

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JULY 21, 2015 – 9:30 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

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

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

Members

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Paul McGuigan, Citizen Member
Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk

Telephone Number: 905-615-3200, ext. 5425; Fax Number: 905-615-4181

Email Address: mumtaz.alikhan@mississauga.ca

CALL TO ORDERAPPROVAL OF AGENDADECLARATIONS OF CONFLICT OF INTERESTDEPUTATIONS

- A. Item 8(a) - Ruth Marland, Strategic Leader, Strategic Community Initiatives, Planning and Building Department with respect to Inspiration Port Credit - 70 Mississauga Road South – Update for information

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting held on June 23, 2015
2. Proposed Heritage Designation, 915 North Service Road (Ward 1)

This Report was deferred at Council Meeting held on June 24, 2015 pending a site visit by Heritage Advisory Committee on July 15, 2015.

RECOMMENDATION

1. That the property at 915 North Service Road be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.
3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 1066 Old Derry Road (Ward 11)
Corporate Report from the Commissioner of Community Services dated June 30, 2015:

RECOMMENDATION

That the request to alter the property at 1066 Old Derry Road, as described in the report from the Commissioner of Community Services, dated June 30, 2015, be approved with the condition that the house setback from the street be reduced as outlined in this report.

4. Request to Demolish a Heritage Listed Property, 109 Indian Valley Trail (Ward 1)
Corporate Report from the Commissioner of Community Services dated June 23, 2015:

RECOMMENDATION

That the property at 109 Indian Valley Trail, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

5. Heritage Impact Assessment, 6985 Second Line West (Ward 11)RECOMMENDATION

That the Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated June 25, 2015 entitled *Heritage Impact Assessment, 6985 Second Line West (Ward 11)* be received for information.

6. Appointments to the Meadowvale Village Heritage Conservation District Advisory Subcommittee

Memorandum dated July 14, 2015 from Mumtaz Alikhan, Legislative Coordinator, with respect to appointments to the Meadowvale Village Heritage Conservation District Advisory Subcommittee.

7. SUBCOMMITTEE UPDATES

Heritage Designation Subcommittee
Public Awareness Subcommittee

8. INFORMATION ITEMS

- (a) Inspiration Port Credit – 70 Mississauga Road South – Update for Information
Memorandum from Ruth Marland, Strategic Leader, Strategic Community Initiatives, Planning and Building Department, dated July 8, 2015

RECOMMENDATION

That the Memorandum from Ruth Marland, Strategic Leader, Strategic Community Initiatives, Planning and Building Department, dated July 8, 2015 entitled *Inspiration Port Credit – 70 Mississauga Road South – Update For Information*, be received for information.

- (b) UTM Study Information Item – The Impact of Deer Browsing and Movements in The Riverwood Conservancy

RECOMMENDATION

That the Memorandum from Cecilia Nin Hernandez, Heritage Coordinator, dated July 6, 2015 entitled *UTM Study Information Item – The Impact of Deer Browsing and Movements in The Riverwood Conservancy*, be received for information.

OTHER BUSINESS

DATE OF NEXT MEETING – Tuesday, September 15, 2015 at 9:30 a.m., Council Chamber

ADJOURNMENT



DRAFT MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JUNE 23, 2015 – 9:30 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

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

www.mississauga.ca

MEMBERS PRESENT:

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Paul McGuigan, Citizen Member
Matthew N. Wilkinson, Citizen Member

MEMBER ABSENT:

Lindsay Graves, Citizen Member

STAFF PRESENT:

Mark Warrack, Manager, Culture and Heritage Planning
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division
Mumtaz Alikhan, Legislative Coordinator

CALL TO ORDER – 9:31 a.m.

The Chair called the meeting to order.

APPROVAL OF AGENDA

Approved (R. Cutmore)

DECLARATIONS OF CONFLICT OF INTEREST

DEPUTATIONS - None.

MATTERS CONSIDERED

The order of the agenda was changed as follows:

1. Approval of Minutes of Previous Meeting held on May 19, 2015

The Minutes of the Heritage Advisory Committee Meeting held on May 19, 2015 were approved as presented.

Approved (R. Mateljan)

2. Proposed Heritage Designation, 915 North Service Road (Ward 1)

William Oughtred, W.E. Oughtred and Associates Inc., and Michael Denman, Denman Realty, were in attendance.

Mr. Oughtred advised of the Owners' opposition to the proposed heritage designation of the property. He noted that when the Committee of Adjustment approved the consent applications to divide the property into four lots, no comments were made by the Heritage staff with respect to the heritage value until a week ago. He further stated that the Owners have already spent a considerable amount of money. Mr. Denman advised that the severance application expires on September 20, 2015, and the Owners have conditionally sold the property subject to the issuance of the final consent Certificates.

Paula Wubbenhorst, Senior Heritage Coordinator, responded that the Heritage Planning process is triggered by a demolition request. She said the property is listed on the City's Heritage Register. The property meets Regulation 9/06 of the Ontario Heritage Act and is a rare example of a design by an architect who lived and worked in Mississauga, from that period.

The Committee raised the following issues:

- That the property is a local landmark and worthy of preservation;
- That a system needs to be in place that will ensure a timely trigger to Heritage staff and owners of listed properties with respect to proposed demolitions;
- Arrange a site visit to the subject property by Members of the Committee for more clarity.

Mr. Oughtred advised that a withdrawal of the demolition application would be made in order to provide the Committee Members an opportunity to visit the site, and will forward a letter to the Chair confirming this as soon as possible. He also said that consideration could be given to dividing the property into three lots instead of four in order to retain the heritage dwelling.

The Committee agreed to approve the staff Recommendation in the report until such time as confirmation was received from Mr. Oughtred regarding withdrawal of the demolition application. Councillor Carlson advised that once the confirmation was received, he would move for deferral at the Council Meeting on June 24, 2015, and arrange for a site visit by the Committee.

RECOMMENDATION

HAC-0033-2015

1. That the property at 915 North Service Road be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

Approved (M. Wilkinson)

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 1059 Old Derry Road (Ward 11)

Christopher Wallace, Architect, representing the Owners, reviewed the proposal. The Committee expressed satisfaction with the proposal and noted that it is an improvement to what is currently in existence

RECOMMENDATION

HAC-0034-2015

That the request to alter the property at 1059 Old Derry Road, as described in the report from the Commissioner of Community Services, dated May 27, 2015, be approved with the condition that the garage renovation be like-for-like, and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (R. Mateljan)

4. Request to Alter a Heritage Designated Property, Old Port Credit Village Heritage Conservation District, 14 Front Street South (Ward 1)

Corporate Report from the Commissioner of Community Services dated May 27, 2015.

RECOMMENDATION

HAC-0035-2015

That the request to alter the property at 14 Front Street South, as described in the report from the Commissioner of Community Services, dated May 27, 2015, be approved, and the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (R. Cutmore)

5. Request to Alter a Heritage Designated Property, Old Port Credit Village Heritage Conservation District, 41 Bay Street (Ward 1)

Corporate Report from the Commissioner of Community Services dated May 27, 2015.

RECOMMENDATION

HAC-0036-2015

That the request to alter the property at 41 Bay Street, as described in the report from the Commissioner of Community Services, dated May 27, 2015, be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (P. McGuigan)

6. Request to Demolish a portion of a Heritage Listed Property, 6545 Creditview Road (Ward 11)

Corporate Report from the Commissioner of Community Services dated May 19, 2015:

RECOMMENDATION

HAC-0037-2015

That the request to demolish the property at 6545 Creditview Road, as described in the report from the Commissioner of Community Services dated May 19, 2015, be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (M. Wilkinson)

7. Heritage Impact Assessment, 4216 Mississauga Road (Ward 8)
Memorandum from the Paula Wubbenhorst, Senior Heritage Coordinator, dated May 19, 2015.

RECOMMENDATION

HAC-0038-2015

That the Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated May 19, 2015 entitled *Heritage Impact Assessment, 4216 Mississauga Road (Ward 8)* be received for information.

Received (Councillor C. Parrish)

8. Heritage Impact Assessment, 156 Indian Valley Trail (Ward 1)
Memorandum from the Paula Wubbenhorst, Senior Heritage Coordinator, dated May 19, 2015:

RECOMMENDATION

HAC-0039-2015

That the Memorandum from Paula Wubbenhorst, Senior Heritage Coordinator, dated May 19, 2015 entitled *Heritage Impact Assessment, 156 Indian Valley Trail (Ward 1)* be received for information.

Received (R. Mateljan)

9. Approval of Meadowvale Village Heritage Conservation District Advisory Subcommittee Terms of Reference

The Committee reviewed the Meadowvale Village Heritage Conservation District Advisory Subcommittee Terms of Reference and noted the following:

- That the composition of the Sub-Committee permit two members with architectural expertise from the Heritage Advisory Committee to attend on a rotating basis. David Dodaro and Paul McGuigan volunteered;
- Names of nine (9) Executive Members of the Meadowvale Village Community Association will be submitted by Jim Holmes;
- That one (1) volunteer external consultant may be appointed to advise the MVHCD Sub-Committee as ex-officio on an as needs basis.

RECOMMENDATION

HAC-0040-2015

1. That the Meadowvale Village Heritage Conservation District Advisory Sub-Committee (MVHCD Sub-Committee) Terms of Reference be approved as presented.
2. That the MVHCD Sub-Committee be composed of:
 - (i) Nine (9) members from the Meadowvale Heritage Village Community;
 - (ii) At least one (1) member from the Heritage Advisory Committee;
 - (iii) One (1) external consultant to advise the Sub-Committee as ex-officio.

Approved (J. Holmes)

10. SUBCOMMITTEE UPDATES

Heritage Designation Subcommittee
Public Awareness Subcommittee

11. Information Items - Nil

OTHER BUSINESS

- (a) Cameron McCuaig advised that he will email Committee Members to garner input for the Designation and Public Awareness Subcommittees in preparation of the Planning Workshop scheduled for July 15, 2015 at the residence of Councillor Parrish.
- (b) Ms. Wubbenhorst introduced Cecilia Nin Hernandez, who has joined the Culture Division as Heritage Coordinator. Ms. Hernandez comes from the City of Vaughan and holds a Masters Degree in Architecture.

DATE OF NEXT MEETING – Tuesday, July 21, 2015 at 9:30 a.m., Council Chamber

ADJOURNMENT – 10:58 am



Corporate Report

2-1 Deferred @ Council June 24, 2015
pending a Committee
site visit for
clarification.
Clerk's Files
Originator's
Files

DATE: June 2, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: June 23, 2015

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

SUBJECT: Proposed Heritage Designation
915 North Service Road
(Ward 1)

- RECOMMENDATION:**
1. That the property at 915 North Service Road be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
 2. That, if there are objections to the designation, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that an owner wishing to demolish a property that is listed on the City's Heritage Register but not designated under the *Ontario Heritage Act* must give 60 days notice of their intention to demolish. The notice must be accompanied by a Heritage Impact Assessment. The purpose of this legislation is to allow time for Council to consider whether the property merits designation under the *Ontario Heritage Act*.

The owner of the subject property has provided said notice. (A location map and aerial photo of the property are attached as Appendix 1). The end of the 60 day waiting period is June 27, 2015. The purpose of the proposed demolition is to allow for the conveyance of the land to create four lots. The Committee of Adjustment has provided conditional consent to the application to divide the property.

The Heritage Impact Assessment, by W.E. Oughtred & Associates, is attached as Appendix 2. The report outlines the history of the property. Fruit farmer William Henry Hedge (1877-1941) commissioned architect Dixie Cox Cotton (1882-1943) to design the Craftsman Bungalow style house. (The Oughtred report includes the original drawings). According to a descendent, the dwelling was built in 1928. Hedge purportedly "cut the stone by hand and brought it down from Milton by wagon." It is the consultant's conclusion that the property is not worthy of heritage designation and that the demolition should be allowed to proceed.

COMMENTS:

Heritage staff do not support the consultant's conclusion. To merit designation under the *Ontario Heritage Act*, a property must meet the criteria for determining cultural heritage value or interest, Regulation 9/06. A property must have physical/design, historical/associative and/or contextual value to merit designation. (The full regulation is attached as Appendix 3). It is the City's contention that the property meets the criteria as follows:

The property has physical/design value as it is a rare example of the Craftsman Bungalow style in Mississauga with buff rough cut (rusticated) limestone, sourced in the vicinity of the municipality.

The property has historical/associative value because it has direct associations with Dixie Cox Cotton, a local architect who was significant to the community. (Named after his uncle Dixie, village namesake Dr. Beaumont Dixie, Cotton is the grandson of area pioneer Robert Cotton). He was the maintenance engineer for St. Lawrence Starch for over twenty years. He designed the factory, feed house and the original Forest Avenue Public School, also in Port Credit. Cotton designed homes throughout the area, initially in partnership with Herbert G. Macklin. (Cotton is featured in the Biographical Dictionary of Architects in Canada 1800-1950). The house also has

historical/associative value because it demonstrates Cotton's work. With its orientation towards the Queen Elizabeth Way, formerly Middle Road, on a large lot, distinctive from the Applewood subdivision that gave rise around it, the property additionally yields information that contributes to an understanding of the early twentieth century.

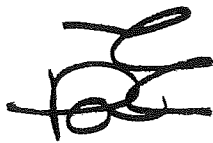
For these reasons, the property merits designation under the *Ontario Heritage Act*. (The proposed designation statement and background material, prepared by City staff, is attached as Appendix 4). Should the owner wish to pursue the division of the land, an alternative proposal, which allows the house to remain standing, should be investigated.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 915 North Service Road has provided notice of their intention to demolish the subject property. The property meets the criteria for determining cultural heritage value or interest (Regulation 9/06). As such, the property should be designated under the *Ontario Heritage Act*, thereby protecting the house from demolition.

ATTACHMENTS:

- Appendix 1: Location Map
- Appendix 2: Heritage Impact Statement
- Appendix 3: Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest
- Appendix 4: Proposed Designation Statement and Background



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

Prepared By: C. Nin Hernandez and P. Wubbenhorst, Heritage Staff



Corporate Report

Clerk's Files

Originator's
Files

DATE: June 30, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 21, 2015

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

SUBJECT: **Request to Alter a Heritage Designated Property**
Meadowvale Village Heritage Conservation District
1066 Old Derry Road
(Ward 11)

RECOMMENDATION: That the request to alter the property at 1066 Old Derry Road, as described in the report from the Commissioner of Community Services, dated June 30, 2015, be approved with the condition that the house setback from the street be reduced as outlined in this report.

BACKGROUND: The subject property is designated under the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District. The original structure succumbed to fire in 2011. The owner proposes a new dwelling as outlined in the Heritage Impact Study, attached as Appendix 1.

COMMENTS: The owner proposes a 1.5 storey dwelling and a detached garage, both sheathed in wood. The house includes a brick fireplace at the southwest corner. The roof is asphalt with metal roofs for the porches. The mix of materials is meant to suggest that the asymmetrical house has evolved incrementally over time. The design and architecture firm of Strickland Mateljan states that: "the front door location and box-bay window on the proposed building are similar to the two bay elevation with oriel on the earlier building."

The house meets the Meadowvale Village Heritage Conservation District Guidelines for new structures. There is, however, one exception. The 2014 plan states that "the setback from the street should be a median of neighbouring properties."

The inventory for this particular property notes the following.

From the "Heritage Attributes:"

"The lot is in the main commercial core of the Village and future built structure must respect the streetscape with respect to building setbacks, style, size, shape, massing, form and materials."

From the "Statement of Significance:"

"The context of this property is significant in that it is located in the core of the Village commercial area, highly visible, and should contribute in a traditional manner with respect to massing, style, relation to the streetscape and neighbouring properties."

This property forms part of the former commercial core of the Old Derry Road streetscape. The required front yard setback should be greatly reduced to respect the existing adjacent front yard setbacks. If not a median of neighbouring properties it should, at minimum, be set back no further than the deepest one to reflect the historical streetscape.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The proposed replacement dwelling for the subject property meets the 2014 Meadowvale Village Heritage Conservation District Plan. The one exception is the setback. As this is an important attribute of the site, the proposed house should not exceed the setback of the adjacent house at 1074 Old Derry Road.

ATTACHMENTS: Appendix 1: Heritage Impact Study



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

Prepared By: Paula Wubbenhorst, Senior Heritage Coordinator

JUNE, 2015

HERITAGE IMPACT STUDY
IMPACT OF PROPOSED NEW RESIDENCE
1066 OLD DERRY RD. W., MISSISSAUGA

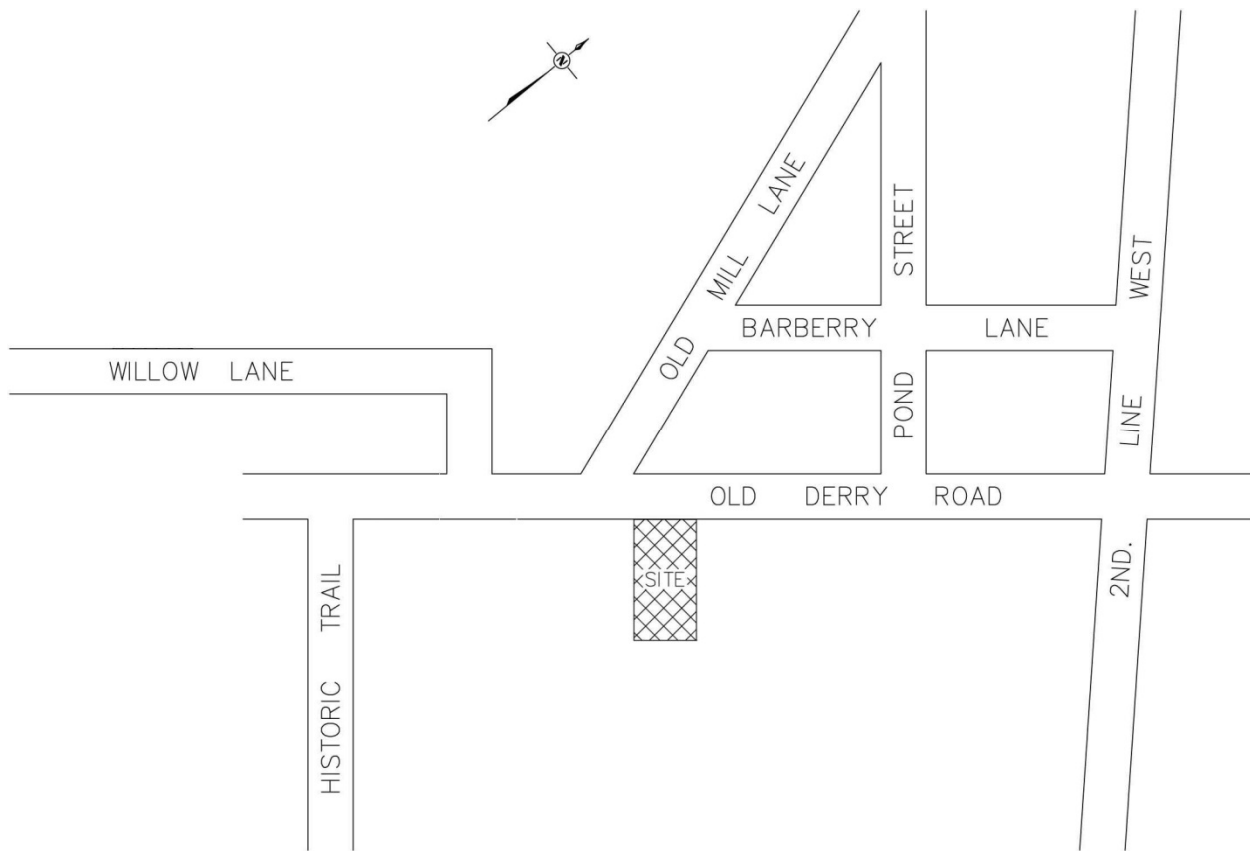


Overview:

This report is prepared to address the proposed re-development of the property at 1066 Old Derry Rd. W., Mississauga, ON.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owner to design a sympathetic new home for this presently vacant property and to complete a Heritage Impact Study to assess the impact of this intervention.

Key map:

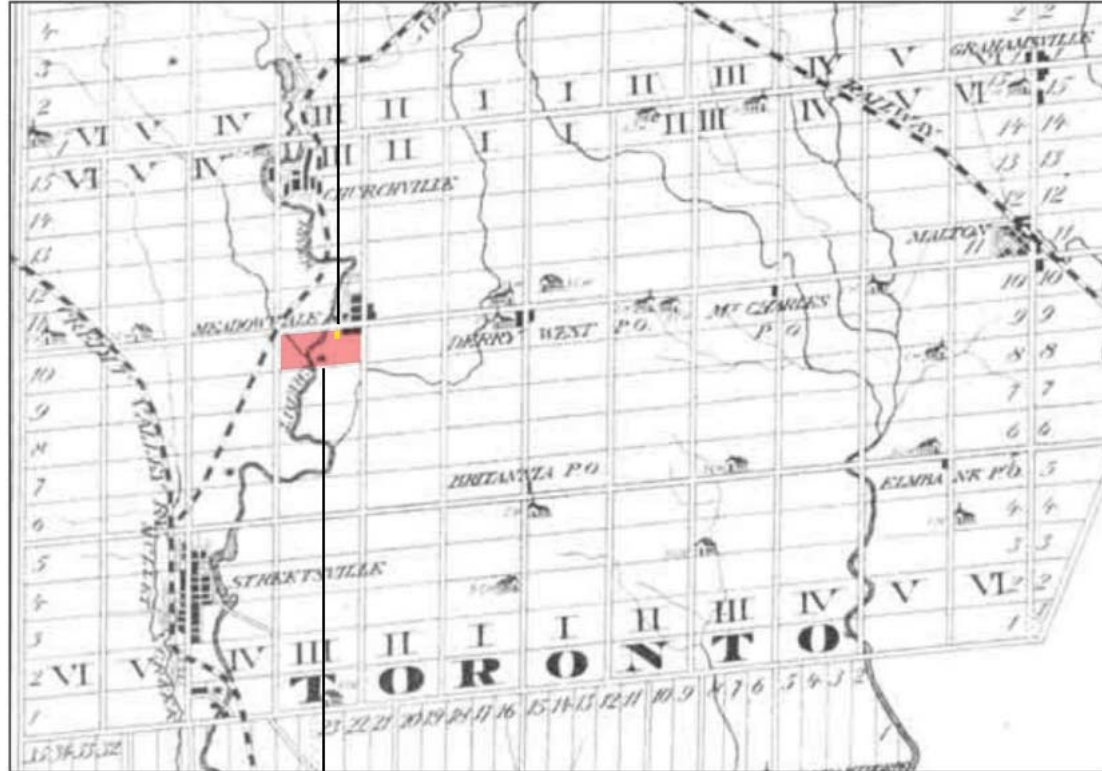


Meadowvale Village - Overview:

Meadowvale Village was first settled in 1819 when 26 United Empire Loyalist families emigrated from New York State and took advantage of government land grants in this area. The land was at that time covered by pine forest but the settlers quickly understood the agricultural promise of the land and the community prospered. By the 1850's there were several mills, two hotels, a wagon shop, foundry and a school.¹

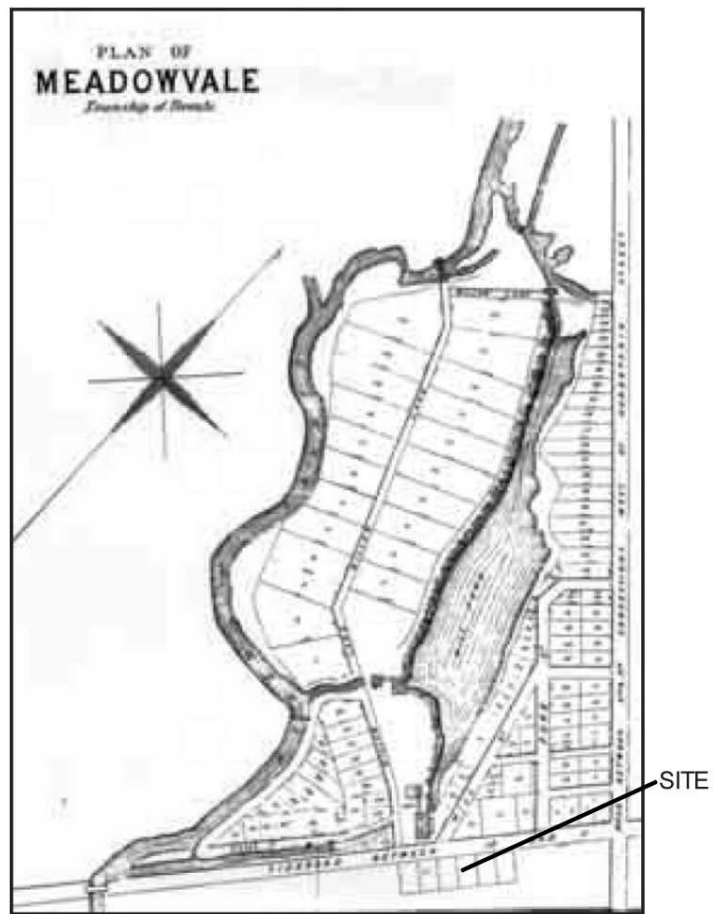
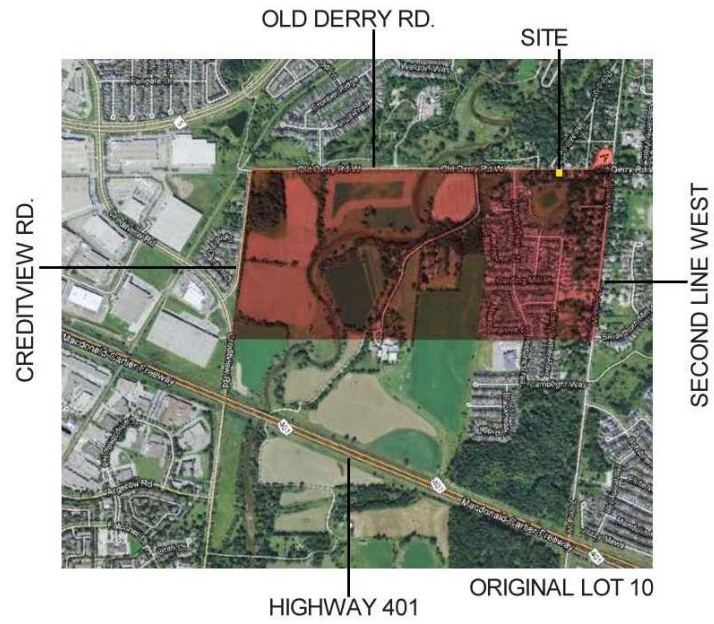
¹ A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

1000 Old Derry Rd. is part of the original Lot 10, Concession 5, West of Hurontario Street that was



ORIGINAL LOT 10

SECOND PURCHASE MAP

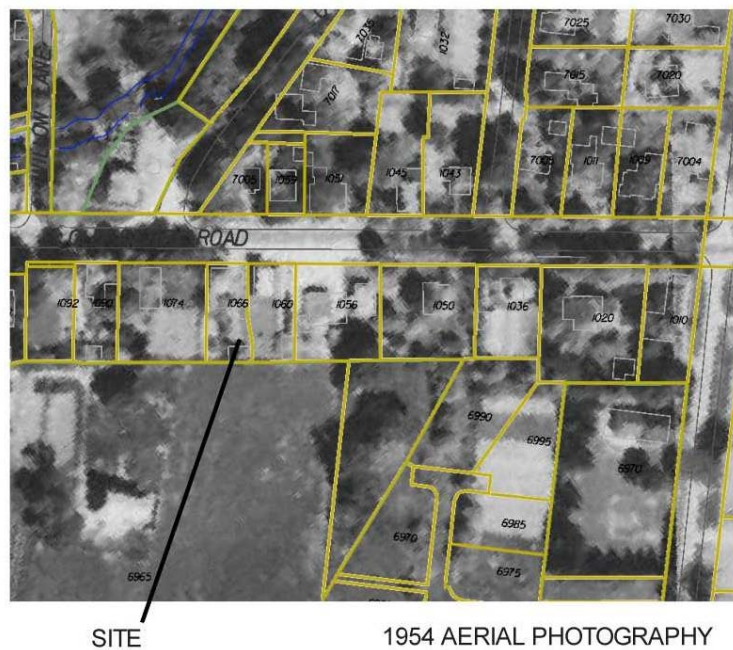


SILVERTHORN'S PLAN OF MEADOWVALE - 1856

Lot 10 was deeded from the Crown first to Evan Richards in 1824. It changed hands in its entirety a number of times shortly thereafter – to Janet Heron in 1826, Matthew Dawson in 1830 and then to John Simpson in 1840. Simpson was an entrepreneur and began to sell off individual lots at the north-east corner of the property in one and two rood units (rood is an archaic measurement of area equivalent to ¼ acre) at prices varying between £35 and £60 per rood. (Simpson had paid £659 for the entire Lot 10).²

The time of the Simpson ownership of the property was a formative one for Meadowvale village. Francis Silverthorn's 1856 plan of subdivision for his lands in Lot 11 (directly north of the subject lands), although not entirely realized, was the basis for Meadowvale village as we know it and is reflective of the expansion and settlement taking place during this time.³

In lot 10, we also see significant development during this period with the construction of the Methodist Church (1010 Old Derry Rd.) in 1863, Graham-Pearson house (1020 Old Derry Rd) in 1870 and Meadowvale Community Hall (former School House)(6970 Second Line West) in 1871. The Methodist Church and Graham-Pearson house were substantial, brick buildings and together with the Gooderham Estate (929 Old Derry Rd.)⁴ built in 1870 form the most significant grouping of buildings in the village.



By the late 19th century a significant amount of property along the south side of the present Old Derry Rd. (including the subject property) was owned by Albert S. Lambe or members of his family. Lambe was a prosperous merchant, mill owner and hotelier in the Village. He is recorded as living in various homes in the Village but it is unclear if the present 1066 Old Derry was among them.

² Land Registry Office records, Lot 10, Concession 3 WHS

³ Hicks, Kathleen, Meadowvale Village: Mills to Millennium, p.20

⁴ A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

The south side of Old Derry Rd. was relatively densely developed by the early 20th century with 1 & 2-storey wood frame buildings located close to the streetline. We see the beginnings of this in the 1856 Bristow Survey and it is clear from a photograph looking westward toward Mill St. taken about 1909.



Old Derry Rd. looking westward - circa 1909⁵

The recorded histories differ on the origins and construction date of the original house at 1066 Old Derry. The house is described in the City of Mississauga Property Heritage Detail as a “one-storey, hipped roof, board-on-board structure with an unknown date of construction”.⁶ The Meadowvale Village HCD Property Inventory Appendix shows two images that purport to be this house. The first is identified as the A. S. Lambe residence circa 1890 and shows a three-bay, hipped roof structure with flanking chimneys and a shed roofed porch.



A. S. Lambe residence circa 1890 per Meadowvale Village HCD Property Inventory Appendix

The Property Inventory Appendix shows a second image attributed to 1974 ostensibly of the same building. A number of changes are obvious, however. The three-bay elevation appears now to be two bay with the removal of the front door and the addition of a large curving oriel window at the west side

⁵ Meadowvale – Mills to Millennium p. 60

⁶ City of Mississauga website – property information

(this window can also be seen in the later images of the building prior to the fire). The chimneys and porch are gone.



1066 Old Derry Rd. circa 1974 per Meadowvale Village HCD Property Inventory Appendix

There are some issues with the interpretation of these photographs, however. The removal of the chimneys and porch through time would not be unusual but the fundamental proportions of the buildings in the two photographs does not appear to match. The building in the earlier photograph looks larger on plan than the later photo and the roof slope in the earlier image appears less steep than the later image. The roof overhang on the later photo appears much smaller than the roof overhang of the earlier photo. The earlier photo is purported to be circa 1890 but it clearly shows a concrete sidewalk in front of the building. The Kathleen Hicks history of Meadowvale records that a concrete sidewalk was not installed along the south side of Old Derry Rd. until 1909, however.⁷

Heritage Mississauga records a somewhat different history for the building. They believe that the house was built about 1921 by William Lambe, son of Albert. William also owned the former Commercial Hotel (present 1051 Old Derry Rd.), operated the local general store and served as postmaster. He made his residence in the Commercial Hotel building and is never believed to have lived at 1066 Old Derry Rd. Heritage Mississauga speculates that the house may have been used for employees or rented to tenants.⁸

One interesting detail is that the original house was constructed of board-on-board construction. This was an archaic method of building virtually unknown in Ontario except in the Meadowvale area wherein walls were created by stacking rough-sawn boards with overlapping joints at the corners and then applying a plaster finish on the interior and stucco finish on the exterior to create a finished wall. Only a small number of these houses are extant in Meadowvale and following the fire it became obvious that the original house was built in this manner. This detail would argue for an earlier presumed build date

⁷ Meadowvale – Mills to Millennium p. 60

⁸ <http://www.heritagemississauga.com/news/1321284062>

than 1921. (The Meadowvale Village HCD Property Inventory Appendix suggests this construction method argues for a mid-19th century build date – prior to the Lambe ownership).

The house was sold in 1939 to Marjorie Mann and in 1943 to Emily & Jabez Austin. In 1961 it was sold to Sydney and Joy Buttle. The Buttles ran the nearby Texaco Gas Station and Garage and seemed to have rented the house to tenants. In 1967 the house was sold to Richard & Pauline Martin and in 1969 to the McDonald family. It was around this time that significant renovations and additions were made to the building. It was transformed into a 2-storey, gambrel roof structure with triple front gables, attached garage and false half-timbering affectation in a Tudor Revival style.⁹ These changes were not sympathetic to the heritage character of the community. The City of Mississauga Building Department records no building permits issued for any of this work. In 2011 the house was sold to its present owners. Shortly after this sale, and while the house was undergoing some internal renovations, a devastating fire took place and the home was effectively destroyed. The City instructed the owner to demolish the remains for safety reasons and this was quickly done. The site is presently vacant awaiting construction of a new dwelling.



1066 Old Derry Rd pre-2011 showing altered, non-heritage appropriate structure (note oriel window at right)

⁹ <http://www.heritagemississauga.com/news/1321284062>

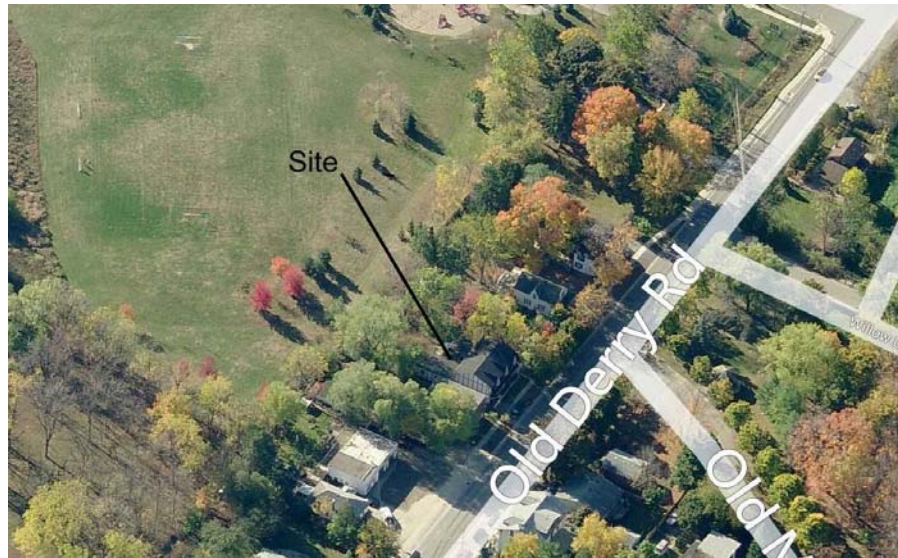


1066 Old Derry Rd. showing damages from Nov. 2011 fire

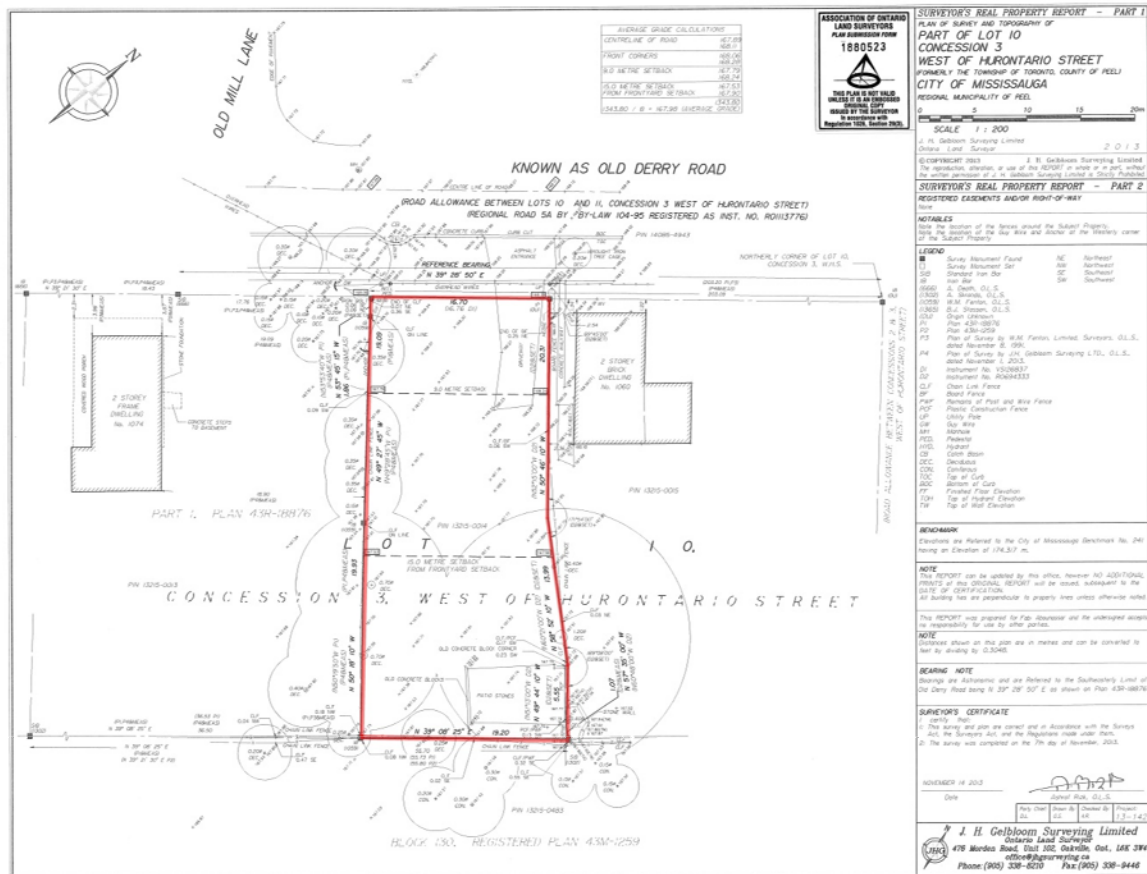


1066 Old Derry Rd. July 2014 showing complete demolition and removal of all structures

Existing conditions on-site:



Air Photo showing site prior to Nov. 2011 fire



The site is on the south side of Old Derry Rd., west of Second Line and east of Historic Trail. It is just east of where Willow Lane joins Old Derry Rd.

The subject property is flat and rectangular approx. 17m wide x 39m deep. It is irregular along the eastern boundary and widens to approx. 20m at the rear of the property. The subject property is presently vacant and has been since November 2011.

There are some trees located around the perimeter of the site but it is otherwise unremarkable.

Context:

To the west of the subject site is 1074 Old Derry Rd. This is a large 2-storey Victorian clapboard house with center gable facing the street and covered porch wrapping the front and west side. There is a later rear addition with shallow-pitched roof. The construction date is thought to be early 1880's.¹⁰ This house is in good condition although presently undergoing extensive renovation.



1074 Old Derry Rd. (July 2014) north-west view showing renovations in progress

¹⁰ City of Mississauga Meadowvale Village HCD Property Inventory p.69



1074 Old Derry Rd. (July 2014) north-east view showing renovations in progress

Further west of the subject site at 1090 Old Derry Rd. is the former Bell Hotel, now a single family dwelling. This building is one of the oldest in Mississauga with a construction date of 1844.¹¹



Bell Hotel
(Mississauga Historic Images Database)

¹¹ <http://wikigrain.org/?req=List+of+oldest+buildings+and+structures+in+Mississauga>



Bell Hotel w/ 1100 Old Derry Rd. W. in background
(from Meadowvale: Mills to Millennium)

This building was thought to have been built by George Bell, a blacksmith, to cater to local travellers. It was also known as the Temperance Hotel. The history would suggest that it passed out of commercial use by the 1950's and has been a single family residence since that time. It is a Georgian revival structure, fully two stories with hip roof and 5-bay symmetrical elevation featuring 4-over-4 double hung windows and shutters. The proportions are classical and very elegant. It is presently clad in rough-cast stucco but was likely originally wood siding (cladding a wood siding building in stucco was often done when the siding deteriorated). The building is very different from the typical Meadowvale vernacular.

The Bell Hotel is a very significant building in Meadowvale and has significant impact on the streetscape. Its prominence is accentuated by its location very close to the street.



Bell Hotel (March 2014) w/1074 Old Derry Rd. in background

To the east of the subject site is the former general store and post office at 1060 Old Derry Rd. This is a 2-storey, flat roof building of brick construction. It is reported to have been built in 1916.¹² There is a one-storey rear element that may be part of an original structure on the property. The building was used as a post office until 1989 and has been used as a private residence since that time.¹³ This building is very atypical of Village architecture but is important in maintaining a connection to the former commercial character of the street.



1060 Old Derry Rd. (July 2014) former Post Office (subject site at right)

Further east is the former Texaco Gas Station and Garage at 1056 Old Derry Rd. This is an interesting building complex, consisting of a one-storey commercial garage and a small house for the garage owner. It is the only example of modernist architecture in the Village and an important reminder of the former commercial character of the street. It also speaks to the post-war era of car travel. Although largely intact the building is no longer used for automotive uses but houses a dog-grooming business.

¹² City of Mississauga Property Information Database

¹³ <http://www7.mississauga.ca/Documents/Culture/MVHCD/MV-HCD-Property-Inventory.pdf>



1056 Old Derry Rd. (July 2014) Former Gas Station with residence for operator at left

To the rear is the present Oak Ridge Park. This is an 8 acre municipal park comprising a remnant of the former 200 acre Simpson farm that operated here until the 1960's. The park was created and acquired by the City during a subdivision of these lands in the 1990's.¹⁴

Across Old Derry Rd. W. is open space now owned by the Credit Valley Conservation Authority. This is a former mill site now used as a community mail facility and gathering place.

The site and the surrounding properties are moderately treed. There are views through the property to the parkland beyond although these are quite limited. Vehicles move quickly past the site and there is limited pedestrian traffic and consequently little opportunity to realize these views.

¹⁴ Ibid.

Analysis:



The City of Mississauga Heritage Register statement of Architectural Significance for 1066 Old Derry Rd. records as follows:

The property at 1066 Old Derry Rd. has historical significance in its direct association with the Albert Lambe family who owned and build a residential property on this land in the nineteenth Century. The lot is currently vacant with no structures. The context of this property is significant in that it is located in the core of the Village commercial area, highly visible, and should contribute in a traditional manner to the streetscape and neighbouring properties.

The Meadowvale Village HCD Property Inventory further notes:

- *There is direct historical association with the Albert Lambe family and the former stacked plank constructed residence which was on this site*
- *The lot is in the main commercial core of the Village and future built structure must respect the streetscape with respect to building setbacks, style, size, shape, massing, form and materials*

It seems, then, that there is minimal cultural heritage value to this site except in its relationship to the street. The relationship to the Lambe family is tenuous at best, given that they were significant merchants with ties to many properties in the community and conflicting information as to whether the family ever actually lived on this site. It is also notable that all vestige of the historic house effectively disappeared in the early 1970's, prior to the implementation of the HCD. Development of this site will not affect critical views of any other heritage resource and, by following the requirements of the HCD, result in a building that is more sympathetic to the community than that which was lost in the fire.

Proposal:

The proposal is for a new 1 ½ -storey dwelling to be constructed on the site with detached garage in the rear yard. The front elevation is asymmetrical composed of two intersecting gable roofed forms, one slightly forward of the other. The westerly part of the building is the dominant part, with the front door and main front window located here. The proportions and location on the site of this part of the building recall the earlier home located here, especially as shown in the c. 1974 image above. The front door location and box-bay window on the proposed building are similar to the two bay elevation with oriel window on the earlier building. A shed roofed porch extends across this part of the building. This porch is similar to many other porches in the community and to that in the c. 1890 image above. Two gable dormers are located above the porch and a third to the east. The easterly part of the building is set back further from the street and secondary in character. The main roof ridges are parallel to the street with secondary ridges at right angles to the street. The roofs have been designed to minimize building height and to create a simplicity of form when viewed from the street.

The building is proposed to be a mix of horizontal siding and board and batten siding. The purpose of this is to create the suggestion of a building that has evolved incrementally over time. Materials are never mixed on individual wall planes. Windows are wood frame with simulated divided lites in 2-over-2 configuration. Trims and porch details are painted wood.

The architecture and detailing of the building is generally simple and derives from the vernacular of the Village while not intending to mimic or replicate.

The proposal meets the applicable zoning by-law with the exception of small variances required for gross floor area and driveway width. These variances have been successfully obtained through the Committee of Adjustment.

The proposal meets the intent of the Heritage Conservation District Plan 2014 as regards massing, materials, detailing and general design principles. The proposal has received review and consultation through the local Residents' Association.

Summary Statement and Conservation Recommendations:

The proposed new dwelling at 1066 Old Derry Rd. is appropriately designed for its site and meets the intent of all applicable laws, policies and requirements associated with its design. During the construction process as much of the existing topography and tree canopy should be retained as possible.

Mandatory Recommendation:

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: Not applicable as the property is presently vacant.

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

Analysis: The property has limited associations with any of the directly abutting properties. There is no evidence of a pattern of use of this site in any way different from other residential buildings in the community. The re-construction of this site will not adversely affect appreciation or interpretation of the adjacent buildings.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Analysis: The property in its present condition does not maintain the quality of the streetscape or contribute to the appreciation of the Heritage Conservation District. The former building on this site was extensively and unsympathetically altered over time and did not meet the intentions of the heritage district. The proposed building is much more suitable. The site is not a landmark.

Conclusion:

The vacant property at 1066 Old Derry Rd. W. does not have significant architectural, contextual or historical value.

Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis:

Under this definition, the vacant property at 1066 Old Derry Rd. W. does not warrant conservation.

Appendices:

- Plans & elevations of proposed building
- Streetscape

Bibliography:

Hicks, Kathleen A., Meadowvale: Mills to Millineum,
A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)(undated)
Heritage Mississauga Images database
City of Mississauga – Historic Images Database
City of Mississauga – Building Department records
Directory of the County of Peel 1873-1874

Websites:

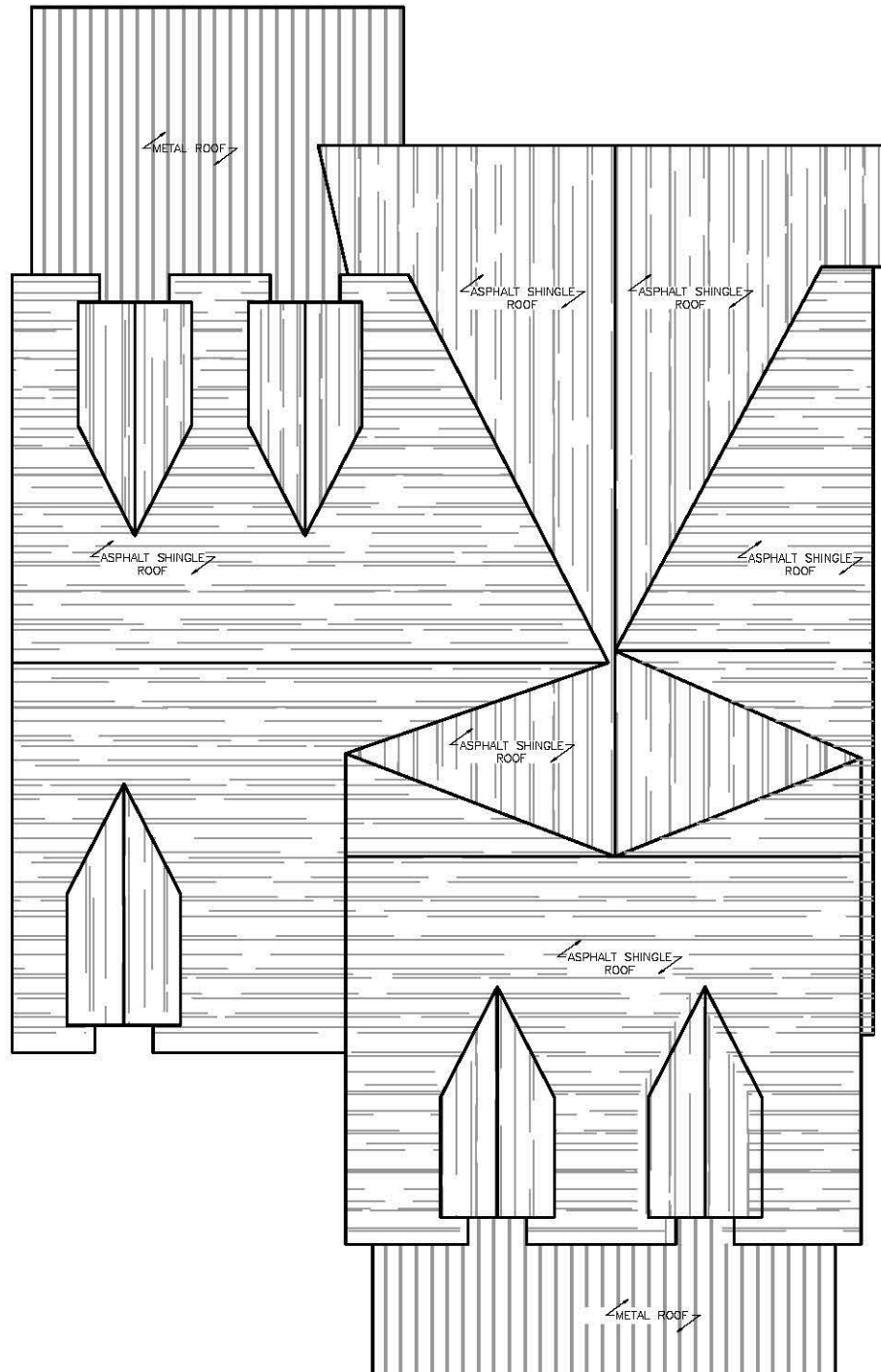
-as noted

(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 3 WEST OF HURONTARIO STREET)
(REGIONAL ROAD 5A BY BY-LAW 104-95 REGISTERED AS INST. NO. R01113776)

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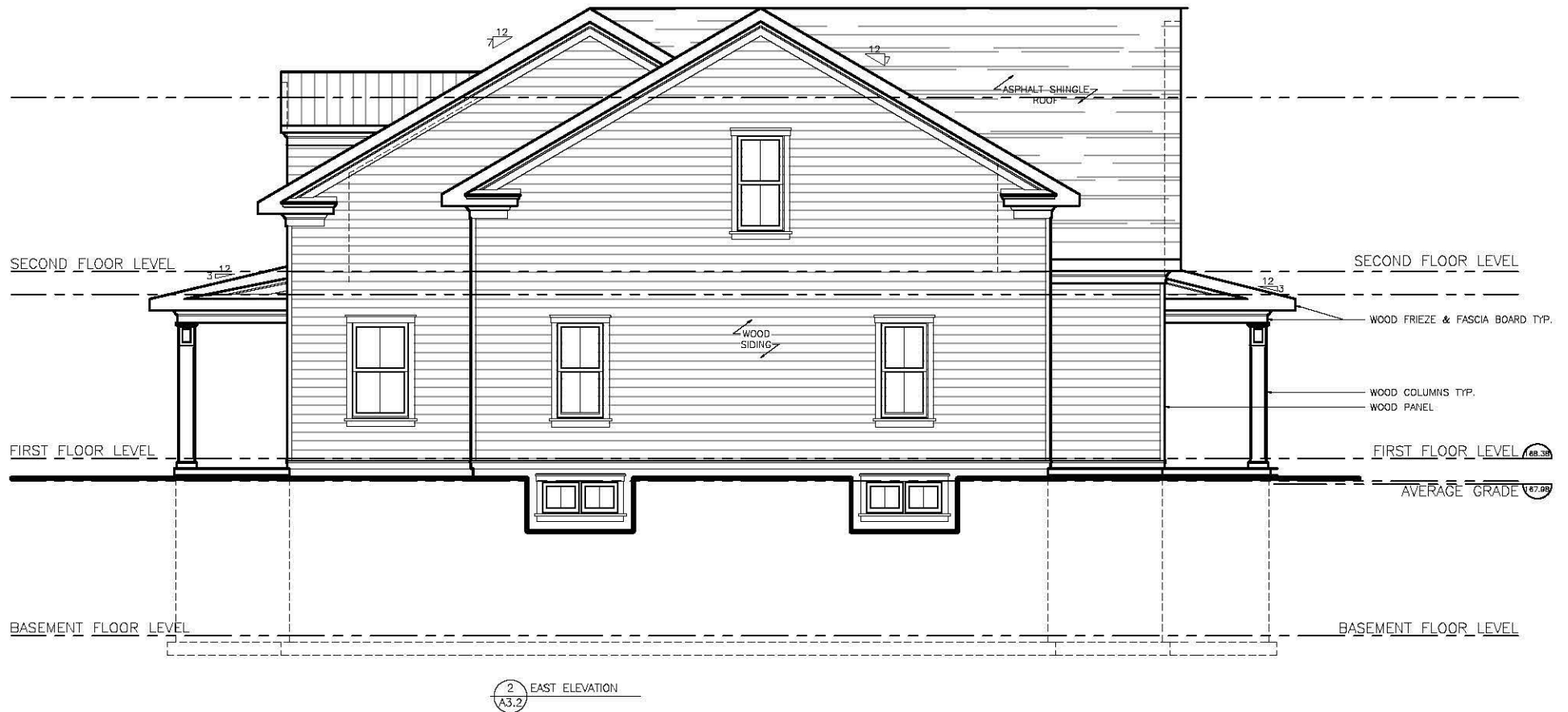
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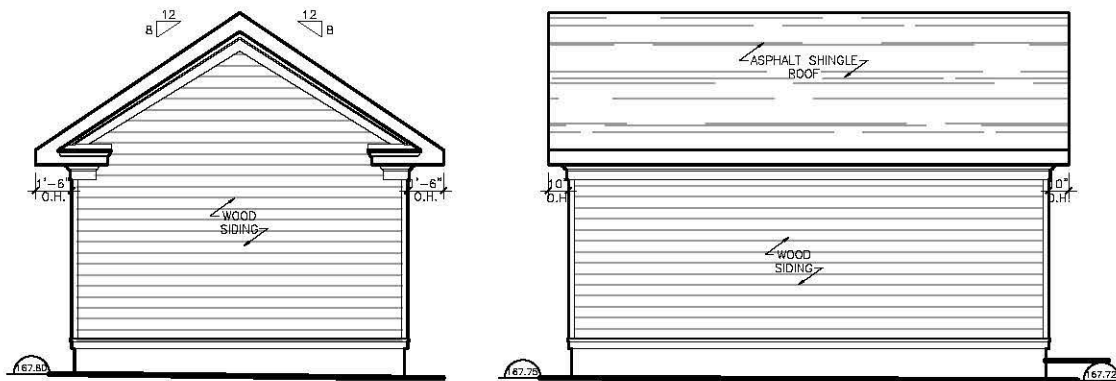
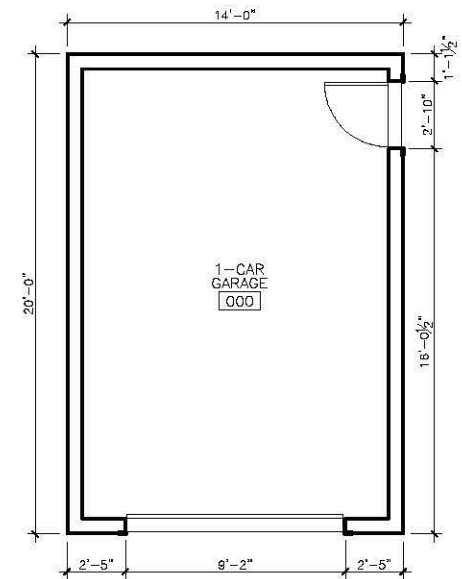
ABOUNASSAR RESIDENCE
SITE PLAN | N.T.S.
1066 OLD DERRY ROAD, MISSISSAUGA
JUNE 29, 2015















Corporate Report

4-1

Clerk's Files

Originator's
Files

DATE: June 23, 2015

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 21, 2015

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
109 Indian Valley Trail
(Ward 1)

RECOMMENDATION: That the property at 109 Indian Valley Trail, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

BACKGROUND: Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a Site Plan application under file SPI 14/182 to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West Cultural Landscape. This area is noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by Su Murdoch Historical Consulting, is attached as Appendix 1. The streetscape plan and arborist report are attached as appendices 2 and 3 respectively. It is the consultant's conclusion that the house at 109 Indian Valley is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues will be reviewed as part of the Site Plan review process to ensure the project respects the character of the surrounding community.

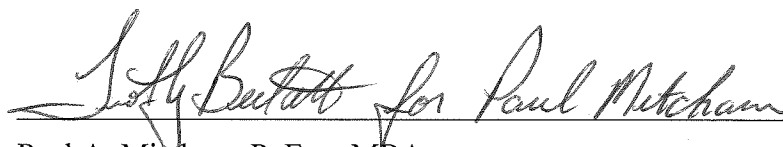
FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 109 Indian Valley Trail has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement
Appendix 2: Streetscape Plan
Appendix 3: Arborist Report



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

Prepared By: Paula Wubbenhorst, Senior Heritage Coordinator

***HERITAGE IMPACT STATEMENT, 2014
WITH ADDENDUM, 2015***

***109 INDIAN VALLEY TRAIL
CITY OF MISSISSAUGA, ONTARIO***



SU MURDOCH HISTORICAL CONSULTING

47 RODNEY STREET, BARRIE, ON L4M 4B6
705.728.5342 SUMURDOC@SYMPATICO.CA

MARCH 2014; MARCH 2015

SUMMARY

This Heritage Impact Statement, March 2014, was prepared for the purchasers of the property at 109 Indian Valley Trail. It is intended to assist them in submitting applications for demolition, site plan approval, and/or a Heritage Permit.

It is the conclusion of this Heritage Impact Statement that there will be no loss of cultural heritage value or interest resulting from the demolition of the dwelling at 109 Indian Valley Trail. For the reasons given in this report, the degree of impact to the Mineola Neighbourhood as a recognized Cultural Heritage Landscape will depend on how well the new development adheres to the following caution in the City of Mississauga's *Cultural Landscape Inventory*:

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 liveable and sustainable community evolves.

The final evaluation of the cultural heritage value or interest of this property and the determination of any cultural and natural heritage conservation requirements are at the discretion of the City of Mississauga.

ADDENDUM, MARCH 2015

When this Heritage Impact Statement was completed in March 2014, the Offer to Purchase was in the “due diligence” period and the sale transaction had not yet closed. No conceptual drawings or site plan had been drafted.

Having recently suffered fire damage, in March 2014 the interior of the dwelling was not accessible but was viewed by the heritage consultant via a video recorded by the purchasers. Now a year later, recent photographs of the interior were provided by the property owners and reviewed by the heritage consultant. The interior was found to have no cultural heritage value or interest.

Elevations for a new dwelling and a site plan with site statistics have been compiled by A.J.M. Inc. Architectural Designs on behalf of the property owners. These were reviewed and found to comply with the recommendations of the 2014 HIS. The analysis is contained in the Addendum of this HIS.

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SU MURDOCH SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

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HERITAGE IMPACT STATEMENT

109 INDIAN VALLEY TRAIL

**LOT 1, PLAN 344, CITY OF MISSISSAUGA
FORMERLY PART LOT 2, RANGE 2, CIR, TORONTO TOWNSHIP, COUNTY OF PEEL**

1.0 SUBJECT PROPERTY

The legal description of the property known municipally as 109 Indian Valley Trail is Lot 1, Plan 344, City of Mississauga, formerly part Lot 2, Range 2, Credit Indian Reserve, Toronto Township, County of Peel. This is a corner lot with the short frontage on Indian Valley Trail and long frontage on Glenburnie Road. The nearest historic communities are Port Credit to the south and Cooksville to the north.

The property contains a stone veneer, two-storey, split level dwelling likely completed in the early 1950s. It is accessed by a driveway running southeast from Glenburnie Road to the rear of the dwelling (and garage). The front facade faces east to Indian Valley Trail. A recent video indicates that the interior is smoke damaged. It is not occupied but contains the possessions of the recent occupants. No fire damage to the exterior (apart from near the top of the chimneystack) was visible during the site visit.

In the area are single family dwellings dating from the mid 20th century when this area was first subdivided into building lots, to recent construction. All are unique in design, relatively large in scale, and have generous sized lots with deep setbacks. The area has mature trees, shrubs, and garden plantings. The roadways are more rural in design, without curbs. The natural rolling topography of the area is still evident.

2.0 REPORT OBJECTIVE

In the event of any demolition, site plan approval, and/or Heritage Permit applications for the property at 109 Indian Valley Trail, the City of Mississauga ("City") will require a Heritage Impact Statement ("HIS"). This is due to the location of the property within the boundary of the area defined by the City as the Mineola Cultural Heritage Landscape.

In February 2014 when this HIS was commissioned, ("purchasers") were in the process of acquiring the subject property. Their tentative plan is to demolish the existing stone veneer house and erect a custom-built, single family dwelling. As the purchasers had not yet taken possession, no draft applications and no drawings of the proposed dwelling were available when this HIS was compiled. These will be submitted separately by the purchasers, along with all other HIS requirements as they relate to site plan,

Building Code, zoning, transportation, and works, etc.

This report complies with the City's Terms of Reference for a HIS to the extent possible, given that this project is still in the "due diligence" stage of the real estate transaction. General recommendations for any redevelopment of the property are provided.

Archaeological fieldwork and the identification of areas of archaeological potential can only be conducted by an archaeologist licensed under the Ontario Heritage Act and are not included in this HIS. If required by the City, archaeological fieldwork must be commissioned.

3.0 METHODOLOGY

Ontario Heritage Act ("OHA") Regulation 9/06 (copy provided) sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for protection under s.29 of the OHA. One or more of the criterion in the categories of Historical or Associative Value, Design or Physical Value, and Contextual Value must be met for the property to be protected by bylaw. For purposes of this HIS, the evaluation categories of Regulation 9/06 were applied.

The findings and recommendations of this HIS are based on documentary research, a property title search at the Land Registry Office, and a site visit by the heritage consultant on February 27, 2014. At that date, access to the interior of the dwelling was not permitted due to fire damage and the purchasers had not yet taken possession. The purchasers subsequently supplied two recent walkabout videos of the interior and exterior.

No structural assessment or engineering report was commissioned to determine the current physical condition of the dwelling.

4.0 POSITION OF THE CITY OF MISSISSAUGA

4.1 CITY OF MISSISSAUGA HERITAGE POLICIES

The City's Official Plan states "Mississauga will protect and enhance resources of heritage significance." Section 3.17 Heritage Resources, Introduction 3.17.1.2 states:

The Heritage policies of the Plan are based on two principles:

- a. Heritage planning will be an integral part of the planning process;
- b. Heritage resources of significant value will be identified, protected, and preserved.

 CITY OF MISSISSAUGA		Cultural Landscape Inventory	
Mineola Neighbourhood		L-RES-6	
Location	Located north of Lakeshore Road bounded by the Credit River on the west and Hurontario on the east		
Heritage or Other Designation	None		
Landscape Type	Residential (Neighbourhood)		
LANDSCAPE ENVIRONMENT		BUILT ENVIRONMENT	
<input checked="" type="checkbox"/> Scenic and Visual Quality		<input checked="" type="checkbox"/> Aesthetic/Visual Quality	
<input checked="" type="checkbox"/> Natural Environment		<input type="checkbox"/> Consistent Early Environs (pre-World War II)	
<input type="checkbox"/> Horticultural Interest		<input checked="" type="checkbox"/> Consistent Scale of Built Features	
<input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest		<input type="checkbox"/> Unique Architectural Features/Buildings	
		<input type="checkbox"/> Designated Structures	
HISTORICAL ASSOCIATION		OTHER	
<input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern		<input type="checkbox"/> Historical or Archaeological Interest	
<input type="checkbox"/> Direct Association with Important Person or Event		<input type="checkbox"/> Outstanding Features/Interest	
<input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development		<input checked="" type="checkbox"/> Significant Ecological Interest	
<input type="checkbox"/> Illustrates Work of Important Designer		<input type="checkbox"/> Landmark Value	

In addition to individual properties and structures that may hold cultural heritage value or interest, the City recognizes the value of cultural heritage landscapes. These are geographical areas that involve a grouping of features such as buildings, spaces, archaeological sites, and natural elements, which collectively form a significant type of cultural heritage resource.¹ The City's position is that "a cultural landscape can be defined as a setting which has enhanced a community's vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place. A cultural landscape may be a single property or a collection of properties such as a local streetscape or a river corridor."²

The City commissioned The Landplan Collaborative Ltd. to inventory and evaluate cultural heritage landscapes throughout the municipality. The resulting report, *Cultural Landscape Inventory, City of Mississauga*, identifies a cultural heritage landscape within the Mineola Neighbourhood as lands located north of Lakeshore Road, bounded by the Credit River on the west, and Hurontario Street on the east. As a result, the City "listed" all properties within this Mineola cultural heritage landscape, including that at 109 Indian Valley Trail, on its Heritage Register. The Cultural Landscape Inventory entry is shown above.

The City's Heritage Register is as prescribed by s.27 of the OHA, which places the following restriction on all listed properties:

Restriction on demolition, etc.

(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or

structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

The City's policy is to require a HIS and a Heritage Permit when there is an application for site alteration or development for a property listed on the Register.

The subject property at 109 Indian Valley Trail is not otherwise protected by the City under the OHA.

4.2 MINEOLA

The subject property is within the municipal landuse planning area known as Mineola. For planning purposes, Mineola is bound on the west by the Credit River, north by the Queen Elizabeth Way, east by Cawthra Road, and south by the Canadian National Railway right of way just north of Lakeshore Road East. (This is larger than the Mineola cultural heritage landscape area.)

The document, *Mississauga, Leading Today for Tomorrow*, compiled by the City Planning and Building Department, February 2004, describes Mineola:

From the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississaugas, a band of the Ojibway. They were nomadic hunters and fishers who travelled the entire length of the Credit River from Lake Ontario to Georgian Bay. 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 Mineola, as we know it today. As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820.

Following deforestation, the lands in Mineola were used for agriculture up to the 1930s. Growth pressures of Port Credit, together with construction of the Queen Elizabeth Way, including Canada's first "clover leaf" interchange at Hurontario Street, provided the impetus for development.

Unlike many other subdivisions in Mississauga, Mineola appears to have been developed by several people in several parcels. Mineola underwent suburban residential development on these parcels of land throughout the 1940s and 1950s, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville.

Since that time, infill development has continued to take place, abetted by the widening of Hurontario Street, and the introduction of GO train services in 1967.

The *Cultural Landscape Inventory* identifies the Mineola cultural heritage landscape with an eastern boundary of Hurontario Street, not Cawthra Road. The character of Mineola, as described in the *Inventory*, is relevant to determining the compatibility of any redevelopment of the subject property:

SITE DESCRIPTION

Mineola was developed before it became standard practice to regrade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater 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 liveable and sustainable community evolves. Mineola is an excellent example of this type of community.

5.0 HISTORICAL OR ASSOCIATIVE VALUE

5.1 TORONTO TOWNSHIP HISTORY

Toronto Township is intersected by the Etobicoke and Credit rivers and fronts on the shoreline of Lake Ontario at the south. By 1807, settlers were arriving via Lake Ontario and the early

colonization roads that reached an area about four kilometres west of the mouth of the Credit River (west of the subject property).

Middle Road was a township concession opened for transport in 1806 and called such as it is midway between the earlier Dundas Street and Lakeshore Road. It became the main stagecoach thoroughfare and is the route now followed by the Queen Elizabeth Way provincial highway (just north of the subject property). The road east of the subject property was Centre Road, now Hurontario Street (Highway 10).

Initially, the economy of Toronto Township was agriculturally based, with communities established at crossroads only to service the surrounding farm families. By the mid 19th century, this economy was being overshadowed by the industrial and commercial development of the nearby urban centres of Toronto, Hamilton, and Brampton. The publication *Mississauga: the first 10,000 years* states:

One by one the villages that aspired to do a larger volume of business moved to a larger centre, leaving behind only the smaller-scale operations to serve the immediate community. The villages, accordingly, became more residential than commercial, more like neighbourhoods than small towns.” . . . Toronto Township’s predominantly rural landscape, dotted with small semi-autonomous communities, remained relatively unaltered until the post-World War I period.³

The migration to larger urban centres was made possible by improvements in local transportation. In 1905, the Toronto and York Radial Railway extended a line along the lakeshore to the St. Lawrence Starch Company in Port Credit. In 1915, the Toronto Suburban Railway was built along the Credit River valley passing through Cooksville, Britannia, Meadowvale, and Churchville as it made its way to Guelph. Never profitable, both railways were phased out by the 1930s as automobiles, trucks, and buses became increasingly available and roadways were paved.⁴

Lakeshore Road was paved from Toronto to Hamilton in 1914. Immediately following the close of the First World War in 1918, Dundas Street was widened and paved (Highway 5). The escalating traffic along these routes prompted the provincial government to initiate a trans-provincial highway project. The King’s Highway (now Queen Elizabeth Way) followed the path of Middle Road and was completed through Toronto Township in 1937. The first cloverleaf highway intersection in Canada is that at Hurontario Street and the QEW, within the Mineola area (just northeast of the subject property).

The ability to “commute” to a place of employment was the catalyst for suburban development in Toronto Township. Some chose to live on the outskirts and make the daily trek into the larger centres. For those who lived in the urban centres, the holiday migration out to cottages and retreats along Lake Ontario and the surrounding countryside held an appeal. Port Credit and nearby communities experienced a steady rise in population, with some seasonal and tourist

fluctuations.

The completion of the QEW stimulated further dormitory settlement during the 1940s, notably the Birchview and Tecumseh Park subdivisions northeast of Clarkson, the Meadowwood subdivision south of Clarkson and Lorne Park, the Indian Valley subdivision southwest of Cooksville, and the Cloverleaf subdivision near Hurontario Street and the QEW.⁵

5.2 PROPERTY CHRONOLOGY

5.2.1 EARLY HISTORY

The subject property (Lot 1, Plan 344) was first described as part of Lot 2, Second Range, Credit Indian Reserve, Toronto Township. On an 1877 map of Toronto Township, all of Lot 2, Second Range, is marked "Non Resident."⁶

The first known plan of subdivision for this part of Lot 2, Range 2, CIR, was registered by May E. Gordon on December 21, 1909, as Plan F-09. That Plan was bound by Middle Road (now QEW) on the north; the division between Lots 2 and 1, Range 2, CIR, and Centre Road (now Hurontario Street) on the east; a line just south of River Road on the south; and Forest Road (now Glenburnie Road) on the west.

5.2.2 DONNELLY FAMILY

Sometime before 1926, a large part of Lot 2, Range 2, CIR, was acquired by Gordon Massey Donnelly. He was a farmer who died January 20, 1926, leaving his widow, Maggie Sproule Donnelly, in possession of the parcel of land.

On February 3, 1947, Maggie Donnelly, a widow living in Toronto Township, sold a large part of her holdings to Frederick Jackson Telgmann for \$13,000. He was a divorced fur farmer also living in the township. Maggie retained ownership of the northerly and southerly corners of the original parcel.

On July 8, 1947, Telgmann and Donnelly registered Plan 344 (extract shown next page) as a subdivision of part of Lot 2, Range 2, CIR, and parts of Blocks G and J in Plan B-09. Maggie Donnelly is identified on Plan 344 as an owner (with Telgmann) and mortgagee. The registration of Plan 344 is an indication that there was increased demand for building lots during this immediate postwar period. This Plan does not represent a new frontier for suburban development, but an expansion of an area already being developed.

On Plan 344, Glenburnie Road is called Forest Road. Donnelly Drive is a closed U-shaped road running west from Forest between Lots 20 and 21 (north) and Lots 25 and 5 (south) and did not connect to Douglas Drive as it does now. The first street south of Donnelly Drive is Indian Valley

SU MURDOCH HISTORICAL CONSULTING MARCH 2014 ; ADDENDUM MARCH 2015 - 15

Trail. The subject property, Lot 1, Plan 344, is the east corner of Plan 344. It has a frontage of 100 feet on Indian Valley Trail and 230 feet on Forest (now Glenburnie) Road, making it among the larger lots and a prominent corner location within the subdivision.

5.2.3 WILFRED EDWARD PRIOR

On July 15, 1947, Frederick J. Telgmann sold Lot 1 to Wilfred Edward Prior for \$2,000. In 1947, Prior was a bookbinder living in the City of Toronto.

This is believed to be the Wilfred Edward Prior who on June 29, 1925, at age 18 and a bookbinder, married Caroline Mary Humphreys, 22, also a bookbinder. He was living at 703 Carlew Avenue East and she was living at 274 Boston Avenue, both in the City of Toronto. Wilfred was born April 17, 1907, in Toronto, the son of Edward Prior and Catherine Lazenby who were born in England and immigrated to Canada in 1905. In 1907, Edward was a driver but for the 1921 personal census enumeration for the City of Toronto was listed as a blacksmith. Caroline was born in England, the daughter of William Henry Humphreys and Mary Hill. She and Wilfred were of Church of England faith.⁷

The sale of Lot 1 to Prior in 1947 was subject to certain conditions that “shall run with the land and be enforced for a period of twenty years from April 1st, 1947.” Among these conditions was a development agreement titled Indian Valley Park that was appended as Schedule A to the deeds for all lots sold in this area:

No building shall be erected on the land described in the Offer other than one detached private dwelling for the frontage indicated with or without attached or detached garage. Such dwelling house to be suitable for the use of and to be used for or by single tenants only with private garage facilities suitable for the use of the occupants of such dwelling house.

(a) The house shall occupy at least 16,000 cubic feet exclusive of any garage whether the same is attached to and forms part of the house or not.

(b) The external walls of the house shall be of stone, brick or stucco or clapboard over masonry blocks. Where the garage is attached to the houses the external walls shall be of the same material as the walls of the house and the garage shall conform to the general design of the house.

(c) The plans and location of the house shall be approved in writing by the vendor on the recommendation of his architect and the house and garage shall be built in strict conformity with such plans.

This Indian Valley Park development agreement contains further restrictions on the use of the dwelling (no commercial or institutional uses, etc.); setback for any veranda, porch, or steps; maximum height and type of fence; no signage is permitted; excavations are to be only for the purpose of construction; no materials are to be stored on the property; no living trees are to be removed without permission of the vendor; and the purchaser agrees to the installation of sanitary sewers and watermains.⁸ In force until 1967, these subdivision restrictions created the blend of natural and built environments still characteristic of this area.



Aerial Photograph, 1967, indicating 109 Indian Valley Trail

Source: RG12 Region of Peel Archives

At the date of purchase, Prior mortgaged the property for \$7,000, an amount that indicates he needed financing for more than the \$2,000 purchase price. This was likely for funds to construct the existing dwelling at 109 Indian Valley Trail. Prior is listed in a 1957 federal election voter's list as a manufacturer residing at 109 Indian Valley Trail.⁹

5.2.4 SUBSEQUENT OWNERS

In May 1962, Prior sold the property to Kenneth M. Pretty for \$23,000. In 1981, Pretty sold to Eleonora Marjolijne Ubbink. She sold in May 2008 to Gursharn and Stacy-Lee Gill, the current owners of the property. It is scheduled to be acquired by [REDACTED] in April 2014.

6.0 DESIGN OR PHYSICAL VALUE

6.1 DATE OF CONSTRUCTION

Based on the \$2,000 purchase price and the \$7,000 mortgage amount, it is likely that Wilfred Prior began construction of the existing dwelling shortly after he purchased the lot in July 1947. He is listed as the electoral voter at that address at least as early as 1957.

6.2 ARCHITECTURAL DESCRIPTION

The period from 1945 to about 1960 was one of postwar optimism and economic recovery in Ontario. It was characterized by a building boom with widespread urban renewal and suburban development. Some housing was architect designed and inspired by elements of the then popular styles such as Prairie, International, Contempo, and Brutalist. Just as many were self styled or vernacular. The subject dwelling is in the latter category. It is evident that the preference of the original owner was for a somewhat rustic dwelling with revival elements (such as the multipane window sashes) and natural materials of stone and wood in earth tones.

The back split form of this dwelling accommodates the natural rolling topography of the lot. It is setback from both frontages and uses a long driveway parallel to Glenburnie to access the rear of the house and garage. The result is a picturesque setting for the front (Indian Valley Trail) facade.

The stone veneer used for the exterior cladding and chimney is irregularly shaped, pink, yellow, and grey colour with a mix of smooth and rock faced finishes. The stone is laid with grey Portland cement mortar. What is believed to be the south facade (only viewed in the video) has a plaster/cement finish (not stone veneer). The masonry work is competent, with the stones fitted together like puzzle pieces, not cut to create any uniformity or coursing. The best work is on the front and north facades.



Above: East (front) facade showing wood clapboard gable and vent; open entrance portico with lattice work in gable and turned posts; bay window on right

Below L: Detail of portico; **R:** Replacement entrance doorcase within portico





Above: Wood clapboard and vent in gable of east facade

Below: Replacement, double hung windows with faux 8x8 pane sashes, of east facade





Above: Replacement, double hung windows with faux 6x6 panes sashes on north facing wall of east facade

Below: Metal framed, bay window on east facade; stone chimney; one of the new skylights on the roof





Above: North facade

Below: West facade showing the mix of window types



Typical of the 1950s, there is wood clapboard in the gables and a wood vent in the front gable (not metal or vinyl), with minimal overhang of the roof. The shingles are a replacement asphalt type. New skylights have been inserted into the roof.

The front entranceway is sheltered within an open porch (portico) with wood latticework in the gable and turned support columns. The large front doorcase is a recent (quality) replacement of the original. The rear entrance door is also a replacement.

The metal window frames and sashes on the prominent facades are replacements. These are a double hung type with faux muntins (glazing bars creating the appearance of 19th century, 6x6 and 8x8 panes sashes). The bay windows on the front and north facades and the multiple windows on the rear facade are metal construction and lacking in quality and design. Some may be new openings.

When built, the use of stone and wood combined with the massing and back split design of this dwelling would have been in keeping with the standards in place for the original Indian Valley Park subdivision agreement. Mineola is an area where being “distinct” is historically characteristic. Custom built, architecturally stylish dwellings continue to be the standard.

7.0 CONTEXTUAL VALUE

In addition to the built form, the Indian Valley Park development agreement set standards for landscaping and siting. This contextual approach to development is an important factor in maintaining the overall quality and diversity of the natural and built environments of the Mineola neighbourhood.

Unlike modern subdivisions built to a grid, setbacks in Mineola are generous and irregular. Buildings are designed to accommodate the natural contours of each lot. Older and recent specimen trees, shrubs, and plantings are scattered throughout the area.

The subject property is in keeping with these built and natural characteristics.

8.0 ANALYSIS

The original Indian Valley Park subdivision plan set terms and conditions for new construction in this area between 1947 and 1967. When built by Wilfred Prior, likely in the early 1950s, this split level, stone veneer dwelling would have met these parameters. The property, with its mature trees, deep front and side yard setbacks, and natural slope, also exhibits the intended natural environment character of this area.

In terms of design or physical value, this dwelling is attractive, but not exceptional in architectural style, design, or building technology. The masonry and craftsman are careful, but



Above: View of west end of property along Glenburnie Road frontage, showing mature trees

Left: View of trees and shrubs on the property



Above: View of Indian Valley Trail and Glenburnie Road intersection

Below: View showing rural quality and vegetation of the streetscape



not outstanding. No element is rare, unique, or representative. Some of the original components have been replaced, such as the front doorcase, window sashes, and roof cladding; some have been added, such as the skylights and possibly some of the window openings and other components.

The history of the property and the chronology of ownership do not suggest any significant historical or associative values. The architect and builder are unknown. The way in which the property was developed in the 1950s is in keeping with the theme or strategy for the built and natural environment of the Indian Valley Park subdivision between 1947 and 1967. This value applies to all the properties in the Mineola area.

The City describes the Mineola area as "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." As a large, corner lot at a prominent intersection, the subject property (regardless of the buildings) is contextually significant to the area. Whatever is up next for this property, it will be important to defining, maintaining, and supporting the character of the Mineola area.

9.0 CONCLUSION AND RECOMMENDATIONS

It is the conclusion of this HIS that the demolition of the dwelling at 109 Indian Valley Trail will not remove any significant example from the repertoire of architectural styles in this neighbourhood. No significant historical or associative values are associated with the existing dwelling. Any proposed redevelopment at this location should be designed to maintain, ideally enhance, the natural and built character of this part of the Mineola cultural heritage landscape as identified by the City.

Based on these findings, the following recommendations are made concerning any proposal for the redevelopment of this property:

1. If the intent is to demolish the existing dwelling, the purchasers/owners will need to give the City of Mississauga Council 60 days notice of their intention to apply for a demolition permit. This is a requirement under s.27 of the Ontario Heritage Act for all properties listed on a municipal Heritage Register, as is the case for the subject property. Permission to demolish should be sought without any terms or conditions related to further documenting the architecture or building technology of the dwelling.
2. The site should be examined by an arborist and or landscape specialist to identify any significant species and to determine the health and potential for retention of the trees, shrubs, and other natural vegetation.
3. To preserve the natural environment of the area, the topography of the property should be preserved by such measures as limiting any soil removal, reshaping, and

grading that will dramatically change the natural contours of the lot. Maintaining generous setbacks from the Glenburnie Road and Indian Valley Trail road allowances, and placing an emphasis on naturalized landscaping, are also important factors in preserving the character of this neighbourhood.

4. New construction on the property should positively contribute to the built form of the area, and this prominent corner location, by utilizing good design, style variety, sight lines, and quality building materials.

Under the Ontario Heritage Act and the Planning Act, the final evaluation of the cultural heritage value or interest of this property and any conservation strategy requirements are at the discretion of the municipality.

ADDENDUM: 109 INDIAN VALLEY TRAIL, MARCH 2015

1.0 BACKGROUND

When this Heritage Impact Statement was completed in March 2014, the Offer to Purchase was in the “due diligence” period and the sale transaction had not yet closed. No conceptual drawings or site plan had been drafted. Having recently suffered fire damage, the interior of the dwelling was not accessible and was viewed by the heritage consultant only via a video recorded by the purchasers.

Now a year later, recent photographs of the interior were provided by the property owners. Elevations for a new dwelling and a site plan with site statistics have been compiled by A.J.M. Inc. Architectural Designs.

These new items were reviewed in the context of the potential for cultural heritage value or interest of the interior, and for compliance of the proposed elevations and site plan with the Recommendations of the March 2014 HIS.

2.0 ANALYSIS

2.1 INTERIOR

The dwelling had suffered fire damage just prior to when the HIS was commissioned by the purchasers in 2014. As access to the interior was restricted, the interior was viewed via a video taken by the purchasers. At that date, the interior was cluttered with the possessions of the now previous owners and was in general disarray due to the fire and sudden vacating.

Recent photographs of the interior were provided for review in March 2015. The owners advised that the fire damage was not as extensive as suspected. No renovations apart from painting and sanding floors were needed.

The photographs indicate that the interior has been redone (perhaps several times) since the initial construction of the dwelling about 1947. There is no design genre or theme evident that could be considered of cultural heritage value or interest. This is just good workmanship with what appear to be good quality materials.

As this structure is occupied by the owners as a residence, for privacy reasons the interior photographs are not included in this HIS Addendum.

2.2 ELEVATION DRAWINGS AND SITE PLAN

The elevation drawings and site plan with site statistics compiled by A.J.M. Inc. Architectural Designs were reviewed for compliance with the HIS Recommendations in 2014. The orientation of these drawings has the Glenburnie Road façade as the east elevation of the proposed dwelling and the Indian Valley Trail façade as the south elevation.

Based on a review of these elevations and site plan shown next pages, the conclusions are as follows:

- The property owners have supplied the City with the report of an arborist.
- The site plan indicates that the natural grades and slopes are to be retained without any “reshaping, and grading that will dramatically change the natural contours of the lot.”
- The front (south) façade of the existing dwelling aligns with the diagonal of the Indian Valley Trail road allowance. The replacement dwelling will not follow this diagonal. Instead, it will be parallel to the west, north, and east lot boundary lines. This change in citing is inconsequential.
- The existing generous setbacks of the north, east, and south elevations, and the narrow setback of the west elevation continue, with adjustments to accommodate the straight (not diagonal) new citing toward Indian Valley Trail.
- The proposed dwelling is a custom design. Although two storeys, the use of a large roof with Dutch style gables, results in a low profile structure.
- The prominent east and south streetscape elevations and the north (rear) elevation of the dwelling are attractive. The west elevation is suitable for this secondary area with a narrow setback. Overall, the design “positively contributes to the built form of the area, and this prominent corner location.”
- The design includes the use of quality finishing materials of cedar shingles, stucco, siding, and limestone. The proposed earth tones scheme of taupe, dark brown, and black colours, accented with natural limestone and cedar, fits well within the natural setting of the streetscape and Mineola neighbourhood.
- The landscape plan as indicated on the site plan retains or relocates most of the trees and has considerable open space. Interlocking walkways and stone walls are proposed.
- The garage has been carefully integrated into northeast corner of the dwelling. The driveway is just east of the existing driveway and occupies less of a footprint than the previous.

3.0 CONCLUSION

Overall, it is concluded that the proposed dwelling and site plan for this redevelopment maintains and enhances “the natural and built character of this part of the Mineola cultural heritage landscape as identified by the City.”

Overall professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions and recommendations. Like all professional persons rendering advice, the consultant does not act as absolute insurer of the conclusions reached, but is committed to care and competence in reaching those conclusions.



Drawings must NOT be scaled. Contractor must check and verify all dimensions, specifications and drawings on site and report any discrepancies to the Designer prior to proceeding with any of the work.

This document is the property of the Designer. It is to be used for the project only and is not to be reproduced or distributed without the written consent of the Designer. The Designer assumes no responsibility for the accuracy or completeness of the information provided herein.

DESIGNER:
FIRM NAME: AJM Inc.
INDIVIDUAL BCIN: 38888
NAME: JAMES MURDOCH, ARCHITECT
The Designer is not responsible for the accuracy or completeness of the information provided herein.

FOR ARCHITECTURAL ONLY

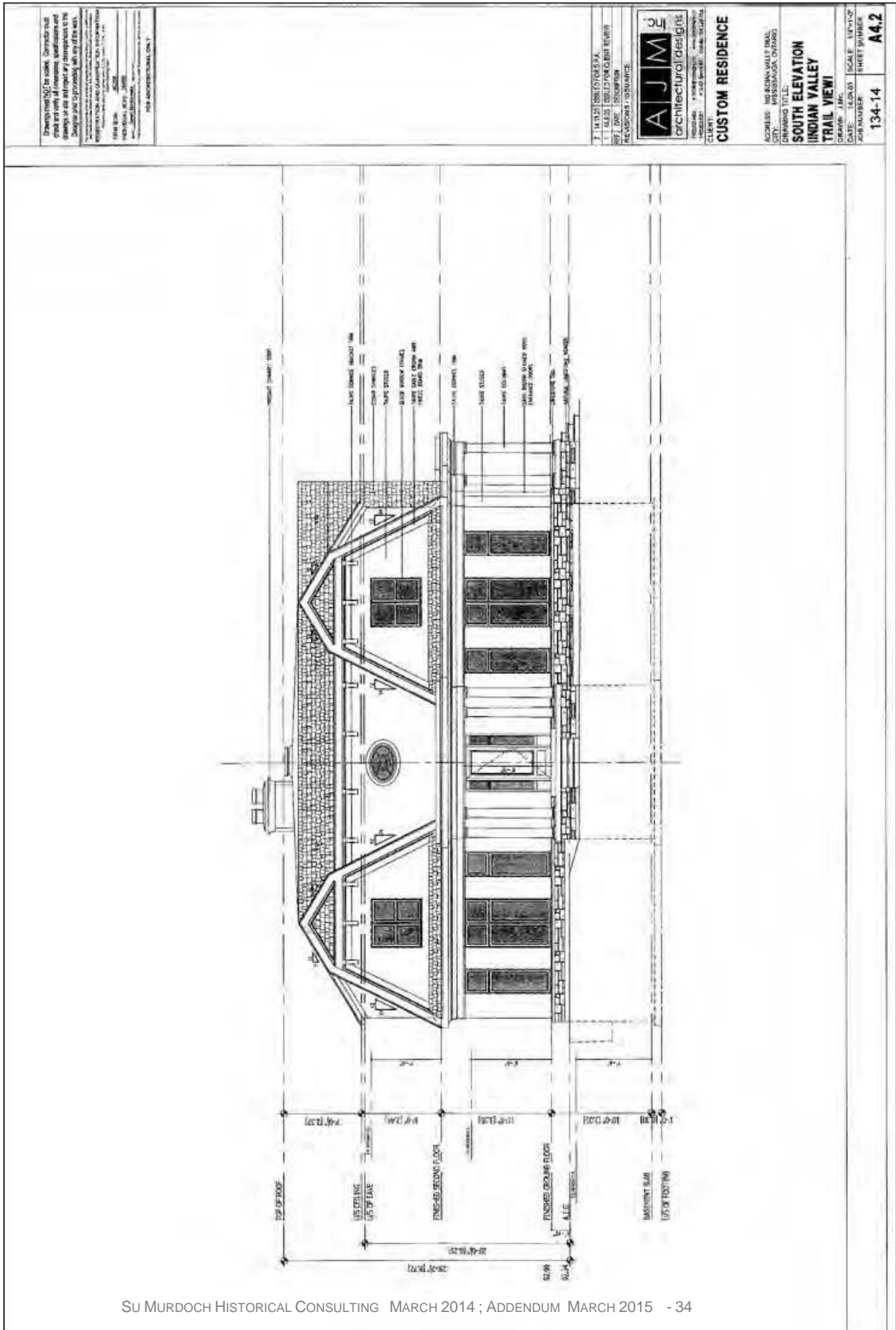
2 14.11.25 ISSUED FOR S.P.A.
1 14.5.05 ISSUED FOR CLIENT REVIEW
REV. DATE DESCRIPTION:
REVISIONS / ISSUANCE:



CLIENT:
CUSTOM RESIDENCE

ADDRESS: 109 INDIAN VALLEY TRAIL
CITY: MISSISSAUGA, ONTARIO
DRAWING TITLE:
NORTH ELEVATION

DRAWN: J.Mc.
DATE: 14.09.03
JOB NUMBER: 134-14
SCALE: 1/4"=1'-0"
SHEET NUMBER: A4.3



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Figure 1 consists of four panels, A, B, C, and D, each showing a different stage of a dendritic tree. Panel A shows a simple tree with a single dendrite and a soma. Panel B shows a more complex tree with multiple branches. Panel C shows a tree with a central soma and many branches. Panel D shows a highly branched, dense tree. Each panel includes a scale bar and a legend for dendrite diameter and branching order.

Figure 1: A schematic diagram of a two-story building with a central vertical axis. The diagram is divided into three horizontal sections: 'Top Floor', 'Middle Floor', and 'Bottom Floor'. The 'Top Floor' shows a large central space with a smaller room on the right. The 'Middle Floor' shows a large central space with a smaller room on the right. The 'Bottom Floor' shows a large central space with a smaller room on the right. The diagram is labeled with 'Figure 1' and 'Figure 2'.

[illegible]

Figure 1 is a schematic diagram of a water treatment system. It shows a rectangular tank with a central vertical shaft. At the top of the shaft is a circular component labeled 'A'. Below it is a horizontal disc labeled 'B'. The shaft continues down to a bottom section labeled 'C'. To the right of the tank, there is a vertical column of rectangular blocks labeled 'D'. Arrows indicate the flow of water from the tank, through the shaft, and into the column of blocks. A legend at the bottom right identifies the components: A: Air diffuser, B: Baffle, C: Collector, D: Filter media.

[illegible][illegible]

S.S.)

NATURAL ONLY

ELEVATION

PLAT

RESECTION

LOT 2

LOT 1

LOT 4

100 FEET

JAMES M. HARRIS

JOHN M. HARRIS

JANUARY 1, 1900

Architectural drawing of the Glenburn Inn, showing a floor plan with various rooms and a large circular feature. The drawing is labeled "GLENBURN INN" and includes a scale bar and a north arrow.

WINDING DETAIL
R.T.S.

NOTES:
1. ALL WINDING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT MANUAL.
2. ALL WINDING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROJECT MANUAL.

[illegible][illegible][illegible][illegible]

L DETAIL		PLAN 25A		PLAN 25B		PLAN 25C		PLAN 25D		PLAN 25E		PLAN 25F		PLAN 25G		PLAN 25H		PLAN 25I		PLAN 25J		PLAN 25K		PLAN 25L		PLAN 25M		PLAN 25N		PLAN 25O		PLAN 25P		PLAN 25Q		PLAN 25R		PLAN 25S		PLAN 25T		PLAN 25U		PLAN 25V		PLAN 25W		PLAN 25X		PLAN 25Y		PLAN 25Z																																																
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	
100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200

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ISSUED FOR S.P.A

REVISED DUTYING INSTRUCTIONS

PROBATIONARY WORKING POSITION

RESUME

J M

DOM RESIDENCE

RECEIVED

108 INDIAN VALLEY TRAIL

MARIETTA, GA 30067

LAN

TATS.

NO.

SCALE:

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12

SITE STATS

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JOB NUMBER	134
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ERC	SHEET
-14	

NUMBER: **A1-2**

SOURCES

Abstract of Title and related documents for Lot 2, Range 2, CIR, Toronto Township; and Lot 1, Plan 344. Peel Region Land Registry Office.

Videos of the dwelling provided by the purchasers, 2014.

Ministry of Culture. Ontario Heritage Tool-Kit, *Heritage Property Evaluation*. Toronto, 2006.

Dieterman, Frank A., ed.; The Mississauga Heritage Foundation Inc. *Mississauga: the first 10,000 years*. Mississauga, 2002.

Murdoch Su. Glenburnie Road, 1577: Heritage Impact Statement, 2007.

Murdoch, Su. Glenburnie Road, 1590: Heritage Impact Statement, 2009.

The Landplan Collaborative Ltd.; Goldsmith Borgal & Company Ltd., Architects; North South Environmental Inc.; and Geodata Resources Inc. *Cultural Landscape Inventory, City of Mississauga*. January 2005.

Walker & Miles, ed. *Historical Atlas of Peel County*. Toronto, 1877.

ONTARIO HERITAGE ACT

REGULATION 9/06

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

SU MURDOCH, B.A. HIST.

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING.

Founded in 1990, projects have been completed by SU MURDOCH HISTORICAL CONSULTING for individual, corporate, and public clients across Ontario. Much of this work has involved the evaluation of the cultural heritage value or interest of properties and preparation of Heritage Impact Statements.

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals for 2014.

EDUCATION

- Bachelor of Arts (History)
- Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)
- Archival Principles and Administration certification
- Related research skills training

AWARDS AND RECOGNITION

- Town of Markham Heritage Award of Excellence
- Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)
- Ontario Heritage Foundation Community Heritage Achievement Award
- Ontario Historical Society Special Award of Merit
- City of Barrie Heritage Conservation Award

ENDNOTES

¹ Ministry of Culture. Ontario HeritageTool-Kit, *Heritage Property Evaluation*, p.7.

² City of Mississauga website.

³ Frank A. Dieterman, ed. *Mississauga: the first 10,000 years*, pp.136-137.

⁴ Dieterman, p.139.

⁵ Dieterman, p.140.

⁶ Walker & Miles, ed. *Historical Atlas of Peel County*, 1877.

⁷ Catherine may have died and Wilfred remarried before he acquired the subject property in 1947. Personal census, 1921, for the City of Toronto. Marriage Record for Wilfred Prior, ancestry.ca

⁸ These conditions are listed as Schedule A of Instrument No. 50782, sale of Telgmann to Prior, July 15, 1947.

⁹ Extract of Voter's List, ancestry.ca





Arborist Report and Tree Preservation Plan for
109 Indian Valley Trail
Mississauga, ON
L5G 2K5

Prepared for:

Andrew Peppin
109 Indian Valley Trail
Mississauga, ON
L5G 2K5
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4 September 2014
Revised 27 October 2014



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Background Information

This report has been prepared in preparation for the application of a Demolition and Building Permit in the City of Mississauga. The owner of this property intends to build a new home. The Arborcorp Tree Experts have been retained to provide an inventory of the existing trees, to give an overview of their current state of health and structure and to monitor the trees condition throughout the construction process. At the time of this inspection no construction activities had been started on this property. This report summarizes our findings and recommendations.

Methodology

The tree inventory and assessment was conducted on August 13, 2014. There are twenty six (26) trees included in this report. The existing trees have been numbered and identified on the site plan provided by Mr. Andrew Peppin. Each tree was assigned a unique number and detailed data was collected.

A preservation priority rating was assigned to each tree based on its current health and structure. Typically under existing conditions, trees having a high or moderate preservation priority rating are recommended for preservation, and those with a low rating are recommended for removal. Recommendations were assigned to preserve or remove each tree based on its current health and/or structure, and the expected impact from the proposed development. A final recommendation has been made of each tree that takes into account the tree's current biological health, structural condition, and the anticipated development impacts.

The scope of this report involves the identification of the existing trees on the property and to identify tree protection methods throughout the construction process.

Tree valuations for the municipal trees were calculated using the Replacement Cost Method as described in the Guide to Plant Appraisal 9th Edition. Species ratings were determined from the Ontario Supplement of this text.

Municipal Trees

There are eight (8) municipal trees included in this report.

Tree number one (1) is a 22 cm dbh European Mountain Ash that is located on the south property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number two (2) is a 22 cm dbh Norway Maple that is located on the south property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number three (3) is a 17 cm dbh Norway Maple that is located on the south property line. This tree is in poor condition and is recommended for removal.

Tree number four (4) is a 40 cm dbh Red Oak that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number five (5) is a 28 cm dbh Norway Maple that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number six (6) is a 73 cm dbh London Planetree that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number seven (7) is a 43 cm dbh Silver Maple that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number eight (8) is a 41 cm dbh White Ash that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.



Additional information on these trees can be found in Appendix 1, and a valuation of these trees can be found in Appendix 8.

Neighbouring Trees

There are six (6) neighbouring trees within 6m of the property line.

Tree number fifteen (15) is a 41 cm dbh White Spruce that is located along the east property line of neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number sixteen (16) is an 18 cm dbh Choke Cherry that is located along the east property line of neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number seventeen (17) is a 43 cm dbh White Spruce that is located along the east property line of neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number nineteen (19) is a 51 cm dbh White Spruce that is located along the east property line of neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty (20) is a 33 cm dbh White Spruce that is located along the east property line of neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty one (21) is a 31 cm dbh White Spruce that is located along the east property line of neighbouring property. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Additional information on these trees can be found in Appendix 1.

Observations

There are twelve (12) privately owned trees on this property.

Tree number nine (9) is a two stem White Mulberry that is located near the north east corner of the property. This tree is in fair condition and additional protective measures have been recommended.

Tree number ten (10) is a 64 cm dbh Norway Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number eleven (11) is a 52 cm dbh Norway Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number twelve (12) is a 62 cm dbh Black Walnut that is located on the south east corner of the current main structure on the property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number thirteen (13) is a 63 cm dbh Norway Spruce that is located on the south east corner of the current main structure on the property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number fourteen (14) is an 18 cm dbh White Ash that is located near the south east corner of the property. This tree is in fair condition and additional protective measures have been recommended.

Tree number eighteen (18) is a 60 cm dbh Red Pine that is located on the west property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty two (22) is a 49 cm dbh Silver Maple that is located on the north property line. This tree is in fair condition and no negative impacts are expected from the proposed construction.



Tree number twenty three (23) is a four stem Paper Birch that is located near the north property line. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number twenty four (24) is a four stem Paper Birch that is located north of the current main structure on the property. This tree is in fair and additional protective measures have been recommended.

Tree number twenty five (25) is a 25 cm dbh Norway Maple that is located north of the current main structure on the property. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number twenty six (26) is a 28 cm dbh Norway Maple that is located north of the current main structure on the property. This tree is in fair condition however it is recommended for removal due to development impacts.

Additional information on these trees can be found in Appendix 1.

Tree Protection Recommendations

The Following recommendations shall serve as guidelines for specific trees. These recommendations are intended to protect specific trees throughout the construction process. Protective tree hoarding shall be constructed according to City of Mississauga specifications and will consist of orange snow fencing with two by four frame top and bottom. The Arborcorp Tree Experts have been retained to ensure that all tree protection measures are being followed.

Tree numbers one (1), two (2), three (3), four (4), five (5), and fourteen (14) and twenty four (24) shall have protective tree hoarding erected 2.4m from the base of the trees on all four sides.

Tree numbers six (6) to nine (9) shall have protective tree hoarding erected as a one piece unit erected 4.8m from the base of the tree number six (6) on the west, south and east sides, continuing 3m east, north and west sides of tree number nine (9). The hoarding will then continue straight south erected 3m west of tree number seven (7).

Tree numbers ten (10) and eleven(11) shall have protective tree hoarding erected as a one piece unit erected 4.2m from the base of the tree numbers ten (10) and eleven (11) on all four sides of the trees.

Tree numbers fifteen (15) and sixteen(16) shall have protective tree hoarding erected as a one piece unit erected 3m from the base of the tree numbers fifteen (15) and sixteen (16) on the north, east, and south sides, terminating at the west property line.

Tree numbers seventeen (17) to twenty (20) shall have protective tree hoarding erected as a one piece unit erected 3.6m from the base of the tree numbers seventeen (17) to twenty (20) on the north, east, and south sides, terminating at the west property line.

In addition to these specific recommendations all of the guidelines indicated in Appendix 5 shall be adhered to throughout the construction process. The Arborcorp Tree Experts have been retained to complete all required arboricultural actions.

Conclusions

There are twenty six (26) trees associated with this property, twenty one (21) of which will be affected by the proposed construction. There are eight municipal trees associated with this project. Tree preservation



recommendations have been made for all trees affected by the proposed construction. There are four (4) trees recommended for removal. Tree removals shall be carried out in accordance with the City of Mississauga's Private Tree Protection By-Law.



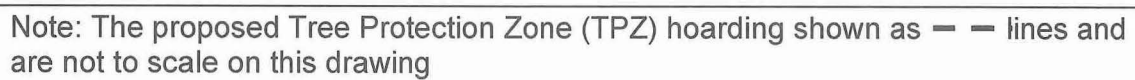
Appendix 1 Detailed Tree Data Graph

Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
1	Ash Mountain European	<i>Sorbus aucuparia</i>	109	22	8	3	6	M	M	2.4	Y	P	P	P	UW, PP
2	Maple Norway	<i>Acer platanoides</i>	109	22	6	5	4	M	M	2.4	Y	P	P	P	UW, DC, RP
3	Maple Norway	<i>Acer platanoides</i>	109	17	6	4	0	L	L	2.4	Y	R	P	R	DF, RM
4	Oak Red	<i>Quercus rubra</i>	109	40	16	13	15	M	M	2.4	Y	P	P	P	UW, RP, ER
5	Maple Norway	<i>Acer platanoides</i>	109	28	8	13	7	M	M	2.4	Y	P	P	P	UW, ML, RP
6	Planetree London	<i>Platanus hybrida</i>	109	73	21	15	19	M	M	4.8	Y	P	P	P	VC, UW, ML, RP, GR, ST
7	Maple Silver	<i>Acer saccharinum</i>	109	43	21	11	20	M	M	3	Y	P	P	P	UW, RP, VC
8	Ash White	<i>Fraxinus americana</i>	109	41	21	13	19	M	M	3	Y	P	P	P	DF, DE, RP, UW, 25%DW
9	Mulberry White	<i>Morus alba</i>	109	20, 12	9	8	8	M	M	2.4	N	P	P	P	SK2, RP, 15%DW
10	Spruce Norway	<i>Picea abies</i>	109	64	21	12	20	H	H	4.2	N	P	P	P	UW, PP, WNC, 15%DW
11	Spruce Norway	<i>Picea abies</i>	109	52	21	13	10	H	H	3.6	N	P	P	P	20%DW, PP, DC
12	Walnut Black	<i>Juglans nigra</i>	109	62	21	16	20	M	M	4.2	N	P	R	R	RP, ML, DC
13	Spruce Norway	<i>Picea abies</i>	109	63	21	12	19	M	M	4.2	N	P	R	R	5%DW, RP, DC



Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
14	Ash White	<i>Fraxinus americana</i>	109	18	8	8	7	M	M	2.4	N	P	P	P	ML, DC, RP
15	Spruce White	<i>Picea glauca</i>	117	41	14	11	12	M	M	3	N	P	P	P	VC, 25%DW, RP, PP
16	Cherry Choke	<i>Prunus virginiana</i>	117	18	4	10	3	M	M	2.4	N	P	P	P	ST, SC, RP
17	Spruce White	<i>Picea glauca</i>	117	43	22	9	20	M	M	3	N	P	P	P	PP, DC, RP
18	Pine Red	<i>Pinus resinosa</i>	109	60	20	13	16	M	M	3.6	N	P	P	P	CT, PP, LN(L), RP
19	Spruce White	<i>Picea glauca</i>	117	51	22	8	20	M	M	3.6	N	P	P	P	15%DW, RP
20	Spruce White	<i>Picea glauca</i>	117	33	21	10	18	M	M	2.4	N	P	P	P	20%DW, RP
21	Spruce White	<i>Picea glauca</i>	117	31	22	11	17	M	M	2.4	N	P	P	P	RP, 15%DW, LN(L)
22	Maple Silver	<i>Acer saccharinum</i>	109	49	19	15	17	M	M	3	N	P	P	P	LN(M), SG, ST, RP
23	Birch Paper	<i>Betula papyrifera</i>	109	14, 12, 13, 11	8	9	7	M	M	2.4	N	P	P	P	SK4, RP, ML
24	Birch Paper	<i>Betula papyrifera</i>	109	13, 20, 23, 24	10	12	9	M	M	2.4	N	P	P	P	SK4, RP, ST
25	Maple Norway	<i>Acer platanoides</i>	109	25	10	8	8	M	M	2.4	N	P	R	R	ML, PP, WC, FK3@3M
26	Maple Norway	<i>Acer platanoides</i>	109	28	10	10	8	M	M	2.4	N	P	R	R	ML, DC, 10%DW

Items highlighted in yellow are recommended for removal
Trees highlighted in green are municipally owned





Appendix 3 Tree Inventory Methodology

DBH (cm)	Diameter at breast height, 1.4m above ground, measured in centimeters.
Height (m)	Height of tree from ground to top of crown.
Crown Reserve (m)	Crown diameter (tree's canopy) measured at intervals of 1, 3, 5, 7.5, 10, 15 meters.
Biological Health	<p>Related to presence and extent of disease/disease symptoms and the vigour of the tree.</p> <p>H (high) - No disease or disease symptoms present, moderate to high vigour.</p> <p>M (Moderate) - Presence of minor diseases/disease symptoms, and/or moderate vigour.</p> <p>L (Low) - Presence of diseases/disease symptoms, and/or severely poor vigour.</p>
Structure Condition	<p>Related to defects in a tree's structure, (i.e., lean, co dominant stems).</p> <p>H (High) - No structural defects, well-developed crown.</p> <p>M (Moderate) - Presence of minor structural defects.</p> <p>L (Low) - Presence of major structural defects.</p>
Position on Site	AP—above ground planter; ED - edge of forest or woodland; IN— interior of forest or woodland; HR - hedgerow, or group of trees in a line; OG-open grown; PI - planting island.
Preservation Priority	<p>A rating of each tree's projected survival related to existing conditions.</p> <p>1 (high) - high to moderate biological health, and well developed crown. Well suited as a shade tree of screen planting. Will survive existing conditions indefinitely.</p> <p>2 (moderate) - one or more moderate to severe defects in biological health and/or structural condition. Marginally suited as a shade tree or screen planting. Can survive at least 3 - 5 years under existing conditions. This category also includes stock planted within past 2 years that is not yet established.</p> <p>3 (low) - low biological health and/or severely damaged/defective structural condition, and/or unsuitable for urban uses. If biologically defective, survival for more than 1 - 3 years under existing conditions is unlikely.</p>
Tree Location	Tree is located on Subject Property – S; Tree is located on neighbouring property – N; Tree is located on property line – PL
Municipal tree	Tree is located on the property of the local municipality/town. Y = Municipal tree.
Site Dev. Impact	Impact to tree is anticipated from proposed development at or near the tree, and/or grade changes (cut/fill) of which the tree is not likely to survive. 1 - Site dev. impact.
Rec. Action	<p>A recommendation to preserve or remove a tree based on i) anticipated impacts from proposed development, ii) the tree's current biological health and structural condition, and iii) having a moderate to high hazard potential.</p> <p>P (preserve) - tree having moderate to high biological health and moderate to low structural defects. Tree is likely to survive at least 3-5 years.</p> <p>R (remove) - tree having low biological health and/or severe structural defects, and is not likely to survive more than 1-3 years, and/or will not survive proposed development.</p> <p>C (conditional) - tree's preservation or removal is related to potential relocation/modification of the limit of construction, and/or known treatments that will likely improve the biological health and/or structural condition of the tree. May require review of tree's condition, e.g., roots, at time of construction/excavation. Also applies to trees that may require further or regular evaluation.</p>
Action Priority	A rating which relates to the urgency of treatment(s). H - high (immediate), M - moderate (within 2 years), L - low (little or no action required)



Appendix 4 Tree Inventory Methodology

1-SD=	1 SIDED CROWN	PL=	POOR LEADER DEVELOPMENT
BC=	BROKEN CROWN	PP=	PAST PRUNING
BN=	BARK NECROSIS	PTH=	PLANTED TO HIGH
BR=	BROKEN BRANCH	PTL=	PLANTED LOW
BSD=	BASAL TRUNK DAMAGE	RAC=	REVIEW ACTION DURING CONSTRUCTION
BT=	BENT TRUNK	RB=	REMOVE BASKET/ BURLAP
CD=	CROWN DIEBACK	RC(#)=	REQUIRES CABLING AND NUMBER
CK=	CHLORONIC LEAVES	RM=	REMOVE PLANT
CL=	CROWN NECROSIS	RP=	REQUIRES PRUNING AND/OR THINNING
CT=	CROOKED CROWN	RS=	REMOVE STRING/ TAG/ WIRE
DC=	DEVELOPED CROWN FORM	RU=	REMOVE TREE TO PROMOTE UNDERSTORY
DE=	DISEASED	SB=	SPROUTS AT TRUNK BASE
DED=	DUTCH ELM DISEASE	SC=	SPROUTS IN CROWN
DF=	DEFOLIATED	SF=	SUPERIOR TREE FORM
DL=	DEVELOP LEADER	ST=	SPROUTS ON TRUNK
DW=	DEADWOOD	TC=	THIN CROWN (REDUCED FOLIAGE)
ER=	EXPOSED ROOTS	TD=	TRUNK DECAY
ETB=	ENLARGED TRUNK BASE	TG=	TRUNK/ STEM GIRDLING ROOT
FK#@XM=	# OF TRUNKS, HT. ABOVE GROUND	TK(#)=	MULTIPLE TRUNKS AT OR BELOW GROUND
FC=	FROST CRACKS	TOB=	LOCATED AT TOP OF BANK
GC=	ANTICIPATED IMPACT FROM GRADE CHANGE	TP=	TRANSPLANT POTENTIAL
GR=	GIRDLING ROOT(S)	TNR=	TRANSPLANT NOT RECOMMENDED
HP=	HAZARD POTENTIAL OF TREE	TRS=	TRANSPLANT STRESS
IU=	INSPECT UNDER SOIL FOR WIRES/ STRINGS/ETC	TS=	TRUNK SPLIT
LC=	LIVE CROWN, LC 20%- 20% LIVE CROWN	TT=	TWISTED TRUNK
LN=	LEAN: L (LOW, <5°), M(MODERATE, 5-15°), (HIGH, >15°); (N, E, S, W) INDICATES DIRECTION OF LEAN	TW=	TRUNK WOUND
LS=	LIGHT SUPPRESSED	UC=	UNBALANCED CROWN (N,E,S,W) INDICATES WEIGHTED SIDE OF CROWN
MB=	MULTI-BRANCH NODE ON TRUNK	UW=	TREE UNDER/ OVER POWER WIRES
ML=	MULTIPLE LEADERS	VC=	VINE COVERED
OS=	OFF SITE TREE	WC=	WOUND COMPARTMENTALIZED
PC=	POLLARDED CROWN	WNC=	WOUND NOT COMPARTMENTALIZED

Directions (N,S,E,W)

LN(L-S) = minor lean to the south

Quantified Conditions (defects, diseases) e.g.

L (low, minor), M (moderate), H (high, severe)
e.g. CT(H) = severely crooked stem



Appendix 5 Management Recommendations

The following steps should be taken to remove trees, to assess the conditions of trees at time of tree works and excavation, and to protect trees identified for preservation. A qualified arborist or professional forester should oversee implementation of tree works.

A. Prior to Construction:

- 1 Mark trees for treatments as outlined in the detailed tree assessment descriptions. Ensure that branches and/or trees are removed so as not to damage trees to be preserved. Prune trees to correct/improve structure; remove deadwood, snags, and clear limbs that are likely to be impacted from proposed structures. Treatments are to be carried out prior to commencement of construction. Details of tree pruning and thinning recommendations are to be provided at the time of tree work activities.
- 2 Erect tree protection fencing (1.5 meter high plywood hoarding, paige wire fencing or equivalent) around trees to be preserved approximately 1 meter outside the drip line of the trees. Where this is not possible and changes to grades will occur within the tree's drip line, onsite inspection is required to identify the full and precise extent of disturbance to each tree and to determine additional protection measures. However if more than 25% of the root system is to be compromised, preservation is not recommended.
- 3 Identify areas on site to be used to stockpile and store soils, supplies and materials so that they do not impact trees to be preserved. Do not pile materials within the drip line of the trees to be preserved.
- 4 Identify and locate routes to be used by large, heavy excavation and building machinery. Do not drive equipment within the drip line of trees to be preserved.

B. During Construction:

- 1 Excavation works near trees to be preserved must be conducted carefully so as to minimize impacts. Where necessary, pruning of excavated or damaged roots and limbs should be conducted by qualified personnel. All exposed roots of trees to be preserved must be kept moist and covered at all times.
- 2 On-site guidance to preserve/remove trees based on underground findings at time of excavation is recommended.

C. Following Construction Including Lot Grading:

- 1 Fertilize trees that receive crown/root pruning with a slow release fertilizer. In the absence of soil and/or foliar nutrient analysis, a fertilizer ratio of 3:1:1 should be used.
- 2 Where possible and in consultation with the arborist/landscape architect apply a mixture of wood chips and $\frac{3}{4}$ clear gravel over tree root zones that may be encroached. Depth of cover and extent of area covered shall be determined on a per case basis.
- 3 Use light soils where fill is required up to a depth of 6 inches. Where depth of fill is greater than 6 inches, retaining wall structures and/or vertical mulching are recommended. Local drainage patterns within the root zones of trees to be preserved should be maintained as existing.
- 4 Monitor the health and condition of trees annually for 5 years.



Appendix 6 Tree Protection Barriers

Tree Protection Procedure EN-TRE-001-001



- ① Tree protection barriers must be 1.2m (4ft) high, waterboard hoarding or an equivalent approved by Development Services.
- ② Where earthworks material is to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- ③ All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- ④ No construction activity, grade changes, surface treatment, or excavations of any kind is permitted within the Tree Protection Zone.

Tree Protection Zones	
Trunk Diameter (DBH)	Minimum Protection Distances Required
Less than 10cm	1.8m
11-40cm	2.4m
41-50cm	3.0m
51-60cm	3.6m
61-70cm	4.2m
71-80cm	4.8m
81-90cm	5.4m
91-100+cm	6.0m



Appendix 7 Municipal Tree Photo(s)

Tree Number 1



Tree Number 2

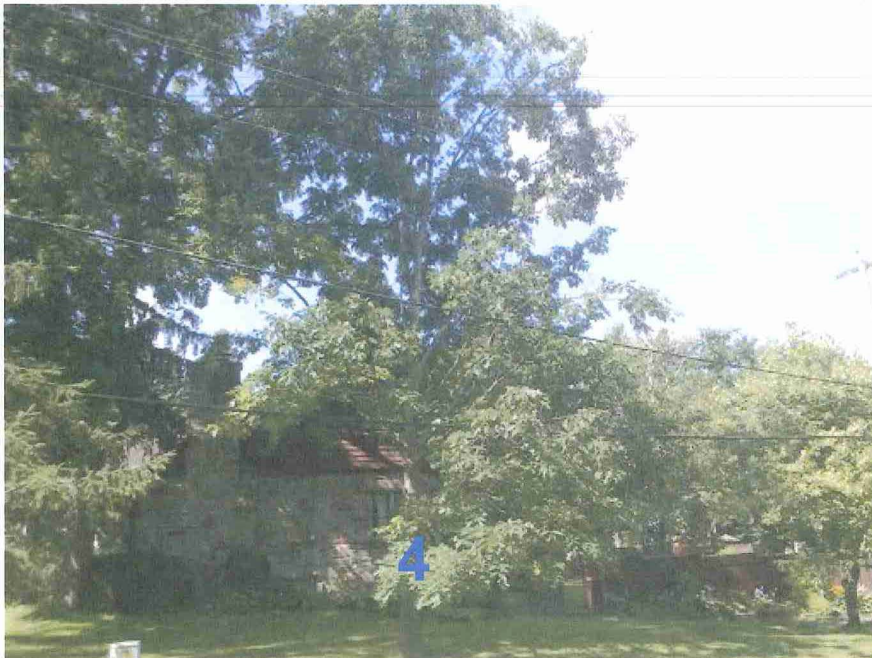




Tree Number 3



Tree Number 4





Tree Number 5

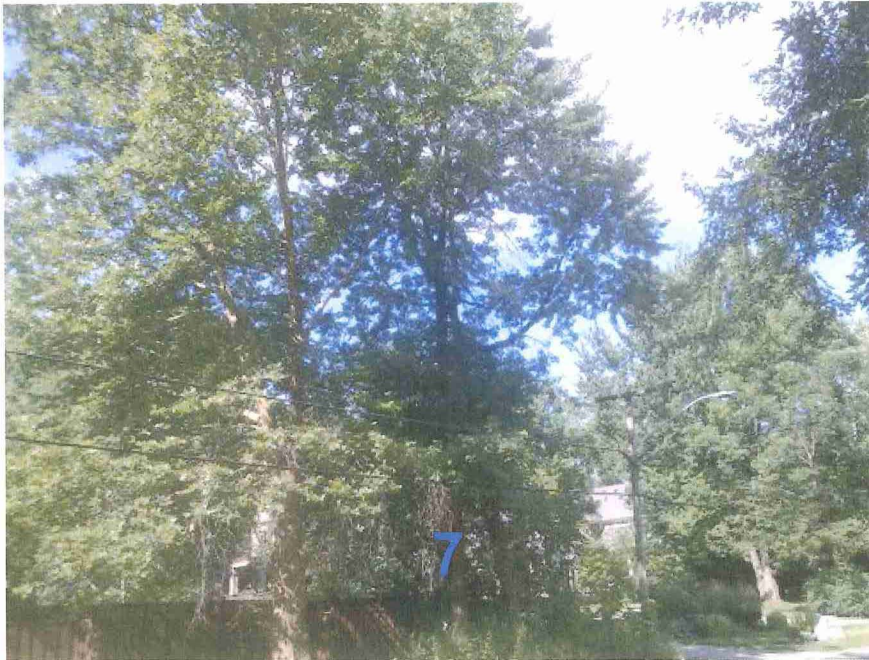


Tree Number 6

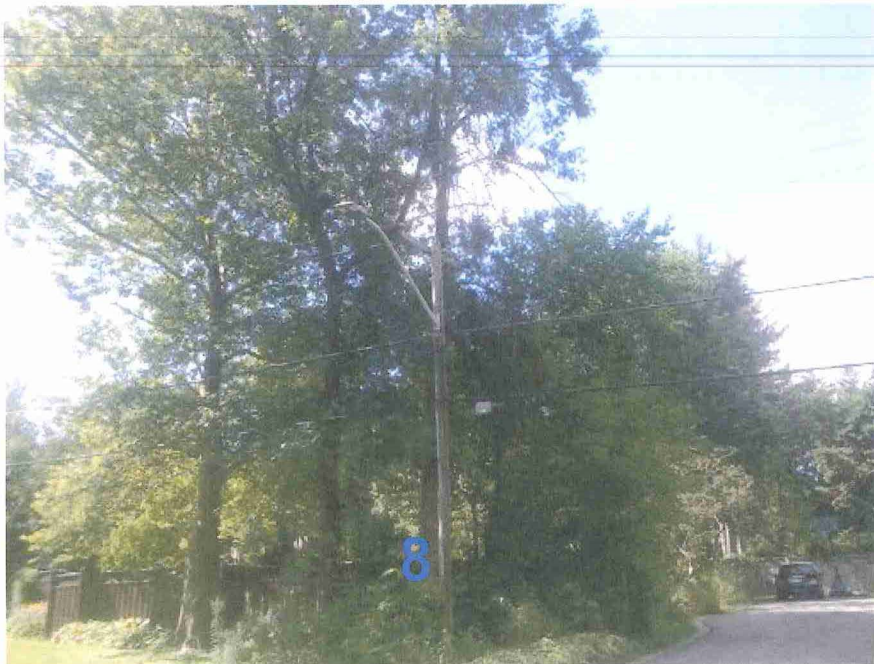




Tree Number 7



Tree Number 8



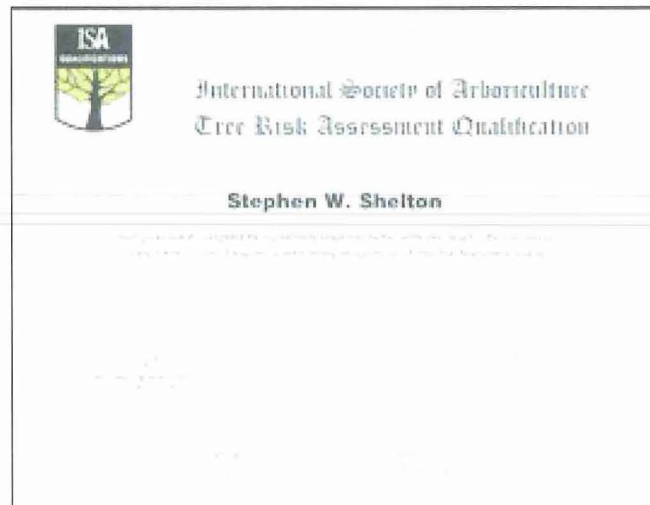
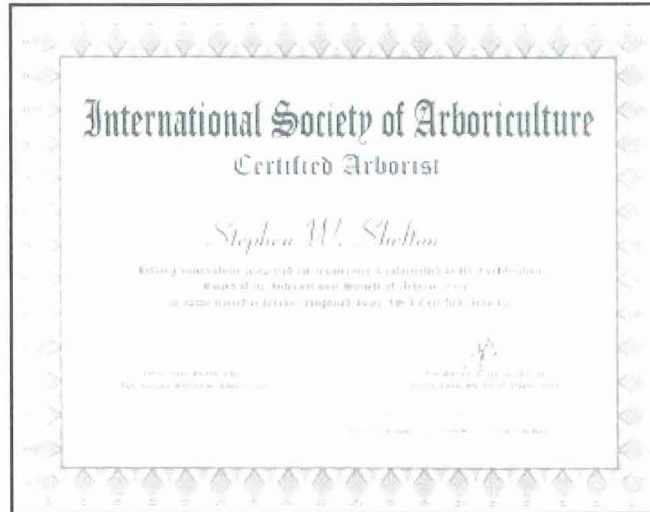


Appendix 8 Appraisal Calculations

Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Condition s Rating	Appraised Value
1	Mountain Ash	22	379.94	7	38.465	665	17.28844	55.00%	3911.964	40.00%	60.00%	938.871429
2	Norway Maple	22	379.94	10	78.5	1137.5	14.49045	68.00%	4107.74	50.00%	75.00%	1540.4025
3	Norway Maple	17	226.865	10	78.5	1137.5	14.49045	68.00%	2599.415	50.00%	0.00%	0
4	Red Oak	40	1256	10	78.5	1347.5	17.16561	81.00%	17719.63	60.00%	75.00%	7973.83125
5	Norway Maple	28	615.44	10	78.5	1137.5	14.49045	68.00%	6428.24	50.00%	75.00%	2410.59
6	London Planetree	73	4183.265	7	38.465	752.5	19.56324	68.00%	55890.79	70.00%	60.00%	23474.13
7	Silver Maple	43	1451.465	10	78.5	1225	15.6051	56.00%	13223.14	60.00%	70.00%	5553.7188
8	White Ash	41	1319.585	10	78.5	500	6.369427	50.00%	4452.5	50.00%	70.00%	1558.375



Appendix 9 Staff Credentials and Qualifications





Sir Sandford Fleming College of Applied Arts and Technology

The Council of Governors hereby represents on the behalf
of the College of Applied Arts and Technology, London, Ontario, that

Ian Burnett

is duly qualified to receive a diploma in the following field of study

Urban Forestry

Given at London, Ontario this first day of June, 2002



G. H. Tilly

G. H. Tilly

B. R. S. T.



Sir Sandford Fleming College of Applied Arts and Technology

The Council of Governors hereby represents on the behalf
of the College of Applied Arts and Technology, London, Ontario, that

Ian Burnett

is duly qualified to receive a diploma in the following field of study

Forestry Technician

Given at London, Ontario this third day of June, 2004



G. H. Tilly

G. H. Tilly



Appendix 10 Limitations of Assessment

It is the policy of Arborcorp Tree Experts Ltd. to attach the following clause regarding limitations. We do this to ensure that developers, agencies, municipalities and owners are clearly aware what is technically and professionally realistic in retaining trees.

The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above ground parts of each tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of insect attack and crown dieback, discolored foliage, the condition of any visible root structures, the degree and direction of lean, the general condition of the trees and the surrounding site, and the proximity of property and people. Except where specifically noted in the report, none of the trees examined were dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

Trees greater than 100 mm in DBH have been assessed for structural integrity by following the methodology in the International Society of Arboriculture's (ISA) "Evaluation of Hazard Trees in Urban Areas", Second Edition. Monetary values for trees have been determined using the Guide for Plant Appraisal 9th Edition's replacement cost method.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather conditions, including severe storms with high-speed winds.

While reasonable efforts have been made to ensure that the trees recommended for retention are healthy no guarantees are offered, or implied, that these trees, or any parts of them, will remain standing. It is both professionally and practically impossible to predict with absolute certainty the behavior of any single tree or group of trees or their component parts in all circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

This 21 Page report was prepared by

Stephen W. Shelton
Arborcorp Tree Experts
ISA Certified Arborist ON-0542AT

Memorandum

Community Services Department
Culture Division



TO: Chair and Members of the Heritage Advisory Committee

FROM: Paula Wubbenhorst, Senior Heritage Coordinator

DATE: June 25, 2015

FILE: 6985 Second Line West (Ward 11)

SUBJECT: **Heritage Impact Assessment**
6985 Second Line West

The subject property is adjacent to the Meadowvale Village Heritage Conservation District. The property owner has submitted an application to replace the existing house. The attached report addresses the application in light of its adjacency to the district. It is provided for your information.

Paula Wubbenhorst
Senior Heritage Coordinator
Culture Division
905-615-3200, ext. 5385
paula.wubbenhorst@mississauga.ca

EPIC DESIGNS INC.

257 DUNRAVEN Drive
Toronto, Ontario
M6M-1H8
(416) 564 – 2435

JUNE 24, 2015

RE: 6985 SECOND LINE WEST

Dear Paula Wubbenhorst, Senior Heritage Coordinator

In response to the request for outlining information in connection to our proposal to demolish the existing one storey detached dwelling and re-develop the existing lot to construct a new one storey detached dwelling. Our subject site is adjacent to Heritage Conservation District to the North and West of our site, and we have designed a home that is both sensitive to the zoning requirements as well as Heritage guidelines.

Our proposal is to remove the existing one storey detached dwelling on the site and construct a new one storey detached dwelling. The new dwelling is to be centered within the lot frontage to meet the zoning requirements for side yard and front yard setbacks. The setting of the new house on the lot and it's first floor profile design reduces the massing of the home. Because the house's profile steps back away from the southwest corner of the house, the stepped back affect breaks up the massing of the roof. The existing access into the site is maintained allowing us to create a winding driveway towards the garage which is pushed back from the front of the house by 4.51m. This eliminates trying to widen the driveway entrance at the street and as the driveway leads towards the garage it becomes partially screened by the existing evergreens along the street line. This is evident on our street view of the existing site (figure no. 1). On (figure no. 2) you can see that we may add additional shrubs along the line of the existing evergreens and plant two new trees in the front yard. This will further screen the house from view and it continues to maintain the greening of the street view.

The new house will be finished with a stone veneer from just above finished grade up to the finished first floor level. This is being done to match heritage character homes in the area as such homes were typically built on a stone foundation. The remaining of the facade is being finished with stucco and accents of wood siding. The wide overhangs and low sloping roof reduce the overall massing of the home on the lot. The overall profile of the proposed dwelling is a result of trying to design a home that provides amenity space for the home owners, but such space is to be sheltered by

the house and out of view from adjacent properties. This is reflected on the location of the covered patio.

The house is sited to maintain most significant trees and mature vegetation on the property, thus keeping the interior of the lot screened from the street. The existing lot is generally flat without a significant change in elevation and all existing grades around the dwelling will be maintained and not disturbed. Maintaining the proposed dwelling to a one storey in height, complying with the side yard setbacks to the building walls, being under the allowed lot coverage are all objectives that we have followed to ensure that the massing of the house is reduced and harmonized within the existing lot context.

I am attaching a cover letter that was submitted as part of the site plan approval together with pictures of the existing one storey detached brick dwelling for reference. Should you require additional information with regards to the above property, contact us at your earliest convenience.

Regards,

A handwritten signature in black ink, appearing to read 'Marco Vieira', with a stylized flourish at the end.

Marco Vieira
Epic Designs Inc.

EPIC DESIGNS INC.

257 DUNRAVEN DRIVE DRIVE
TORONTO, ONTARIO
M6M-1H8
(416) 564 – 2435

COVER LETTER

December 15, 2014

APPLICANT: MARCO VIEIRA, Epic Designs Inc.
PROPOSAL: PROPOSED NEW 1 STOREY DETACHED DWELLING
ADDRESS: 6985 SECOND LINE WEST

To Whom it may Concern:

I am submitting a proposal to site plan approval for a one storey detached dwelling. The subject site is occupied by a one storey detached brick dwelling. The existing house has a square footage of approx. 970.00 sq. ft. and is to be demolished. The property is located South of Old Derry Road and on the East side of Second Line West adjacent to the Heritage Conservation District. As part of our submission we are attaching photos of the exterior and interior of the dwelling, and the registry title search of the original crown grant for the entire property. This was confirmed to be required by Laura Waldie (Heritage coordinator-planning) by email.

The proposed dwelling is being finished with stone veneer to resemble the old stone foundations typical found in the regulated area, and stucco walls for the remaining wall. There are no flat roofs on the front of the dwelling and or part of the proposed one storey dwelling, but there is a proposed covered patio being built entirely within the dwellings envelop.

Regards,



Marco Vieira

5-5



6985 Second Line West (West Elevation)



6985 Second Line West (West Elevation)

5-6

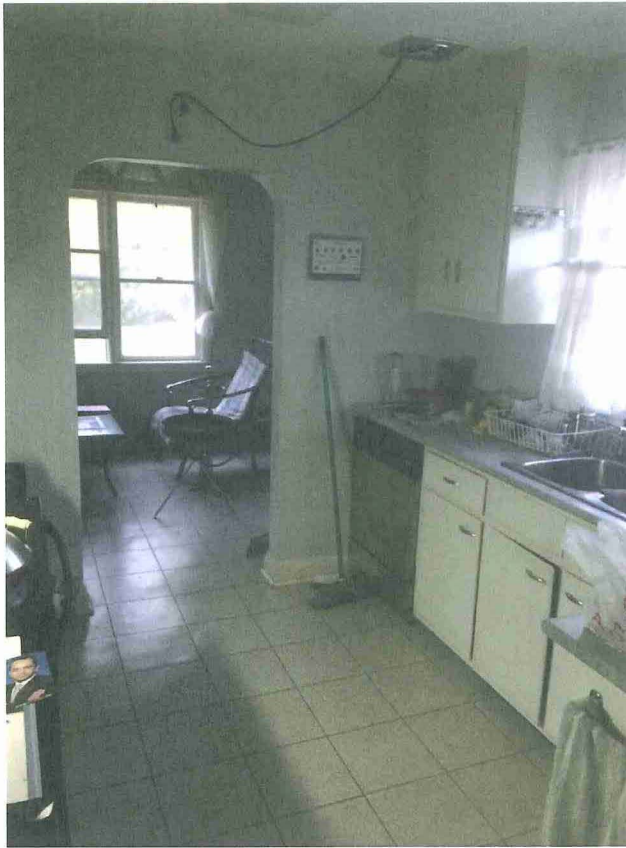


6985 Second

Line West (East Elevation)



5-7



6985 Second Line West (North
Elevation)

Interior #1

5-8



Interior #2



Interior #3

5-9



Interior #4



6985 Second Line W, Mississauga Ontario | June 23, 2015 | Proposed
FIGURE NO. 1



NEW TREE

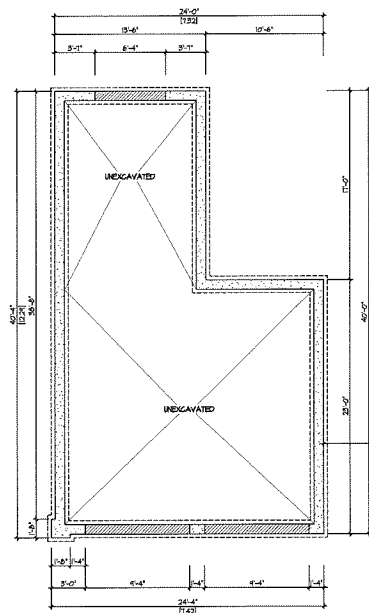
SHRUBS

NEW TREE

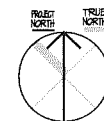
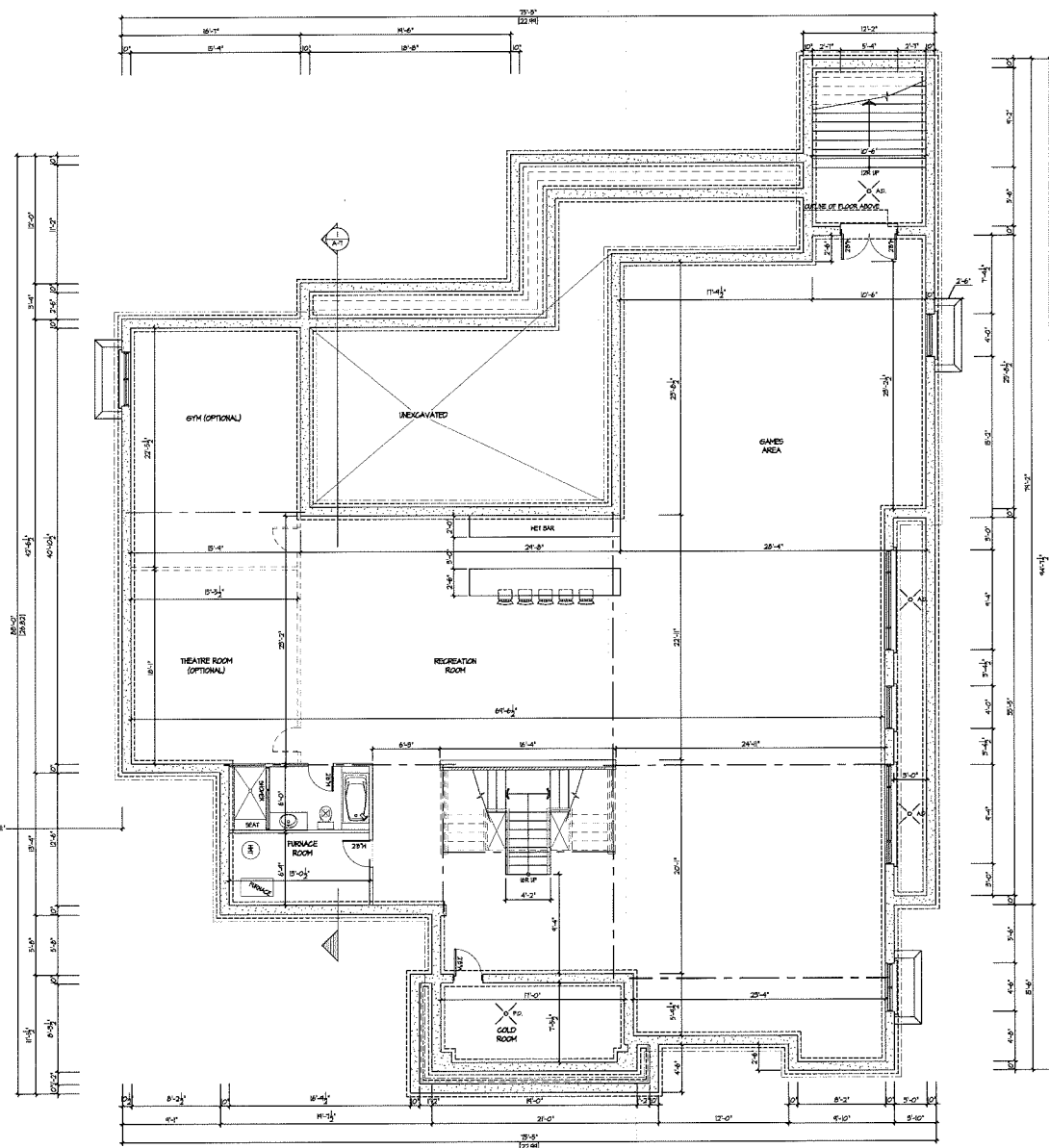
LANDSCAPING
SHRUBS

6985 Second Line W, Mississauga Ontario | June 23, 2015 | Proposed
FIGURE NO. 2

5-13



1 BASEMENT FLOOR PLAN
A-2 SCALE : 3/32" = 1'-0"



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DO NOT SCALE DRAWINGS

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO EPIC DESIGNS INC. BEFORE PROCEEDING WITH WORK.

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GENERAL NOTES:

1. DRAWING NOTES



257 DUNRAVEN DRIVE
TORONTO, ONTARIO,
M6M-1H6
TEL: (416) 564-2435
FAX: (416) 351-3742
WWW.EPICDESIGNSINC.CA

SITE PLAN APPLICATION # 14/178

NO.	DESCRIPTION	DATE
3	SITE PLAN APPROVAL REVISIONS	APRIL 15 2015
2	SITE PLAN APPROVAL REVISIONS	MARCH 03 2015
1	SITE PLAN APPROVAL SUBMISSION	DEC. 16 2014

OWNER: Khalid Abu Zaid & Samir Beldas
ADDRESS: 6985 SECOND LINE WEST, MISSISSAUGA, ONT.
TELEPHONE: (905) 401-8548

PROJECT TITLE

PROP. ONE STOREY
S.F.D. DWELLING
NO. 6985 SECOND LINE WEST
CITY OF MISSISSAUGA

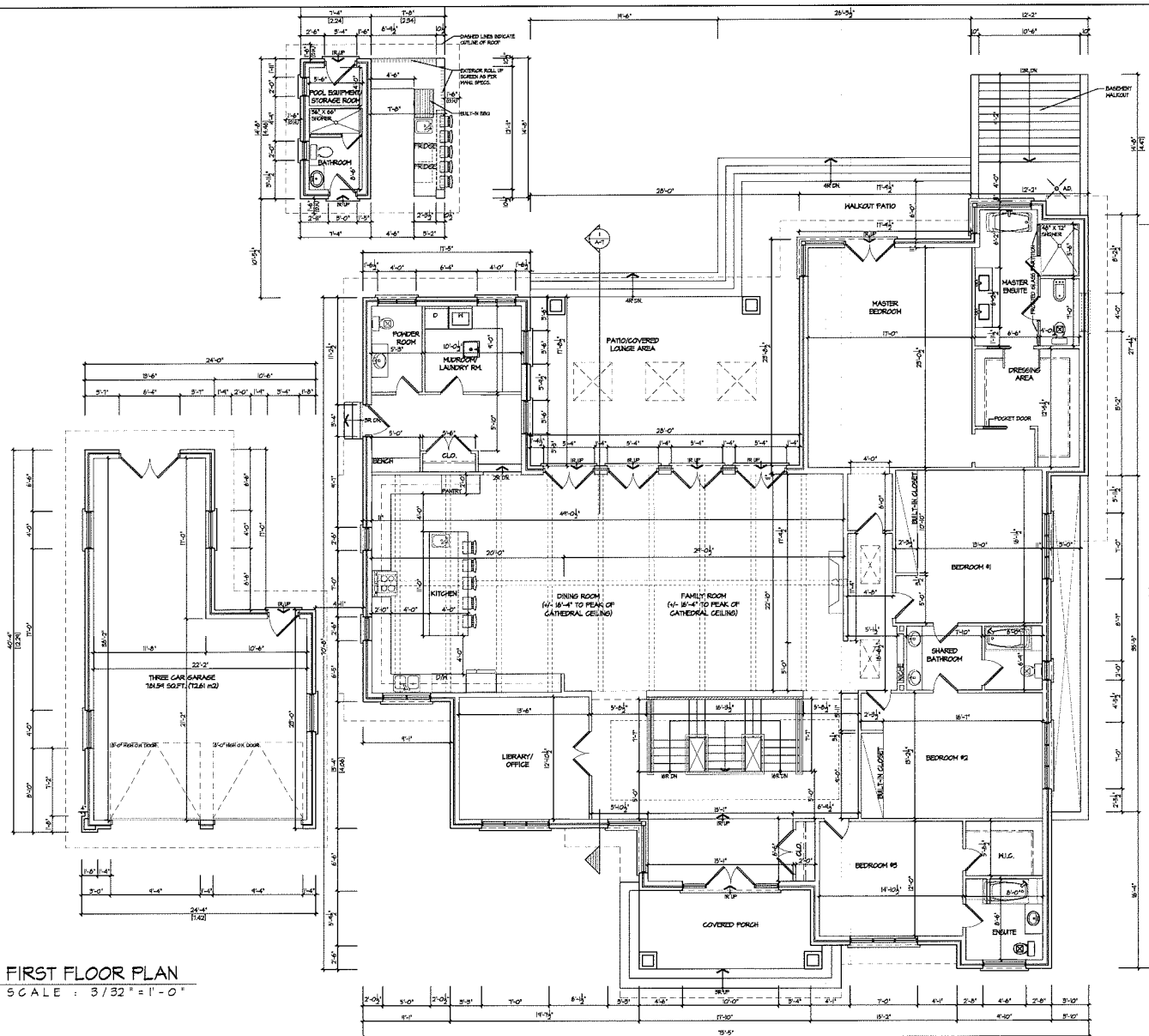
DRAWING TITLE:

BASEMENT PLAN

DESIGNED BY:	P. GASPAR
DRAWN BY:	P. GASPAR
CHECKED BY:	M.V.
SCALE:	AS SHOWN
DATE:	SEPT. 9, 2014
DRAWING:	REV. NO.

A-2 3
PROJECT NO.:
2014-35

5-14



1 FIRST FLOOR PLAN
A-3 SCALE: 3/32" = 1'-0"



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GENERAL NOTES:

1. DRAWING NOTES

epic
designs inc.

257 DUNRAVEN DRIVE
TORONTO, ONTARIO,
M6M-1H8
TEL: (416) 564-2435
FAX: (647) 351-3742
WWW.EPICDESIGNSINC.CA

SITE PLAN APPLICATION # 14178

NO.	DESCRIPTION	DATE
5	SITE PLAN APPROVAL	APRIL 15 2015
2	SITE PLAN APPROVAL	MARCH 03 2015
1	SITE PLAN APPROVAL	DEC. 16 2014

OWNER: Khalid Abu Zaid & Sonar Belades
ADDRESS: 6985 SECOND LINE WEST, MISSISSAUGA, ONT.
TELEPHONE: (647) 401-0348

(PROJECT TITLE)

PROP. ONE STOREY
S.F.D. DWELLING

NO. 6985 SECOND LINE WEST
CITY OF MISSISSAUGA

(DRAWING TITLE)

FIRST FLOOR PLAN

DESIGNED BY:

P. GASPAR

DRAWN BY:

P. GASPAR

CHECKED BY:

M.V.

SCALE:

AS SHOWN

DATE:

PRELIMINARY SKETCH CONSTRUCTOR SEPT. 9, 2014

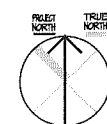
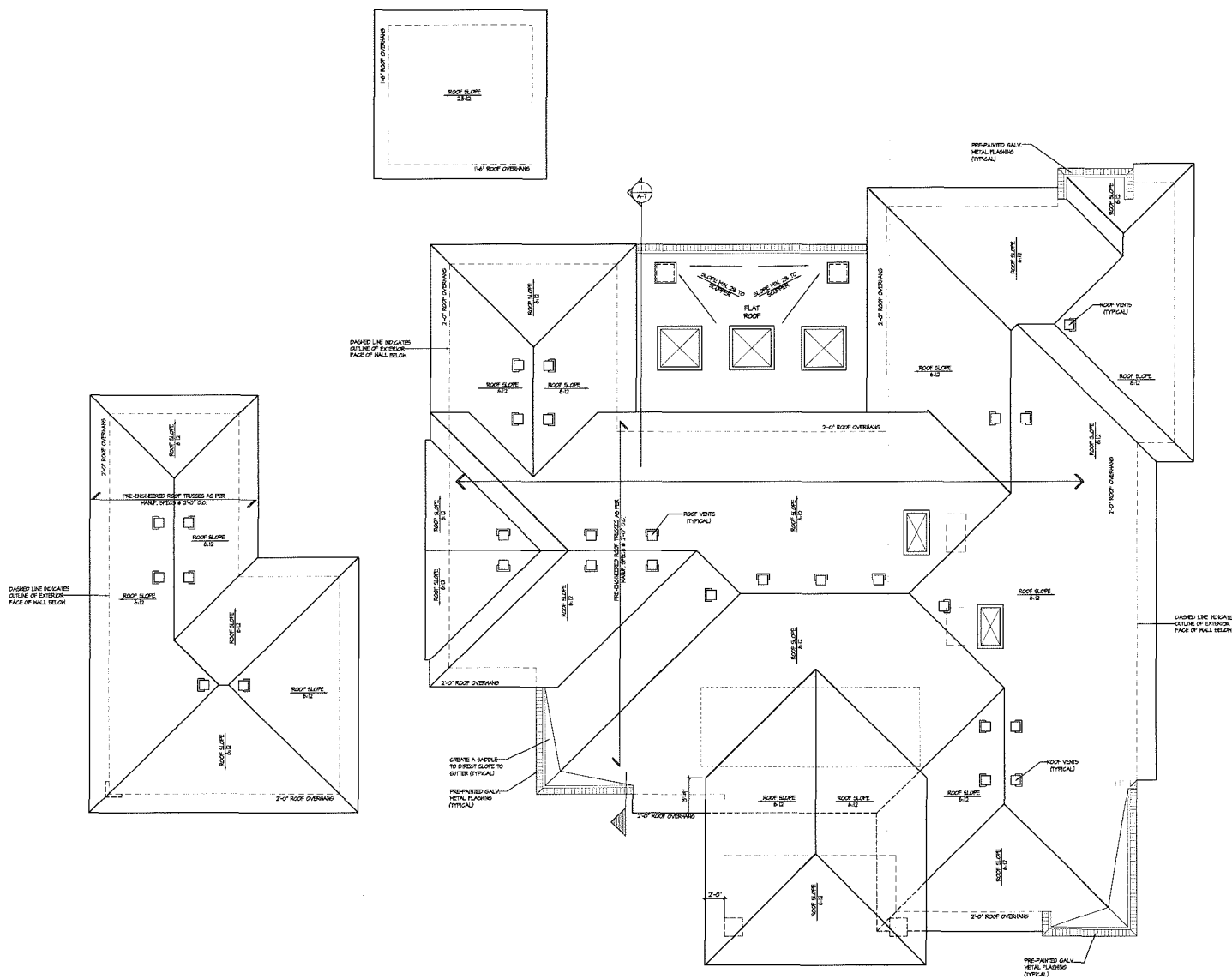
DRAWING: REV. NO.

A-3 3

PROJECT NO.

2014-35

5-15



EPIC DESIGNS INC.
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY OMISSIONS OR DISCREPANCIES TO THE DESIGNER INC. BEFORE PROCEEDING WITH WORK.
ALL PRINTS AND SPECIFICATIONS ARE THE PROPERTY OF EPIC DESIGNS INC. AND SHALL NOT BE COPIED IN PART OR WHOLE WITHOUT PRIOR WRITTEN PERMISSION.

GENERAL NOTES:
1. DRAWING NOTES



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TORONTO, ONTARIO
M6M-1H8
TEL: (416) 564-2435
FAX: (416) 551-3742
WWW.EPICDESIGNSINC.CA

SITE PLAN APPLICATION # 14/15		
3	SITE PLAN APPROVAL REVISIONS	APRIL 15 2015
2	SITE PLAN APPROVAL REVISIONS	MARCH 03 2015
1	SITE PLAN APPROVAL SUBMISSION	DEC. 16 2014
NO.	DESCRIPTION	DATE
1	OWNER: Khalid Abu Zaid & Samar Boudes	
	ADDRESS: 6985 SECOND LINE WEST, MISSISSAUGA, ONT.	
	TELEPHONE: (905) 421-8340	

PROJECT TITLE:
PROP. ONE STOREY S.F.D. DWELLING
NO. 6985 SECOND LINE WEST
CITY OF MISSISSAUGA

(DRAWING TITLE):

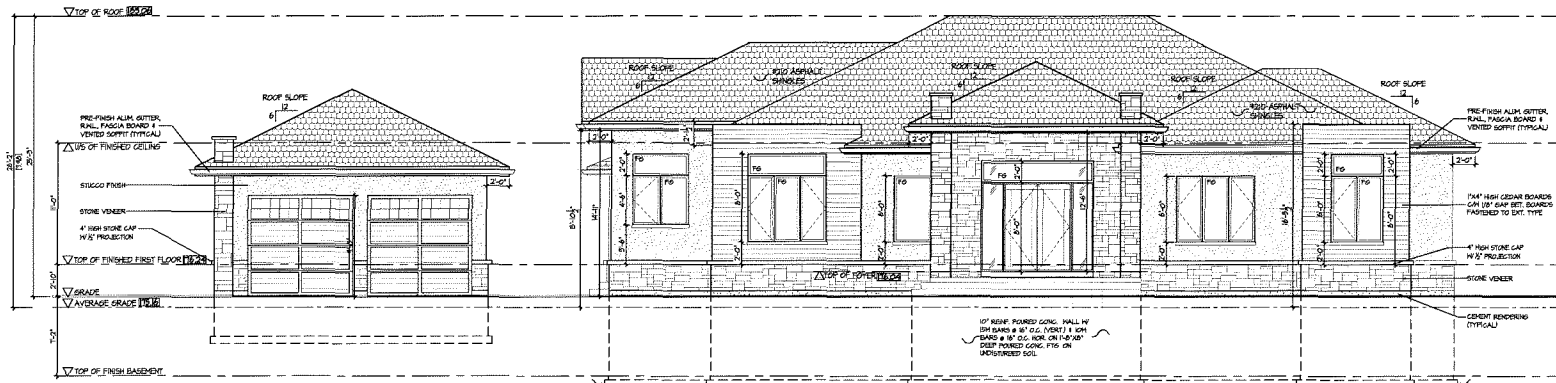
ROOF PLAN

DESIGNED BY:
P. GASPAR
DRAWN BY:
P. GASPAR
CHECKED BY:
M.V.
SCALE:
AS SHOWN
DATE:
SEPT. 9, 2014
DRAWING:
REV. NO. 1

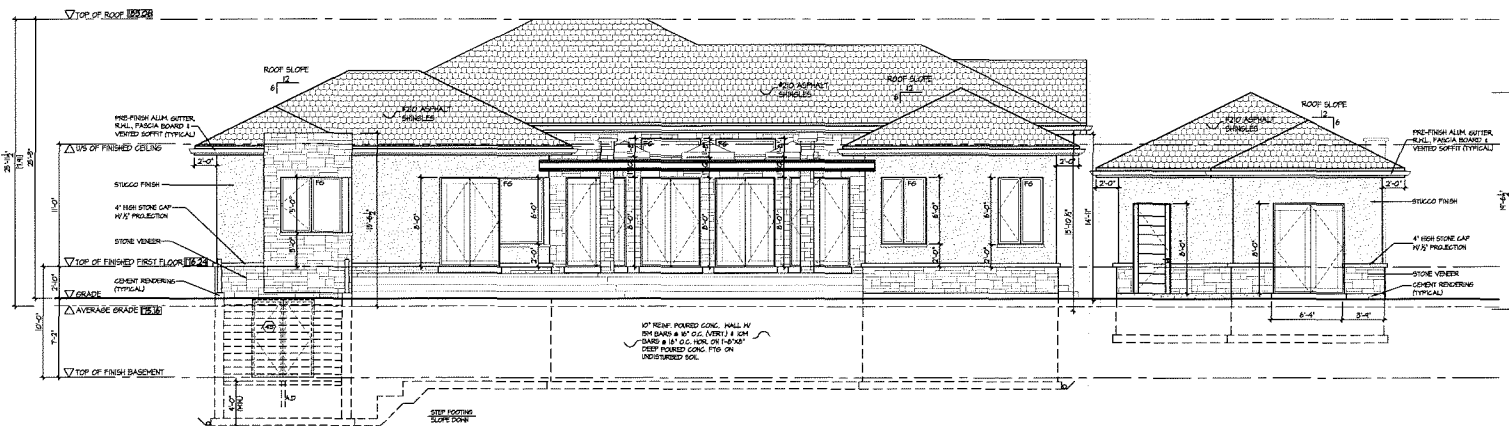
A-4 **3**
PROJECT NO.:

2014-35

91-5



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 EAST ELEVATION
SCALE: 3/32" = 1'-0"



257 DUNRAVEN DRIVE
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M6M-1H8
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FAX: (416) 351-3742
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SITE PLAN APPLICATION # 14/118		
3	SITE PLAN APPROVAL REVISIONS	APRIL 15 2015
2	SITE PLAN APPROVAL REVISIONS	MARCH 20 2015
1	SITE PLAN APPROVAL SUBMISSION	DEC. 16 2014
REV.	DESCRIPTION	DATE
001	REVISION	
OWNER: KIM & JESSIE & Sonja Deides		
ADDRESS: 6985 SECOND LINE WEST, MISSISSAUGA, ONT.		
TEL: (905) 847-4018-4040		

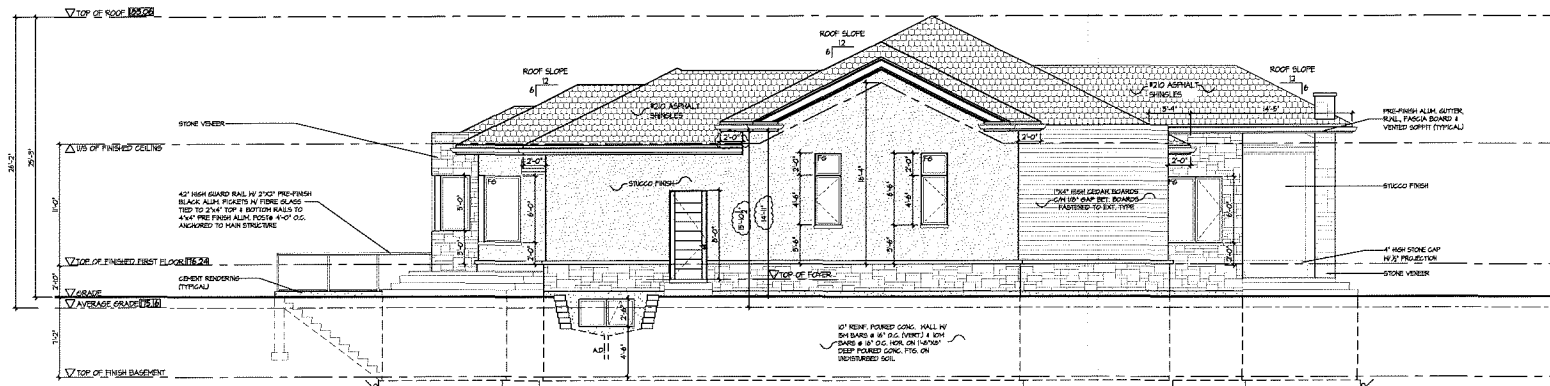
PROJECT TITLE:
PROP. ONE STOREY S.F.D. DWELLING

NO. 6985 SECOND LINE WEST
CITY OF MISSISSAUGA
DRAWING TITLE:

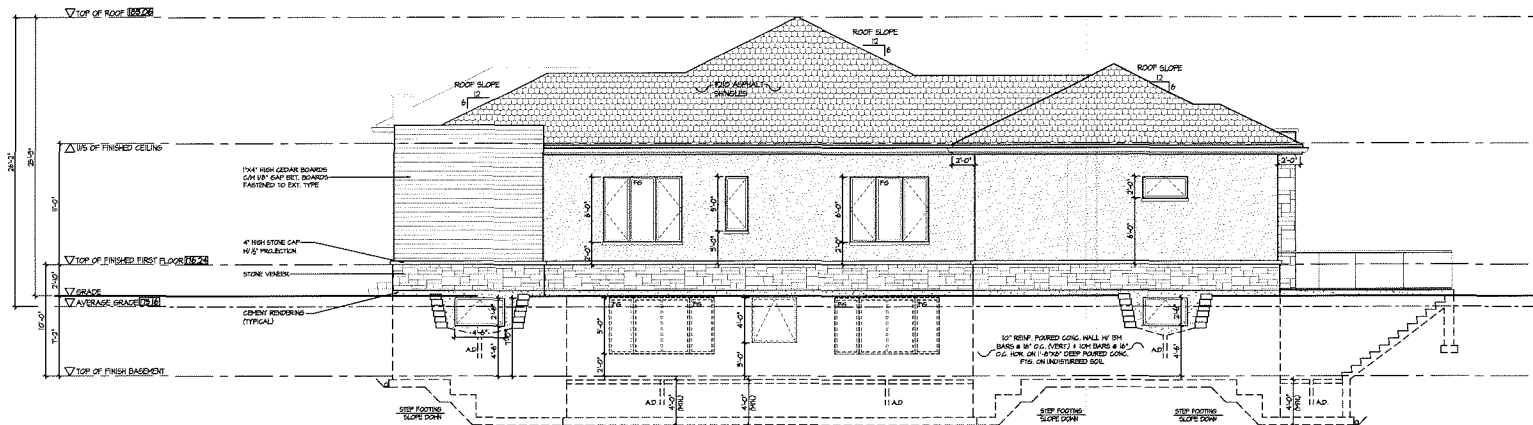
ELEVATIONS

DESIGNED BY:	P. GASPAR
DRAWN BY:	P. GASPAR
CHECKED BY:	M.V.
SCALE:	AS SHOWN
DATE:	SEPT. 9, 2014
PRELIMINARY SETBACK CONSTRUCTION	
DRAWING:	REV. NO. 3
PROJECT NO.:	2014-35

S-17



1 NORTH ELEVATION
A-6 SCALE : 3/32" = 1'-0"



2 SOUTH ELEVATION
A-6 SCALE : 3/32" = 1'-0"



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M6M-1H8
TEL: (416) 564-2435
FAX: (647) 351-3742
WWW.EPICDESIGNSINC.CA

SITE PLAN APPLICATION # 14/15		
5	SITE PLAN APPROVAL REVISIONS	APRIL 15 2015
2	SITE PLAN APPROVAL REVISIONS	MARCH 03 2015
1	SITE PLAN APPROVAL SUBMISSION	DEC. 16 2014
NO.	DESCRIPTION	DATE
REVISIONS		
OWNER: Khalid Abu Zaid & Samir Baidar		
ADDRESS: 6985 SECOND LINE WEST, MISSISSAUGA, ONT.		
TELEPHONE: (647) 401-8240		
PROJECT TITLE:		
PROP. ONE STOREY S.F.D. DWELLING		
No. 6985 SECOND LINE WEST		
CITY OF MISSISSAUGA		
DRAWING TITLE:		

ELEVATIONS

DESIGNED BY:	F.GASPAR
DRAWN BY:	F.GASPAR
CHECKED BY:	M.V.
SCALE:	AS SHOWN
DATE:	SEPT. 9, 2014
PROJECT NO.:	2014-35

City of Mississauga

Memorandum



To: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 21, 2015

From: Mumtaz Alikhan, Legislative Coordinator

Date: July 14, 2015

Subject: Appointments to the Meadowvale Village Heritage Conservation District Advisory Subcommittee

At its meeting held on June 23, 2015, the Heritage Advisory Committee (HAC) approved the Terms of Reference of the Meadowvale Village Heritage Conservation District Advisory Subcommittee (Subcommittee) including nine (9) members from the Meadowvale Heritage Village Community. The Meadowvale Village Community Association has submitted names of its Executive for appointment by HAC to the Subcommittee below:

Meadowvale Village Community Association Executives		
	Last Name	First Name
1.	Carmody	Brian
2.	Clewes	Janet
3.	Holmes	Jim
4.	MacKinnon	Gord
5.	McAskin	John
6.	Moir	David
7.	Newmarch	Colleen
8.	Wilson	Terry
9.	Young	Greg

As well, on June 23, 2015, HAC appointed David Dodaro and Paul McGuigan, HAC Members with architectural expertise, to the Subcommittee to attend its meetings on a rotating basis. These appointments were subsequently adopted by Council on June 24, 2015.

Mumtaz Alikhan
Legislative Coordinator
Legislative Services Division
Corporate Services

City of Mississauga

Memorandum



To: Chair and Members of the Heritage Advisory Committee

From: Ruth Marland, Strategic Leader, Strategic Community Initiatives, Planning and Building Department

Date: July 8, 2015

Subject: Inspiration Port Credit – 70 Mississauga Road South – Update For Information

We would like to provide you with an update on the City's Inspiration Port Credit project for your information.

The City's Inspiration Port Credit project has been exploring opportunities on the Mississauga waterfront at 1 Port Street East, owned by Canada Lands Company, and 70 Mississauga Road South, the former Texaco refinery site now owned by Imperial. The City is putting together plans blending the needs and interests of the community, the landowners and the City.

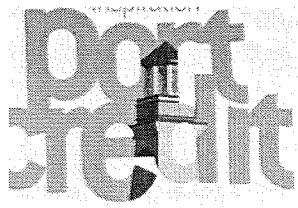
As there are additional technical studies being undertaken for the 1 Port Street East site's plan, we are proceeding with the 70 Mississauga Road South plan at this time.

The 70 Mississauga Road South site is located to the immediate west of the Old Port Credit Heritage Conservation District (OPCHCD). Staff has put forward a Draft Master Planning Framework (see attached Appendices 1 & 2) to guide the preparation of a master plan by the future proponent to revitalize these lands. The proposed draft framework acknowledges the need for these lands to respect and integrate the OPCHCD, to give special recognition to Mississauga Road South and to establish a compatible built form and block structure.

On June 9, 2015, we shared the draft master planning framework for the 70 Mississauga Road South site with the community. The next step is to take the framework forward to the Planning and Development Committee in the fall for consideration for approval to guide the future master plan for the site.

Encls: Appendix 1 - Draft Master Plan Framework
Appendix 2 - Port Credit Land Use Map

cc. Susan Burt, Director, Strategic Community



Draft Master Planning Framework for 70 Mississauga Road South

8-2(a)

Appendix 1

The draft master planning framework for 70 Mississauga Road South sets out the priorities to be addressed in the required master plan for the lands. The master plan would be completed by the owner/developer partnered with a remedial action plan setting out the strategies for site remediation. All other policies of the City Official Plan would apply to the required master plan.

The framework is comprised of the following elements:

1. Inspiration Port Credit Guiding Principles
2. Key Considerations
3. Drivers
4. Vision
5. Components – Directions and To be studied

Guiding Principles

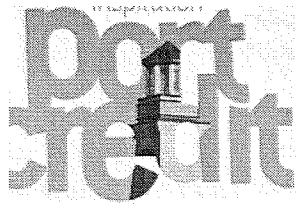
Through the Inspiration Port Credit (IPC) process, the following guiding principles have evolved to provide guidance to both of the IPC sites (1 Port Street East and 70 Mississauga Road South):

i. Embrace the Water

The presence of water will permeate all physical, visual, emotional and aesthetic elements of the site. The recognition, enhancement, influence of the water will be a foundation to the community planning, land uses, activities and urban design.

ii. Celebrate the Waterfront Heritage and Cultural Footprint

Recognition and integration of the Old Port Credit Village Heritage Conservation District, the village Main Street as well as traditional water-based activities are essential to guiding change and uniquely land-marking the two sites. These sites present an important opportunity for cultural celebration and development given their culturally rich and active context.



Draft Master Planning Framework for 70 Mississauga Road South

8-3(a)

iii. Integrate Green and Blue

Maximizing the “green” and accessible open space of these sites is an important means of expanding outdoor lifestyles, natural heritage and recreational opportunities around the water. The open spaces and the urban fabric should be created with the highest standards of sustainability, including green infrastructure for storm water treatment and energy; shoreline enhancement to benefit water quality, natural heritage, protection from invasive species, and accommodation of climate change.

iv. Connect Land and Water

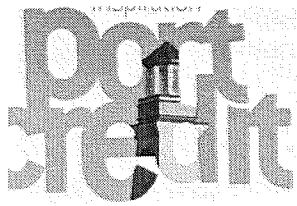
Connecting the land to the water will be a priority. Extending pedestrian accessibility to and along the waterfront will reinforce the urban waterfront village character of Port Credit. Multi-modal links towards the waterfront edge will enable the waterfront to be shared by many.

v. Create an Economically Thriving, Sustainable Waterfront

Create opportunities for Port Credit’s continued growth as a complete and healthy community providing a range of opportunities to access, enjoy and sustain housing, employment, natural and cultural heritage, recreation, educational, community and social services within a compatible urban fabric focused on the water. Promotion of economic sustainability including marine based activities and operations and innovative and creative business enterprises will support and grow local area employment.

vi. Balance and Catalyze Development within the Regional Context

Growth must be balanced with the village character of Port Credit today. Growth on these sites must fit within the city and regional context recognizing Inspiration Lakeview and other City initiatives including the implementation of Light Rail Transit (LRT) along Hurontario Street. Development of these sites will catalyze a complete, sustainable, creative waterfront community. Mobility, servicing and community infrastructure is critical to accommodating future growth.



Draft Master Planning Framework ^{8-4(a)} for 70 Mississauga Road South

Key Considerations

Given the 70 Mississauga Road South site's context outside the boundary of the Port Credit Community Node, its situation on the west side of the Credit River and its industrial history, the following primary considerations are critical to the framework:

1. The appropriate form and scale of development within the context of the immediate neighbourhoods, Port Credit and city urban structure
2. The required municipal services, transportation and community infrastructure
3. Sustainable and cost effective site remediation strategies informing land use

Five Drivers for the site's Revitalization

1. Big Site, Big Legacy
2. Lakefront Park Destination
3. Converging Old and New
4. Connections
5. Transit Integration

Vision

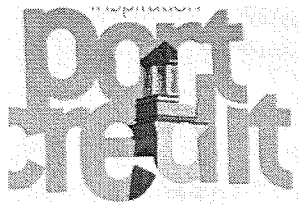
***A lakefront urban neighbourhood of landscapes,
meeting places, living, working, learning and drawing
people to the water's edge to play.***

Draft Framework Directions:

- Sustainable healthy community design informed by people needs, landscape, environment, site context and micro-climatic conditions
- Innovative technologies and inspiring design solutions shaping “green” infrastructure and low impact development strategies
- Use of District Energy and renewable energy such as solar power, for both infrastructure and building use
- Sustainable approaches to shoreline treatment to improve water quality, natural heritage and adapt to climate change
- Sustainable and innovative site remediation strategies
- State of the art, network web-enabled “intelligent” neighbourhood
- Sophisticated and interconnected climate change mitigation strategies (i.e. that reduce greenhouse gas emissions)

To be studied through Master Plan:

- Scope, scale, innovations for and feasibility of “green” infrastructure, climate change mitigation
- Investigate the opportunities for renewable energy, District Energy, intelligent design



Draft Framework Directions:

- Hierarchy and diversity of all season public and private open spaces connected by multi-use trails
- Shoreline access and use for water recreation (possibly marina uses), views and natural heritage corridor
- Destination Waterfront Park for a variety of local and city wide destination uses
- Community Parks for neighbourhood uses including active recreation
- Tree-lined streets with prominent tree canopies and windows to the parks, open space and public realm
- Parks, open space and the public realm should protect for views to Lake Ontario
- Substantive and connected public open space with trees critical in the public realm for shade, air quality enhancement and bird stopover opportunities

To be studied through Master Plan:

- Size, configuration of Destination Park on shoreline
- Size, configuration, location for diversity of open spaces including Community Parks
- Shoreline access and use for water recreation
- Opportunities to enhance, create and/or protect natural heritage
- Feasibility of consolidation/reconfiguration of city marina uses by the City
- Opportunities for innovative and appropriate shoreline treatments
- Feasibility of the creation of a habitat island by the City

Draft Framework Directions:

- Consideration for rapid transit support
- Fine grained, multi-modal street system for a comfortable pedestrian scaled block structure and suitable for active transportation
- Waterfront Trail as the key east/west active transportation connection
- Connections with existing prominent intersections and neighbourhoods where needed
- Interconnected network of streets avoiding cul-de-sacs and dead-ends
- Special recognition of Mississauga Road South as a distinct route to recognize its extension to Lake Ontario, its interface with the Old Port Credit Heritage Conservation District and this site
- A lakefront public street bounding development from public lakefront open space

To be studied through Master Plan:

- Requirement for enhanced transit service (including rapid transit options) influenced by the Lakeshore Road Transportation Master Plan
- Appropriate fine-grained multi-modal street system (scaled to the development of the site)
- Connections to existing Old Port Credit Heritage Conservation District in context of master plan proposed uses, densities etc.
- Special policies for Mississauga Road South to address its sensitive context

Draft Framework Directions

- A walkable community integrated and supportive of completing the Port Credit village
- Transit-supportive and mixed use development integrated within the context of the urban village
- Range of mid-rise housing options
- Affordable housing options including housing for seniors
- A variety of private and public open spaces
- Compatible uses to contribute to the jobs target of 2 people to 1 job for Port Credit
- Creative industry jobs e.g. maker spaces
- Retail, commercial and office uses along the main-street
- Cultural, academic, research, institutional campus uses in an urban waterfront setting

To be studied through Master Plan:

- Appropriate uses, scale and form of development given site conditions, compatibility with neighbourhoods, transportation, community and municipal infrastructure
- Density, residential population, number of jobs

Draft Framework Directions:

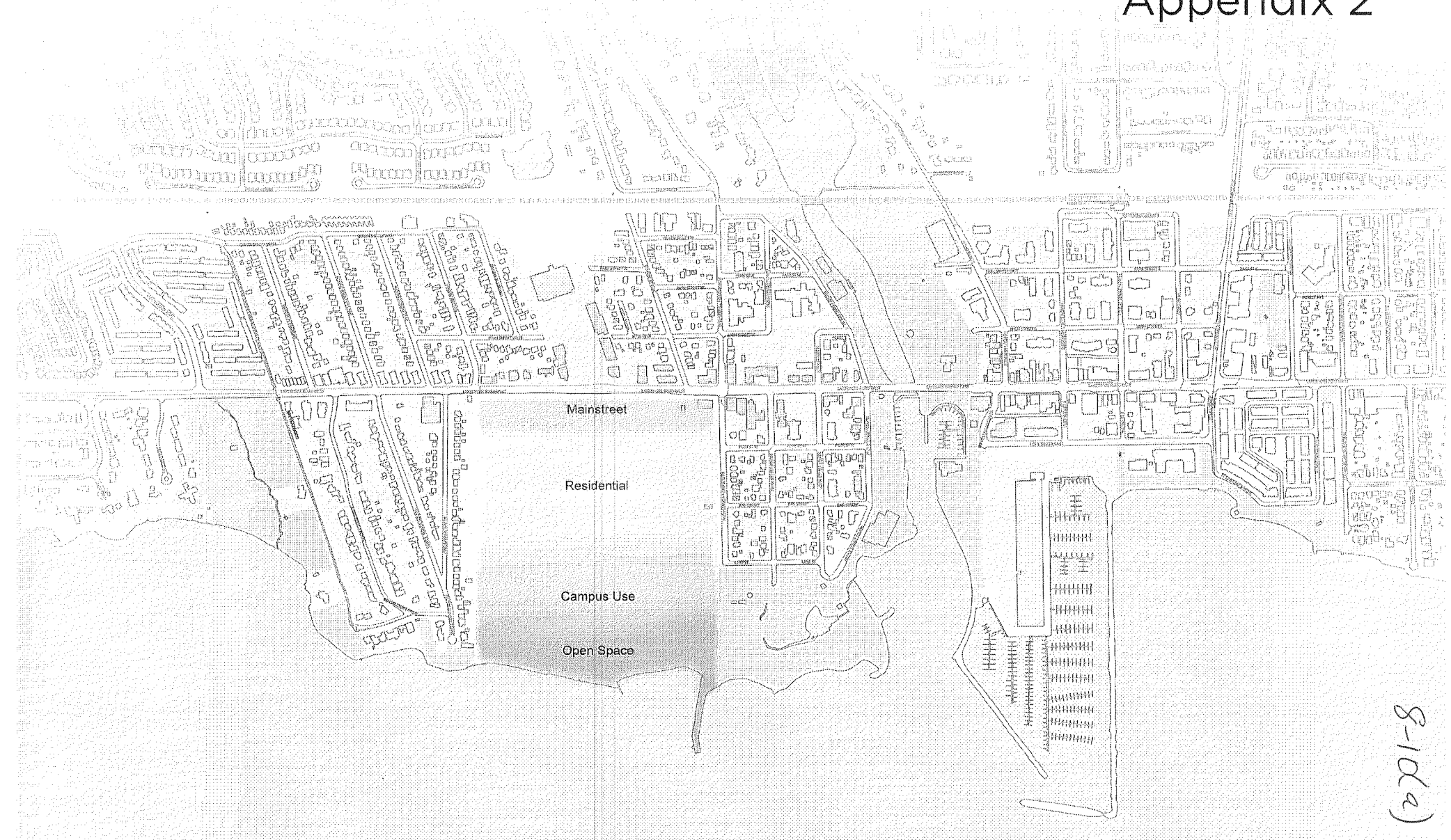
- Development providing a variety of built form generally in the range of 4-12 storeys ensuring that the taller elements are towards the centre of the site and the lowest elements are located adjacent to the existing neighbourhoods and the lake to provide a transition
- The main-street components should generally reflect 4 storeys
- A compact and walkable grid street pattern relevant to the surrounding community
- Built form and block structure should be compatible with the Old Port Credit Heritage Conservation District
- Block structure should consider environmental factors such as microclimate and drainage patterns, sustainable design and maximizing views to Lake Ontario

To be studied through Master Plan:

- Appropriate uses, scale and form of development given site conditions, compatibility with neighbourhoods, transportation, community and municipal infrastructure
- Use of a block typology to allow for sunlight, air circulation, passive heating, landscaping in balance with streetscape needs
- Appropriate transitions to the existing residential communities on the west and east of the site and to the lake
- Appropriate integration of the main-street with the existing and planned Lakeshore Road main-street

Conceptual Land Use

Appendix 2



8-1(b)

Memorandum

Community Services Department
Culture Division



TO: Chair and Members of the Heritage Advisory Committee

FROM: Cecilia Nin Hernandez, Heritage Coordinator

DATE: July 6, 2015

FILE: "Riverwood"
1465, 1461 and 1475 Burnhamthorpe Road West (Ward 6)


SUBJECT: **UTM Study Information Item**
The Impact of Deer Browsing and Movements in The Riverwood
Conservancy

This memo and its attachments are presented for HAC's information only.

The subject property is Designated under part IV of the Ontario Heritage Act, under municipal Bylaw 505-2004, for its architectural, contextual and historic values under Regulation 9/06. The property contains large expanses of open space and greenbelt conservation lands. The Credit Valley Conservation Authority is an owner of the property. The Riverwood Conservancy is a registered charity that runs the activities on the grounds.

The University of Toronto in Mississauga, together with The Riverwood Conservancy, wishes to study "The Impact of Deer Browsing and Movements in The Riverwood Conservancy" as part of the University's teaching curriculum. The study will require the installation of four deer exclosures and ten cameras as per the attached description of the project provided by University staff.

The contextual reasons for designation of the property include its natural heritage features. Notwithstanding this, the installation of the exclosures and cameras are proposed to be installed with minimal or no lasting impact to the physical and natural surroundings. The aim of the study is to work with the natural features and environment for its observation, therefore the installations will not affect the designation of the property. Heritage Planning staff has reviewed the description of the proposed work and have no concerns with the installation of the exclosures and cameras as described in the attachment.


Cecilia Nin Hernandez
Heritage Coordinator
Culture Division
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The Impact of Deer browsing and movements in The Riverwood Conservancy

Introduction

Urban areas in Southern Ontario are experiencing an increase in white-tailed deer (*Odocoileus virginianus*) populations, and there is evidence that these large herbivores are causing significant shifts in the ecological community. The purpose of this project is to use deer exclosures and wildlife cameras on the Riverwood Conservancy to observe the impacts of deer foraging behaviour, deer movements, and interactions with other wildlife. Our goals are:

- to assess the impact of deer foraging on the plant community
- to better understand deer movements and interactions with other wildlife in the river corridor
- and to assess the possibility of individually identifying deer, thus allowing the use of photos taken by the wildlife cameras for mark-recapture estimates of population size.

Our data will contribute to the discussion about managing deer in an urban environments, but we expect our conclusions to also shed light on the wider discussion of deer management in rural areas, for instance as it relates to whether deer differentially impact native or invasive plants.

Field Protocol

Exclosure location:

We are planning to set up four exclosures on the west side of the credit river, just north of the Burnamthorpe bridge (see Fig. 1 for approximate locations). These sites are chosen to reflect diversity in current plant communities and conditions, giving us some measure of the variability in environments used by the deer.

8-3(b)

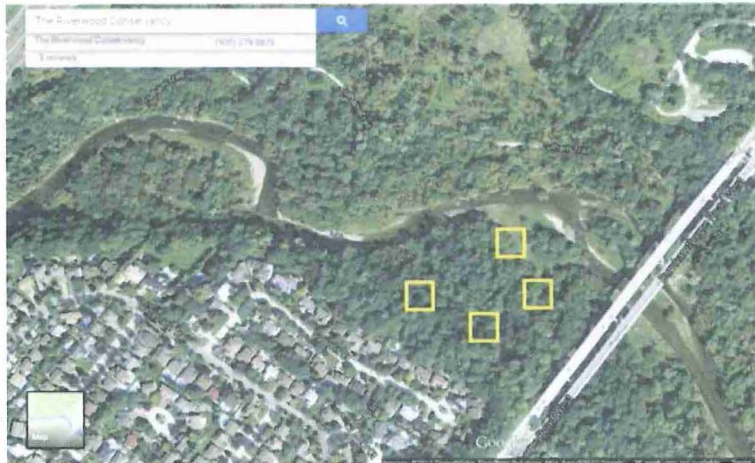


Figure 1. Approximate location of the four planned deer exclosures. Please note that the boxes only indicate approximate location, not actual shape of the exclosures. Control areas will be located adjacent to exclosures but will not be marked.

Exclosure design:

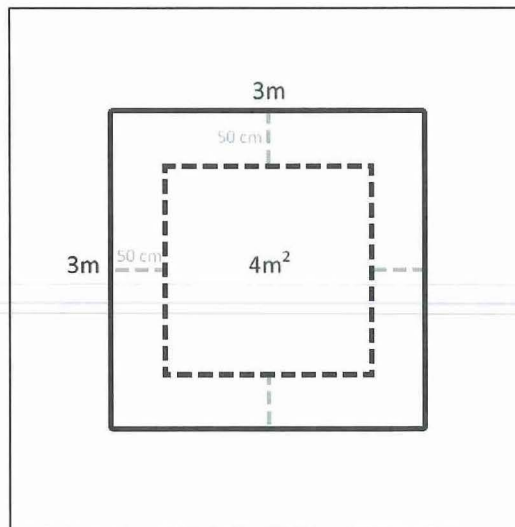


Figure 2. Exclosure sketch: Black continuous line represents the actual fence while the dashed lines represent imaginary lines. The black dashed lines represent the study area.

- Four exclosures will be built as a square area of approximately 3 meters by 3 meters, delimited by a fence 1.80 meters high (Fig. 2). The study will occur in an area inside of the fences distant 50 centimeters from the edges. This inside area will only be delimited by imaginary lines but may have discreet markers.
- Ten cameras (Moultrie M-550) will be fixed close to each of the four exclosures and at other selected locations along the trails connecting the exclosures. Cameras and exclosures locations will be marked on the GPS.

8-4(b)

- Four areas adjacent to the exclosures or, if not possible, similar to each one of the exclosures, both in size and biotic and abiotic conditions, will be selected to define as control areas and will be left unfenced; with markers delimitating their extents. Measurements in these control areas will be carried out in the same way as in the exclosures.

Data acquisition:

The day that we build the exclosures and then once every three weeks, at the same time of day, we will visit the exclosures and control areas to do the following:

- Identify and count plants in each area and enter information into a spreadsheet.

	Species A	Species B	Species C
Exclosure A	5	3	0
Exclosure B	0	8	2
Exclosure C	10	1	3

Figure 1. Example of spreadsheet

- Photograph the study area for later assessment of ground cover.
- Measure the height of all plants in the location with a ruler. Enter the information into another spreadsheet.
- Measure the amount of herbivory on the leaves by percentage. Enter the information into another spreadsheet.
- Measure the wind, light and humidity of the local. Enter the information into another spreadsheet.
- Exchange the camera SD cards and check the batteries.

Each visit should take between 1 and 3 hours.

8-5(b)

Data analysis:

- Transfer the spreadsheets from the visit to a digital version of it for later analysis. In these digital spreadsheets, we will measure the diversity using the Gini-Simpson Index and input the ground coverage percentage.
- Check deer behavior/frequency using the pictures from the SD cards.
- Using a grid in the photography taken from the study area, measure the percentage of ground cover.

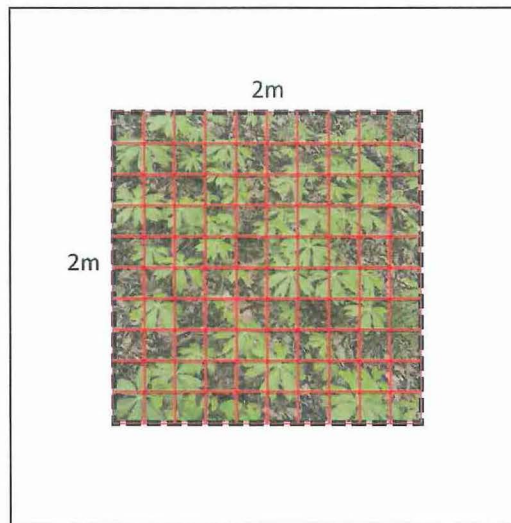


Figure 2. Example of grid (picture is unrelated to actual location)

- Categorize plants as native or non-native for any data analysis in which it is needed.
- Furthermore, we will also evaluate the correlation of several variables (E.g. plant diversity x deer presence [exclosures diversity x control areas diversity])

8-6(b)

Checklist

Date: _____

Checklist of items:

- ☐ Spreadsheets
- ☐ Pencil/pens
- ☐ SD cards
- ☐ Batteries (if change is needed)
- ☐ Ruler
- ☐ Binoculars
- ☐ GPS
- ☐ Camera (for ground cover photo)
- ☐ Meteorological equipment
- ☐ Spare fencing wires
- ☐ Phone
- ☐ Riverwood was informed of our visit