sq m (0.186 ha)
Orientation	Front facing South - West
Type	Existing 1 storey detached dwelling
Vegetation	Several mature trees located throughout site
Access	Existing linear asphalt driveway

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from August 13, 1856 to current. The information gathered and provided below has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title:

Grantor:	Grantee:
The Crown	Robert Cotton for Lot 2 Range 1 (Aug.13/1856)
Frederick W. Jarvis	Bank of Upper Canada (Nov.17/1865)
Bank of Upper Canada	James W. Cotton (Dec.5/1867)
James W. Cotton' will (The Toronto General Trusts Corp.)	Cyril E. Cotton (Mar.16/1905)
Cyril E. Cotton	F.J. Moore Construction Company Ltd. (June.24/1943)
F.J. Moore Construction Company Ltd.	Henry C. Garringer & Doris Garringer (Oct.30/1951)
Doris Garringer	Herbert H. Hilton & Jean L. Hilton (Feb.25/1966)
Herbert H. Hilton & Jean L. Hilton	Jean L. Hilton (Sept.30/1968)
Jean L. Hilton	Marguerite J. Conboy (Mar.31/1970)
Marguerite J. Conboy	Bernard A. Collins (Apr.1/1977)
Bernard A. Collins	Richard S. Kunz & Fay Marie Kunz (Mar.14/1986)
Richard S. Kunz & Fay Marie Kunz	Joanna Bidini (Oct.19/1990)
Joanna Bidini	Ehsam Sehbai (Dec.6/2012)

Section 3 | Building Details

House Description

Construction Date	Circa 1950
Size	Approx. 2095 sf including attached garage
Building Type	One story detached dwelling
Wall Construction	Wood Frame and Concrete Block
Exterior Cladding	Stucco
Roofing Material	Asphalt Shingles
Setbacks	Front Yard 25.71m
	Rear Yard 21.71m
	Right Side 4.51m
	Left Side 6.25m

Alterations to the Original House

The original home was built circa 1950, and is a one-storey dwelling. There is reference to the City of Mississauga permitting records:

PROPERTY BUILDING PERMITS
 Address: 1243 WOODLAND AVE
 Legal Description: PLAN 323 LOT 103
 Roll Number: 21-05-010-015-10500-0000

Building Permits

<div> <div>▣ App Number</div> <div>▣ App Date</div> </div>	<div> <div>▣ Address</div> <div>▣ Description</div> </div>	<div> <div>▣ Scope</div> <div>▣ Type Description</div> </div>	<div> <div>▣ Issue Date</div> <div>▣ Status</div> </div>
BPC 90 9903 P 1990-01-23	1243 WOODLAND AVE	ALTERATION TO EXIST BLDG DETACHED DWELLING	1990-01-23 ISSUED PERMIT
HCC 70 264348 1970-06-10	1243 WOODLAND AVE BREEZEWAY AND GARAGE 68-7275		HISTORY COMMENT PERMIT
HCC 70 264349 1970-10-01	1243 WOODLAND AVE SAN DRAIN PERMIT 14771		HISTORY COMMENT PERMIT
HCC 70 264350 1970-10-01	1243 WOODLAND AVE STACK CHANGE PERMIT 14836		HISTORY COMMENT PERMIT
HCC 71 264351 1971-05-01	1243 WOODLAND AVE PLUMBING 1 FIX PERMIT 12778		HISTORY COMMENT PERMIT

Exterior Photographs of 1243 Woodland Avenue



Figure (8): Front elevation



Figure (9): Rear elevation



Figure (10): North side elevation



Figure (11): South side elevation

Interior Photographs of 1243 Woodland Avenue



Figure (12): Family room



Figure (13): Family room



Figure (14): Entrance



Figure (15): Kitchen



Figure (16): Bedroom



Figure (17): Bathroom



Figure (18):View of kitchen looking from the family room



Figure (19): Living room



Figure (20): Sketch of existing ground floor plan



Figure (21): Sketch of existing basement floor plan

Analysis of Existing Structure

The home that currently stands at 1243 Woodland Avenue is wholly representative of a 1950s-era one-storey dwelling. The home does not particularly display any form of extraordinary craftsmanship, technical prowess, and ultimately only had moderate artistic value.

The home in itself does not show any relatable significance towards the community, whether in theme, belief, institution or otherwise. It does not hold any traits that enhance the understanding of the community of Mineola West nor its local culture. Additionally, the existing dwelling does not appear to be the work of a known architect, designer, artist or builder.

Ultimately, the existing home at 1243 Woodland Avenue plays only a moderately significant role at best, in supporting the character of the neighbourhood because of its similarities in scale to other homes on the same road.

Thereby, there is no noteworthy justification for the preservation of the existing dwelling.

Section 4 | Development Proposal

Proposed Development

The proposed development is to demolish the existing one storey bungalow and replace with a new two storey single family residential dwelling and new in ground pool.

The proposed size is in keeping with the general direction of new construction and development in the neighbourhood. In addition the use of stone and brick as a proposed material is in keeping with the existing dwellings in the subject property's adjacent surroundings. The proposed dwelling will serve to add visual interest and will service to enhance the character and charm to the neighbourhood through its aesthetic.



Figure (22): Rendered proposed front elevation, as seen from Woodland Avenue

Figure (23): Proposed front elevation



Figure (24): Proposed rear elevation





Figure (25): Proposed north elevation



Figure (26): Proposed south elevation

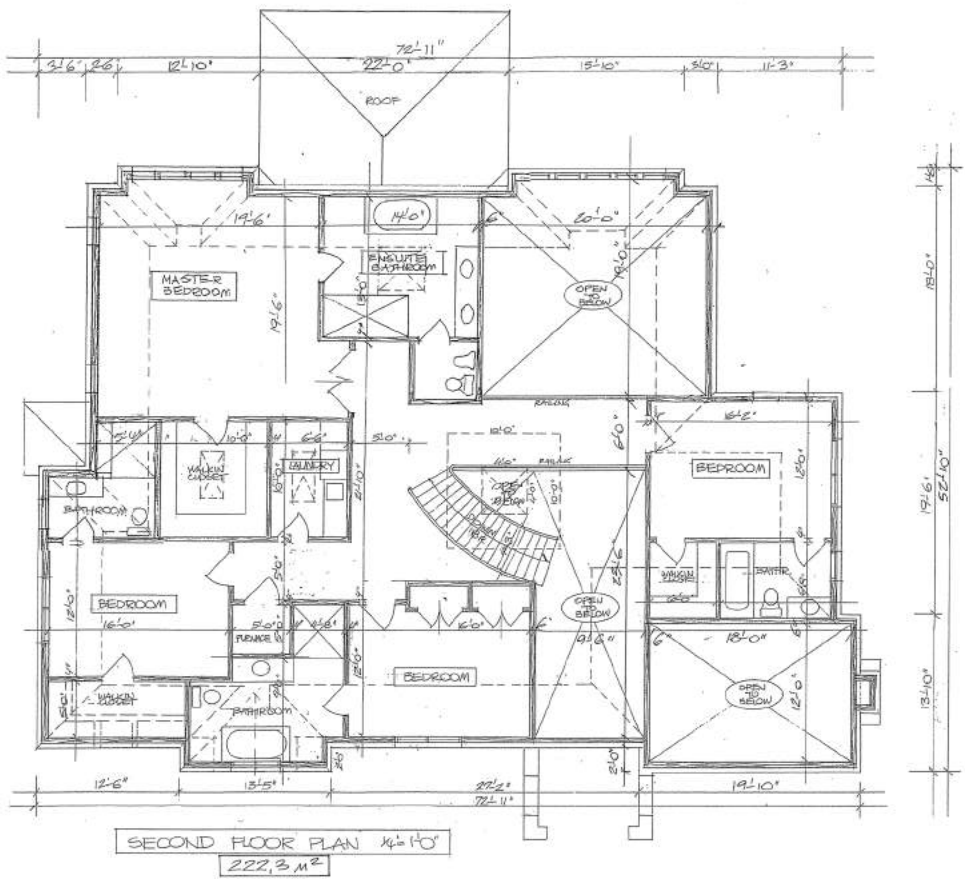


Figure (28): Proposed second floor plan

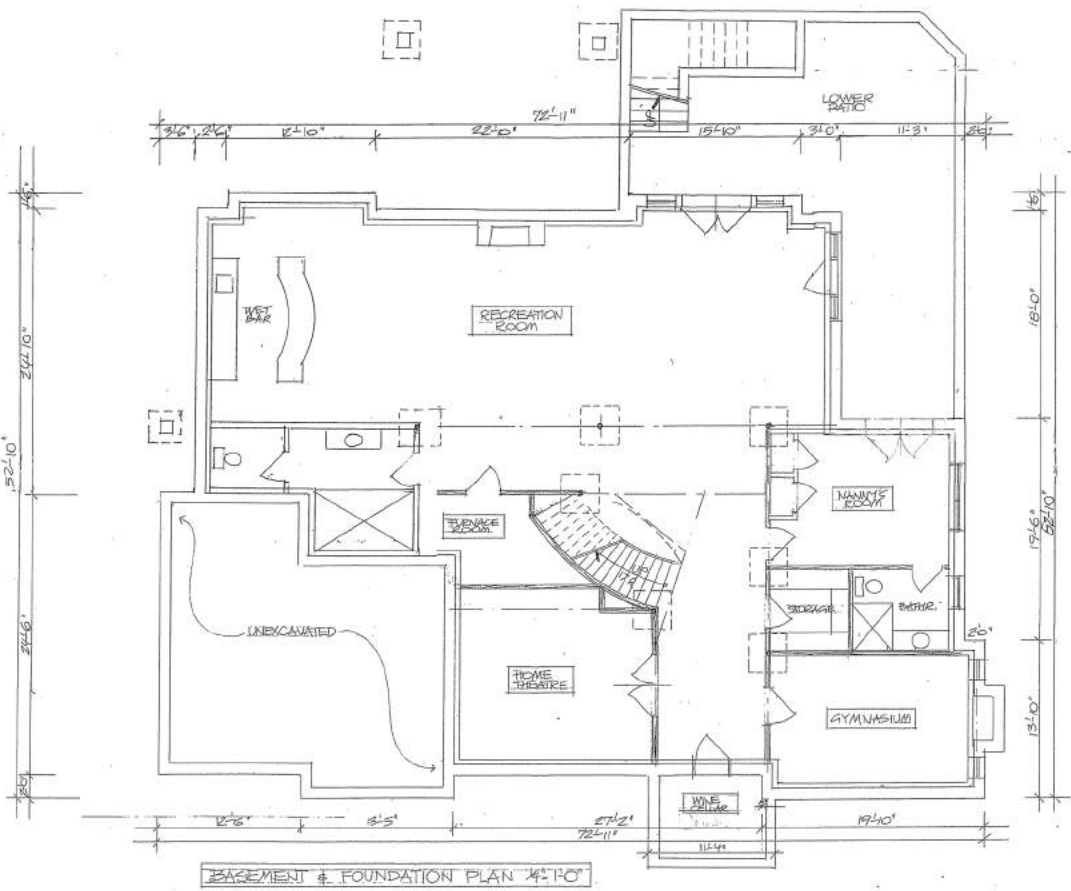


Figure (29): Proposed basement floor plan

Proposed Streetscape



Figure (31): Proposed streetscape (1243 Woodland Ave)

Section 5 | Conclusion

The proposed new home at 1243 Woodland Avenue is designed with similarities to other homes on Woodland Avenue, as well as many other streets in the neighbourhood. The design of this new dwelling keeps in mind an ability to synergize successfully with existing homes.

Additionally, the majority of the existing vegetation has been maintained with the exclusion of trees in direct conflict with the proposed house footprint. In terms of the driveway, while it has been altered slightly, it maintains the same access to Woodland Avenue.



Figure (32): View from street looking North



Figure (33):View from street looking South

Summary Statement and Conservation Recommendations

The current 1 storey dwelling located at 1243 Woodland Avenue has not been designated under the Ontario Heritage Act, however it is listed on the register under the Mineola West Cultural landscape. With that, there is no merit for conservation measures as the significance of the existing dwelling is miniscule. While developing the designs for this home, consideration has been taking in the natural preservation of the landscape on Woodland Avenue. The design respects the guidelines of the front yard setbacks as well as the proposed dwelling's adjacent properties. Additionally, the proposition of this new dwelling does not conflict with the Mineola West Cultural Landscape listing.

All in all, because of these aforementioned reasons, conservation measures towards this property are ultimately not appropriate nor necessary.

As set out in Regulation 9/06 of the Ontario Heritage Act, the following are reasons why the subject property of 1243 Woodland Avenue should not receive the benefits of heritage designation.

1) Does the property meet the proposed criteria for heritage designation under the Ontario Regulation 9/06, in the Ontario Heritage Act?

The existing dwelling is a typical subdivision house with little to no apparent architectural or historic interest, it neither contributes to a rare or unique design, nor possesses any physical value worthy of preservation. The house is listed on the heritage register, due its location within the Mineola Neighbourhood, however the dwelling itself has not been specifically designated. The house in itself does not meet the criteria set out in the Regulation 9/06, Ontario Heritage Act.

2) If the subject property does not meet the criteria for heritage designation then it must be clearly stated why it does not.

The existing home is not known to hold any representation of theme, believe, organization or institution that is significant to a community. It is built following traditional construction methodologies of the post war era and does not demonstrate a high degree of technical or scientific achievement. The house is not known to be of any artistic or historic merit. Additionally, the home does not represent the work of any community-related architects, builders, designers, or others that could have potentially been responsible for the erection of the dwelling on 1243 Woodland Avenue. Therefore, the property has only modest at best contextual value related to its support of the character of Mineola West.

3) Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement?

The property of 1243 Woodland Avenue is listed on the heritage register, however, the proposed development of a new dwelling on the property takes into account methods of conservation of the cultural landscape of the property in itself. As mentioned earlier, the current dwelling does not warrant conservation as per the Ontario Regulation 9/06 within the Ontario Heritage Act or the Provincial Policy Statement.

Section 6 | Author Qualifications

Walter Borzecki is a graduate of Architectural Design from the Cracow University of Technology, Faculty of Architecture (1975), which has for many years, been regarded as one of the best post-secondary schools and programs of study offered in Poland, recognized by the Royal Institute of British Architects, as well as many Polish institutions. Prior to his studies at the Cracow University of Technology, he took his secondary education at a technical high school in Zakopane in Poland where he specialized his studies in regional architecture, historical architecture, and the architectural design of monuments. He graduated in 1969.

After he graduated the university in 1975, Walter dedicated himself to the architectural design of the Cracow-region's cathedrals, until he moved to Chicago in 1981 to pursue his architectural career with Furgalski Design. In the three years Walter spent with Furgalski Design, he gained extensive experience in the industry - frontlining projects from the design standpoint, overseeing constructions, and creating project instructions for teams, dealing with local regulations and federal jurisdictions from region to region, all while maintaining an eye for historical preservation within these projects.

In 1984 after his time with Furgalski Design in Chicago, Walter moved to Toronto to co-found Eurohome Building and Design, heading architectural design and building projects within the Toronto area.

In 1991, Walter decided to start his own architecture company under the name Domex Design and Contractors.

After maintaining Domex Design in its original state as a building and contracting company from 1991, in 2007, Domex became dedicated strictly to architectural design. Domex Design is a custom home architectural design firm that specializes in redevelopment of properties in existing mature neighbourhoods.

In 2007 he headed the design project for a house located on Draper St. in Toronto, where he managed renovation on both the interior and exterior of the house, which is located in the Draper Street Heritage Conservation District.

More recently, he successfully prepared a Heritage Impact Report for a property located on 78 Veronica Drive in Mississauga.

Section 7 | Bibliography

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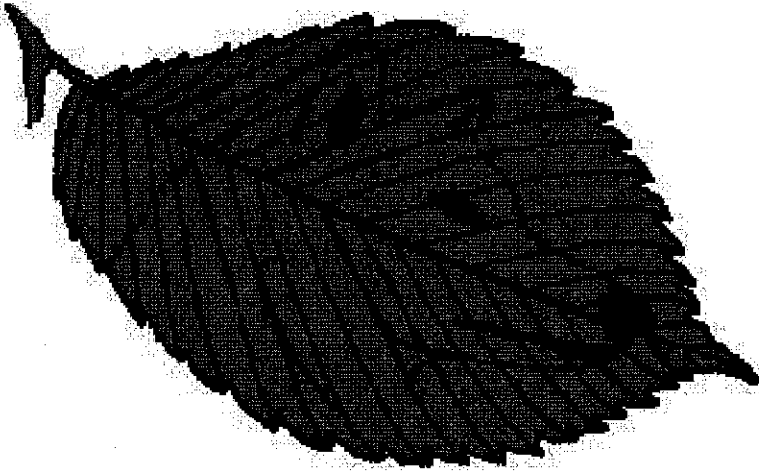
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Timberwolf Tree Care and Consulting Inc.

**This Report was
Prepared for: Peter Paczkowski**

**Re: 1243 Woodland Ave,
Mississauga, ON**

Prepared by:

Thomas Wright
I.S.A. Certified Arborist #ON-0715A
I.S.A. Tree Risk Assessment Qualified
Butternut Health Assessor #292

1/Nov/2013



Timberwolf Tree Care and Consulting

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4491 Appleby Line R.R.#6 Milton, ON, L9T 2Y1

Background and Assignment

I was asked by Peter Paczkowski to prepare an Arborist Report for 1243 Woodland Avenue in Mississauga, Ontario. The property is to have a new house built on it.

The property will have a few hard surface and grading changes as well as utility, landscape and service installations that will impact some of the surrounding trees.

I was asked to report on the current condition of the trees, the condition of the site and provide recommendations to improve the health of the trees. I am also providing recommendations to preserve the trees both during and after construction has completed. Recommendations will involve grading recommendations, soil remediation and canopy improvement as well as on site monitoring by a Certified Arborist both during and after construction. On-site monitoring will include recommendations to avoid crown and root damage, soil preservation plus proper root pruning should any roots be damaged during construction. Additional recommendations may be made on site by the Certified Arborist both during and after construction has completed.

Thomas Wright

President

Timberwolf Tree Care Inc.

I.S.A. Certified Arborist #ON-0715A

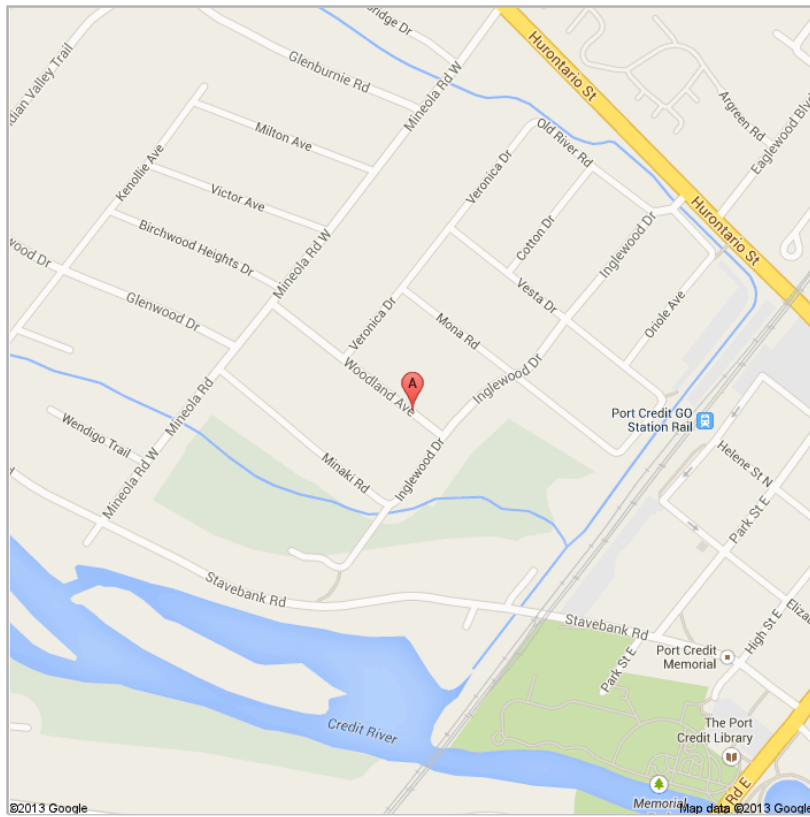
I.S.A Tree Risk Assessment Qualified

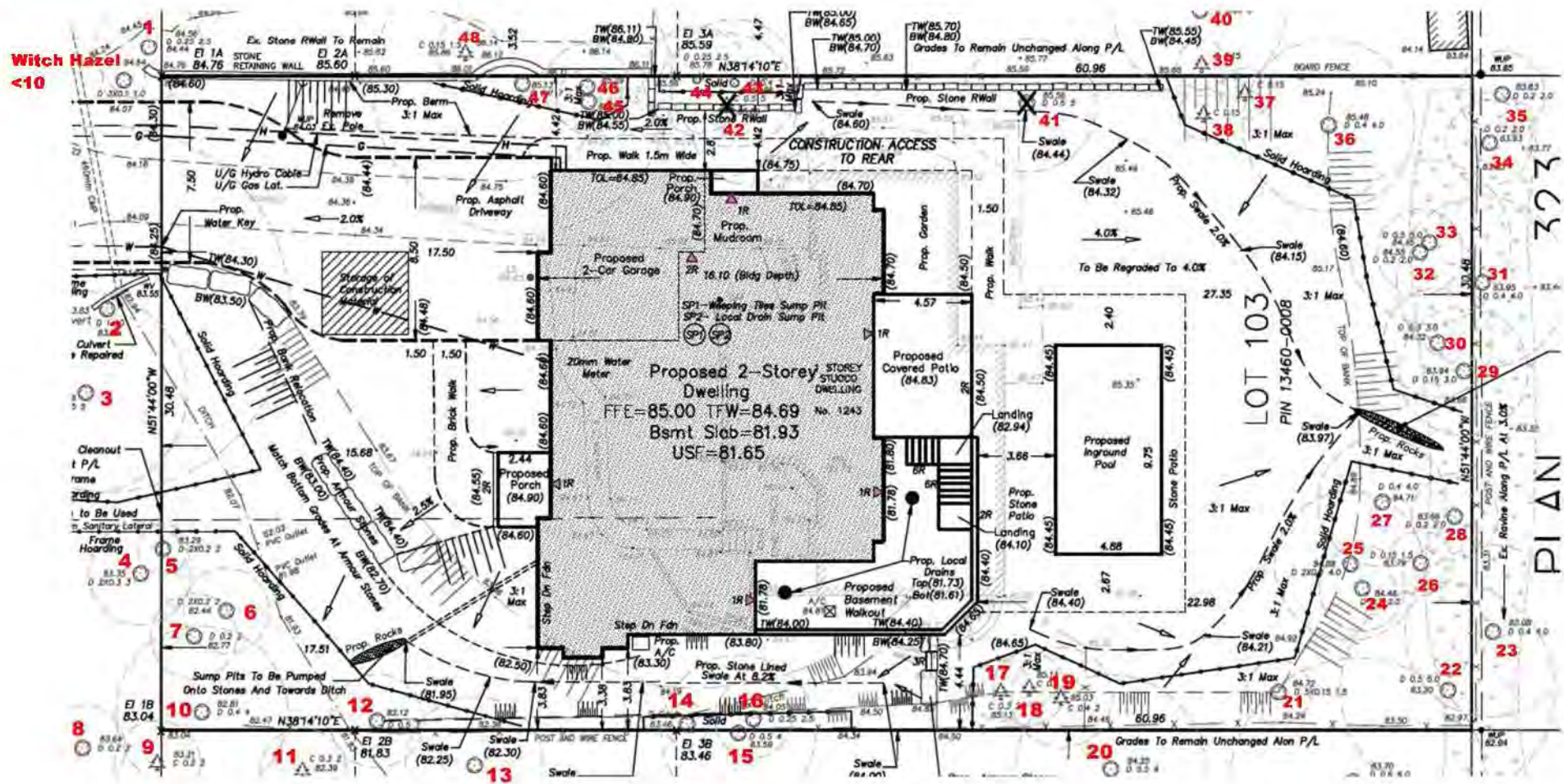
Butternut Health Assessor #292

Forestry Technician – Sir Sandford Flemming College



Address **1243 Woodland Ave**
Mississauga, ON L5G 2X9







Timberwolf Tree Care and Consulting

TEL#: (905) 336-5979

FAX#: (905) 336-7596

4491 Appleby Line R.R.#6 Milton, ON, L9T 2Y1

Site: 1243 Woodland Ave, Mississauga, ON.

Tree Inventory: Tree locations shown on attached site plan.

Trees Condition is rated as: **Good**, **Fair** and **Poor**. **Good** referring to trees in a healthy state, **Poor** referring to trees in an unhealthy state should be removed and **Fair** referring to trees in an average state of health which indicate the tree is in decline and additional action is required to maintain the health of this tree during construction. All components of the tree (root health, trunk condition, crown vigour etc.) are considered in the condition rating and any important observations are additionally noted.

Structural hazard ratings follow the methodology in the International Society of Arboriculture's "Evaluation of Hazard Trees in Urban Areas", Second Edition. A rating with a lower number indicates that the tree is more structurally sound and a rating with a higher number closer to 12 means the tree is less structurally sound. Tree diameter sizes on neighbouring properties are estimated values and have been estimated by visual means.

Tree #	Species	Tree Location: Town or Residential	DBH (cm)	Minimal Hoarding Distances	Actual Hoarding Distances	Crown Spread	Condition	Hazard Rating	Nature of Work
1	White Birch (<i>Betula papyrifera</i>)	Municipal	22	2.4m	2.4m	3m	Tree is in good condition	5	To be hoarded off for protection.
2	Weeping Willow (<i>Salix bablonica</i>)	Municipal	121.4	6m	6m	10m	Tree is in good condition	7	To be hoarded off for protection.
3	Red Maple (<i>Acer rubrum</i>)	Municipal	56	3.6m	3.6m	6m	Tree is in Fair condition. Tree is infected with	7	To be hoarded off for protection.

							crown gall.		
4	White Birch (<i>Betula papyrifera</i>)	Municipal	28	2.4m	2.4m	4m	Tree is in good condition.	5	To be hoarded off for protection.
5	White Birch (<i>Betula papyrifera</i>)	Municipal	32	2.4m	2.4m	4m	Tree is in good condition.	5	To be hoarded off for protection.
6	Serviceberry (<i>Amelanchier alnifolia</i>)	Residential	16.5	2.4m	2.4m	3m	Tree is in good condition.	3	To be hoarded off for protection.
7	Red Maple (<i>Acer rubrum</i>)	Residential	19.5	2.4m	2.4m	3m	Tree is in good condition.	4	To be hoarded off for protection.
8	Mulberry (<i>Morus alba</i>)	Municipal	17.5	2.4m	2.4m	3m	Tree is in good condition.	5	To be hoarded off for protection.
9	White Spruce (<i>Picea glauca</i>)	Municipal	19.8	2.4m	2.4m	4m	Tree is in good condition.	3	To be hoarded off for protection.
10	Red Maple (<i>Acer rubrum</i>)	Residential	40.3	2.4m	2.4m	6m	Tree is in fair condition. Dieback present.	5	To be hoarded off for protection.
11	White Pine (<i>Pinus strobus</i>)	Neighbours	30-estimated	2.4m	2.4m	5m	Tree is in good condition.	3	To be hoarded off for protection.
12	White Ash (<i>Fraxinus Americana</i>)	Residential	57.9	3.6m	3.6m	6m	Tree is in good condition.	4	To be hoarded off for protection.
13	Red Maple (<i>Acer rubrum</i>)	Neighbours	60-estimated	3.6m	3.6m	6m	Tree is in good condition.	3	To be hoarded off for protection.
14	White Ash	Border Tree	13.5	2.4m	<2.4m	2m	Tree is in	3	To be hoarded off

	(<i>Fraxinus Americana</i>)						good condition.		for protection.
15	Red Maple (<i>Acer rubrum</i>)	Border Tree	51.5	3.6m	<3.6m	8m	Tree is in good condition.	4	To be hoarded off for protection.
16	Black Cherry (<i>Prunus serotina</i>)	Residential	21.5	2.4m	<2.4m	4m	Tree is in good condition.	4	To be hoarded off for protection.
17	White Spruce (<i>Picea glauca</i>)	Residential	35.5	2.4m	2.4m	5m	Tree is in good condition.	3	To be hoarded off for protection.
18	White Spruce (<i>Picea glauca</i>)	Residential	38.5	2.4m	2.4m	5m	Tree is in good condition.	3	To be hoarded off for protection.
19	White Spruce (<i>Picea glauca</i>)	Residential	45.5	3m	3m	6m	Tree is in good condition.	3	To be hoarded off for protection.
20	Black Cherry (<i>Prunus serotina</i>)	Neighbours	50-estimated	3m	3m	6m	Tree is in good condition.	3	To be hoarded off for protection.
21	Red Oak (<i>Quercus rubra</i>)	Residential	18.7	2.4m	2.4m	4m	Tree is in good condition.	3	To be hoarded off for protection.
22	White Ash (<i>Fraxinus Americana</i>)	Residential	53.5	3.6m	3.6m	5m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
23	White Elm (<i>Ulmus Americana</i>)	Neighbours	45-estimated	3m	3m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
24	Black Cherry (<i>Prunus serotina</i>)	Residential	21.7	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
25	White Birch	Residential	42.7	3m	3m	6m	Tree is in fair	7	Tree is to be

	(<i>Betula papyrifera</i>)		2 stemmed				condition. One stem is rotten and should be removed.		hoarded off for protection.
26	White Ash (<i>Fraxinus Americana</i>)	Residential	15	2.4m	2.4m	2m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
27	White Birch (<i>Betula papyrifera</i>)	Residential	46	3m	3m	5m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
28	Red Maple (<i>Acer rubrum</i>)	Residential	19	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
29	Black Cherry (<i>Prunus serotina</i>)	Residential	15.5	2.4m	2.4m	2m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
30	Red Maple (<i>Acer rubrum</i>)	Residential	30.5	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
31	Red Maple (<i>Acer rubrum</i>)	Neighbours	35-estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
32	Mulberry (<i>Morus alba</i>)	Residential	18	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
33	Red Maple (<i>Acer rubrum</i>)	Residential	54.6	3.6m	3.6m	7m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
34	Red Maple (<i>Acer rubrum</i>)	Neighbours	25-estimated	2.4m	2.4m	4m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
35	Silver Poplar	Neighbours	20-	2.4m	2.4m	5m	Tree is in	3	Tree is to be

	<i>(Populus alba)</i>		estimated				good condition.		hoarded off for protection.
36	Red Maple <i>(Acer rubrum)</i>	Residential	45.9	3m	3m	6m	Tree is in good condition.	4	Tree is to be hoarded off for protection.
37	Hemlock <i>(Tsuga canadensis)</i>	Residential	12	2.4m	2.4m	2.5m	Tree is in poor condition. Crown is dying down significantly	5	Tree is to be hoarded off for protection.
38	Blue Spruce <i>(Picea pungens)</i>	Residential	18	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
39	Austrian Pine <i>(Pinus nigra)</i>	Neighbours	18-estimated	2.4m	2.4m	3m	Tree is in good condition.	3	Tree is to be hoarded off for protection.
40	Red Oak <i>(Quercus rubra)</i>	Neighbours	60-estimated	3.6m	3.6m	12m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
41	Red Maple <i>(Acer rubrum)</i>	Residential	50	3m	3m	8m	Tree is in good condition.	6	Tree is to be removed.
42	White Pine <i>(Pinus strobus)</i>	Residential	68	4.2m	4.2m	10m	Tree is in good condition.	6	Tree is to be removed.
43	White Ash <i>(Fraxinus Americana)</i>	Residential	53.5	3.6m	<3.6m	5m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
44	Red Oak <i>(Quercus rubra)</i>	Residential	26.5	2.4m	<2.4m	4m	Tree is in good condition.	5	Tree is to be hoarded off for protection.
45	Red Maple	Residential	14	2.4m	<2.4m	2m	Tree is in fair	6	Tree is to be

	(<i>Acer rubrum</i>)						condition.		hoarded off for protection.
46	Red Maple (<i>Acer rubrum</i>)	Residential	16	2.4m	<2.4m	2m	Tree is in fair condition.	6	Tree is to be hoarded off for protection.
47	Red Oak (<i>Quercus rubra</i>)	Residential	77	2.4m	<2.4m	14m	Tree is in good condition.	6	Tree is to be hoarded off for protection.
48	Blue Spruce (<i>Picea pungens</i>)	Neighbours	18-estimated	2.4m	2.4m	3m	Tree is in good condition.	5	Tree is to be hoarded off for protection.

Site visitations: July 3, 2013

Tree Summary and Preservation Recommendations

Most of the trees on this property are in relatively good shape with the exception of a few trees that should be removed. Some of the hoarding distances are below the minimal standards for these trees. In those cases a Certified Arborist should be on site during excavations around those trees to make recommendations and to prune back any damaged roots. The hoarding for tree #47 should be increased to accommodate the root system of this large oak tree. It is recommended that wood mulch be spread inside the hoarding where the trees will be impacted the most. This will help the root systems of these trees retain moisture and alleviate stress during construction. The retaining wall on the north side of the property should not have a detrimental impact on trees #43 & 44 but it is recommended to increase the distance of the wall from the trees to accommodate and major surface roots. Damaged roots should be pruned back by a Certified Arborist.

A handwritten signature in black ink, appearing to read 'Thomas Wright', with a stylized, flowing script.

Thomas Wright
President
Timberwolf Tree Care Inc.
I.S.A. Certified Arborist #ON-0715A
I.S.A. Tree Risk Assessment Qualified
Butternut Health Assessor #292
Forestry Technician – Sir Sandford Flemming College



Timberwolf Tree Care and Consulting

TEL#: (905) 336-5979

FAX#: (905) 336-7596

4491 Appleby Line R.R.#6 Milton, ON, L9T 2Y1

Tree Appraisals

Site: 1243 Woodland Ave, Mississauga, ON.

Tree #	Tree Species	DBH(cm)	Species Rating %	Tree Condition %	Tree Location %	Replacement Size (cm)	Installed Tree Cost \$	Unit Tree Cost	Appraised Value \$
1	White Birch (<i>Betula papyrifera</i>)	22	55	80	70	5	380	6.51	828.72
2	Weeping Willow (<i>Salix bablonica</i>)	121.4	40	75	70	5	380	6.51	15, 862
3	Red Maple (<i>Acer rubrum</i>)	56	61	58	70	5	380	6.51	4022.82
4	White Birch (<i>Betula papyrifera</i>)	28	55	80	70	5	380	6.51	1300.92
5	White Birch (<i>Betula papyrifera</i>)	32	55	80	70	5	380	6.51	1678.62



Certification of Performance

I, Thomas Wright Certify:

- That I have personally inspected the trees and the property referred to in this report and have stated my finding accurately.
- That I have no current prospective interest in the vegetation of the property that is the subject of this report.
- That the analysis, opinions and conclusions stated herein are my own, and based on current scientific facts.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favours the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events
- That no one provided significant professional assistance to the consultant

I further certify that I am a member of the International Society of Arboriculture and am Arborist Certified (ON-0715A) by the International Society of Arboriculture. I am Tree Risk Assessment Qualified with the International Society of Arboriculture and I have a diploma in Forestry by Sir Sandford Flemming College plus I have been involved in tree care since 1998.

Signed:

Dated: November 1, 2013



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

MAR 18 2014

DATE: February 20, 2014

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 18, 2014

FROM: Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

SUBJECT: **Request to Demolish a Heritage Listed Property Within a Cultural Landscape - 7161 Lancaster Avenue (Ward 5)**

RECOMMENDATION: That the property at 7161 Lancaster Avenue, which is listed on the City's Heritage Register as part of the War Time Housing (Malton) Cultural Landscape, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure be approved and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto, as described in the Corporate Report dated February 20, 2014 from the Commissioner of Community Services.

BACKGROUND: The subject property was Listed on the City's Heritage Register in 2005 as part of the War Time Housing (Malton) Cultural Landscape. This cultural landscape is noted for the consistent scale of built features; the direct association with an important person or event and the important phase in Mississauga's social or physical development.

The original Crown Grantee for Lot 11, Concession 7 was King's College (presently University of Toronto), which received a two-hundred (200) acre parcel in 1808. One hundred (100) acres of the original 200 acre parcel was sold to Alexander McDonald in 1842, remaining in the McDonald family until 1890 when to Thomas Codlin purchased 95 acres of the west half of Lot 11. Codlin retained

ownership of most of this parcel until 1942 when it was sold to, or expropriated by, Wartime Housing Ltd. Soon after Wartime Housing Ltd. acquired the property, the lands set aside for a wartime housing subdivision were surveyed and developed.

This planned subdivision is located opposite the northeast corner of Pearson International Airport. The neighbourhood is close to where the original Malton Terminal was located and remains close to the present airplane manufacturing and service industry. Although some of the original houses have been altered many still retain characteristics typical of the period. (A location map is attached as Appendix 1).

COMMENTS:

Section 27. (3) of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be demolished without 60 days' notice to Council. This allows Council time to review the property's cultural heritage value and to determine if the property merits designation, as set out under Regulation 9/06 of the *Ontario Heritage Act*. In order to merit designation, one of the three following criteria must be satisfied:

1. The property has design value or physical value;
2. The property has historical value or associative value;
3. The property has contextual value.

Furthermore, Section 27. (5) of the *Ontario Heritage Act* states that Council may require the applicant to submit plans in support of a demolition application for a property included on the city's Heritage Register. Site Plan application (SPI 13/27) has been submitted.

A Heritage Impact Statement (HIS), compiled by Gillespie Heritage Consulting (attached as Appendix 2) has been submitted. The author concludes the house at 7161 Lancaster Avenue is not worthy of heritage designation under Regulation 9/06 of the *Ontario Heritage Act* based on its individual architectural, historical significance or contextual value. Further, the author concludes the larger War Time Housing (Malton) Cultural Landscape may be eligible for designation as a heritage conservation district under Part V of the *Ontario Heritage Act*. Heritage staff have reviewed the Heritage Impact Statement, and concur with this opinion.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The property owner of 7161 Lancaster Avenue has requested permission to demolish a structure on a property listed within a Cultural Landscape on the City's Heritage Register. The subject property comprises one of many homes built in the Victory Housing style and does not hold any particular historical, architectural or contextual interest which would warrant heritage designation under Part IV of the *Ontario Heritage Act*. As such, the request for demolition should be recommended for approval.

ATTACHMENTS: Appendix 1: Location map
Appendix 2: Heritage Impact Statement by Gillespie Heritage Consulting



Paul A. Mitcham, P. Eng., MBA
Commissioner of Community Services

Prepared By: Elaine Eigl, Heritage Coordinator

Appendix 1



Heritage Impact Statement

7161 Lancaster Avenue

Malton Victory Village Cultural Landscape
City of Mississauga

19 February 2014



Gillespie Heritage Consulting

2 Mayfair Court, Dundas, ON, L9H 3P2 905 627-8607

CONTENTS

1	INTRODUCTION	1
1.1	Intent of Heritage Impact Statement for 7161 Lancaster Avenue	1
1.2	Background on the Malton Victory Village Cultural Landscape	2
2	HISTORICAL AND ARCHITECTURAL BACKGROUND	2
2.1	Malton, its Airport and Related Industries	2
2.2	Wartime Housing in Canada	3
2.3	Wartime Housing Ltd. Land Acquisition and Victory Village	8
2.4	Victory Village since WWII	9
3	7161 LANCASTER AVENUE: SETTING AND SITE DESCRIPTION	10
3.1	Present Setting and Cultural Background	10
3.2	Site Description	11
4	7161 LANCASTER AVENUE: HISTORY, ARCHITECTURE, AND CULTURAL HERITAGE VALUE	12
4.1	Chain of Ownership and Building History	12
4.2	Historical Associations	13
4.3	Cultural Heritage Value	15
5	PROPOSED NEW RESIDENCE	16
5.1	Replacement Dwellings in the Malton Victory Village Cultural Landscape	16
5.2	Description of Proposed New Residence and Landscaping	17
5.3	Design Evaluation	17
6	CONCLUSIONS AND RECOMMENDATIONS	19
6.1	Existing Dwelling	19
6.2	Proposed New Residence	20
6.3	Recommendations	20
7	SOURCES, CONTACTS, SITE VISITS AND QUALIFICATIONS	21
7.1	Sources	21
7.2	Contacts	22

7.3	Site Visits	22
7.4	Qualifications of the Author	22
8	ILLUSTRATIONS.....	24
9	SITE VISIT PHOTOGRAPHS.....	53
9.1	Setting	53
9.2	Subject Property: Lot and House Exterior.....	59
9.3	Subject Property: House Interior.....	63
APPENDIX A: Chain of Ownership.....		69

1 INTRODUCTION

1.1 Intent of Heritage Impact Statement for 7161 Lancaster Avenue

Figure 1; cover illustration

The property at 7161 Lancaster Avenue was purchased by the present owners, Joga and Gurbx Gill in September 2012. It is situated in a planned wartime subdivision located in the community of Malton in the north-east corner of the City of Mississauga. The lot is occupied by a small wartime bungalow which is currently rented. The owners plan to demolish this dwelling, replacing it with a larger two-storey residence intended for occupation by their own family.

The property is located in an area identified as a significant “cultural landscape” (residential category) in the *Cultural Landscape Inventory for the City of Mississauga*. In that report the area is referred to as War Time Housing (Malton) in the Residential Landscape category, which includes 13 residential areas.¹ It is also referred to as the Malton Victory Housing Cultural Landscape but the term preferred by the author of this report and used henceforth is the *Malton Victory Village Cultural Landscape* because it is the entire planned subdivision known as Victory Village, which comprises the cultural landscape. All properties located within its boundaries (similarly to other cultural landscapes throughout Mississauga) have subsequently been added to the City’s Heritage Register. Accordingly, Heritage staff requires that a Heritage Impact Statement be prepared by a qualified heritage consultant for the significant alteration or enlargement of an existing dwelling or its total replacement.²

This Heritage Impact Statement adheres to the *Cultural Landscape Heritage Impact Statement Terms of Reference* prepared by the Community Services Department of the City of Mississauga in June 2012. Its completion and acceptance by Heritage staff is a condition of obtaining a Building Permit. In contrast to other residential cultural landscapes, such as Mineola West and Lorne Park, this area is not subject to Site Plan Control. For properties located in designated Site Plan Control areas, Site Plan approval must be obtained before a Building Permit is issued and designs for replacement dwellings are evaluated in accordance with the City’s *Design Guidelines and Site Plan Requirements [for] New Dwellings, Replacement Housing and Additions* (April 2007). While these guidelines would be applicable to properties within the Malton Victory Village Cultural Landscape, they cannot technically be enforced through any planning process. Moreover, the Malton District Policies of Mississauga Plan (Section 4.19) provides no policies that specifically address the Malton Victory Village Cultural Landscape.

¹ Landplan Collaborative Ltd., *Cultural Landscape Inventory* (January 2005); available on the CM website: www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf > L-RES-5 War Time Housing (Malton). All properties located in one of the approximately 60 *cultural landscapes* are listed on the City’s Heritage Register regardless of individual architectural / historic interest. Cultural landscapes and features include historic settlements; agricultural, industrial, urban, residential, civic and natural areas; parks; scenic views; scenic roadways; bridges; and wall formations.

² Under the provisions of Section 27 (1.2) of the Ontario Heritage Act, a 60-day delay of demolition is imposed once the Heritage Impact Statement has been approved by Heritage staff.

1.2 Background on the Malton Victory Village Cultural Landscape

Figure 3; Figure 4

The Malton Victory Village Cultural Landscape is located on the east side of Airport Road north of Derry Road. The original subdivision, which became known as “Victory Village” and the present-day cultural landscape with the same boundaries, encompasses sections of Victory Crescent, McNaughton Avenue, Churchill Avenue, Merritt Avenue, Etude Drive and Lancaster Avenue. It comprises a fairly homogeneous residential subdivision of wartime and post-war housing consisting largely of 1 to 1 ½ storey frame houses with medium to steep-pitched, side-gabled roofs and central doorways. However, this character is increasingly threatened by the incremental intrusion of larger two-storey suburban dwellings into the area, which can be discouraged but not prevented without imposing additional planning controls.

As described in the *Cultural Landscape Inventory*, Section L-RES-5:

This planned subdivision is located opposite the north-east corner of Pearson International Airport. The neighbourhood is close to where the original Malton Terminal was located and remains close to the present airplane manufacturing and service industry. Although some of the original houses have been altered with newer porches, dormers, raised basements and garages, many retain characteristics typical of the period with 1 to 1 roof pitches, central front doors, picture windowed living rooms to one side, kitchen and eating areas on the opposite side and bedrooms and bathrooms to the rear. According to local sources, one in four of the houses was moved from Bramalea Road when the airport was expanded in 1950. The relocated houses and lots sold for \$2,500.00 each. The street names in the area, including Churchill Avenue and Victory Crescent, act as reminders that this area was developed during the post-war period [and also the war period as later described]. Its significance lies in the fact that it retains a number of post-war houses which represent some of the first mass produced housing in the GTA.

2 HISTORICAL AND ARCHITECTURAL BACKGROUND

2.1 Malton, its Airport and Related Industries

Figure 5; Figure 6; Figure 7

Malton originated as a small farming community, centred on the north-south boundary between Toronto Gore and Toronto Townships (now Airport Road). Malton was ceded to Toronto Township in 1952, and then incorporated into the Town of Mississauga in 1967, and finally the City of Mississauga in 1974.

One of the earliest and most influential settlers was Richard Halliday, a native of Malton in Yorkshire, England, and blacksmith who arrived in 1819. The village of Malton developed around the “four corners” of what is now the intersection of Derry and Airport roads, and by 1850 the village consisted of a general store, a cobbler’s shop, a small hotel and blacksmith’s shop. The arrival of the Grand Trunk Railway in 1854 provided local farmers with easier access to markets and contributed significantly to the development of Malton as a major grain handling and export centre. Malton was awarded the county seat in 1859, which it held for one year, and was incorporated as a police village in 1914.

In 1937 Malton was chosen as the site for a new international airport for the Trans-Canada Airlines (the precursor of Air Canada). 13 farms south of Derry Road were purchased in 1937-8 by the City of Toronto and farm buildings levelled for the construction of runways and a terminal building. With the outbreak of WWII, the new airport also became the base for the Commonwealth Air Training Plan where aviation bombing practices were held. In 1938, the National Steel Car Company of Montreal opened an aircraft factory on lands to the east of the airport and south of Derry Road. The factory, which first manufactured the Avro Anson and Westland Lysander, brought hundreds of employees to Malton. In 1941 or 42, the plant was taken over by the federal government as part of the war effort for use as a centre for allied aircraft production and the company was then renamed Victory Aircraft Ltd. With a workforce of 10,000, housing was immediately needed for many of its workers and families. This resulted in the construction of a nearby subdivision to the east of Airport Road and north of the plant, known as Victory Village.

At the end of the war, the assets of Victory Aircraft Ltd. were sold to A.V. Roe Canada Ltd., a subsidiary of the British Hawker Siddely Group, the largest conglomerate of aeronautical manufacturers in the world. In 1949, this company began manufacturing the C-102 “Jetliner”, North America’s first jet passenger plane and CF100 “Canuk” fighter jets for the Royal Canadian Air Force. A.V. Roe is best known for the development of the CF105 Arrow fighter jet, the “Avro Arrow”, which was to have been the most advanced of its kind in the world. By the end of the 1950s an extensive industrial area had developed east of the airport and south of Derry Road, which included A.V. Roe Canada and Orenda Engines Ltd. (originally a division of A.V. Roe but now owned by Magellan Aerospace Corporation). Unfortunately for Malton, the production of this supersonic fighter jet, unveiled in October 1957, was short-lived.³ Production was abruptly terminated in February 1959 by Prime Minister John Diefenbaker, largely as a cost-saving measure, and the company was sold in the 1960s to the American company, McDonnell-Douglas. This company, in turn, was taken over by Boeing, which demolished most of the original Victory Aircraft buildings between 2003 and 2004. A major expansion of Malton Airport in 1963 resulted in its reopening by Prime Minister Lester B. Pearson in 1964 and its renaming as Lester B. Pearson International Airport.⁴

2.2 Wartime Housing in Canada

2.2.1 History

The first national housing legislation was introduced during the Great Depression, beginning with the Dominion Housing Act of 1935, which provided \$20 million in loans and helped finance 4,900 housing units over 3 years. The Government of Canada continued to be involved in housing during the Second World War. On January 1st, 1940, Wartime Housing Ltd. was

³ Although the Arrows manufactured in Malton were production models rather than prototypes, the Arrow program was terminated before the aircraft entered service with the RCAF.

⁴ The research for this section was undertaken for the Heritage Impact Statement for 7157 Lancaster Avenue and re-used in this report: sources included: Kathleen Hicks, *Malton: Farms to Flying*, Part 3, 1900-1950; Heritage Mississauga’s website (www.heritagemississauga.com/page/Malton) and other sources cited in that report (footnote 5).

established as a Crown corporation by the Department of Munitions and Supply to address this crisis. Its mission was to acquire tracts of land in many communities and build non-profit, subsidized rental housing for workers employed in industries supporting the war effort. By 1940, a war-related industrial boom had created overcrowded conditions and serious housing shortages, which in turn, disrupted industrial production. In 1940 some defence industries, such as Small Arms Ltd. in Long Branch, responded by constructing temporary housing for employees close to their plants. Between 1941 and 1947, approximately 32,000 rental units (mostly single-family dwellings) were erected across the country to accommodate munitions workers, servicemen's families and, after the war, returning veterans. In 1944, Wartime Housing Ltd. moved beyond its original strict mandate to providing accommodation for defence-industry workers because of the threat of evictions and homelessness for the families of soldiers fighting overseas. To address this problem, a Veterans' Housing Program was created to provide affordable housing for returning veterans. The National Housing Act of 1946 created Central Mortgage and Housing Corporation (CMHC) and the following year a large proportion of the housing built for Wartime Housing Ltd. was transferred to CMHC. In 1949 the remaining assets of Wartime Housing Ltd. were taken over by CMHC, which then proceeded to register all wartime and post-war surveys as legal plans of subdivision with the intent of selling off the individual lots and houses. Once a plan of subdivision was registered in the local registry office, lots could be sold to private owners but this occurred gradually over time, depending on the tenants' circumstances. Existing tenants would be offered the first right of purchase but if a tenant turned down the offer, then the lot with house was advertised on the free market. Gradually divested of its initial role as landowner and landlord, CMHC evolved a mandate which now includes the provision of mortgage loan insurance and mortgage-backed securities and the development of housing policy and programs.⁵

2.2.2 Character of the Wartime Subdivisions

The wartime subdivisions were originally intended to provide temporary housing, with the federal government pledging to remove them soon after the war. However, it was soon realized that these new planned residential neighbourhoods could provide permanent, low-cost housing for working class families as well as communal amenities. The establishment of a tenant relations department encouraged the development of community centres, which served a wide range of civic functions. Typically, they provided space for prenatal clinics, libraries, garden clubs, cooking and sewing classes, first aid courses, supervised children's play, youth organizations, home improvement associations, and community councils.

The uniqueness of wartime housing subdivisions stems not from the style or construction of the individual houses but their *raison d'être*, as a response to the unique housing needs created during WWII and their planned nature, based on City Beautiful principles. Characteristic features included interesting street layouts with boulevards, crescents, cul-de-sacs, and curved roadways. Streetscapes were homogenous but not uniform with a mix of house forms based on standard Wartime Housing Ltd. plans for modest one and 1 ½ storey dwellings. Roadways

⁵ The research for this section was also undertaken for the Heritage Impact Statement for 7157 Lancaster Avenue (with sources cited in footnote 6) and re-used for this report.

were surfaced with gravel, wood board sidewalks and walkways and trees were planted. These subdivisions typically also included park reserves for outdoor recreational use and community centres, and possibly also an elementary school. The lots were relatively large compared to the size of the houses which combined with the boulevards and park spaces created an overall feeling of spaciousness.

As these wartime subdivisions evolved into their present-day appearance, alterations and additions were progressively made to the original dwellings, roadways were paved, concrete sidewalks were laid and trees matured. Compared to the barren character of the new subdivisions, today these neighborhoods are often enhanced by an abundance of mature deciduous and coniferous trees on boulevards and in public parks.⁶

2.2.3 House Design and Construction

Figure 8 to Figure 14

For the first time in Canada, during World War II dwellings were constructed on a large scale of prefabricated components that could be quickly assembled on site by relatively unskilled labourers, thereby adopting the mass-production techniques of wartime industries.⁷

Two sources provide detailed information on the construction of wartime dwellings: “Wartime Housing”, a short documentary produced by the National Film Board in 1943⁸ and an article entitled “Wartime Housing and Architectural Change, 1942-1992,” published in 1995.⁹ The documentary, which promotes the work of Wartime Housing Ltd, provides valuable insight into the standardized, prefabrication techniques employed to expedite construction of urgently needed housing for industry workers. Blueprints of standard designs were prepared by architects employed by the company and distributed to local contractors. Built house forms represented many variations of two basic models of frame construction: a single storey and a 1 ½ storey: H1 (24’ square with a living room, two bedrooms, kitchen and bathroom on one floor; H2 (same plan reversed); H12 (a slightly larger version of H1: 24’ x 28’) with an additional two bedrooms in the attic area provided by a steep-pitched roof. Roofs took the following forms: hipped with a low pitch, side or front gabled with medium or steep pitches, all with very shallow eaves. The different floor plans generated both symmetrical and asymmetrical facades. The 1 ½ storey models had steeply pitched gable roofs with attic space for two additional bedrooms but dormers were omitted as a cost and labour saving measure. Overall both the one and 1 ½ storey designs represent simplified interpretations of the Colonial Revival, with the

⁶ A general overview of Canadian wartime housing and its significance is provided by John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Fitzhenry & Whiteside: 1990), Chapter 24: Victory Housing (1940-50), pp. 219-223; and Thomas Wicks, “Wartime Housing”, blog posted on the Spacing Toronto website, October 2007: <http://spacingtoronto.ca/2007/12/12/wartime-housing>.

⁷ “Wartime Housing”, National Film Board documentary by Graham McInnes, 1943; available online at www.nfb.ca/film/wartime_housing

⁸ Annmarie Adams and Pieter Sijpkens, “Wartime Housing and Architectural Change, 1942-1992.” (see SOURCES, Section 7.1.2.

1 ½ storey model often referred to by historians as Cape Cod Colonial. The characteristic multi-paned vertical sash window design chosen for wartime housing was a typical feature of this style.

According to the NFB documentary, teams of specialized tradesmen (carpenters, plumbers, electricians, etc.) worked in an assembly like manner in three shifts, enabling an entire dwelling to be erected in less than 36 hours. However, it is known that there was a problem then as today with “jerry builders”; hence, many wartime subdivision may have been built up to speed but not to the standards expected by Wartime Housing Ltd.

As the dwellings were intended to be temporary and dismantled after the war, the first plans did not include basements, except where necessitated by harsh winter conditions, as was the case in central Canada. (**Figure 11**) As documented in the NFB film, the first site work was the erection of a temporary structure to mill the lumber and prefabricate floor, wall and roof sections, and doors and windows, etc. The first step in the construction of an individual dwelling was to bore holes several feet deep to insert creosoted cedar posts or less commonly concrete posts poured on site. Floor beams (sill plates) were then attached to the row of levelled posts (two or three rows depending on the depth of the house). A typical floor, wall, ceiling or roof section consisted of framing with a backing of wood planks or possibly plywood. Floor sections with outer boards covered with tar paper were first attached to the sill plates. Wall sections were then erected, nailed to the sill plates and bolted together. Next the ceiling sections were hoisted up and into place on the wall sections and bolted together and to the wall sections. Finally two triangular sections were erected at each of the two gable ends and then the rectangular sections were raised into place and attached to the gable sections. At this stage, the exterior house framing was complete and work could proceed on the exterior finishes and the installation of window units and doorways. Rolls of tar paper were nailed to the wood sheathing and the outer cladding nailed on. The most common siding materials were clapboard, wood shingles, or composite shingles.¹⁰ Window units comprising a wood frame with a multi-paned vertical sash window were entirely prefabricated in several standard sizes (including painting). It is assumed that, given the extremes of Canadian climate, the wartime dwellings were provided with storm windows. Doorway frames were similarly prefabricated and installed without the doors, which were subsequently hinged to the frames. Door designs typically featured panelling with multi-paned glazing in the upper panes. The 1943 NFB documentary also shows that storm doors may also have been provided for extra weather protection. Once the roof sheathing was covered with asphalt shingles the dwelling was now weathertight. A prefabricated “fuel box” was added to the rear facade to provide coal storage for coal-fired stove, vented by a pipe through the roof. A final finishing task was painting the exterior cladding, shown in the NFB film to be done with a spray gun.

Interior work began by insulating the floor sections with rock wool, laying the subfloor and the installation of electric outlets and wiring. Interior wall sections were similarly insulated with

¹⁰ It is assumed that the term “composite shingles” refers to ones made of asbestos-cement, a mixture of portland cement reinforced with asbestos fibers. It was commonly used as a siding material on wartime and post-war housing for economical and practical reasons.

rock wool stuffed into the spaces between the studs; tar paper was then stapled to the studs and the finish material consisting sheets of pressed wood or gypsum boards nailed to the framing. These prefabricated panels, the precursor of modern drywall, were much more time and cost effective than traditional lath and plaster.¹¹ Flooring typically consisted of narrow strip tongue-and-groove hardwood in the living and bedroom areas and linoleum or asphalt tile in the kitchen and bathroom. Baseboards and trim were cut to size on site from specially milled dimensioned lumber. Interior doors in wartime and early post-war housing were a solid panelled type.¹² Wartime dwellings were all provided with interior plumbing; hence every plan included a bathroom, with a toilet, sink and bathtub and a kitchen counter with a sink. Electric stoves were by the 1940s widely available for cooking. Dwellings with no basements were equipped with a heating stove, also referred to as a “space heater”, which was located centrally on the main floor as indicated by a central chimney or metal vent pipe.¹³

2.2.4 Alterations and Additions since the 1940s

Alterations, upgrades, and additions often began soon after the tenants or prospective buyers took possession of the previously rented dwellings. Some documentation indicates that CMHC was supposed to construct basements under the wartime dwellings prior to their sale but it is not clear to what extent that happened. It is known that many were sold without this amenity. According to the article “Wartime Housing and Architectural Change”, CMHC installed partial basements in the houses in the Montreal’s St. Laurent wartime neighbourhood prior to their sale from 1964 on.¹⁴ As most residents would have preferred full basements to provide additional living space, the task fell upon each new owner with help from neighbours to jack up and support the dwelling, while the ground below was excavated deeper. A full basement, in both wartime and postwar dwellings, was built of poured concrete or concrete block walls resting on concrete footings, with a poured concrete floor. With a full basement, the ground floor heating stoves could be replaced with a coal-fired boiler distributing heat through radiators and greatly improving comfort levels in winter. Home heating systems were again improved in the 1950s with the availability of oil-burning furnaces. During the 1950s heating systems underwent more improvements with the installation of oil-burning furnaces and additional insulation. Aluminum storm doors and windows were also commonly added to further improve insulation value. The original asphalt shingles were replaced or covered with new asphalt-shingles, roofs were also extended with wider soffits and the installation of eavestroughing and downspouts added to better drain water away from the foundation walls. During this decade, when car ownership became increasingly common, owners built free-standing garages in the rear yards or added a carport or garage to the side of the house.

¹¹ According to a 2000 CMHC publication on post-war 1 ½ storey houses, early post-war models had interior walls finished in lath and plaster, which was gradually replaced by drywall in the 1950s. (CMHC, *Renovating Distinctive Homes – 1 ½ Storey Post-War Homes*, p. 8)

¹² CMHC, op. cit., pp. 8-9.

¹³ According to the previously cited article “Wartime Housing and Architectural Change”, these space heaters were found to be inadequate by most residents of wartime houses in the St. Laurent neighbourhood of Montreal. (p. 18)

¹⁴ Ibid. p. 23.

In the course of the next few decades, common alterations included rear additions, new front and back porches, covering of original siding with aluminum and later vinyl siding, replacement of original windows with vinyl-clad, thermopane units; and replacement of original wood doors with insulated doors made of steel or fibreglass. These changes have invariably altered the exterior appearance of the original dwellings, to a lesser or greater degree and sometimes almost beyond recognition. However, unless the house has been substantially enlarged and renovated, the original interior wall partitions and doorways are usually still largely intact. Common alterations include layers added to wall and floor surfaces, such as wallpaper, wood panelling, vinyl tile, laminate flooring, etc. Kitchen and bathroom plumbing fixtures have been replaced, and in some cases, more than once. Small energy-efficient gas furnaces have replaced older furnaces in basements or been installed on the main floor if there is no basement.

2.3 Wartime Housing Ltd. Land Acquisition and Victory Village

Figure 15 to Figure 17

In the course of 1942, Wartime Housing Ltd. proceeded to purchase or expropriate parcels of farmland owned by Fred Codlin, on the east side of 6th line (now Airport Road) north of the Malton Side Road (Derry Road). In 1939, Fred Codlin had partnered with a developer (Egvin Kay Ltd.) to register a land subdivision agreement for the construction of 41 dwellings, but with the outbreak of WWII, this plan was abandoned. The final boundaries of the property acquired by Wartime Housing Ltd. are shown on Plan H-20-A, registered with the Deed of Land as Instrument 3431 on October 29, 1942. Excluded was a 50' wide strip of land in the south-east corner conveyed to the National Steel Car Company¹⁵ and a truncated L-shaped parcel owned by E. Johnson (according to the Deed of Land). In the end, Wartime Housing Ltd. acquired all of Codlin's property in Lot 11 except the excluded strip, which in total comprised 91.4 acres.¹⁶

It is speculated that the Victory Village subdivision was surveyed immediately following the registration of the Deed of Land and plans for the subdivision drawn up by Wartime Housing Ltd. as quickly as possible, given the urgency of the housing situation in Malton. A small subdivision for the construction of 200 dwellings, surveyed by H.C. Sewell, OLS, was intended to provide rental housing for workers at the Victory Aircraft plant and their families. It became known as Victory Village. All of the rectangular lots were a standard size: 40' wide and 100' deep. After the war, these houses continued to accommodate families of workers engaged in aircraft production and related aeronautical manufacturing, a primary industry providing employment for up to 12,000 men and women through the 1950s. The industrial complex, concentrated around Airport Road and Derry Road East was demolished in recent history,

¹⁵ See Section 2.1 for background on the National Steel Car Company. The purpose of the 50' strip is not known.

¹⁶ The title search undertaken by Paul Dilse for his Heritage Impact Statement for the property at 7181 Lancaster Avenue (August 2013) yielded a survey plan dated April 1942 which shows three parcels of land acquired by Wartime Housing Ltd. (H-20) but not the final boundaries shown on Plan H-20-A. (**Figure 15** and **Figure 16**)

leaving only the housing subdivision as a visible reminder of this important aspect of Malton's history.¹⁷

The Plan of Subdivision shows the layout of the streets, the number and shape of the building lots and two plots set aside for park space and a public school. The irregularly shaped Block A became Victory Park. A public school (now Malton Bible Chapel) was built on the rectangular Block B at the corner of Churchill Avenue and Victory Crescent and a community centre, known as Victory Hall was built on parkland to the north of the school site facing Victory Crescent. The informal street layout included one curvilinear roadway: Victory Crescent. The park and streets were given war-related names. For example, Churchill Avenue was named after England's prime minister, Winston Churchill; Lancaster Avenue after the Lancaster Bomber, and McNaughton after Lieutenant-General Andrew McNaughton, Commanding Officer of the Canadian Army during WWII. As was typical of wartime housing, the dwellings were all modelled on a few standard plans and partially prefabricated off-site to expedite construction.

2.4 Victory Village since WWII

Figure 19

Central Mortgage and Housing Corporation had the Plan of Subdivision registered in the County of Peel Registry Office in February 1952, after which individual lots and houses were first offered for sale to existing tenants. Unfortunately, there is no known dated plan showing the number of lots developed by 1952. It might be assumed that houses were built on all 200 lots during the war, given the critical need, but according to local sources cited in the Site Description for the Malton Victory Housing Cultural Landscape, one in four of the houses were moved from Bramalea Road when the airport was expanded in 1950. According to a 2008 CM Corporate Report, the subdivision then contained only 192 dwellings, 21 of which had been replaced or substantially altered, but the number since demolished and replaced has not been enumerated.¹⁸

The original Victory Village subdivision is now surrounded by more recent residential development. The extension of Merritt Avenue to the west and Landen Court to the south both appear to have been built in the early to mid 1960s and include a mix of detached and semi-detached one and two storey dwellings. All of the original streets except Churchill and McNaughton have since been extended. To the west of the original subdivision, on the west side of Airport Road., appear to be typical 1960s two-storey mixed commercial / residential buildings with retail space on the ground floor and apartments above. Today Airport Road is a very busy multi-lane street, which adversely affects life quality for residents of the houses abutting or close to this street.

Victory Hall and Victory Public School are still standing but have not continuously served their original functions. In 1948 Victory Hall became an annex to Victory Public School. The school

¹⁷ Previously cited CM report, "Proposed Zoning and Design Guidelines for Malton Victory Housing Cultural Landscape", p. 2.

¹⁸ Previously cited CM report, "Proposed Zoning and Design Guidelines ...", pp. 2-3.

remained open until the 1960s and has since been converted to a place of worship, known as the Malton Bible Chapel.¹⁹ With the opening of the Malton Community Complex in 1977, Victory Hall was used by the Malton Community Service group and remains a community centre at 3091 Victory Crescent. Victory Park must have been extended northward and westward when this area was developed post 1966.²⁰

Prior to the turn of this century, changes to the housing stock within wartime/ early post-war subdivisions were mainly limited to alterations (e.g. new doors, windows, siding and porches) and additions to the houses as well as the construction of carports and garages. This is still the case in Kitchener's St. Mary's postwar neighbourhood of veterans' housing, now recognized and protected as the *St. Mary's Heritage Conservation District*, where there are tighter restrictions on the demolition and replacement of the original dwellings, as well as alterations and additions.²¹ (Figure 19) In contrast, the wartime dwellings in the *Malton Victory Village Cultural Landscape* can be altered, enlarged and demolished without any such restrictions. Moreover, because of relatively high land prices in the Malton area, there is an escalating trend towards the full-scale replacement of houses which threatens to undermine the special wartime character of this area. Recently built replacement dwellings are a full two storeys with brick veneer or stone cladding and most have built-in garages for one or two vehicles. Their design is typical of new subdivision housing, which stylistically falls into the general category identified as *Neoelectic*.²² Their footprints are larger than the existing original dwellings and with their increased height, these new houses have a considerably larger mass and footprint to yard ratio. In sum, they stand out rather than fit in sympathetically with the original wartime housing. If this trend is allowed to continue, the former Victory Village will lose its wartime heritage and increasingly take on the character of a typical middle-class suburban subdivision.

3 7161 LANCASTER AVENUE: SETTING AND SITE DESCRIPTION

3.1 Present Setting and Cultural Background

Figure 1; Figure 2; Photo 1 to Photo 11

The Malton Victory Village Cultural Landscape is located within the planning district known as Malton, whose boundaries are shown on the Malton District Land Use Map. (Figure 2) To the north is the City of Brampton and to the east the City of Toronto. The oldest part of Malton, the former Police Village of Malton, is located west of Airport Road and north of Derry Road and was originally settled by immigrants of British descent.

¹⁹ Kathleen Hicks, *Malton: Farms to Flying*, "Victory Village–1942", pp. 138–40.

²⁰ Research for this paragraph was undertaken for the *Heritage Impact Statement for 7157 Lancaster Avenue...*, which also includes photographs of Victory Park, Victory Hall and the Malton Bible Chapel.

²¹ The St. Mary's Heritage Conservation District was described in the *Heritage Impact Statement for 7157 Lancaster Avenue...*, completed by the author of this report in 2011 and recently explored through Google street view.

²² Term borrowed from *A Field Guide to American Houses*: "Neoelectic, ca. 1965 to present", pp. 486–95.

Since WWII, the demography of Malton has changed significantly, beginning with an influx of Italian and Polish immigrants from the immediate post-war period through the 1960s. Since then, Malton's proximity to an international airport has attracted many immigrants from India (including a large Sikh community) and in recent years an increasing number from Pakistan, Sri Lanka, and Trinidad and Tobago. Malton's current population of over 40,000 consists largely of immigrants from these countries and seniors of Italian-Canadian descent.²³

The broader setting for the subject property consists of the area defined as the Malton Victory Village Cultural Landscape, located on the east side of Airport Road north of Derry. Its immediate setting comprises the section of Lancaster Avenue between the creek overpass to the south and Etude Drive to the north, Victory Park (which extends eastward to Lancaster Avenue with a 200 foot frontage), and a 1960s and 70s residential enclave abutting the rear property lines of houses on the east side of Lancaster Avenue. The wide roadway is separated from the sidewalks on both sides by grass-covered boulevards with trees of varying maturity... Lancaster Avenue, as originally laid out, has only 14 lots facing its roadway. All but three lots are occupied by recognizable wartime dwellings. On the east side are two replacement dwellings, one adjacent to #7161 at #7157 and one further down at #7169. The opposite two-storey dwelling at #7170 is not actually a total replacement: the original bungalow was enlarged by a second storey and a one-storey rear addition and the entire structure reclad with stucco.²⁴ In addition the construction of a two-storey replacement residence at #7181 is anticipated but as of October 2013 had not commenced.²⁵ Despite the accelerated pace of redevelopment, the Lancaster Avenue streetscape still largely retains its original character, with its low-density, stylistically consistent wartime housing, and wide boulevards now enhanced by many mature and semi-mature trees. The lots throughout the subdivision are all similar in size and depth (and rectangular in shape, except for some on the curved section of Victory Crescent). All 14 lots facing Lancaster Avenue have the standard rectangular lot size of 40 feet wide by 100 feet deep.

The four properties facing Victory Park, including #7161, have a particularly attractive setting. To the south of 7153 Lancaster Avenue a creek passes under the roadway and then cuts diagonally through Victory Park. The floodplain of the creek, which has been left in a naturalized state, is under the jurisdiction of the Credit Valley Conservation Authority.

3.2 Site Description

Photo 1; Photo 12 to Photo 19

The subject property comprises a long, narrow 40' x 100' lot occupied by a wartime bungalow and a free-standing garage on the west side of the rear yard. An asphalt driveway is shared with the neighbouring property to the west. Frontyard landscaping consists of a concrete slab and paver walkway area between the driveway and the front steps and a raised bed with a

²³ Website sources: www.malton.org/maltonhistory/intro.htm; [http://en.wikipedia.org/wiki/Malton, Ontario](http://en.wikipedia.org/wiki/Malton,_Ontario)

²⁴ CM Property Details: www.mississauga.ca/portal/services/property > 7170 Lancaster Avenue

²⁵ A Heritage Impact Statement for this property was completed Heritage Planning Consultant Paul Dilse in August 2013 and a Building Permit was issued in November 2013.

small tree on the east side of the front porch. The view from the street is greatly enhanced by a majestic mature silver maple tree on the City-owned boulevard.

The rear yard is enclosed by standard chain link metal fencing, which on the west side extends from the garage to the rear facade. The garage, a front-gabled frame structure with a single overhead aluminum door, could date back to the 1950s. If so, the original wood cladding may still be intact beneath the existing aluminum siding. This structure occupies a considerable amount of the backyard, given its size and location. Apart from one shrub, the backyard landscaping consists only of grass cover with no trees. Against the chain link fence on the adjacent property to the rear are two narrow clumps of coniferous trees about 12 feet tall, which provide some visual screening. The view towards the neighbouring property to the east has been compromised by the relatively massive side wall of the two-storey replacement dwelling at #7157.

4 7161 LANCASTER AVENUE: HISTORY, ARCHITECTURE, AND CULTURAL HERITAGE VALUE

4.1 Chain of Ownership and Building History

Figure 5; Figure 15 to Figure 18; Appendix A: Chain of Ownership

Interestingly, the Crown grantee for Lot 11, Concession 7 was King's College, which received this 200-acre parcel in 1808. King's College, founded in 1827, grew into the present-day University of Toronto; hence, it is difficult to understand why the college received a land grant so far from the Town of York. Notwithstanding, the entire lot was sold in two 100 acre parcels respectively to Hugh Cook in 1841 and to Alexander McDonald in 1842. That same year, McDonald's property was willed to his wife Mary then passed on to his son Alex in 1853. Upon Alex's death it was willed to Eliza McDonald (wife or sister). The farm property stayed in the McDonald family until her death in 1890, when the west half of lot 11 north of the Grand Trunk Railway tracks, was sold by the Executor of her estate to Thomas Codlin (95 acres). Codlin retained ownership of most of this parcel until 1942, prior to which he partnered with a building company, Egvin Kay Ltd. to plan the small subdivision described in Section 2.3.²⁶ Through three transactions listed in Appendix A, the parcel of land shown in a survey plan registered with Deed of Land #3431 (**Figure 16**) was sold to or expropriated by Wartime Housing Ltd. in 1942. This deed also indicates that an odd-shaped parcel north of the G.T.R. tracks belonged to E. Johnston. Soon after Wartime Housing Ltd. acquired the property, the lands designated for a wartime housing subdivision were surveyed and developed. However, the Plan of Subdivision (#436) was not registered until 1952, by which time the Central Mortgage and Housing Corporation (CMHC) had acquired the assets of Wartime Housing Ltd. with the intent of selling the lots and dwellings, previously occupied by tenants of Wartime Housing Ltd.

The subject property comprising Lot 198 of Plan 436 was sold by CMHC in June 1956 to Ernest and Ellen Embling for \$2,950. They were likely the original tenants but for reasons unknown

²⁶ The title search did not reveal any transaction between Fred Codlin for the transfer of a parcel of land north of the CNR right-of-way to E. Johnston.

had previously made arrangements to immediately sell the property to Camilla di Marco. In 1962 Camilla di Marco and his spouse sold to Erika and Robert Dolly, who in turn sold to David Fletcher in 1990. In 1997, Fletcher sold to Daniel Flaherty. The property was purchased from Flaherty by the present joint owners, Joga and Gurbx Gill in August 2012, who have been renting it on a temporary basis until a demolition permit is obtained for the existing dwelling. Presumably, all previous owners were living on the premises. Since the CMHC sale of lot 198 to the Emblings, its ownership has changed six times.

The first improvements to the dwelling would have made by the second owners. A high priority would have been to build the partial basement, if this had not been done by Wartime Housing Ltd. prior to its sale. The free-standing garage was probably erected by the third owners in the 1960s. The relatively recent replacement of the four windows and two doors must have been undertaken by the previous owner, Daniel Flaherty. (See Section 4.2.1 for a description of the original dwelling exterior and subsequent alterations.)

4.2 Historical Associations

Given the humble nature of the existing wartime dwelling, it would not be expected to have any important historical associations with respect to the original tenants and succession of owners. Victory Village, as a whole, was built on farmland owned by the McDonald family from 1842 to 1890 and subsequently by the Codlin family up to 1942. Fred Codlin appears to have been a prosperous farmer and prominent member of the Malton community. Moreover, his intent to build a small subdivision on part of his property indicates that he had ambitions beyond farming. Kathleen Hicks, in her history of Malton, includes the following interesting facts about Fred Codlin. When the first telephone exchange was opened in Malton during WWI, Fred Codlin became the first resident to receive a telephone. The Codlins were also the first family in Malton to own an automobile: the Ford Model T.²⁷

Collectively, all of the residential properties in the former Victory Village subdivision have an important historical association with the whole phenomenon of wartime industry and the need for expediently built temporary housing to accommodate the multitude of employees needed to meet the production demands of the war.

4.2.1 Dwelling Exterior

Photo 12 to Photo 16

The existing one-storey dwelling is a variation of the standard H1 design, with a square floor plan, in this case with exterior dimensions of 25' x 25', which originally had no basement but now has a partial one. It has a side-gabled medium pitch roof, a symmetrical facade with a central doorway protected by a small porch flanked by two vertical sash windows. Based on historic photos of wartime bungalows one can easily visualize their original construction and appearance. The frame structure would have likely just been supported by timber posts and sat lower to the ground. The original cladding was most likely clapboard or asbestos shingles, now hidden beneath layers of insulation, aluminum siding and vinyl siding. Fenestration would

²⁷ Kathleen Hicks, *Malton: Farms to Flying*, p. 97 (telephone); p. 103 (automobile).

have consisted of the standard prefabricated multi-paned wood sash units produced in two sizes: six-over-six and four-over-four. Exterior doors would have been similar or identical to a glazed, panelled door on the rear addition of the adjacent wartime dwelling at #7157, prior to its demolition. **(Photo 17)** The dwelling on the subject property has only four windows, all on the front and rear facades. All four have been replaced with one-over-one vinyl sash units inserted into the original wood frames. It is likely that these relatively recent units replaced the original wood windows fitted with aluminum storm/screen units in the 1950s

It is not known if this dwelling originally had a front porch. If so, it would have looked like one of the designs illustrated in historic plans and photos. It is reasonable to surmise that the partial concrete block basement dates back to the 1950s (see Section 2.2.4) and that the concrete stoop with side-facing steps and the existing porch were built at the same time. The roof still largely maintains its original form, with virtually no eaves on the gable ends, finished with simple moulded wood fascia/soffit boards. When the vinyl siding was put up, these original boards must have been removed and re-installed. The roof overhang appears to have been extended slightly at the front and back when eavestroughing and downspouts were installed.

4.2.2 Dwelling Interior

Photo 20 to Photo 30

The floor plan consists of five rooms plus an entrance vestibule as shown on the H1 floor plan. However, the configuration of the rooms is not identical to that original blueprint. One enters the bungalow through a small entrance vestibule leading into the living room on the right. On the left is the front bedroom. Beyond the living room is a very short hallway leading into the kitchen with a bathroom on the right. On the left of the kitchen is a second bedroom. On the right side of the rear wall of the kitchen is a very small extension with a doorway to the rear yard and just enough space for a stacked washer and dryer. In the hallway is a hatch in the floor providing access to the furnace and water heater. Interior door and window frames are original but all of the original doors have been replaced with flat slab hollow doors, which first became widely used for new house construction in the 1950s. Surviving original wood doors documented inside the house next door at #7157 had a six-panelled configuration. Flooring consists of the original hardwood in the two bedrooms, new wood laminate flooring in the living room and vinyl tile in the kitchen and bathroom. The original wall construction is still intact with the addition of wood panelling in the front bedroom and wallpaper in the rear bedroom and wainscoting in the kitchen.

4.2.3 Condition and Integrity

Through a succession of owners, the existing dwelling has been maintained in good condition with energy-efficient improvements such as the vinyl siding and the relatively recent window and door installations. Unfortunately, these alterations have compromised the architectural integrity of the original design, as is very often the case with “improved” wartime dwellings. As a result, any detailing associated with the original simplified Colonial Revival style characteristic of Wartime Housing Ltd. has been lost. However, only minimal alterations to the original gable-

roofed, rectangular form have been made with the addition of a small rear entrance vestibule. No new window openings have been added and all of the original wood window and frames are intact. Likewise on the inside, original partition walls and doorway openings have not been altered. Original hardwood flooring is still exposed in the two bedrooms and assumed to be intact beneath the new laminate flooring in the living room. Overall, this small wartime house has survived in good condition with a medium degree of integrity, given that all of the alterations made to date are, in principle, reversible.

4.3 Cultural Heritage Value

4.3.1 Evaluation based on the Heritage Designation Criteria, Regulation 9/06 of the Ontario Heritage Act

The following evaluation of the property is based on the *Criteria for Determining Cultural Heritage Value or Interest, O. Reg. 9/06*, of the Ontario Heritage Act (abbreviated as OHA). A property may be designated under Section 29 if it meets one or more of 9 criteria (3 in each category).

1. **DESIGN OR PHYSICAL VALUE:** The existing dwelling at 7161 Lancaster Avenue is typical in design of temporary housing built across Canada by Wartime Housing Ltd. between 1941 and 1945 based on standardized plans and built quickly and cheaply using prefabrication techniques. Apart from the alterations described above, the existing dwelling largely retains its original form and original features such as door and window frames. While the original cladding is likely still intact beneath the vinyl and aluminum siding, its architectural integrity has been somewhat compromised by the replacement of original doors and windows. Individually, the dwelling is not a rare, unique, or early example of a style, type, expression, material or construction method; it does not display a high degree of craftsmanship or artistic merit; nor does it demonstrate a high degree of technical or scientific achievement. Hence, the existing dwelling does not have sufficient design or physical value to meet this criterion.
2. **HISTORICAL OR ASSOCIATIVE VALUE:** Similarly to all of the properties in Victory Village, 7161 Lancaster Avenue has distant historical associations with one of the early settlers of Toronto Gore Township, Alexander McDonald and family and subsequently the family of Fred Codlin, a well-known member of the Malton community in early 20th century. Given that all of the Victory Village housing was conceived as modest rental units for single families whose income was derived from employment in the nearby aircraft industries, it would not be expected that any of these dwellings would have a strong ranking in any of the three criteria under item 2: The Victory Village subdivision as a whole that has significance with respect to an organization/ institution, namely Wartime Housing Ltd. that had a huge impact on communities across Canada, including Malton, by providing the necessary housing for industry workers. However, individually, the subject property is not known to have any significance relating to a theme, event, belief, person, activity, organization or institution in the community; it is not known to possess any characteristics that contribute to an enhanced understanding of the community or

culture; nor does it represent the work of a well-known architect, artist, designer or theorist in the community. Hence, it does not meet this criterion.

3. CONTEXTUAL VALUE

The subject property does have some contextual value with respect to criteria 3ii, in that it is physically, functionally, visually and historically linked to its surroundings, as are all the Victory Village properties with original dwellings of modest size on relatively large lots. The existing dwelling is certainly not a landmark (3iii) but the house and lot together, similarly to other properties retaining original housing stock, collectively define, maintain and support the character of the Malton Victory Village Cultural Landscape., defined by its surviving wartime dwellings, combination of straight and curvilinear streets with boulevards, central public park, original community hall and school building, all laid out and built according to plans developed by Wartime Housing Ltd.

As per the nine criteria set out in Regulation 9/06 of the Ontario Heritage Act, the subject property is not considered to be worthy of designation under Part IV of the Act. This conclusion supports its listing on the Heritage Register only as part of the Malton Victory Village Cultural Landscape and not for its individual architectural or historical significance or contextual value. However, the Malton Victory Village Cultural Landscape may be eligible for designation as a heritage conservation district under Part V of the Act, as was the case with the St. Mary's post-war housing subdivision in Kitchener.

4.3.2 Evaluation for Conservation according to the Provincial Policy Statement Definition

Part 2.6 of the *Ontario Provincial Policy Statement* (Cultural Heritage and Archeology) states that "Significant built heritage resources and significant cultural heritage landscapes shall be preserved."²⁸ As there is no definition of *significant*, it must be assumed in the case of built heritage resources, to mean properties designated or eligible for designation under the Ontario Heritage Act. As concluded above, the subject property does not merit such designation on an individual basis (Part IV), only as part of a potential heritage conservation district (Part V).

5 PROPOSED NEW RESIDENCE

5.1 Replacement Dwellings in the Malton Victory Village Cultural Landscape

Photo 3; Photo 7

As with other residential cultural landscapes in the City of Mississauga, current R4 zoning regulations work against the preservation of the defining character of the Malton Victory Village Cultural Landscape. The regulations allow a maximum lot coverage of 40%, a maximum building height of 10.7 m (35') and minimum sideyard setbacks of 1.2 m, which permits the

²⁸ *Ontario Provincial Policy Statement*, p. 21 (see SOURCES: Section 7.1.3).

construction of full two-storey houses with considerably larger footprints than the existing wartime dwellings. Given that the lots are relatively narrow, the largest discrepancy is in the depth of the new houses. Viewed out of context, they cannot be distinguished in appearance from typical new subdivision housing, in terms of their massing, built-in garages, design and materials. However, within the context of the Malton Victory Village Cultural Landscape, they stand out in stark contrast to the wartime housing. Unfortunately, given the zoning provisions, lack of site plan control and absence of any design guidelines for new construction, little can be done to prevent the intrusion of these larger-scale residences.

5.2 Description of Proposed New Residence and Landscaping

Figure 23 to Figure 30

At the time that the author of this report was retained to undertake the required Heritage Impact Statement, a site plan and set of architectural drawings had already been completed for building permit purposes by Sanpro Engineering Ltd. With a proposed lot coverage of 35.68% (just short of the maximum) and two-storey height of 30'4" (also just under the maximum) allowed, the proposed new dwelling is comparable in size to the typical replacement residences built to date in this neighbourhood. Also characteristic is the built-in garage (in this case double with two doors) and the brick and stone veneer siding. Knowing the client would oppose any reduction of the footprint and the accompanying loss of floor space, the decision was made to focus entirely on the facade elevation, the original design for which was not acceptable even for a new subdivision. (**Figure 26**) Visually, the roof projection over the double garage was too high, horizontal windows were inconsistent with the vertical proportions of windows on every other facade, and the false balcony was redundant and did not visually enhance the facade. Furthermore, the stone veneer ended abruptly at the building corners instead of wrapping around the corners, which is the customary and visually more attractive practice. After obtaining feedback from an acquaintance with her own architectural practice: Melissa Rocchi Architect, a number of changes were recommended, as illustrated and described in **Figure 27**. After meeting with the property owner Joga Gill and Manjit Sandhu, a representative of the design engineer Sanjeev Kumar, the owner largely agreed to the proposed modifications and the facade and front side elevations were revised accordingly, as illustrated in **Figure 28**.

The proposed frontyard landscaping consists of a double-width asphalt driveway with a perpendicular concrete walkway extending to the far side of the porch. The ornamental tree close to the front of the existing dwelling will have to be removed. (**Figure 23; Figure 24**)

5.3 Design Evaluation

5.3.1 Cultural Landscape Criteria

The following checklist of criteria to be addressed for the Mineola West Cultural Landscape is found in the *City of Mississauga Cultural Landscape Inventory*, Section: L-RES-6. This Heritage Impact Statement must demonstrate how the proposed development will conserve the following criteria that define the character of Victory Village as a cultural landscape.

LANDSCAPE ENVIRONMENT

Scenic and Visual Quality: The scenic/ visual quality of the site of the subject property will be less adversely affected by the revised elevations than it would have been by the original facade and front side elevations. The visual impact of the front facade will be reduced by the elimination of the pseudo balcony. Because the house will stand beside a two-storey replacement dwelling to the southeast (#7157), the south-east facade will be scarcely visible from the street. The existing frame garage, to be removed, is not a visual asset to the site.

Natural Environment: Given that there are no mature trees in the backyard and only a small ornamental tree in the front yard, the natural environment will not be adversely affected by the proposed replacement dwelling. The mature maple tree on the City-owned road allowance to be preserved and protected during construction is a visual and ecological asset to the site. When in full leaf it will partially obscure the two-storey facade, thereby diminishing its visual impact.

Landscape Design, Type and Technological Interest: There are currently no landscaping or technological features of interest on the subject property.

HISTORICAL ASSOCIATIONS

Illustrates Style, Trend, or Pattern: Similarly to other larger replacement dwellings already approved and built in the Malton Victory Village Cultural Landscape, the size, design and construction of the proposed dwelling does not support the character of the neighbourhood as built, with its small 1 to 1 ½ storey wartime dwellings.

Illustrates Important Phase in Mississauga's Social or Physical Development: Victory Village represents a unique and historically significant component of Mississauga's WWII history and heritage and part of the important legacy of Wartime Housing Ltd, which played a vital role in the provision of adequate housing for industrial workers and their families across the country. However, the historical integrity of this wartime residential neighbourhood is slowly being eroded by the lack of protective measures such as tighter zoning regulations or district designation under Part V of the Ontario Heritage Act, as exemplified by the area of wartime housing in Kitchener, protected as the St. Mary's Heritage Conservation District.

BUILT ENVIRONMENT

Aesthetic/ Visual Quality and Consistent Scale of Built Features: The visual quality of existing wartime dwellings has inevitably been compromised to some extent by alterations and additions but the overall character of the Malton Victory Village Cultural Landscape will be much more seriously undermined by the current trend towards the construction of considerably larger and stylistically incompatible two-storey replacement houses with brick/stone cladding that differs from the clapboard or composite siding of the original dwellings. This trend will also create a neighbourhood with housing of increasingly inconsistent scale.

5.3.2 Mitigation Measures

Mitigation measures for the design of the proposed new dwelling on the subject property have been addressed in Section 5.2 by the recommended and accepted facade alterations. All necessary precautions to avoid damaging the mature Silver Maple tree on the City boulevard should be taken during the demolition and construction phases of work on site.

As the Malton Victory Village Cultural Landscape is *not* under Site Plan Control, property owners are *not* required to provide detailed plans for the site landscaping for a new replacement dwelling. This contrasts with residential cultural landscapes under Site Plan Control, such as Mineola West, where property owners must provide:

- A tree inventory, location and protection plan prepared by a certified arborist.
- A detailed landscaping plan, showing the location of hard surface areas, fencing, plant beds, trees and shrubs, and identifying building hard surface materials and plant and tree species, etc. prepared by a certified landscape architect (as illustrated by a section of the site plan showing the proposed landscaping for a new replacement residence at 1171 Stavebank Road, in the Mineola West Cultural Landscape: **Figure 24**)

Nevertheless, the opportunity is taken here to suggest some improvements to the proposed site plan. (**Figure 24**) Firstly, the driveway configuration shown on the site plan for 1171 Stavebank Road is preferred as the narrower width of the driveway at the curb reduces the amount of hard surfacing and rainwater run-off, and also diminishes the visual impact of the driveway from the street. Secondly, the choice of a more attractive and permeable material for the driveway than the proposed asphalt is recommended. Consideration could be given to selecting an alternate, more attractive and environmentally-friendly material, such as a paver system (brick, stone or concrete), crushed stone, porous concrete, or open-cell concrete pavers, through which grass can grow. If asphalt is used, a porous form should be selected and the driveway could be visually enhanced by a brick, stone or concrete border.

Overall, the mitigation of the visual impact of the new replacement dwellings could only be fully achieved by zoning that further restricts the lot coverage and design guidelines, which address massing, height, setbacks, materials, window configuration, garages, porches, driveways, etc. that can be enforced by a regulatory process.

6 CONCLUSIONS AND RECOMMENDATIONS

6.1 Existing Dwelling

The evaluation of the existing wartime dwelling under the Ontario Heritage Act criteria for designation concluded that the subject property does not merit individual designation under Part IV of the Act. It is therefore recommended that the City be permitted to issue a demolition permit. Nevertheless, it is one of a group of similar wartime dwellings, which collectively possess historic value as part of a subdivision planned by the Crown Corporation, Wartime Housing Ltd. This subdivision known as Victory Village has been recognized as the Malton Victory Village Cultural Landscape, which despite the still gradual intrusion of the newer

replacement dwellings, may still be eligible for designation under Part V of the Act. District designation provides tools for better preserving the layout of the original 1941 Plan of Subdivision and the original housing stock. However, it is not known whether there would be any community or political support for a City initiative to undertake a heritage conservation district study. It seems unlikely, given the cultural transformation of the Malton area over the past 25 years.

6.2 Proposed New Residence

The design of the proposed new residence, as revised in accordance with recommended alterations to the front and front side elevations, is considered to be acceptable in the context of the new larger and taller replacement dwellings already approved by heritage planning staff, either built or under construction, as exemplified by the adjacent replacement residence at #7157 and others scattered throughout the cultural landscape.

6.3 Recommendations

The author of this report supports the general recommendations made by Heritage Planning Consultant Paul Dilse in his Heritage Impact Statement for 7181 Lancaster Avenue, as presented in the section, “Conclusions and Recommendations”, which need not be reiterated here.²⁹

One initiative that could potentially be pursued by the City relates to the park space, where one dwelling to be demolished could be salvaged and restored for seasonal staff or public use. The choice would depend on the owner’s willingness to co-operate and the condition and architectural integrity of the dwelling. Missing original components, such as doors and windows could be salvaged from other dwellings to be demolished, such as the one at 7157 Lancaster Avenue, which still retained some original interior doors, and an exterior door and window relocated to the facade of the rear addition. Given the prefabricated nature of the wartime dwellings, as documented in this report, the salvage and relocation of one would certainly be technically feasible; but of course there would be financial implications. It is envisaged that such a project would be initiated by the City but could provide an excellent opportunity to involve interested community members on a volunteer basis, in particular, individuals with construction experience and trade skills. Perhaps a small volunteer group, such as the Friends of Victory Village, could be formed to oversee and raise funds for the project. Regardless of whether such a project ever comes to fruition, it is also recommended that an interpretive plaque for the *Malton Victory Village Cultural Landscape*, similar to the one for St. Mary’s Heritage Conservation District in Kitchener (**Figure 20**), be designed and fabricated for mounting at a suitable location in Victory Park – in front of a restored wartime dwelling (if implemented) or the community centre.

²⁹ Paul Dilse, *Heritage Impact Statement on the Property at 7181 Lancaster Avenue, Mississauga (Malton Community) Lot 193, Plan 436August 12, 2013*, pp. 10-11.

7 SOURCES, CONTACTS, SITE VISITS AND QUALIFICATIONS

NOTE: A number of the sources cited below are on-line resources provided by the City of Mississauga on its website (abbreviated as CM). Navigation links are provided for documents available on-line.

7.1 Sources

7.1.1 City of Mississauga and Heritage Mississauga Documents

Landplan Collaborative Ltd., *Cultural Landscape Inventory* (January 2005)

Property Information for 7161 Lancaster Avenue and other nearby properties: CM > Services Online > Plan & Build eServices > Property Information

City of Mississauga Zoning By-law and Index Map: CM > Residents > Planning & Building > Official Plans & Zoning By-laws > Zoning By-Law

City of Mississauga, *Cultural Landscape Heritage Impact Statement Terms of Reference*, June 2012

CM> Aerial Photos, 1952 to 2010: CM > eMaps > Map Layers > Aerial Photography

Heritage Mississauga website: www.heritagemississauga.com/page/History

7.1.2 Secondary Sources

Annmarie Adams and Pieter Sijpkens, "Wartime Housing and Architectural Change, 1942-1992." PDF version found on-line:

<http://people.mcgill.ca/files/annmarie.adams/1995AdamsASijpkensPWartimeHousingandArchitecturalChange.pdf>; original source cited by Paul Dilse as *Vernacular Architecture*, V. 17 N. 2 (1995)

Donald Wetherell and Irene Kmet, *Homes in Alberta: Building, Trends, and Design 1870 – 1967* (University of Alberta Press: 1991)

Kathleen A. Hicks, *Malton: Farms to Flying* (Mississauga Library System: 2006)

Mississauga's Heritage: The Formative Years, 1798-1879 (City of Mississauga: 1983)

John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present* (Fitzhenry & Whiteside: 1990), Chapter 24: Victory Housing (1940-50), pp. 219-223

Central Mortgage and Housing Corporation, *Renovating Distinctive Homes – 1 ½ Storey Post-War Homes*

Ontario Architecture website created by Shannon Kyles, Mohawk College, City of Hamilton: www.ontarioarchitecture.com/Victory.htm

7.1.3 Miscellaneous

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement*, 2005: PDF version available online at www.mah.gov.on.ca/Asset1421.aspx

Former reports by Gillespie Heritage Consulting: see Section 7.4

Survey Plan, Site Plan, Architectural Drawings as cited in Section 8: Illustrations

Peel – Land Registry Office #43: title search documents referenced in APPENDIX ‘A’

Paul Dilse, *Heritage Impact Statement on the Property at 7181 Lancaster Avenue, Mississauga (Malton Community) Lot 193, Plan 436August 12, 2013*

7.2 Contacts

Joga Gill, joint owner of 7161 Lancaster Avenue

Harpreet Gill, daughter (who handled all e-mail correspondence)

Sanjeev Kumar, P. Eng., Sanpro Engineering Inc. Design/ Build

Manjit Sandhu (who met with Joga Gill and the author of this report to discuss recommended facade improvements)

Elaine Eigl, Heritage Co-ordinator, Community Services, City of Mississauga

Chris Aplin, M.C.A. Paralegal Services, Brampton (title search for 1370 Milton Avenue, completed August 2013)

Paul Dilse, Heritage Planning Consultant, Toronto

In addition, the author of this report would like to acknowledge the much appreciated support and assistance of her spouse Stewart Patch: in particular for site visit photography, measuring the original dwelling, and proofreading the final report.

7.3 Site Visits

One site visit was made on October 29th, when Stewart Patch (spouse) and myself met with the owner’s daughter. Photos were then taken of the site, setting and the house exterior and interior.

7.4 Qualifications of the Author

The author of this Heritage Impact Statement, Ann Gillespie, graduated in 1985 from the Institute of Canadian Studies, Carleton University, Ottawa with an M.A. (1985) specializing in the history of Canadian architecture and building technology. Her thesis topic focused on the manufacture and use of decorative sheet-metal building components in Canada from 1870 to 1930 (galvanized iron cornices, pressed-metal ceilings, etc.).

After graduation she joined the Research Sub-committee of the Hamilton LACAC (Local Architectural Conservation Advisory Committee) and soon afterwards gained employment with the City of Hamilton as a research assistant to Architectural Historian Nina Chapple. She remained with the City in the position of Heritage Researcher/ Planner for 16 years. During this time, she researched and prepared numerous designation reports for buildings to be designated under Part IV the Ontario Heritage Act and contributed to the research for and

preparation of feasibility studies and plans for several heritage conservation districts in the former City of Hamilton, notably the *St. Boulevard Heritage Conservation District and Plan* (April 1992) for which she was the principal author. After taking early retirement at the end of 2001, she became a part-time heritage consultant and has been a member of CAHP (Canadian Association of Heritage Professionals) since 2002.

Most relevant to this report are the following Heritage Impact Statements previously undertaken for properties in the City of Mississauga by Gillespie Heritage Consulting:

Heritage Impact Statement for 3170 Milton Avenue, in the Mineola West Cultural Landscape, City of Mississauga (September 2013)

Heritage Impact Statement for 1171 Stavebank Road, in the Mineola West Cultural Landscape, City of Mississauga (April 2013)

Heritage Impact Statement for 350 Indian Valley Road, in the Mineola West Cultural Landscape, City of Mississauga (October 2011)

Heritage Impact Statement for 7157 Lancaster Avenue, Malton, City of Mississauga (May 2011)

Heritage Impact Statement for 60 Inglewood Drive, in the Mineola West Cultural Landscape, City of Mississauga (March 2009)

Heritage Impact Statement for 1525 Glenburnie Road, in the Mineola West Cultural Landscape, City of Mississauga (February 2008)

Heritage Impact Statement for 14 Princess Street, Streetsville, City of Mississauga (December 2007)

Heritage Impact Statement for 16 Front Street, Old Port Credit Heritage Conservation District, City of Mississauga (November 2006)

8 ILLUSTRATIONS

The following illustrations, identified as **Figure 1, 2**, etc., include maps, aerial photos, site plans and floor plans of the existing property and dwelling and for the proposed replacement residence. References to links from City of Mississauga website are abbreviated as CM > [specific page].

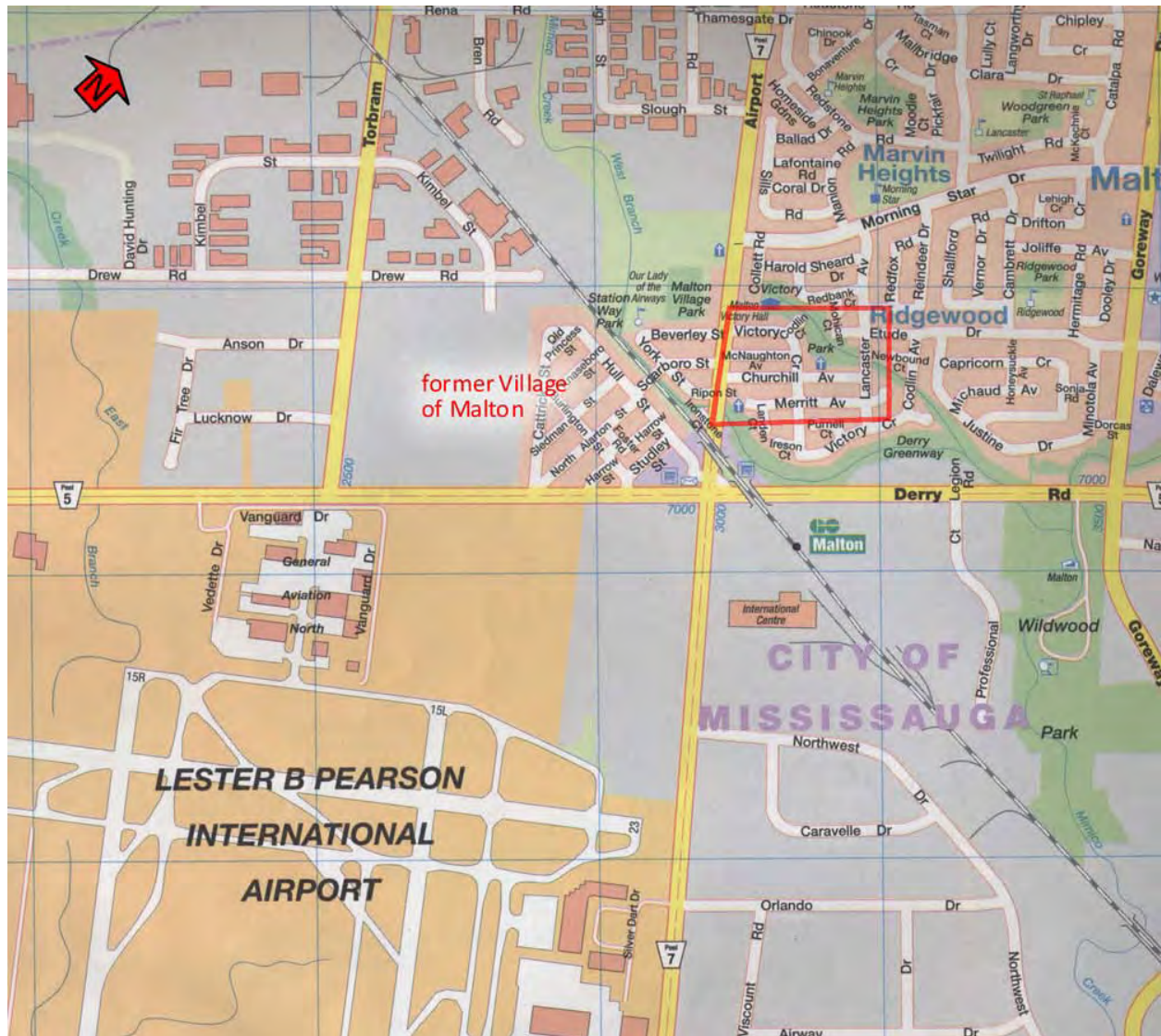


Figure 1: Section of the MapArt page showing the south-west part of Malton, City of Mississauga and the location of the Malton Victory Village Cultural Landscape.

SOURCE: MapArt Publishing, Ontario Atlas Series, *Book 2: Golden Horseshoe* (2002), p. 459; annotated by the author of this report to show the area encompassing the cultural landscape.

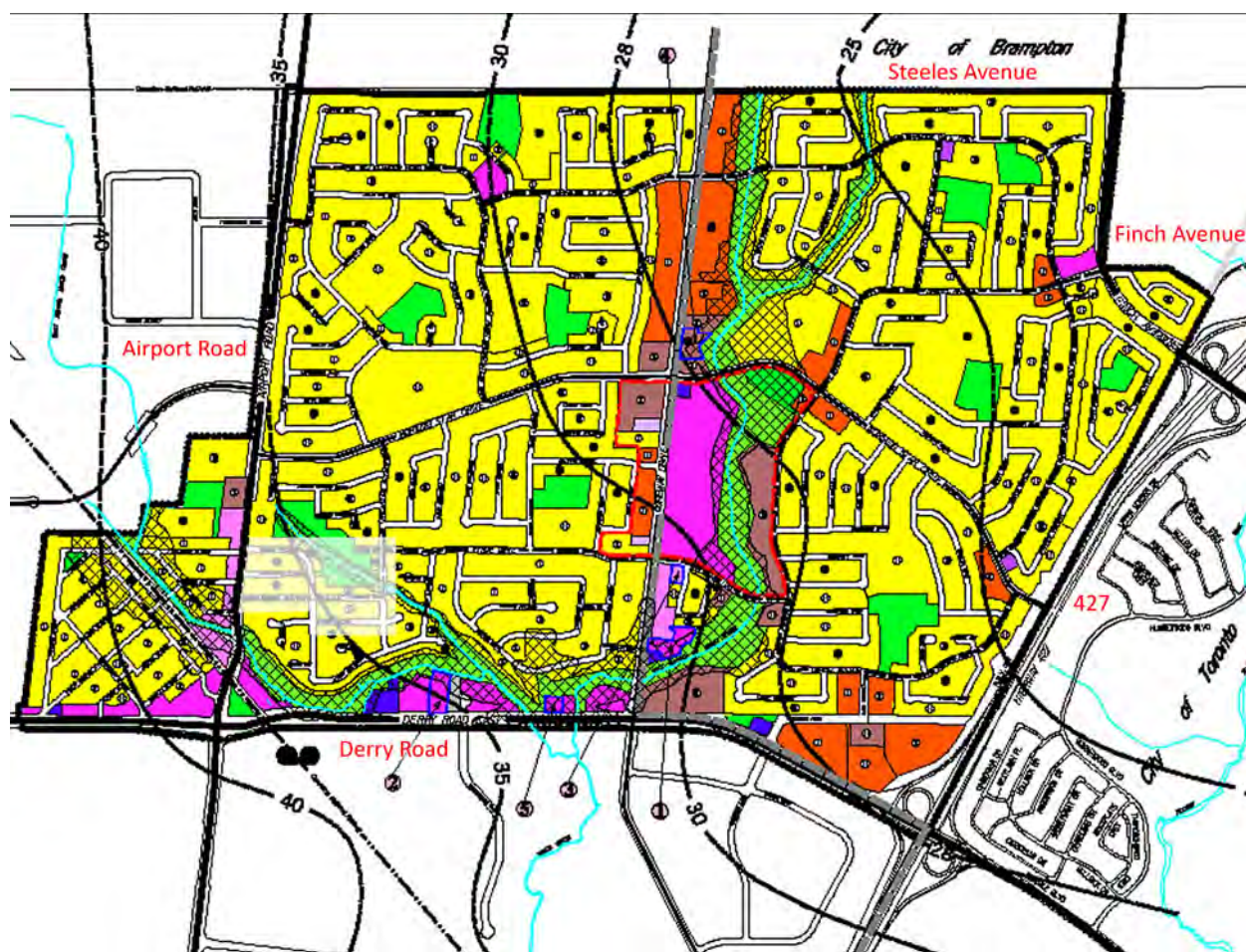


Figure 2: Section of the Malton District Land Use Map showing the shape and boundaries of the present-day neighbourhood and planning district of Malton at the northern and eastern borders of the City of Mississauga, with the City of Brampton to the north and the City of Toronto to the east. White shaded area shows the location and approximate shape of the Malton Victory Village Cultural Landscape.

SOURCE: Mississauga Plan, Malton District Land Use Map, April 2010; red text and white shading added by the author of this report.

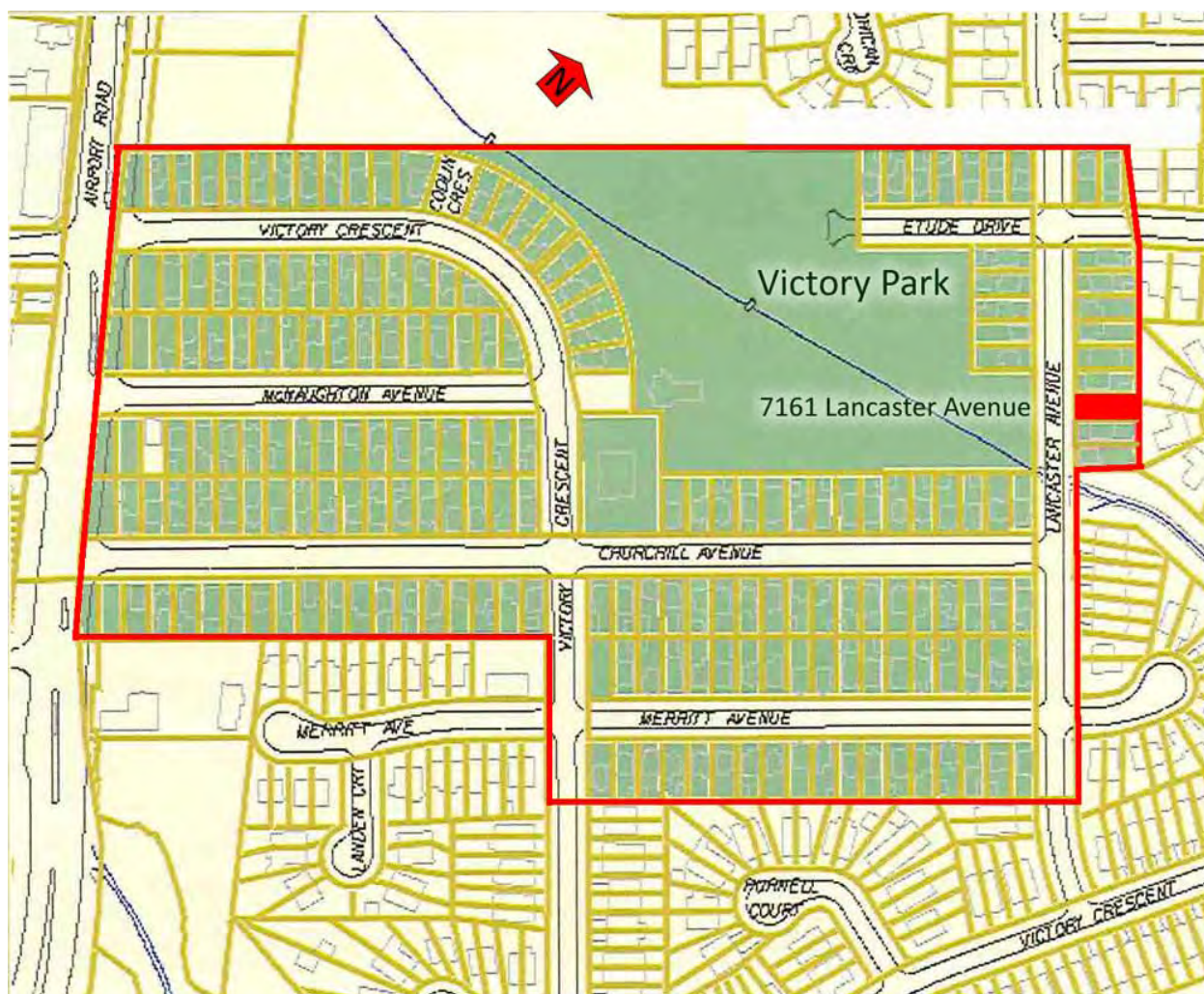


Figure 3: Map showing the boundaries of the Malton Victory Village Cultural Heritage Landscape, which corresponds to the boundaries of the original Victory Village subdivision, as shown on the 1952 Plan of Subdivision (see **Figure 17**).

SOURCE: Digital copy provided by City of Mississauga Heritage staff; annotated by the author of this report (boundary line, north arrow and superimposed text).

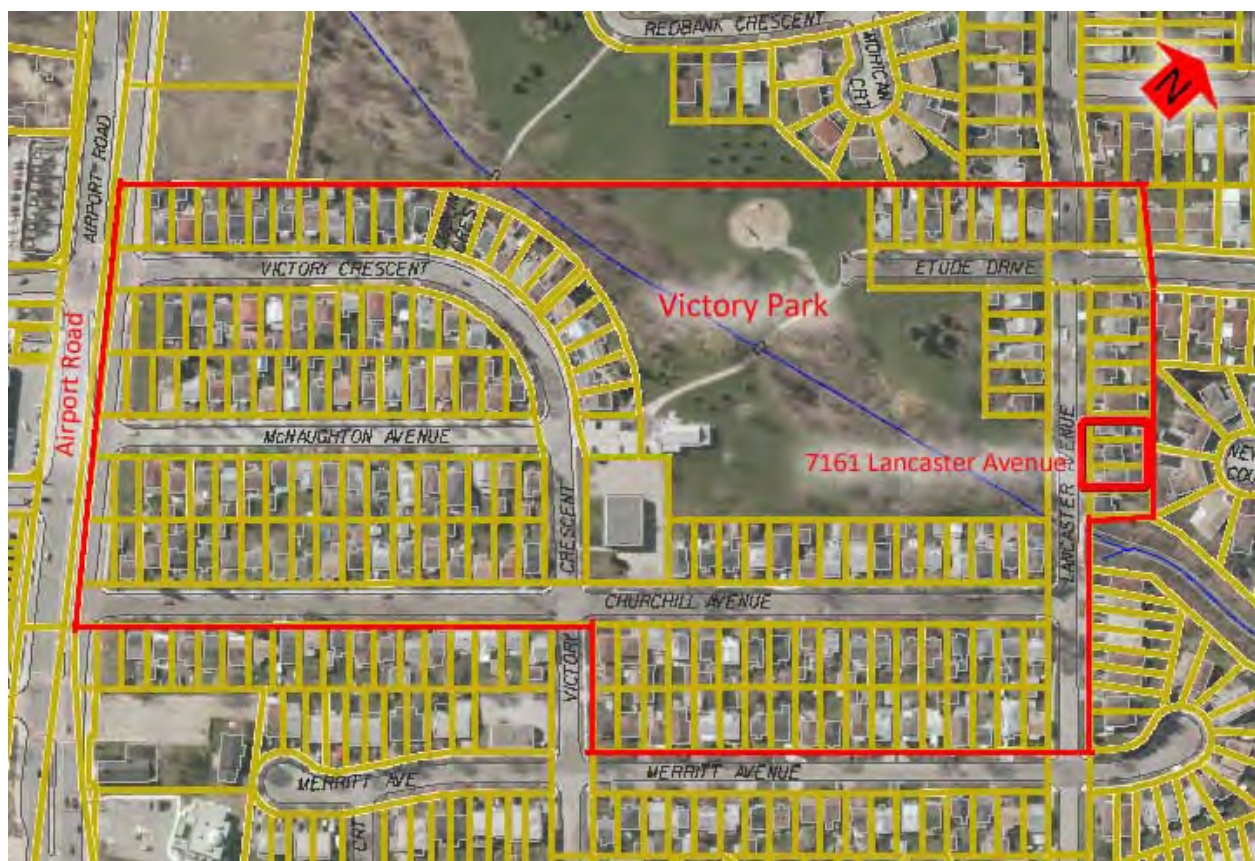


Figure 4: 2013 aerial view showing the boundaries of the Malton Victory Village Cultural Landscape and the location of 7161 Lancaster Avenue. When the residential subdivision to the north of Etude Drive was built, Victory Park was expanded to the north-west.

SOURCE: CM website: E-maps; annotated by the author of this report.

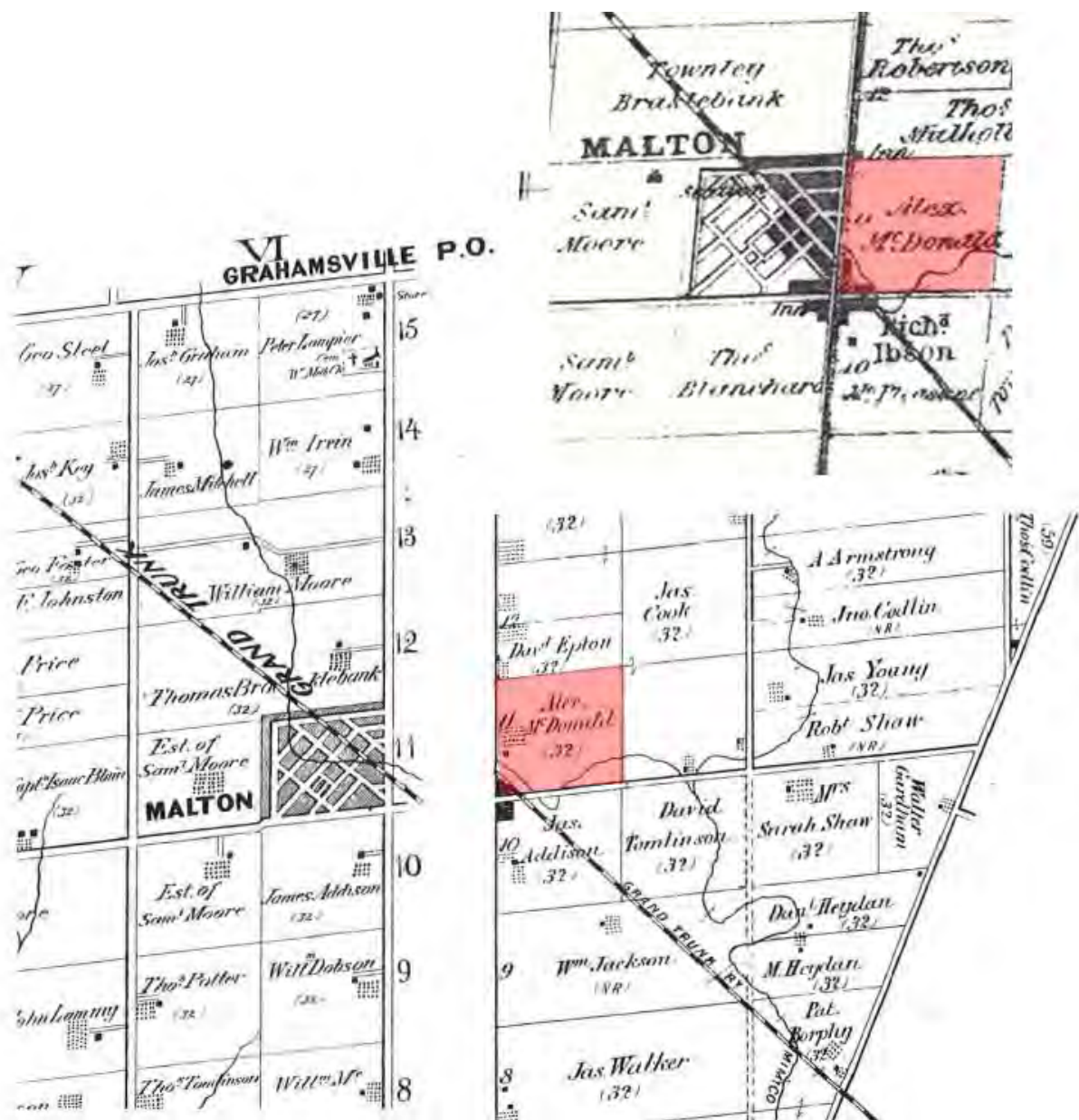


Figure 5: Section of the 1859 Tremain map (top) showing the layout of the village of Malton which evolved around and to the north-west of the “four corners”, where 6th line (now Airport Road) intersected with the Malton Side Road (now Derry Road). Below are two contiguous sections of the 1877 County of Peel Atlas. The diagonal railway line was built by the Grand Trunk Railway in 1854. Highlighted areas show the farmland owned by Alex McDonald north of the railway line directly east of the village, where land was expropriated for the Victory Village subdivision.

SOURCES: 1859 map segment from the Heritage Mississauga website:

www.heritagemississauga.com/photo/Malton

1877 map segments: cropped and annotated version of Figure 13 of the Heritage Impact Statement for 7181 Lancaster Avenue completed by Heritage Planning Consultant Paul Dilse, August 2013 and credited as follows: “North Part of Toronto” and “Gore of Toronto” in J.H. Pope, Illustrated Historical Atlas of the County of Peel, Ont. (Toronto: Walker & Miles, 1877), pp.21 and 33.



Figure 6: Historic photos of Malton: view of Malton’s “four corners” intersection shown in the maps above, circa 1940; terminal building for Malton Airport around the time of its opening in 1937.

SOURCE (top photo): Cropped version of photo from the Heritage Mississauga website: www.heritagemississauga.com/photo/Malton; source of original unknown.

SOURCE (bottom photo): Cropped version of a real photo postcard posted on the website: www.malton.org/maltonhistory/maltonairport.htm



Figure 7: Section of the 1954 aerial photograph showing Victory Village (prior to the extension of streets for the expansion of residential development) and the industrial lands to the south. Red outlined square shows the approximate location of 7161 Lancaster Avenue.

SOURCE: CM website: E-maps (www.mississauga.ca/portal/services/maps); annotated by the author of this report.

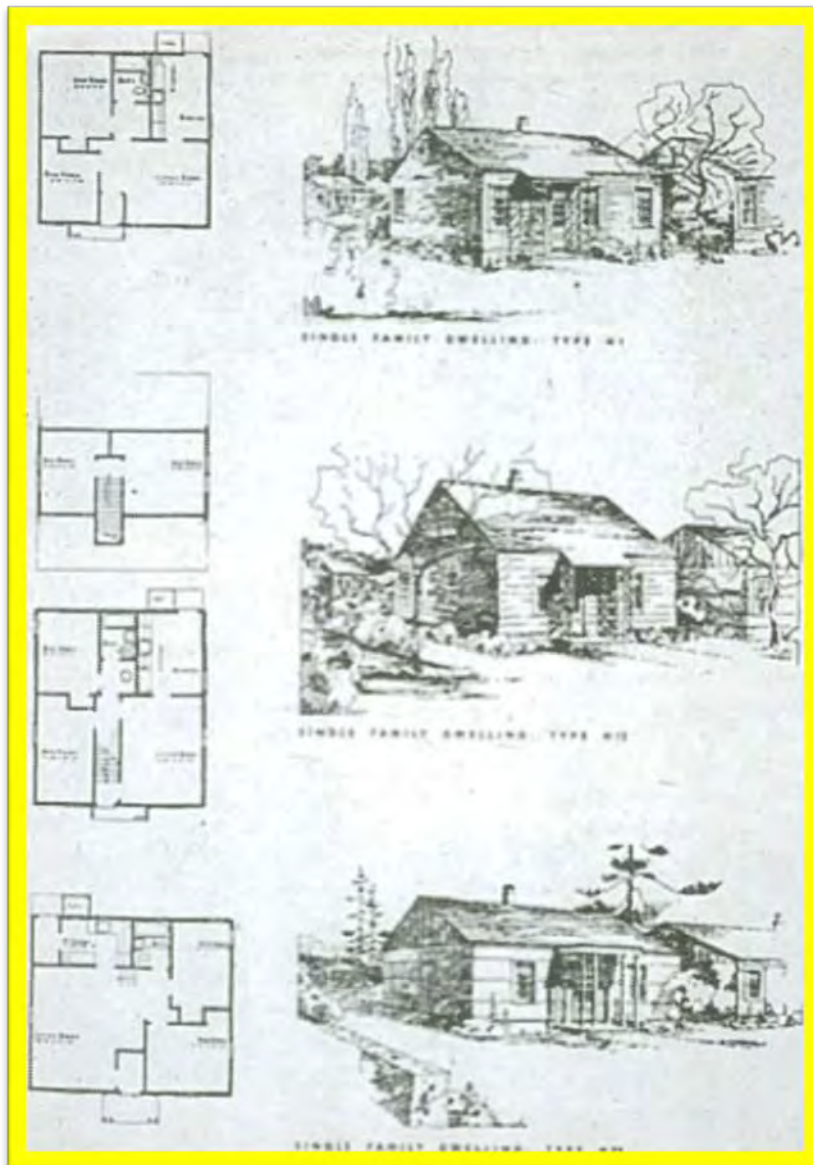


Figure 8: Typical designs for wartime housing: three standard plans for one and 1 ½ storey dwellings with no basements.

SOURCE: Annmarie Adams and Pieter Sijpkes, "Wartime Housing and Architectural Change, 1942-1992," *Vernacular Architecture* V. 17 N. 2 (1995), p. 17; found on-line:

<http://people.mcgill.ca/files/annmarie.adams/1995AdamsASijpkesPWartimeHousingandArchitectualChange.pdf>

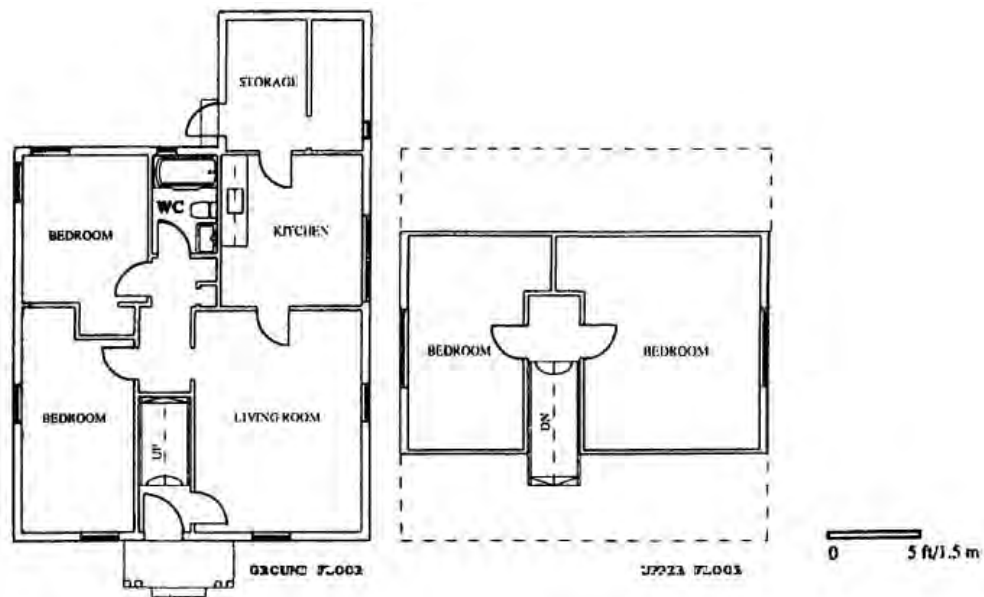


Figure 1a. Original layout of wartime homes: One-and-a-half-story, 24-x-28-foot (Cape Cod) unit.

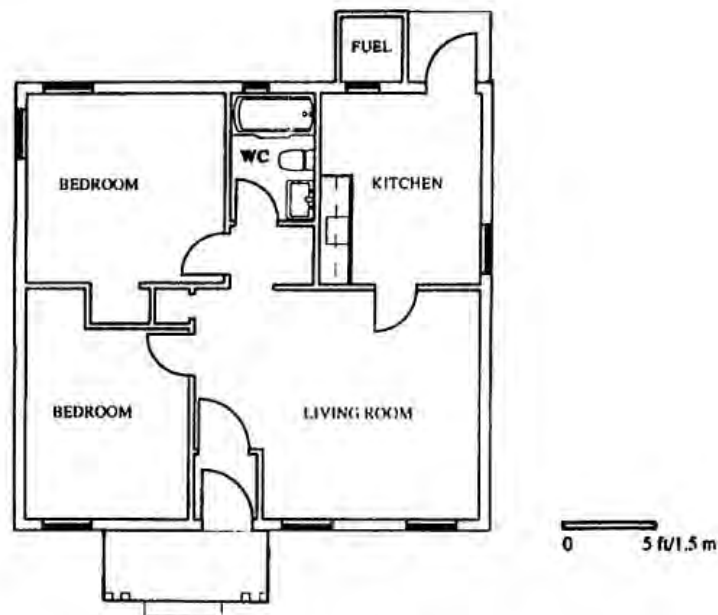


Figure 1b. Original layout of wartime homes: 24-x-24-foot bungalow.

Figure 9: More legible floor plans for a 24' x 24' bungalow and a 24' x 28' 1 ½ storey dwelling, showing the location of the fuel box beside the rear doorway (1b) and a larger divided storage room at the back of the 1 ½ storey dwelling which must have included the fuel box (1a).

SOURCE: Avi Friedman and Maria D. Pantelopoulou, Space Management in Montreal's Wartime Housing, History and Society, Vol. 23 No. 2; found on-line: www.housingeducators.org/Journals/H&S_Vol_23_No_2_Space_Management_in_Montreal's_Wartime_Homes.pdf



Figure 10: A typical streetscape of wartime housing in Peterborough, photographed shortly after completion in 1943. The houses shown were based on the same plan for a 1 ½ storey house with a steep-pitched, tight-eaved gable roof and projecting canopy over the front entrance with trellis-like supports; six-over-six paned sash windows. These dwellings had clapboard siding and the standard asphalt-shingled roofing. As was the case in many parts of Canada, these wartime dwellings had no basements and were supported on cedar or concrete posts. Heating was provided by a single stove on the main floor vented through a stove pipe (partially visible on the backside of the roofs).

SOURCE: John Blumenson, *Ontario Architecture: A Guide to Styles and Building Terms, 1784 to the Present*, figure 24-3, p. 221.



Figure 11: View of part of a streetscape of dwellings built by Wartime Housing Inc. in Edmonton in 1944, shortly after construction. In contrast to most wartime houses in Canada, these dwellings had full basements, a necessity for climatic reasons, with side chimneys suggesting that they were equipped with coal-burning furnaces in their basements.

SOURCE: Donald Wetherell and Irene Kmet, *Homes in Alberta: Building, Trends, and Design*, p. 178; original source of photograph: Public Archives of Alberta BL720.



Figure 12: A recently completed streetscape in the St. Mary's post-war neighbourhood in Kitchener, Ontario, circa 1948, which shows the wood board sidewalks and walkways to the front doorways. There appears to be a strip of land between the roadway and sidewalk.

SOURCE: Kitchener-Waterloo Record Photographic Record Collection, Dana Porter Library, University of Waterloo; used on the interpretive plaque for the St. Mary's Heritage Conservation District in Kitchener (**Figure 20**).

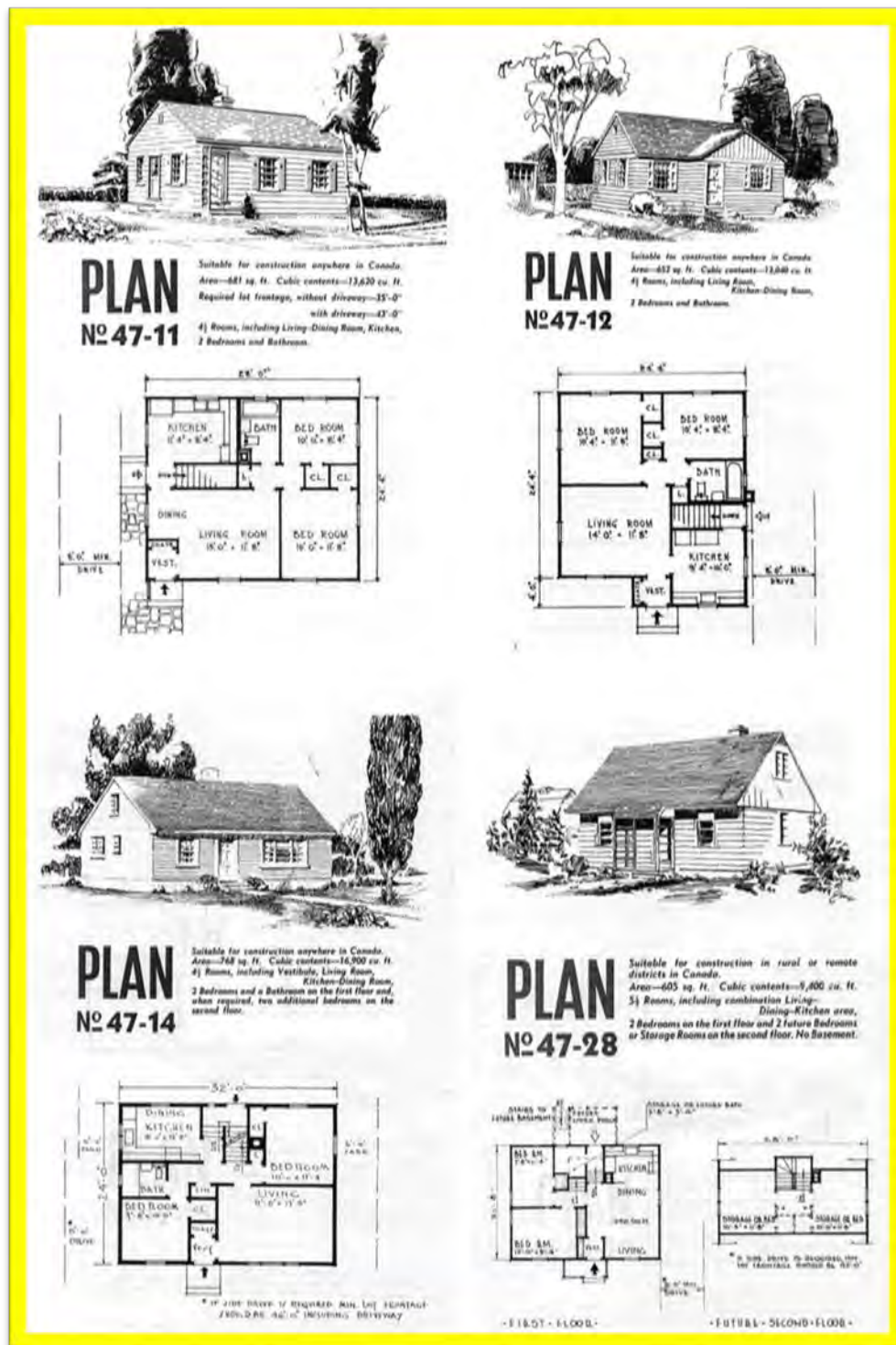


Figure 13: Renderings and floor plans for some standard post-war dwellings published by CMHC in 1947: “67 Homes for Canadians”, some with basements and some without (e.g. Plan 47-28 specifies no basement). These houses are similar in size and design to the wartime dwellings shown above.

SOURCE: Posted on the website: *Home from the War: St. Catherines' Wartime Neighbourhoods*:
<http://wartimehouses.com/the-homes/the-designs>



Figure 14: Similar streetscape view of north Toronto's Winston Park shortly after the houses were built but before completion of the road (with gravel surface) or any sidewalks and front walkways. This post-war subdivision, now located just north of the 401, was clearly built with permanence in mind. It mainly consisted of 1 ½ dwellings, which appear to have been constructed with full basements and heated with coal boilers as indicated by the chimneys. A number of these houses are still standing with the usual alterations and additions made over time. The Winston Park area with its wide roadways and generous setbacks still retains its sense of spaciousness (as observed on Google street view).

SOURCE: August 1945 photograph accompanying an article by Thomas Wicks posted on the Toronto Spacing website: <http://spacing.ca/wire/2007/12/12/wartime-housing> Original source: City of Toronto Archives. *Globe and Mail* collection, SC 266, Item 98646.

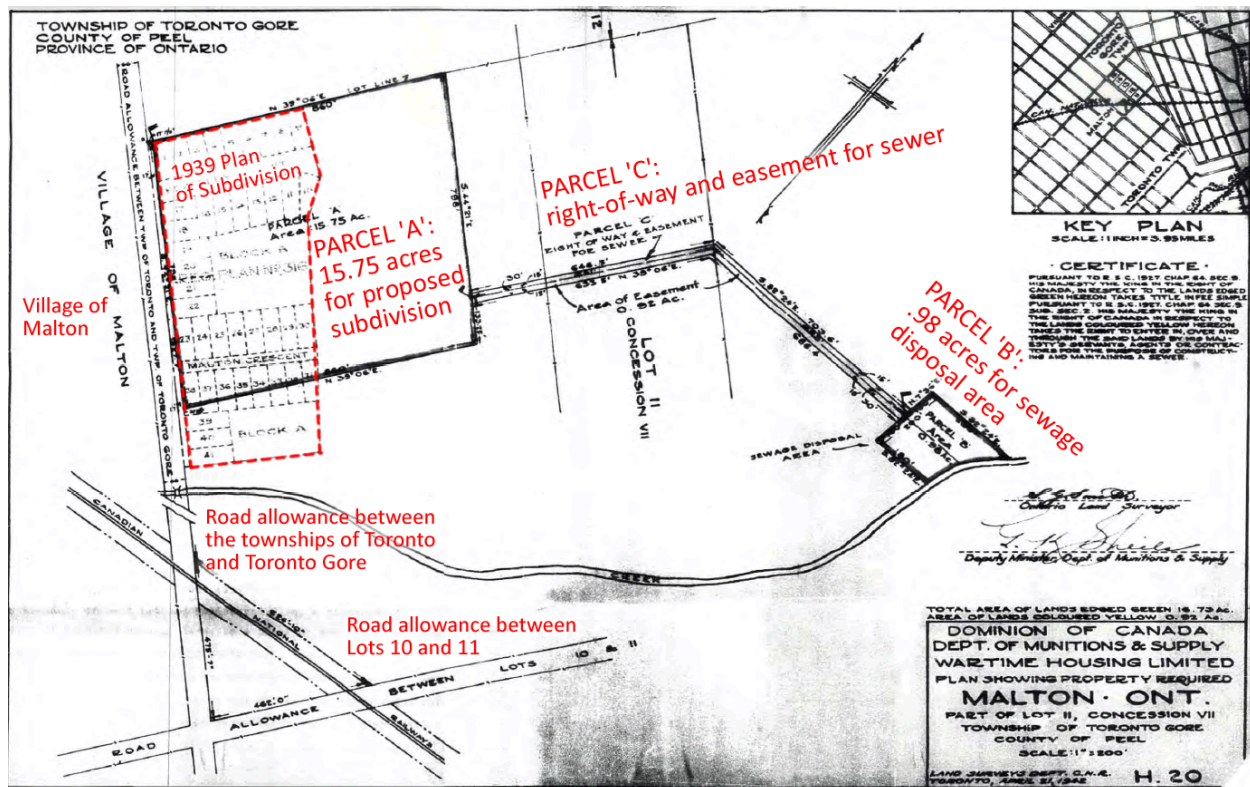


Figure 15: 1942 Survey Plan showing the three parcels to be expropriated for the proposed Victory Housing subdivision and the smaller area previously surveyed for property owner Fred Codlin in 1939, with boundaries and lots shown with dotted lines.

SOURCE: Original hard copy found by Heritage Planning Consultant Paul Dilse at the Peel Land Registry Office: S.G. Smith, "Dominion of Canada Dept. Of Munitions & Supply, Wartime Housing Limited, Plan Showing Property Required, Malton, Ont., Part of Lot 11, Concession VII, Township of Toronto Gore, County of Peel," Plan H 20, 21 April 1942, Toronto Gore Instrument #3412; digital copy from his Heritage Impact Statement for 7181 Lancaster Avenue (Figure 15) annotated by the author of this report.

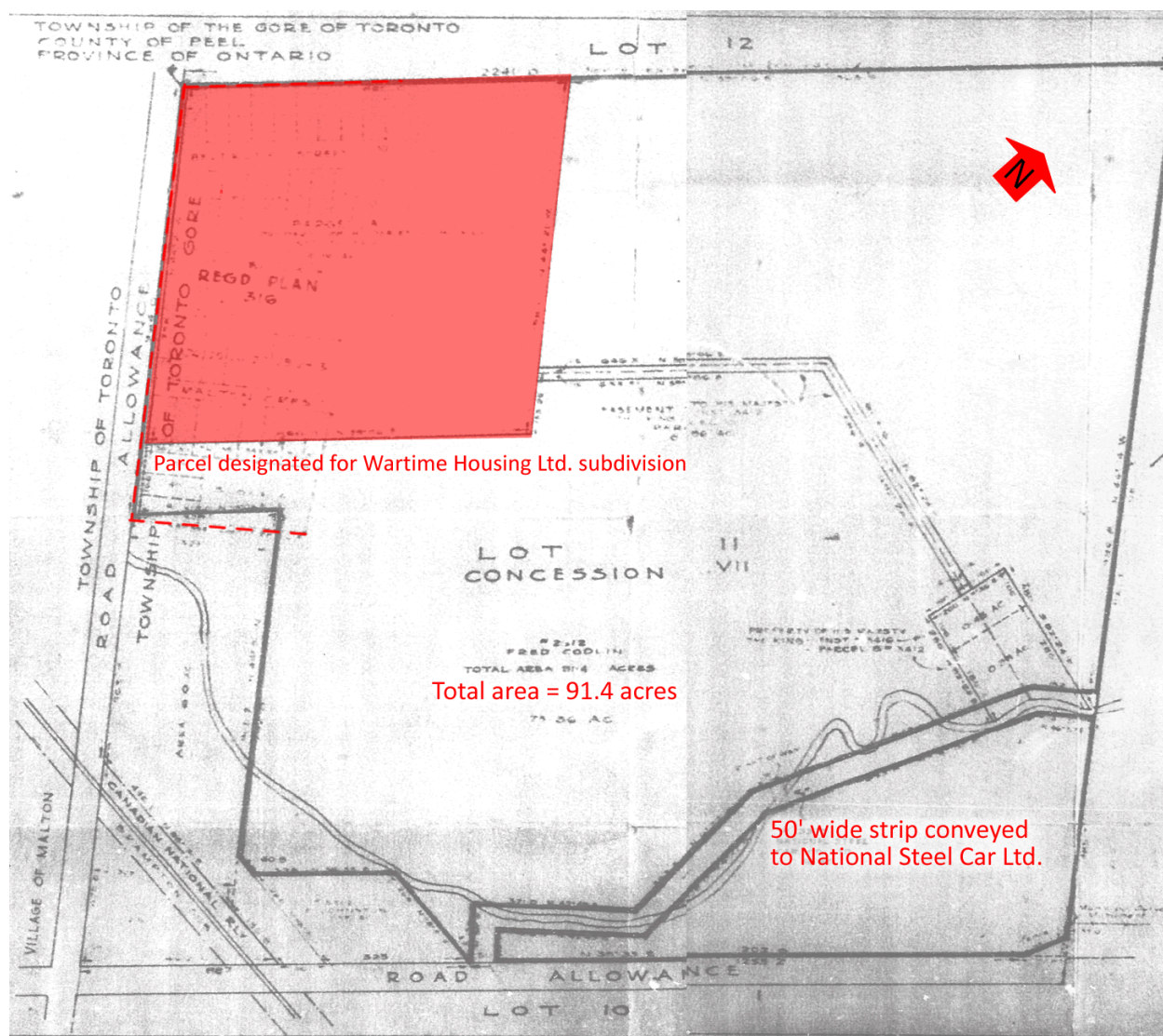


Figure 16: The final plan of lands acquired by Wartime Housing Ltd. (H-20-A), dated [?] October 1942.

SOURCE: Scanned version of two photocopies made by Chris Aplin as part of the Deed of Land from Fred Codlin to "His Majesty the King in the Right of Canada", dated 15 October 1942; highlighting and annotations by the author of this report.

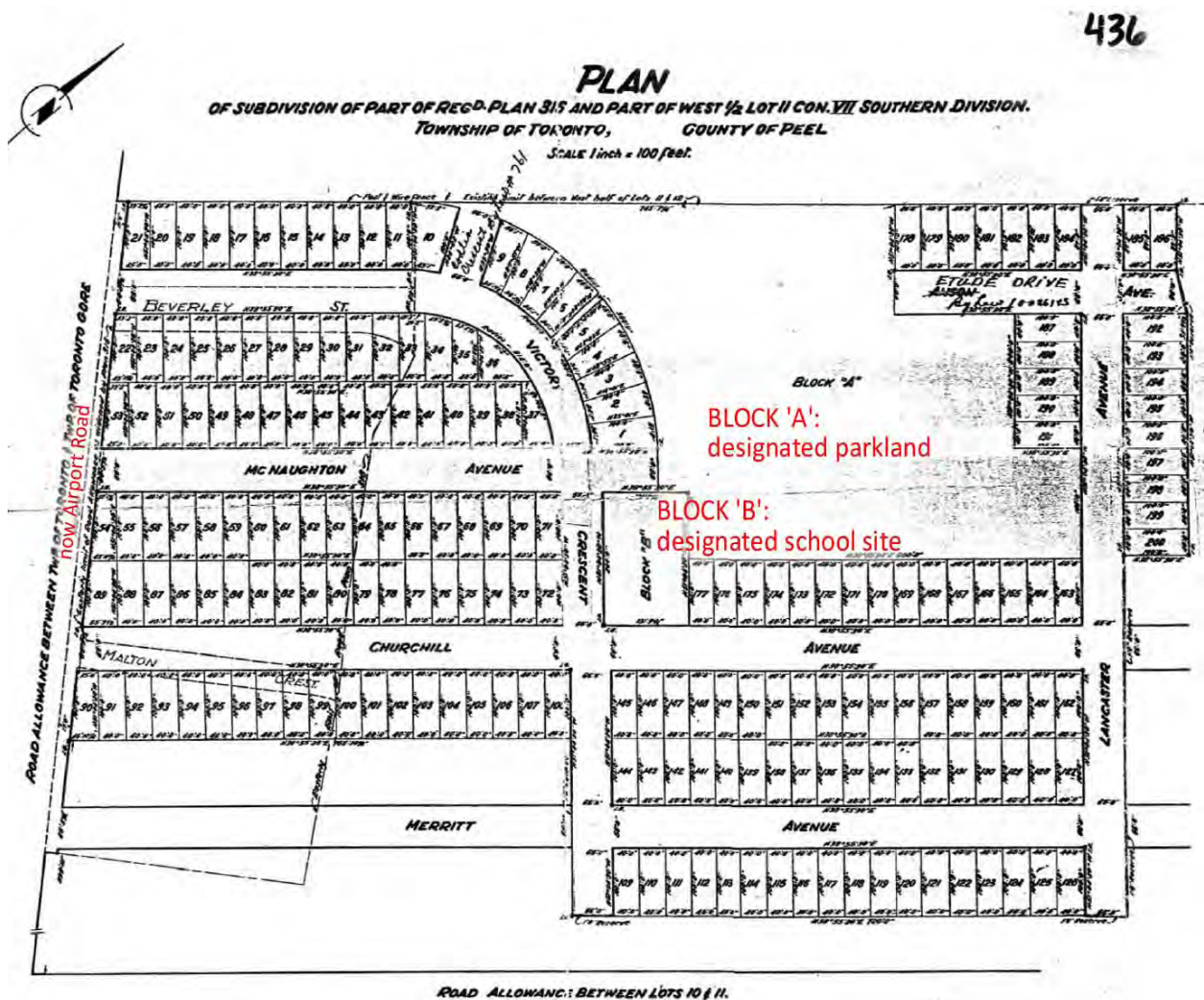


Figure 17: Plan of Subdivision of part of Registered Plan 315 and Part of West ½ Lot 11 Conc. VII Southern Division, Township of Toronto, County of Peel; registered February 1952 by the Central Housing and Mortgage Corporation.

SOURCE: Full-size photocopy obtained by Chris Aplin from the Region of Peel Registry Office in 2011; digitized and annotated by the author of this report.

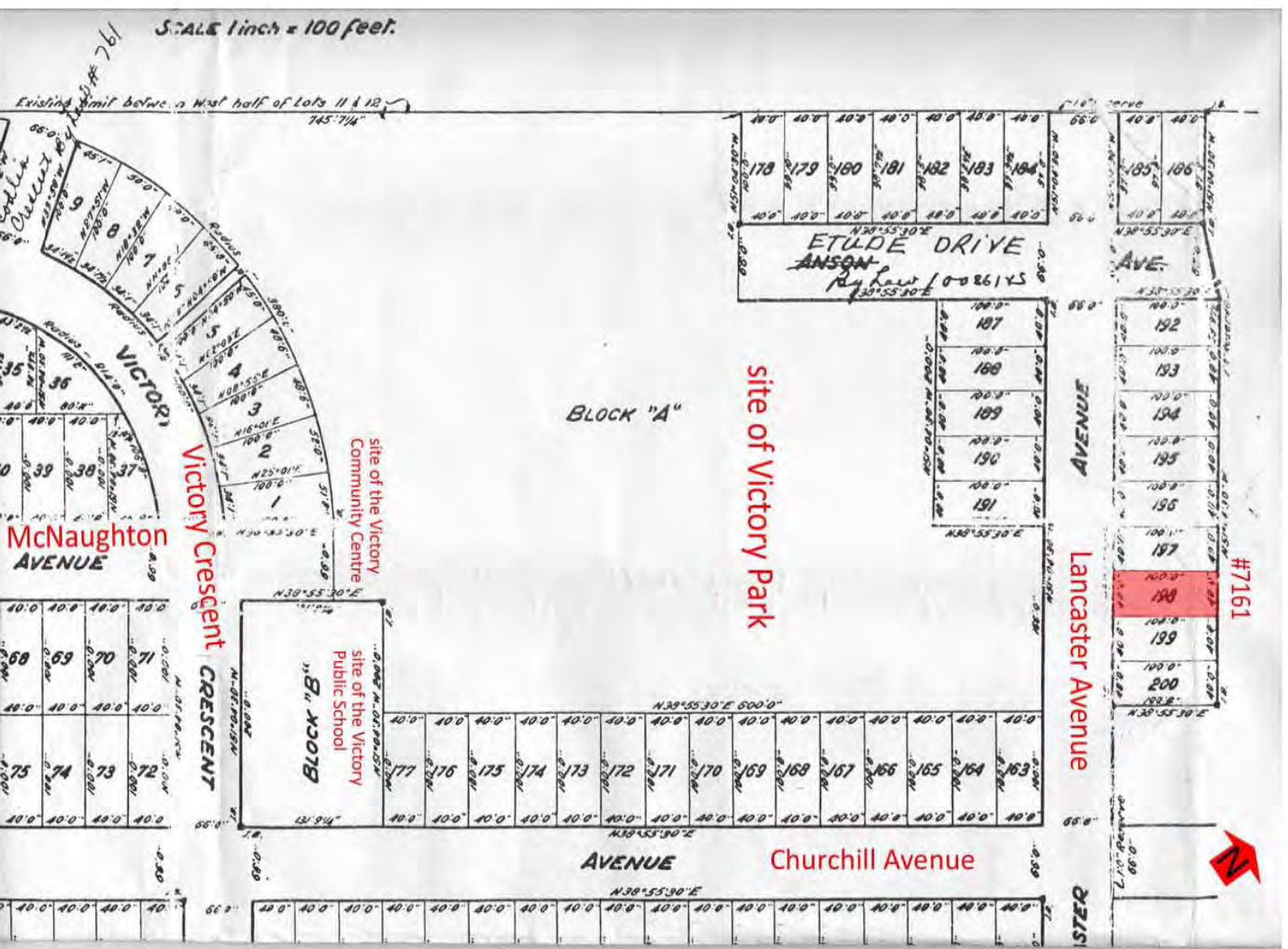


Figure 18: Section of the above 1952 Plan of Subdivision highlighting the subject property comprising Lot 198 with the proposed uses of Block A and Block B identified (red highlighting and text annotations by the author of this report).



Figure 19: Section of the 1966 aerial photograph showing the expansion of the original subdivision to the south with the westward extension of Merritt Avenue as a cul-de-sac and the creation of a second cul-de-sac called Landen Court to the south.

SOURCE: CM website: E-maps; annotated by the author of this report.



Figure 20: Interpretive plaque for the St. Mary's Heritage Conservation District in Kitchener, showing the boundaries of the district, typical house designs and historic photos.

SOURCE: PDF provided by City of Kitchener Heritage Planner Leon Bensason in 2011 (see accompanying PDF version).

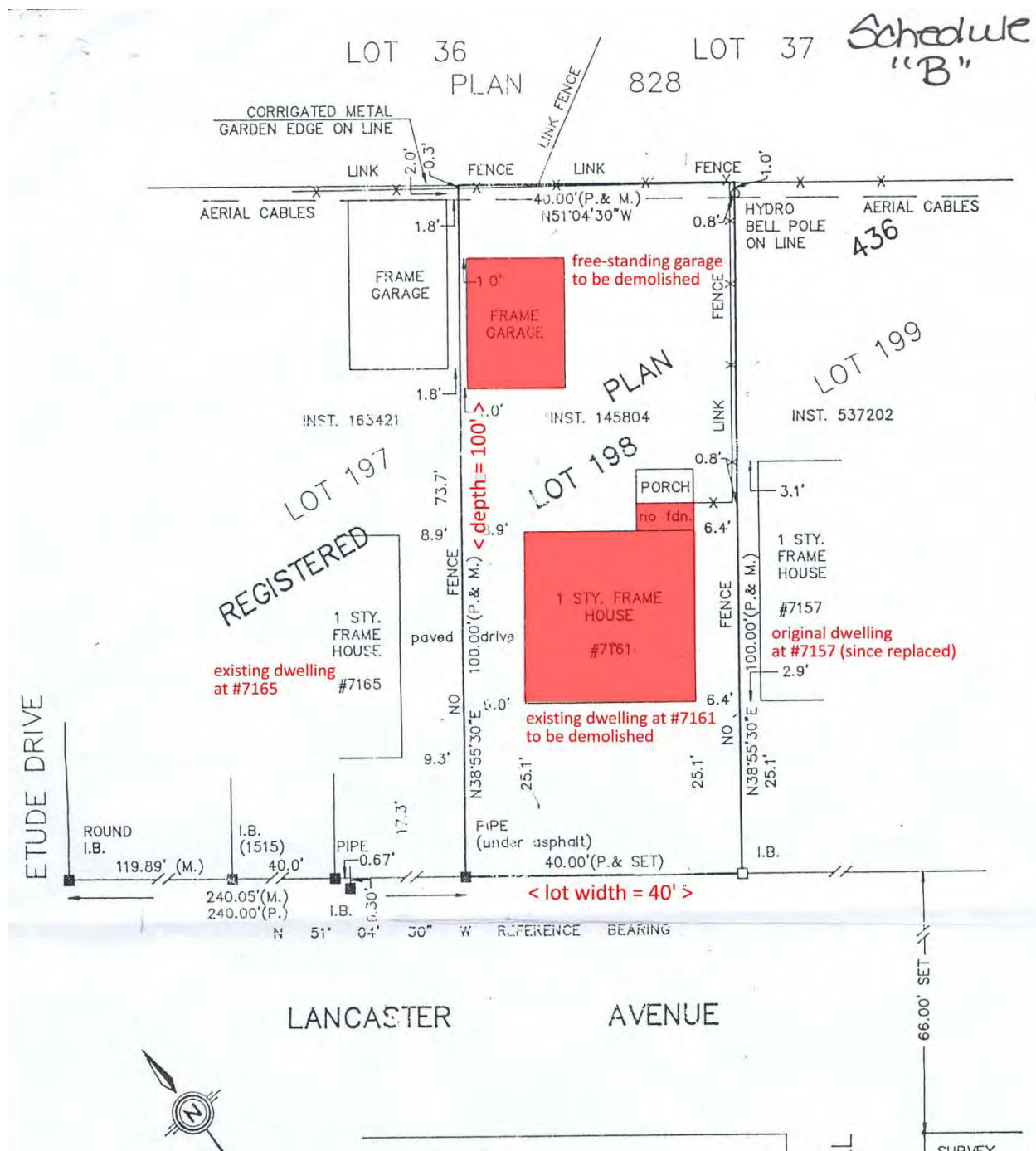


Figure 21: Cropped section of Plan of Building Survey of Lot 198 (1990) showing the existing buildings, driveway and fencing.

SOURCE: Gordon S. Good, OLS, Plan of Building Survey of Lot 198 Registered Plan 436, City of Mississauga, 13 January 1990; based on PDF provided by Sanpro Engineering Inc. and annotated by the author of this report.

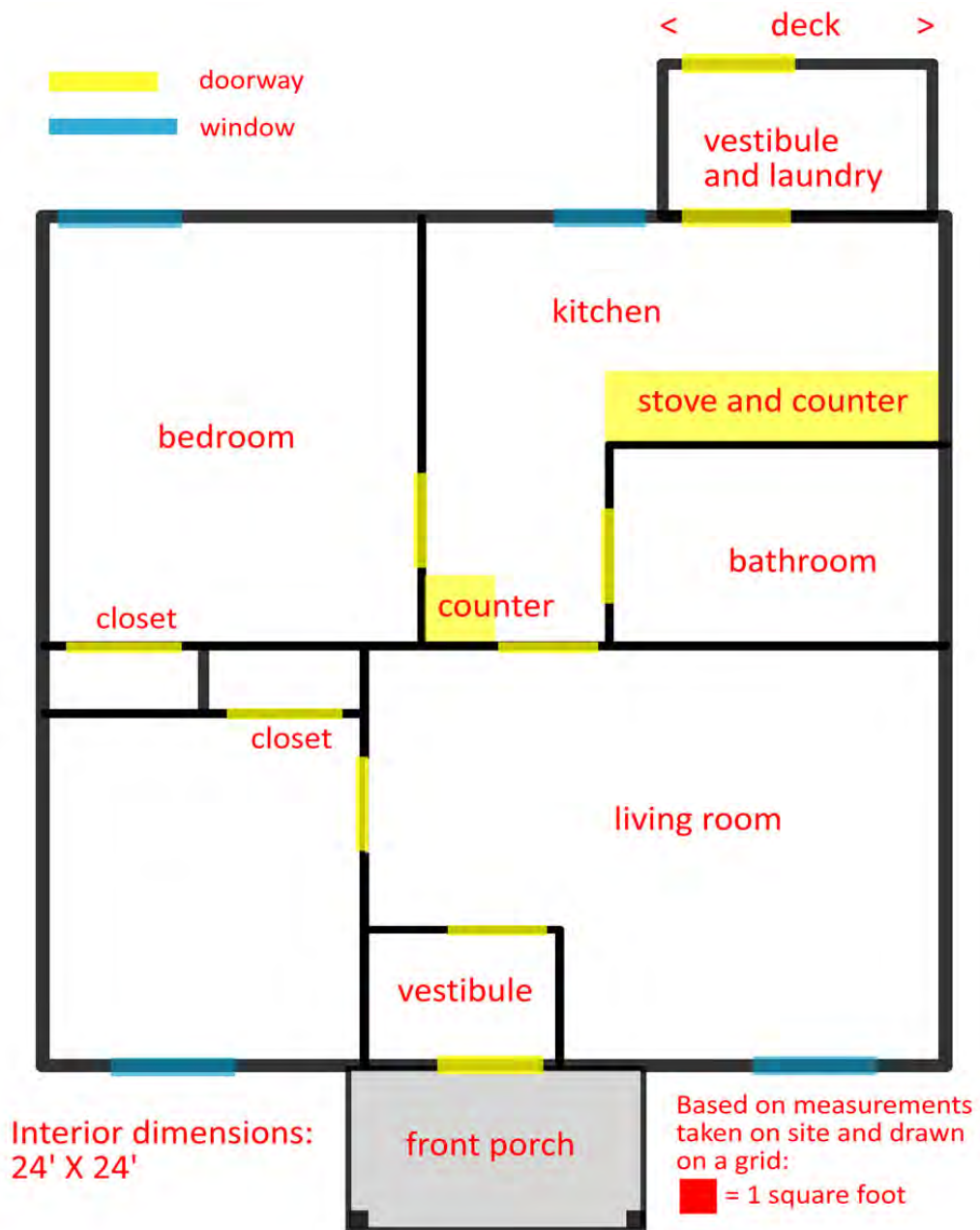


Figure 22: Rough floor plan of the existing dwelling.

SOURCE: Drawing prepared by the author of this report based on measurements taken on site with Stewart Patch.

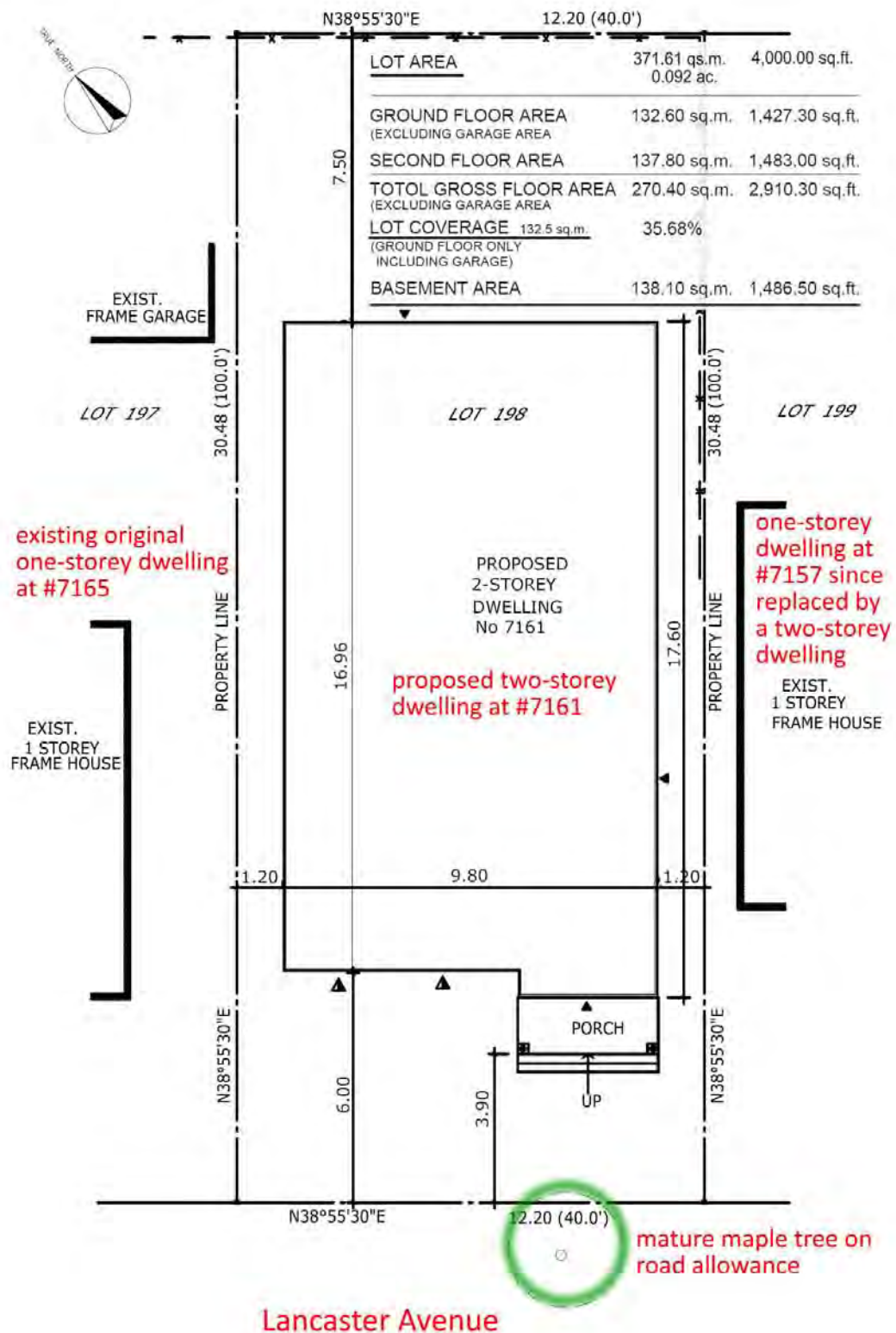


Figure 23: Site Plan prepared by Sanpro Engineering Inc., July 2013.

SOURCE: Collage of cropped sections with annotations by the author of this report.

NOTE: All of the drawings prepared by Sanpro Engineering Inc. were provided in a PDF format.

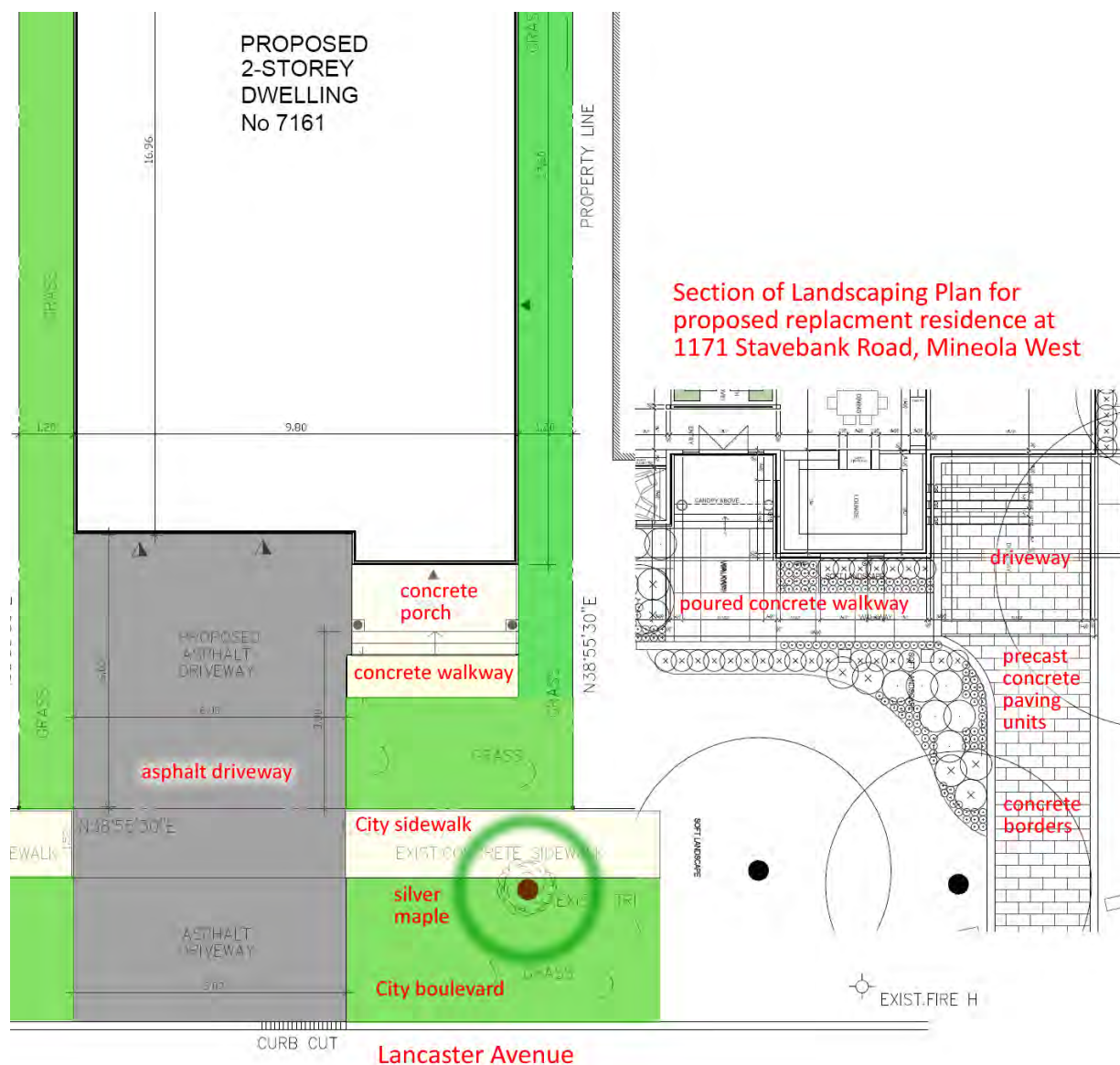


Figure 24: Above left: Site plan showing the location of the proposed double-width asphalt driveway and concrete paving stone walkway. Above right: section of site/ landscaping plan for a proposed replacement dwelling at 1171 Stavebank Road, Mineola West, Mississauga, showing a more attractive driveway treatment with a narrower driveway width between the residence and curb.

SOURCES: Above left: Section of revised site plan provided by Sanpro Engineering Inc., with colour and text annotations added by the author of this report. Above right: Section of Landscaping Plan prepared by SJN Associates + Landscape Architects Inc., with annotations by the author of this report. Full Landscaping Plan included in the Heritage Impact Statement completed for 1171 Stavebank Road by the author of this report in April 2013 (cited in Section 7.4).

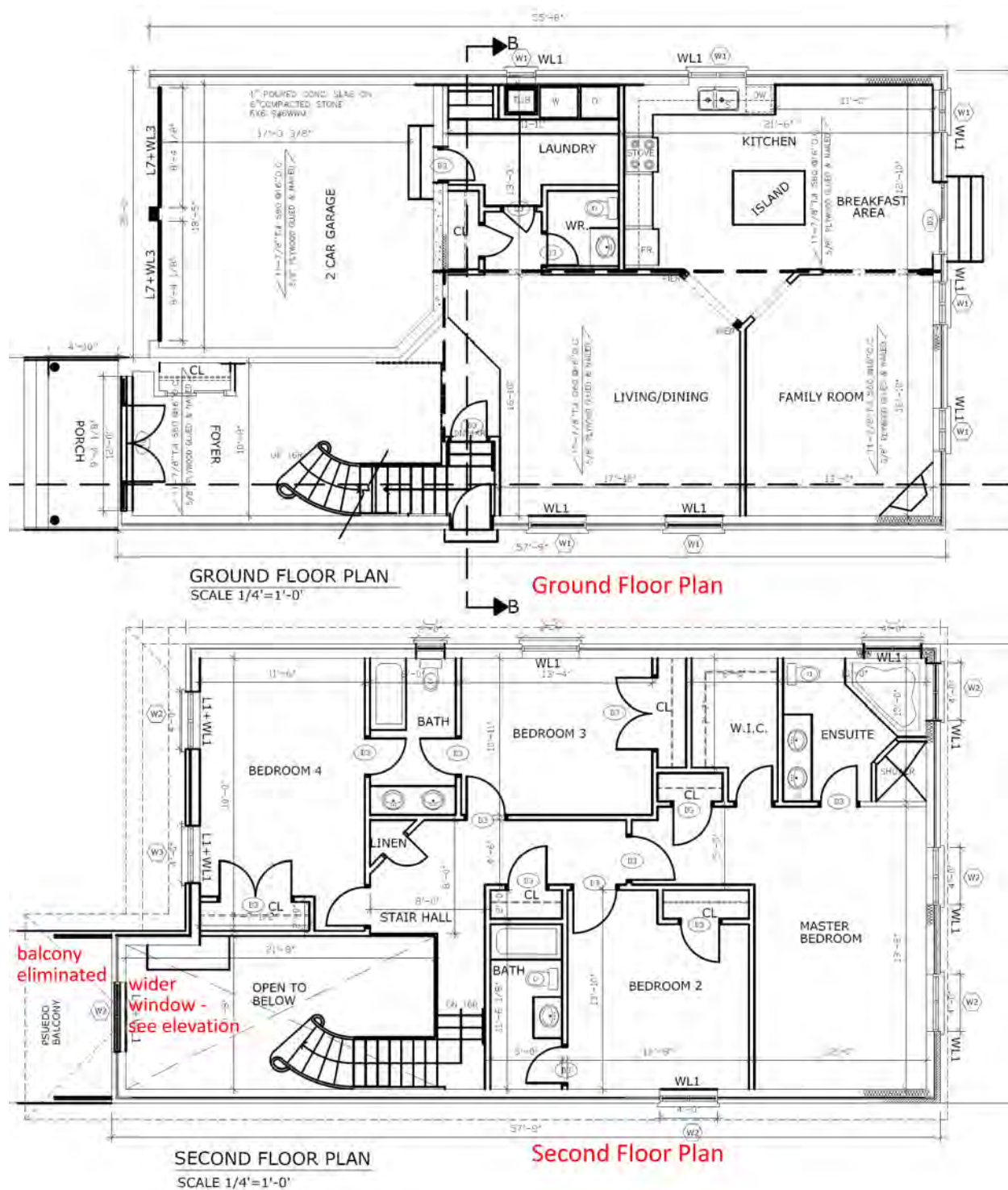


Figure 25: First and second floor plans of the proposed new residence: *not* revised to show changes resulting from the elimination of the false balcony.

SOURCE: Cropped sections of two architectural drawings showing the three floors and roof plan, prepared by Sanpro Engineering Inc., July 2013, with text annotations by the author of this report.

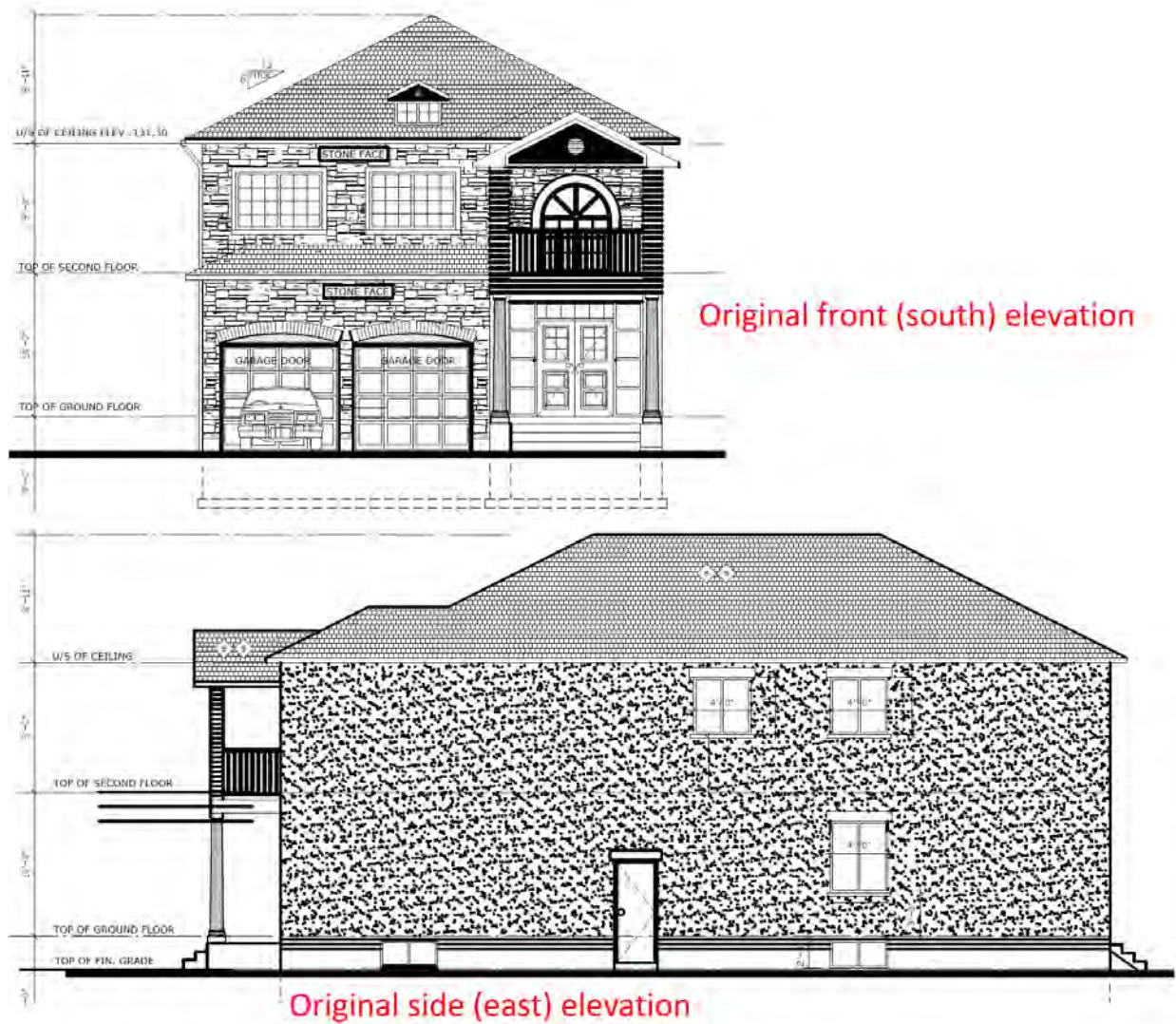


Figure 26: Original front facade elevation and one side elevation.

SOURCE: Cropped sections of architectural drawing showing all four elevations and two sections, prepared by Sanpro Engineering Inc., July 2013, with text annotations by the author of this report.

Figure 27: Overlay of front facade and part of one side elevation showing alterations recommended and illustrated by the author of this report.





Figure 28: Front and rear elevations showing changes made by Sanpro Engineering Inc. to the front facade of the proposed dwelling based on alterations proposed in **Figure 27**.

SOURCE: Cropped section of revised architectural drawing by Sanpro Engineering, January 2014, with annotations by the author of this report.



Figure 29: Two side elevations showing changes made by Sanpro Engineering Inc. to the front of the proposed dwelling based on the alterations proposed in **Figure 27**.

SOURCE: Cropped section of revised architectural drawing by Sanpro Engineering Inc., January 2014, with annotations by the author of this report.



Figure 30: Streetscape elevation showing the proposed two-storey dwelling at #7161, the existing replacement dwelling of similar size at #7157 and the two original bungalows on either side.

SOURCE: Drawing prepared by Sanpro Engineering Inc., January 2014, with annotations by the author of this report.

9 SITE VISIT PHOTOGRAPHS

NOTE: Photos taken by Stewart Patch, 29 October 2013 or as indicated in the early spring of 2011 for the Heritage Impact Statement undertaken by the author of this report for 7157 Lancaster Avenue, which includes many more photographs of the streetscapes and buildings within the Malton Victory Village Cultural Landscape.

9.1 Setting



Photo 1: View looking east of the subject property at 7161 Lancaster Avenue and the adjacent two-storey replacement dwelling at #7157. The mature Silver Maple on the road allowance in front of #7161 is a significant natural asset, to be retained and protected during demolition and construction work.



Photo 2: Lancaster Avenue looking east across the creek overpass towards Etude Drive, with the replacement dwelling at #7157 and an original bungalow at #7153 on the left.



Photo 3: View looking north-east of the subject property and the adjacent replacement dwelling at #7157, for which the author of this report completed a Heritage Impact Statement in 2011. Existing dwelling at #7161 is largely obscured by the maple tree.



Photo 4: Lancaster Avenue looking north in the early spring of 2011 showing the subject property and the original bungalow at #7157 (since replaced as shown in **Photo 3**) and #7153.



Photo 5: View looking north-east from Victory Park in the early spring of 2011, showing the subject property at 7161 Lancaster Avenue, with the free-standing garage in the backyard and the adjacent house at #7157 (since replaced).



Photo 6: Lancaster Avenue looking north, with the dwelling on the subject property in the shade of the maple tree and the adjacent and visually more dominant two-storey replacement residence at #7157.



Photo 7: Lancaster Avenue looking north-west with the two-storey replacement residence at #7169 partially visible on the right.



Photo 8: Victory Park as viewed from the subject property looking south-west.



Photo 9: Lancaster Avenue looking west from the subject property with the first house east of Victory Park at #7170 partially visible behind a mature maple tree located in the park.



Photo 10: Similar view of Lancaster Avenue as photographed in early spring 2011 with the original bungalow at #7170 (since enlarged) in the foreground. Original bungalow altered by the replacement of windows and front door, and the application of aluminum or vinyl siding.



Photo 11: Original bungalow (shown above) at 7170 Lancaster Avenue, altered circa 2011-12 by a second storey addition and a one-storey rear addition (CM> Property Information > Building Permits). Front facade features four bay windows, a front entrance with a glazed door and sidelight and stucco facing with traditional mouldings.

9.2 Subject Property: Lot and House Exterior



Photo 12: Front facade and west-facing side wall of 7161 Lancaster Avenue with the two-storey replacement dwelling at #7157 partially visible to the right.



Photo 13: Front facade showing more clearly the front doorway with its steel replacement door.



Photo 14: Front facade and west side of the aluminum-clad free-standing garage looking east.



Photo 15: Rear facade and part of the side wall of the free-standing garage looking south-west towards Lancaster Avenue.



Photo 16: Side and rear walls of the free-standing garage looking west towards Lancaster Avenue, with the free-standing garage on the adjacent property partially visible on the right.



Photo 17: Facade of rear addition of the original dwelling at #7157 showing an original wood door with three panels and an upper glazed panel with six lights. Both this door and the six-over-six paned wood sash window must have been relocated from the rear facade of the original dwelling. (2011 photo)



Photo 18: Rear yard looking south-east from the driveway with the garage partially visible to the left and most of the of the side wall of the replacement dwelling at #7157 visible beyond the existing bungalow at #7161. The construction of a dwelling of equal height and footprint on the subject property will leave only a tunnel-like gap between the two houses.



Photo 19: Rear yard of 7161 Lancaster Avenue looking north-east towards a court with more recent dwellings outside the boundaries of the Malton Victory Village Cultural Landscape. Directly to the rear is

a backyard with a swimming pool and conical coniferous trees planted close to the lot line, demarcated by the chain link fence.

9.3 Subject Property: House Interior



Photo 20: View from living room towards the doorway to the front bedroom with the open doorway to the kitchen visible on the right.



Photo 21: Living room looking towards the front window facing Lancaster Avenue, with the entrance vestibule partially visible to the right.



Photo 22: Kitchen looking towards the doorway to the rear bedroom.



Photo 23: Rear bedroom looking towards the doorway to the kitchen.



Photo 24: Rear bedroom looking towards the window at the corner of the rear facade.

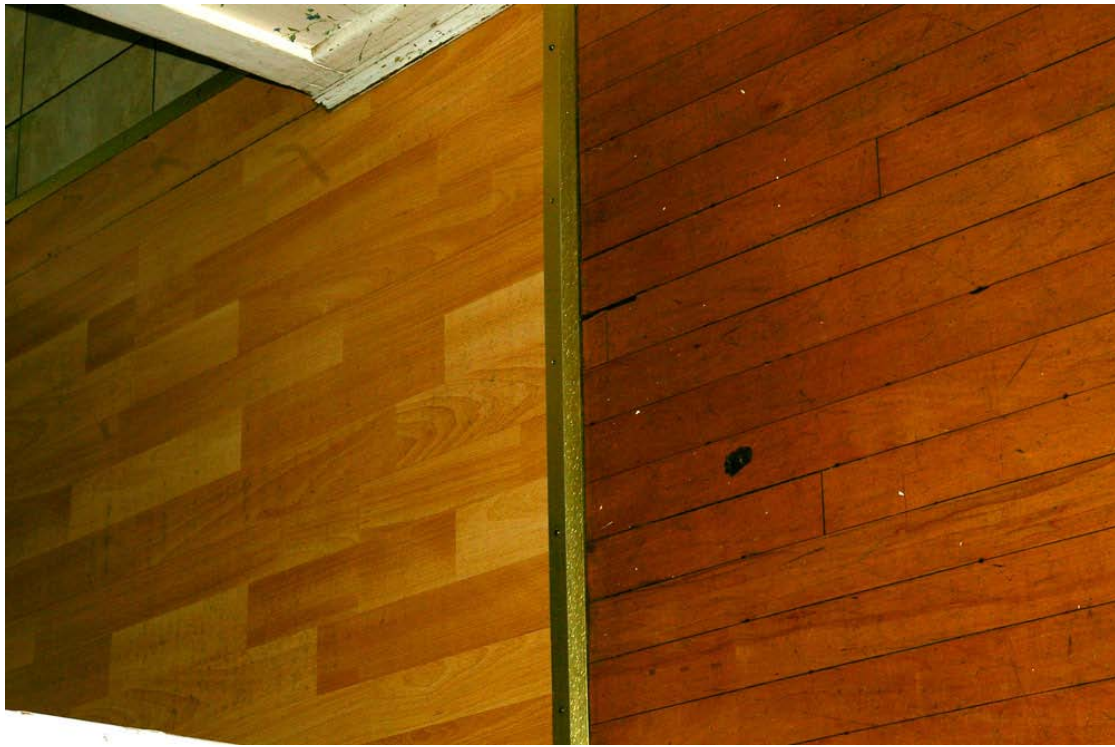


Photo 25: Detail of new laminate flooring in the living room and original oak flooring in the adjacent front bedroom.



Photo 26: View through doorway of the front bedroom into the corner of the living room and doorway into the kitchen, with the doorway to the bathroom partially visible.



Photo 27: Corner of front bedroom with window facing Lancaster Avenue.



Photo 28: Small full bathroom between the living room and kitchen.



Photo 29: Entrance vestibule looking towards the front doorway.



Photo 30: Rear vestibule with doorway to the backyard partially visible.

APPENDIX A: Chain of Ownership

LEGAL DESCRIPTION

Original crown grant: Lot 11, Concession 7, Township of Toronto Gore (South Division), County of Peel

Subject property: Lot 198, Plan of Subdivision 436.

NOTE: Legal terms for the sale of property evolved over time from B & S (Bargain and Sale); Grant to Transfer.

Reg. Num.	Date Yr/mth/day	Instrument Type	Grantor	Grantee	Lands
	1808/01/3	Patent	Crown	King's College	200 acres (Lot 11)
21187	1841/11/11	B & S	King's College	Hugh Cook	100 acres (NE half)
22051	1842/07/01	B & S	King's College	Alexander McDonald	100 acres (NW half)
30556	1842/07/31	Will	Alexander McDonald	[Mary McDonald, wife]	W ½ Lot 11
50805	1853/07/18	Indenture	Mary McDonald (widow)	Alex McDonald (son)	"
1808	1863/07/31	Will	Alex. McDonald	Eliza McDonald [relationship not specified]	"
1218	1890/12/03	B.&S.	Executor of the Estate of Eliza McDonald	Thomas Codlin	All W ½, north of the G.T.R.
2518	1913/09/08	Will	Thomas Codlin	Fred Codlin	"
2518	1918/11/02	B. & S.	James Codlin et al., executors of the will	Fred Codlin	"
3306 (see note below)	1939/05/03	Agreement	Fred Codlin	Egvin Kay Ltd. i	Land subdivision

3379	1941/06/25	Grant	Frederick Codlin et ux.	National Steel Car Corporation Ltd.	Pt W ½ [50' wide strip in SE. corner]
3412	1942/04/21	Expropriation Plan	Wartime Housing Ltd.	for easement and sewer	Pt.
341[?]	1942/06/05	Expropriation Plan	Wartime Housing Ltd.	for sewer, etc.	Pt.
3431 (see note below)	1942/10/15	Grant	Fred Codlin et ux. [wife]	His Majesty the King in the Right of Canada *	Pt W ½ and O.L. [other lands]
436	1952/01/28	Plan [of subdivision]	Central Mortgage and Housing Corporation		Pt W ½ and O.L.

NOTE RE: INSTRUMENTS 3306 TO 3431

Instrument #3306 was an agreement registered as Plan 316 on July 4, 1939 between Fred Codlin and a developer to lay out a small plan of subdivision on the west side of his property with 41 lots. This plan was soon abandoned when the federal government became interested in his property as the ideal site for a subdivision of wartime housing.

Instruments 3379 to 3431 all pertain to the acquisition of land parcels by Wartime Housing Ltd. from Fred Codlin. The Deed of Land between Fred Codlin and His Majesty the King (instr. 3431) is accompanied by the survey plan prepared by the federal Department of Munitions & Supply, Wartime Housing Limited (**Figure 15**), which shows the 1939 plan of subdivision. Excluded from Fred Codlin's property was a 50' wide strip of land in the south-east corner conveyed to the National Steel Car Company. (instrument #3379). It appears that Fred Codlin retained ownership of a truncated L-shaped portion of land abutting the CNR lands in the south-west corner of his property. The Deed indicates the Dominion of Canada paid \$20,000 for a 91.4 acre parcel of land, the boundaries of which are shown on the accompanying plan.

TRANSACTIONS FOR LOT 198 OF PLAN 436					
96802	1956/06/01	Grant	Her Majesty the Queen by CMH	Ernest J. and Ellen Embling (joint tenants as confirmed by the Deed of Land)	LT 198, PL 43
96803	1956/06/04	Grant	Ernest J. and Ellen Embling	Camilla di Marco	
145804	1962/05/24	Grant	Camilla di Marco et ux.	Erika F. and Robert W. Dolly	
94285	1990/06/28	Transfer	Estate of Robert Walter Dolly	David Mark Fletcher	
RO1012882	1992/07/27	Transfer	David Mark Fletcher	David Mark and Cynthia Dawn Fletcher (joint owners)	
RO1142588	1997/05/23	Transfer	David Mark and Cynthia Dawn Fletcher	Daniel Flaherty	
PR2258924	2012/08/31	Transfer	Daniel Flaherty	Joga and Gurbx Gill	



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

MAR 18 2014

DATE: February 21, 2014

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: March 18, 2014

FROM: Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Services

SUBJECT: **Heritage Advisory Committee and Related Staff Milestones:
2013 Year in Review**

RECOMMENDATION: That the Corporate Report dated February 21, 2014 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2013 Year in Review," be received.

BACKGROUND: Council established the Heritage Advisory Committee (HAC), then known as the Local Architectural Conservation Advisory Committee, in 1976. The Heritage Advisory Committee advises Council on matters relating to the identification, conservation and preservation of Mississauga's cultural heritage property.

COMMENTS: Over the last year, HAC has achieved the following, which the City recognizes and appreciates of this volunteer committee:

Heritage Permit Application Review

A total of 39 heritage permit applications were processed (20 alteration and 19 demolitions), a 30% increase over 2012.

Heritage Grant Program

Sixteen completed grant applications were submitted in 2013. Listed in the following table are the approved grant recipients:

#	Project Address	Actual Granted
1.	1045 Barberry Lane	\$5,000.00
2.	185 Derry Road West	\$8,418.50
3.	4030 Dixie Road	\$5,000.00
4.	32 Front Street	\$5,000.00
6.	36 Lake Street	\$4,548.25
6.	1090 Old Derry Road	\$4,587.68
7.	7050 Old Mill Lane	\$1,666.75
8.	7005 Pond Street	\$5,000.00
9.	7015 Pond Street	\$1,850.38
10.	7135 Pond Street	\$2,824.25
11.	292 Queen Street South	\$2,284.80
12.	6995 Second Line West	\$1,356.00
13.	1101 Willow Lane	\$10,000.00
Total Grant Awarded		\$57,536.61

i. Designations

A total of 3 properties were recommended to Council for designation under the *Ontario Heritage Act*. All three were adopted by Council.

- 4030 Dixie Road;
- 264 Queen Street South; and
- 1300 Lakeshore Road East (The Outdoor Firing Range).

ii. Heritage Tree Subcommittee

In 2007, the Heritage Tree Subcommittee was established to investigate the feasibility of a Heritage Tree Program which resulted in the Mississauga Heritage Tree Proposals report. At the November 19, 2013 Heritage Advisory Committee (HAC) meeting, a Corporate Report was brought forward recommending the dissolution of the Heritage Tree Subcommittee, as their mandate had been fulfilled. HAC agreed with this recommendation (HAC-0105-2013); General Committee approved it (GC-0698-2013), and Council adopted the recommendation at its December 11, 2013 meeting.

iii. Meadowvale Village HCD Plan Revision Update

The Meadowvale Village Heritage Conservation District Plan review process continued involving various steps, such as:

- First Draft of design guidelines reviewed by the Meadowvale Village HCD Review Committee;
- First draft of the HCD Plan presented to the residents at a community consultation meeting held May 23, 2013;
- Two OMB Appeals filed against the Study-Area By-law. Both appeals were withdrawn.
- A Focus Group consisting of Village residents met four times between October and November to provide input and consensus into revising the HCD Plan and its related policies;
- An Open House was held in the Village residents on November 27, 2013 to present the results of the Focus Group to the community.

iv. Updating Policies and Procedures

Staff initiated a new file maintenance system; and redesigned corporate reports to standardize information and policy analysis.

FINANCIAL IMPACT: N/A

CONCLUSION:

In 2013, the Heritage Advisory Committee advised Council on numerous heritage conservation initiatives.



Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Services

Prepared By: Elaine Eigl, Heritage Coordinator

Heritage Advisory Committee

January 21 2014

Julie Lavertu

From: Barbara Johnstone
Sent: 2013/11/29 1:13 PM
To: Julie Lavertu
Cc: George Carlson
Subject: Heritage Advisory Committee - Agenda Item (Grand Duchess Olga)

Heritage Advisory Committee

FEB 18 2014

Heritage Advisory Committee

MAR 18 2014

Good Afternoon Julie,

Councillor Iannicca is in receipt of the attached request from Mrs. Meryl Fisher, a respected, long-time Cooksville resident.

Councillor Iannicca respectfully requests this item to be placed on the first available Heritage Advisory Committee agenda. With thanks.

Regards,

Barbara

Barbara Johnstone
 Executive Assistant, Ward 7
 City of Mississauga
 300 City Centre Drive
 Mississauga, ON
 L5B 3C1

phone: 905-615-4614

email: barbara.johnstone@mississauga.ca



"This e-mail may not be forwarded to anyone for any reason without express written permission of the author."

Grand Duchess Olga Lived on Camilla Road

The property at 2130 Camilla Rd, has been recently sold and probably will be renovated (rightfully so). I had hoped that the city of Mississauga or that the Historical Society would put a sign on the property (not on the house) to denote that Grand Duchess Olga Alexandrovna (once a Russian princess) lived the last 8 years of her life there.

A courageous woman whose brother (the last Tsar of Russia) and his family were shot by revolutionaries in 1917, she served as a nurse in the first World War. She married a commoner, an army officer, and escaped to the Crimea where they lived until the threat of revolutionaries forced them to escape to Denmark where her mother, the Dowager Empress lived. After her mother died they lived in an ordinary way on a farm near the village of Ballerup, until the Danish government suggested they leave as the Russian government was becoming threatening. Her sister lived in England but they chose to come to Canada. Fred and I visited Ballerup Museum in Denmark and there was a picture of 2130 Camilla as well as many of her paintings.

Around Cooksville she was frequently seen in her rubber boots at the bank, walking in Hancock woods and painting along Cooksville Creek. Colonel Rattray encouraged her to paint on his property, and bought her paintings. English royalty visited her on Camilla - Duchess of Kent in 1954 and Louis Mountbatten in 1959. Queen Elizabeth had her for lunch on the Royal Yacht. Stories circulated about getting her dressed up for these occasions. During her time in this home her maid, who had walked across Europe with her jewels in the hem of her dress, to Denmark died after Olga had nursed her. Her beloved husband also died here. Olga died in 1960 in a friends' apartment over a store in New Toronto.

I just wanted my neighbours to know something about this house. More information can be found at the library and / at wikipedia.org/wiki/Grand_Duchess_Olga_Alexandrovna_of_Russia.

Meryl

REGISTRATION FORM
2014 ONTARIO HERITAGE CONFERENCE
May 23-25, 2014
NAV Centre, Cornwall, ON

(Please print)

Ms. ☐ Mrs. ☐ Mr. ☐

Last Name _____ First Name _____

Position/Title _____

Institution/Organization _____

Mailing Address _____

City _____ Province _____ Country _____ Postal Code _____

Telephone (office) _____ Fax _____

E-mail _____

Please indicate if you have any special dietary requirements or special needs: _____

☐ Please check if you prefer **NOT** to have your name, title and organization included on the list of participants that OHC shares with delegates and sponsors.

☐ Please check if this is your first time attending an Ontario Heritage Conference.

Are you a member of an organization such as ACO, CHO, CAHP/OAHP, OAA or OPPI? _____

Registration for Pre-Conference Activities (THURSDAY, May 22, 2014)

☐ Early Bird Road Rally - Number of participants _____ Would you be willing to drive? ☐ Yes ☐ No

Name of Participant(s) _____

☐ Opening Reception - Number of participants _____

Conference Registration (FRIDAY, MAY 23 - SUNDAY, MAY 25, 2014)

Full Conference (Delegate or Student) Fees include:

- Attendance at all plenary and concurrent sessions on Friday and Saturday;
- Breakfasts, \$15 lunch vouchers, AM & PM breaks on Friday and Saturday;
- Access to social events: o Opening Reception - Thursday evening o Reception and Dinner - Friday evening.

1 Day Fees include:

- Attendance at all sessions for selected day;
- Breakfast, \$15 lunch voucher, AM & PM breaks and dinner for selected day.

*Additional tickets may also be purchased for social events for partners/guests.

Registration (See above for list of what is included)

	Early Bird Rate Before March 23, 2014	Regular Rate After March 23, 2014	Amount
<input type="checkbox"/> Full Conference	\$245	\$295	\$ _____
<input type="checkbox"/> Student Full Conference (proof required)	\$185	\$225	\$ _____
<input type="checkbox"/> 1 Day (please select one) <input type="checkbox"/> Friday <input type="checkbox"/> Saturday	\$150	\$175	\$ _____

Will you attend the Friday dinner? ☐ Yes ☐ No

Tickets for Social Events and Activities

FRIDAY DINNER INCLUDED IN 1 DAY FRIDAY AND FULL CONFERENCE REGISTRATION FEES. SATURDAY DINNER ONLY INCLUDED IN 1 DAY SATURDAY REGISTRATION FEE. SATURDAY DINNER IS AN OPTIONAL EVENT.

	Cost/person	# of tickets
<input type="checkbox"/> Friday May 23 Dinner (tickets for guests)	\$45	_____ \$ _____
<input type="checkbox"/> Saturday May 24 Dinner at the Armoury (tickets for delegates/guests)	\$50	_____ \$ _____
<input type="checkbox"/> Saturday May 24 Waterfront Historical Guided Tour (open to all) 4:00pm to 5:30pm Shuttle will be provided	No cost	_____

Sub-Total \$ _____

HST (13%) 121915037Rt001 \$ _____

Grand Total \$ _____

Please complete all 2 pages of the registration form

Delegate Name: _____

Concurrent Session Registration (For Delegates Only)

Concurrent sessions will be held at the NAV Centre unless otherwise noted in the program guide

We ask that all delegates pre-select their concurrent sessions. Details on each session are provided in the Preliminary Conference Program and on the 2014 OHC website at www.ontarioheritageconference.ca

Friday, May 23 2014

Concurrent Sessions (1:30pm – 3:00pm) *Please check one*

- ☐ Accessibility Panel
- ☐ Heritage, Culture and Tourism
- ☐ Lost Villages History & Tour (departs 12:00pm and includes lunch) Maximum of 55 participants
- ☐ Putting the Tools to Good Use – New Technology and the Heritage Professional - Ontario Heritage Trust Workshop

Concurrent Sessions (3:30pm – 5:00pm) *Please check one*

- ☐ Railways of Eastern Ontario : Brief History
- ☐ Heritage Property Real Estate & Insurance
- ☐ Student Paper Presentation
- ☐ Algonquin College Workshop – Replicating Damaged Trim Work
- ☐ Algonquin College Workshop – Brick and Stone Re-pointing

Saturday, May 24, 2014

Concurrent Sessions (8:30am – 10:00am) *Please check one*

- ☐ Brownfields Remediation & Cotton Mills Tour
- ☐ Central Public: A School to Remember; Dialogues between the past, in the present for the future (Unique construction/Integration)
- ☐ Financial Incentives for Conserving Built Heritage - MTCS Workshop
- ☐ Coming Full Circle: Lessons learned from the history of built, cemetery and natural grassroots preservation in Ontario

Concurrent Sessions (10:30am – 12:00pm) *Please check one*

- ☐ Preservation/digitization of documents
- ☐ Building Stories Workshop (Bring your own laptop or IPAD) Maximum 20 participants
- ☐ Ontario Association of Heritage Professionals Session
- ☐ Lost Villages History & Tour (returns at 1:00pm and includes lunch) Maximum of 55 participants
- ☐ Vacant, Derelict Heritage Properties – City of Ottawa Initiatives

Will you be attending the AGM(s) on Sunday May 25? ☐ OAHP 09:30-10:30 ☐ ACO 10:30-11:30 ☐ CHO-PCO 11:30-12:30

Will you be bringing a spouse/partner? ☐ No ☐ Yes **Name:** _____

Payment by Credit Card: ☐ Visa ☐ MasterCard ☐ American Express

Card No.: _____ **Expiry Date:** _____

Security Code: VISA and MASTERCARD (3 digit code on back of card) AMEX (4 digit code on front of card) _____

Cardholder Name: _____ **Signature:** _____

***Your 2014 OHC payment will appear as "City of Cornwall" on your monthly credit card statement.**

Payment by Cheque or Money Order: Please make your cheque or money order payable to City of Cornwall.

Payment Policy: Conference registrations are not considered confirmed until full payment is received. All conference registration fees must be paid prior to the commencement of 2014 OHC (May 23, 2014). This includes payment for all optional events.

Cancellation Policy: Reimbursement of registration fees, less a \$50 administration fee, will be issued for cancellations received by April 23, 2014. No refunds will be issued after this date. If you are unable to attend, you may substitute someone in your place. All cancellations and substitutions must be received in writing. Refunds will be processed after the conference.

Inquiries: For registration inquiries, please contact Ginette Guy at Tel: (613) 362-5312, Fax: (613) 932-5097 or e-mail: heritagecornwall@yahoo.ca. Please visit www.ontarioheritageconference.ca for conference information.

On-line



www.ontarioheritageconference.ca

By mail



Heritage-Patrimoine Cornwall
c/o City of Cornwall
Planning Division, 2nd floor
100 Water St. E.
Cornwall, ON K6H 5T9

By fax



613-932-5097



Draft Program

(as of Jan 28, 2014) Subject to change – All sessions at NAV Centre unless otherwise stated

THURSDAY MAY 22

The “Early Bird” Road Rally

Time: 2:00 pm— 4:00 pm

Location: Cornwall & The Counties Meeting Point: NAV Centre parking area

Overview: You will drive and learn, see the countryside and sites of Cornwall and the Counties.

There will be detailed instructions to follow and insightful questions to answer.

Registration Desk Open at NAV Centre Theatre Level

Time: 6:00 pm—9:00 pm

Opening Reception

Time: 7:00 pm—9:00 pm

Location: NAV Centre Upper Theatre

FRIDAY MAY 23

Market Place Open in NAV Centre Lower Theatre

Time: 7:30 am—5:00 pm

Registration Desk Open at NAV Centre Theatre Level

Time: 7:30 am— 5:00 pm

Refreshments

Time: 7:30 am— 9:00 am

Location: NAV Centre Lower Theatre

Opening Ceremony

Time: 9:00 am— 10:00 am

Location: NAV Centre Theatre

Nutrition Break

Time: 10:00 am—10:30 am

Location: NAV Centre Lower Theatre

Keynote Address

Time: 10:30 am—12:00 pm

Location: NAV Centre Theatre

Dr. Avi Friedman, housing guru and style setter, will give the keynote address “The Future of Communities”.

Lunch Break

Time: 12:00 pm—1:30 pm

Location: NAV Centre Restaurants or Downtown Cornwall

It's your choice stay at Nav Centre and enjoy the restaurants onsite or hop on a bus to enjoy downtown Cornwall's restaurants. \$15 voucher for participating restaurants is included in your registration package.

Session 1A Accessibility Panel

Time: 1:30 pm—3:00 pm

Presenters: Wayne Morgan, Heritage Planner, CHO - Jill Taylor, Architect, CAHP

Session 1B Heritage, Culture and Tourism

Time: 1:30 pm—3:00 pm

Presenters: Carl Bray, Principal Bray Heritage, Adjunct Professor Queen's University, S.U.R.P.

Session 1C Lost Villages History & Tour

Time: 12:00 pm—3:00 pm

Location: Lost Village Museum, Long Sault

Presentation & tour of the Lost Villages Museum. This session includes lunch at the museum.

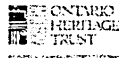
Presenter: Jim Brownell

Max. Attendees: 55

Session 1D Putting The Tools To Good Use – New technology and the Heritage Professional

Session Sponsored by:

Time: 1:30 pm—3:00 pm



Nutrition Break

Time: 3:00 pm— 3:30 pm

Location: NAV Centre Lower Theatre

Session 2A Railways of Eastern Ontario: Brief History

Time: 3:30 pm—5:00 pm

Overview: Cornwall rail history and the restoration project of #17 an Heritage Designated locomotive.

Presenters: Chris Granger, Moccasin Railroad Club, Ottawa Railway History Circle, Bytown Railway Society

Session 2B Heritage Property Real Estate & Insurance

Time: 3:30 pm—5:00 pm

Presenters: Real Estate, Jim Leonard, Provincial Heritage Registrar, Ontario Heritage Trust
Insurance, TBC

Session 2C Student Paper Presentation

Time: 3:30 pm—5:00 pm

Three students will present their papers

Sessions 2Da or 2Db Algonquin College Workshops

Time: 3:30 pm—5:00 pm

Choice of:

2Da – Replicating Damaged Trim Work

2Db – Brick and Stone Re-Pointing

Demonstration from the Heritage Masonry and Carpentry programs.

Friday Cocktail Reception

Time: 5:30 pm—6:30 pm

Location: Campbell Hall Foyer Prior to dinner, join us for refreshments (cash bar) at NAV Centre in the Campbell Hall Foyer.

Friday Conference Dinner

Time: 6:30 pm—9:00 pm

Location: NAV Centre, Campbell Hall

The Friday night dinner keynote address will be given by Dr. Carol Payne, Carleton University on the role of photographs in community heritage.

The financial support of the Ministry of Tourism, Culture and Sport towards the display of the Quilt of Belonging during this event is greatly appreciated.



Pub Night (On Your Own)

Time: 9:30 pm—late

Location: JetSet Pub—NAV Centre

SATURDAY MAY 24

Market Place/Heritage Fair

Time: 7:30 am—3:30 pm

Registration Desk Open at NAV Centre Theatre Level

Time: 7:30 am—12:00 pm

Refreshments

Time: 7:30 am—9:00 am

Location: NAV Centre Lower Theatre

Session 3A Brownfields Remediation & Cotton Mills Tour

Time: 8:30 am—10:00 am

Location: Cotton Mills

Presenters: Dana McLean, Planning Program Administration, City of Cornwall
Robert Pelda, RMP Construction and Development

Session 3B Central Public: A School to Remember; Dialogues between the past, in the present, for the future.

Time: 8:30 am—10:00 am

Location: Cornwall Public Library

Presenters: Dick Markell, Bourgon & Associates Construction
Rhonda Horn-McQuay, Associate Architect, Colbourne & Kembell Architects Inc.
Glen Porter, Porter's Historical Restoration

Session 3C Financial Incentives for Conserving Built Heritage MTCS Session

Time: 8:30 am—10:00 am

Session 3D Coming Full Circle: Lessons learned from the built, cemetery, and natural heritage grassroots preservation in Ontario

Time: 8:30 am—10:00 pm

Presenters: Dorothy Duncan and Rob Leverty, Ontario Historical Society

Nutrition Break

Time: 10:00 am—10:30 am

Location: NAV Centre Lower Theatre

Session 4A Preservation/digitization of documents

Time: 10:30 am—12:00 pm

Presenters: Pierre Mercier, Leeds and the Thousand Islands Archives
Erika Heesen, SD&G County Library

Session 4B Building Stories Workshop

Time: 10:30 am—12:00 pm

Hands on workshop introducing the Building Stories website. Bring your own laptop or IPAD.
Max. Attendees: 20

Session 4C OAHP Session

Time: 10:30 am—12:00 pm

Presenter: Ontario Association of Heritage Professionals

Session 4D Lost Villages History & Tour "The Damming Silence: Eradication and Reconstruction of Memory, Story and Community in the Seaway Valley."

Time: 10:30 am—1:00 pm

Location: Lost Village Museum, Long Sault

Presentation & tour of the Lost Villages Museum. This session includes lunch at the museum.

Presenter: Maggie Wheeler, Author

Max. Attendees: 55

Session 4E Vacant, Derelict Heritage Properties – City of Ottawa Initiative

Time: 10:30am – 1:00pm

Presenters: Linda Anderson, Chief of By-law and Regulatory Services, City of Ottawa
Sally Coutts, Heritage Planning Coordinator, City of Ottawa

Lunch Break

Time: 12:00 pm—1:30 pm

Location: NAV Centre Restaurants or Downtown Cornwall

It's your choice stay at Nav Centre and enjoy the restaurants onsite or hop on a bus to enjoy downtown Cornwall's restaurants. \$15 voucher for participating restaurants is included in your registration package.

Plenary Session: Adaptive Re-Use

Time: 1:30 pm—3:00 pm

Location: NAV Centre Theatre

Presenter: Mark Thompson Brandt, Architect

Conference Closing

Time: 3:00 pm—3:30 pm

Location: NAV Centre Theatre

Tour 5A Cornwall Waterfront Guided Tour

Time: 4:00 pm—5:30 pm

Meeting Point: Cornwall Community Museum

Saturday Evening Dinner

Time: 5:30 pm—6:30 pm for cocktails

6:30 pm for dinner

Location: Cornwall Armoury

A reception and dinner (cash bar) at the Cornwall Armoury.

Speaker: Jim Brownell

Entertainer: James Gordon

Additional cost: \$50 (Paid at registration)

The Cornwall Armoury is a Recognized Federal Heritage Building because of its historical associations, and its architectural and environmental values.

Our speaker will be Jim Brownell, Honourary Lieutenant Colonel of the Stormont, Dundas and Glengarry Highlanders Regiment. The long time community leader and former MPP is president of the Lost Villages Historical Society.

SUNDAY MAY 25

Refreshments

Time: 9:00 am— 9:30 am

Location: McMartin House—NAV Centre

Annual General Meeting of the Ontario Association of Heritage Professionals

Time: 9:30 am—10:30 am

Annual General Meeting of Community Heritage Ontario

Time: 10:30 am—11:30 am

Annual General Meeting of the Architectural Conservancy of Ontario

Time: 11:30 am—12:30 pm

Ontario Heritage Conference 2014

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the March 18, 2014 Heritage Advisory Committee Agenda

Property Name or General Issue	Property Address	HAC Recommendation or Council Resolution (if passed)	Latest Status
N/A	3650 Eglinton Avenue West	Council Resolution 0041- 2014	That the request to demolish a portion of the structure at 3650 Eglinton Avenue West, which is listed on the City's Heritage Register, be deferred until a Site Plan Approval application has been filed with the Planning and Building Department, at which point Heritage Planning will submit formal comments on the application.
Clarkson General Store and William Clarkson House	1130-1132 Clarkson Road North and 1140 Clarkson Road North, respectively	HAC-0103-2013	That Heritage staff prepare a Cultural Heritage Assessment to designate the Clarkson General Store and William Clarkson House properties located at 1130-1132 and 1140 Clarkson Road North, respectively, for consideration at a future Heritage Advisory Committee meeting once the ownership of the properties has been determined by the judicial system.
2014 Heritage Work Plan Suggestions and Possible Off-Site Meeting	N/A	N/A	The Chair complimented Mr. Whittemore for his leadership and the work of Mr. Holmes and Heritage staff on the Meadowvale Village Heritage Conservation District Plan Review. He suggested that the Committee could have a Saturday morning meeting in early 2014 to discuss enhancing the culture on the map website and possible public relations, marketing, and outreach opportunities in the future.

Heritage Advisory Committee

January 21 2014

Julie Lavertu

From: Jim & Pat Holmes
Sent: 2013/11/22 3:24 PM
To: Andrew Whittemore; George Carlson; Mark Warrack; Laura Waldie; Elaine Eigl; Julie Lavertu
Subject: Meadowvale Village HCD Plan Review

Heritage Advisory Committee

FEB 18 2014

A signed copy of this letter has been faxed to Andrew Whittemore

MVCA **Meadowvale Village Community Association**

1045 Old Derry Road
 Meadowvale Village, ON L5W 1A1

Phone 905 564-0076
 FAX 905 795-

0835

Heritage Advisory Committee

MAR 18 2014

November 22, 2013.

City of Mississauga Culture Division
 201 city Centre Drive,
 Mississauga, ON L5B 2T4

Att'n: Mr. Andrew Whittemore, Manager of Cultural Planning

Dear Andrew

Re: MVHCD Plan Review

Residents wish to express their appreciation to the City for its ongoing support in protecting Ontario's first Heritage Conservation District, and for having had the opportunity to participate in the Plan Review process.

With increased pressure to demolish some of the smaller, less significant homes and replace them with larger more elaborate buildings, it is critical that the Guidelines be strengthened to preserve the unique character of Meadowvale Village. The concept of separating substantive and non-substantive alterations is an excellent method for streamlining the approval process.

After consideration, residents have expressed concern over the proposal to entirely eliminate the Heritage Review Committee which was the safeguard set up in the original Conservation District Plan. Being left out of the loop until the final stages of the approval process will leave residents in a very weak position. The MVCA Executive met November 22, 2013 and strongly recommends that three or four residents living in the district be appointed to represent Villagers to work with heritage staff in lock-step for input comments on substantive alterations particularly when compromise is required. City staff is understandably in constant

change and having members of the MVCA included in the process could ensure that Meadowvale's unique character does not get compromised at some time in the future.

This matter requires further discussion.

Yours truly,
Meadowvale Village Community Association

Jas.P Holmes, Chair
cc Councillor Carlson
Mississauga HAC
Village Residents

Mike Byrne, Vice-Chair

To Preserve the Quality of Life

Heritage Advisory Committee

FEB 18 2014

MemorandumCommunity Services Department
Culture Division

Heritage Advisory Committee

MAR 18 2014

TO: Chair and Members of the Heritage Advisory Committee

FROM: Laura Waldie, Heritage Coordinator

DATE: January 27, 2014

SUBJECT: Monthly Update Memorandum from Heritage Coordinators

The following non-substantive alterations came forward to Heritage Planning and did not require a Heritage Property Permit. These items are for information only.

Ward 2:

- a. 940 Tennyson: The addition of a low dormer at the rear of the property is not visible from the streetscape and does not adversely affect the heritage attributes of the property
- b. 2270 Speakman Drive: The addition of a second floor onto an existing warehouse is in keeping with the industrial heritage character of the area. The building materials are the same as what exists on the first level.

Ward 6:

- a. 2-6 Queen Street South, Old Port Credit Brewery. A very minor alteration of closing in a breezeway between the two buildings was proposed and in no way affected the heritage attributes of the Listed property. No heritage permit was required for this non-substantive alteration

Ward 11:

- a. 75 Thomas Street: The addition of a attached double car garage was approved by Heritage Planning because it complimented the existing structure's heritage attributes. These attributes were not adversely affected, therefore, did not require a heritage property permit or heritage impact statement.

Laura Waldie
Heritage Coordinator
Culture Division
905-615-3200, ext. 5366
laura.waldie@mississauga.ca

Heritage Advisory Committee

FEB 18 2014

Julie Lavertu

From: Deanna Natalizio
Sent: 2014/02/04 6:18 PM
To: Julie Lavertu
Subject: HAC Resignation

Heritage Advisory Committee

MAR 18 2014

Councillor George Carlson
Chair, *Heritage Advisory Committee (HAC)*

I wish to inform you of my resignation from HAC, effective immediately, due to work obligations. I recently began new employment, and unfortunately, the location and responsibilities that come along with this position preclude me from continuing on as a citizen member of the committee.

I have thoroughly enjoyed my time on the committee, and have had the fortune of learning many new things and meeting other residents of Mississauga who are dedicated to preserving our history. I wish the Committee well in the months ahead.

Sincerely,

Deanna Natalizio



The Region of Peel is the proud recipient of the National Quality Institute Order of Excellence, Quality; the National Quality Institute Canada Award of Excellence Gold Award, Healthy Workplace; and a 2008 IPAC/Deloitte Public Sector Leadership Gold Award.

Paul Mitcham
Commissioner of Community Services
City of Mississauga
300 City Centre Drive
Mississauga, ON L5B 3C1

Heritage Advisory Committee

FEB 18 2014

Heritage Advisory Committee

MAR 18 2014

January 20, 2014

**Re: Notice of Intention to Designate Heritage Property - Outdoor Firing Range.
1300 Lakeshore Road East and the Lakeview Waterfront Connection**

This letter is in regards to the Notice of Intention for the Heritage Designation at Peel's GE Booth Wastewater Treatment Facility. Although Peel has no objection to the designation, we wanted to ensure that the needs of the Lakeview Waterfront Connection (LWC) project remain a key consideration.

A draft Environmental Assessment (EA) was submitted to the Ministry of the Environment on December 12, 2013. Construction of the LWC is anticipated to begin late 2014 upon EA approval.

In the EA a number of construction access routes were identified to undertake the land creation along the shoreline at GE Booth. Please refer to Figure 1 attached in this letter for our preferred construction access route. The figure shows two entrance points, with the more eastern entrance expected to remain for only a year after completion of the Hanlan Feedermain project. After this the entrance at Dixie and Lakeshore will become the only entrance for LWC.

The road will be 9 meters wide with 1.5 meter buffers on both sides for a total width of 12 meters and construction fencing to separate the road from adjacent areas. The road will be a high quality industrial grade road elevated above the surrounding grades. The widening required to create the road will be done in the direction away from the rifle range. A Stage 2 Archaeology study indicated no issues of archaeological concern were found along the proposed route. A copy of the report can be sent for your files. Further details of the road will be finalized during detailed design following the EA.

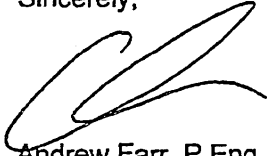
Upon EA approval, we will submit a heritage application with the details of the road construction and archaeology and the mitigation measures incorporated in the road design.

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca

If you have any questions please feel free to contact me at 905-791-7800 ext 4761.

Sincerely,



Andrew Farr, P.Eng.
Director, Water Division
Public Works

c. Councillor Jim Tovey. Ward 1

Mark Schiller, Executive Director, Water and Wastewater

Dan Labrecque, Commissioner, Public Works

Rose Hercia, Supervisor, Real Estate

Andrew Whittemore, Manager, Culture and Heritage Planning, City of Mississauga

Laura Waldie, Heritage Coordinator, City of Mississauga

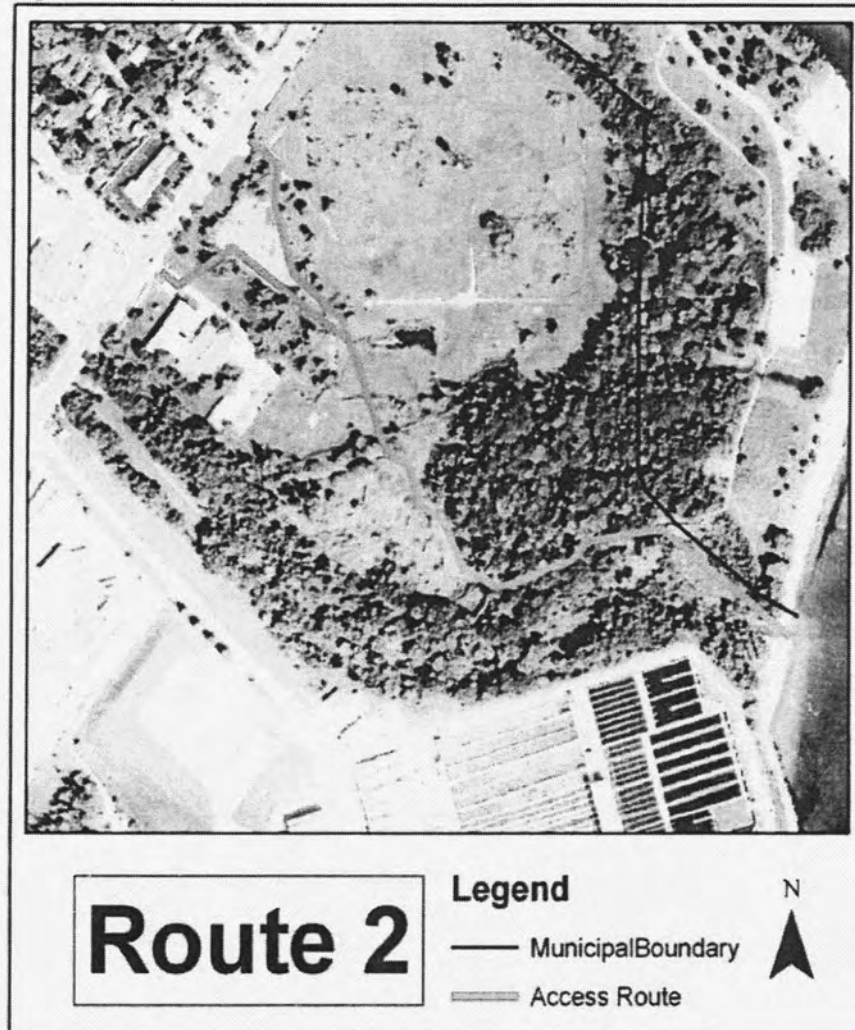
Julie Lavertu, Legislative Coordinator City of Mississauga

Public Works

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9

Tel: 905-791-7800 www.peelregion.ca

Figure 1: Proposed Construction Access Route for LWC

**Public Works**

10 Peel Centre Dr., Suite A, Brampton, ON L6T 4B9
Tel: 905-791-7800 www.peelregion.ca



5080 Commerce Boulevard 905 238 0007 tel
Mississauga, ON, Canada L4W 4P2 905 238 0038 fax
www.aecom.com

Heritage Advisory Committee

FEB 18 2014

January 20, 2014

Ms. Julie Lavertu
Legislative Coordinator
Mississauga Heritage Advisory Committee
300 City Centre Drive, 2nd Floor
Mississauga, ON L5B 3C1

Heritage Advisory Committee

MAR 18 2014

Dear Ms. Lavertu:

**Regarding: Notice of Public Information Centre (PIC) #1
Municipal Class Environmental Assessment Study for Creditview Road
From Bancroft Drive to Old Creditview Road**

The City of Mississauga is conducting a Class Environmental Assessment (Class EA) Study including preliminary design for the section of Creditview Road from Bancroft Drive to Old Creditview Road. The Class Environmental Assessment for Improvements to the Creditview Road Bridge over the Credit River was approved in January 2013. As such, the Credit River bridge structure is not considered as part of this Class EA study.

The Class EA study is being conducted in accordance with the planning and design process for 'Schedule C' projects, as outlined in the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended in 2011), which is approved under the *Ontario Environmental Assessment Act*.

PUBLIC CONSULTATION

Public consultation is a vital component to this study. Public Information Centre (PIC) #1 is being held on **Monday February 10, 2014** at the **Vic Johnston Community Centre, Streetsville Hall, 335 Church Street, Streetsville from 5:30 pm to 8:00 pm** to receive your input, comments and concerns on the Class EA study, present the study area boundaries, existing and future conditions and road improvement alternative solutions. The PIC will have an open house format. Representatives from the City and the project consulting team will be available to answer questions and discuss the details of the study. Please refer to the enclosed Notice for additional details.

Comments and information regarding this project are being collected by the Study Team in accordance with the requirements of the *Ontario Environmental Assessment Act*. If you require additional information or wish to discuss the study process, please contact either one of the Project Team members listed in the enclosed Notice.

Thank you for your assistance with this project.

Sincerely,
AECOM Canada Ltd.

Mirjana Osojnicky, BES
Senior Environmental Planner

Encl.
cc:

Abdul Shaikh – City of Mississauga
Jessica Lee – City of Mississauga
Jose Vernaza – AECOM



CITY OF MISSISSAUGA NOTICE OF PUBLIC INFORMATION CENTRE #1 Municipal Class Environmental Assessment Study for Creditview Road

THE STUDY:

The City of Mississauga is conducting a Class Environmental Assessment (Class EA) Study 'Schedule C', including preliminary design for the section of Creditview Road from Bancroft Drive to Old Creditview Road. The Class Environmental Assessment for Improvements to the Creditview Road Bridge over the Credit River was approved in January 2013. As such, the Credit River bridge structure is not considered as part of this Class EA study.

Within the study area, Creditview Road consists of a mixed two-lane urban and rural cross section with a posted speed limit of 60 km/hr. As per the City's Official Plan, Creditview Road, within the study area is considered a Major Collector road with a right-of-way (R.O.W.) of 30 m. The study area includes a bridge over Highway 401 at the north end, greenbelt, businesses and a mix of low to medium density residential areas.

This study is being undertaken to investigate the need for additional north-south capacity and traffic management improvements along this section of Creditview Road, taking into consideration the road's identification as a part of the City's cultural heritage landscape. The study also considers the future Active Transportation corridor, including a future multi-use trail with connections to other neighbourhoods.

The Study will be conducted in accordance with the planning and design process for 'Schedule C' projects, as outlined in the Municipal Engineers Association "Municipal Class Environmental Assessment," (October 2000, as amended in 2011), which is approved under the *Ontario Environmental Assessment Act*.

PUBLIC CONSULTATION:

Public consultation is a vital component of the Class EA process. Public Information Centre (PIC) #1 is being held to receive your input, comments and concerns on the study. The PIC will have an open house format where information about the project and the preliminary planning alternatives will be displayed. Representatives from the City of Mississauga and the project consulting team will be available to answer questions and discuss the details of the study.

The PIC will be held as follows:

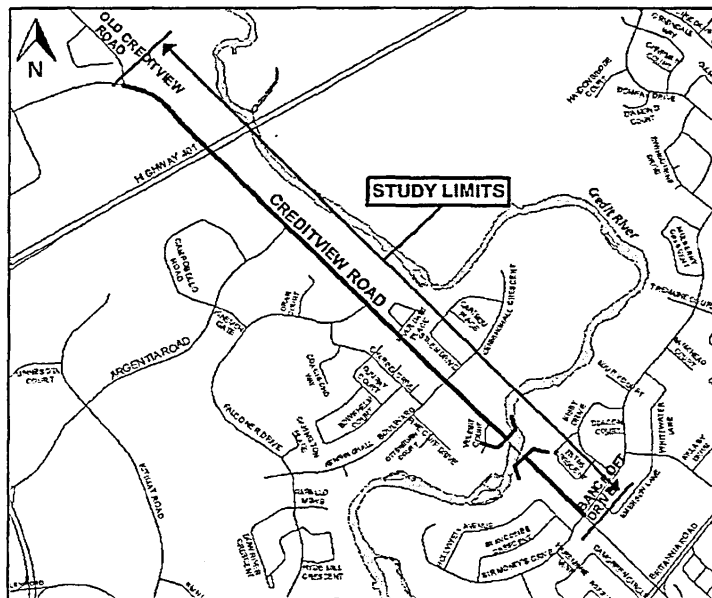
Date: Monday February 10, 2014
Time: 5:30 p.m. to 8:00 p.m.
Location: Vic Johnston Community Centre, Streetsville Hall
 335 Church Street, Streetsville, ON L5M 1N1

COMMENTS INVITED:

If you would like to provide us with your comments, require additional information, or would like to be placed on the project mailing list to be notified about upcoming public meetings, please contact:

Jessica Lee, P. Eng.
Project Manager
 City of Mississauga
 201 City Centre Drive, Suite 800
 Mississauga, ON L5B 2T4
 Tel: 905-615-3200, Ext. 3170
 Fax: 905-615-3173
 E-mail: jessica.lee@mississauga.ca

Mirjana Osojnicki, BES
EA and Public Coordination Lead
 AECOM
 5600 Cancross Court, Suite A
 Mississauga, ON L5R 3E9
 Tel: 905-712-6987
 Fax: 905-501-0181
 E-mail: mirjana.osojnicki@aecom.com



MAR 18 2014

Ministry of Tourism, Culture and Sport Ministère du Tourisme, de la Culture et du Sport

Culture Services Unit
Programs and Services Branch
Culture Division
401 Bay Street, Suite 1700
Toronto ON M7A 0A7
Tel. 416 314-7144
Fax: 416 212-1802

Unité des services culturels
Direction des programmes et des services
Division de culture
401, rue Bay, 17^e étage
Toronto (ON) M7A 0A7
Tél. : 416 314-7144
Télec. : 416 212-1802



March 6, 2014

Dear Municipal Heritage Committee Members:

I am pleased to send you a copy of the enclosed Letter of Authority from Robert Mathew, Director, Central Production and Verification Services Branch, Ministry of Government Services, regarding the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee members and their assistants. Please note that the waiving of normal tariff fees is effective immediately and valid until March 31, 2015.

Please read the attached letter carefully in order to understand the conditions to which the waiving of tariff fees applies. When conducting research at Land Registry Offices, a copy of the letter must be presented in order that the fees be waived.

I trust that this assistance from the Land Registry Offices will enable you to further research and document heritage properties in your community.

Best regards,

Bert Duclos
Heritage Outreach Consultant
Tel: 416-314-7154
Fax: 416-314-1802
Email: bert.duclos@ontario.ca

Enclosure

Ministry of Government Services

ServiceOntario
Central Production and Verification
Services Branch

4th Floor
20 Dundas Street West
Toronto ON M5G 2C2
Tel.: 416 314-4879
Fax: 416 314-4899

Ministère des Services gouvernementaux

ServiceOntario
Direction des services centraux de
production et de vérification

4^e étage
20 rue Dundas Ouest
Toronto ON M5G 2C2
Tél. : 416 314-4879
Téléc. : 416 314-4899



March 6, 2014

Mr. Bertrand Duclos, Heritage Outreach Consultant
Municipal Heritage Committees & Assistants
c/o Culture Services Unit
Ministry of Tourism, Culture and Sport
401 Bay Street, Suite 1700
Toronto, Ontario
M7A 0A7

Dear Mr. Duclos:

Further to your e-mail request made on behalf of Municipal Heritage Committees and their assistants, permission is hereby granted to examine closed parcel registers, copies of documents originally registered in paper and copies of plans in the registry office in the Province of Ontario without payment of normal tariff fee and subject to the following conditions:

Information obtained is to be used only for research of a non-commercial historical nature; specific information related to the individual properties must not be released in such a form as to cause embarrassment to the current owners.

Please be advised that a statutory fee is required to access current parcel registers and documents through the automated system.

Permission to investigate land registry office records without charge, does not include the supply of copies of records.

A search of the historical abstract index records must not be done during peak periods of operations.

Where title records being searched are required by solicitors or title searchers, those books must be given up upon request. In effect, solicitors and title searchers, who must make a title search in order to complete a land transaction, must be given priority with respect to the records.

In order to limit the demands on the land registry office staff, the number of records to be produced in one day may be limited at the discretion of the Operations Manager in a specific location.

Municipal Heritage Committees
March 6, 2013
Page 2

All individuals, using this Letter of Authority, must identify themselves to the Land Registry Office Operations Manager, present a copy of this letter and make known to the staff the particular project on which they are working.

By a
Through a copy of this letter, I am advising the Operations Manager through their Directors that I have approved your request as noted above. Please contact the Operations Manager in his/her respective office to arrange convenient dates and times. This authorization will be in effect up to March 31, 2015.

Yours sincerely,

Robert Mathew
Director
Central Production & Verification Services Branch

cc: Jacqueline Spencer, Director, Central Region, Retail Office Branch
Louise Larocque, Director, North Region, Retail Office Branch
Tara Meagher, Director, Southwest Region, Retail Office Branch
Debbie Farr, Director, Southeast Region, Retail Office Branch