Agenda



Heritage Advisory Committee

Date

September 15, 2015

Time

9:30 a.m.

Location

Council Chamber, 2nd Floor, City Hall, Mississauga

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

Mumtaz Alikhan, Legislative Coordinator, Legislative Services 905-615-3200 ext. 5425/ Fax 905-615-4181 / Email <u>mumtaz.alikhan@mississauga.ca</u>

NOTE: To support corporate waste reduction efforts the large appendices in this agenda will not be printed. The appendices can be viewed at: http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca.

Find it online

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

CALL TO ORDER

APPROVAL OF AGENDA

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Minutes of Meeting held on July 21, 2015

DEPUTATIONS - Nil

MATTERS TO BE CONSIDERED

Request to Alter a Heritage Designated Property - 1155 Willow Lane (Ward 11)
 Corporate Report from Commissioner of Community Services dated August 20, 2015.

RECOMMENDATION

- 1. That the request to alter the property at 1155 Willow Lane (Ward 11), as described in the report from the Commissioner of Community Services, dated August 20, 2015, be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
- 2. That any changes to windows and doors are "like for like" and comply with the 2014 Meadowvale Village Heritage Conservation District Plan.
- 2. Request to Alter a Heritage Designated Property 42 John Street South (Ward 1)
 Corporate Report from the Commissioner of Community Services dated August 19, 2015:

RECOMMENDATION

- That the proposal for replacement of horizontal wood siding and accent trim detailing with matching materials to the original in material type, profile, detailing, finish, colour, texture and dimensions, be approved for the property at 42 John Street (Ward 1);
- 2. That original material be restored and reused where possible.
- 3. That original wood trip covered with aluminium be uncovered, assessed and restored with like materials to the original.
- 4. That the owner satisfy the requirements of other required City Permits such as obtaining a Building Permit and consult a building envelope specialist with experience in heritage buildings as may be required to achieve that approval.
- 5. That if any changes to the proposal result from other department's requirements, a new heritage permit may be required and the owner is to contact Heritage Planning

for review and approval of the revised proposal prior to undertaking any work prior to the release of a Building Permit.

3. Request to Alter a Designated Property – 6435-6487 Dixie Road (Ward 5)

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

RECOMMENDATION

- 1. That the proposal for installation of EIFS stucco finish on the front façade of the 1980s facility at the subject property, excluding any part of the historic Hornby-Scarlett house, as depicted in the attachments of this report, be approved for the property at 6435-6487 Dixie Road (Ward 5).
- 2. That protective hoarding and tarps are installed during the construction period for the protection of the historic Hornby-Scarlett house without any alteration to the historic house, and that the sidewalk and any impacted elements are restored after the work is completed.
- 3. That should any heritage attribute of the property be damaged, the necessary submittals for a Heritage Permit addressing the required restoration work be submitted for review and approval, including but not limited to, a Heritage Impact Assessment and Conservation Plan.
- 4. Request to Demolish a Heritage Listed Property 1570 Stavebank Road (Ward 1)
 Corporate Report from the Commissioner of Community Services dated August 24, 2015.

RECOMMENDATION

That the property at 1570 Stavebank Road (Ward 1), 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. Request to Demolish a Heritage Listed Property – 1422 Mississauga Road (Ward 2)
Corporate Report from the Commissioner of Community Services dated August 24, 2015.

RECOMMENDATION

That the property at 1422 Mississauga Road (Ward 2), 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.

6. Request to Demolish a Heritage Listed Property – 7153 Lancaster Avenue (Ward 5)
Corporate Report from the Commissioner of Community Services dated July 31, 2015.

RECOMMENDATION

That the property at 7153 Lancaster Avenue (Ward 5), 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.

7. Request to Demolish a Heritage Listed Property – 3119 Churchill Avenue (Ward 5)
Corporate Report from the Commissioner of Community Services dated July 31, 2015.

RECOMMENDATION

That the property at 3119 Churchill Avenue (Ward 5), 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.

8. <u>SUBCOMMITTEE UPDATES</u>

Heritage Designation Subcommittee
Public Awareness Subcommittee

9. INFORMATION ITEMS

- (a) New Construction on Listed Property 4208 Mississauga Road

 Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage
 Coordinator for information.
- (b) <u>Heritage Property Tax Relief</u>
 Memorandum dated August 27, 2015 from Paula Wubbenhorst, Senior Heritage Coordinator.

OTHER BUSINESS

DATE OF NEXT MEETING - Tuesday, October 13, 2015 at 9:30 a.m., Council Chamber

<u>ADJOURNMENT</u>



DRAFT MINUTES

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

www.mississauga.ca

MEMBERS PRESENT:

Councillor George Carlson, Ward 11 (Chair)

Rick Mateljan, Citizen Member (Vice-Chair)

Michael Battaglia, Citizen Member Beth Biarnason, Citizen Member Robert Cutmore, Citizen Member Lindsay Graves, Citizen Member James Holmes, Citizen Member Cameron McCuaig, Citizen Member Matthew N. Wilkinson, Citizen Member

MEMBER ABSENT:

Councillor Carolyn Parrish, Ward 5

David Dodaro, Citizen Member Paul McGuigan, 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 – 9:33 a.m.

The Chair called the meeting to order.

APPROVAL OF AGENDA

Approved (J. Holmes)

DECLARATIONS OF CONFLICT OF INTEREST

R. Mateljan declared a conflict with Item 3 regarding a request to alter the property at 1066 Old Derry Road.

DEPUTATIONS

A. Item 8(a) Inspiration Port Credit – 70 Mississauga Road South – Update for Information

Ruth Marland, Strategic Leader, Strategic Community Initiatives Division, Planning and Building, reviewed the draft Master Planning Framework for 70 Mississauga Road South under the Inspiration Port Credit Guiding Principles. The principles include embracing the water, celebrating heritage and culture, connecting land and water, creating a thriving, sustainable waterfront and balancing and catalysing growth with a regional context. She said the next step in the process is to obtain approval from the Planning and Development Committee in the Fall of this year so that the Planning Framework is available to guide the future Master Plan preparation for the site.

In response to mobility plans, Ms. Marland advised that the potential modification or expansion of the bridge over the Credit River may be possible anywhere south from the CN Rail Line to south of Lakeshore Road providing a multi model connection. As well there may also be a potential for a cycling/pedestrian bridge. Ms. Marland advised that future rapid transit will be necessary but it is not yet articulated. She said that there may be opportunities for water taxis providing transportation along the waterfront, although Lake Ontario poses weather challenges.

The Chair thanked Ms. Marland for the update.

At this point the Committee considered Item 8(a).

8(a) <u>Inspiration Port Credit – 70 Mississauga Road South – Update for Information</u>

RECOMMENDATION

HAC-0041-2015

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

Received (R. Cutmore)

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting held on June 23, 2015

The Minutes of the Heritage Advisory Committee Meeting held on June 23, 2015 were approved as presented.

Approved (M. Wilkinson)

2. <u>Proposed Heritage Designation, 915 North Service Road (Ward 1)</u>

This Recommendation was deferred at the Council Meeting held on June 24, 2015 pending a site visit by the Heritage Advisory Committee and the Owners.

Councillor Carlson advised that he visited the site on July 15, 2015 and noted that the purchaser is willing to preserve the property.

The Committee noted that when the Committee of Adjustment approved the severance of the property into 4 lots in September 2014, the Owner maintained that it had been indicated to him at the time that there were no issues from a heritage perspective on the severance of the property. Ms. Paula Wubbenhorst, Senior Heritage Coordinator, advised that no heritage comments were made to the Committee of Adjustment. She noted that a heritage assessment is only triggered at the time of a demolition application.

Michael Denman, the Owner's Realtor and Nephew, advised that they were in agreement with the plan to proceed with the heritage designation and therefore retention of the house.

Councillor Carlson commended the Owners for their co-operation in preserving the dwelling.

RECOMMENDATION

HAC-0042-2015

- 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 (L. Graves)

At this point R. Mateljan left the meeting.

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, 1066 Old Derry Road (Ward 11)

Ms. Wubbenhorst noted that the Guidelines dictate a median setback reflecting properties adjacent to the subject property.

Alison Strickland, Strickland Mateljan, and Robert Malandrino, Owner, addressed the Committee.

Ms. Strickland reviewed the proposal and advised that after the original dwelling was destroyed in a fire whilst being renovated, the Owner has incurred great cost to get to the present stage and the requirement of the setback will mean another variance is required. She said that moving the house forward will be significantly in conflict with the City's Zoning By-law guideline of 9 meters. Ms. Strickland pointed out that this requirement will push the construction into next year causing further financial strain on the Owner. She requested the Committee to consider the following conditions:

- That the house setback from the street be reduced reflecting a median to the adjacent properties through a Variance Application;
- That in the event the Variance Application is denied or appealed, the Heritage Advisory Committee recommend compliance with the Zoning By-law;
- That as a further variance is being requested by staff, the Committee of Adjustment fee of \$900 be waived given that the Owner has previously paid this fee and is in compliance with the Zoning By-law;
- That if the Variance Application is successful, a conditional building permit be issued so that foundation can be put in place before winter.

The Committee noted its support for a recommendation for a conditional building permit and the waiving of the Committee of Adjustment fee.

Mr. Malandrino stated that it has been a long ordeal for his family and expressed support for the Committee's recommendations, but urged for expediency so that he can move forward with the project prior to the winter.

RECOMMENDATION

HAC-0043-2015

- 1. 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;
- 2. That if a variance is required that the Committee of Adjustment be requested to consider waiving the fee of \$900 given that the Owner has previously paid this fee and is in compliance with the Zoning By-law;
- 3. That the Planning and Building Department be requested to issue a conditional building permit to the Owner to commence work on the project.

Approved (J. Holmes)

- R. Mateljan rejoined the meeting at 10:10 a.m.
- 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

HAC-0044-2015

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.

Approved (M. Battaglia)

5. <u>Heritage Impact Assessment, 6985 Second Line West (Ward 11)</u>
The Committee commented that the windows are more in keeping with an office and

suggested that staff recommend traditional styles.

RECOMMENDATION

HAC-0045-2015

- 1. 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.
- 2. That staff request that a more traditional window style be utilized.

Received (J. Holmes)

6. <u>Appointments to the Meadowvale Village Heritage Conservation District Advisory</u> Subcommittee

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

RECOMMENDATION

HAC-0046-2015

That the following Citizen Members from the Meadowvale Heritage Village Association be appointed to the Meadowvale Village Heritage Conservation District Advisory Subcommittee for a term ending November, 2018, or until a successor is appointed:

- 1. Brian Carmody
- 2. Janet Clewes
- 3. Jim Holmes
- 4. Gord MacKinnon
- 5. John McAskin
- 6. David Moir
- 7. Colleen Newmarch
- 8. Terry Wilson
- 9. Greg Young

Approved (J. Holmes)

7. Subcommittee Updates

Heritage Designation Subcommittee

C. McCuaig noted that he will coordinate a meeting in September, 2015 of the Subcommittee.

Public Awareness Subcommittee

M. Wilkinson advised that the Subcommittee will be meeting in the coming week.

8. Information Items

(b) <u>UTM Study Information Item – The Impact of Deer Browsing and Movements in</u> The Riverwood Conservancy

RECOMMENDATION

HAC-0047-2015

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.

Received (L. Graves)

OTHER BUSINESS

- (a) C. McCuaig thanked Committee Members for the potential ideas submitted by them for the Heritage Designation and Public Awareness subcommittees at the Committee's Planning Session held on July 15, 2015. He advised that he will email a summary to Members shortly.
- (b) Councillor Carlson requested staff to prepare an update with respect to tax relief to owners of designated heritage properties. He noted that this will be useful information for the new members of the Committee.
- (c) Councillor Carlson thanked Councillor Parrish for hosting of the HAC Planning Session at her residence on July 15, 2015.
- (d) Ms. Wubbenhorst advised Committee Members to be available after the October 13, 2015 HAC meeting for a session with the consultants from TCI Management Inc. with respect to the Museums and Heritage Strategic Planning process currently underway.

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

City of Mississauga

Corporate Report



Originator's files:

File names

Date: August 20, 2015

Chair and Members of the Heritage Advisory

Committee

Meeting date:

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

Community Services

September 15, 2015

Subject

To:

From:

Request to Alter a Heritage Designated Property: 1155 Willow Lane (Ward 11)

Recommendation

- 1. That the request to alter the property at 1155 Willow Lane, as described in the report from the Commissioner of Community Services, dated August 20, 2015, be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto; and
- 2. That any changes to windows and doors are "like for like" and comply with the 2014 Meadowvale Village Heritage Conservation District Plan.

Background

The subject property is designated under the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District. The owner proposes to open up the enclosed veranda and renovate the existing side and rear additions. Some minor repair work to the original house is also proposed. The proposal is attached as Appendix 1.

Historic photos (which are reproduced in the "Heritage Impact Report," attached as Appendix 2) inform the plan. The enclosed porch would be opened up to mimic the original veranda. Additionally, the front elevation of the east appendage with a door flanked by two windows would also be replicated.

This entire east section would be sheathed in wood siding with new two-over-two windows that conform to the Meadowvale Village Heritage Conservation District Plan. The window on the upper storey would also be replaced with three windows. A covered porch would be added to the front of this section.

At the back, the existing sunroom would be rebuilt and the whole rear addition would be sheathed in siding, with four windows as well as sliding doors across the back and two windows on the west. The deck will be rebuilt.

An interlocking walkway between the gravel driveway and the house is also proposed.

Originators files: File names

Comments

The proposal generally adheres to the Meadowvale Village Heritage Conservation District Plan. The plan encourages the "opening of previously closed porches." The plan further states that: "Restoration of porch and verandah elements such as steps, flooring, balustrades and rails, original to the structure, will be permitted where they can be supported by historical documentation and are appropriate in style and scale." The historical photographs do not provide this level of detail. According to architect Chris Wallace, "the porch and step rails will be traditional wood with square wood pickets." The proposal appears to conform to the look of the original and is an improvement on that which exists.

The changes in window aperture are compatible in proportion and scale. Wood siding is an acceptable cladding. (It is not clear what the original sheathing was on the areas to be sheathed in wood or if these areas are even original.) Sliding doors are not ideal but the rear of the property, overlooking the Credit River, is obscured by vegetation and a berm.

Original windows are to be conserved where possible. All new windows must be of wood construction. Similarly, any doors that cannot be retained and conserved will retain their original style and design.

Financial Impact

There is no financial impact.

Conclusion

The proposed changes are minimal and positively impact the property. As such, they should be approved.

Attachments

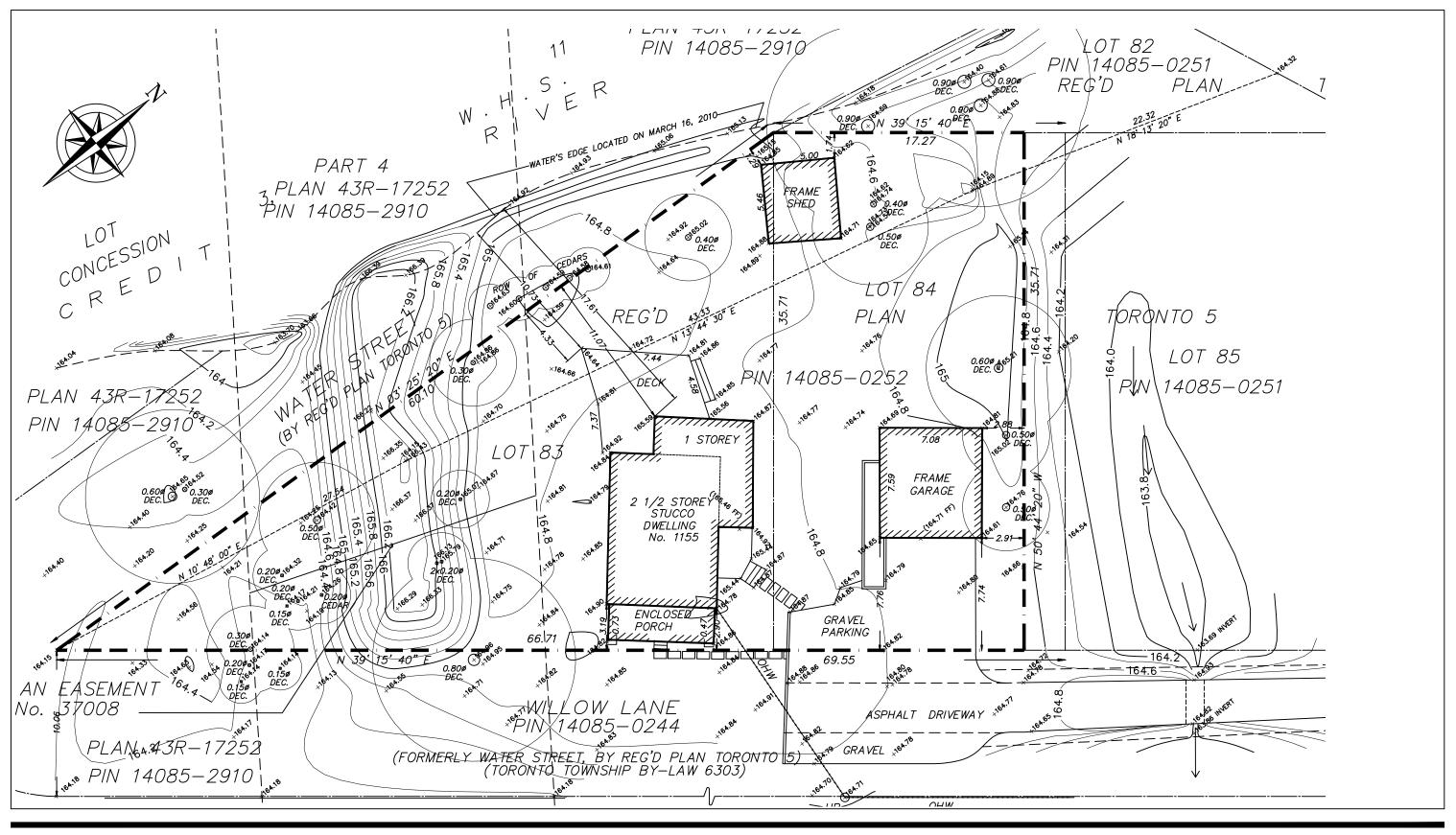
Appendix 1: Proposal

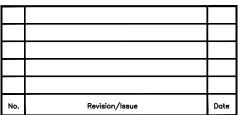
Appendix 2: Heritage Impact Report

Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



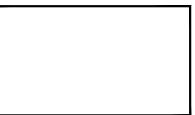


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Christopher Wallace Architect

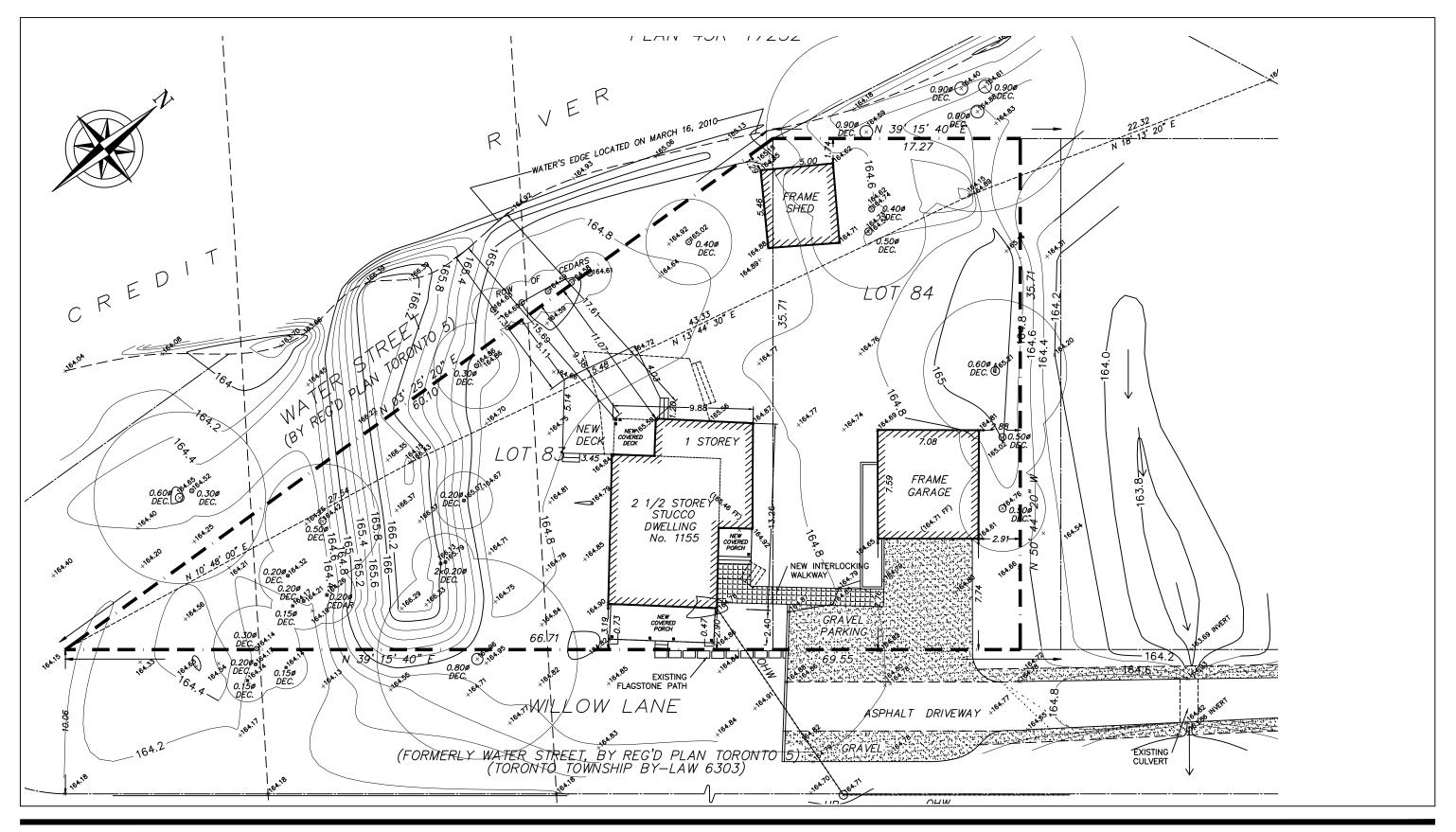
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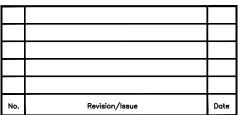
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PROPOSED RENOVATIONS FOR: CHRIS CERAR ROZ ALLEN I I 55 WILLOW LANE, MEADOWVALE VILLAGE, ONTARIO



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Christopher Wallace Architect

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Project Name & Address:

PROPOSED RENOVATIONS FOR: CHRIS CERAR ROZ ALLEN I I 55 WILLOW LANE, MEADOWVALE VILLAGE, ONTARIO



Project No. 909

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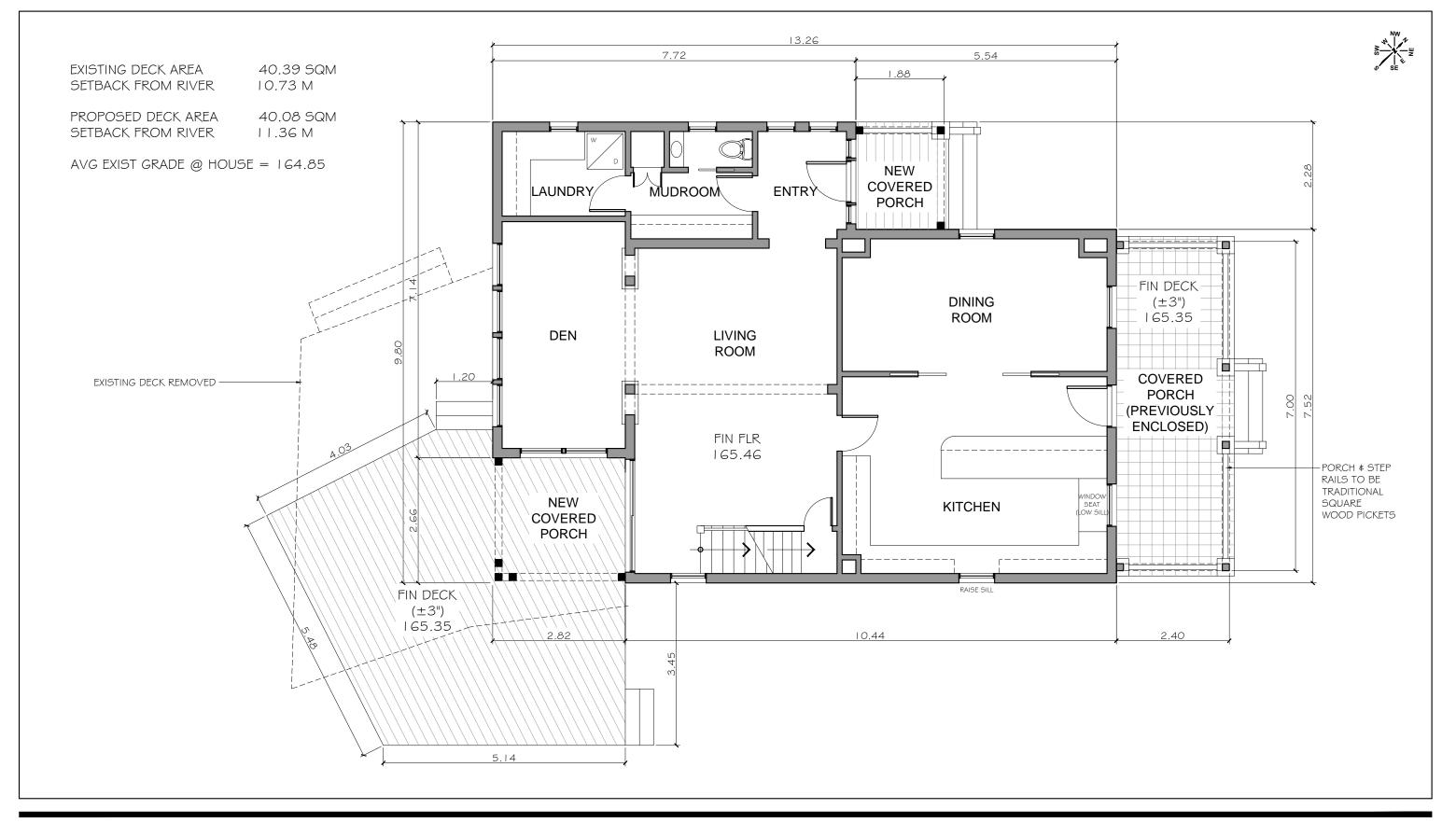
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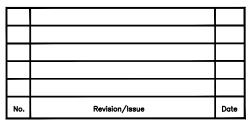
DRAWING LIST:

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- A-2 PROPOSED SITE PLAN
- A-3 GROUND FLOOR PLAN
- A-4 SECOND FLOOR PLAN
- A-5 THIRD FLOOR PLAN
- A-6 ROOF PLAN
- A-7 SOUTH-EAST ELEVATION
- A-8 NORTH-EAST ELEVATION
- A-9 NORTH-WEST ELEVATION
- A-10 SOUTH-WEST ELEVATION

Proposed Renovation for:

Chris Cerar & Roz Allen, 1155 Willow Lane, Meadowvale Village

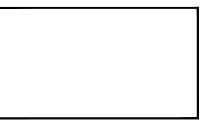




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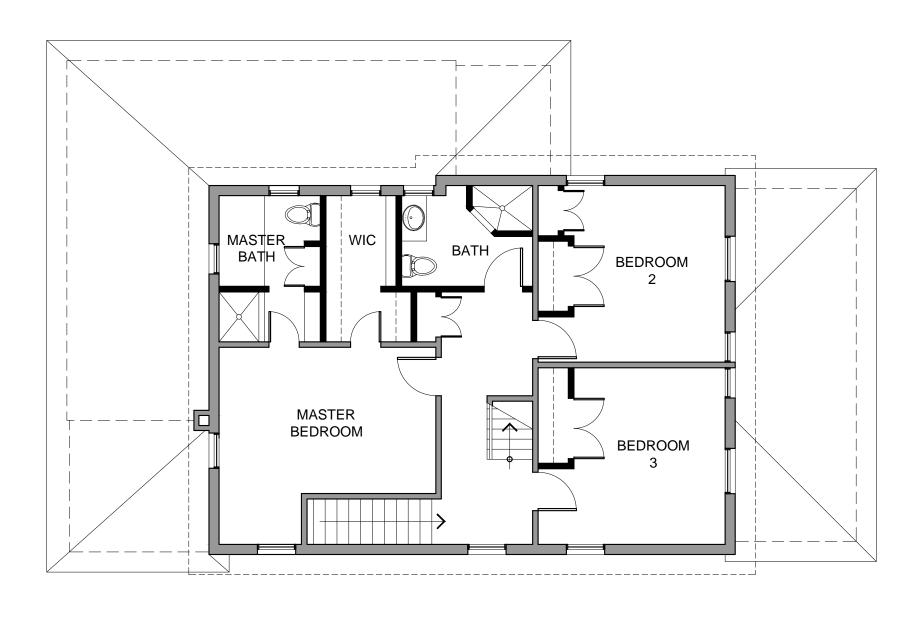
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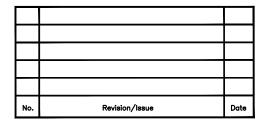
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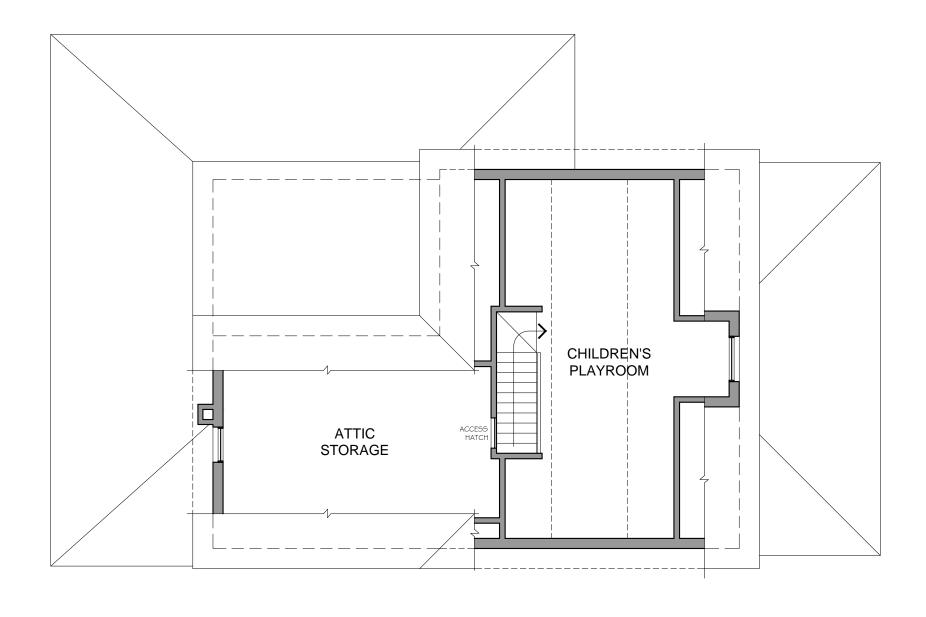


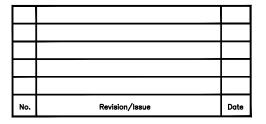
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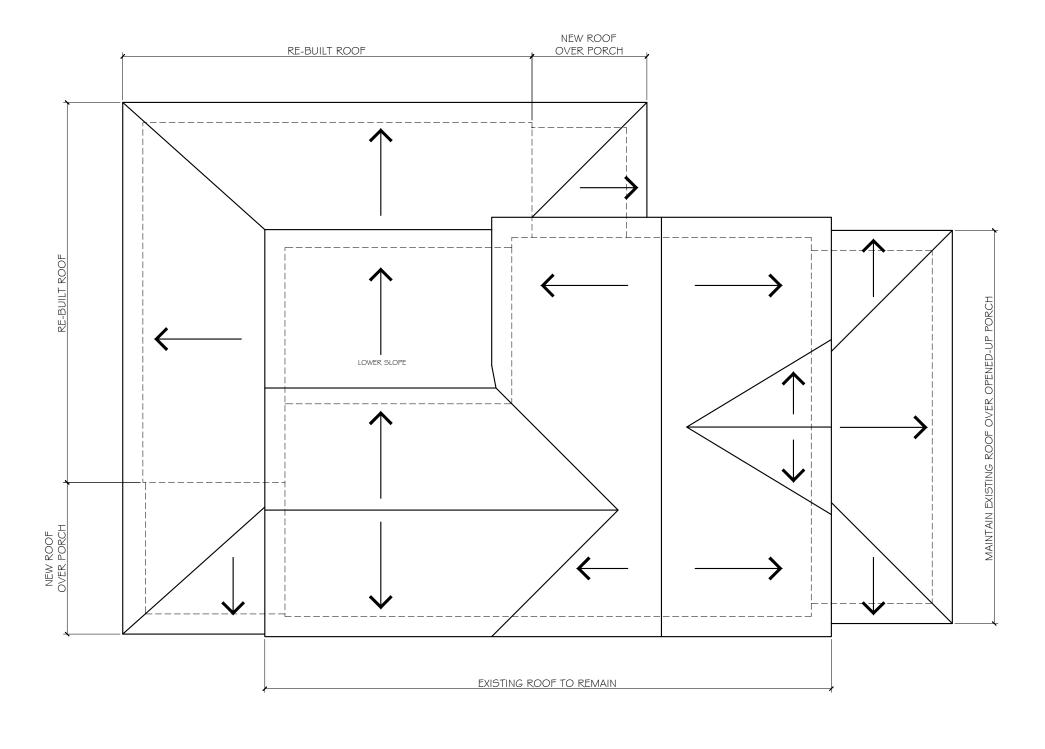


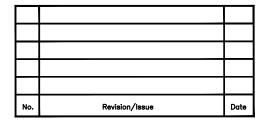
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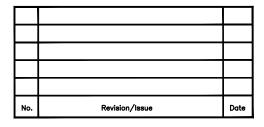


Christopher Wallace Architect

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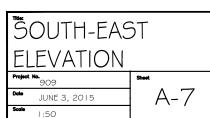
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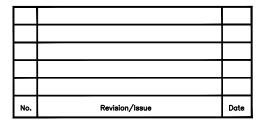


Christopher Wallace Architect

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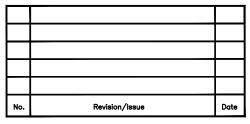
Christopher Wallace Architect

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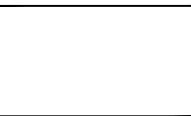


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Christopher Wallace Architect

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Tel: (905) 753-1122 Fax: (905) 753-2668

PROPOSED RENOVATIONS FOR: CHRIS CERAR ROZ ALLEN I I 55 WILLOW LANE,

MEADOWVALE VILLAGE

NORTH-WEST
ELEVATION
Project NO.
909
Sheet

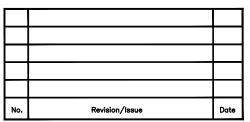
Project No. 909

Date JUNE 3, 2015

Scale 1:50

2015 A-9

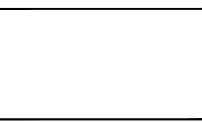




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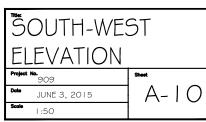




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Project Name & A



Heritage Impact Report

For

1155 Willow Lane CON 3 WHS PT LT11 PL SSM LT83 PL TOR 5 PT LT84 Mississauga, Ontario



July 27, 2015

A Brief History

The five properties along Willow Lane were the first Crown Grants awarded in the area and deeded to John Beatty in 1821, who led 14 Irish United Empire Loyalist families from New York State to Meadowvale in 1819. These properties have the longest association with the history of Meadowvale Village.

This land had once belonged to the Tevorrow family in the 1880s and was eventually severed to create this lot in the 1890s along with the property at 1147 Willow Lane.

The most well known residents to have lived on this property were the Prebbles. George Prebble was known as a man of outstanding community spirit. He was a believer in maintaining the rural and modest appearance of the Village and advocated preserving the existing heritage of the Village in order to pass down to the following generations.

Prebble was most known for the pride he held in being a Meadowvale Village resident. On the land between the mill tail race and Willow Lane, he spelled out the name "Meadowvale Village" in stones painted white which had been taken from the Credit River. This was visible to all people who entered or left the Village along the west side of Old Derry Road. However, his most remembered project was the foot bridge across from his property which went over the tail race to Old Derry Road. Twice this foot bridge had been washed out due to flooding, with the most severe flooding happening during Hurricane Hazel of 1954. The bridge had supposedly floated down the Credit and ended up on the Sanford Farm, where Bill Iverson recognised the bridge and brought it back to Prebble who fixed it up, replaced some necessary parts and reinstalled it in early 1955. Prebble reconfigured the foot bridge to be raised and lowered to endure future floodings of the tail race area. It is believed that the bridge was removed after the Prebbles left the property in the mid 1960s.

The west side and rear of the Prebble property contain the remnants of the Toronto-Guelph radial line, which operated between 1917 and 1932. The radial bridge and tracks were removed in 1936 and the elevated ridge left in place as well as the bridge abutments along the Credit River at the rear of the property. This was a popular, but short lived mode of transportation and was the means by which high school aged students from the Village went to Etobicoke, where the closest high school was situated. The rail line was eventually shut down due to having an extremely high accident record and it became expensive to run.

This is a full two storey residence with a stucco finish, believed to be of frame construction. The house has a three bay symmetrical façade, the front porch is now enclosed. The wood windows are a simple one-over-one design.

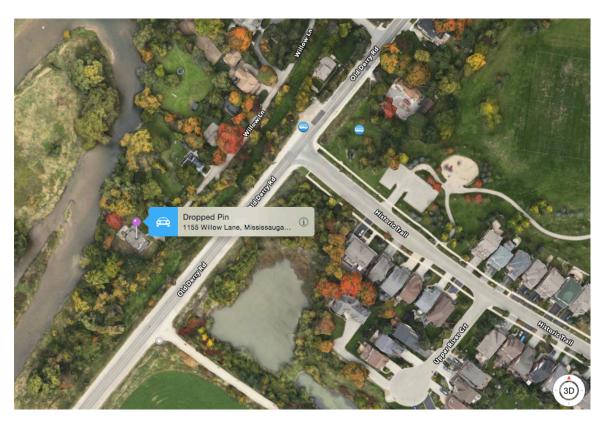
The house has gable ends, with half timbering in the gable and a dormer on the front façade with a single window. The house is 'L' shaped with an extension to the rear. A single storey addition has been placed on the east and rear façades.

This house is situated on the last property on Willow Lane. On the south side of Willow Lane is the remnant mill tail race. To the west of the property is the Credit River which curves around to the rear of the property. There is a generous open space to the east of the house. There is a detached garage set back from the house close to the east boundary.

The porch enclosure, the half timbering and the single storey shed addition are not part of the original house. The side / rear addition is the oldest of these and can be seen in the historical photos. The half-timber work can be seen in the historical photos. The half-timber work and porch enclosure are more recent, but could still be 50 – 80 years old.

It should be noted that no new square footage will be built. In fact, because the front porch will be opened up, there will be a net reduction in gross floor area.

The proposal is being reviewed by Credit Valley Conservation and will be done with their approval.



Scope of Renovation

The proposed renovation to the property will mostly be to the interior of the property. The exterior work will be substantially limited to the front porch, creating covered porches at the rear and east entrances, and rebuilding a dilapidated addition at the rear.

Interior Work

The interior will be gutted on the main floor and a portion of the second floor, however the intent is to salvage as much of the finishings as possible to maintain the character of the home. The floors will re-joisted to even the floors and improve the structural integrity of the house. Some joists have been notched and are no longer adequately bearing weight. All electrical wiring will be updated and brought to code. All plumbling will be removed and replace to current building code standard. HVAC design will be inspected to ensure it is adequate.

This 4 bedroom home currently has 1 full bathroom, located off the kitchen on the main floor. This bathroom will be relocated on the main floor as a powder room. Two full bathrooms will be added upstairs by converting one of the bedrooms. The kitchen will be relocated to the front of the house. The reconfiguration will permit a living room in the centre / rear of the home as well as a garden room at the rear of the home.

On the second floor, one bedroom will be removed to accommodate an ensuite bathroom and walk-in closet. The other bedrooms will remain substantially unchanged.

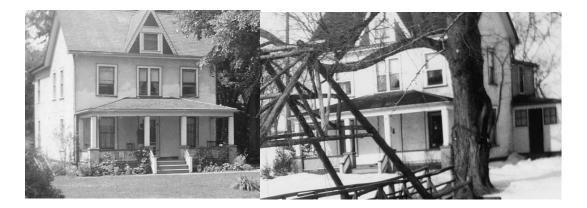
The third floor "loft" is essentially a kids play area and recreation room and no changes are anticipated to this area.

Front / South Elevation

Current



Historical



Proposed



Front / South Elevation, continued...

The front of the house can be seen from Old Derry Road (although the view is obscured by vegetation for most of the year) and at an angle from the end of Willow Lane. The major change to this elevation will be to restore the front porch to its original open-air configuration. Currently this area forms part of the interior space of the house as it is fully enclosed and heated.

Windows will be retained as-is where possible and refinished where required. The existing stucco finish will be retained as-is. Some of the trim has rotted and will be replaced as required to match. The front door is damaged, cannot accommodate a deadbolt lock and will likely need to be replaced in accordance with the Heritage Plan.

The porch on the east side of the property can be seen from the front and the roofline will be extended to cover the porch. This door is extensively damaged, does not fit with the heritage plan, cannot accommodate a deadbolt lock and will need to be replaced in accordance with the Heritage Plan. There are currently no windows adjacent to the door. 2 windows will be added in keeping with the original design.

Side / East Elevation

Current



Historical (no photos available)

Proposed



Side / East Elevation, continued...

This elevation is viewable from Willow Lane and is probably the most visible part of the property. Although there will not be any major structural changes, there will be some cosmetic and functional changes.

The original 2.5 story 1875 structure will remain substantially unchanged with the exception of repairing some trim work. The windows in this section will be retained as-is where possible and refinished where required.

The existing 1 story addition will see the most changes. The windows will be completely replaced. These windows are not appropriate to the period and are of very poor quality. They are thin and brittle and the north most window is already broken. The stucco on the one story addition will be replace with wood siding (or other similar material per the Heritage Plan). This contrasting material will provide distinction from the original house. The existing wood trellis will be torn down and the roof will be extended to form a covered porch in the same location.

The second floor window over the 1 story addition will be replaced and 2 additional windows will be added. All new windows will be in keeping with the Heritage Plan.

Rear / South Elevation

Current



Historical (no photos available)

Proposed



Rear / South Elevation, continued...

This elevation is not viewable from either Willow Lane or Old Derry and is not visible from any public area within Meadowvale Village HCD. There will not be any major changes to the 2-story portion of the building. However, the existing 1-story addition will be completely refaced. In addition the small existing "sunroom" will be rebuilt and incorporated into the rest of the 1-story addition seamlessly. The sunroom currently is dilapidated and with the dual plastic skylights which form the roof, was never in keeping with the style of either the home or the neighborhood.

The revised 1-story addition will include 4 new windows, which will be in keeping with the Heritage Plan.

The original 2.5 story 1875 structure will remain substantially unchanged with the exception of repairing some trim work. The windows in this section will be retained as-is where possible and refinished where required.

The roof line will be extended to the western edge of the house to facilitate a covered porch. Sliding doors will be added to facilitate access to the back yard and to replace the point of egress, which will be eliminated when the sunroof is removed.

The existing wood deck which is rotting and poorly constructed will be torn down and replaced with a new deck of the same approximate size.

Side / West Elevation

Current



Historical (no photos available)

Proposed



Side / West Elevation, continued...

This elevation is not visible at all from Willow Lane and has limited visibility from Old Derry Road, particularly in the summer when the surrounding trees are in leaf.

There are not any major planned changes to this side of the home, excepting those changes to the front and rear elevations that have been previously discussed, which can be seen from the side. There is some rotted trim work which will require repair and / or replacement, but these are minor and in keeping with the existing structure of the house.

City of Mississauga

Corporate Report



		Originator's files: File names
Date:	August 19, 2015	Meeting date:
То:	Chair and Members of the Heritage Advisory Committee	September 15, 2015
From:	Paul A. Mitcham, P. Eng, MBA, Commissioner of Community Services	

Subject

Request to Alter a Designated Property: 42 John Street South (Ward 1)

Recommendation

- That, the proposal for replacement of horizontal wood siding and accent trim detailing with matching materials to the original in material type, profile, detailing, finish, colour, texture and dimensions, be approved for the property at 42 John Street; and,
- 2. That, original material be restored and reused were possible; and,
- 3. That, original wood trim covered with aluminum, be uncovered, assessed, and restored with like materials to the original; and,
- 4. That, the owner satisfy the requirements of other required City Permits such as obtaining a Building Permit and consult a building envelope specialist with experience in heritage buildings as may be required to achieve that approval; and,
- 5. That, if any changes to the proposal result from other department's requirements, a new heritage permit may be required and the owner is to contact Heritage Planning for review and approval of the revised proposal prior to undertaking any work, prior to the release of a Building Permit.

Background

Section 42 of the *Ontario Heritage Act* states that "No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure."

Originators files: File names

The subject property is designated under part V of the Ontario Heritage Act as part of the Old Port Credit Village Heritage Conservation District, therefore subject to the said district's Plan (HCD Plan). The Old Port Credit Heritage Conservation District was designated in 2004 by by-law no. 0272-2004.

Section 1.7 of the HCD Plan classifies the property as containing a "building of historic interest". The house dates to c. 1890 and it is historically known as the Peer-Malone house. The City's Heritage Register describes the building on the subject property as being of a turn- of the century L- shaped vernacular Gothic architectural style,"... typical of those found in the neighbourhood west of the Credit River, south of Lakeshore Road West..."

Section 3.0 Implementation Strategy in the HCD Plan identifies that the installation of new replacement exterior cladding requires a heritage permit for properties of historic interest. Section 4.0 of the Plan outlines "Guiding Principles for the Conservation of Buildings of Historic Interest."

The owner of the subject property has submitted a heritage permit application to replace the existing horizontal wood cladding and introduce insulation within two exterior walls. The walls that are to undergo the work are indicated by highlight on the submitted survey shown on Appendix 1. The proposed material information was also submitted by the owner included in Appendix 2. The owner has also submitted photos showing the condition of the current siding on those walls shown in Appendices 3 and 4.

The owner was given approval for a Designated Heritage Property Grant subject to terms and conditions for the proposed work. One of the conditions for the grant is the approval of a Heritage Permit.

Due to the proposed introduction of insulation to the noted exterior walls, a building permit will be required from the Building Department. The Heritage District Guidelines note that this type of work is to be done based on an understanding and respect for the building's "traditional equilibria...so that it does not set in motion processes of deterioration." (4.7, HCD Plan)

Comments

The owner of the subject property has requested permission to replace the existing wood horizontal siding with new wood siding of matching profile to the original on two exterior walls. The photos submitted by the owner show evidence of metal sheet repairs, as well as peeling paint on areas on the existing siding. The owner has identified the work where it is needed, limiting the intervention to where it is required. This is in accordance with good conservation practice.

The grant application includes a description of the work that includes installing wood siding that is "similar in profile to what is there now (4.5" bevelled)." Conservation principles noted in the Heritage District Guidelines and best conservation practice require that replacement materials be compatible and in keeping with the character defining elements of the building. The materials selected must be based on research, evidence and work with the remnants of original material by matching type, profile, dimensions, as well as any detailing of the original cladding, in this case, including corner boards, water table trim boards, top of wall trim and all other trim and window surrounds. In this case, the measurements of the siding's exposed face to the weather are required to match the original siding being replaced as well as matching the profile, texture, colour and detailing. The reuse of materials is recommended were possible, as recommended in the grant program approval; in this case original trim may be able to be salvaged and reused. Original detailing, such as window surrounds, that have been covered with aluminum should be uncovered, assessed and restored with like materials.

Originators files: File names

The Heritage Permit application also states that insulation will be added within the wall. Furthermore, the options included in the quote describe either a 0.5" sheathing or 3/4" insulation on top of the structure, as well as strapping. This will add some width to the wall thickness, however minimal. The owner is to ensure that the appearance and dimensions of the characteristic accent trim (corner boards, etc.) are maintained. In addition, adding insulation requires a careful consideration of the wall performance and a building permit from the Building Department in order to ensure that the method used maintains the equilibrium within the building's envelope. It is recommended that the owner consider consulting a heritage building envelope specialist as may be necessary.

Financial Impact

There is no financial impact.

Conclusion

The owner of 42 John Street South has requested permission to re-clad two exterior walls with compatible detailing and materials to the original structure and character defining elements. The applicant has submitted information which supports the description of the work to be undertaken as required in order to apply for a Heritage Permit.

Staff recommends that the proposed work be done in accordance with the Heritage District Plan as follows: that the horizontal wood siding and accent trim detailing match the original wood materials in material, profile, detailing, finish, colour, texture and dimensions, in particular the dimension of the siding's exposed face to the weather and bevel characteristics. The trim that has been covered with aluminum, should be uncovered, assessed and restored with like materials to the original.

The work of adding insulation is to be done in a manner that ensures that the building envelope's equilibrium is maintained, therefore obtain a building permit and consulting with heritage building envelope specialist as necessary. Since a building permit is required for the work, if any changes result from that review process, the owner is required to contact staff for a revised Heritage Permit review prior to approval of a Building Permit.

Attachments

Appendix 1: Survey

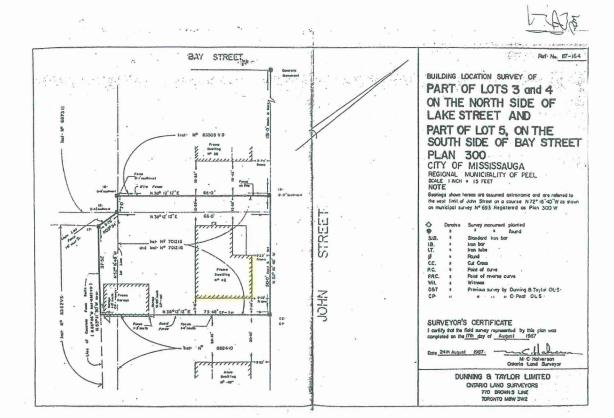
Appendix 2: Material Information

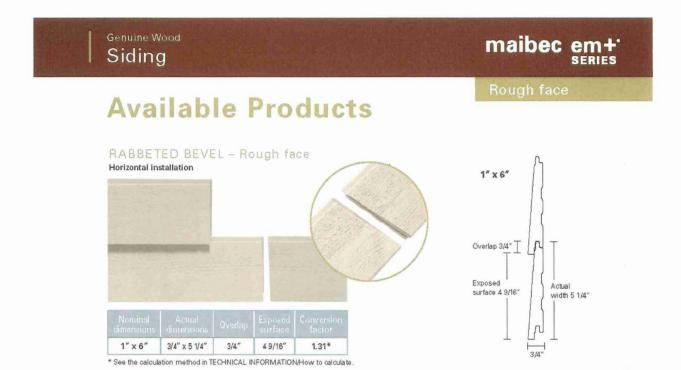
Appendices 3 and 4: Photos

Paul A. Mitcham, P. Eng, MBA

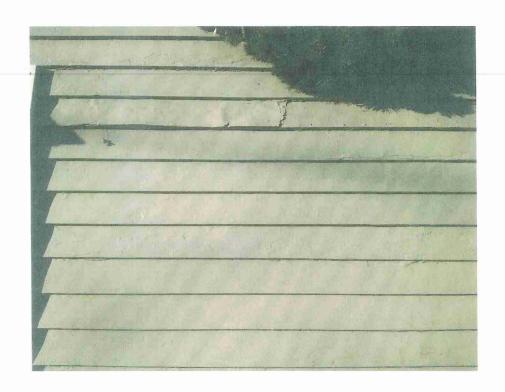
Commissioner of Community Services

Prepared by: C. Nin Hernandez, Heritage Coordinator













City of Mississauga

Corporate Report



Originator's files:

File names

Date: August 19, 2015

Chair and Members of the Heritage Advisory

Committee

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

Community Services

Meeting date:

September 15, 2015

Subject

To:

From:

Request to Alter a Designated Property: 6435 -6487 Dixie Road (Ward 5)

Recommendation

- 1. That, the proposal for installation of EIFS stucco finish on the front façade of the 1980s facility at the subject property, excluding any part of the historic Hornby-Scarlett house, as depicted in the attachments of this report be approved for the property at 6435-6487 Dixie Road; and,
- That, protective hoarding and tarps are installed during the construction period for the protection of the historic Hornby-Scarlett house, without any alteration to the historic house and that the sidewalk and any impacted elements are restored after the work is completed; and,
- 3. That, should any heritage attribute of the property be damaged, the necessary submittals for a Heritage Permit addressing the required restoration work be submitted for review and approval, including but not limited to, a Heritage Impact Assessment and Conservation Plan.

Background

Section 33 of the *Ontario Heritage Act* states that "[n]o owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29(6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration. 2002, c.18; Sched. F, s.2(16);2005,c.6,s.21(1)."

The subject property is designated under part IV of the Ontario Heritage Act under by-law no. 21-92 for its architectural significance. The house was moved and attached to the banquet hall facility in the 1980s, when the banquet hall was constructed.

The owner of the subject property has submitted a heritage permit application to cover the brick cladding of the front wall of the 1980s facility with EIFS (Exterior Insulation Finishing System) with a stucco finish.

Originators files: File names

The proposed area to be covered in this material leaves a 1'-9" space between the edge of the wall and the start of the new finish at the closest side to the heritage home. The historic house will be protected during construction by hoarding, as well as tarps. No work is proposed to the historic house.

Comments

The owner of the subject property has requested permission to install EIFS (stucco) on the front wall of the 1980s addition to the historic Hornby-Scarlett house. The applicant has submitted photos showing the connection between the historic house and the 1980s facility, together with drawings depicting the new finish material being proposed only on a section of the front wall of the 1980s facility. The use of EIFS stucco is not supported when used in the conservation of historic structures such as the Hornby-Scarlett house. However, the proposed work will not physically alter any character defining elements of the designated property as it is not being installed on the heritage resource itself, but on the portion constructed entirely in the 1980s. The proposed new surface starts 1'-9" away from the corner of the front wall and that of the wall that meets a transition wall piece to the start of the historic structure itself. The proposed extent of the EIFS does not come into contact with any part of the historic structure. The overall visual effect once installed will be one of contrast between the main visible surfaces of the 1980s facility and those of the historic structure.

Financial Impact

There is no financial impact.

Conclusion

The owner of 6435-6487 Dixie Road has requested permission to clad the front wall of the 1980s facility that the Hornby-Scarlett house is attached to with modern stucco. The applicant has submitted information which supports the description of the work to be undertaken as required in order to apply for a Heritage Permit. Staff recommends that the proposed work will not physically alter or affect any character defining elements of the designated property as it is not being installed on the heritage resource itself, but on the 1980s facility. The owner has proposed a 1'-9" step back of the stucco further away from the historic structure and will install hoarding and tarps to ensure that no damage will occur to the historic house during the proposed work. Any damage to the house shall be repaired by the owner and a new Heritage Permit to address any required work shall be obtained prior to work being undertaken.

Attachments

Appendix 1: Site Plan

Appendix 2: Elevation

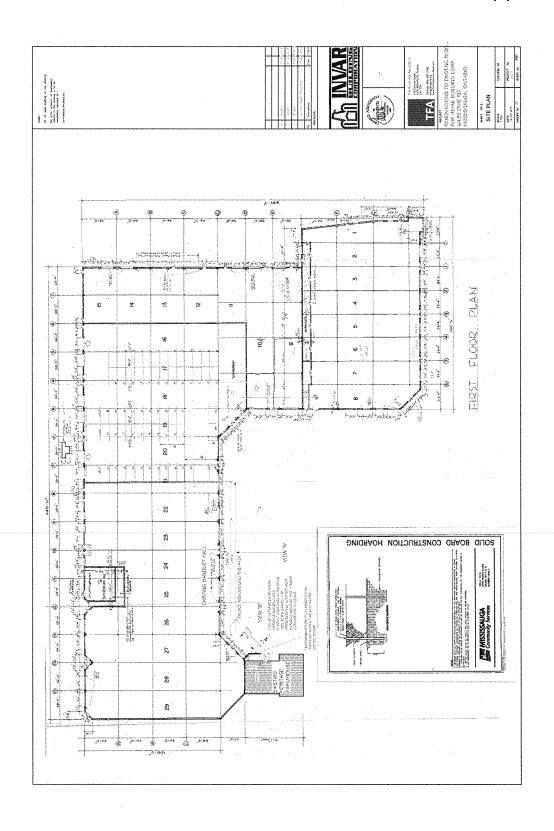
Appendix 3: Elevation and Details

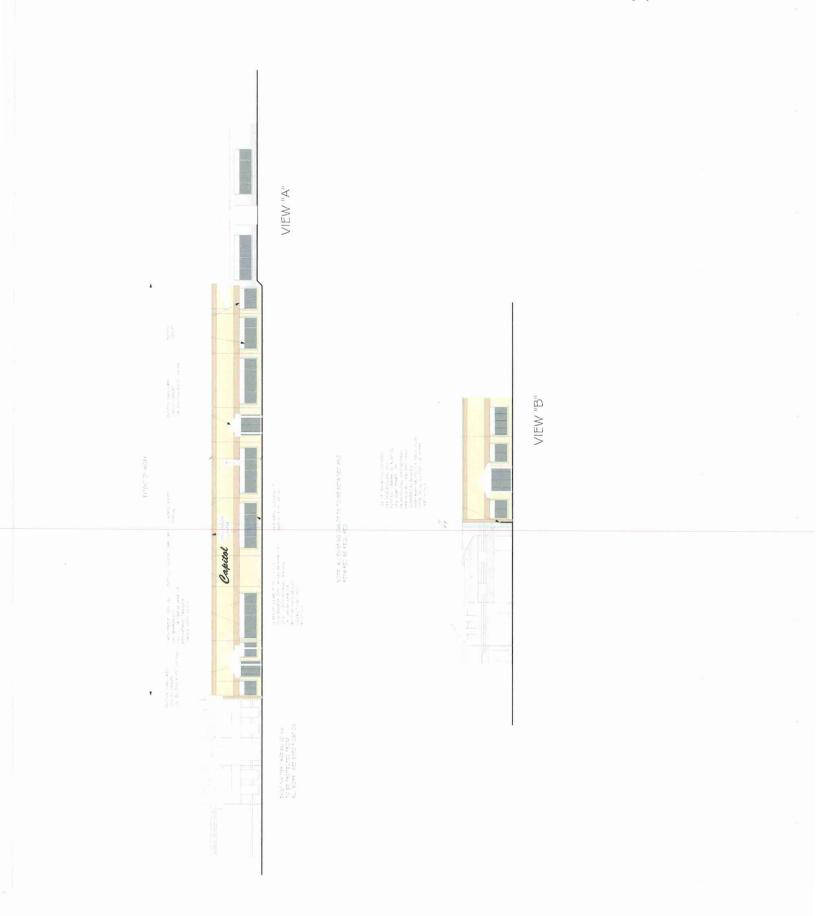
Appendix 4: Photos

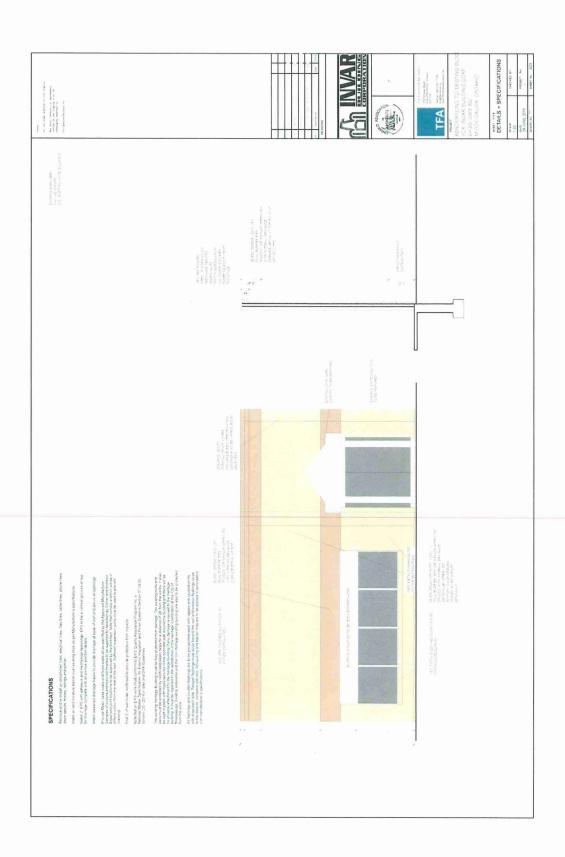
Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

Prepared by: C. Nin Hernandez, Heritage Coordinator











City of Mississauga

Corporate Report



Date: August 24, 2015

To: Chair and Members of the Heritage Advisory
Committee

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

Originator's files:
File names

Meeting date:
September 15, 2015

Subject

Request to Demolish a Heritage Listed Property: 1570 Stavebank Road (Ward 1)

Recommendation

1. That the property at 1570 Stavebank Road, 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

The owner received permission to demolish the existing structure at the subject property in July 2012. (The corresponding report is attached as Appendix 1.) The redevelopment has not yet occurred. In April 2014, the heritage permit by-law was updated with a year expiry clause. As such, this item is again before the Heritage Advisory Committee.

Comments

The property continues to have no cultural heritage value. As such, the demolition should be approved.

Financial Impact

There is no financial impact.

Conclusion

The proposal to demolish 1570 Stavebank Road is before the Committee due to a new expiry clause in the heritage permit by-law. The property does not merit designation under the *Ontario Heritage Act*. As such, the proposed demolition should be allowed to proceed.

Originators files: File names

Attachments

Appendix 1: May 29, 2012 Corporate Report

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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



Clerk's Files

Originator's Files

DATE:

May 29, 2012

TO:

Chair and Members of the Heritage Advisory Committee

Meeting Date: June 19, 2012

FROM:

Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

SUBJECT:

Request to Demolish a Heritage Listed Property

1570 Stavebank Road

(Ward 1)

RECOMMENDATION:

That the property at 1570 Stavebank Road, 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 submitted a Site Plan application under file SPI 12/63 W1, 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, 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 David Small Designs, is attached as Appendix 1. It is the consultant's conclusion that the house at 1570 Stavebank Road is not worthy of heritage designation. Staff concurs with this opinion.

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

FINANCIAL IMPACT:

There is no financial impact.

CONCLUSION:

The owner of 1570 Stavebank Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator



Heritage Impact Statement

1570 Stavebank Road Mississauga ON L5G 2V7

May 11, 2012

Report prepared by David W. Small

David W. Small

Table of Contents

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Section 1 | Introduction

Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing. (i.e. redevelopment of properties in existing mature neighborhoods). David Small was born to design houses as he grew up watching and learning from his Father and Grandfather who were builders and developers. Growing up with such a 'heritage of housing' David's passion for the business was ignited and this passion led him to where he is today.

Over the past decade, David W. Small Designs Inc. recognizes what heritage is and what it means because as a firm we have done our research and have been involved in the design of over 80 new homes and renovations within cultural landscapes of the area. When designing these custom homes, David takes into consideration the heritage and the cultural landscape in question. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of the existing natural and currently constructed surroundings.

The firm has successfully prepared heritage impact statements for the City of Mississauga for properties listed in numerous cultural landscapes for the last 4 years. Through the preparation of nearly 20 "H.I.S" documents David W. Small Designs has acquired a clear understanding of cultural within the City of Mississauga.

David W. Small Designs Inc has successfully completed "H.I.S" documents for the following properties located in Mississauga:

- 1. 1285 Stavebank Road May 2008
- 2. 1397 Birchwood Height Drive July 2008
- 3. 1443 Aldo Drive July 2008
- 4. 1524 Douglas Drive September 2008
- 5. 142 Inglewood Drive September 2008
- 6. 1379 Wendigo Trail September 2008

- 7. 1570 Stavebank Road October 2009
- 8. 224 Donnelly Drive October 2009
- 9. 125 Veronica Drive January 2010
- 10. 64 Veronica Drive February 2010
- 11. 1248 Vista Drive March 2010
- 12. 1380 Milton Avenue April 2010
- 13. 1448 Stavebank Road July 2011
- 14. 1362 Stavebank Road August 2011
- 15. 277 Pinetree Way January 2012
- 16. 500 Comanche Road March 2012
- 17. 162 Indian Valley Trail March 2012
- 18. 2494 Mississauga Road April 2012

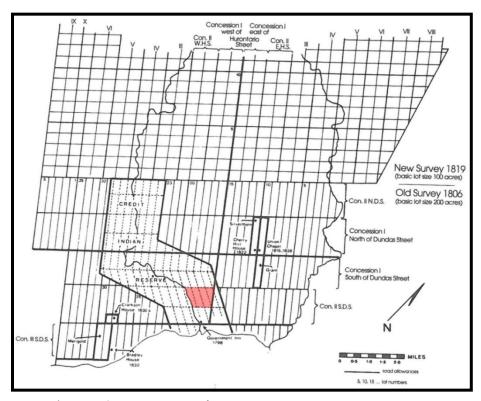
Relevance of Heritage Impact Statement:

The subject property is located in the Mineola West neighbourhood otherwise known as the 'Mineola West cultural landscape'. As such, it is listed on the City of Mississauga's heritage register but it is not designated.

Mineola West Neighborhood:

The Mineola West Neighborhood is bordered on the West by the Credit River, the East by Hurontario Street (Hwy. 10), the North by the Queen Elizabeth Way and the South by the CN Rail line. It falls directly into what was previously known as the "Credit Indian Reserve" (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas. The graphic provided below indicates the area known as the Mineola West Neighborhood within the context of the Township of Toronto's Lot Survey.

A Plan of the Township of Toronto's Lot Survey:

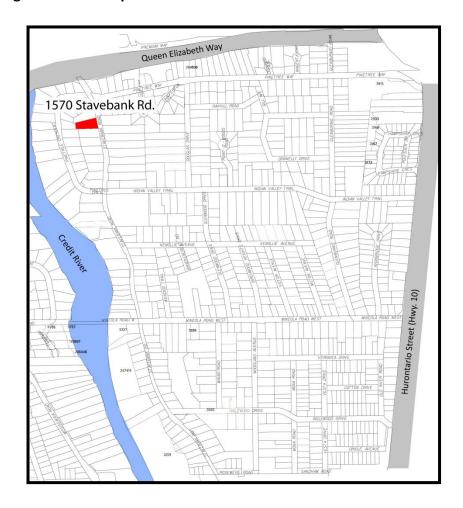


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

Current City of Mississauga Map:



Mineola West Neighbourhood Map:



Aerial Map:



The Mineola West Cultural Landscape:

"Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community." – Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

Vegetation: More than most neighbourhoods, Mineola West is dominated by the presence of mature trees. They are the number one physical feature that shapes ones impression as they travel through the area. Most of these trees are found along property boundaries and have been, therefore easily preserved through the years.



Narrow Roads, road side ditches and mature vegetation

Engineering Infrastructure: Unlike most neighbourhoods, Mineola West is composed of very few "Engineered Streets". Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is dealt with via a network of road side ditches as opposed to the more intrusive storm sewer system found throughout the city. Large trees are often in very close proximity to roads which reinforce the 'soft' overall impression of the neighbourhood.





Housing: As previously stated Mineola West is home to a broad range of housing sizes, configurations and styles.











Examples of broad range of housing in the Mineola West Neighbourhood

The housing stock continues to evolve as many are attracted to the neighbourhood's aforementioned attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. One can see numerous examples of new and original homes, large and small homes or homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

The following is a brief history of the Port Credit area through a chronological overview of the people and events that shaped Mineola West neighbourhood.

In 1837 Robert Cotton emigrated from Ireland where he became a well known farmer and merchant in Toronto. Robert Cotton purchased land and had a house built in 1856, of which remnants of this log cabin still exist. The Cotton Homestead is located on 1234 Old River Rd part of range 1 of the C.I.R. Robert Cotton passed away in 1885 and before that time he had transferred the Cotton Homestead to James W. Cotton. Robert and James Cotton were brothers and to most are considered to be the "Fathers" of Port Credit. James Cotton worked along side Robert as a postmaster, storemaster and was the owner of a Wharf. The Cotton Homestead remained in the family until it was sold by Cyril E. Cotton in 1943, and now the Cotton Homestead is designated under Part IV of the Ontario Heritage Act in June 1984.

Section 3 | Property Details

Municipal Address 1570 Stavebank Road **Legal description** PLAN 491 PT LOTS 16, 17

Municipal Ward 1

Zoning R1 - 2 0225-2007

39.39 m **Lot Frontage Lot Depth** 78.71 m

2544.06m² (0.254ha) **Lot Area** Front facing North-East Orientation

Type Existing 1 Storey w/ basement walkout dwelling Vegetation Several mature trees located throughout site. Existing asphalt drive w/ paver stone border Access

Current Property Owner

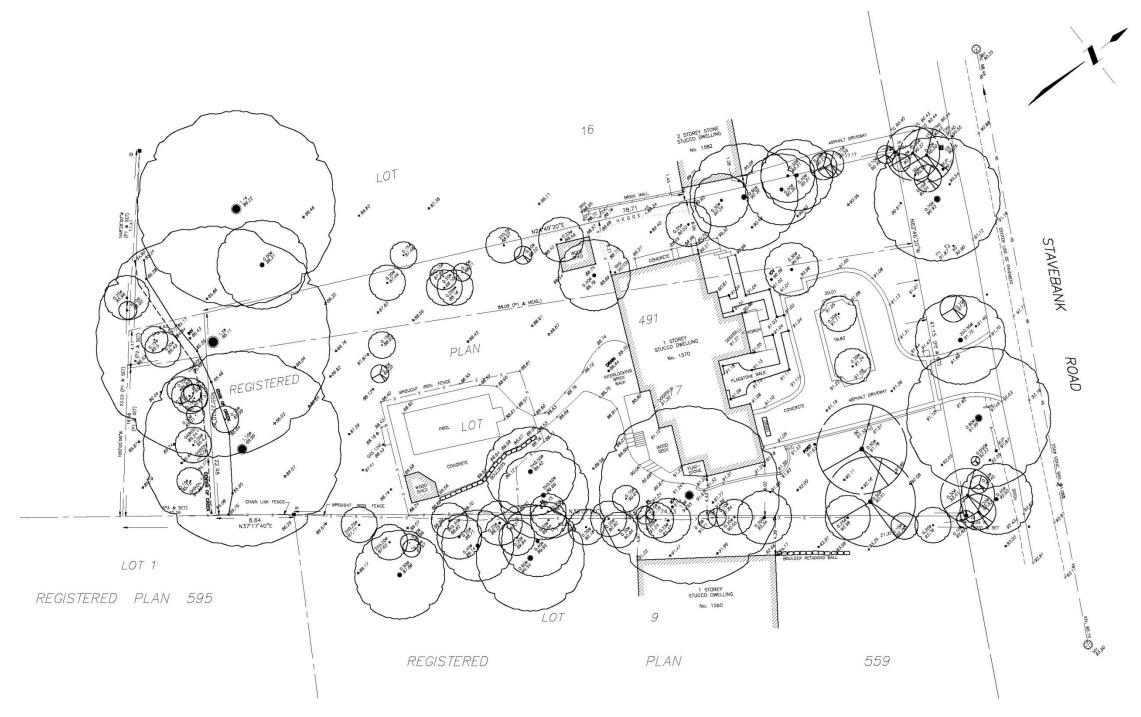
Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from July 11, 1854 to current. The information provided has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title.

- The Crown Granted to James Cotton C.I.R Lot 5 Range 2 (July. 11/1854)
 - The next transfer shows Frederick W. Jarvis transfering the land to the Bank of Upper Canada due to James Cotton being unable to pay the mortgage on the property he owned. (This information was aquired by Matthew Wilkinson from Heritage Mississauga).
- Frederick W. Jarvis transferred to Bank of Upper Canada. (Nov.14/1865)
 - Frederick W. Jarvis was sheriff of York and Peel county, and his job was to notify and collect money that is due to the Bank of Upper Canada.
 - (The above informaton is taken from the Toronto township book A).
- Bank of Upper Canada transferred to John Crickmore (Sept.06/1869)
- John Crickmore transferrred William B. Hunter (Sept.20/1869)
- 5. William B. Hunter transferred to Peel General Manufactering Company (Sept.20/1869)
- 6. Peel General Manufactering Company tranferred to Thomas W. Hector (Oct.18/1889)
- Thomas W. Hector transferred to John Grouinlock (Jan.06/1892) 7. (The above information is taken from the Toronto township book B).
- James M. Grouinlock and Edith M. Grouinlock transferred to Gladys I. Angus (July.13/1925)

- Gladys I. Angus transferred to Talka Construction (Oct.27/1955) (The above information is taken from the Toronto township book C).
- 10. Talka Constrction transferred to Wilfred Bole and Hermine Bole (May.27/1955)
- 11. Wilfred Bole and Hermine Bole transferred to Kathleen Mac Garlane and James Mac Garlane (Nov.17/1955)
- 12. Kathleen Mac Garlane and James Mac Garlane transferred to Howard K. Linder (Aug.30/1963)
- 13. Howard K. Linder transferred to Ronald J. Render (June.13/1966)
- 14. Ronald J. Render transferred to Raymond E. Nienbrurg and Virginia M. Nienbrurg (Aug.21/1970)
- 15. Raymond E. Nienbrurg and Virginia M. Nienbrurg transferred to Allan J. Campbell and Dorlores E. Campbell (Aug.1/1972)
- 16. Allan J. Campbell and Dorlores E. Campbell transferred to - Current owners since April 3rd, 1993.

Subject Property Topographical Survey:



Exterior Photos



Front Elevation



Rear Elevation



Right-Side Elevation



Left-Side Elevation

House Description:

Construction Date Early 1960's

Size ı Approx.3800sf + 520sf attached garage

Building Type 1 Storey dwelling w/ walkout basement

Wood Frame and Concrete Block Wall Construction

Exterior Cladding Stucco

Roofing Material Asphalt Shingles

Setbacks ı Front Yard – 19.83 m

> I Right Side – 6.05 m

ı Left Side – 4.43 m

Rear Yard – 45.40 m

Alterations to the Original House

The original home, built in the early 1960's, is a 1 Storey dwelling with a walkout basement. We have made reference to the City of Mississauga permitting records and the city has records that there were alterations made to the existing building in 1986 and 1993, also an addition to the existing building in 1997.

App Number	Address	□ Scope	□ <u>Issue Date</u>
■ App Date	Description	Type Description	□ Status
BP 9ALT 97 1293	1570 STAVEBANK RD	ADDITION TO EXIST BLDG	1997-04-23
1997-03-12	ADDITION	DETACHED DWELLING	ISSUED PERMIT
BPC 93 4281 P	1570 STAVEBANK RD	ALTERATION TO EXIST BLDG	1993-10-27
1993-10-27	SEWER CONVERSION	DETACHED DWELLING	COMPLETED -ALL INSP SIGNED OFF
BPC 86 4748	1570 STAVEBANK RD	ALTERATION TO EXIST BLDG	1986-04-10
1986-03-10		DETACHED DWELLING	ISSUED PERMIT
HCC 74 241216	1570 STAVEBANK RD		
1974-02-19	HEATING PERMIT 20043		HISTORY COMMENT PERMIT

Analysis of Existing Structure

The existing home is representative of circa 1960's vernacular 1 Storey dwelling with walkout basement and attached garage. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Stavebank Road.

Section 5 | Development Proposal

Site Development Plan



Proposed Elevations:





Section 6 | Conclusion

The proposed home at 1570 Stavebank Road has been designed with similar massing characteristics of other homes on Stavebank Road and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



View of house adjacent to 1570 Stavebank Road

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property. This provides screening between the proposed dwelling and the immediate adjacent structures.



View of existing front, but remaining driveway

The majority of existing mature trees have been preserved through the development with the exclusion of trees in direct conflict with the plan. The driveway entry location and width has been maintained on Stavebank Road.



Photo 1 – View from street looking South



Photo 2 – View from street looking West



Photo 3 – View from street looking East



Photo 4 – View from street looking Noth



Photo Reference Plan

The proposed home respects the Mineola West Cultural Landscape's characteristics and is consistent with all planned redevelopment efforts throughout the area.

Summary Statement and Conservation Recommendations:

The existing 1 storey dwelling located at 1570 Stavebank Road has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

As per criteria set out in Regulation 9/06 of the Ontario Heritage Act the following reasons are why the subject property is not worthy of heritage designation and does not meet such criteria stated in Regulation 9/06.

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

> The property itself has been listed on the heritage register under the Mineola West Cultural Landscape; however the existing dwelling has not been designated. The existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act.

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

> The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

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

> The property has been listed on the register and does warrant conservation as per the Mineola West Cultural landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

Section 7 | Bibliography

Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

City of Mississauga Cultural Landscape Inventory L-RES-6 Community Services Department January 2005

City of Mississauga Services Online — eMaps http://www6.mississauga.ca/eMaps/(lafipz55wrpwqa55adxyff55)/default.aspx

Wilkinson, Matthew. Historian. Heritage Mississauga, 2012

City of Mississauga

Corporate Report



Originator's files:

File names

Meeting date:

Date: August 24, 2015

To: Chair and Members of the Heritage Advisory

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

Committee

September 15, 2015

Community Services

Subject

From:

Request to Demolish a Heritage Listed Property: 1422 Mississauga Road (Ward 2)

Recommendation

1. That the property at 1422 Mississauga Road, 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 heritage permit application to replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route cultural landscape, noted for its historical origins and scenic quality as one of the oldest original roads within the City of Mississauga.

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Statement compiled by Heritage Resources Consulting. It is attached as Appendix 1. The consultant has concluded that the house at 1422 Mississauga Road is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Originators files: File names

Conclusion

The owner of 1422 Mississauga Road has requested permission to demolish a structure on a property that is 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

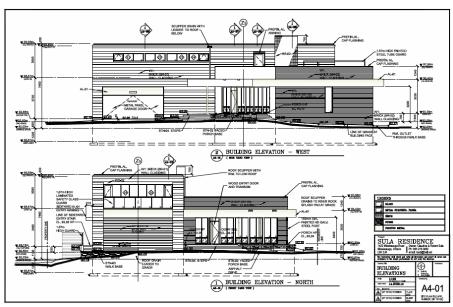
Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

Heritage Impact Statement 1422 Mississauga Road, Mississauga, On

Prepared for





Heritage Resources Consulting Sparta, ON August 24th 2015

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Introduction

The owners of 1422 Mississauga Road, lot 61, Plan 599 and formerly part of lot 6, range 2, Credit Indian Reserve wish to demolish the existing domestic residence and build a new home for their own use on the existing footprint. Because the property is situated in the Mississauga Road Scenic Route, a cultural landscape area as defined by the City of Mississauga, a Heritage Impact Statement is required. Heritage Resources Consulting have been retained to prepare the report. 1422 Mississauga Road is not designated as a heritage property under Section IV of the Ontario Heritage Act.

DESCRIPTION OF 1422 MISSISSAUGA ROAD TODAY

The property is situated on the south side of Mississauga Road about two kilometres from the mouth of the Credit River. Mississauga Road itself runs in a westerly and northerly direction from Port Credit to Streetsville and beyond (Figure 1). At 1422 Mississauga Road the direction is generally east-west and the following descriptive images will reflect this. The Mississauga Road Scenic Route appears to extend from Port Credit to Streetsville and presents a wide variety of landscapes and housing types. The residence at 1422 Mississauga Road is a modest ranch-style bungalow with an attached but protruding garage, so designed to accommodate its irregularly shaped rectangular lot (Figures 2, 3 and 4). Today the property boasts an abundance of mature trees which, with the naturalized landscaping, largely hide the residence from the view

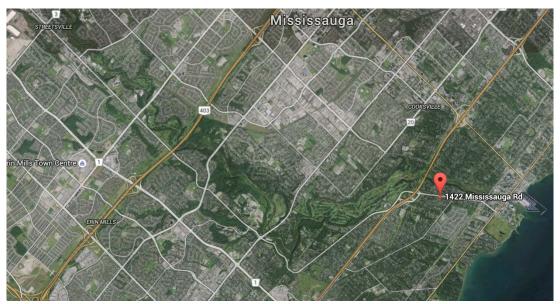


Figure 1 Aerial View of Mississauga Road from Port Credit to Streetsville. (Google Maps: https://www.google.ca/maps/place/1422+Mississauga+Rd,+Mississauga,+ON+L5H+2J4/@43.5633232,-

79.6594141,9205m/data=!3m1!1e3!4m2!3m1!1s0x882b46874b952277:0x2f1c3ceba4b6b214.)



Figure 2 The house and landscape at 1422 Mississauga Road, looking south from the road. (Image provided by the property owner.)

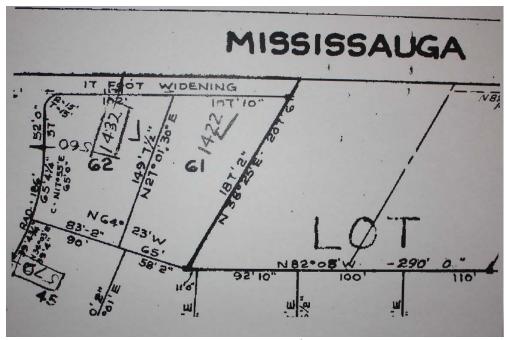


Figure 4 Detail of Plan 599, registered on Dec. 7th 1956, Peel Region Land Registry Office, showing subject lot 61, lot 62 and a larger lot to the immediate east of lot 61. (Image provided by the Region of Peel Art Gallery, Museum and Archives; Brampton, ON.)

of passersby on Mississauga Road (Figure 5.) As such the property blends in very well with the verdant nature of this stretch of the Mississauga Road Scenic Route and indeed strengthens its natural character.



Figure 5 1422 Mississauga Road looking south, July 23rd 2015. (Photo by the author.)

SITE HISTORY

The following overview traces the evolution of the property which is now identified as lot 61 in plan 599 at the Peel County Land Registry Office. Structures are also reviewed where there is sufficient information available.

Pre-Settlement

By the end of the 17th century much of what is now southern and south-western Ontario became the territories of the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley, within which 1422 Mississauga Road is situated, and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18th century. Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured good. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and no doubt an economic benefit for the French.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street and remains a major transportation artery to this day.

In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the river and a one mile wide stretch of land on either side of the river for fishing and hunting.² Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following map shows the Mississauga lands, both the areas ceded and those for a time retained. The one mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain unsettled for another quarter century (Figure 6).

¹ Mississauga Heritage Web Site, Aboriginal Culture; http://www.heritagemississauga.com/page/Aboriginal-Culture.

Culture.

² Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

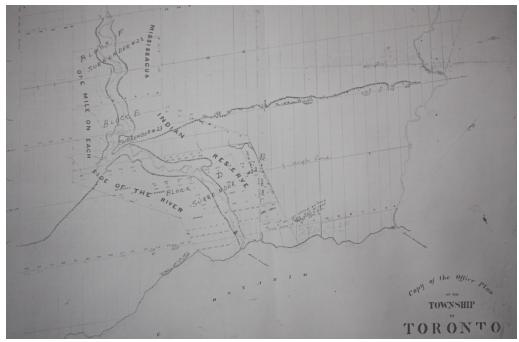


Figure 6 Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.)

1854 to 1958

In 1854 the Credit Indian Reserve lands were put up for sale by auction and James Cotton purchased lot 6, range 2, CIR along with 17 other lots for £4200.11.8, a very substantial amount at that time.³ James Cotton purchased lot 6 as a speculative venture and did not settle on the land. In the early 1850s James was living in Port Credit with his better known elder brother Robert Cotton, a prominent land owner, merchant, local politician and ship builder.⁴ James served as postmaster in his brother's store which he purchased in 1860 and was also a land owner in his own right.⁵ The chain of ownership appears in Appendix 1.

James Cotton sold part of lot 6 to Richard Shaw Wood in 1869. Wood sold the land to Henry Fowler in the same year for \$1,825 and Fowler and his wife in turn sold to the Peel Manufacturing Company for 4,588 company shares, also in the same year. The Peel [General]

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³ "Toronto Township Land Registry Excerpts," 9100M, Series 7, Perkins Bull Historical Series, and Peel County Land Registry Abstract Index Book B, Region of Peel Art Gallery, Museum and Archives; Brampton, ON.

⁴ Robert and James Cotton entries, 1851 *Census Place*, Toronto, Peel County, Canada West (Ontario); *Schedule:* A; *Roll:* C_11746; *Page:* 59; *Line:* 11; <a href="http://search.ancestry.ca/cgi-bin/sse.dll?gss=angs-c&new=1&rank=1&rsT=1&

<u>%2c+Canada&msrpn=1654327&msrpn_PInfo=7-</u> <u>%7c0%7c1652393%7c0%7c3243%7c0%7c5007%7c0%7c1654327%7c0%7c0%7c8cpxt=1&cp=3&MSAV=1&uid</u> h=zl5&pcat=CEN_1850&h=198214&recoff=9+21+22&db=1851Canada&indiv=1&ml_rpos=1.

⁵ Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), pp. 4-6.

Manufacturing Company was incorporated in 1863 under the auspices of Frederick Chase Capreol, an Upper Canadian businessman and promoter. The company was intended to attract manufacturers to the Credit River valley but it was not a successful venture. It is very unlikely that anyone was living on lot 6 during these years. The portion of lot 6 which in time would become part of sub-division Plan 599 remained in the company's hands until 1887 when it was sold to Addison Perrin for \$2,686.

Addison Perrin is documented as living on lot 6, range 2, CIR in 1893 and appears to have been the first person to actually settle on this land. Addison Perrin granted the land to his wife, Anne Wingfield Perrin in 1895 and she in turn willed it to her daughter, by then Josephine Wingfield Bonner, that same year. The land remained in the Perrin/Bonner family from 1887 until 1958 when descendants Ralph S. Bonner and Harry E. Bonner, and their wives, sold 34 acres of lot 6 to S. B. McLaughlin and Associates for \$130,350. This formed a major portion of the subdivision Plan 599 which encompassed land in both lots 6 and 7, range 2, CIR. This sale did not include the Perrin/Bonner residence at 1362 Mississauga Road.

While there is little known about the Perrin and Bonner families, their farm home which was constructed in 1888 just to the south of 1422 Mississauga Road remains today. It was designated as a heritage property under section IV of the Ontario Heritage Act in 1995. 11 It is a fine architectural blending of Gothic and Queen Anne styles and was designated for its architectural features rather than its historical significance (Figure 7).

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⁶ Peter Baskerville, "Frederick Chase Capreol," Dictionary of Canadian Biography, Vol. XI; http://www.biographi.ca/en/bio/capreol_frederick_chase_11E.html.

⁷ Old Port Credit Village Heritage Conservation District: a Heritage Tour," Heritage Mississauga; http://www.google.ca/url?sa=t&rct=j&q=&esrc=s&source=web&cd=6&ved=0CDIQFjAFahUKEwiDybPH0JLHAhVGB5IKHTRTCgk&url=http%3A%2F%2Fwww.heritagemississauga.com%2Fassets%2FOld%2520Port%2520Credit%2520Village%2520Heritage%2520District%2520-

<u>%2520A%2520Heritage%2520Tour.pdf&ei=nV3CVcMGxo7IBLSmqUg&usg=AFQjCNFGBFmsrbACUDyEtvj6v</u>w0uI6iU9w&sig2=cM2zN3Q4Lfa6ENsNW9PRKQ.

⁸ Details of these land transactions and those to follow are provided in Appendix X, Chain of Ownership for 1422 Mississauga Road.

⁹ Farmers and Business Directory for the Counties of Ontario, Peel and York, 1893, (Union Publishing Company: Ingersoll, ON, 1893), p. 45.

¹⁰ Marriage of Josephine W. Perrin to Harry S. Bonner, Jan. 27th 1892; "Ontario, Canada Marriages, 1801-1928," online database, www.ancestry.ca; Archives of Ontario MS932, reel 76.

¹¹ 1363 Mississauga Road, lot 6, range 2, CIR, bylaw 477-95, Nov. 22nd 1995; http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId= 2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage&heritageTab=yes&propDetailsTab=no&id=9788&addressId=18059&pin=978800&rollNumber=2105020025167000000 &redirectPage=1.



Figure 7 The Perrin/Bonner/Bluett residence, 1362 Mississauga Road (Image from City of Mississauga property

database; http://www.mississauga.ca/portal/services/property?paf portalId=default&paf communityId=200005&paf pageId=2700006&paf dm=shared&paf gear_id=6500016&paf gm=content&paf gear_id=6500016&action=heritage_desc&id=9788&addressId=18059&invId=149&heritageTab=yes&propDetailsTab=no.)

1958 to 2015

Members of the Bonner family sold 34 acres of lot 6, range 2, CIR in February 1958 to S. B. McLaughlin and Associates for \$130,350. In June 1958 McLaughlin and Associates registered this land, along with property in lot 7, range 2, CIR, as plan 599. In December 1960 they transferred the sub-division created by plan 599 to Westlyte Ltd (Figure 8). McLaughlin and Associates were the original developers of the Mississauga City Centre. No information has been found regarding Westlyte Ltd. In 1967 Security Capital Corp. (Ontario) Ltd. sold lot 61, plan 599 to Edgar C. Lake; the property was mortgaged for \$3,200. Edgar Lake, and his brother, were the first owners of the property at 1422 Mississauga Road. They sold it to the current owners in 1999. The images immediately below (Figures 9, 10 and 11) show the sub-division as planned in 1958 and the extent of the development that occurred in the area between 1954 and 2015 and identify the approximate location of 1422 Mississauga Road.

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¹² Mississauga's second mayor, Ron Searle, was a consultant for S. B. McLaughlin and Associates; http://www.insauga.com/who-was-mayor-before-hazel-mccallion.

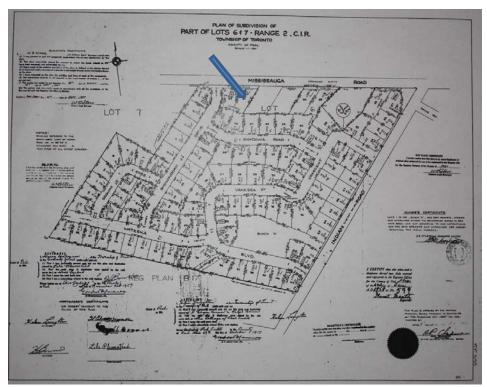


Figure 8 The sub-division of lots as shown in plan 599; the blue arrow shows the location of lot 6 or 1422 Mississauga Road. (Image provided by the property owner.)



Figure 9 Detail of aerial view of the subject area, a farm field in 1954. Blue arrow indicates approximate location of 1422 Mississauga Road. (Image from the Map Database, City of Mississauga.)



Figure 10 Detail of Aerial view of the subject area in 1966. The blue arrow indicates the location of the residence at 1422 Mississauga Road. (Image from the Map Database, City of Mississauga.)



Figure 11 Detail of Aerial view of the subject area in 2015. The blue arrow indicates the location of the residence at 1422 Mississauga Road. (Image from the Map Database, City of Mississauga.)

1422 MISSISSAUGA ROAD: ANALYSIS OF THE EXISTING PROPERTY

Structure

The residence at 1422 Mississauga Road is a ranch-style bungalow, typical of the late 1950s, that has changed little over time. Figure 2 above and Figure 12 below show the structure as it is now and as it appeared about 1980. The floor plan, figure 3 above and the elevations, figures 13 and 14 below, reveal a simple, open interior and an exterior design common to the 1950s and 1960s.



Figure 12 The residence at 1422 Mississauga Road ca. 1980. (Image from the Canadiana Room, City of Mississauga Central Library.)



Figure 13 1422 Mississauga Road, North and West Elevations. (Image provided by the property owner.)

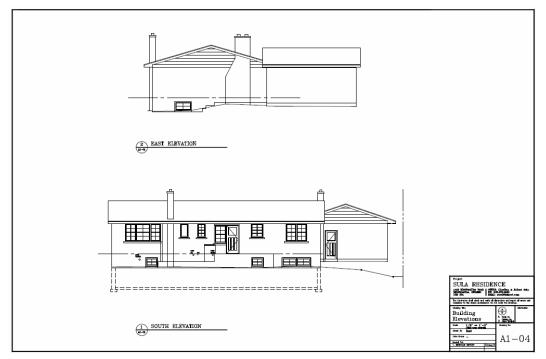


Figure 14 1422 Mississauga Road, East and South Elevations. (Image provided by the property owner.)

Similar designs such as the one below in Figures 15 and 16 can be found in 1950s sources.



Figure 15 An example of contemporary residential design, ca. 1955. (Plan 6158, Garlinghouse Choice Selected Homes (L. F. Garlinghouse Company, Inc.: Topeka, Kansas, ca. 1955), p. 1; https://archive.org/details/ChoiceSelectedHomes.)

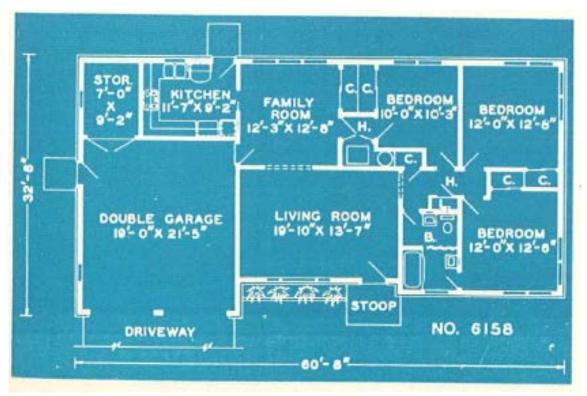


Figure 16 Floor plan of a contemporary residential design, ca. 1955. (Plan 6158, Garlinghouse Choice Selected Homes (L. F. Garlinghouse Company, Inc.: Topeka, Kansas, ca. 1955), p. 1; https://archive.org/details/ChoiceSelectedHomes.)

The structure is clad in red brick and the roof is shingled in a complementary shade. The front façade is anchored by a single, dark blue painted door with simple windowed surrounds. There are double two bay windows to the west of the door, providing light to the bedrooms and a single three bay window on the east to illuminate the living area. The rear façade features an offset doorway and five windows of varying size and shape. An elaborate wooden deck extends across the rear of the residence and a rustic play climbing structure sits near the rear property line (Figures 17 to 25 below)..



Figure 17 1422 Mississauga Road, looking south, July 23rd 2015. (Photo by the author.)



Figure 18 1422 Mississauga Road, looking north, July 23rd 2015. (Photo by the author.)



Figure 19 1422 Mississauga Road, looking west, July 23rd 2015. (Photo by the author.)



Figure 20 1422 Mississauga Road, looking east, July 23rd 2015. (Photo by the author.)



Figure 21 1422 Mississauga Road, the front entrance, July 23rd 2015. (Photo by the author.)



Figure 25 1422 Mississauga Road, backyard play structure, July 23rd 2015. (Photo by the author.)

The two car garage protrudes from the eastern elevation to accommodate the irregular lot lines. Similar examples of this style, with linear garages, can be found throughout the sub-division that is accessed by Shenandoah Drive just to the north of the subject property (Figures 26 and 27).



Figure 26 A typical house in the plan 599 sub-division, August 3^{rd} 2015. (Image provided by the property owner.)



Figure 27 Houses and landscape in the plan 599 sub-division, August 3rd 2015. (Image provided by the property owner.)

Landscape

The owners of 1422 Mississauga Road have had an arborist report and an inventory of trees prepared. The former provides a detailed analysis of the landscape; the latter a listing trees and plantings. The property contains 83 varieties of trees and plantings, including a variety of mature trees and is a reinforcing element in the larger Mississauga Road Scenic Route cultural landscape area, as the following photographs attest (Figures 28 to 30).

¹³ "Arborist Report: 1422 Mississauga Road, Mississauga, Ontario," Baker Turner Inc., Oct. 2013; "Tree Inventory: 1422 Mississauga Rd." Baker, Turner, Inc., Dec. 2010.



Figure 28 *Mature trees line the property edge on Mississauga Road, July 23rd 2015. (Photo by the author.)*



Figure 29 1422 Mississauga Road as viewed from the road, July 23rd 2015. (Photo by the author.)



Figure 30 1422 Mississauga Road, the view from the front door, July 23rd 2015. (Photo by the author.)

Streetscape

The immediate streetscape is profusely lined with trees and forms an almost unbroken vista both east and west of 1422 Mississauga Road. The subject property adds to and complements these views. Figures 31 to 33 show the view to the east and west of the property. The streetscape appears in several forms in Appendix 2.



Figure 31 *Mississauga Road looking east from the subject property, August 3rd 2015.* (*Image provided by the property owner.*)



Figure 32 Mississauga Road looking west from the subject property, August 3rd 2015. (Image provided by the property owner.)



Figure 33 Mississauga Road looking east from Shenandoah Drive, August 3rd 2015. (Image provided by the property owner.)

PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE

The owners wish to replace the existing residence with a modern structure that will largely sit on the existing footprint as shown in Figure 34 below. The building itself will be a modern

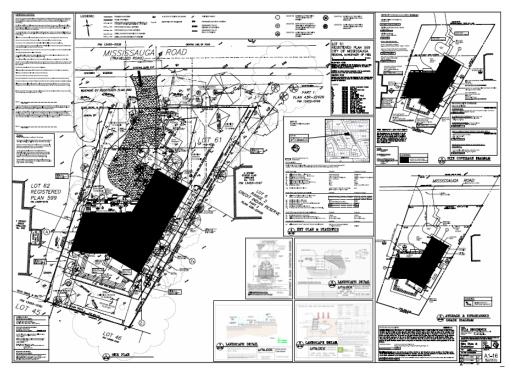


Figure 34 The proposed development at 1422 Mississauga Road. (Image provided by the property owner.)

rectangular residence with one and two storey portions. It will have a flat roof and be clad in light grey or sand coloured brick. The figures below, 35 to 37, provide more detail. The proposed changes to the landscape, as indicated in more detail below, are not major in scope.

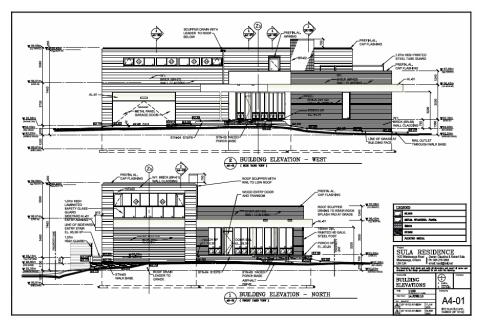


Figure 35 Proposed residence at 1422 Mississauga Road, west and north elevations. (Image provided by the property owner.)

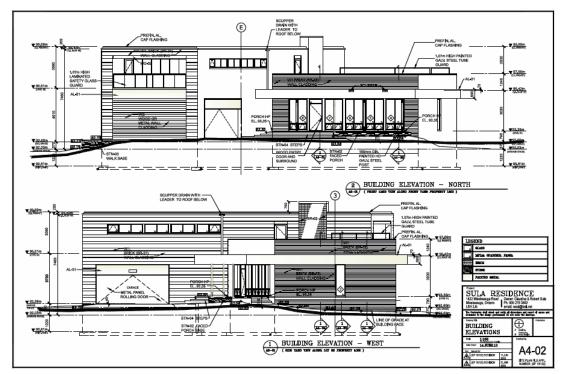


Figure 36 Proposed residence at 1422 Mississauga Road, north and west elevations. (Image provided by the property owner.)

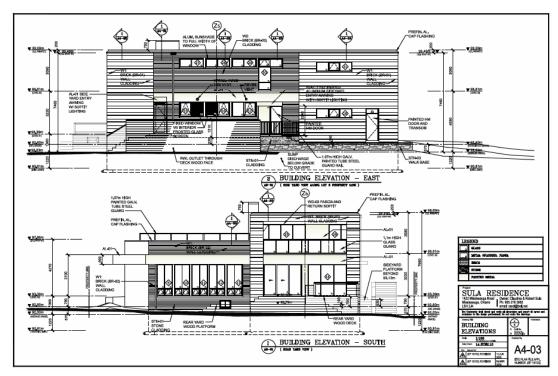


Figure 37 Proposed residence at 1422 Mississauga Road, east and south elevations. (Image provided by the property owner.)

ASSESSMENT OF EXISTING RESIDENCE BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

The following criteria were prepared as a guide in the designation of properties of cultural heritage value or interest under Section IV of the Ontario Heritage Act and are presented in the Ontario Heritage Tool Kit published in 2006 (Figure 38).

ONTARIO REGULATION 9/06

MADE UNDER THE

ONTARIO HERITAGE ACT

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

- of the Act.
 - of the Act.

 (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:

 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,
 - - 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 (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a)

 iii. demonstrates or reflects the work or ideas of an arch tect, artist, builder, designer. the work or ideas of an architect, artist, builder, designer or theorist who is significant
 - 1. The property has design value or physical value because it, i. is a rare, unique, representative or early example of a style.

tive 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

iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. 2006.

Figure 38 "Heritage Property Evaluation: a Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario's Communities," (Queen's Printer for Ontario: Toronto, 2006), p. 22.)

Design or Physical Value

The structure at 1422 Mississauga Road is a well-built domestic residence which has undergone little alteration since its construction in the early 1960s. It is typical of contemporary vernacular architecture and, with the exception of its protruding garage, is virtually identical to many of the other residences erected in the plan 599 subdivision. It is not a rare, unique, or early example of a style, type, expression, material or construction method. It does not display a high degree of craftsmanship or artistic merit, nor does it demonstrate a high degree of technical or scientific achievement.

Historical or Associative Value

The property was first purchased by James Cotton, an individual of some significance in midcentury Port Credit but he did not settle on the land or retain it for a lengthy period. It was for him but a portion of a larger speculative venture. The Perrin and Bonner families, though their ancestral home has survived and has been designated under Section IV of the Ontario Heritage Act for its architectural values, were not themselves closely linked to the subject property.

Contextual Value

1422 Mississauga Road, with its verdant landscape, does have contextual value under sections i and ii of the above criteria. It does help to maintain and support the heritage character of the Mississauga Road Scenic Route and it is physically, functionally and visually linked to its surroundings. Nevertheless, its contextual value in comparison with surrounding properties does not merit designation under this criteria.

ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT

Regarding the conservation of cultural heritage the Ontario Provincial Policy Statement reads:

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be preserved.

While the issue of the cultural heritage landscape values of 1422 Mississauga Road are considered below, the above heritage evaluation indicates that the property does not contain significant built heritage resources.

ASSESSMENT OF PROPOSED DEVELOPMENT IN TERMS OF HERITAGE LANDSCAPE VALUES

The development proposal for 1422 Mississauga Road includes the replacement of the existing dwelling with a modern structure which would be situated largely on the existing building footprint. The proposed structure would not be out of place in terms of style, situation or massing in relation to the homes on nearby properties. The residence immediately east is a massive but well designed and proportioned structure (Figure 39). The house directly across



Figure 39 This large residence is situated immediately east of 1422 Mississauga Road, July 23^{rd} 2015. (Photo by the author.)

the street is also a large, recently constructed domestic residence bordered by an elaborate iron and stonework fence and gate (Figure 40). There are heritage designated properties nearby including the Perrin/Bonner/Bluett house at 1236 Mississauga Road noted above in figure 7,



Figure 40 This contemporary residence sits directly across from 1422 Mississauga Road, July 23^{rd} 2015. (Photo by the author.)

but they are not contiguous to the subject property (Figures 41 to 44 below.) This stretch of Mississauga Road has an eclectic blend of old and new properties, into which the proposed structure at 1422 Mississauga Road will blend well.



Figure 41 Delworth House, 1259 Mississauga Road, erected ca. 1930 as the home of a Port Credit contractor and builder. Built in a cottage or chateau style, it is listed on the City of Mississauga Heritage Register, but is not designated. (Image from the Canadiana Room, City of Mississauga Central Library.)



Figure 42 "Arrowfield," 1462 Mississauga Road, erected in 1884-87 by George W. Gordon. The property is listed on the City of Mississauga Heritage Register, but is not designated. (Image from the Canadiana Room, City of Mississauga Central Library.)



Figure 43 Ferguson residence, 1529 Mississauga Road is a fine example of Art Deco architecture. The property is listed on the City of Mississauga Heritage Register, but is not designated. (Image from the Canadiana Room, City of Mississauga Central Library.)



Figure 44 "Acadia," the Bickell Estate, 1993 Mississauga Road was designed by theatre architect Murray Brown in 1929 for John Paris Bickell, a Toronto mining investor. It has been designated under Section IV of the Ontario Heritage Act for its Spanish eclectic style. (Image from the Canadiana Room, City of Mississauga Central Library.)

The Mississauga Scenic Route is described in the following terms in the City of Mississauga's Cultural Landscape Inventory:

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

Figure 45 The Mississauga Road Scenic Route cultural landscape description. (Image from the City of Mississauga Community Services: Cultural Landscape Inventory, City of Mississauga, ON: Mississauga, 2005, n. p.)

The particular criteria to be used in the evaluation of properties within the Mississauga Road Scenic Route are as follows:

CITY OF MISSISSAUG Mississauga Road Scenic 1		al Landscape Inventory F-TC-4
Location Parallels the Credit	1101	
Heritage or Other Designation	Scenic Road	
Landscape Type	Transportation	
LANDSCAPE ENVIRONMENT ✓ Scenic and Visual Quality ☐ Natural Environment ✓ Horticultural Interest ✓ Landscape Design, Type and Technological	al Interest	BUILT ENVIRONMENT Aesthetic/Visual Quality Consistent Early Environs (pre-World War II) Consistent Scale of Built Features Unique Architectural Features/Buildings Designated Structures
HISTORICAL ASSOCIATION		OTHER
☑ Illustrates Style, Trend or Pattern		Historical or Archaelogical Interest
 □ Direct Association with Important Person ☑ Illustrates Important Phase in Mississauga Physical Development □ Illustrates Work of Important Designer 		Outstanding Features/Interest Significant Ecological Interest Landmark Value

Figure 46 The Mississauga Road Scenic Route cultural landscape evaluation criteria. (Image from the City of Mississauga Community Services: Cultural Landscape Inventory, City of Mississauga, ON: Mississauga, 2005, n. p.)

Landscape Environment

1. Scenic and Visual Quality

The property at 1422 Mississauga Road exhibits the major natural qualities for which the larger scenic route has been designated a cultural landscape area. While none of the trees on the property likely date back to the pioneer era, they do add to the route's scenic and visual quality. These attributes are unlikely to be impaired by the proposed development.

2. Horticultural Interest

The associated arborist report and inventory lists 83 species of flora extant on the property. Again, the proposed development is not likely to diminish this number.

3. Landscape Design, Type and Technological Interest

The landscape of the subject property is loosely managed as a natural area but there are no significant design, type or technological features here.

Historical Association

1. Illustrates Style Trend or Pattern

The landscape is consistent with its surrounding properties.

2. Illustrates Important Phase in Mississauga's Social or Physical Development

The landscape does not illustrate an important phase in Mississauga's social or physical development.

Built Environment

1. Consistent Scale of Built Environment

Given the widely varying scale of the surrounding built environment, both the existing structure and its proposed replacement can be deemed consistent.

Other

1. Historical or Archaeological Interest

The property at 1422 Mississauga Road is not of historical or archaeological interest.

The development proposed for 1422 Mississauga Road consists of a new residence which will largely sit on the existing building footprint. It is slightly re-aligned better to fit the irregular nature of the lot. The design also includes a relocated driveway with a 'turn-around' area enabling vehicles to exit the property without backing out into traffic on Mississauga Road. This design will necessitate the removal of several mature trees as indicated in the drawing below, figure 47, and in the arborist report prepared for the heritage submission. In overall terms this development will not adversely affect the cultural landscape values of the property. See also Appendix 3.

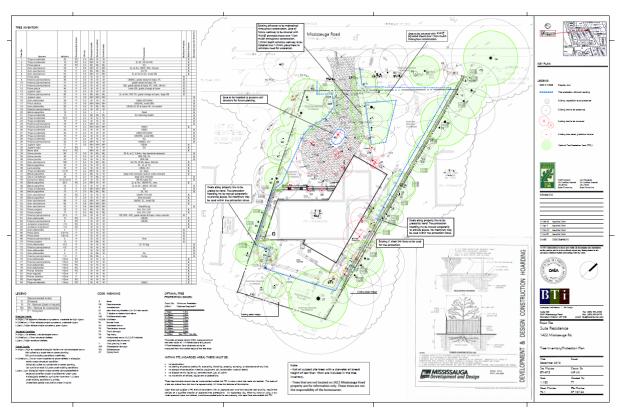


Figure 47 1422 Mississauga Road, Proposed landscape changes. (Image from "Tree Inventory: 1422 Mississauga Rd." Baker, Turner, Inc., Dec. 2010.)

RECOMMENDATION

As assessed above, the property at 1422 Mississauga Road does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act. Nor does the property warrant preservation under the definition in the Provincial Policy Statement which reads: "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. This may be assessed through a conservation plan or heritage impact assessment." It is suggested that the components of the existing structure be so dismantled that they may be reused or re-cycled.

¹⁴ Ontario Provincial Policy Statement, 2005 (Queen's Printer for Ontario: Toronto, 2005), p. 29.

QUALIFICATIONS OF AUTHOR

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Education

- PhD. in history, University of Western Ontario, London, ON

Career Highlights

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, Dictionary of Canadian Biography, University of Toronto, 1973 to 1976

Summary

Dr. Burns has over 35 years of experience in historical research and analysis. As a Parks Canada Project Historian he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.
- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types

included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.

- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
- Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
- Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
- Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
- Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
- Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
- Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
- Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
- Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
- Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
- Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
- Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
- Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
- Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
- Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
- Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
- Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
- Canso Front Range Light, Heritage Assessment, 2008.
- Canso Rear Range Light, Heritage Assessment, 2008.
- Cape Croker Light Tower, Heritage Assessment, 2008.
- Jones Island Front Range Light, Heritage Assessment, 2008.
- Jones Island Rear Range Light, Heritage Assessment, 2008.
- Margaree Harbour Front Range Light, Heritage Assessment, 2008.
- Margaree Harbour Rear Range Light, Heritage Assessment, 2008.
- Thunder Bay Main Lightstation, Heritage Assessment, 2008.

- West Sister Rock Lighttower, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

- Great Duck Island, Georgian Bay, ON, 2010.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Killarney East Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Killarney Northwest Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Victoria Beach Lighthouse, NS, Heritage Assessment, 2011.
- Schafner Point Lighthouse, NS, Heritage Assessment, 2011.
- Port Bickerton Lighthouse, NS, Heritage Assessment, 2011.
- McNab Point Lighthouse, Heritage Assessment, 2011.
- Saugeen River Front Range Light, Heritage Assessment, 2011.
- Saugeen River Rear Range Light, Heritage Assessment, 2011.
- Pointe au Baril Front Range Light, Heritage Assessment, 2014.
- Pointe au Baril Rear Range Light, Heritage Assessment, 2014.
- Snug Harbour Front Range Light, Heritage Assessment, 2014.
- Snug Harbour Rear Range Light, Heritage Assessment, 2014.

Heritage Assessments prepared for the private sector

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.

Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.
- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.

- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
- Ontario Paper Mill, 2013.

Publications and Other Major Projects

- "God's chosen people: the origins of Toronto society, 1793-1818", *Canadian Historical Association: Historical Papers, 1973*, Toronto, 1974. Republished in J. Bumsted (ed.), *Canadian History Before Confederation: Essays and Interpretations*, 2nd ed. (Georgetown, Ont.: Irwin-Dorsey Ltd., 1979).
- "James Grant Chewett", "William Botsford Jarvis", "George Herkimer Markland" and "Thomas Gibbs Ridout" published in the *Dictionary of Canadian Biography*, vol. IX, Toronto, 1976.
- "The post fur trade career of a North West Company partner: a biography of John McDonald of Garth", *Research Bulletin No.* 60, Parks Canada, 1977. Reprinted in *Glengarry Life*, Glengarry Historical Society, 1981.
- "Inverarden: retirement home of North West Company fur trader John McDonald of Garth". History and Archaeology No. 25, Parks Canada, 1979. First printed as Manuscript Report Series No. 245, 1978.
- "Fort Wellington: a Narrative and Structural History, 1812-38", *Manuscript Report Series No.* 296, Parks Canada, 1979.
- A review of J.M.S. Careless (ed.), *The Pre-Confederation Premiers: Ontario Government Leaders*, 1841-1867 (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIII, No.1, March 1981.
- A review of Mary Larratt Smith (ed.), *Young Mr. Smith in Upper Canada* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIV, No. 2, June 1982.
- "William Jarvis", "Robert Isaac Dey Gray" published in the *Dictionary of Canadian Biography*, Vol. V, Toronto, 1983.
- "Bulk packaging in British North America, 1758-1867: a guide to the identification and reproduction of barrels", *Research Bulletin No. 208*, Parks Canada, December 1983.
- "Cornwall, Ontario" in *The Canadian Encylopedia* (Edmonton: Hurtig Publishers, 1985).
- "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
- "Upper Canada In the Making, 1796-1812", Horizon Canada, No. 23, August 1985.
- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada*, 1776-1812 (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.

- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
- "Packaging Food and Other Consumer Goods in Canada, 1867-1927: A guide to Federal Specifications For Bulk and Unit Containers, Their Labels and Contents" *Microfiche Report Series No. 217* (1985).
- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the Dictionary of Canadian Biography, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- Guardians of the Wild: A History of the Warden Service of Canada's National Parks (University of Calgary Press, 2000).
- "'Queer Doings': Attitudes toward homosexuality in nineteenth century Ontario," *The Beaver*, Mar. Apr. 2002.
- "Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953," *The Beaver*, Dec. 2004/Jan. 2005.
- preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
- press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
- a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
- Port Stanley: the First Hundred Years, 1804-1904, with Craig Cole (Heritage Port: Port Stanley, ON, 2014.

Related Professional Associations

- Professional member of Canadian Association of Heritage Professionals.
- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, "Central Elgin Growing Together Committee," Municipality of Central Elgin.

APPENDIX 1

CHAIN OF OWNERSHIP

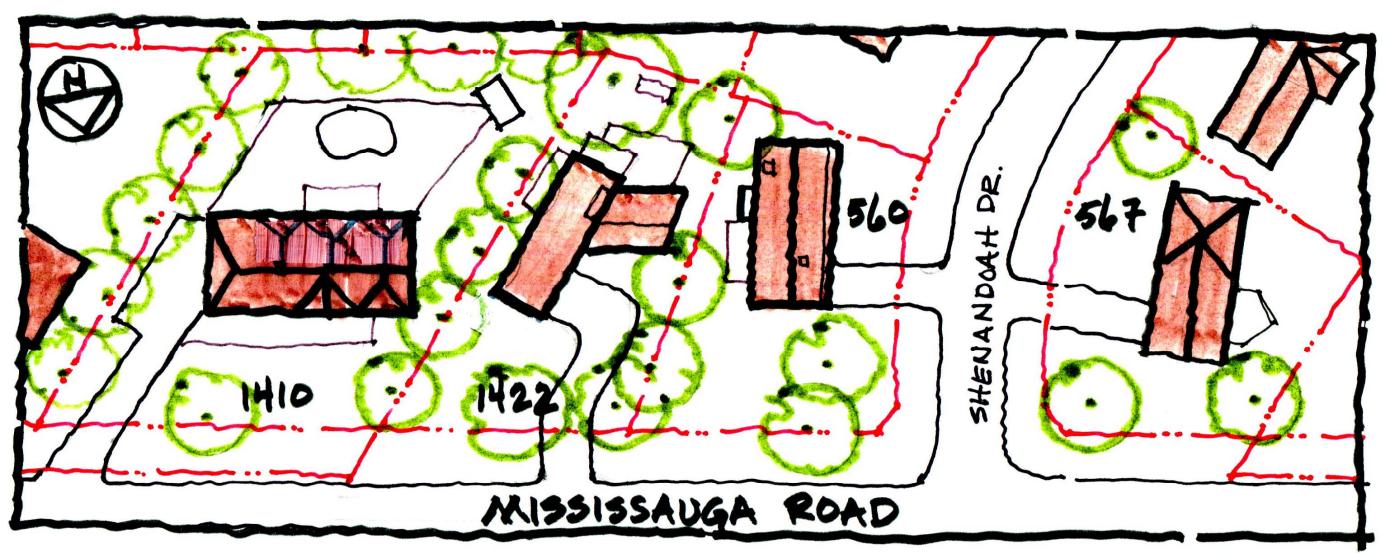
- patent to James Cotton, memorial 4478, 11 July 1854, lot 6, range 2, Credit Indian Reserve, with other lands
- Richard Shaw Wood purchases part of lot 6, memorial 13331, 2 Mar. 1865
- Richard Shaw Wood and wife sell part of lot 6 to Henry Fowler, memorial 13332, 2 Mar. 1865
- Henry Fowler sells part of lot 6 back to Richard Shaw Wood, memorial 15241, 21 Feb. 1867
- Richard S. Wood and wife sell part of lot 6 to Henry Fowler for \$1,825.00, memorial 325, registered on July $28^{\rm th}$ 1869
- Henry Fowler sells part of lot 6 to the Peel Manufacturing Company for 4,588 company shares, memorial 353, registered on Sept. 27th 1869
- the Peel General Manufacturing Company sell part of lot 6 to Addison Perrin for \$2,686, memorial 5677, registered on Jan. 5th 1887
- Addison S. Perrin sells part of lot 6 to Ann Wingfield Perrin for undisclosed sum, memorial 8922, registered on Oct 5th 1895
- Anne W. Perrin wills to Josephine W. Bonner part of lot 6, memorial 17425, registered on Dec. 18th 1895
- Josephine Bonner sells half an acre of lot 6 to Harry E. Bonner for \$2.00, memorial 32920, registered on June 25^{th} 1930
- Josephine W. Bonner sells part of lot 6 to Ralph S. Bonner and Harry E. Bonner for \$1,000, memorial 53696, registered on Sept. 29th 1948
- Ralph Bonner sells part of lot 6 to Ralph Bonner [Jr.?] and Marjorie Bonner for \$1,000, memorial 79889, registered on Mar. 18th 1954
- Ralph S. Bonner and wife and Harry E. Bonner and wife sell 34 acres of lot 6 to S. B. McLaughlin and Associates, mortgage issued for \$130,350 in memorial 108879, memorial 108880, registered on Feb. 10th 1958
- S. B. McLaughlin and Associates register sub-division as plan 599 on parts of lot 6 and 7, registered on June $2^{\rm nd}$ 1958
- S. B. McLaughlin Associates Ltd. sell sub-division identified as plan 599 to Westlyte Ltd. for \$2.00, memorial 133574, registered on Dec. 9th 1960
- Security Capital Corp. (Ontario) Ltd. sell lot 61, plan 599 to Edgar C. Lake, mortgage of \$3,200 in memorial 172533, memorial 41419VS, June 7th 1967
- current owners purchase lot 61 of plan 599 from Edgar C. Lake in 1999



Existing Streetscape Image

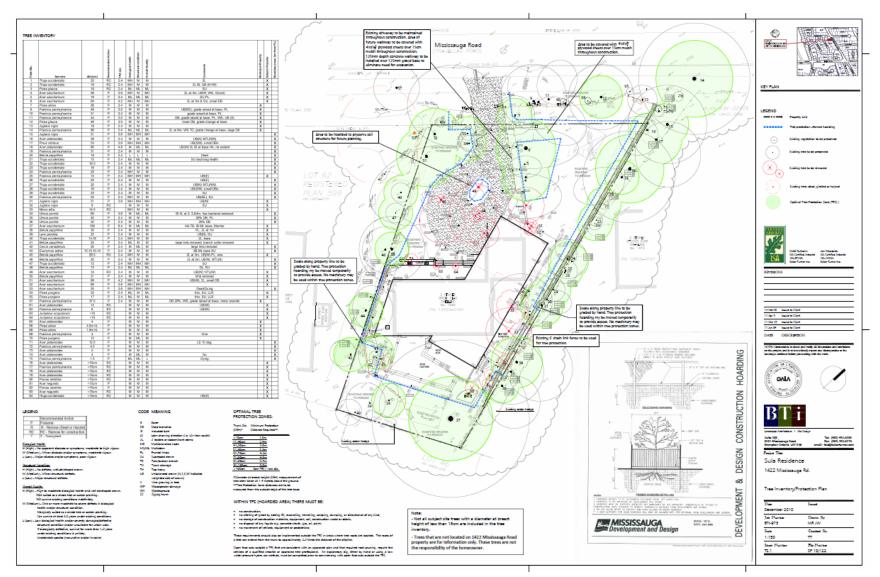


1422 Mississauga Road



Proposed Streetscape Plan





Appendix 3

Site Plan, 1422 Mississauga Road. (Image from "Tree Inventory: 1422 Mississauga Rd." Baker, Turner, Inc., Dec. 2010.)

City of Mississauga

Corporate Report



Date: July 31, 2015

To: Chair and Members of the Heritage Advisory
Committee

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

Originator's files:
File names

Meeting date:
September 15, 2015

Subject

Request to Demolish a Heritage Listed Property: 7153 Lancaster Avenue (Ward 5)

Recommendation

 That the property at 7153 Lancaster Avenue, 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 heritage permit application to replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it form part of the Malton War Time Housing cultural landscape.

This planned subdivision is located opposite the northeast corner of Pearson International Airport. The neighbourhood is close to where the original Malton Terminal was located and remains close to the present airplane manufacturing and service industry. The Wartime Housing Limited Company was a Crown Corporation, established in 1941 to provide inexpensive housing to those working in the war industries.

Although some of the original houses have been altered, with new porches, dormers, raised basements and garages, many retain characteristics typical of the period with 1 to 1 roof pitches, central front doors, picture windowed living rooms to one side, kitchen and eating areas on the opposite side and bedrooms and bathrooms to the rear.

Originators files: File names

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Cultural Heritage Landscape Impact Statement compiled by MMM Group. It is attached as Appendix 1. A streetscape plan is attached as Appendix 2. The consultant has concluded that the house at 7153 Lancaster Avenue is not worthy of designation. Staff concur with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 7153 Lancaster Avenue has requested permission to demolish a structure on a property that is 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

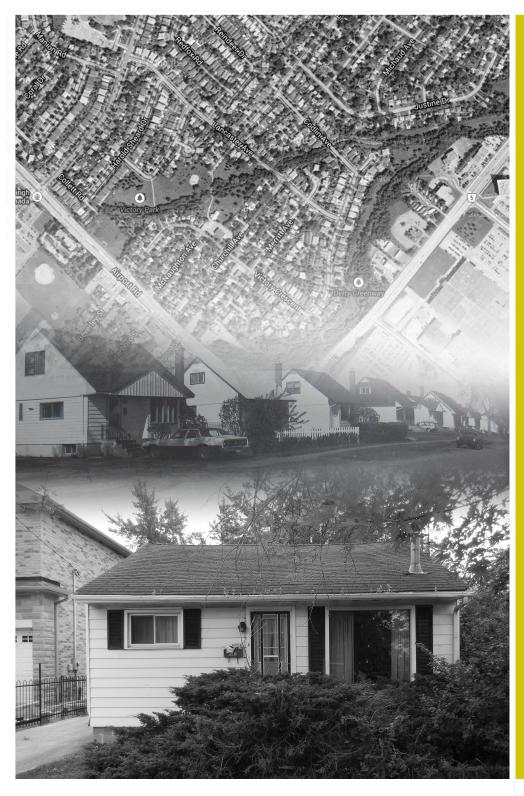
Appendix 1: Cultural Heritage Landscape Impact Statement

Appendix 2: Streetscape Plan

Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



CULTURAL HERITAGE LANDSCAPE IMPACT STATEMENT

7153 LANCASTER AVE, MISSISSAUGA, ON



MMM GROUP LIMITED

2655 North Sheridan Way, Suite 300 Mississauga ON L5K 2P8 Tel: 905.823.4988

Fax: 905.823.2669 Web: mmmgrouplimited.com

Cultural Landscape Heritage Impact Statement

7153 Lancaster Avenue, Mississauga ON

7/16/2015

Executive Summary

MMM Group Limited was retained by John Ramirez of JR Design & Construction, to complete a Heritage Impact Statement (HIS) on behalf of the owners of 7153 Lancaster Avenue in Mississauga, Ontario. A proposal has been made to demolish the current dwelling and construct a new home. The house is located within the Malton Wartime Housing Residential Landscape, a cultural heritage landscape (CHL) as identified by the City of Mississauga.

An inventory and analysis of the house and the surrounding neighbourhood was conducted to ascertain the existing conditions of the site. Historical research was completed to further distinguish the heritage significance of the landscape and to determine what, if any, significance the house had in terms of its built heritage value and its association with the cultural heritage landscape identified by the City. This information was then compared with the proposed demolition and an assessment of the impacts to the existing heritage resources conducted.

The landscape in which the house is located has a number of significant associations with Malton and Mississauga's wartime and post-war development. Malton's Wartime Housing creates a consistent setback and size of built features and is a distinct style of military housing. The house itself is associated with the development of wartime housing; however, the structure is not significant in terms of its individual built heritage value, however it does contribute to the heritage value of the surrounding landscape.

The proposed development is consistent with the current Zoning By-law in terms of building height, as well as the proposed setback from the street, and has been made more sensitive to its surroundings through the adoption of the mitigation measures addressing massing and architectural style suggested herein.

CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT

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Appendix A Existing and Proposed Site Drawings Appendix B Land Registry Summary Appendix C Curricula Vitae

1 INTRODUCTION

MMM Group Limited was retained by John Ramirez of JR Design & Construction on behalf of the owners of 7153 Lancaster Avenue to complete a Heritage Impact Statement (HIS). As the subject property is located within the Wartime Housing Cultural Landscape of Malton, the HIS is one of the requirements of the City of Mississauga's Heritage Planning Department to obtain a permit to demolish and rebuild. This Heritage Impact Statement describes the features of the cultural landscape, assesses the impact of the proposed development and discusses mitigation measures.

2 METHODOLOGY

On August 21, 2014 an on-site visual inventory was completed to document the features of the subject property as well as the surrounding neighbourhood landscape. Research was also conducted at the Peel Archives and the Peel Land Registry Office to ascertain the history and context of the house and the origins of the community of Malton. This context will help to further convey the significance of the Wartime Housing Cultural Landscape and the house's place within it.

3 HISTORICAL RESEARCH, SITE ANALYSIS AND EVALUATION

3.1 SITE DESCRIPTION, LOCATION, AND CONTEXT

The house at 7153 Lancaster Avenue is located within the neighbourhood of Malton in the City of Mississauga. This subdivision in Malton is located northeast of the corner of Derry Road and Airport Road. The subject property is on the east side of Lancaster Avenue, with the south end adjacent to a branch of the Mimico Creek. The subject property is directly across the street from Victory Park.



Context Map, 2014, Google Maps. Subject Property outlined in cyan.



Aerial Streetscape Plan, 2014, City of Mississauga. Subject site identified by red square.



View of Lancaster Avenue, looking north from the subject site.



Subject Site at 7153 Lancaster Avenue.



View of Lancaster Street, looking south from the subject site.

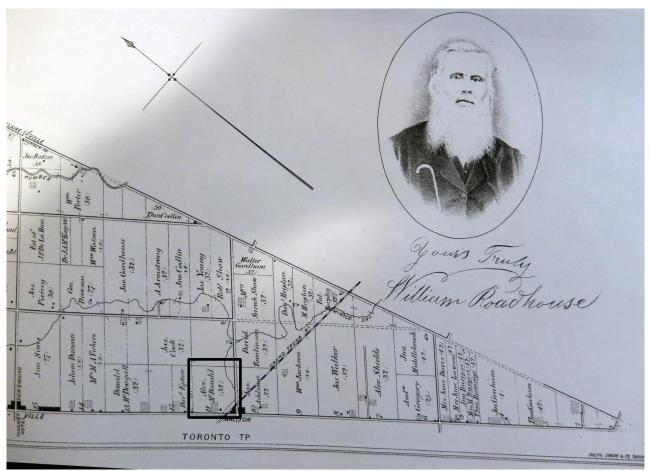
After the British government purchased land from the Mississauga First Nations in 1818, Malton was settled by predominantly English immigrants beginning in the 1820s. The settlement was centred around the 'Four Corners' of Derry and Airport Road. Malton is thought to be named by the blacksmith Richard Halliday, considered one of the founders of Malton who had emigrated from Malton, England in 1820. The earliest phase of life in Malton was defined by farming and its associated institutions such as schools, businesses and churches. With the construction of the railroad to Malton in 1854, the village grew up around its 'Four Corners', and by 1858 Malton had a population of 500. The village prospered due to its good access to nearby markets such as Toronto. By the time of the First World War, all surrounding farmland had been claimed and improved upon. In 1914 Malton incorporated into a police village resulting in the acquisition of power to enact its own by-laws. The 1920s and 1930s saw many changes to society as the automobile was introduced and electrification came to rural areas, evolving life in Malton as well.

¹ Heritage Mississauga. *History*.

² Scully et al. *Malton Memories*. 1981.

³ Ibid.

⁴ Ibid.



Illustrated Historical Atlas of the County of Peel (1877), showing the piece of land then owned by Alex McDonald, the western half of which would become the Victory Village development.⁵

The year of 1937 is seen as pivotal in the history of Malton, which is when the Port Authority bought up thirteen farms to construct an airport. By 1938 the first airplane had landed and surrounding aircraft industries were also initiated. In particular the National Steel Car Company built a factory that required 300 employees at the southwest corner of Derry and Airport Roads to manufacture airplanes. The 'Lysander' was the first military observation plane to be produced there in 1939. Due to this new development and surrounding support industries, Malton's population grew by 35%.

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⁵ McGill University. *In Search of Your Canadian Past: Canadian County Atlas Digital Project*. 2001.

⁶ Ibid.

⁷ Ibid.





An image of the first terminal of Malton Airport, as well as the first plane to land at the airport.8

With the announcement of World War II, demand and growth in the area only increased. The Commonwealth Air Training Plan and the surrounding aircraft industries brought thousands of people through Malton to learn to fly or work in the factories. In 1941 the Canadian government took over the National Steel Car Company to support the country's war efforts, renaming it the Victory Aircraft Company. This factory employed more than 9,700 people, placing an extreme pressure on the available housing adjacent the factories. Importantly, on August 6, 1943 the Lancaster Bomber was unveiled, a plane model that was revered for its success during the war.



An image of the first Lancaster bomber built in Canada in Malton, after which the subject street is named. 10

⁸ Scully et al. *Malton Memories.* 1981.

⁹ Hicks, K. *Malton: Farms to Flying*.

¹⁰ Scully et al. *Malton Memories*. 1981.

After the war the Victory Aircraft Company was sold to the A.V. Roe Company. The company continued to employ thousands of workers at this plant, up to 18,000 workers in 1953, with many living nearby in Malton. A.V. Roe produced the first passenger plane in North America, named the 'Jetliner' and also began work on the now legendary supersonic Arrow fighter. When Prime Minister Diefenbaker ordered the cancellation of the Arrow development, this caused the immediate firing of around 15,000 workers. This would have a lasting impact on the demographics of the surrounding municipalities, including Malton.

In 1952 Toronto Township, a former municipality that would later become Mississauga, annexed 4,000 acres of Toronto Gore Township, including the community of Malton.¹³ It was decided that Toronto Township could better look after the growing needs of the area, while benefitting from the tax base of the developing industrial and residential lands.¹⁴ After the immediate downsizing of the A.V. Roe plant, Malton evolved into a bedroom community for those that worked in both Toronto and Mississauga. After a large gas explosion occurred at the Four Corners in 1969, the historic centre of Malton has almost disappeared and many new residents consider Goreway Drive to the east as the centre of the community.

3.2 CULTURAL HERITAGE LANDSCAPE

The residence at 7153 Lancaster Ave is part of the planned subdivision that has been identified as the Malton Wartime Housing Cultural Landscape (L-RES-5) as described in the City of Mississauga's Cultural Landscape Inventory. The future community was built upon a portion of 200 acres of land on Lot 11, Concession 7 first patented by the Crown and sold to King's College in 1828. The land was then divided in half and the eastern half was sold to Hugh Cook in 1843 and the western half sold to Alexander McDonald in 1844. The Codlin family purchased 95 acres of the west half in 1890 from James Cook, executor for Eliza McDonald, widow of Alex McDonald. By that time 5 acres had been severed for construction of the railway.

To deal with the country-wide war-time demand for housing surrounding the factories as well as for returning war veterans, the Canadian government created the Wartime Housing Limited organization in 1941 to manage the design and construction of mass-produced, inexpensive family rental housing for the employees and families of wartime industries. In Malton, Wartime Housing Ltd. expropriated 91.4 acres of farmland owned by Fred Codlin by 1942 to cope with the housing shortage. The Codlin Family retained their home on 2 ½ acres of land until the house was demolished in 1992.

¹² Ibid.

¹¹ Ibid.

¹³ Ibid.

¹⁴ Hicks, K. *Malton: Farms to Flying*.

¹⁵ City of Mississauga. *Cultural Landscape Inventory.* 2005.

¹⁶ McInnes, Graham. Wartime Housing. 1943.

¹⁷ Scully et al. *Malton Memories*. 1981.

The plan of subdivision #436 included 200 lots, blocks for a community centre and public park, and was not registered until February 5th, 1952. Between the time of expropriation of the land in 1942 and the registration of the subdivision in 1952, it is likely that homes had already been built and were used as rental housing for wartime employees and their families, however it is unknown how many lots were actually developed prior to 1952. By 1947, Wartime Housing Limited became a part of the Canadian Mortgage and Housing Company, who in turn managed the sale of the wartime rental housing.¹⁸



Victory Park, located directly opposite the subject property.

This planned subdivision, located East of Airport Road and North of Derry Road was on the opposite side of the train tracks - northeast of the historic village centre. Housing reportedly sold for \$2,500-\$3,000 and water had to be piped in from springs found on a farm further North, as Malton did not yet have water and sewer infrastructure. Residents of this new development depended on out-houses, septic tanks and wells until watermains were installed in 1954, and sewers in 1957. Streets were paved in

¹⁸ Needham News. *Pre-fab homes in Halifax*. 2013.

¹⁹ City of Mississauga. *Cultural Landscape Inventory.* 2005.

²⁰ Scully et al. *Malton Memories*. 1981.

1958. This new area became known as Victory Village. According to the Cultural Landscape Inventory, approximately one in four houses may have been relocated from Bramalea Road due to the airport expansion in 1950.²¹ The streets were named after significant wartime figures including McNaughton, named after the commander of the First Canadian Army; Lancaster, after the fighter bomber; Victory, after the plant; and Churchill, after the British Prime Minister. The park across the street is named 'Victory Park', a reference to Victory Village and the bomber airplane. While these homes were originally



Remaining wartime housing down the street from the subject site, with newer two storey infill homes on either side. Note also the large silver maple that is a common street tree in the area.

envisaged as temporary accommodation to ease the housing shortage, many of the houses have been modernized into permanent housing.

The area today is a mix of renovated wartime housing as well as new larger two storey infill homes. This area is not subject to site plan control therefore height and size recommendations in keeping with the character of the neighbourhood can only be encouraged but not enforced. The streetscape includes many mature trees most likely planted during the construction of the area, such as Silver Maple, Crabapple, Manitoba Maple, Norway Maple, as well as Ash trees in the parks.

²¹ City of Mississauga. *Cultural Landscape Inventory*. 2005.

3.3 BUILT ENVIRONMENT

Wartime homes such as the one found at 7153 Lancaster Avenue were designed to be built quickly through mass production with inexpensive, nonessential materials. Purportedly it only took 36 hours to build these houses from floor to chimney.²² The most popular model of wartime house is similar to a more basic Cape Cod Colonial house, with a steep 1 to 1 roof, small sash windows and clapboard exteriors and no cellar.²³ Other variations include a more modern looking home with a three part picture window, centre or side-hall layouts, an entrance porch and alternate exterior materials such as shingles, stucco or brick veneer.²⁴ Following in the military tradition the design was simple yet efficient with little decoration. The layout was straight-forward with kitchen and living rooms at the front and bedrooms and bathrooms at the rear. Over time some of the homes, including many of the wartime homes in Malton have been renovated by adding such features as new floors, garages, raised basements, porches, roof dormers, and updated exteriors.



Some of the early Victory Village Homes in Malton.²⁵

²² McInnes, G. Wartime Housing. 1943.

²³ Blumenson, J. Ontario Architecture – A Guide to the Styles and Building Terms – 1784 to the Present.

²⁴ Ibid.

²⁵ Hicks, K. *Malton: Farms to Flying.*



Typical Wartime Housing, in Thunder Bay.²⁶

The house at 7153 Lancaster Avenue remains very simple and resembles typical wartime housing without much decoration. It includes vinyl siding with a large picture window, and a centre hall layout. There is no basement in this house, only an insulated cinder block foundation. Due to the unusual development of this community, it is unclear when the house at 7153 Lancaster Avenue was actually constructed. The first record on the subject property title is a grant on June 7, 1956 from Her Majesty the Queen by Central Mortgage and Housing Corporation to John and Catherine Turnbull for \$3,575.75. They are listed as joint tenants, suggesting they had been living in the house previously for an unknown amount of time. Please find Land Registry Summary in Appendix B.

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 $^{^{26}}$ Blumenson, J. Ontario Architecture – A Guide to the Styles and Building Terms – 1784 to the Present.



Subject Site viewed from the rear, with concrete patio. The broken window provides views to the unfinished cellar.



Subject Site viewed from the rear.





Subject Site driveway (left) and viewed from the south (right).



Subject Site viewed from the backyard, with a branch of the Mimico Creek to the left and new infill housing to the right.



House directly adjacent to the subject property on the north side.

4 IDENTIFICATION OF THE SIGNIFICANCE AND HERITAGE ATTRIBUTES OF THE CULTURAL HERITAGE RESOURCE

4.1 CULTURAL HERITAGE LANDSCAPE

The cultural landscape inventory defines residential landscapes as "whole neighbourhoods where age, landscape architectural and architectural styles create a consistent visual image, character and quality". ²⁷ Criteria identified as part of the Malton Wartime Housing Landscape include a Consistent Scale of Built Features within the Built Environment, Historical Associations such as the fact that the housing illustrates a style, trend or pattern, there is a direct association with a person or event and it illustrates a phase of social or physical development. ²⁸ Finally, this landscape illustrates historical or archaeological interest. ²⁹

4.1.1 BUILT ENVIRONMENT – CONSISTENT SCALE OF BUILT FEATURES

The post-war housing typical of Malton Victory Village is not considered stylistically important individually, however the consistent setbacks, and the compact widths and heights of the one or one and a half storey structures creates a unifying streetscape that is distinguishable.

4.1.2 HISTORICAL ASSOCIATIONS – ILLUSTRATES A STYLE, TREND OR PATTERN

The simple structures and minimal decorative features of the Victory Village housing represent a style typical of post-war housing. This basic military style is not considered high architecture due to the inexpensive materials used and its utilitarian focus. Prefabrication of homes also became common in the post-war period, initially due to the large demand for wartime factory employee rental housing and post-war veteran housing. This demand was exacerbated by the fact that minimal housing construction occurred during the Great Depression.

4.1.3 HISTORICAL ASSOCIATIONS - DIRECT ASSOCIATION WITH IMPORTANT PERSON OR EVENT

The street names within Victory Village such as Victory Crescent, Lancaster Avenue and Churchill Avenue serve as historical cues to the importance of this post-war subdivision that was built during and after World War II. In the post-war period, housing was still in demand by the many thousands of workers employed by the A.V. Roe factory, famous for developing the Arrow.³⁰ While the aircraft and other wartime factories that stimulated the economy of Malton have now been demolished, the streetnames

²⁹ Ibid.

²⁷City of Mississauga. *Cultural Landscape Inventory.* 2005.

²⁸ Ibid.

³⁰ Heritage Mississauga. *Malton: Founding a Village.*

and the remaining houses serve as reminders of the close relationship Malton had to the war. As well, the homes themselves are examples of some of the first mass produced housing in the GTA.³¹

4.1.4 HISTORICAL ASSOCIATIONS – ILLUSTRATES IMPORTANT PHASE IN MISSISSAUGA'S SOCIAL OR PHYSICAL DEVELOPMENT

The new growth of the Victory Village subdivision was part of a prosperous phase for the village of Malton, in which the historic farming community was disappearing and land was being developed for the aircraft industry or for workers housing. The population of Malton grew to 2000 by 1952, with businesses booming to support the surrounding industry and residents.³² The construction of 'New Malton' northeast of the historic four corners of Derry and Airport Road, was greeted with concern by the historic residents of Malton. Residents worried about the tax increases that would be needed in order to service the new housing as water and sewer infrastructure had yet to be built.³³

4.1.5 OTHER – HISTORICAL INTEREST

The combination of the uniform scale of built form within Victory Village and the streetscapes it created, the naming of the streets after significant wartime figures and the histories of the many families that lived here connected to wartime industries all contribute to the historical interest of the Malton Wartime Housing Cultural Landscape.

4.2 BUILT ENVIRONMENT

The construction of the house at 7153 Lancaster Avenue is associated with the development of the Victory Village subdivision, and while the structure is not significant in terms of its built heritage value on an individual basis, it does contribute to the heritage value of the surrounding cultural landscape. The subject property is listed on the City's registry, and it is located within the Malton Wartime Housing Cultural Landscape, as identified within the City's Cultural Landscape Inventory.

5 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

5.1 RATIONALE AND PURPOSE OF THE PROPOSED DEVELOPMENT

Existing and proposed site plans can be found in Appendix A.

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³¹ City of Mississauga. *Cultural Landscape Inventory.* 2005.

³² Scully et al. *Malton Memories*. 1981.

³³ Ibid.



Approximate siting of proposed development within subject property, shown in cyan.

The current R4 Zoning of the subject property allows maximum lot coverage of 40%, a maximum building height of 10.7 m (35') and minimum sideyard setback of 1.2 m. This allows for the construction of a full two-storey house with a larger footprint than the existing wartime dwelling. The proposed development satisfies the Zoning By-law in terms of building height and setback from the street, however, it differs in character from the typical bungalows of the Victory Village. Similar to the other two-storey rebuilt homes on Lancaster Avenue, its height contrasts with the one-storey bungalows along the streetscape. The brick cladded front façade differs from the more common clapboard construction within the area. The pedimented door, while offset like many of the typical bungalows, is dominated by the double garage doors. Much of the front yard is paved for a double driveway, which also results in the paving of the grassed boulevard. The hip roof is also inconsistent with the streetscape pattern of gable roofs.

The proposed development is not consistent in terms of massing or architectural style with those typical of the Victory Village Cultural Landscape, however, it is consistent with the current height restrictions and setback from the street per the in force Zoning By-law.

5.2 IMPACT OF DEVELOPMENT OR SITE ALTERATION

As described above, the Malton Wartime Housing Cultural Landscape is recognized and valued for its consistent scale of built features, illustration of the wartime housing style, direct association with World War II, an important phase in the physical development of Malton, and historical interest. The proposed development can be evaluated for any impacts it may have on the Malton Wartime Housing Cultural

Landscape through criteria from the Ontario Heritage Toolkit as summarized in the Cultural Landscape Heritage Impact Assessment Terms of Reference. See below for the analysis of any impacts.

Negative Impacts on the Cultural Heritage Resource may include:

Potential Negative Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	The existing house will be demolished and a new residence will be constructed. While the construction of the house at 7153 Lancaster Avenue is associated with the development of the Victory Village subdivision, the structure is not significant in terms of its individual built heritage value, rather for its contribution to the collective character of the area.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The proposed residence will be a two storey house, of similar scale and setback to other approved infill homes on the street.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No perceived impact – the relationship of the location of the neighbourhood to the airport and surrounding industries will continue, as will its relationship to other community buildings such as Victory Park and Malton Victory Hall, also in the park.
A change in land use where the change in use negates the property's cultural heritage value	Not applicable – the site will remain residential.
Removal of natural heritage features, including trees	No perceived impact – it does not appear that any trees will require removal for the proposed residence.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact – the proposed two storey residence will not impact any surrounding heritage features.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No perceived impact – the proposed residence will not alter the view within, from or of Malton's Wartime Housing.

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

No perceived impact – the grading will not impact the surrounding neighbourhood.

5.3 IMPACTS TO ADJACENT HERITAGE FEATURES

The proposed development will impact the consistent visual image, character and quality of the Malton Wartime Housing Cultural Heritage Landscape, given that it introduces an architectural style to the area that is consistent with much of the infill development that has occurred in the area, however is inconsistent with the original wartime housing.

5.4 MITIGATION MEASURES

The following mitigation measures were considered in order to minimize the impact on the cultural landscape:

- Differentiation of the second storey cladding from the ground floor cladding in order to tie into
 the consistent horizontal roof lines of the bungalows was considered. It was determined that in
 order to simplify the façade, a stone skirt was added to provide this visual separation in lieu of a
 complete material change on the second storey.
- The cladding materials colour palette will be neutral in tone, in order to demonstrate sensitivity to the white, light grey or ivory colour palette in Victory Village.
- The replacement of the casement-style windows and muntin bars with double-sash windows with moulded or beaded window surrounds for trim.
- A shift in the position of the front door and porch so that it sits proud of the garage was
 considered. The main living areas of the wartime housing typologies all contain living quarters
 along the street frontage, and this shift would de-emphasize the double garage along the
 streetscape. This revision was not made, as it would have resulted in a reduction in living space,
 and the current design is consistent with the infill development directly adjacent the subject
 property.
- The design was simplified so that it is more in keeping with the modest designs of the wartime housing. Additional ornamentation such as a proposed circular window on the walk-in closet area was replaced with a square window to simplify the façade.

6 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

6.1 RECOMMENDATIONS

As part of the Cultural Landscape Heritage Impact Statement, the property must be considered for designation under the Ontario Heritage Act. The Ontario Heritage Act's criteria for determining cultural heritage value or interest are as follows:

- 1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
 - (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.

The subject property does not meet the criteria for individual (Part IV) heritage designation for the following reasons. It does not have design or physical value because the current residence is not unique in its style, does not display a high degree of craftsmanship or artistic merit or technical or scientific achievement. The subject property does not merit designation on an individual basis (Part IV), and is therefore not recommended. It is, however, recommended that the City review the Malton Wartime Housing Residential Landscape through a Heritage Conservation District Study process for its collective merit for a Part V designation.

7 QUALIFICATIONS

Shannon Baker, BLA, MUDS, OALA, CSLA, CAHP

Shannon is the National Manager, Landscape Architecture and Urban Design for MMM Group Limited and an Associate of the firm. She is a full member of the Ontario Association of Landscape Architects, the Canadian Society of Landscape Architects and the Canadian Association of Heritage Professionals. Shannon's experience with historical research and site design have informed her in her work on restoration plans for national historic sites, design/development guideline packages for parks and open spaces with heritage elements, and historic streetscape design and rehabilitation guidelines. In addition, Shannon has been involved in numerous heritage conservation district studies and plans, as well as heritage impact assessments and statements of cultural heritage landscape significance.

Laurel Christie, MLA, OALA, CSLA

Laurel is a Landscape Architect (formerly at MMM Group) with design experience in both the public and private sectors. She has gained experience in heritage landscapes and streetscapes, most recently working on the park design of the former Hancock Woodlands Nursery and the Cookstown Heritage Conservation District Study. She has also been involved in the Heritage Impact Assessments of bridges including Woodburn and Mississippi Bridges. She has also worked on park and open space design as well as design development on various other projects including ecological restoration planting plans. Laurel provides technical assistance and is proficient in the use of AutoCAD and Adobe Creative Suite.

Curricula vitae are located in Appendix C.

8 BIBLIOGRAPHY

Print:

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Hicks, K. Malton: Farms to Flying.

Ontario Heritage Act R.S.O. 1990, CHAPTER O.18

Scully et al. Malton Memories. 1981.

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http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf

City of Mississauga. Property Information.

http://www.mississauga.ca/portal/services/property

Heritage Mississauga. History.

http://www.heritagemississauga.com/page/History

Heritage Mississauga. Malton: Founding a Village.

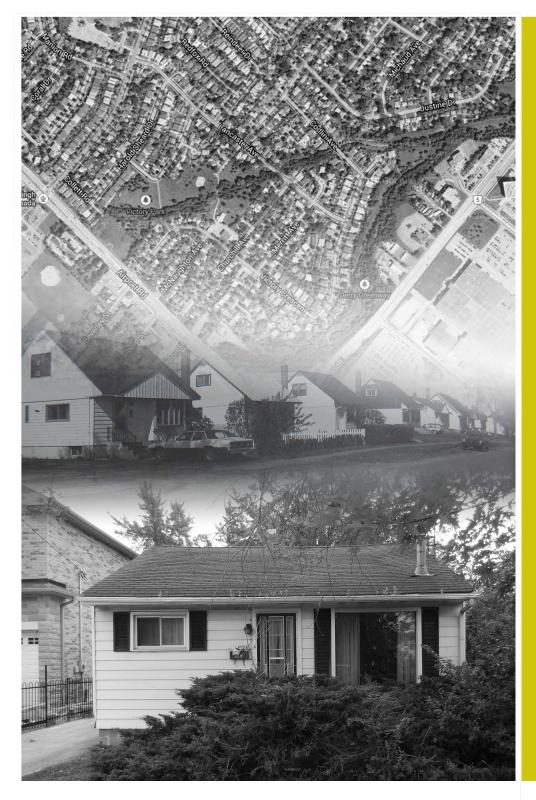
http://www.heritagemississauga.com/page/malton

McInnes, G. Wartime Housing. 1943.

www.nfb.ca/film/wartime_housing

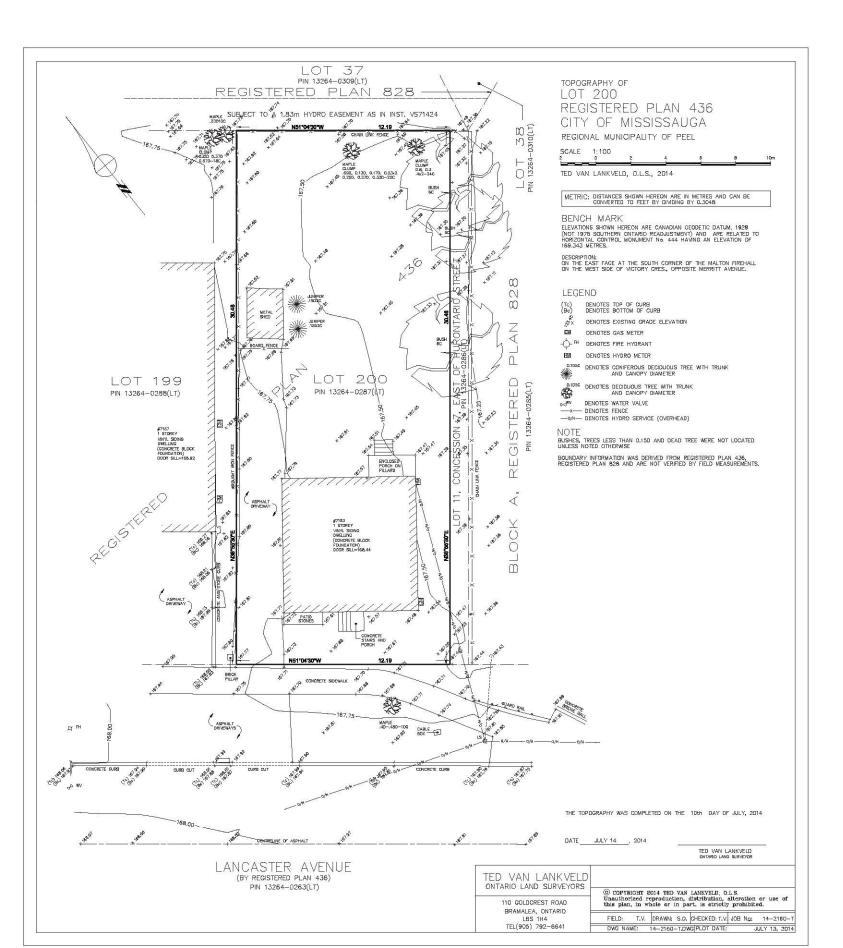
Needham News. Pre-fab homes in Halifax.

http://needhamnews.ca/pre-fab-homes-in-halifax-northend-oldrichmond/



APPENDIX A

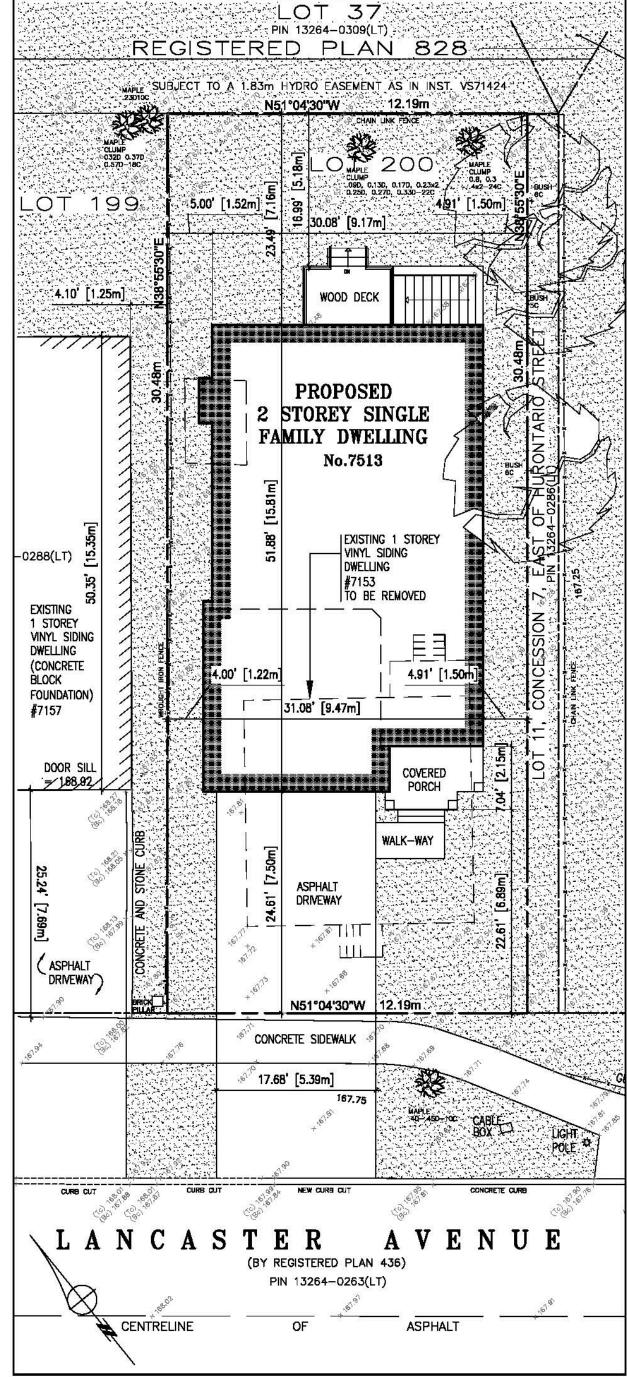
EXISTING AND PROPOSED SITE DRAWINGS



Statistics

Zanlag Davignation: RD (f15.0; al510)	(x0.5), R4 Total Let Avec	4,000 mg.ft. 371.61 mg.m.	
ĵ	Requirements	Proposed	
Let Coverage	148.64 eq.m. (1,600 egft) 408 MAX	149.10 sq.m. (1,605 sqft) 405	
Gross Roor Area — Basement Plan	II.A	105.16 mg.m. (1132 agit)	
Gross Floor Area - Ground Floor Pion	KA.	105.15 mj.m. (1132 sqft)	
Gross Floor Ares - Second Floor Plan	RA.	134.05 ma.m. (1443 mgft)	
Grass Floor Ares — Garego	KA.	37.82 mg/m. (406 mgft)	
Gross Floor Area — Front Porch	HA.	6.31 sq.m. (66 sept)	
Group Floor Area — Rear Porch Group Floor Area — Deductible Area	NA.	5.84 eq.m. (64 seft)	
Green Floor Area - Dobuston Area Green Floor Area - Total		8.87 eq.m. (74 eqft)	
(Not including the Bosmert Plen)	IL.	232.35 sq.m. (2,501 sqft)	
Building Longth	NA.	15.81m (51.86fl)	
Perking	1 Stath	2 State	
Ballding Height,	10.0m (32.80 ft)	10.0m (32.80 ft)	
Solbook, Front Yard (South)	7.5m (24.90R)	7.83m (26.03R)	
Setbook, Rear Yard (Harlin)	7.5m (24.80ft)	14.03m (40.02ft)	
Selbock, Side Yord (West)	1.2m (3.68ft)	1.22m (4.00ft)	
Setbook, Side Yord (East.)	1.2m (1.99f)	1.50m (4.81ft)	
Front Yord Area	MA	91.41 sq.m. (964 sqft)	
Covered Porch Area	HA	1.48 sq.m. (15 sqft)	
Orive Way Area	HA.	40.41 sq.m. (435 sqft)	
Steps and Visitoray Area	NA	353 sq.m. (35 sqff)	
Front Yard Area Subtract Drivernay's	HA	88.93 sq.m. (742 sqft)	
Tetal Seft Landscope Area	88_33 eq.m. (735.60 egft) 80%	106.66 eq.m. (1169.64 aqtt) 9	
Total Percentage Soft Landecape Area	51.70 eq.m. (558.50 sqft) 75%	63.69 sq.m. (665.64 sqft) 92	

LOT 200, REGISTERED PLAN 436
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL
(TAKEN FROM TED VAN LANKVELD, C.L.S.,)
DATE: JULY 14, 2014



Drawing Title List

A1 - Title Sheet & Site Plan

A2 — Basement Plan

A3 - Ground Floor Plan

A4 - Second Floor Plan

A5 - South Elevation

A6 - East Elelvation

A7 - West Elevation

II HULL CUIUDA

A8 — North Elevation



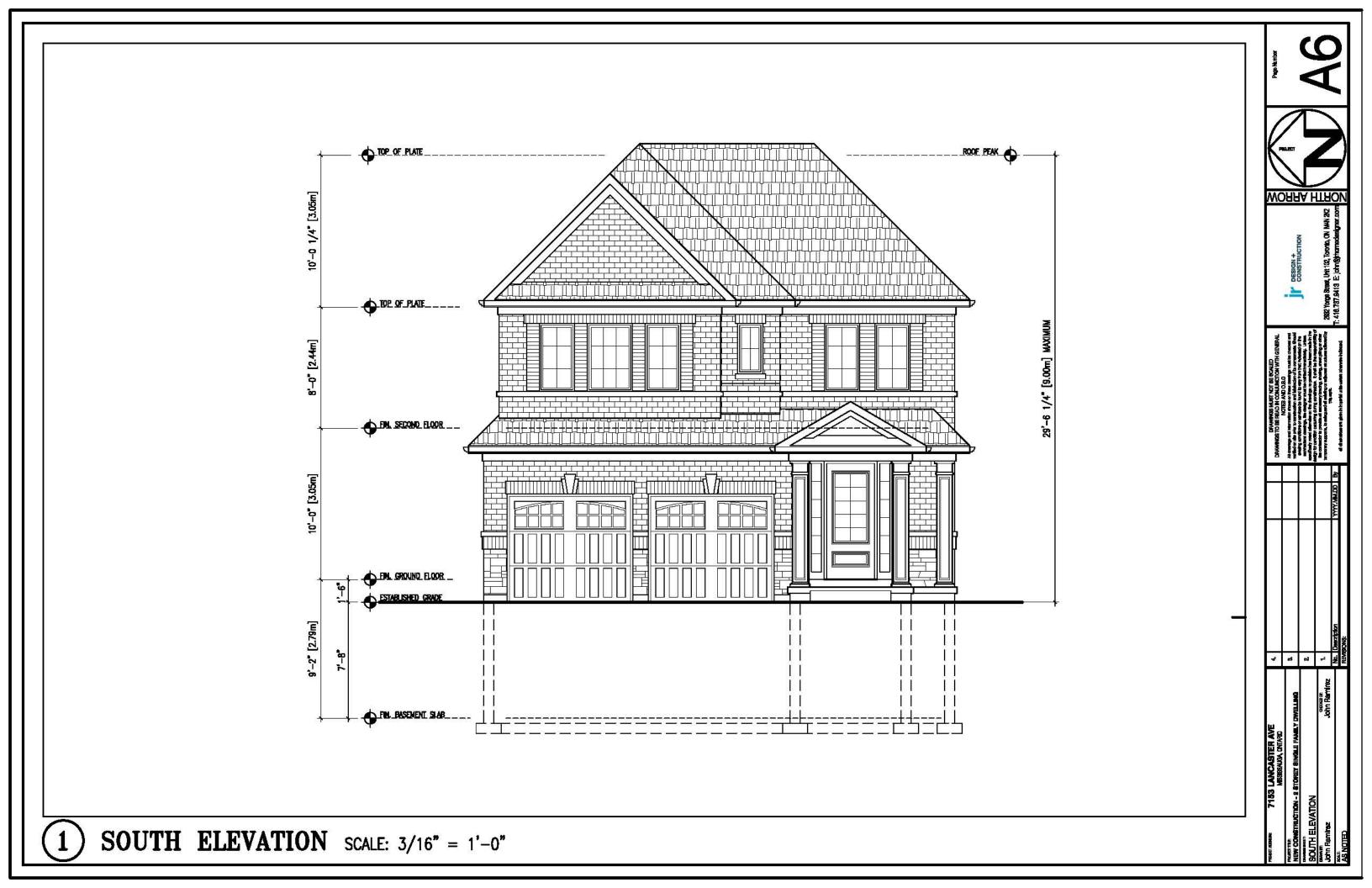
SCALE: 3/32" = 1'-0"

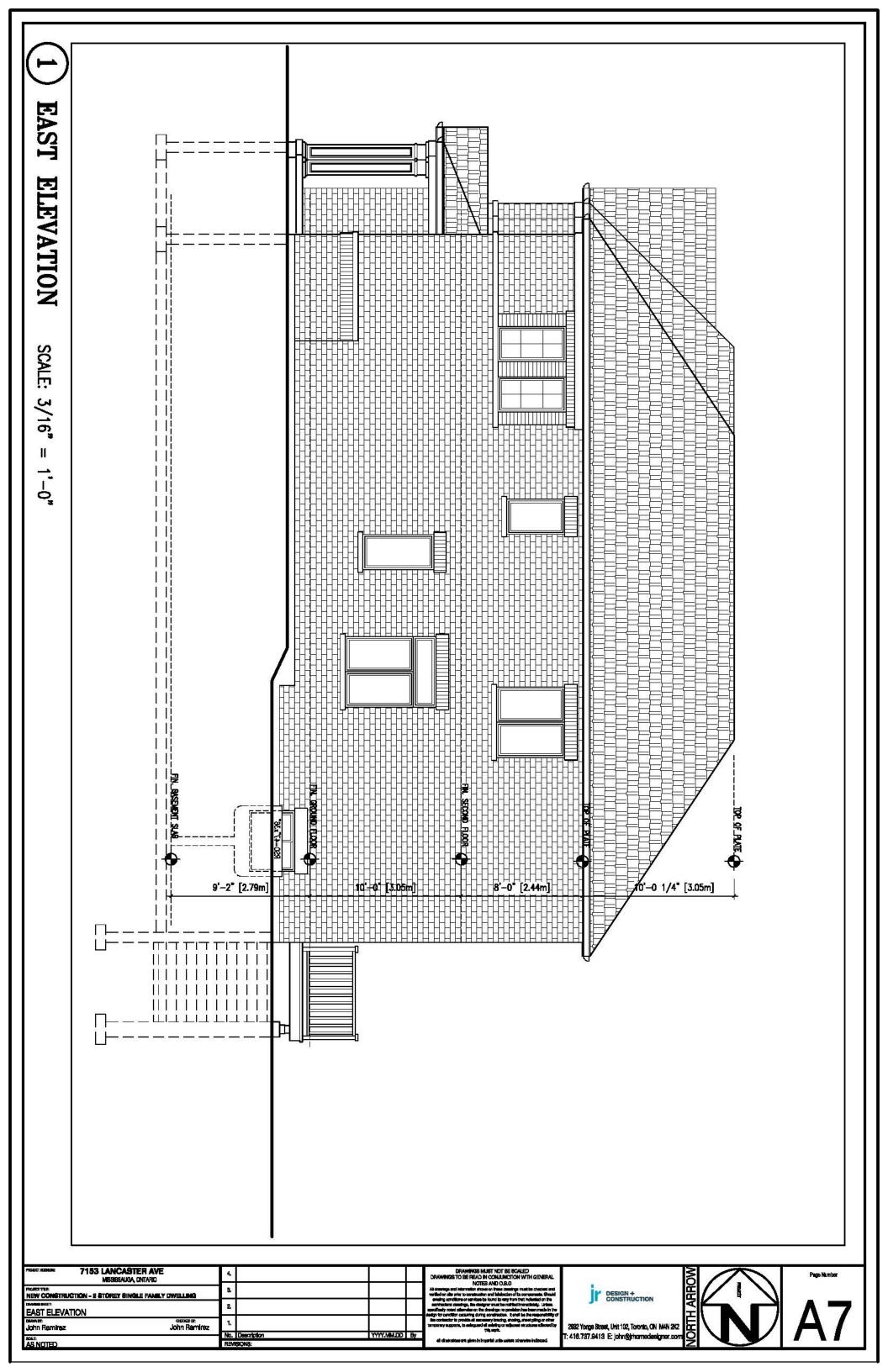
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PROBETTILE NEW CONSTRUCTION - 2 STOREY SINGLE FAMILY DWELLING	4		Al drawn verified or greating
SITE PLAN	2		
John Ramirez John Ramirez	1.		lin carb temporary
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AS NOTED	REVISIONS:		

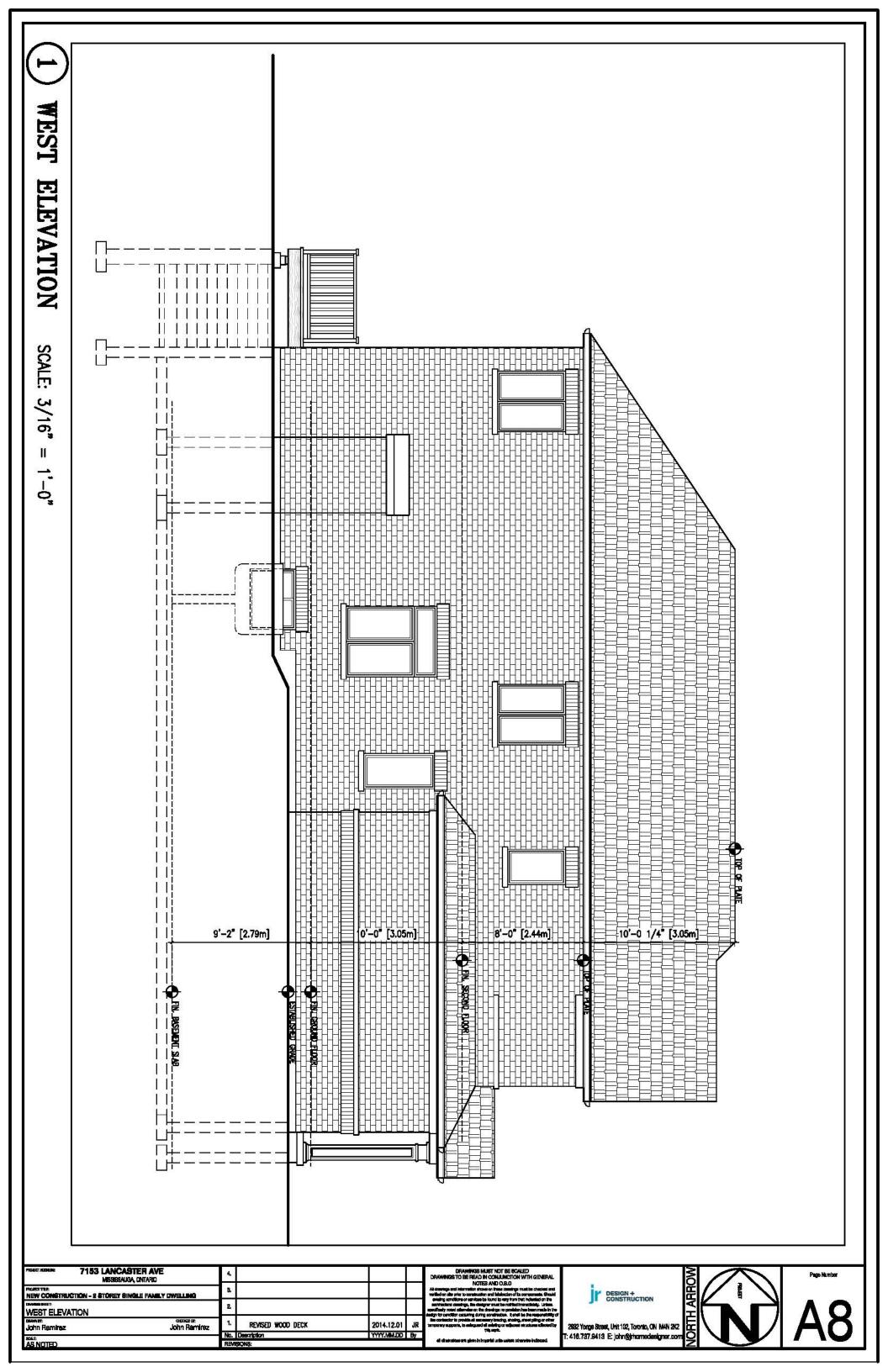
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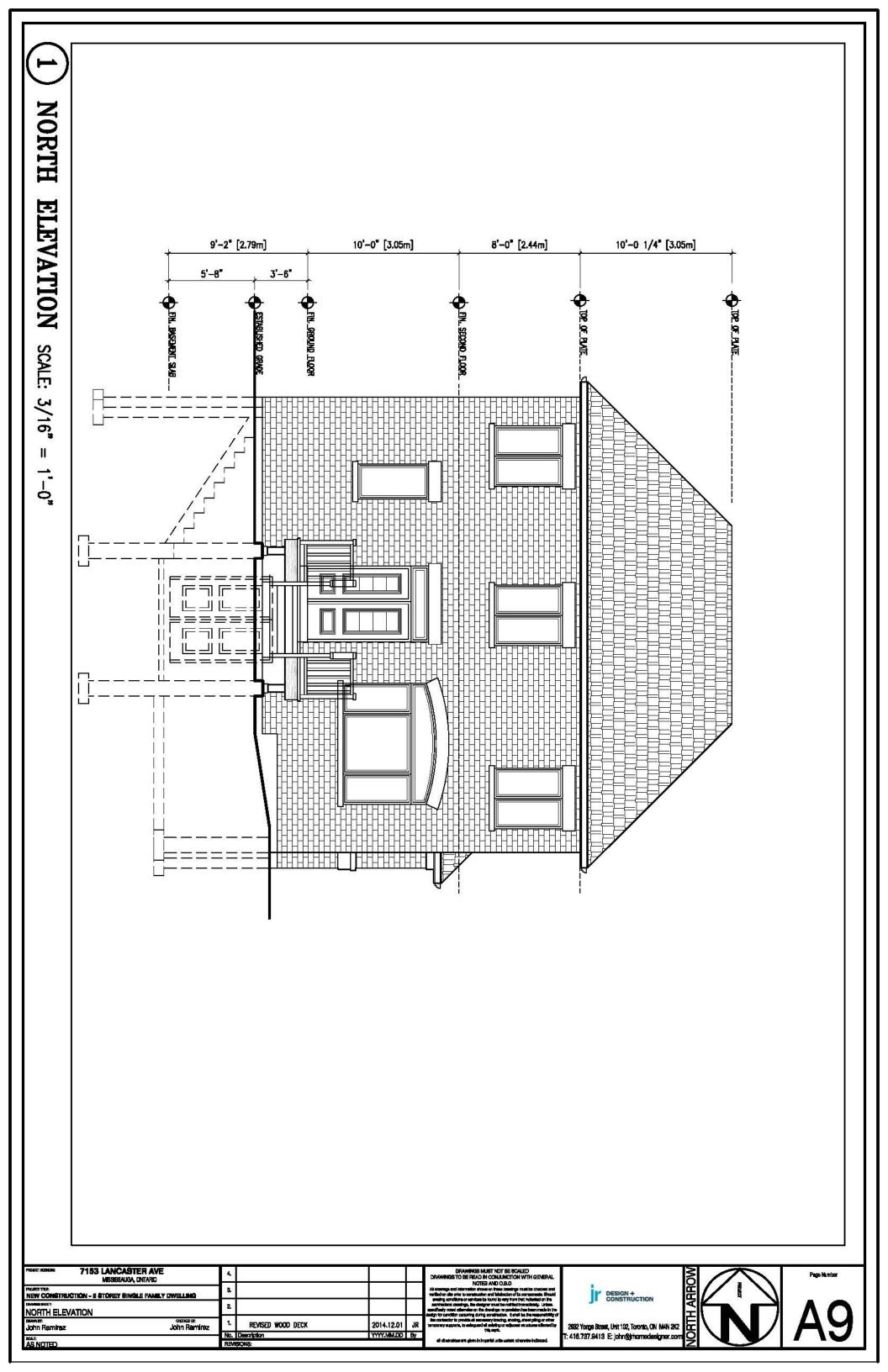


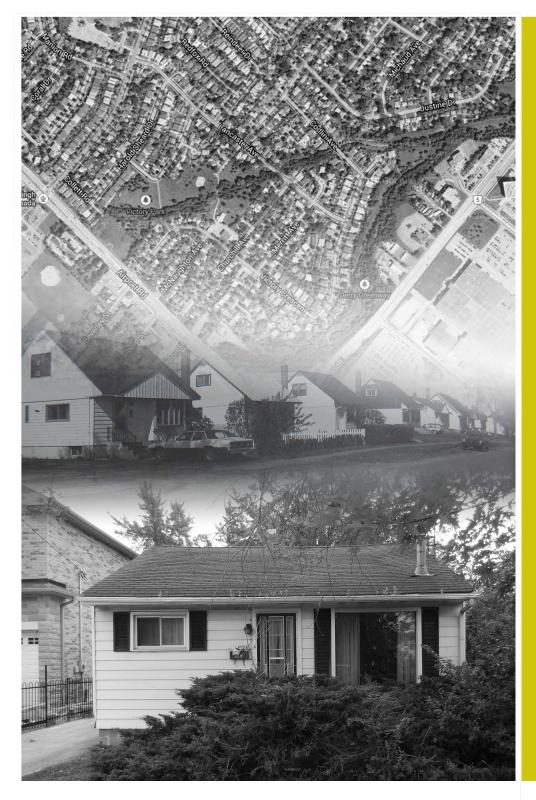










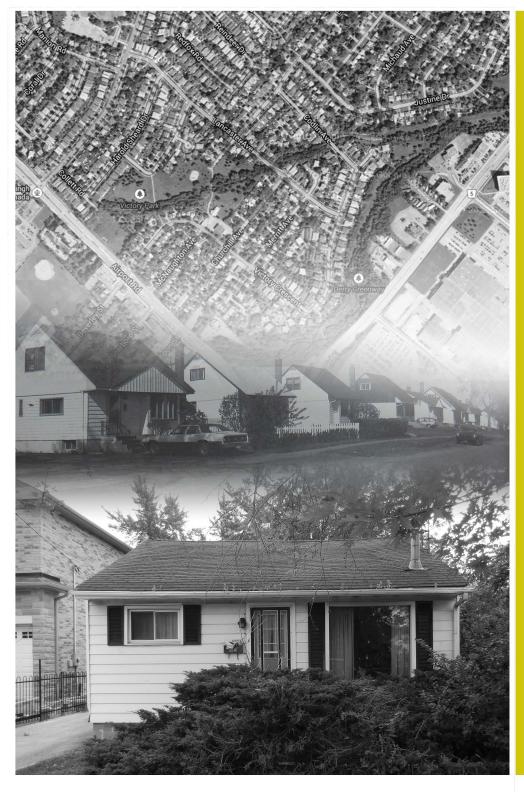


APPENDIX B

LAND REGISTRY SUMMARY

Appendix B: Land Registry Summary – Lot 200, Plan 436, Lancaster Ave, formerly Western Half of Lot 11, Concession 7

Date	Action	From	То	Instrument No.
January 3, 1828	Patent	The Crown	King's College	
July 25, 1844	B&S	King's College	Alexander	22051
			McDonald	
January 7, 1848	Will	Alexander		30556
		McDonald		
Sept 2, 1853	Ind.	Mary McDonald	Alexander	50805
		(widow)	McDonald (son)	
Nov 27, 1880	Q.C.	Ann Jane McDonald	Alex McDonald	622
Dec 27, 1880	Chancery	Alex McDonald	Quieting Titles Act	629
Dec 18, 1883	Chancery	Quieting Titles Act	Alex McDonald	819
Oct 4, 1890	Will	Alex McDonald	Eliza McDonald	1208
Dec 13, 1890	B&S	James Cook Ex'r. of Eliza McDonald	Thomas Codlin	1218
Nov 9, 1918	Will	Thomas Codlin	Fred Codlin	2512
July 4, 1939	Agreement	Fred Codlin	Edwin Kay Limited	3306
Oct 29, 1942	Grant	Fred Codlin etux.	His Majesty the King in the Right of Canada	3431
Feb 5, 1952	Plan	Central Mortgage & Housing Corp.		
June 7, 1956	Grant	Central Mortgage & Housing Corp.	John Turnbull & Catherine A. Turnbull as joint tenants	96447
Apr 21, 1960	D.M.	John Turnbull & Catherine A. Turnbull	Alexander C. Crichton	127912
July 4, 1960	Grant	Alexander C. Crichton et ux	Robert R.C. Harper & Margaret M. M. Harper as joint tenants	129727
There appears to be	a gap in the record, as	there is no record of	sale from the Harpe	rs to Mr. Singh. The
Harpers are on the p	roperty title under a v	ariety of mortgages, w	ith the last entry dat	ted Aug 22, 1975.
May 16, 2014	Transfer	Dhoofar, Gurbaksh Singh	Current Owner	PR2535657



APPENDIX C

CURRICULA VITAE



SHANNON BAKER, BLA, MUDS, OALA, CSLA, CAHP

Senior Project Manager / Team Leader, Professional Heritage Consultant Associate

PROFESSIONAL EXPERIENCE

Shannon's strong imaginative planning and design concepts evolve into inspiring and stirring landscapes, and her familiarity with the detailed design and construction process allows her to bring these concepts to reality. She brings to the Ecoplans team extensive knowledge in restoration design for national historic sites; heritage conservation district studies, design and development guideline packages, cultural landscape restoration, natural heritage research, restoration and rehabilitation. Shannon's strength is her ability to bring together both natural and cultural history with respect to landscape restoration.

Shannon has project and management experience in a variety of work for public and private clients, pursuant to the Ontario Heritage Act, and the Planning Act.

SELECTED PROJECT EXPERIENCE

Cultural Heritage Landscape Research, Planning, Restoration and Adaptive Reuse

- » Project Manager, Cultural Heritage Landscape Specialist, Mississauga Park 508: Former Hancock Woodlands Nursery Cultural Heritage Landscape, PreDesign, Conceptual and Detailed Design, City of Mississauga, ON
- » Cultural Heritage Landscape Specialist, MacKenzie King Estate, Gatineau Park Cultural Heritage Landscape Impact Review for Accessibility Options
- » Project Manager, Cultural Heritage Landscape Specialist, B Line LRT Corridor Built Heritage and Cultural Heritage Landscape Study Addendum Report, Hamilton, ON
- » Cultural Heritage Landscape Specialist, West Woodfield Heritage Conservation District Study and Plan, London, ON
- » Cultural Heritage Landscape Specialist, Cookstown Heritage Conservation District Study and Plan, Town of Innisfil, ON
- » Cultural Heritage Landscape Specialist, MacMillan Farm Adaptive Reuse and Cultural Heritage Landscape Consultation, City of Vaughan, Innisfil, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Harris Farm

PROFESSIONAL BACKGROUND

Senior Project Manager / Team Leader, Professional Heritage Consultant, MMM Group Limited, Thornhill, Ontario (2005 – Present)

Landscape Architect, Intern Heritage Consultant, ESG International / Stantec Consulting, Guelph, Ontario (2002)

Senior Landscape Architect, Wendy Shearer Landscape Architect Limited. Guelph, Ontario, Intern Landscape Architect (2000)

- Cultural Landscape Analysis, City of Mississauga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Downtown Perth Heritage Conservation District Study and Plan, Perth, ON
- » Cultural Heritage Landscape Specialist, Woodchester Villa, Designated Heritage Property Background Report and Vision, Bracebridge, ON
- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Edwardsburgh / Cardinal Community Improvement Plan, Heritage Resource and Streetscape Assessment, Cardinal, ON
- » Cultural Heritage Landscape Specialist, Civic Centre Heritage Conservation District Study and Plan, City of Kitchener, ON
- » Cultural Heritage Landscape Specialist, Northdale Community Improvement Plan, Land Use Study and Urban Design Guidelines, Heritage Resource and Landscape Assessment, Waterloo, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Bexhill Pumping Station, Heritage Impact Assessment, Rattray Marsh, Mississauga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Deloro Mine Site, Role of Landform and Vegetation in Defining the Cultural Heritage Landscape of Deloro Industrial Area and Mining Areas, Deloro, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Randwood Estates Heritage Impact Assessment, Town of Niagara-on-the-Lake, ON
- » Cultural Heritage Landscape Specialist, Alton Village Study, Heritage Character Statement, Town of Caledon, ON
- » Cultural Heritage Landscape Specialist, Highway 3 Cayuga Heritage Bridge Interpretation, Cayuga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, 2nd Concession EA Ghost Lock Heritage Design Guidelines, Town of East Gwillimbury, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Tett Centre for Learning Adaptive Reuse, Kingston, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Hunter Street Heritage Bridge Gateway Design, Peterborough, ON
- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Valley Inn Road Recreational / Heritage Design Study, City of Burlington, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist Sandwich Heritage Conservation District Study and Plan, Windsor, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, J.E.H MacDonald House (Group of 7) Detailed Landscape Design, Research Component and Heritage Landscape Restoration Master Plan, Thornhill, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Nicholas Waller Triangle Landscape and Heritage Preservation Plan, Ottawa, ON*

- » Landscape Architect and Cultural Heritage Landscape Specialist, Amos Wright Heritage House Master Plan, Richmond Hill, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Arboretum, Historic Recreation of Italianate Garden, University of Guelph, Guelph, ON*
- » Landscape Architect, Bank Street Streetscape Revitalization Plan, Ottawa ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Former Waterloo County Goal And Governor's House, Region of Waterloo, Millennium Garden*
- » Landscape Architect ural Intern, Port Dalhousie Heritage Conservation District Study, Port Dalhousie, ON*
- » Landscape Architect ural Intern, Amos Wright Heritage House Master Plan, Richmond Hill, ON*
- » Landscape Architect ural Intern, Relocation of Jackson House, Battlefield Park, Stoney Creek, ON*
- » Landscape Architect ural Intern, St. Mary's Heritage Conservation District Study, Kitchener, ON*
- » Landscape Architect ural Intern, Vista Homes, Adaptive Reuse of the Fergus Mill, Fergus, ON*

Heritage Urban Streetscape Design

- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Edwardsburgh-Cardinal Streetscape Master Plan, Village of Edwardsburgh-Cardinal, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Main Street Unionville Streetscape Design, Markham, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Howard Avenue Grade Separation Streetscape Design and Construction Drawings, Windsor, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Warden Avenue Conceptual Streetscape Design from Major Mackenzie to 16th Avenue, Markham, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Woodroffe Street Restoration, City of Ottawa, ON.*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Bank Street Streetscape Revitalization Plan, City of Ottawa, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Gordon / Norfolk Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Wyndham Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- * Denotes project experience gained prior to MMM

PROFESSIONAL AFFILIATIONS

- » Ontario Association of Landscape Architects (Full Member with Seal)
- » Canadian Society of Landscape Architect (Member)
- » Canadian Association of Heritage Professionals (Member)
- » Society for Ecological Restoration (Member)

» Heritage Canada Foundation National Trust for Historic Preservation

RECOGNITION

- » Award of Merit, Communication, Canadian Association of Professional Heritage Consultants (CAPHC), Historical Research of the Thoreau MacDonald Property (2005)
- » Award Regional Honour, Research, Canadian Society of Landscape Architects (CSLA), Historical Research of the Thoreau MacDonald Property (2005)

EDUCATION

- » Masters of Urban Design Studies, School of Gepograhpy and Planning, University of Toronto, Ontario (2013)
- » Bachelor of Landscape Architecture, School of Landscape Architecture, University of Guelph, Ontario (2000)

ACADEMIC EXPERIENCE

- » Guest Critic, Introductory Studio In Urban Design and Planning Reviews, School of Geography and Planning, University of Toronto (2013)
- » Guest Critic, Selected Topics in Landscape Architectural Technology + Ecology, Brownfields: realms of remediation, John H. Daniels Faculty of Architecture, Landscape and Design, University of Toronto (2012)
- » Guest Critic, School of Environmental Design and Rural Development, University of Guelph (2007)

CERTIFICATION / COURSES

- » Built Heritage and Cultural Landscape Study Trip to the Cotswolds, UK., Heritage Resource Centre, University of Waterloo, Ontario (2011)
- » Temperate Wetland Training Course, Ministry of Natural Resources and the Trent Institute for Watershed Science (2008)
- » Environmental Conservation Certificate, University of Guelph, Ontario (2005)



LAUREL CHRISTIE, H.B.Sc., MLA, OALA, CSLA

Landscape Architect / ISA Certified Arborist

PROFESSIONAL EXPERIENCE

Laurel Christie is a Landscape Architect and ISA Certified Arborist with design experience in both the public and private sectors. Drawing from previous studies in botany and ecology, Laurel has an ongoing fascination in the intersection between nature and culture. She has more than five years experience in arboriculture, cultural heritage landscapes, transportation and streetscape design and ecological restoration.

SELECTED PROJECT EXPERIENCE

Cultural Heritage Landscapes, Heritage Restoration and Adaptive Reuse

- » Mount Nemo Heritage Conservation District Study, Burlington, ON
- » Mississauga Park 508 Former Hancock Woodlands Nursery Detailed Design, Mississauga, ON
- » Heritage Impact Assessment for residence in Malton Wartime Housing Cultural Landscape, Mississauga, ON
- » Woodburn Bridge, Heritage Impact Assessment, Hamilton, ON
- » Mississippi River Bridge, Heritage Impact Assessment, Lanark County, ON
- » Durham College / UOIT Masterplan, Cultural Heritage Landscape Analysis, Oshawa, ON
- » Cookstown Heritage Conservation District Plan, Cookstown, ON

Parks and Open Space Planning

- » Mississauga Park 508 Park Concept and Detailed Design, Mississauga, ON
- » James Stevenson Park Improvements, Peterborough, ON
- » Macmillan Farm Business Plan, landscape conceptual design, Vaughan, ON
- » Downsview Park North Pond Redesign, Toronto, ON

Transportation and Streetscape Design

- » Main Street Milton streetscape detailed design west of Bronte Street
- » North Service Road extension and Ford Drive widening streetscape detailed design, Oakville, ON
- » Dundas Street streetscape detailed design from Bronte Road to Proudfoot Trail, Oakville, ON
- » Main Street Markham bridge pilaster and streetscape detailed design, Markham, ON
- » Dundas Street streetscape detailed design and 16 Mile Creek restoration contract administration, Oakville, ON

PROFESSIONAL BACKGROUND

Landscape Architect / ISA Certified Arborist, MMM Group Limited (2013 – Present)

Landscape Architect, City of Mississauga – Park Planning Section (2011 – 2012)

Landscape Technician, TRCA and Citizens for a Safe Environment (2010)

EDUCATION

M.L.A., John H. Daniels Faculty of Architecture, Landscape and Design, University of Toronto, Ontario (2010)

H.B.Sc. in Botany, Biology and Women's Studies, University of Toronto, Ontario (2006)

PROFESSIONAL AFFILIATIONS

Ontario Association of Landscape Architects

Field Botanists of Ontario International Society of Arboriculture Ontario

- » Highway 427 EA, landscape conceptual design, Toronto, ON
- » Highway 400 Snowdrift Mitigation, landscape detailed design, Ontario
- » Veterans Memorial Parkway EA, landscape conceptual design, London, ON

Arboriculture

- » City of Mississauga: A tree inventory, preservation plan and arborist report was prepared for a park proposed on former agricultural lands.
- » Town of Oakville: Conducted a tree inventory of street trees and woodlot vegetation impacted by the proposed widening of Kerr Street.
- » City of Toronto: A tree compensation plan was prepared to mitigate disturbance from construction of the Hanlan watermain replacement on the Toronto Islands
- » Primont Homes: Conducted a tree inventory and prepared a tree preservation plan for a proposed townhouse infill development in the Town of Richmond Hill.
- » City of Markham: Conducted site inspections to identify possible tree hazards and made recommendations for removal or pruning based on proposed road widenings.
- » First Gulf Corporation: Tree inventory, tree preservation plans and an arborist report for a proposed office building in the Town of Oakville.
- » City of Mississauga: A tree inventory of the former Hancock Woodlands Nursery was completed including both unusual cultivated species as well as old growth native trees
- » Town of Milton: A tree inventory and preservation plan was completed along the proposed Main Street road widening.
- » City of Peterborough: Conducted a tree inventory and prepared a tree preservation plan for proposed park improvements in James Stevenson Park
- **»** Town of Oakville: Conducted a tree inventory along the proposed North Service Rd extension and prepared restoration plans.
- york Region: Conducted a tree inventory along the Ravenshoe Road bridge rehabilitation and prepared restoration plans

Ecological Restoration Planning and Design

- » Forwell Creek Rehabilitation Landscape Restoration, Waterloo, ON
- » Minto Metropia Oshawa Creek tributary restoration, Oshawa, ON
- » Blue Water Bridge Stormwater Management Pond, goose management landscape design, Sarnia, ON
- » Edge Management Plan for a residential development, landscape detailed design, Aurora, ON
- » Cookstown Outlet Mall, Constructed Wetland landscape design, Cookstown, ON



STREETSCAPE PLAN

STATEMENT MISSISSAUGA, CULTURAL HERITAGE LANDSCAPE IMPACT AVENUE, ANCASTER 153

Scale:

N.T.S.

Client:

Prepared By:

MMM GROUP

Date:

July, 2015

Project No.:

1414153-000

City of Mississauga

Corporate Report



Date: July 31, 2015

To: Chair and Members of the Heritage Advisory
Committee

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

Originator's files:
File names

Meeting date:
September 15, 2015

Subject

Request to Demolish a Heritage Listed Property: 3119 Churchill Avenue (Ward 5)

Recommendation

 That the property at 3119 Churchill Avenue, 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 heritage permit application to replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it form part of the Malton War Time Housing cultural landscape.

This planned subdivision is located opposite the northeast corner of Pearson International Airport. The neighbourhood is close to where the original Malton Terminal was located and remains close to the present airplane manufacturing and service industry. The Wartime Housing Limited Company was a Crown Corporation, established in 1941 to provide inexpensive housing to those working in the war industries.

Although some of the original houses have been altered, with new porches, dormers, raised basements and garages, many retain characteristics typical of the period with 1 to 1 roof pitches, central front doors, picture windowed living rooms to one side, kitchen and eating areas on the opposite side and bedrooms and bathrooms to the rear.

Originators files: File names

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Cultural Heritage Landscape Impact Statement compiled by MMM Group. It is attached as Appendix 1. A streetscape plan is attached as Appendix 2. The consultant has concluded that the house at 3119 Churchill Avenue is not worthy of designation. Staff concur with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 3119 Churchill Avenue has requested permission to demolish a structure on a property that is 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

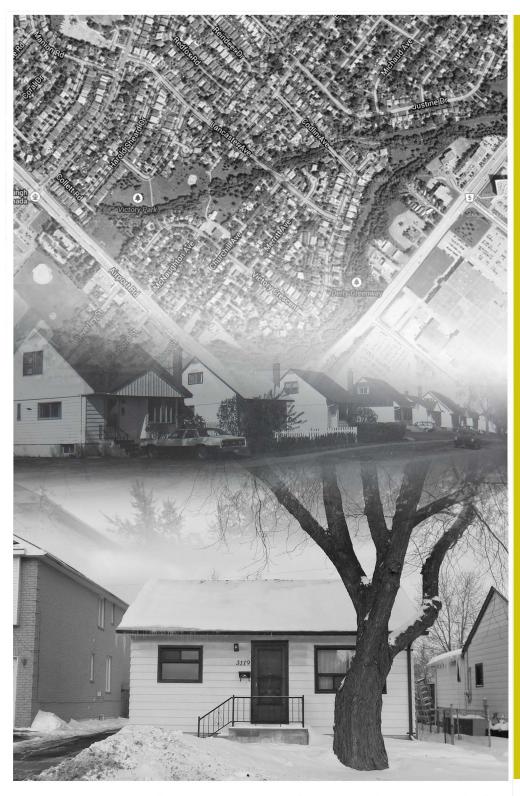
Appendix 1: Cultural Heritage Landscape Impact Statement

Appendix 2: Streetscape Plan

Paul A. Mitcham, P. Eng, MBA

Commissioner of Community Services

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



CULTURAL HERITAGE LANDSCAPE IMPACT STATEMENT

3119 CHURCHILL AVE, MISSISSAUGA, ON



MMM GROUP LIMITED

2655 North Sheridan Way, Suite 300 Mississauga ON L5K 2P8 Tel: 905.823.4988

Fax: 905.823.2669 Web: mmmgrouplimited.com

Cultural Landscape Heritage Impact Statement

3119 Churchill Avenue, Mississauga ON

7/16/2015

Executive Summary

MMM Group Limited was retained by John Ramirez of JR Design & Construction, to complete a Heritage Impact Statement (HIS) on behalf of the owners of 3119 Churchill Avenue in Mississauga, Ontario. A proposal has been made to demolish the current dwelling and construct a new home. The house is located within the Malton Wartime Housing Residential Landscape, a cultural heritage landscape (CHL) as identified by the City of Mississauga.

An inventory and analysis of the house and the surrounding neighbourhood was conducted to ascertain the existing conditions of the site. Historical research was completed to further distinguish the heritage significance of the landscape and to determine what, if any, significance the house had in terms of its built heritage value and its association with the cultural heritage landscape identified by the City. This information was then compared with the proposed demolition and an assessment of the impacts to the existing heritage resources conducted.

The landscape in which the house is located has a number of significant associations with Malton and Mississauga's wartime and post-war development. Malton's Wartime Housing creates a consistent setback and size of built features and is a distinct style of military housing.

The house itself is associated with the development of wartime housing; however, the structure is not significant in terms of its individual built heritage value, however it does contribute to the heritage value of the surrounding landscape.

The proposed development is consistent with the current Zoning By-law in terms of building height, as well as the proposed setback from the street, and has been made more sensitive to its surroundings through the adoption of the mitigation measures addressing massing and architectural style suggested herein.

CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT

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Appendices

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1 INTRODUCTION

MMM Group Limited was retained by John Ramirez of JR Design & Construction on behalf of the owners of 3119 Churchill Avenue to complete a Heritage Impact Statement (HIS). As the property is located within the Wartime Housing Cultural Landscape of Malton, the HIS is one of the requirements of the City of Mississauga's Heritage Planning Department to obtain a permit to demolish and rebuild. This Heritage Impact Statement describes the features of the cultural landscape, assesses the impact of the proposed development and discusses mitigation measures.

2 METHODOLOGY

On February 10, 2015 an on-site visual inventory was completed to document the features of the existing property as well as the surrounding neighbourhood landscape. Research was also conducted at the Peel Land Registry Office to ascertain the history and context of the house and the origins of the community of Malton. Recent research on another property within the same neighbourhood also informed this report. This context will help to further convey the significance of the Wartime Housing Cultural Landscape and the house's place within it.

3 HISTORICAL RESEARCH, SITE ANALYSIS AND EVALUATION

3.1 SITE DESCRIPTION, LOCATION, AND CONTEXT

The house at 3119 Churchill Avenue is located within the neighbourhood of Malton in the City of Mississauga. This subdivision in Malton is located northeast of the corner of Derry Road and Airport Road. The property is on the north side of Churchill Avenue, and the rear of the property backs onto Victory Park. The residence to the west is a relatively new two storey infill, while the residence to the west is a retrofitted wartime house.



Context Map, 2014, Google Maps. Subject Property outlined in cyan.



Aerial Streetscape Plan, 2014, City of Mississauga. Subject site identified by red square.



View of Churchill Avenue, looking west from the subject site.



Subject Site at 3119 Churchill Avenue.



View of Churchill Avenue, looking southeast from the subject site.

The house at 3119 Churchill Avenue is located within the neighbourhood of Malton in the City of Mississauga. After the British government purchased land from the Mississauga First Nations in 1818, Malton was settled by predominantly English immigrants beginning in the 1820s. The settlement was centred around the 'Four Corners' of Derry and Airport Road. Malton is thought to be named by the blacksmith Richard Halliday, considered one of the founders of Malton who had emigrated from Malton, England in 1820.

The earliest phase of life in Malton was defined by farming and its associated institutions such as schools, businesses and churches.² With the construction of the railroad to Malton in 1854, the village grew up around its 'Four Corners', and by 1858 Malton had a population of 500.³ The village prospered due to its good access to nearby markets such as Toronto. By the time of the First World War, all surrounding farmland had been claimed and improved upon. In 1914 Malton incorporated into a police

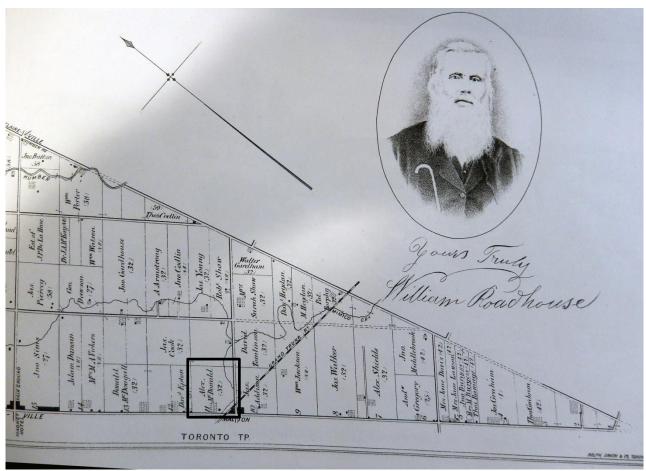
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¹ Heritage Mississauga. *History*.

² Scully et al. *Malton Memories*. 1981.

³ Ibid.

village resulting in the acquisition of power to enact its own by-laws. ⁴ The 1920s and 1930s saw many changes to society as the automobile was introduced and electrification came to rural areas, evolving life in Malton as well.



Illustrated Historical Atlas of the County of Peel (1877), showing the piece of land then owned by Alex McDonald, the western half of which would become the Victory Village development.⁵

The year of 1937 is seen as pivotal in the history of Malton, which is when the Port Authority bought up thirteen farms to construct an airport. By 1938 the first airplane had landed and surrounding aircraft industries were also initiated. In particular the National Steel Car Company built a factory that required 300 employees at the southwest corner of Derry and Airport Roads to manufacture airplanes. The 'Lysander' was the first military observation plane to be produced there in 1939. Due to this new development and surrounding support industries, Malton's population grew by 35%.

⁴ Scully et al. *Malton Memories*. 1981.

⁵ McGill University. *In Search of Your Canadian Past: Canadian County Atlas Digital Project*. 2001.

⁶ Ibid.

⁷ Ibid.





An image of the first terminal of Malton Airport, as well as the first plane to land at the airport.8

With the announcement of World War II, demand and growth in the area only increased. The Commonwealth Air Training Plan and the surrounding aircraft industries brought thousands of people through Malton to learn to fly or work in the factories. In 1941 the Canadian government took over the National Steel Car Company to support the country's war efforts, renaming it the Victory Aircraft Company. This factory employed more than 9,700 people, placing an extreme pressure on the available housing adjacent the factories. Importantly, on August 6, 1943 the Lancaster Bomber was unveiled, a plane model that was revered for its success during the war.



An image of the first Lancaster bomber built in Canada in Malton, after which an adjacent street is named.¹⁰

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⁸ Scully et al. *Malton Memories.* 1981.

⁹ Hicks, K. *Malton: Farms to Flying*.

¹⁰ Scully et al. *Malton Memories*. 1981.

After the war the Victory Aircraft Company was sold to the A.V. Roe Company. The company continued to employ thousands of workers at this plant, up to 18,000 workers in 1953, with many living nearby in Malton. A.V. Roe produced the first passenger plane in North America, named the 'Jetliner' and also began work on the now legendary supersonic Arrow fighter. When Prime Minister Diefenbaker ordered the cancellation of the Arrow development, this caused the immediate firing of around 15,000 workers. This would have a lasting impact on the demographics of the surrounding municipalities, including Malton.

In 1952 Toronto Township, a former municipality that would later become Mississauga, annexed 4,000 acres of Toronto Gore Township, including the community of Malton.¹³ It was decided that Toronto Township could better look after the growing needs of the area, while benefitting from the tax base of the developing industrial and residential lands.¹⁴ After the immediate downsizing of the A.V. Roe plant, Malton evolved into a bedroom community for those that worked in both Toronto and Mississauga. After a large gas explosion occurred at the Four Corners in 1969, the historic centre of Malton has almost disappeared and many new residents consider Goreway Drive to the east as the centre of the community.

3.2 CULTURAL HERITAGE LANDSCAPE

The residence at 3119 Churchill Ave is part of the planned subdivision that has been identified as the Malton Wartime Housing Cultural Landscape (L-RES-5) as described in the City of Mississauga's Cultural Landscape Inventory. The future community was built upon a portion of 200 acres of land on Lot 11, Concession 7 first patented by the Crown and sold to King's College in 1828. The land was then divided in half and the eastern half was sold to Hugh Cook in 1843 and the western half sold to Alexander McDonald in 1844. The Codlin family purchased 95 acres of the west half in 1890 from James Cook, executor for Eliza McDonald, widow of Alex McDonald. By that time 5 acres had been severed for construction of the railway.

To deal with the country-wide war-time demand for housing surrounding the factories as well as for returning war veterans, the Canadian government created the Wartime Housing Limited organization in 1941 to manage the design and construction of mass-produced, inexpensive family rental housing for the employees and families of wartime industries. In Malton, Wartime Housing Ltd. expropriated 91.4 acres of farmland owned by Fred Codlin by 1942 to cope with the housing shortage. The Codlin Family retained their home on 2 ½ acres of land until the house was demolished in 1992.

¹³ Ibid.

¹¹ Scully et al. *Malton Memories*. 1981.

¹² Ibid.

¹⁴ Hicks, K. *Malton: Farms to Flying*.

¹⁵ City of Mississauga. *Cultural Landscape Inventory*. 2005.

¹⁶ McInnes, Graham. Wartime Housing. 1943.

¹⁷ Scully et al. *Malton Memories*. 1981.

The plan of subdivision #436 included 200 lots, blocks for a community centre and public park, and was not registered until February 5th, 1952. Between the time of expropriation of the land in 1942 and the registration of the subdivision in 1952, it is likely that homes had already been built and were used as rental housing for wartime employees and their families, however it is unknown how many lots were actually developed prior to 1952. By 1947, Wartime Housing Limited became a part of the Canadian Mortgage and Housing Company, who in turn managed the sale of the wartime rental housing.¹⁸



Victory Park, located directly opposite the subject property.

This planned subdivision, located East of Airport Road and North of Derry Road was on the opposite side of the train tracks - northeast of the historic village centre. Housing reportedly sold for \$2,500-\$3,000 and water had to be piped in from springs found on a farm further North, as Malton did not yet have water and sewer infrastructure. Residents of this new development depended on out-houses, septic tanks and wells until watermains were installed in 1954, and sewers in 1957. Streets were paved in

¹⁸ Needham News. *Pre-fab homes in Halifax*. 2013.

¹⁹ City of Mississauga. *Cultural Landscape Inventory*. 2005.

²⁰ Scully et al. *Malton Memories*. 1981.

1958. This new area became known as Victory Village. According to the Cultural Landscape Inventory, approximately one in four houses may have been relocated from Bramalea Road due to the airport expansion in 1950. The streets were named after significant wartime figures including McNaughton, named after the commander of the First Canadian Army; Lancaster, after the fighter bomber; Victory, after the plant; and Churchill, after the British Prime Minister. While these homes were originally envisaged as temporary accommodation to ease the housing shortage, many of the houses have been modernized into permanent housing.



Churchill Avenue, looking east.

The area today is a mix of renovated wartime housing as well as new larger two storey infill homes. This area is not subject to site plan control therefore height and size recommendations in keeping with the character of the neighbourhood can only be encouraged but not enforced. The streetscape includes many mature trees most likely planted during the construction of the area, such as Silver Maple, Crabapple, Manitoba Maple, Norway Maple, as well as Ash trees in the parks.

3.3 BUILT ENVIRONMENT

Wartime homes such as the one found at 3119 Churchill Avenue were designed to be built quickly through mass production with inexpensive, nonessential materials. Purportedly it only took 36 hours to

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²¹ City of Mississauga. *Cultural Landscape Inventory.* 2005.

build these houses from floor to chimney.²² The most popular model of wartime house is similar to a more basic Cape Cod Colonial house, with a steep 1 to 1 roof, small sash windows and clapboard exteriors and no cellar.²³ Other variations include a more modern looking home with a three part picture window, centre or side-hall layouts, an entrance porch and alternate exterior materials such as shingles, stucco or brick veneer.²⁴ Following in the military tradition the design was simple yet efficient with little decoration. The layout was straight-forward with kitchen and living rooms at the front and bedrooms and bathrooms at the rear. Over time some of the homes, including many of the wartime homes in Malton have been renovated by adding such features as new floors, garages, raised basements, porches, roof dormers, and updated exteriors.



Some of the early Victory Village Homes in Malton.²⁵

²² McInnes, G. Wartime Housing. 1943.

²³ Blumenson, J. *Ontario Architecture – A Guide to the Styles and Building Terms – 1784 to the Present.*

²⁴ Ibid.

²⁵ Hicks, K. *Malton: Farms to Flying*.



Typical Wartime Housing, in Thunder Bay. 26

The house at 3119 Churchill Avenue remains very simple and resembles typical wartime housing without much decoration. It includes vinyl siding with a large picture window, and a centre hall layout. There is no basement in this house, only an insulated cinder block foundation. Due to the unusual development of this community, it is unclear when the house at 3119 Churchill Avenue was actually constructed. The first record on the property title is a grant on July 26th, 1961 from Central Mortgage and Housing Corporation to George E. Collins and Doris E. Collins for \$2,950.00. They are listed as joint tenants, suggesting they had been living in the house previously for an unknown amount of time. Three years later, on September 22, 1964 the property was transferred to Douglas G. Wilcox and Irene R. Wilcox, who owned the property until its sale on December 3, 2014 to the current owners. Please find Land Registry Summary in Appendix B.

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²⁶ Blumenson, J. *Ontario Architecture – A Guide to the Styles and Building Terms – 1784 to the Present.*



Western side of the subject property.



Subject property garage (left) and driveway (right).





View of rear of house from garage.



View of rear addition (left) and east side of garage (right).



House directly adjacent to the subject property on the west side.



House directly adjacent to the subject property on the east side.

4 IDENTIFICATION OF THE SIGNIFICANCE AND HERITAGE ATTRIBUTES OF THE CULTURAL HERITAGE RESOURCE

4.1 CULTURAL HERITAGE LANDSCAPE

The cultural landscape inventory defines residential landscapes are "whole neighbourhoods where age, landscape architectural and architectural styles create a consistent visual image, character and quality". ²⁷ Criteria identified as part of the Malton Wartime Housing Landscape include a Consistent Scale of Built Features within the Built Environment, Historical Associations such as the fact that the housing illustrates a style, trend or pattern, there is a direct association with a person or event and it illustrates a phase of social or physical development. ²⁸ Finally, this landscape illustrates historical or archaeological interest. ²⁹

4.1.1 BUILT ENVIRONMENT – CONSISTENT SCALE OF BUILT FEATURES

The post-war housing typical of Victory Village is not considered stylistically important individually, however the consistent setbacks, and the compact widths and heights of the one or one and a half storey structures creates a unifying streetscape that is distinguishable to the public eye.

4.1.2 HISTORICAL ASSOCIATIONS – ILLUSTRATES A STYLE, TREND OR PATTERN

The simple structures and minimal decorative features of the Victory Village housing represent a style typical of post-war housing. This basic military style is not considered high architecture due to the cheap materials used or the lack of basements. Prefabrication of homes also became common in the post-war period, initially due to the large demand for wartime factory employee rental housing and post-war veteran housing. This demand was exacerbated by the fact that minimal housing construction occurred during the Great Depression.

4.1.3 HISTORICAL ASSOCIATIONS - DIRECT ASSOCIATION WITH IMPORTANT PERSON OR EVENT

The street names within Victory Village such as Victory Crescent, Lancaster Avenue and Churchill Avenue serve as historical cues to the importance of this post-war subdivision that was built during and after World War II. In the post-war period, housing was still in demand by the many thousands of workers employed by the A.V. Roe factory, famous for developing the Arrow. While the aircraft and other wartime factories that stimulated the economy of Malton have now been demolished, the streetnames

²⁹ Ibid.

²⁷City of Mississauga. *Cultural Landscape Inventory.* 2005.

²⁸ Ibid.

³⁰ Heritage Mississauga. *Malton: Founding a Village.*

and the remaining houses serve as reminders of the close relationship Malton had to the war. As well, the homes themselves are examples of some of the first mass produced housing in the GTA.³¹

4.1.4 HISTORICAL ASSOCIATIONS – ILLUSTRATES A PHASE OF SOCIAL OR PHYSICAL DEVELOPMENT

The new growth of the Victory Village subdivision was part of a prosperous phase for the village of Malton, in which the historic farming community was disappearing and land was being developed for the aircraft industry or for workers housing. The population of Malton grew to 2000 by 1952, with businesses booming to support the surrounding industry and residents.³² The construction of 'New Malton' northeast of the historic four corners of Derry and Airport Road, was greeted with concern by the historic residents of Malton. Residents worried about the tax increases that would be needed in order to service the new housing as water and sewer infrastructure had yet to be built.³³

4.1.5 OTHER – HISTORICAL INTEREST

The combination of the uniform scale of built form within Victory Village and the streetscapes it created, the naming of the streets after significant wartime figures and the histories of the many families that lived here connected to wartime industries all contribute to the historical interest of the Malton Wartime Housing Cultural Landscape.

4.2 BUILT ENVIRONMENT

While the construction of the house at 3119 Churchill Avenue is associated with the development of the Victory Village subdivision, the structure is not significant in terms of its built heritage value and does not contribute to the heritage value of the surrounding landscape. The structure is not listed specifically on the City's registry nor is it identified in the City's Cultural Landscape Inventory as being a pertinent asset to the cultural heritage value of the Malton Wartime Housing Cultural Landscape.

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³¹ City of Mississauga. *Cultural Landscape Inventory.* 2005.

³² Scully et al. *Malton Memories*. 1981.

³³ Ibid.



View of Churchill Avenue from Lancaster Avenue.

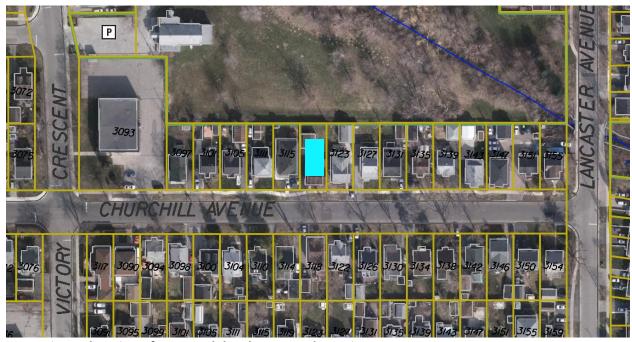
5 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

5.1 RATIONALE AND PURPOSE OF THE PROPOSED DEVELOPMENT

Existing and proposed site plans can be found in Appendix A.

The current R4 Zoning of the subject property allows maximum lot coverage of 40%, a maximum building height of 10.7 m (35') and minimum sideyard setback of 1.2 m. This allows for the construction of a full two-storey house with a larger footprint than the existing wartime dwelling. The proposed development satisfies the Zoning By-law in terms of building height and setback from the street, however, it differs in character from the typical bungalows of the Victory Village. Similar to the other two-storey rebuilt homes on Lancaster Avenue, its height contrasts with the one-storey bungalows along the streetscape. The brick cladded front façade differs from the more common clapboard construction within the area. The pedimented door, while offset like many of the typical bungalows, is dominated by the double garage doors. Much of the front yard is paved for a double driveway, which also results in the paving of the grassed boulevard. The hip roof is also inconsistent with the streetscape pattern of gable roofs.

The proposed development is not consistent in terms of massing or architectural style with those typical of the Victory Village Cultural Landscape, however, it is consistent with the current height restrictions and setback from the street per the in force Zoning By-law.



Approximate location of proposed development, shown in cyan.

5.2 IMPACT OF DEVELOPMENT OR SITE ALTERATION

As described above, the Malton Wartime Housing Cultural Landscape is recognized and valued for its consistent scale of built features, illustration of the wartime housing style, direct association with World War II, an important phase in the physical development of Malton, and historical interest. The proposed development can be evaluated for any impacts it may have on the Malton Wartime Housing Cultural Landscape through criteria from the Ontario Heritage Toolkit as summarized in the Cultural Landscape Heritage Impact Assessment Terms of Reference. See below for the analysis of any impacts.

Negative Impacts on the Cultural Heritage Resource may include:

Potential Negative Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	The existing house will be demolished and a new residence will be constructed. While the construction of the house at 3119 Churchill Avenue is associated with the development of the Victory Village subdivision, the structure is not significant in terms of its individual built heritage value, rather for its contribution to the collective character of the area.

The proposed residence will be a two storey house, of similar scale and setback to other approved infill homes on the street.
No perceived impact – the relationship of the location of the neighbourhood to the airport and surrounding industries will continue, as will its relationship to other community buildings such as Victory Park and Malton Victory Hall, also in the park.
Not applicable – the site will remain residential.
No perceived impact – it does not appear that any trees will require removal for the proposed residence.
No perceived impact – the proposed two storey residence will not impact any surrounding heritage features.
No perceived impact – the proposed residence will not alter the view within, from or of Malton's Wartime Housing.
No perceived impact – the grading will not impact the surrounding neighbourhood.

5.3 IMPACTS TO ADJACENT HERITAGE FEATURES

The proposed development will impact the consistent visual image, character and quality of the Malton Wartime Housing Cultural Heritage Landscape, given that it introduces an architectural style to the area that is consistent with much of the infill development that has occurred in the area, however is inconsistent with the original wartime housing.

5.4 MITIGATION MEASURES

The following mitigation measures were considered in order to minimize the impact on the cultural landscape:

- Differentiation of the second storey cladding from the ground floor cladding in order to tie into
 the consistent horizontal roof lines of the bungalows was considered. It was determined that in
 order to simplify the façade, a stone skirt was added to provide this visual separation in lieu of a
 complete material change on the second storey.
- The cladding materials colour palette will be neutral in tone, in order to demonstrate sensitivity to the white, light grey or ivory colour palette in Victory Village.
- The replacement of the casement-style windows and muntin bars with double-sash windows with moulded or beaded window surrounds for trim.
- A shift in the position of the front door and porch so that it sits proud of the garage was
 considered. The main living areas of the wartime housing typologies all contain living quarters
 along the street frontage, and this shift would de-emphasize the double garage along the
 streetscape. This revision was not made, as it would have resulted in a reduction in living space.
- The design was simplified so that it is more in keeping with the modest designs of the wartime housing. Additional ornamentation such as a proposed circular window on the walk-in closet area was replaced with a square window to simplify the façade.

6 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

6.1 RECOMMENDATIONS

As part of the Cultural Landscape Heritage Impact Assessment, the property must be considered for designation under the Ontario Heritage Act. The Ontario Heritage Act's criteria for determining cultural heritage value or interest are as follows:

The Ontario Heritage Act's criteria for determining cultural heritage value or interest are as follows:

- 1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
 - (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.

The subject property does not meet the criteria for individual (Part IV) heritage designation for the following reasons. It does not have design or physical value because the current residence is not unique in its style, does not display a high degree of craftsmanship or artistic merit or technical or scientific achievement. The subject property does not merit designation on an individual basis (Part IV), and is therefore not recommended. It is, however, recommended that the City review the Malton Wartime Housing Residential Landscape through a Heritage Conservation District Study process for its collective merit for a Part V designation.

7 QUALIFICATIONS

Shannon Baker, BLA, MUDS, OALA, CSLA, CAHP

Shannon is the National Manager, Landscape Architecture and Urban Design for MMM Group Limited and an Associate of the firm. She is a full member of the Ontario Association of Landscape Architects, the Canadian Society of Landscape Architects and the Canadian Association of Heritage Professionals. Shannon's experience with historical research and site design have informed her in her work on restoration plans for national historic sites, design/development guideline packages for parks and open spaces with heritage elements, and historic streetscape design and rehabilitation guidelines. In addition, Shannon has been involved in numerous heritage conservation district studies and plans, as well as heritage impact assessments and statements of cultural heritage landscape significance.

Laurel Christie, MLA, OALA, CSLA

Laurel is a Landscape Architect (formerly at MMM Group) with design experience in both the public and private sectors. She has gained experience in heritage landscapes and streetscapes, most recently working on the park design of the former Hancock Woodlands Nursery and the Cookstown Heritage Conservation District Study. She has also been involved in the Heritage Impact Assessments of bridges including Woodburn and Mississippi Bridges. She has also worked on park and open space design as well

as design development on various other projects including ecological restoration planting plans. Laurel provides technical assistance and is proficient in the use of AutoCAD and Adobe Creative Suite.

Curricula vitae are located in Appendix C.

8 BIBLIOGRAPHY

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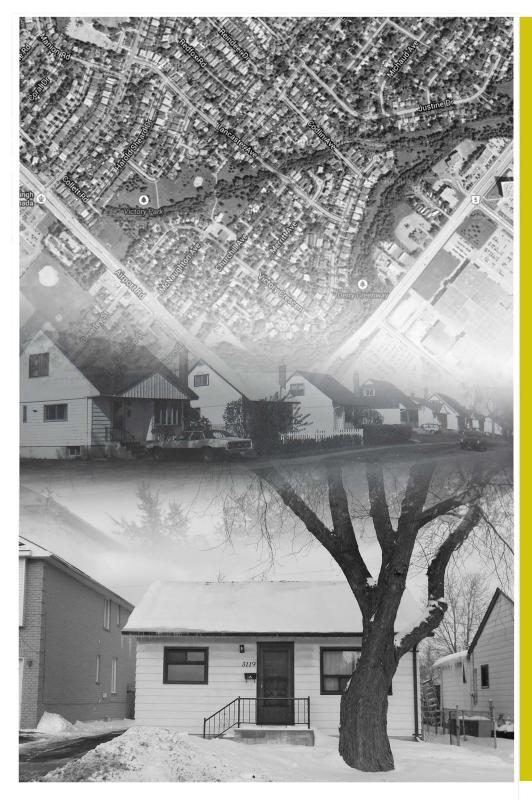
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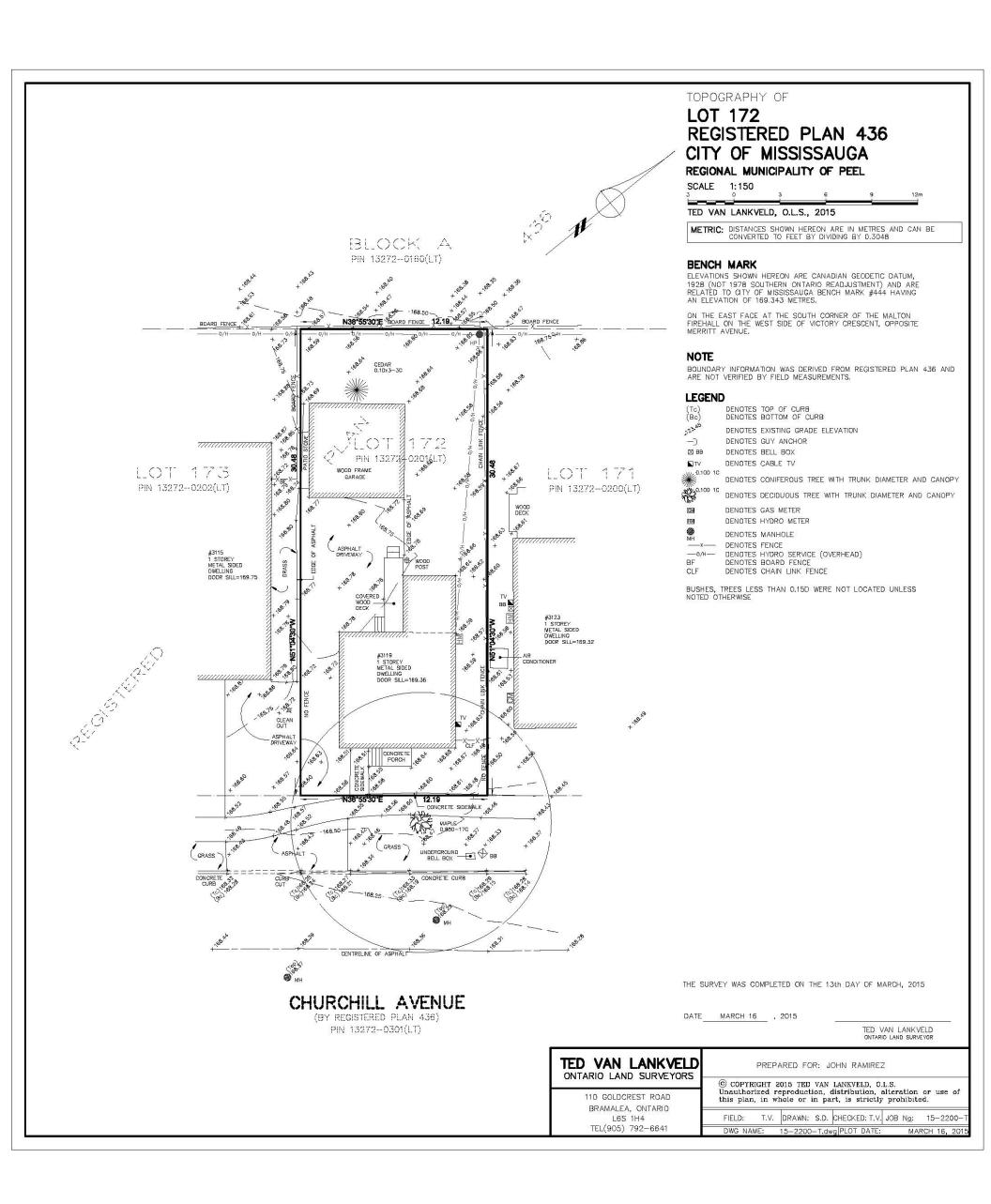
Needham News. Pre-fab homes in Halifax.

http://needhamnews.ca/pre-fab-homes-in-halifax-northend-oldrichmond/



APPENDIX A

EXISTING AND PROPOSED SITE DRAWINGS

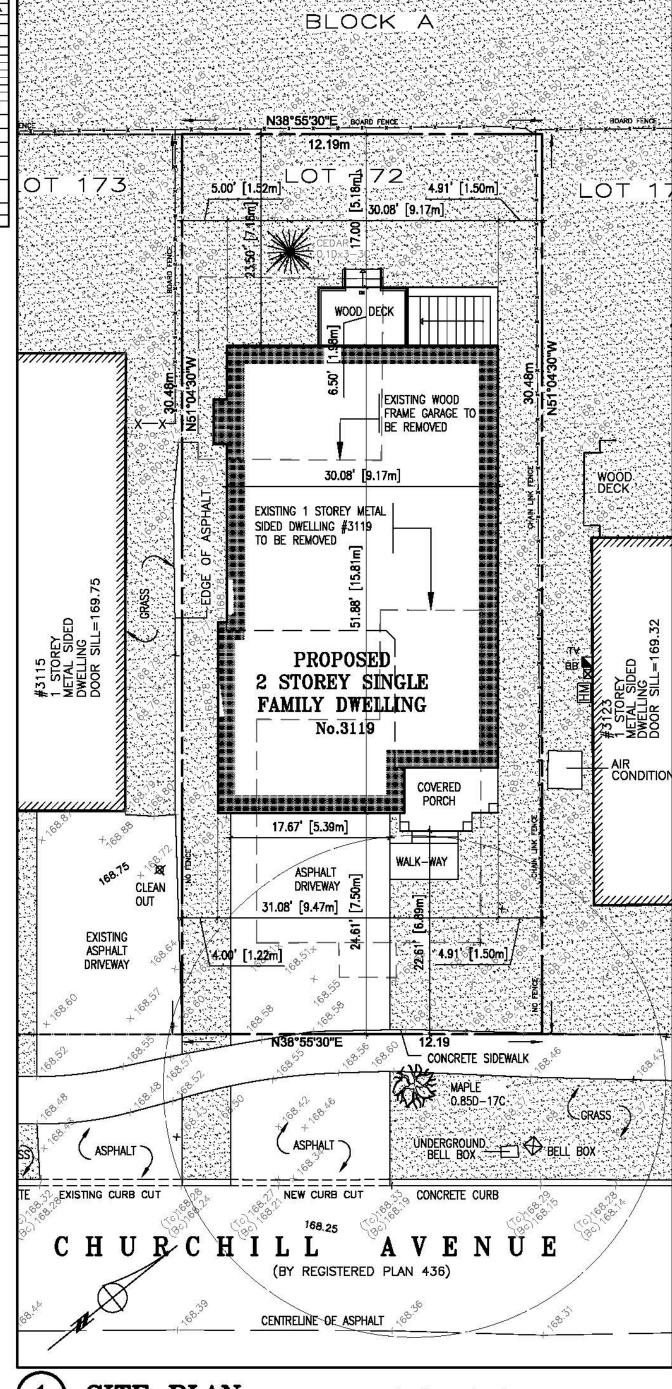


Statistics

Zanleg Designation: RD (f15.0; a810)	(xCLS), R4 Total Let Arec:	4,000 mg/ft. 371.61 mg/m.	
	Requirements	Proposed	
Let Coverage	145.64 eq.m. (1,805 eqft) 405 MAX	149.10 sq.m. (1,605 sqft) 408	
Gross Floor Area — Basement Plan	NA.	105.18 mg.m. (1132 agri)	
Gross Floor Area - Ground Floor Plan	KA.	103.15 mun. (1132 seft)	
Gross Floor Ares - Second Floor Floor	iii	134.05 mur. (1443 mpt)	
Grass Floor Ares — Garage	NA.	37.82 mg.m. (406 mgft)	
Gross Fisor Area - Frent Perch	II.	6.31 sq.m. (66 sept)	
Gross Floor Area — Rear Porch	KA.	5.94 eq.m. (64 soft)	
Gross Floor Ares — Deskuttble Arec	KA.	8.87 eq.m. (74 sqft)	
Green Floor Arms — Total Not including the Bosment Plant	KL.	232.35 sq.m. (2,501 sqft)	
Ballding Longth	KA.	15-81m (51-88A)	
Perling	1 Sleib	2 Stelle	
Building Height,	10.0m (32.80 ft)	10.0m (32.80 ft)	
Sotbook, Front Yard (East)	7.5m (24.90R)	7.5m (24.60R)	
Setbook, Rear Yord (West)	7.5m (24.60R)	7.18m (23.50ff)	
Selbock, Side Yord (North)	1.2m (1.88ft)	1.52m (5.00ft)	
Setbook, Side Yord (South)	1.2m (3.88f)	1.22m (4.00ft)	

LOT 172, REGISTERED PLAN 436
CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEEL

(TAKEN FROM TED VAN LANKVELD, O.L.S.,)
DATE: MARCH 16, 2015



Drawing Title List

A1 - Title Sheet & Site Plan

A2 — Basement Plan

A3 - Ground Floor Plan

A4 - Second Floor Plan

A5 - East Elevation

A6 — North Elevation

A7 - South Elevation

A8 — West Elevation

(1) SITE PLAN

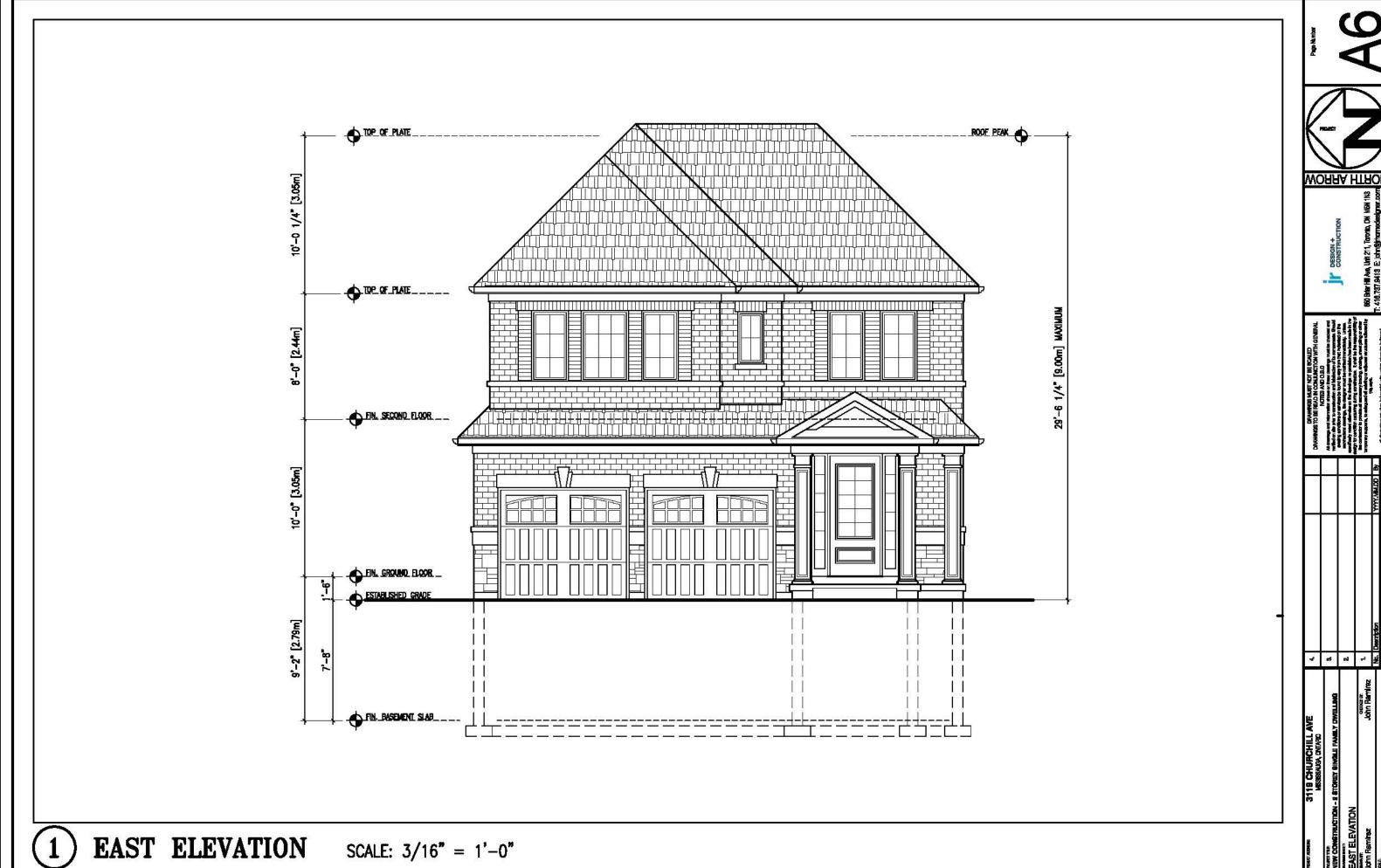
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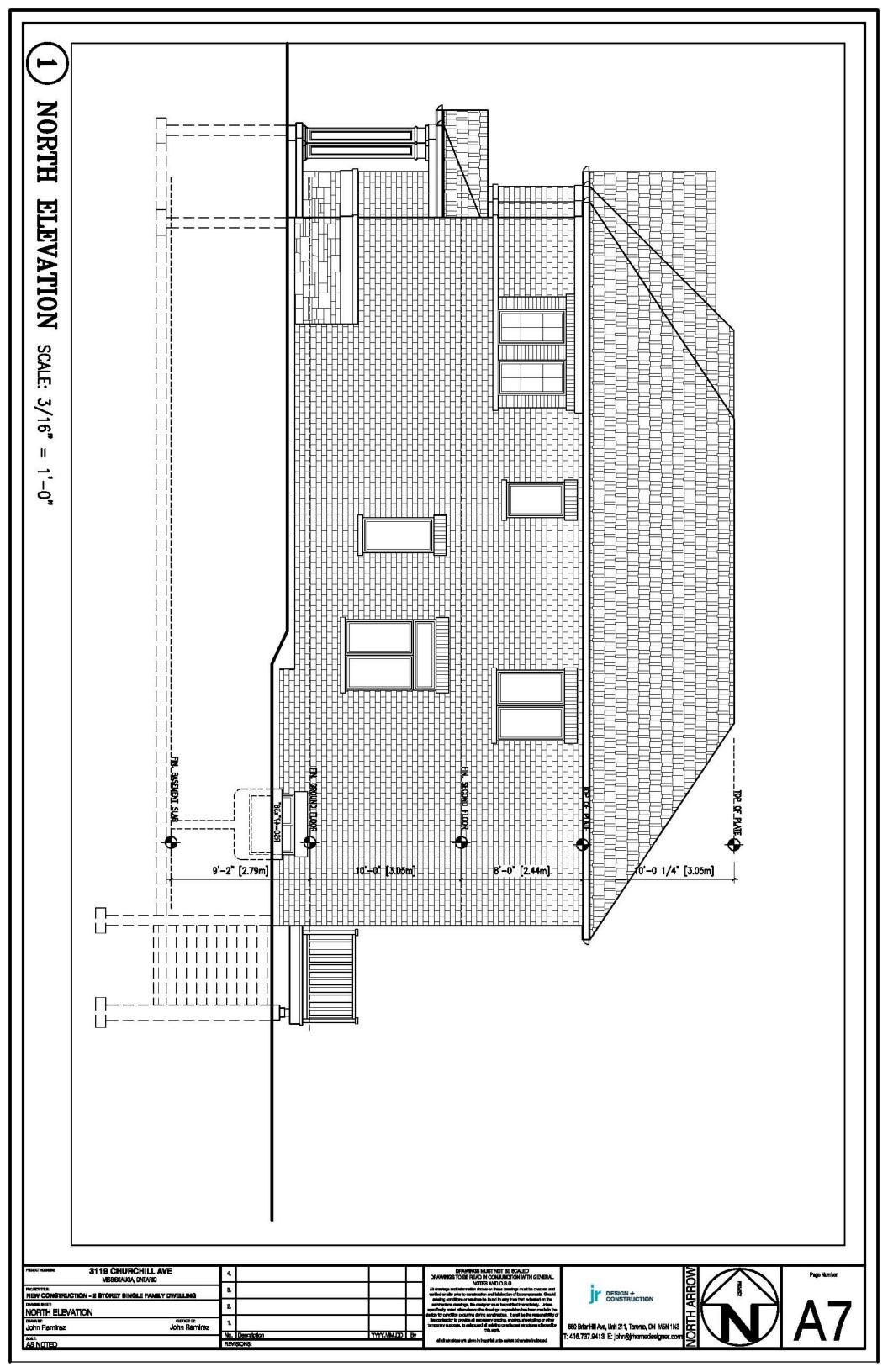
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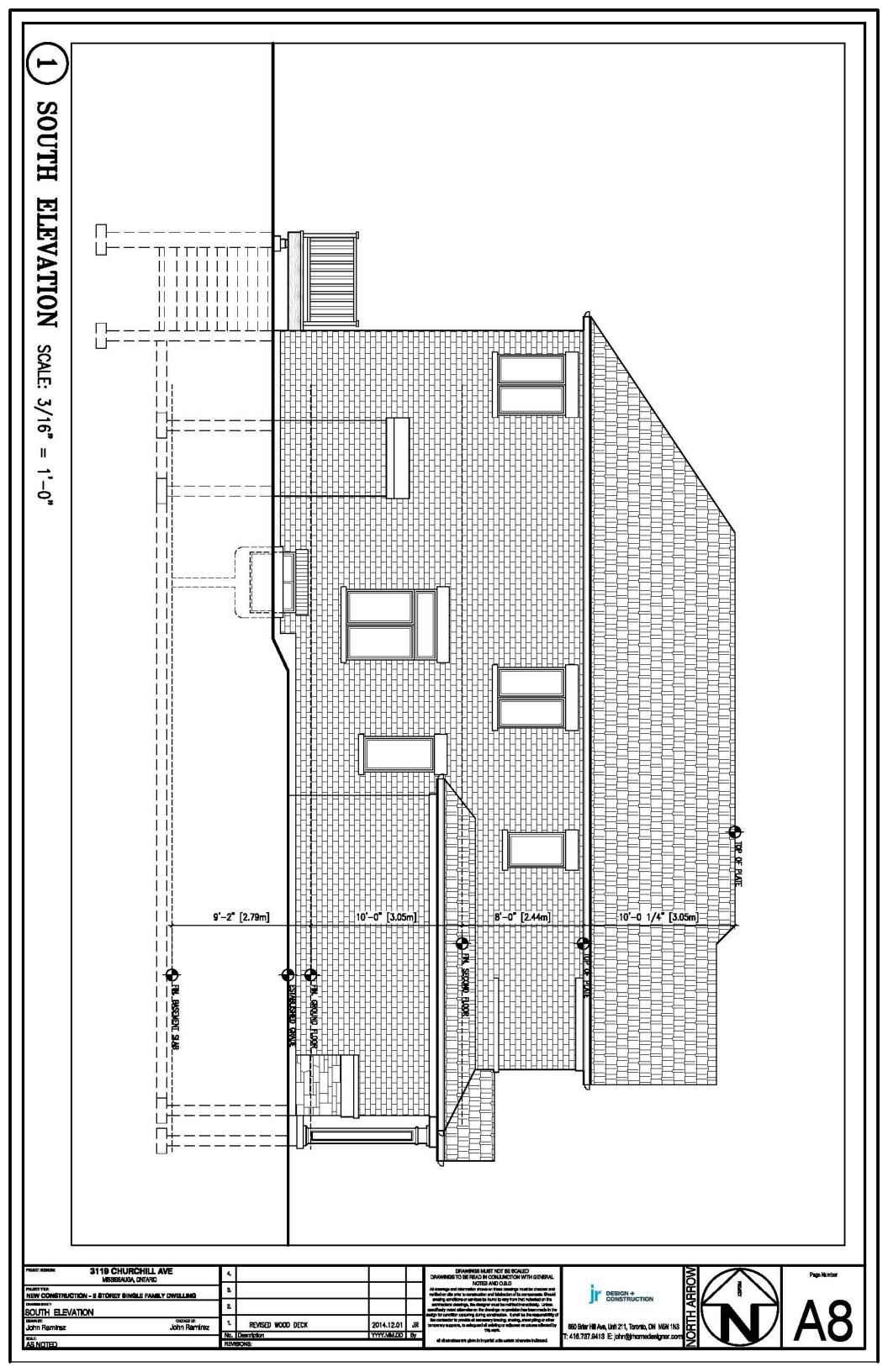


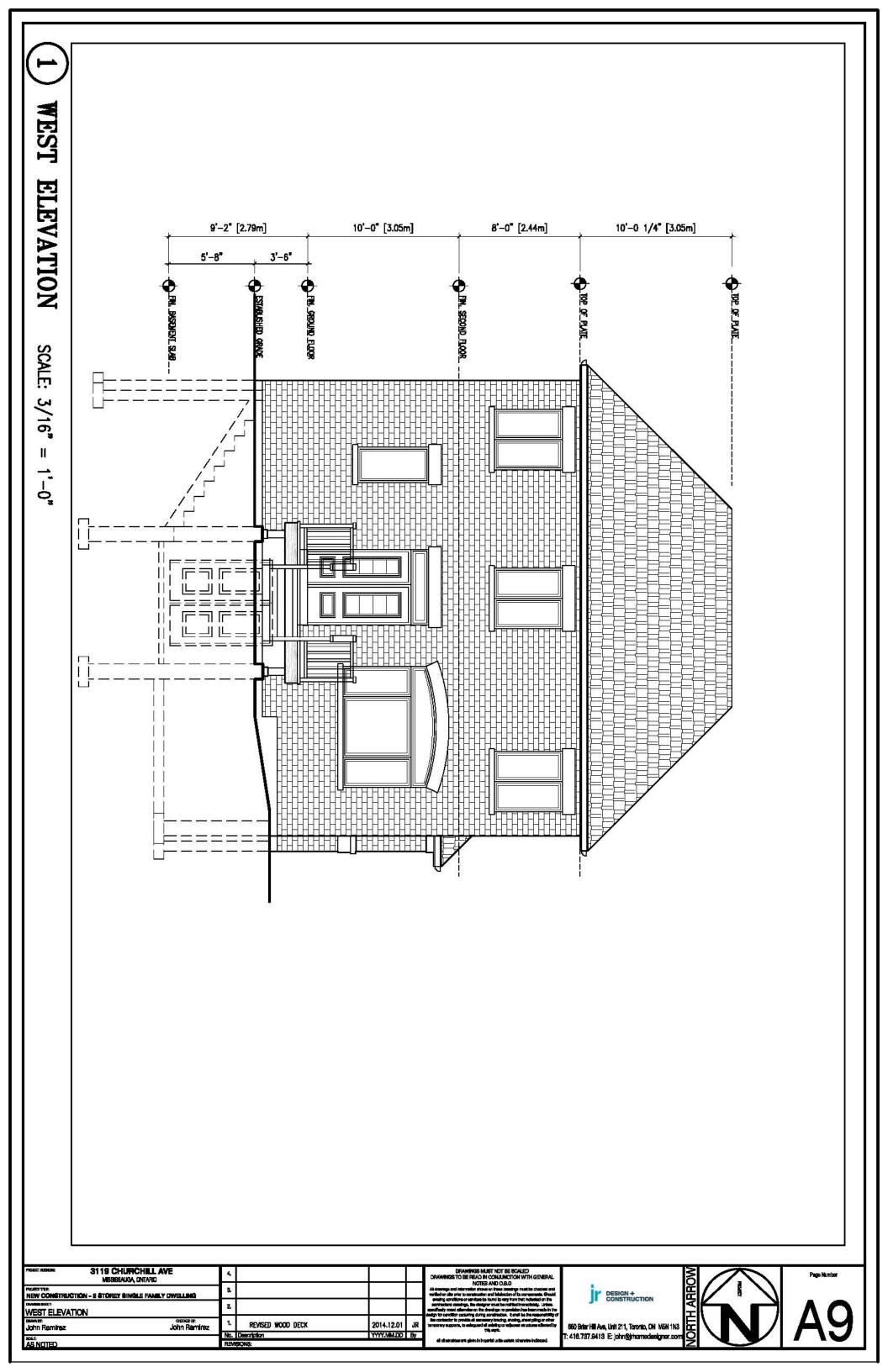


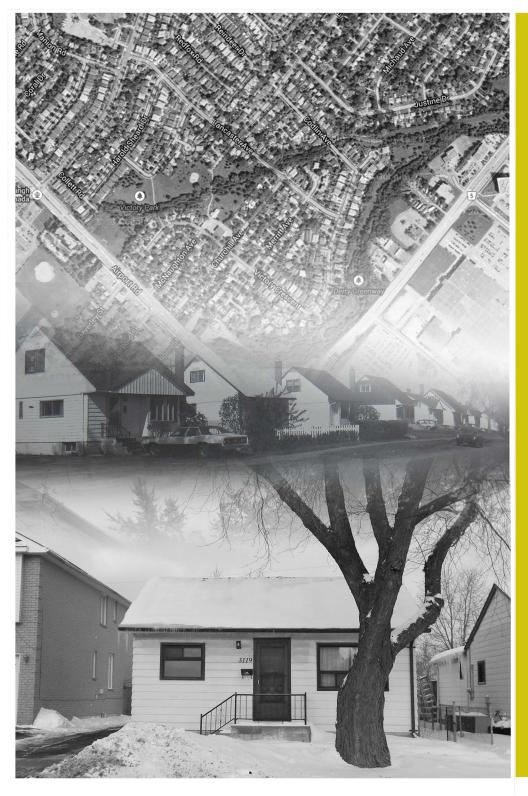










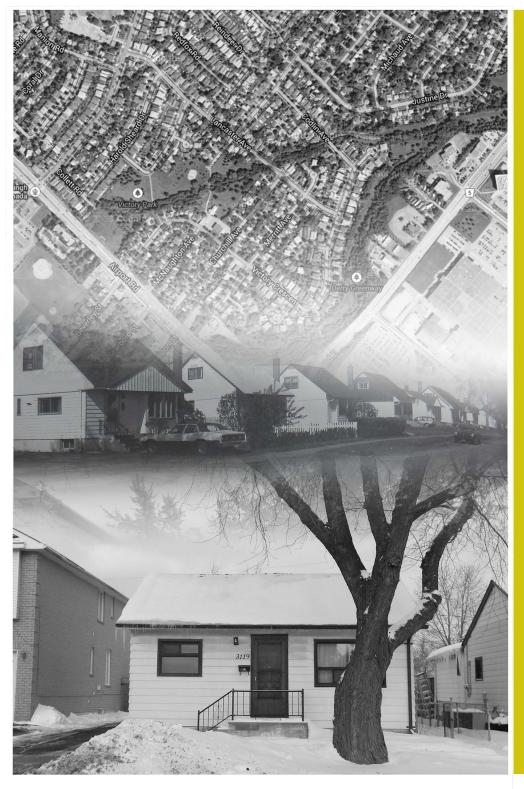


APPENDIX B

LAND REGISTRY SUMMARY

Appendix B: Land Registry Summary – Lot 172, Plan 436, Churchill Avenue, formerly Western Half of Lot 11, Concession 7

Date	Action	From	То	Instrument No.
January 3, 1828	Patent	The Crown	King's College	
July 25, 1844	B&S	King's College	Alexander	22051
			McDonald	
January 7, 1848	Will	Alexander		30556
		McDonald		
Sept 2, 1853	Ind.	Mary McDonald	Alexander	50805
		(widow)	McDonald (son)	
Nov 27, 1880	Q.C.	Ann Jane	Alex McDonald	622
		McDonald		
Dec 27, 1880	Chancery	Alex McDonald	Quieting Titles	629
			Act	
Dec 18, 1883	Chancery	Quieting Titles Act	Alex McDonald	819
Oct 4, 1890	Will	Alex McDonald	Eliza McDonald	1208
Dec 13, 1890	B&S	James Cook Ex'r. of	Thomas Codlin	1218
		Eliza McDonald		
Nov 9, 1918	Will	Thomas Codlin	Fred Codlin	2512
July 4, 1939	Agreement	Fred Codlin	Edwin Kay	3306
			Limited	
Oct 29, 1942	Grant	Fred Codlin etux.	His Majesty the	3431
			King in the Right	
			of Canada	
Feb 5, 1952	Plan	Central Mortgage		
		& Housing Corp.		
July 26, 1961	Grant	Central Mortgage	George A. Collins	138891
		& Housing Corp.	& Doris E. Collins	
			as joint tenants	
Sept 22, 1964	Grant	George A. Collins	Douglas G. Wilcox	171705
			& Irene R. Wilcox	
			as joint tenants	
Jan 25, 1983	Mech. Lien	Permanent	Douglas G. Wilcox	630639
		Aluminum Building	& Irene R. Wilcox	
		Products Co. Ltd.		
Dec 3, 2014	Transfer	Irene R. Wilcox	Current Owners	PR2641892



APPENDIX C

CURRICULA VITAE



SHANNON BAKER, BLA, MUDS, OALA, CSLA, CAHP

Senior Project Manager / Team Leader, Professional Heritage Consultant Associate

PROFESSIONAL EXPERIENCE

Shannon's strong imaginative planning and design concepts evolve into inspiring and stirring landscapes, and her familiarity with the detailed design and construction process allows her to bring these concepts to reality. She brings to the Ecoplans team extensive knowledge in restoration design for national historic sites; heritage conservation district studies, design and development guideline packages, cultural landscape restoration, natural heritage research, restoration and rehabilitation. Shannon's strength is her ability to bring together both natural and cultural history with respect to landscape restoration.

Shannon has project and management experience in a variety of work for public and private clients, pursuant to the Ontario Heritage Act, and the Planning Act.

SELECTED PROJECT EXPERIENCE

Cultural Heritage Landscape Research, Planning, Restoration and Adaptive Reuse

- » Project Manager, Cultural Heritage Landscape Specialist, Mississauga Park 508: Former Hancock Woodlands Nursery Cultural Heritage Landscape, PreDesign, Conceptual and Detailed Design, City of Mississauga, ON
- » Cultural Heritage Landscape Specialist, MacKenzie King Estate, Gatineau Park Cultural Heritage Landscape Impact Review for Accessibility Options
- » Project Manager, Cultural Heritage Landscape Specialist, B Line LRT Corridor Built Heritage and Cultural Heritage Landscape Study Addendum Report, Hamilton, ON
- » Cultural Heritage Landscape Specialist, West Woodfield Heritage Conservation District Study and Plan, London, ON
- » Cultural Heritage Landscape Specialist, Cookstown Heritage Conservation District Study and Plan, Town of Innisfil, ON
- » Cultural Heritage Landscape Specialist, MacMillan Farm Adaptive Reuse and Cultural Heritage Landscape Consultation, City of Vaughan, Innisfil, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Harris Farm

PROFESSIONAL BACKGROUND

Senior Project Manager / Team Leader, Professional Heritage Consultant, MMM Group Limited, Thornhill, Ontario (2005 – Present)

Landscape Architect, Intern Heritage Consultant, ESG International / Stantec Consulting, Guelph, Ontario (2002)

Senior Landscape Architect, Wendy Shearer Landscape Architect Limited. Guelph, Ontario, Intern Landscape Architect (2000)

- Cultural Landscape Analysis, City of Mississauga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Downtown Perth Heritage Conservation District Study and Plan, Perth, ON
- » Cultural Heritage Landscape Specialist, Woodchester Villa, Designated Heritage Property Background Report and Vision, Bracebridge, ON
- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Edwardsburgh / Cardinal Community Improvement Plan, Heritage Resource and Streetscape Assessment, Cardinal, ON
- » Cultural Heritage Landscape Specialist, Civic Centre Heritage Conservation District Study and Plan, City of Kitchener, ON
- » Cultural Heritage Landscape Specialist, Northdale Community Improvement Plan, Land Use Study and Urban Design Guidelines, Heritage Resource and Landscape Assessment, Waterloo, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Bexhill Pumping Station, Heritage Impact Assessment, Rattray Marsh, Mississauga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Deloro Mine Site, Role of Landform and Vegetation in Defining the Cultural Heritage Landscape of Deloro Industrial Area and Mining Areas, Deloro, ON
- » Project Manager, Cultural Heritage Landscape Specialist, Randwood Estates Heritage Impact Assessment, Town of Niagara-on-the-Lake, ON
- » Cultural Heritage Landscape Specialist, Alton Village Study, Heritage Character Statement, Town of Caledon, ON
- » Cultural Heritage Landscape Specialist, Highway 3 Cayuga Heritage Bridge Interpretation, Cayuga, ON
- » Project Manager, Cultural Heritage Landscape Specialist, 2nd Concession EA Ghost Lock Heritage Design Guidelines, Town of East Gwillimbury, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Tett Centre for Learning Adaptive Reuse, Kingston, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Hunter Street Heritage Bridge Gateway Design, Peterborough, ON
- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Valley Inn Road Recreational / Heritage Design Study, City of Burlington, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist Sandwich Heritage Conservation District Study and Plan, Windsor, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, J.E.H MacDonald House (Group of 7) Detailed Landscape Design, Research Component and Heritage Landscape Restoration Master Plan, Thornhill, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Nicholas Waller Triangle Landscape and Heritage Preservation Plan, Ottawa, ON*

- » Landscape Architect and Cultural Heritage Landscape Specialist, Amos Wright Heritage House Master Plan, Richmond Hill, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Arboretum, Historic Recreation of Italianate Garden, University of Guelph, Guelph, ON*
- » Landscape Architect, Bank Street Streetscape Revitalization Plan, Ottawa ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Former Waterloo County Goal And Governor's House, Region of Waterloo, Millennium Garden*
- » Landscape Architect ural Intern, Port Dalhousie Heritage Conservation District Study, Port Dalhousie, ON*
- » Landscape Architect ural Intern, Amos Wright Heritage House Master Plan, Richmond Hill, ON*
- » Landscape Architect ural Intern, Relocation of Jackson House, Battlefield Park, Stoney Creek, ON*
- » Landscape Architect ural Intern, St. Mary's Heritage Conservation District Study, Kitchener, ON*
- » Landscape Architect ural Intern, Vista Homes, Adaptive Reuse of the Fergus Mill, Fergus, ON*

Heritage Urban Streetscape Design

- » Project Manager, Landscape Architect and Cultural Heritage Landscape Specialist, Edwardsburgh-Cardinal Streetscape Master Plan, Village of Edwardsburgh-Cardinal, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Main Street Unionville Streetscape Design, Markham, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Howard Avenue Grade Separation Streetscape Design and Construction Drawings, Windsor, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Warden Avenue Conceptual Streetscape Design from Major Mackenzie to 16th Avenue, Markham, ON
- » Landscape Architect and Cultural Heritage Landscape Specialist, Woodroffe Street Restoration, City of Ottawa, ON.*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Bank Street Streetscape Revitalization Plan, City of Ottawa, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Gordon / Norfolk Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- » Landscape Architect and Cultural Heritage Landscape Specialist, Wyndham Street Reconstruction Streetscape Design and Construction Drawings, City of Guelph, ON*
- * Denotes project experience gained prior to MMM

PROFESSIONAL AFFILIATIONS

- » Ontario Association of Landscape Architects (Full Member with Seal)
- » Canadian Society of Landscape Architect (Member)
- » Canadian Association of Heritage Professionals (Member)
- » Society for Ecological Restoration (Member)

» Heritage Canada Foundation National Trust for Historic Preservation

RECOGNITION

- » Award of Merit, Communication, Canadian Association of Professional Heritage Consultants (CAPHC), Historical Research of the Thoreau MacDonald Property (2005)
- » Award Regional Honour, Research, Canadian Society of Landscape Architects (CSLA), Historical Research of the Thoreau MacDonald Property (2005)

EDUCATION

- » Masters of Urban Design Studies, School of Gepograhpy and Planning, University of Toronto, Ontario (2013)
- » Bachelor of Landscape Architecture, School of Landscape Architecture, University of Guelph, Ontario (2000)

ACADEMIC EXPERIENCE

- » Guest Critic, Introductory Studio In Urban Design and Planning Reviews, School of Geography and Planning, University of Toronto (2013)
- » Guest Critic, Selected Topics in Landscape Architectural Technology + Ecology, Brownfields: realms of remediation, John H. Daniels Faculty of Architecture, Landscape and Design, University of Toronto (2012)
- » Guest Critic, School of Environmental Design and Rural Development, University of Guelph (2007)

CERTIFICATION / COURSES

- » Built Heritage and Cultural Landscape Study Trip to the Cotswolds, UK., Heritage Resource Centre, University of Waterloo, Ontario (2011)
- » Temperate Wetland Training Course, Ministry of Natural Resources and the Trent Institute for Watershed Science (2008)
- » Environmental Conservation Certificate, University of Guelph, Ontario (2005)



LAUREL CHRISTIE, H.B.Sc., MLA, OALA, CSLA

Landscape Architect / ISA Certified Arborist

PROFESSIONAL EXPERIENCE

Laurel Christie is a Landscape Architect and ISA Certified Arborist with design experience in both the public and private sectors. Drawing from previous studies in botany and ecology, Laurel has an ongoing fascination in the intersection between nature and culture. She has more than five years experience in arboriculture, cultural heritage landscapes, transportation and streetscape design and ecological restoration.

SELECTED PROJECT EXPERIENCE

Cultural Heritage Landscapes, Heritage Restoration and Adaptive Reuse

- » Mount Nemo Heritage Conservation District Study, Burlington, ON
- » Mississauga Park 508 Former Hancock Woodlands Nursery Detailed Design, Mississauga, ON
- » Heritage Impact Assessment for residence in Malton Wartime Housing Cultural Landscape, Mississauga, ON
- » Woodburn Bridge, Heritage Impact Assessment, Hamilton, ON
- » Mississippi River Bridge, Heritage Impact Assessment, Lanark County, ON
- » Durham College / UOIT Masterplan, Cultural Heritage Landscape Analysis, Oshawa, ON
- » Cookstown Heritage Conservation District Plan, Cookstown, ON

Parks and Open Space Planning

- » Mississauga Park 508 Park Concept and Detailed Design, Mississauga, ON
- » James Stevenson Park Improvements, Peterborough, ON
- » Macmillan Farm Business Plan, landscape conceptual design, Vaughan, ON
- » Downsview Park North Pond Redesign, Toronto, ON

Transportation and Streetscape Design

- » Main Street Milton streetscape detailed design west of Bronte Street
- » North Service Road extension and Ford Drive widening streetscape detailed design, Oakville, ON
- » Dundas Street streetscape detailed design from Bronte Road to Proudfoot Trail, Oakville, ON
- » Main Street Markham bridge pilaster and streetscape detailed design, Markham, ON
- » Dundas Street streetscape detailed design and 16 Mile Creek restoration contract administration, Oakville, ON

PROFESSIONAL BACKGROUND

Landscape Architect / ISA Certified Arborist, MMM Group Limited (2013 – Present)

Landscape Architect, City of Mississauga – Park Planning Section (2011 – 2012)

Landscape Technician, TRCA and Citizens for a Safe Environment (2010)

EDUCATION

M.L.A., John H. Daniels Faculty of Architecture, Landscape and Design, University of Toronto, Ontario (2010)

H.B.Sc. in Botany, Biology and Women's Studies, University of Toronto, Ontario (2006)

PROFESSIONAL AFFILIATIONS

Ontario Association of Landscape Architects

Field Botanists of Ontario International Society of Arboriculture Ontario

- » Highway 427 EA, landscape conceptual design, Toronto, ON
- » Highway 400 Snowdrift Mitigation, landscape detailed design, Ontario
- » Veterans Memorial Parkway EA, landscape conceptual design, London, ON

Arboriculture

- » City of Mississauga: A tree inventory, preservation plan and arborist report was prepared for a park proposed on former agricultural lands.
- » Town of Oakville: Conducted a tree inventory of street trees and woodlot vegetation impacted by the proposed widening of Kerr Street.
- » City of Toronto: A tree compensation plan was prepared to mitigate disturbance from construction of the Hanlan watermain replacement on the Toronto Islands
- » Primont Homes: Conducted a tree inventory and prepared a tree preservation plan for a proposed townhouse infill development in the Town of Richmond Hill.
- » City of Markham: Conducted site inspections to identify possible tree hazards and made recommendations for removal or pruning based on proposed road widenings.
- » First Gulf Corporation: Tree inventory, tree preservation plans and an arborist report for a proposed office building in the Town of Oakville.
- » City of Mississauga: A tree inventory of the former Hancock Woodlands Nursery was completed including both unusual cultivated species as well as old growth native trees
- » Town of Milton: A tree inventory and preservation plan was completed along the proposed Main Street road widening.
- » City of Peterborough: Conducted a tree inventory and prepared a tree preservation plan for proposed park improvements in James Stevenson Park
- **»** Town of Oakville: Conducted a tree inventory along the proposed North Service Rd extension and prepared restoration plans.
- york Region: Conducted a tree inventory along the Ravenshoe Road bridge rehabilitation and prepared restoration plans

Ecological Restoration Planning and Design

- » Forwell Creek Rehabilitation Landscape Restoration, Waterloo, ON
- » Minto Metropia Oshawa Creek tributary restoration, Oshawa, ON
- » Blue Water Bridge Stormwater Management Pond, goose management landscape design, Sarnia, ON
- » Edge Management Plan for a residential development, landscape detailed design, Aurora, ON
- » Cookstown Outlet Mall, Constructed Wetland landscape design, Cookstown, ON

City of Mississauga **Memorandum**



To:

Chair and Members of the Heritage Advisory Committee (HAC)

From:

Cecilia Nin Hernandez, Heritage Coordinator

Date:

August 19, 2015

Subject:

New Construction on Listed Property: 4208 Mississauga Road

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

The subject property is registered under Section 27 of the Ontario Heritage Act as part of the Mississauga Road Cultural Landscape.

The subject property was created as a result of a severance from the adjacent estate lot at 1959 Folkway Drive (formerly 4198 Mississauga Road). The adjacent lot is also included in the City's Register as part of the Mississauga Road Scenic Route Cultural Landscape and due to its associative value to "Rompin" Ronnie Hawkins, who resided there in the 1960s, rock music personality and 2014 Order of Canada recipient for "his contributions to the development of the music industry in Canada, as a rock and roll musician, and for his support of charitable causes" (The Governor General of Canada website). There are no existing structures on the created lot, except for two stone entry gate walls and a stone mailbox pillar associated with the large lot of origin. These features are cultural heritage features contributing to the Mississauga Road Scenic Route Cultural Landscape. Furthermore, a new proposed row of trees in front of the house will maintain a green canopy parallel to the street which continues the pattern of plantings of the adjacent lot.

The readily identifiable features contributing to the cultural landscape of Mississauga Road comprised of the stone gate walls, mailbox pillar and pattern of having a row of trees along the front property line will be maintained.

Cecilia Nin Hernandez

Heritage Coordinator

Culture Division

905-615-3200, ext. 5366

cecilia.ninhernandez@mississauga.ca

Appendix 1: Heritage Impact Assessment

HERITAGE IMPACT STATEMENT

RESIDENCE

4208 MISSISSAUGA ROAD

Prepared by

THE HICKS PARTNERSHIP INC.

MAY 27, 2015





AUTHOR

Hicks Partnership Architects Inc. is an architectural design firm that has been in practice since 1980 under different partnership forms. The firm's area of specialty is infill housing in very sensitive areas within Mississauga and Oakville area for the most part. In addition, the firm is renowned for its work with designing golf club clubhouses throughout North America.

William Hicks has been practicing as an architect for over 33 years and has designed over 1200 new infill homes across the general GTA area. The firm is known for its design excellence and it has won awards for over 15 different projects including a number of heritage sensitive projects.

The firm prides itself in its ability to design houses which fit the scale and character of the neighbourhood and the firm has designed more than 300 to 400 houses within Mississauga including others areas of cultural heritage interest such as Mineola, Lorne park, Lorne park Estates and Port Credit.

The firm has completed heritage impact studies for a number of homes and commercial properties within the Oakville area and we have worked with the Heritage Advisory Committee and the City of Mississauga on some projects in Historic Meadowvale Village and Port Credit. William Hicks was one of the original owners of the Wilcox Hotel on Front Street in Port Credit which was restored by a predecessor firm in the 80's.

MISSISSAUGA ROAD SCENIC ROUTE / CULTURAL LANDSCAPE F-TC-4

Mississauga Road is listed in the heritage register as it forms part of the Mississauga Scenic Route Cultural landscape. It is one of the city's oldest and most picturesque thoroughfares. Its alignment varies and winds throughout the city with the segment south of QEW being straight road that follows the banks of the Credit River.

The scenic quality of this part of the route is notable as there is a wide variety of housing forms, and landscape, with houses that do not follow a straight line along the road as many of them have widely varying setbacks. This segment of the road like other areas along Mississauga Road, also contains remnants of old stone walls along the road right of way.

It is a unique area with a wide variety of housing types. There are homes that range in scale from small cottage like homes south of the Lakeshore in Port credit, to much larger homes that include homes of over 20,000 sq. ft. in size and larger, as one moves closer to Doulton drive. Thus it is fair to say, that the housing types are not consistent in size or architectural style.

MISSISSAUGA ROAD UNIQUE ASPECTS

This segment of Mississauga Road is well known for a number of different attributes which include the following:



Stone Walls

The road still contains the remnants of some of the credit river rubble stone walls that used to be common along Mississauga Road. While most of these walls seem to exist north of QEW, there are segments that do exist in this area. These stone walls seem to vary in height from as low as 2'-0" to as high as 4'-0". Most of them are constructed of dry laid credit valley rubble stone and thus many are in various states of disrepair. Notwithstanding that fact, the nature of the stone walls along this segment of Mississauga Road do add character to the site and to the immediate adjoining properties. It is the owner's intent to preserve this wall and repair it. The existing gates were a later addition and it would be the owner's intent to remove these and create a new gate feature setback from the current stone wall.

Refer to Appendix 2 Existing Gate and Walls

Mature Vegetation and tree Cover

This section of Mississauga Road has a large number of mature trees that are found in the front yards and gardens and also along the street right of way on city property. These large mature trees and the canopy over Mississauga Road, add greatly to the character of this scenic route.

Varying Setbacks

The architectural structures and homes seem to have found their own rhythm on the streetscape along the scenic route. This particular area on the west side has houses that vary greatly in terms of their setback along Mississauga Road. For the most part this was related to the lot depth and to trying to maintain a safe distance from the heavily travelled route.

Street Section

This segment of Mississauga Road has no sidewalks and feels like a bit of rural road section. There are no ditches and there are no sidewalks. The road section in this area is defined more by the remnants of stone walls that exist further south of this property. There are curbs along this segment of the road.

Historical Structures

There are some houses of historical interest along this segment of the street but there are very few of these structures in this surrounding area to the north and south which includes the village of Streetsville north of Highway 407.

The property was recently severed from the larger estate to the west of this site, which is accessible from the western portion of the larger site.

The access to this site remains in the location of the original driveway to the estate thus not altering the status of this driveway which has been part of the scenic corridor along Mississauga Road.



PROPERTY DETAILS

Municipal Address 4208 Mississauga Road

Legal description Lot 7, Range 2 Credit Indian Reserve

Municipal Ward 2
Zoning R1
Lot Frontage 53.91m
Lot Depth 51.33m
Lot Area 1703.88m2

Orientation West side of Mississauga Road

Existing house type Vacant Lot

Existing vegetation Heavily treed on rear and west portion of the lot

Current Property Owners

HISTORY OF OWNERSHIP

The site is a newly formed site by way of land division from the large estate to the west and south of this property As such there is no history of ownership on this property prior to 2006 when it was severed. There are no noted owners of any particular interest or historical significance given that this lot was severed from the larger estate pr4ior to this study having been conducted. This severance was approved by the heritage committee we believe.

Refer to Appendix 1 History of Ownership

EXISTING BUILDING DETAILS

CONSTRUCTION

This is a vacant lot and thus there are no appropriate or relevant building details

EXISTING FLOOR PLANS

This is a vacant lot and thus there are no appropriate or relevant building details

EXTERIOR PHOTOS

This is a vacant lot and thus there are no appropriate or relevant building details



PROPOSED DEVELOPMENT DETAILS

Proposed Development

The owners' intent is to construct a new house generally within the footprint that was allowed as part of the severance for the site.

The property immediately to the North has not yet been built however we understand that there is a current application being processed for that site as well.

There is no house immediately to the South.

The owner is maintaining many of the trees on the lot. There are a total of 6 trees being removed to facilitate construction and to increase the amount of light on the property.

Refer to Appendix 3 – BTi Tree Inventory

Proposed Landscape Treatment

A preliminary landscape concept has been developed which plants new trees along the front of the property as well as maintaining those in the back garden. This existing tree cover is supplemented by a large number of new species being planted along with a new driveway and walkways connecting the house to the street.

Refer to Appendix 4 – BTi Landscape Plan

Proposed Stone wall treatment

There is no existing stone wall and a new one is not contemplated as part of this development plan. The existing stone piers at the street will be retained as this will remain an alternative entry to the property.

Proposed Architectural treatment

The proposed house has been sited within the limited available footprint due to the impact of the site being regulated by the credit valley Conservation Authority. The house will have a traditional look and feel with the use of stone and stucco and shingle roofs to enhance the character.

Refer to Appendix 5 - Floor Plans, Elevations; Site Plan/Grading Plan/Grading Certification



CRITERIA

There are certain specific criteria laid out in the Official Plan for the area which note the reasons for the area being designated as a Cultural Heritage Area.

EVALUATION CRITERIA

The Mississauga Road Scenic Route is listed as an area that has significance due to its cultural landscape importance and more specifically due to the stone walls found along the route.

The inventory describes the areas of specific interest within the area which should be reviewed. These include the following:

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design

Historical Association

- Styles, Trends and Patterns
- Illustrates Important phase of Mississauga's social or physical development

Built Environment

Consistent scale of Built Features

Other

Historical or Archeological interest.

LANDSCAPE ENVIRONMENT

SCENIC AND VISUAL QUALITY

The scenic quality of this section of Mississauga Road has been maintained and enhanced. The picturesque nature of the road is not altered by the proposed demolition or the new structure proposed and in fact, it is augmented and reinforced through additional plantings and retention of the existing stone piers. A low stone wall is contemplated along Mississauga Road to supplement this boundary line.

The proposed development maintains this relationship between the new home and the street which is consistent with the neighbourhood which while having undergone substantial redevelopment in past years it has maintained its character of place.

Thus, in the opinion of the author of this report, the proposed new development will not alter the scenic and visual quality of the neighbourhood. In fact in our opinion, it will be enhanced.



HORTICULTURAL INTEREST

The trees on site are that are most important are those that surround the drive-way entrance and the western portion of the site which falls within the regulated area of the Credit valley Conservation Area. These have all been maintained and thus, there is no impact on this area of interest.

While some of the street trees will be removed, it is due to the fact that grades must be altered on the site and it will not be possible to retain these trees which are in poor health anyway. The new landscape plan will supplement these original trees and result in a new series of substantial trees along the scenic route.

LANDSCAPE DESIGN

As noted in the attached landscape plan, the proposed development includes a very rich landscape plan that reinforces both the character of the lot and of the neighbourhood as a whole. The resulting new house and landscape will be an enhancement to the area and it will certainly reinforce the character of the scenic route.

HISTORICAL ASSOCIATIONS

STYLE AND PATTERN

The proposed new house maintains this sense of style and pattern and it inserts a new home that meets all of the design intent of the Urban Design Policies implemented as part of the site plan process.

PHYSICAL DEVELOPMENT

The construction of a new house does not affect the strong history and or character of the streetscape along Mississauga Road.

BUILT DEVELOPMENT

CONSISTENT SCALE OF BUILT FEATURES

The construction of the new house does not have any impact on the built environment that forms part of the Mississauga Road scenic route.



OTHER

HISTORICAL OR ARCHEOLOGICAL INTEREST

The proposed demolition of the existing house nor the construction of the new home have any impact on items of historical interest. The stone wall will be retained and preserved and restored which is the most important item of historical note.

CONCLUSIONS

It is the conclusion of the writer that while this property is listed on the register under the Mississauga Road Scenic Route cultural landscape inventory, there is no existing house and thus there is no impact on streetscape.

The impact of the proposed new home has taken into consideration the surrounding neighbourhood, and the preservation of streetscape character. The new home is appropriate in terms of impact on the street scape.

The stone wall is retained and restored and thus the importance of this feature has been recognized.

Thus it our conclusion, that the proposed demolition and new construction do not contravene the intentions of the Mississauga Road Scenic Route Designation.

ONTARIO REGULATIONS 9/06

Under Ontario regulation 9/06 which is part of the Ontario Heritage Act, one must consider the criteria for determining if the specific property is of cultural value or Interest. There are nine criteria for this evaluation including the following:

- 1. I) Is it a rare example that is unique or representative of a style or expression or a unique construction method? In this instance there is no existing house so the criteria is not relevant.
 - ii) There is no existing house and thus it does not represent or display a high degree of craftsmanship or artistic merit in the opinion of the writer.
- 2. i) The specific recently severed property through its history, has not been associated with any particular event, or owner or institution that is significant to the community.
 - ii) The severed property does not hold any clues to a better understanding of the community or culture within which it is located.



- 3. i) There is no existing house and thus the architecture does not define the character of the area and I would suggest does not support the current character of the area which is in a state of transition.
 - ii) There is no existing house and thus the house is not physically, functionally or visually linked to its surroundings.
 - iii) There is no existing house and thus the house can certainly not be considered a landmark in the community.

FINAL CONCLUSION

There is no existing house and thus nothing to be preserved, and the new house, is in keeping with and appropriate to the existing neighbourhood.

Report prepared by:

The Hicks Partnership Inc.

William R. Hicks

B.E.S., B. Arch. MRAIC., OAA, AIBC, NSAA, MAA, NYSAA, NBAA

APPENDIX 1 HISTORY OF OWNERSHIP

Ontario ServiceOntario

PARCEL REGISTER (ABBREVIATED) FOR PROPERTY IDENTIFIER

LAND

REGISTRY

13386-1013 (LT)

PREPARED FOR Ahuja123 ON 2015/03/02 AT 16:33:31

PAGE 1 OF 1

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

PROPERTY DESCRIPTION:

PT LT 33 REGISTRAR'S COMPILED PLAN 1003 , DESIGNATED AS PART 2, PLAN 43R-34845; CITY OF MISSISSAUGA

PROPERTY REMARKS:

ESTATE/QUALIFIER:

FEE SIMPLE

LT CONVERSION QUALIFIED

RECENTLY: DIVISION FROM 13386-0960

PLANNING ACT CONSENT IN DOCUMENT PR2304905. PLANNING ACT CONSENT IN DOCUMENT PR2304930.

PIN CREATION DATE:

2012/12/13

CAPACITY SHARE JTEN JTEN

REG. NUM.	DATE	INSTRUMENT TYPE	AMOUNT	PARTIES FROM	PARTIES TO	CERT/ CHKD
** PRINTOUT	INCLUDES AL	L DOCUMENT TYPES AND	DELETED INSTRUMEN	TS SINCE: 2012/12/13 **		
**SUBJECT,	ON FIRST REG	ISTRATION UNDER THE	LAND TITLES ACT, I	o:		
**	SUBSECTION 4	4(1) OF THE LAND TI	TLES ACT, EXCEPT PA	RAGRAPH 11, PARAGRAPH 14, PROVINCIAL SUCCESSION DUTIES *		
**	AND ESCHEATS	OR FORFEITURE TO T	HE CROWN.			
**	THE RIGHTS O	F ANY PERSON WHO WO	ULD, BUT FOR THE L	AND TITLES ACT, BE ENTITLED TO THE LAND OR ANY PART OF		
**	IT THROUGH 1	ENGTH OF ADVERSE PO	SSESSION, PRESCRIPI	TION, MISDESCRIPTION OR BOUNDARIES SETTLED BY		
**	CONVENTION.					
**	ANY LEASE TO	WHICH THE SUBSECTION	ON 70(2) OF THE REC	GISTRY ACT APPLIES.		
**DATE OF (ONVERSION TO	LAND TITLES: 1996/0	6/12 **			
	1986/04/22 WARKS: RO6722	DECL SEC 22 46				С
PR1109058	2006/07/31	CHARGE	\$400,000	LANEK LIMITED	SCOTIA MORTGAGE CORPORATION	С
43R34845	2012/09/12	PLAN REFERENCE				С
	II)	1		'		С
						С

Mississauga, Ontario

Total

L5B 2T4

Canada PROVINCE OF ONTARIO

To Wit:

In the Matter of TITLE TO Lot 33, Plan 1003, City of Mississauga, in the Regional Municipality of Peel Saving and excepting therefrom that portion of said Lot 33 designated as Part 9 on Reference Plan 43R-6439 Together with a right of way over that portion of said Lot 33 designated as Part 9 on Reference Plan 43R-6439 until such time as said Part 9 is designated as a public highway.

AND IN THE MATTER OF Section 22 of THE REGISTRY ACT:

I.

DAVID BRADFORD SMITH

of the

City

f Mississauga

in the

Regional Municipality

f Peel

Solemnly Beclure, that

1. That I am the Solicitor for one of the Grantees in a Quit Claim Deed registered on 13 February 1984 from KENNETH H. LAMBERT, as Grantor to LANEK LIMITED and WESTLIN MANAGEMENT CORPORATION, as Grantee by Instrument #672246 registered in the Land Registry Office for the Registry Division of Peel (No. 43) at Brampton, which affects the following lands:

Lot 33, Plan 1003, City of Mississauga, in the Regional Municipality of Peel, Saving and excepting therefrom that portion of said Lot 33 designated as Part 9 on Reference Plan 43R-6439 Together with a right of way over that portion of said Lot 33 designated as Part 9 on Reference Plan 43R-6439 until such time as said Part 9 is designated as a public highway.

I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath.

AND I make this solemn Declaration conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Declared before me at the City

of Mississauga

in the Regional Municipality

of Peel

of April

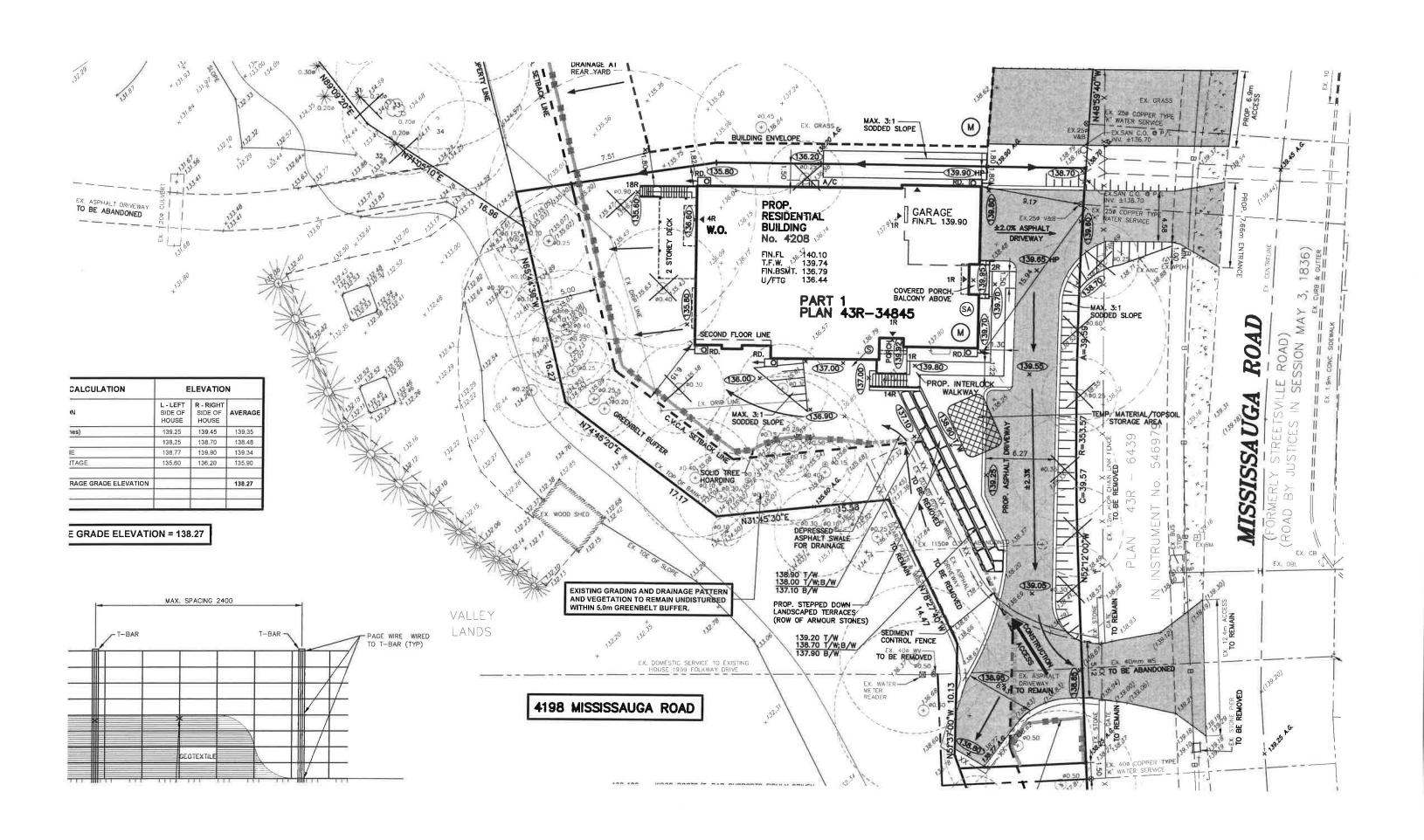
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Maus Boynton

Commissione, of the Both On a Commissione of the Both On a Commissione of the Both Office of the Both Office

A Commissioner, etc.

APPENDIX 2 EXISTING GATE AND WALLS



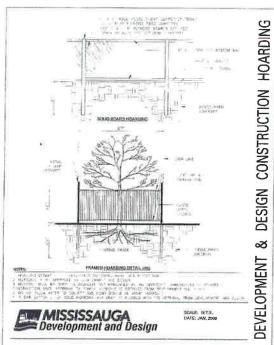
APPENDIX 3 – BTI TREE INVENTORY

Note trees are numbered to remain consistent with previous arbuist reports on the property.

Trees 7–35, 38, 48, 51, 64-65, 72-107 are either not on the subject property or no longer present on the site.

Trees 108 - 112 are new additions to the arboins report.

Trees less than 15cmØ caliper, and large shrubs may exist on the site. It is the contractors responsibility to determine the extent of possible removals by field review prior to submission of quotations for removals work.



TREE INVENTORY LEGEND

Biological Health
H (High) - No apparent diseases or symptoms, moderate to high virgour.
M (Medium! - Minor diseases and/or symptoms, moderate wigour,
L (Low) - Major disease and/or symptoms, poor vigour,

Structural Condition

H (High) - No defects, well-developed crown

M (Medium) - Minor structural defects

L (Low) - Major structural defects

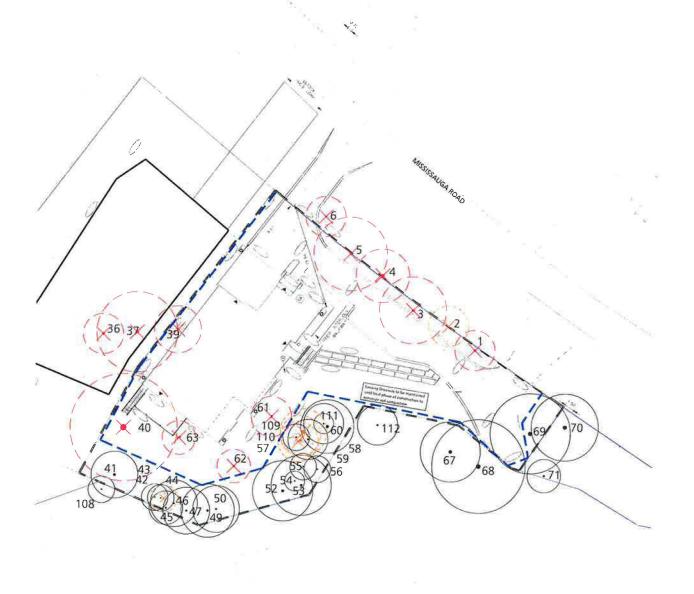
Recommended Action

r - Preserve R - Remove for poor condition RC - Remove for Construction

HC - Remove for Construction R* - Remove with Neighbours Approval RC**/R** - Remove with City's Approval T - Transplant

TREE PROTECTION RECOMMENDATIONS

Including another the commentation of the comm



LEGEND

Property Line

Tree protection -solid hoarding



Existing tree to be preserved



Existing tree to be removed



Existing tree to be removed Dead, girdled or dangerous

UMITING CONDITIONS

The assessment in this inventory is valid only at the time of my



REVISIONS

8 May 2015 ISSUED FOR SUBMISSIO

28 Apr 2015 Issued for Client Review DATE DESCRIPTION

ONLA





MISSISSAUGA ROAD RESIDENTIAL 4208 Mississauga Road Mississauga, ON

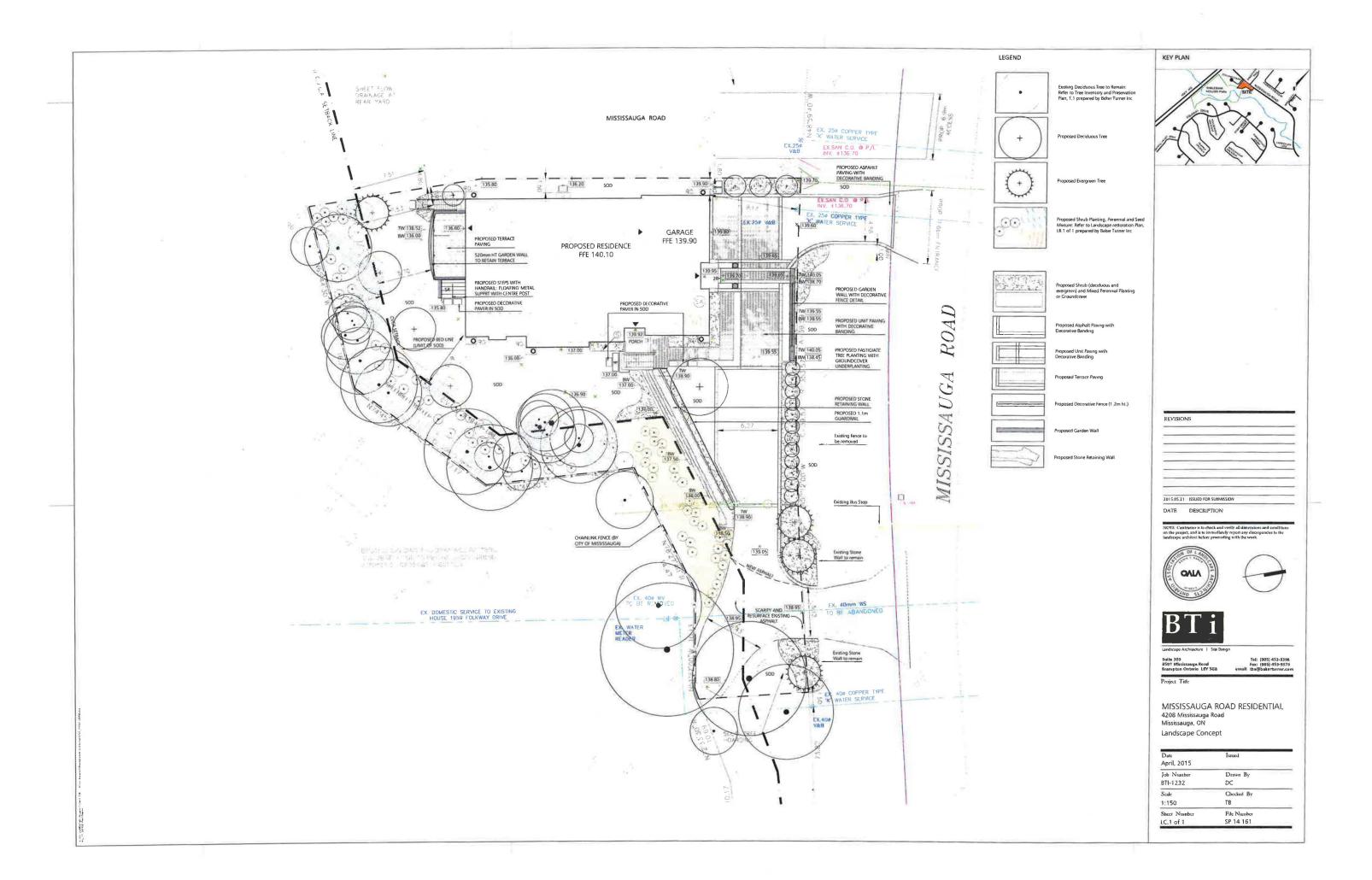
Tree Inventory & Preservation Plan

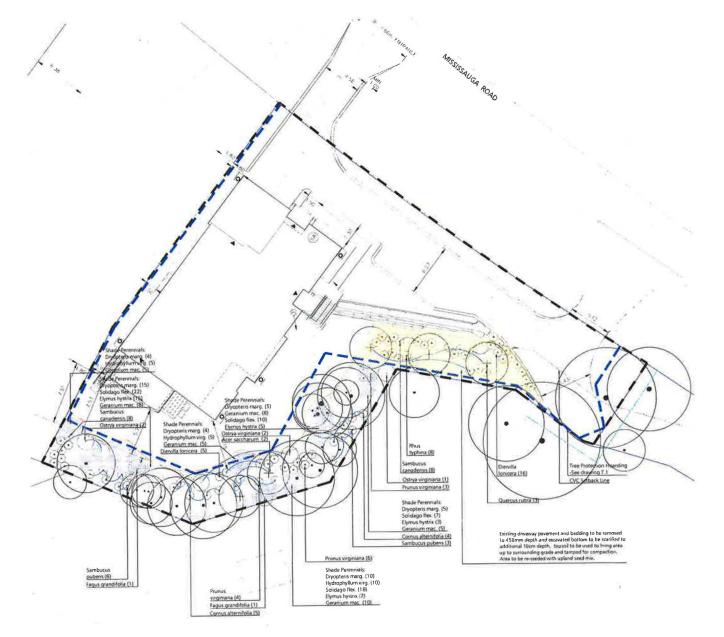
Date	Issued	
April, 2015		
Job Number	Drawn By	
BTI-1232	JW	
Scale	Checked By	
1:250	DC	
Sheet Number	File Number	
T.1 of 1	SP 14 161	

TREE PRESERVATION PLAN 1:250

An antenna de la companya de la

APPENDIX 4 – BTI LANDSCAPE PLAN





NATURALIZED BUFFER PLANT LIST

BOTANICAL NAME	COMMON NAME	QUANTITY	CALIPER	HEIGHT / SPREAD	CONDITION
TREES					
Acer saccharum	sugar maple	2	60mm		WII or 888
Fagus grandifolia	American beech	2	B .	1.8m bt.	WB or 888
Ostrya virginiana	ironwood	5		1.8m ht.	W8 or 8&8
Querous rutura	red cak	3	60mm		WB or B&B
SHIRUBS					
Cornus alternifolia	alternate dogwood	9		60cm ht.	3G Pot
Dienvilla ionicera	bush honeysuckle	21		60cm ht.	3G Pot
Prunus virginiana	chake cherry	13		60cm bt.	3G Pot
Rhus typhina	staighorn sumac	8		60cm ht.	3G Pot
Sambucus canadensis	common elderberry	16		60cm ht.	3G Pat
Sambucus pubens	red elderberry	9		60cm ht.	3G Pot
PERENNIALS					
Dryopteris marginalis	marginal wood fem	43			1G Pot
Elymus hystrix	bottlebrush grass	30			1G Pot
Geranium macutatum	wild geranium	41			1G Fot
Hydrophytla virginiana	waterleaf	20			1G Pot
Solidago flexicaulis	zig-zag goldenrod	.57			1G Pot

- NOTES:

 Plant material to conform to the Canadian Nursery Trades association metric Guide Specifications for Nursery Stock, latest edition.

 Contractor to verify quantities lated, plant quantities to be supplied as shown in plan in case of discrepances between plan and quantities fixed.

 J. All plant materials to be sourced from nurseries with an 800km radius.

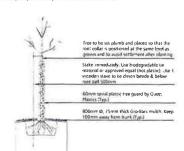
 Plant material within the flood plain to be approved by TRCA.

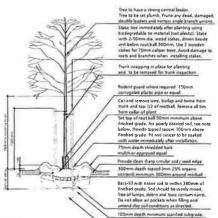
 Provide one year warranty for all plant material.

house slean sharp spade out bed edge

Gean prune all damaged root ends and wast stanting soil into spaces around rost ball. Triple Mix Planting Soil or prepared

Compacted disturbed subgrade or 100mms depth minimum scanfied subgrade: Compacted fill or unduturbed subgrade





PLANTING DETAILS AND SPECIFICATIONS

SEED MIXES

%	Aster novae-anglaie	New England aster
%	Aster ericoides	Heath Aster
5%	Carex Stipa	Awi-fruited Sedge
0%	Carex vulpinoidea	Fox Sedge
0%	Elymus virgincus	Virginia Wild Rye
%	Monarda fistulosa	Wild Bergamol
0%	Poa palustris	Fowl bluegrass
%	Solidago canadensis	Canada Golden Rod
%	Rudbeckia hirta	Black Eved Susan

Seeding Rate 26 kg/ha

Seed Mix and Planting within the flood plain to be

UPLAND SEED MIX

+

LEGEND

Existing Tree





Upland Seed Mix



REVISIONS

2015.05.21 ISSUED FOR SUBMISSION

DATE DESCRIPTION







Tel: (905) 453-9398 Fax: (905) 453-9376 email: tba@bakerturner.com

MISSISSAUGA ROAD RESIDENTIAL 4208 Mississauga Road Mississauga, ON

Landscape Restoration Plan

Date April, 2015	Issued
100	
Job Number	Drawn By
BTI-1232	JW
Scale	Checked By
1:150	DC
Sheet Number	File Number
LR.1 of 1	SP 14 161

Manting

- | Hotel
 | Puril malerial to conform to the Canadian Trades Association Metric Guide Specifications for Huney
 Stock, Listest edition.
 | Contractor to verify quantities fixed Plant quantities to be supplied as shown on plan in case of
 diverspraces between plan and quantities listed
 | Services stack for planting on early spring before May 1, List Fall after October 21, otherwise all to be
 concluded groups.
- Tapsoil Placement & Fine Grading
- Togget Phickment & Fine Cauding

 Course that the approval has been obtained for rough grading prior to princering with this section of version of the prior of th

Sodding

- Sidebile

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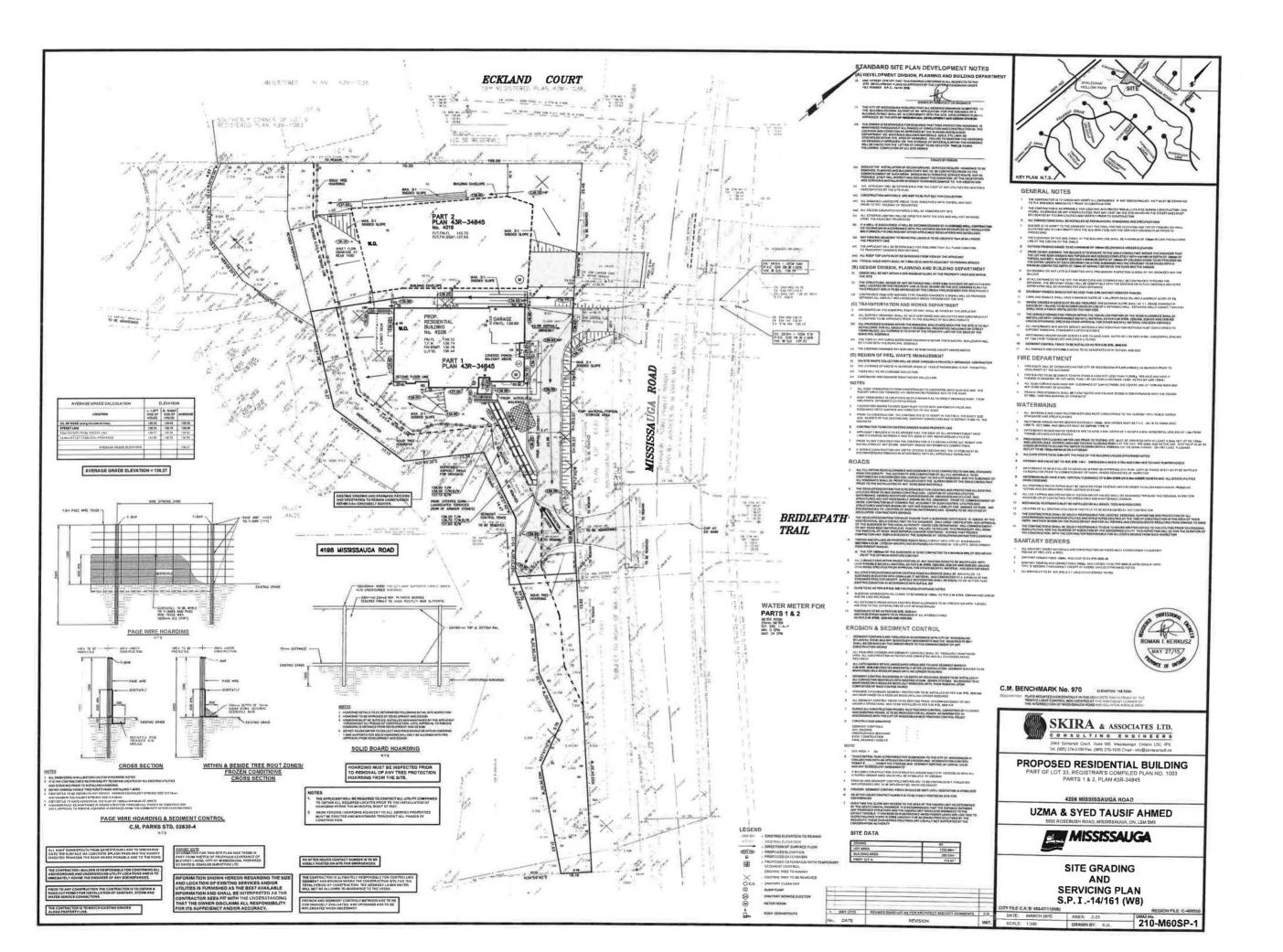
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 10.2. Solida areas base beam out momentum of those burses.

 10.3. Solida areas base beam out momentum of those burses.

PLANTING DETAILS AND SPECIFICATIONS
1:150

APPENDIX 5 - SITE PLAN/GRADING PLAN/GRADING CERTIFICATION; FLOOR PLANS and ELEVATIONS.





3464 Samenyk Court. Suite 100. Mississauga, Ontario 15C 4P8 Telephone: (905) 276-5100 Fax (905) 270-1936 info@skiraconsult ca

May 8, 2015

File No. 210-M60SP1

City of Mississauga Planning & Building Department 3rd Floor 300 City Centre Drive Mississauga, Ontario L5C 3C1

Attention

fim Gallager

RE:

Preliminary Lot Grading Certification Proposed Residential Building 4208 Mississauga Road S.P. I.-14/148(W8) City of Mississauga

We have reviewed the plans for the construction of the proposed residential building at 4208 Mississauga Road and we have prepared this plan to indicate the compatibility of the proposed to the existing adjacent properties and municipal R.T. KEDY services. It is our belief that adherence to the proposed grades as shown will produce adequate surface drainage and proper facility of the municipal services without any detrimental effect to the existing drainage patterns or adjacent properties.

Yours truly,

SKIRA & ASSOCIATES LTD

Roman Kerkysz, P. Eng. RK^{-ak}

encl

ci,

City of Mississauga - Fransportation & Works Dept - Donna Waters

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RESIDENCE

05.05.2015

2016-14

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4208 MISSISSAUGA RD., MISSISSAUGA





4208 MISSISSAUGA RD., MISSISSAUGA

05.05.2015

RESIDENCE





City of Mississauga

Memorandum



To:

Chair and Members of the Heritage Advisory Committee (HAC)

From:

Paula Wubbenhorst, Senior Heritage Coordinator

Date:

August 27, 2015

Subject:

Heritage Property Tax Relief

The 2001 Municipal Act enables municipalities to establish a heritage property tax relief program for properties designated under the *Ontario Heritage Act* that are also subject to a heritage conservation agreement. An outline of the program is attached as Appendix 1.

Mississauga considered the program in 2007 but, due to the fact that only three properties had the required heritage conservation agreement, in January 2008, decided not to pursue the program at that time.

We are pleased to announce that during the 2015/16 school year, an intern from the history program at University of Toronto Mississauga will be researching this initiative on behalf of Heritage Planning staff. She will research the legislation and the way in which other municipalities have implemented it, with the aim of determining if the program is feasible for the City of Mississauga at this time as well as best practices.

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

Appendix 1: Heritage Property Tax Relief: A Guide for Municipalities

Getting Started:

Heritage Property Tax Relief



A Guide for Municipalities

Getting Started:

Heritage Property Tax Relief

A Guide for Municipalities

Photo Credits: (Cover)

1. Zeller Street, Kitchener

2. Market Hall & George St., Peterborough

3. Prince George Hotel, Kingston

4. Maintaining Heritage Home, Port Hope

Leon Bensason, City of Kitchener

Erik Hanson, Trevelyan Architect

Ontario Heritage Foundation

Ministry of Culture

(Back Cover)

1. Unionville House, Markham

2. Morrow Building, Peterborough

3. Thousand Islands Cottage

4. 5 Michael Street, Kitchener

Ministry of Culture

Erik Hanson, Trevelyan Architect

Ministry of Culture

Leon Bensason, City of Kitchener

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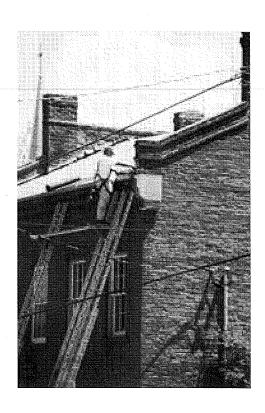
$\textbf{Heritage Property Tax Relief: A New Tool for Conservation} \qquad \dots \\ 1$
Who Pays for Heritage Property Tax Relief?
Why Heritage Property Tax Relief?
Introduction to 10 Steps
Step 1: Involve People in the Community
Step 2: Develop Eligibility Criteria
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Heritage Conservation Agreement5
Municipal Property Assessment Corporation
Additional Eligibility Criteria
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Step 4: Decide Form of Relief
Step 5: Determine How to Fund Program
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Process in Two-tier Structure
Step 6: Establish Application Process
Step 7: Develop a Monitoring Strategy
Step 8: Identify Remedial Actions
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Step 10: Promote your Program
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APPENDIX C – Program Funding Process



Throughout Ontario, conserving heritage properties has helped revitalize historic town centres and attract residents, businesses and visitors to communities.

View of Market Hall and downtown Peterborough

Property tax relief encourages and supports owners to be stewards of their heritage properties, so that Ontario's heritage is protected for future generations.



Heritage Property Tax Relief: A New Tool for Conservation

Heritage property tax relief is a financial tool for municipalities to help owners maintain and restore their properties for the benefit of the entire community — today and into the future.

Adopting the program is a municipal choice and the program is administered at the local level. Section 365.2 of the *Municipal Act*, 2001 gives municipalities the option of establishing a program to provide property tax relief (10 to 40 per cent) to owners of eligible heritage properties. Municipalities must pass a by-law to adopt the program.

This new program was developed by the Ministry of Culture and the Ministry of Finance in response to requests from municipalities, heritage organizations and property owners for a permanent tax incentive to promote heritage *conservation*.

Who Pays for Heritage Property Tax Relief?

A portion of property taxes goes to school boards and another portion goes to the municipality. The province shares in the cost of the program by funding the education portion of the property tax relief. Municipalities that adopt the heritage property tax relief will contribute to this important program by funding their portion of the tax relief.

Why Heritage Property Tax Relief?

Well-maintained heritage properties enrich our quality of life and give communities their unique character and sense of place. Throughout Ontario, conserving heritage properties has helped revitalize historic town centres and attract residents, businesses and visitors to communities.

Although heritage properties provide benefit and enjoyment to the whole community, most of these properties are privately owned. This program provides an incentive to owners to make regular investments in the ongoing conservation of their heritage properties. With continuous care and *maintenance*, major restoration projects and their high costs can often be avoided.

The property tax relief encourages and supports owners to be stewards of their heritage properties, so that Ontario's heritage is protected for future generations.

Conservation — aims at safeguarding a heritage property so it retains its cultural heritage value or interest, integrity or appearance and its physical life is extended. Activities include: identification, protection, interpretation, management, use, preservation, stabilization, repair and maintenance.

Maintenance — aims at mitigating natural wear and deterioration without altering the cultural heritage value or interest, integrity or appearance of a heritage property. It includes both routine and cyclical activities.

Introduction to 10 Steps

This guide* provides step-by-step information on how municipalities can develop a heritage property tax relief program. The guide provides two kinds of information:

- steps that are mandatory under section 365.2 of the *Municipal Act*, 2001 these are indicated throughout the guide by the word "must";
- steps that are not mandatory but are recommended.

For clarity, the guide divides the process of developing a heritage property tax relief program into 10 steps. However, the number and sequence of the steps can vary depending on local circumstances and decision-making processes.

10 steps to developing a heritage property tax relief program for your municipality:

- Involve people in the community;
- Develop eligibility criteria;
- Decide amount of relief;
- Decide form of relief;
- 5. Determine how to fund program;
- 6. Establish application process;
- Develop a monitoring strategy;
- Identify remedial actions;
- Pass program by-law;
- 10. Promote your program.

^{*} This guide is provided for information purposes only and is not intended to be authoritative. Reference should be made to the official text of section 365.2 of the *Municipal Act, 2001* in developing or administering a heritage property tax relief program.

Step

Involve People in the Community

Involving people with a range of interests and expertise will help ensure that your heritage property tax relief program meets the needs of your community. You may want to consult with interested parties at the outset before making some key decisions about your program, and throughout the program development process. This approach will help develop public awareness and support for your program.

If your municipality has a Municipal Heritage Committee (formerly known as "Local Architectural Conservation Advisory Committee" or "LACAC"), it is important to consult with this committee as its members have expertise in heritage conservation and can help promote and support your program.

Municipal Heritage Committees are volunteer committees — usually made up of council members and residents — appointed by municipal councils to advise them on heritage issues. Committees are involved in a wide range of activities, including:

- providing advice to council on designations and alterations to individually designated properties;
- providing advice to council on alterations to heritage conservation districts to ensure that buildings, streetscapes and open spaces are conserved appropriately;
- developing local criteria for designation;
- conducting research and compiling inventories of heritage properties in the community;
- providing information and education on heritage resources and conservation;
- liaising between property owners and council;
- organizing heritage events (e.g. walking tours, open houses).

You may want to consult with interested parties at the outset before making some key decisions about your program, and throughout the program development process.

The following is a list of other groups that may be able to provide valuable input into the development of a tax relief program:

- municipal, regional and county councillors;
- municipal staff, such as finance, planning, heritage and economic development officers;
- property owners, especially of heritage property;
- local historical societies and Architectural Conservancy of Ontario (ACO) chapters;
- Chambers of Commerce;
- ratepayers' and neighbourhood associations;
- development industry representatives;
- real estate industry representatives.



Residences in a Heritage Conservation District, London

Develop Eligibility Criteria

Mandatory Eligibility Criteria

To be eligible for the tax relief, a property **must** contain a building, structure or a portion of a building or structure that is:

- designated under Part IV of the *Ontario Heritage Act* or part of a heritage conservation district designated under Part V of the Act; and
- subject to a heritage conservation agreement for the property.

Heritage Conservation Agreement

A heritage conservation agreement is a voluntary legal agreement between the municipality (or the Ontario Heritage Foundation) and an owner to protect the heritage features of a property, and to encourage good stewardship of the property. As the agreement is voluntary, it recognizes the intention of both parties to protect the heritage character of the property.

The *Municipal Act, 2001* provides three options for the heritage conservation agreement:

- 1. an easement agreement between the property owner and the local municipality under section 37 of the *Ontario Heritage Act*; or
- 2. an easement agreement (often referred to as a "conservation easement") between the property owner and the Ontario Heritage Foundation under section 22 of the *Ontario Heritage Act*; or
- 3. an agreement between the property owner and the local municipality respecting the preservation and maintenance of the property.

In this guide, "agreement" or "heritage conservation agreement" refers to all three options.

The first two agreement options provided for under the *Ontario Heritage Act* are binding on future owners of the property. These agreements ensure protection of the heritage property in perpetuity, as every new owner must conserve the property to the same extent.

The Ontario Heritage Foundation, a provincial Crown agency, is authorized under Part II of the *Ontario Heritage Act* to enter into heritage conservation easement agreements with owners of heritage properties.

The Foundation holds over 180 easement agreements across the province. Most protect significant architectural features, but an increasing number are being used to protect endangered natural heritage and archaeological sites. The Foundation's conservation agreements recognize the heritage value of a property, raise awareness of heritage conservation practices, and ensure good stewardship of the heritage property into the future.

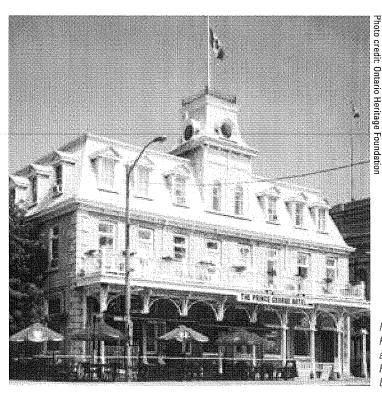
In contrast, the third option is an agreement made with the current owner of the heritage property and may or may not be registered on title. It ceases to have effect when the owner sells the property.

One of the three agreement options is required because, under section 29 of the *Ontario Heritage Act*, municipal designation alone does not oblige owners to maintain their properties on an ongoing basis. As the purpose of the tax relief measure is to offer an incentive for heritage property conservation, relief will only be made available to those owners who have made a long-term commitment to conserve their heritage properties.

Information contained in designation by-laws (e.g. heritage attributes) can be useful in drafting heritage conservation agreements. Municipalities can adapt their heritage conservation agreements to reflect their local program. However, all agreements should contain certain core elements to ensure the conservation of heritage properties, including:

- requirements for the owner to maintain the property in good condition and seek approval for alterations that would affect its heritage attributes or features;
- provisions for the municipality to monitor the condition of the property periodically.

For more information about the Ontario Heritage
Foundation's Heritage
Conservation Easement
Program, visit its Web site at www.heritagefdn.on.ca.
If your municipality requires assistance in designing an effective conservation agreement as part of your heritage property tax relief program, contact the Foundation at (416) 325-5000.



Prince George Hotel of Kingston is protected by an Ontario Heritage Foundation Conservation Easement Agreement

Appendix A provides more information on heritage conservation agreements and examples are available on the Ministry of Culture Web site at www.culture.gov.on.ca.

Municipal Property Assessment Corporation

In some cases, only a portion of a property is designated (e.g. the farmhouse and its adjacent grounds, but not the entire farm property).

The Municipal Property Assessment Corporation (MPAC) can help municipalities determine the value of the designated portion of property that is deemed eligible under a local program. (See Appendix B for more information on assistance from MPAC.)

Additional Eligibility Criteria

Section 365.2 of the *Municipal Act*, 2001 gives municipalities the flexibility to establish additional eligibility criteria, and to specify different criteria for properties in different classes.

Additional criteria can be developed to support strategic community development objectives, including:

- rehabilitation of certain kinds of properties (e.g. commercial, residential, agricultural);
- regeneration of specific areas (e.g. high vacancy areas, town centres);
- conservation of certain parts of the community that have special character or tourist appeal (e.g. heritage conservation districts, historic business or waterfront areas);
- promotion of heritage designation in specific areas with relatively few properties designated under the *Ontario Heritage Act*.

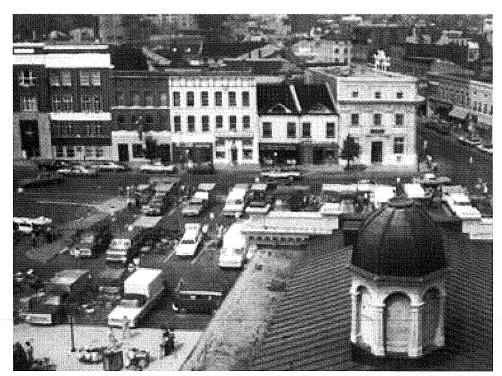
Municipalities can also use the eligibility criteria to limit the number of eligible properties (and thus, the total cost of the program), including:

- targeting their program to properties already subject to a heritage conservation agreement to make the program easier to administer in the first few years;
- targeting properties designated prior to a certain date to test the program as a pilot before extending it to additional properties;
- requiring that properties be in good condition or have a conservation plan approved by the municipality;
- setting a limit on the number of years a property can be eligible for tax relief (e.g. ten years).

Section 365.2 of the *Municipal Act, 2001* gives municipalities the flexibility to establish additional eligibility criteria, and to specify different criteria for properties in different classes.

Municipalities can provide relief to all eligible properties located in a heritage conservation district as they are designated under Part V of the *Ontario Heritage Act* (provided that each is subject to a heritage conservation agreement), or target specific district properties by developing additional eligibility criteria, for example, properties that:

- date from an early time in the community's development and retain most of their heritage features;
- represent an historic architectural style or method of construction, or the work of an important builder, designer, engineer or architect;
- are associated with a significant historic event or person.



City of Kingston historic Market Square and the commercial properties facing the square are designated under Part V (District) of the Ontario Heritage Act.

Step 3

Decide Amount of Relief

The *Municipal Act, 2001* allows municipalities that adopt a program to provide tax relief between 10 and 40 per cent of the property taxes levied on the eligible property or eligible portion of the property. Municipalities may:

- choose the specific amount of relief (within the 10 to 40 per cent range);
- apply different percentages to different property classes or to different types of properties within a class;
- specify a minimum or maximum amount of taxes for a year to be reduced or refunded under the by-law (e.g. minimum and maximum amounts can be set per eligible property, property class or for the overall municipal program);
- establish a threshold (e.g. \$500) of tax relief so that owners who would qualify for only a nominal amount of relief would not be eligible (so that the administrative cost to the municipality of providing the relief would not exceed the amount of relief).

A municipality can also use the percentage of relief to target certain kinds of properties. For example, if a municipality wants to develop a program that will recognize the importance of agricultural heritage to the community, it could set a higher percentage of relief for properties in the farm class; also, if there is a large proportion of income-generating heritage properties in need of repair, the municipality could set a higher percentage of relief for properties in the commercial class.



Decide Form of Relief

Tax relief under this program may take the form of a tax reduction, or it may be processed as a refund after property owners have paid their taxes.

For example, municipalities could:

- reduce taxes by applying a credit against the owner's property tax account to reduce the total balance owed in the current year (owners would see a credit adjustment posted on their property tax bill);
- refund taxes by issuing a cheque;
- credit all or part of the tax reduction against the owner's outstanding property tax liability from the current year and/or previous years, if applicable.

A tax refund has the advantage of highlighting to owners what they have saved and the savings that can be put back into heritage property conservation.

Savings can be put back into heritage property conservation.



Restoring main street landmarks Morrow Building, Peterborough

Determine How to Fund Program

Funding the Program

The heritage property tax relief program is subject to the same funding rules that apply to other optional municipal tax relief programs. It is up to municipalities to decide how they want to fund their program, for example, through:

- non-tax revenue sources (e.g. reserves, municipal program resources);
- tax revenue sources (e.g. a general municipal levy increase).

It is important to note that municipalities must adhere to the tax ratio and levy restriction rules under Part VIII of the *Municipal Act*, 2001.

Municipalities can control the total cost of the program in a number of ways, for example:

- choosing relief rates at the lower end of the 10 to 40 per cent range;
- setting a cap on the amount of relief available to all properties or on classes with a higher proportion of eligible properties;
- limiting the number of applicants by establishing additional eligibility criteria (see Step 2).

Municipal tax collectors and other finance officials can help identify ways to fund the municipal portion of the program.

Provincial Contribution

A portion of property taxes goes to school boards and another portion goes to the municipality. The Province shares in the cost of the program by funding the education portion of the property tax relief. The overall education funding available to school boards for the provision of the publicly funded elementary and secondary school education is not affected by a heritage property tax relief program. Under the current funding framework for public education, called Grants for Student Needs, overall funding for the provision of public education in Ontario is set on a fair and equitable basis, and is protected from fluctuations in property tax revenues. If the property tax revenues decline, provincial grants increase automatically to make up for the shortfall in the allocation to the overall funding level approved by the Province.

The province shares in the cost of the program by funding the education portion of the property tax relief.

If a municipality provides tax relief under this program, the education portion of the tax **must** be reduced in the same proportion as the municipal portion of the tax relief. The municipality recoups the cost of the education tax reduction by deducting the appropriate amount from the remittances it makes to school boards.

Process in Single-tier Structure

If your municipality is a single-tier municipality, the amount of the tax reduction or refund **must** be shared by the municipality and the school board(s) in the same proportion as you share in the tax revenues.

Process in Two-tier Structure

If a lower-tier municipality adopts the program, the upper-tier municipality *may* pass a by-law to authorize a similar reduction or refund of taxes levied for upper-tier purposes.

If the upper-tier *does not* pass a similar by-law, the lower-tier has two choices:

- provide tax relief on all portions of the property taxes levied and absorb the upper-tier's portion of the tax relief; or
- calculate the tax relief based on the lower-tier and education share of the property taxes only, without affecting the upper-tier's tax revenues in this case, the property owner would receive a lower amount of relief.

If the upper-tier municipality *does* pass a by-law to match that of the lower-tier, the cost of the relief **must** be shared by both municipalities and the school board(s) in the same proportion as these bodies share in the tax revenues.

Appendix C provides examples of program funding in a single-tier structure and a two-tier structure.

Establish Application Process



Municipalities will need to establish an application process, which may include application forms, information requirements and submission deadlines.

Heritage property owners **must** submit an initial tax relief application. To receive tax relief for a particular year (e.g. 2005), property owners **must** submit their applications by February 28th of the following year (e.g. 2006).

It is up to municipalities to decide whether they want property owners to submit applications in subsequent years of the program, or to continue the relief based on the original application. If municipalities wish to receive applications after the first year, they **must** specify this in their program by-law.

Municipalities can establish their own timelines to process tax relief applications, inform owners of their decisions and provide tax reductions or refunds. There is no legislative requirement for municipalities to pay owners interest if tax reductions or refunds under this program are not provided by a specified date.

A heritage conservation agreement may be developed before or after an application is submitted, or while the municipality is considering the application. For example, a municipality may decide to:

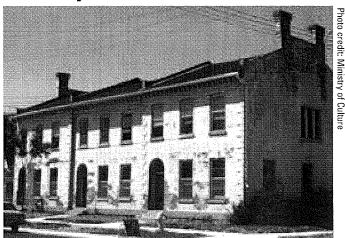
- consider only applications with evidence of a valid agreement secured prior to the application;
- approve an application on the condition that an agreement be secured within a specific timeframe (tax relief benefits would begin on the day the agreement becomes effective);
- develop an agreement as part of the application review process (final approval would be given when the agreement is finalized).

Municipalities can establish their own timelines to process tax relief applications, inform owners of their decisions and provide tax reductions or refunds.

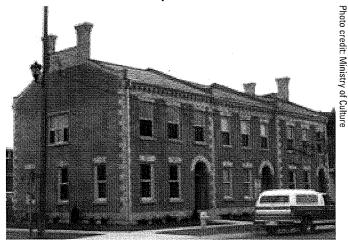
Municipalities may consider collecting key property information in the application form, including:

- designation information (e.g. date, by-law number);
- details about the heritage conservation agreement, or a copy of the agreement, if applicable;
- current photographs of the property (if not included with the agreement);
- anticipated scope of work, if applicable (e.g. multi-year project);
- past conservation costs, along with appropriate receipts, if applicable (e.g. if program criteria include the submission of a conservation plan and/or program is retroactive).

Before Project



After Conservation Repair



108 George Street, Brantford

Photographs and other recording methods are critical to assess the current status of the property and may also be used as the basis upon which future improvements are approved. (See Appendix A: Heritage Conservation Easements for details on baseline information.)

Develop a Monitoring Strategy

Municipalities are encouraged to develop a monitoring strategy to:

- help ensure that heritage property owners comply with their heritage conservation agreements to maintain their properties;
- assess how well their program is working and bring to light any changes that may be needed (e.g. evaluation of results against community objectives).

Heritage conservation agreements (discussed in Step 2 and Appendix A) should include monitoring requirements to ensure that owners who benefit from this program are meeting the terms of their agreements. For example, agreements could:

- authorize municipal representatives to conduct property inspections, as required or scheduled;
- require owners to provide municipal staff with property insurance certificates and photos of their properties;
- require tax relief recipients to submit a heritage maintenance report (e.g. work completed), as required or scheduled;
- require owners to hire a qualified heritage consultant (e.g. every five years) to inspect and certify that the property has been maintained in accordance with the heritage conservation agreement.

Municipalities can also include additional eligibility criteria in their by-law and on the application form (e.g. program terms and conditions) as they see fit.

Identify Remedial Actions

If a tax relief recipient demolishes the property or breaches the terms of the heritage conservation agreement, the municipality may require the owner to:

- repay all or part of the tax relief that has been provided to the property owner under the program; and
- pay interest on the amounts being repaid at a rate that does not exceed the lowest prime rate reported to the Bank of Canada by Canadian chartered banks (Schedule 1 banks under the Bank Act) for the period calculated from the date the tax relief was provided (see section 365.2(15) of the Municipal Act, 2001); or
- take appropriate legal action against the property owner to enforce the terms of the agreement.

Under section 349 of the Municipal Act, 2001, property taxes are a lien against the property and payment can be enforced against a subsequent owner. Section 365.2 provides that section 349 applies in cases where the property is sold to a new owner and repayment is still required.

Any amounts that a municipality receives back from a property owner in these circumstances must be shared with the upper-tier municipality (where applicable) and school board(s) in the same proportion that these bodies shared in the cost of the tax relief.

Step

Pass Program By-law

A municipality **must** pass a by-law to adopt the heritage property tax relief program. The contents of the by-law will vary depending on the particular program parameters adopted by the municipality.

A lower-tier municipality that passes a by-law **must** notify the upper-tier municipality of the amount of property tax relief it will provide under its program. Lower-tier municipalities are encouraged to provide a copy of their by-law to the upper-tier municipality to enable the upper-tier to decide if it wants to provide similar relief based on its portion of the tax revenues.

Within 30 days after the by-law is passed, municipalities **must** provide a copy of their by-law to the Minister of Finance. The mailing address is:

Minister of Finance 7th Floor, Frost Building South 7 Queen's Park Crescent Toronto, ON M7A 1Y7

In addition, municipalities are encouraged to send a copy of their by-law to the Heritage and Libraries Branch of the Ministry of Culture. (See Step 10) The Ministry is collecting these by-laws so that it can follow how the program is being implemented across the province and help other municipalities that adopt the program.

The contents of the by-law will vary depending on the particular program parameters adopted by the municipality.

Checklist: Heritage Property Tax Relief By-law (/ each item)

☐ Introduction

See Introduction

Should include:

- Reference to section 365.2 of the Municipal Act, 2001;
- Definitions, as necessary;
- Effective program start and end dates, if applicable.

Eligibility criteria

© See Step 2

Should include mandatory eligibility criteria:

- Designation under the Ontario Heritage Act,
- Type(s) of Heritage conservation agreement(s).

May include additional eligibility criteria, if applicable:

- Terms and conditions;
- Different criteria for properties in different property classes or areas.

Amount and form of relief

See Steps 3 & 4

Must include:

- Percentage of relief (i.e. 10 to 40 per cent);
- Form of relief (i.e. reduction or refund).

May include, if applicable:

- Different percentages of tax relief for different property classes or different types of properties within a property class;
- Minimum and/or maximum amount(s) of relief to be provided to an individual property in a year;
- Minimum and/or maximum amount(s) of tax relief to be provided to a given property class and/or all property classes in a year.

☐ Application process

☞ See Step 6

Should include: application process for the first year of the program. May include: a requirement to submit an application for subsequent years, if applicable.

Remedial actions

See Step 8

May include identify, if any, remedial actions for demolition or breach of the heritage conservation agreement.





Municipalities are encouraged to promote the benefits of their new heritage property tax relief program to maximize preservation of the community's unique heritage.

If there is a Municipal Heritage Committee in the community, the committee can work with council and municipal staff to inform owners of heritage properties about the program. These committees have a wealth of experience in providing advice and promoting awareness of heritage conservation in the community.

The measure can be promoted in many different ways, including:

- letters or brochures to designated property owners;
- a local heritage forum to talk about tax relief and other conservation incentives;
- articles in the local newspaper;
- information on municipal Web sites.

For more information

If you have questions or suggestions or would like to share with us some of your best practices, please contact:

Ministry of Culture
Heritage Policy and Program
Development Unit
Heritage and Libraries Branch
400 University Avenue, 4th Floor
Toronto, ON M7A 2R9

General Inquiry: (416) 314-7136

Fax: (416) 314-7790

Ministry of Finance Legislative Design Unit Property Tax Policy Branch 777 Bay Street, 10th Floor Toronto, ON M5G 2C8

General Inquiry: (416) 325-8796

Fax: (416) 314-7670

The Ministry's Web site, **www.culture.gov.on.ca**, includes this guide, section 365.2 of the *Municipal Act*, 2001, examples of heritage conservation agreements and other information materials.

If there is a Municipal Heritage Committee in the community, the committee can work with council and municipal staff to inform owners of heritage properties about the program.

Privately Owned Heritage Properties that Could Benefit from Tax Relief

Early Settlements



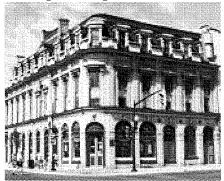
Early French Farmstead along Riverside Drive, Windsor

Tourism and Recreation



Cottage in the Thousand Islands

Buildings Needing Restoration



Morrow Building Restored, Peterborough

Industrial Site or Brownfield Development



Former Ahrens Shoe Co. Factory, Kitchener

Residential



Unionville Village, Markham

Provincially Protected Landmarks



Victoria College in Cobourg protected by an Ontario Heritage Foundation Easement

Vernacular



Woolner Mennonite Farmstead, Kitchener

Heritage District Properties



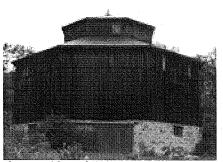
Historic homes along Colborne Street, Thornhill District

Downtown and Main Street



George Street, Peterborough

Rural and Agricultural



Octagonal Barn, Caledon

APPENDIX A

Heritage Conservation Agreements

A heritage conservation agreement is a mandatory eligibility requirement for the heritage property tax relief program. *The Municipal Act, 2001* subsection 365.2 (2) provides three options to meet this requirement. These are discussed in Step 2 and examples are available on the Ministry of Culture Web site at www.culture.gov.on.ca.

Process

Negotiating a heritage conservation agreement is an opportunity for the municipality to develop a relationship with the owner of a designated property to help ensure good stewardship of the property. The negotiation process is important in addressing both parties' concerns and clarifying expectations. Key steps of this process are outlined below:

- 1. Respond to owner's request (initial contact between the owner and the municipality): A property owner usually initiates contact, requesting information on the process to apply to the heritage property tax relief program and enter into a heritage conservation agreement. The municipality will generally ask questions to determine if the property meets the criteria established for such agreements.
- Encourage owner to consult with legal and tax advisors: While the municipality can assist owners with the requirements of the program, it cannot provide professional legal or tax advice to an owner.
- 3. Visit the property and compile baseline information: A representative from the municipality should visit the property with the owner to assess its current status (e.g. boundaries, heritage attributes or features, historic land uses and hazards) and prepare baseline documentation using photographs and other recording methods. This documentation provides the basis upon which future improvements to the property are approved or breaches of the agreement are identified. This visit can also assist in acquiring other key information such as deeds, surveys and maps.
- 4. **Initiate title search:** As soon as it appears that a heritage conservation agreement is a real possibility for both parties, it is wise to conduct a title search to confirm the legal description and ownership, and to identify mortgages and other existing obligations that may be registered on title. Information obtained through the title search is critical to developing and registering a heritage conservation agreement.

- 5. Negotiate the terms of the agreement: Building a personal rapport and a positive relationship up front will ensure smooth and successful negotiations. The terms of each heritage conservation agreement will vary depending on the property's heritage attributes or features and owner's interests. Parties must focus their discussions on the requirements that are critical to the protection of the property's cultural heritage value, as well as on the responsibilities of both parties under the heritage conservation agreement. As part of this step, parties should also determine whether a survey or special mapping is required to identify the areas or parts or the property subject to restrictions.
- 6. Finalize the agreement: Once the parties have agreed to the terms of the agreement, the agreement document must be approved and executed on behalf of the municipality in accordance with the municipality's procedure for the approval and signing of legal agreements. If the agreement is to be registered in the local land registry office, the municipality should make the necessary arrangements to ensure that the agreement is registered.

Key Elements

To be effective in conserving heritage properties, all heritage conservation agreements, whether they are registered in the local land registry office or not, should contain a number of key elements, which are provided in the chart below.

Heritage Conservation Agreement: Checklist of Key Elements

- 1. Legal description of the property eligible for property tax relief
- Statement (including background information) of the property's heritage attributes or features to be conserved
- 3. Baseline documentation (usually including photographs) of the status of the property and its heritage attributes or features at the time of the agreement
- 4. Obligation for the owner to maintain the property in good condition
- 5. Requirement for the owner to obtain approval (i.e. from the municipality or the Ontario Heritage Foundation, depending on who holds the easement) for any alteration to the property that would affect its heritage attributes or features (and associated context); and to provide the appropriate plans or specifications for the proposed alteration
- 6. Condition that the owner cannot demolish the property or any part of it without the permission of the municipality or Foundation
- 7. Provisions for the municipality or Foundation to monitor the condition of the property (e.g. through inspections) and take remedial action if necessary

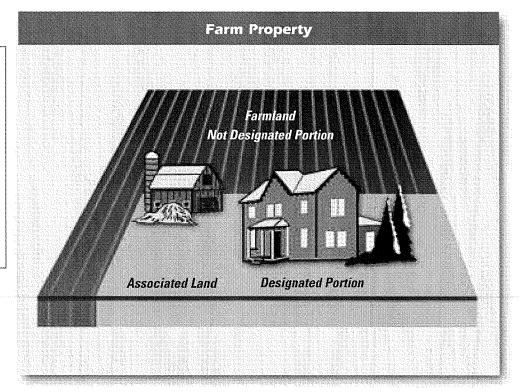
APPENDIX B

Assistance from the Municipal Property Assessment Corporation

Determining the Assessment When a Portion of the Property is Eligible Under the Heritage Property Tax Relief Program

Under the *Ontario Heritage Act*, designation of a heritage property applies to real property — the land itself and the buildings and structures on it. In some situations, it may be inappropriate for a designation by-law to be applied to an entire property. An example is provided below.

The property comprises an historic farmhouse on a 100-acre farm. Only the historic farmhouse, the barn and the land associated with them are considered by council to be of heritage value and worthy of designation under the *Ontario Heritage Act*. The remaining farmland is excluded from the designation by-law.



In such cases, a registerable description (usually a reference plan of survey) is used to define the portion of the property that is designated and therefore eligible for heritage property tax relief.

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The Municipal Property Assessment Corporation (MPAC) can assist municipalities to determine the portion of the property's assessment that relates to the part of the property that is eligible under the heritage property tax relief program. Municipalities may contact MPAC to request this information. Municipalities should provide MPAC with sufficient documentation (e.g. designation by-law, land registry records) regarding the portion of the property that is designated under the *Ontario Heritage Act*.

Please send your information requests to your local MPAC Municipal Relations Representative. MPAC will provide municipalities with the special assessment requested within 90 days of receiving the request. You may also contact MPAC at:

Municipal Property Assessment Corporation Customer Contact Centre P.O. Box 9808 Toronto, ON M1S 5T9

Toll-free hotline: 1-866-296-6722

Toll-free fax number: 1-866-297-6703

Web site: http://www.mpac.ca

APPENDIX C

Program Funding Process

Example 1: Process in a Single-tier Structure

A **single-tier municipality** passes a by-law to provide property tax relief to owners of eligible heritage properties.

In this municipality, 60 per cent of property taxes are allocated to the school board.

Assuming that the total cost of relief provided under the program amounts to \$100,000, the municipality must:

- deduct \$60,000 (i.e. \$100,000 x 60%) from its usual remittances to the school board;
- fund the other \$40,000 (i.e. \$100,000 x 40%) the municipal portion of the property taxes.

The school board will be compensated by the province for its revenue shortfall to maintain per student funding levels as determined through the Grants for Student Needs.

Example 2: Process in a Two-tier Structure (Participation of Both Tiers)

A **lower-tier municipality** passes a by-law to provide property tax relief to owners of eligible heritage properties.

In this municipality, 50 per cent of property taxes are allocated to schools boards, 30 per cent to the lower-tier municipality, and 20 per cent to the upper-tier municipality.

Assuming that the total cost of relief provided under the program amounts to \$100,000, the lower-tier municipality must:

- deduct \$50,000 (i.e. \$100,000 x 50%) from its usual remittances to school boards;
- fund \$30,000 (i.e. \$100,000 x 30%), and the upper-tier municipality must fund \$20,000 (i.e. \$100,000 x 20%).

School boards will be compensated by the province for their revenue shortfall to maintain per student funding levels as determined through the Grants for Student Needs.

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