

Heritage Advisory Committee

Date

2015/11/17

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

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

Contact

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Find it online

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

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
 - 4.1. Approval of September 15, 2015 Minutes – *(Page 3)*
5. DEPUTATIONS
 - 5.1. Trail Development within Sawmill Valley Trail - J. Cranstone, MMM Group Ltd.
 - 5.2. Barbertown Bridge over the Credit River - Michael Gusche, Project Manager, Park Development
 - 5.3. Museums and Heritage Planning Strategic Plan Update - Marcus Letourneau, Letourneau Heritage Consulting
6. MATTERS TO BE CONSIDERED
 - 6.1. Proposed Heritage Designation Amendment, Timothy Street House 41 Mill Street (Ward 11) – *(Page 11)*
 - 6.2. Request to Demolish a Heritage Listed Property 1190 Mona Rd (Ward 1) – *(Page 25)*
 - 6.3. Request to Demolish a Heritage Listed Property: 906 Whittier Cres (Ward 2) – *(Page 83)*
 - 6.4. Request to Demolish a Heritage Listed Property: 3056 McNaughton Ave (Ward 5) – *(Page 143)*
 - 6.5. Request to Demolish a Heritage Listed Property: 25 Queen Street South (Ward 11) – *(Page 177)*
 - 6.6. 2016 Heritage Advisory Committee Meeting Dates – *(Page 181)*
7. SUBCOMMITTEE UPDATES
 - 7.1. Heritage Designation Subcommittee
 - 7.2. Public Awareness Subcommittee
8. INFORMATION ITEMS
9. OTHER BUSINESS
10. DATE OF NEXT MEETING – January 12, 2016 at 9:30 am, Council Chamber
11. ADJOURNMENT

Heritage Advisory Committee

Date

September 15, 2015

Time

9:30 a.m.

Location

Council Chamber

Members Present

Councillor George Carlson, Ward 11 (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

Matthew N. Wilkinson, Citizen Member

Members Absent

Rick Mateljan, Citizen Member (Vice Chair)

Paul McGuigan, Citizen Member

Staff Present

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division

Cecilia Nin Hernandez, Heritage Coordinator, Culture Division

Mumtaz Alikhan, Legislative Coordinator

Find it online

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

CALL TO ORDER – 9:30 a.m.

APPROVAL OF AGENDA

Councillor Carlson advised that there is an addition to the Agenda under Items for Information for a Committee of Adjustment Applications with respect to 42 Front Street South and 43 John Street South and Jim Levac, Glen Schnarr & Associates Inc., will be in attendance to speak to it.

APPROVED (Councillor Parrish)

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Minutes of Meeting held on July 21, 2015.

APPROVED (D. Dodaro)

DEPUTATIONS - Nil

MATTERS TO BE CONSIDERED

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

RECOMMENDATION

HAC-0048-2015

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.

APPROVED (J. Holmes)

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

HAC-0049-2015

1. 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 trim 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.

APPROVED (B. Bjarnason)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

HAC-0050-2015

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.

APPROVED (Councillor C. Parrish)

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

HAC-0051-2015

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.

APPROVED (R. Cutmore)

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

HAC-0052-2015

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.

APPROVED (L. Graves)

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.

Councillor Carolyn Parrish noted that she has received complaints from residents that small dwellings are being torn down and replaced with large ones and will be working with Planning and Building to amend the Zoning By-law limiting heights, lot coverage, and set-backs.

RECOMMENDATION

HAC-0053-2015

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.

APPROVED (Councillor C. Parrish)

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

HAC-0054-2015

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.

APPROVED (Councillor C. Parrish)

8. SUBCOMMITTEE UPDATES

(a) Heritage Designation Subcommittee

Cameron McCuaig advised that a meeting of the Subcommittee will be convened prior to the next Heritage Advisory Committee (HAC) Meeting to discuss a work plan emanating from the Committee's planning session. He advised that he will also share the planning session notes with the Consultant conducting the Museums and Heritage Strategic Plan Review.

(b) Public Awareness Subcommittee

Matthew Wilkinson advised that the Subcommittee had met subsequent to the July 21, 2015 Heritage Advisory Committee Meeting and there will be an update report for the next meeting.

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.

RECOMMENDATION

HAC-0055-2015

That the Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage Coordinator, entitled *New Construction on Listed Property at 4208 Mississauga Road*, be received for information.

RECEIVED (Councillor C. Parrish)

(b) Heritage Property Tax Relief

Paula Wubbenhorst, Senior Heritage Co-ordinator, reviewed the Province's Heritage Property Tax Relief program. She noted that the City has a grant program instead of a tax relief program. She said that properties without easements do not qualify for tax breaks and that currently there are only three such properties on file. Ms. Wubbenhorst advised that there is a benchmarking exercise underway by a University of Toronto Intern to see how other municipalities and the City run tax programs in order to determine if the City should implement such a program.

RECOMMENDATION

HAC-0056-2015

That the Memorandum dated August 19, 2015 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled *Heritage Property Tax Relief*, be received for information.

RECEIVED (D. Dodaro)

OTHER BUSINESS

(a) Committee of Adjustment Applications within the Old Port Credit Village Heritage Conservation District Plan (HCD Plan), 42 Front Street South and 43 John Street South

Cecilia Nin Hernandez, Heritage Coordinator, noted the subject properties are designated Part V of the Ontario Heritage Act as part of the Old Port Credit Village Conservation District Heritage Conservation District Plan, and this matter is before the Committee for review and comment in accordance with Section 3.1.6 of the aforementioned Plan. She advised that the primary reason for the conveyance of a parcel of land belonging to 43 John Street South to 42 Front Street South is for the latter property to have a bigger backyard. The Committee of Adjustment Applications were triggered in the Zoning By-law as it relates to setbacks on both lots.

Mr. Christopher Dohn, resident on John Street, expressed opposition to the conveyance of the land. He cited that such a conveyance will create a non-compliant lot at 42 Front Street South. Mr. Don stated that the lot on 43 John Street South will be reduced to 425sq.ft. from 460sq.ft., and will be contrary to the Zoning By-law.

Mr. Peter Nolet, Owner of 42 Front Street South, and Mr. Jim Levac, Associate, Glen Schnarr & Associates Inc., reviewed the Applications with respect to the conveyance of a parcel of land of approximately 91.00m² (979.54 sq.ft.) from 43 John Street South to 42 Front Street South.

Councillor Carlson said this is before the Committee for information and receipt, and the Committee of Adjustment will make the decision.

RECOMMENDATION

HAC-0057-2015

That the Memorandum dated August 19, 2015 from Cecilia Nin Hernandez, Heritage Coordinator, Culture Division, entitled *Committee of Adjustment Applications within the Old Port Credit Village Heritage Conservation District Plan regarding 42 Front Street South and 43 John Street South*, and the deputations from Mr. Peter Nolet, Owner of 42 Front Street South, and Mr. Jim Levac, Associate, Glen Schnarr & Associates Inc., be received for information.

RECEIVED (R. Cutmore)

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

ADJOURNMENT – 10:18 a.m.

City of Mississauga Corporate Report



Date: October 27, 2015 To: Chair and Members of Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files:
	Meeting date: November 17, 2015

Subject

Proposed Heritage Designation Amendment: Timothy Street House, 41 Mill Street (Ward 11)

Recommendation

1. That Designation Bylaw 521-77, designating the property known as the Timothy Street House located at 41 Mill Street be amended, per Section 30.1 (1) of 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 amendment of Designation Bylaw 521-77, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

Background

The Timothy Street House property is significant as the residence of Timothy Street, the founder of Streetsville. In 1818, Street obtained the land upon which the house sits for his role in undertaking the New Survey in the northern part of Toronto Township. In 1820 Street built a grist mill. In 1825 he constructed his home which today remains in situ. The building is reputed to be the first brick house in Peel County and the last remaining house in Streetsville from that period. A location map is attached as Appendix 1. Site photos are attached as Appendix 2. In 1977 the Timothy Street House property was designated by Bylaw 521-77, for its historical value because of its direct association with Timothy Street.

In August 2014, City staff recommended that the portion of the City owned lands upon which the house stands be declared surplus. General Committee agreed and recommended that Realty Services staff be authorized to dispose of the subject lands once they have been declared surplus. (GC-0385-2014). This recommendation was subsequently adopted by Council on 10 September 2014.

Section 30.1 of the *Ontario Heritage Act* states that Council may amend a bylaw designating property made under section 29 in order to clarify or correct the statement explaining the property's cultural heritage value or interest or the description of the property's heritage attributes; and, to correct the legal description of the property. This is the intent of the proposed amending bylaw.

Comments

To merit designation under the *Ontario Heritage Act*, a property must meet the criteria for determining cultural heritage value or interest, per Regulation 9/06. A property must have physical/design, historical/associative and/or contextual value to merit designation. (The full regulation is attached as Appendix 3). It is the City's contention that the property meets the criteria as follows:

The Timothy Street House property has historical and associative value as it has direct association with Timothy Street, the founder of Streetsville; and, it yields, or has the potential to yield, information that contributes to an understanding of the founding of the Village of Streetsville. In 1818, the British Crown and the Mississaugas signed a treaty opening up over 600,000 acres of land to settlement. Street and his partner Richard Bristol, a Surveyor, were granted permission to survey northern Toronto Township. In doing so, they paved the way for the arrival of the predominantly British immigrants, including many United Empire Loyalist Refugees, who brought with them their cultural norms which greatly influenced the development of the area.

The Timothy Street House property has contextual value as it is important in defining, maintaining and supporting the character of Streetsville. Street, in constructing both his residence and commercial milling complex at this location, was a fundamental catalyst in the growth of the future village of Streetsville. It remains physically, visually and historically linked to its surroundings. Further, the Timothy Street House property is a landmark. Having stood for 190 years in its original location close to the banks of the Credit River, the house and property remain an important centerpiece and focal point within the context of the immediate neighbourhood. It contributes to and defines the area's early settlement pattern.

The Timothy Street house has physical and design value as a unique, representative and early example of a style and material, and it also displays a moderate degree of craftsmanship. The one-and-a-half-storey building was constructed in the American Colonial style of architecture, in what is known in the vernacular as the saltbox form. This style of building originated in New England. Street, as a native of New York State would have been well acquainted with this architectural style. Saltbox buildings are extremely rare in Mississauga. Physically, the structure is significant in that it is all that remains from Street's milling complex.

For these reasons, the property merits designation under the *Ontario Heritage Act*. (The proposed amended designation statement, as prepared by City staff, is attached as Appendix 4).

Financial Impact

There is no financial impact.

Conclusion

That the proposed amended designation bylaw, which seeks to clarify the property's cultural heritage value or interest; to update the inventory of the property's heritage attributes; and, to revise the property's legal description as a reflection of the severance, be approved. (The Plan of Survey, showing the severed lot, is attached as Appendix 5).

Attachments


Appendix 1: Location Map

Appendix 2: Site photos

Appendix 3: Regulation 9/06: Criteria for Determining Cultural Heritage Value or Interest

Appendix 4: Schedule B – proposed Amended Designation Statement

Appendix 5: Plan of Survey of severed lot

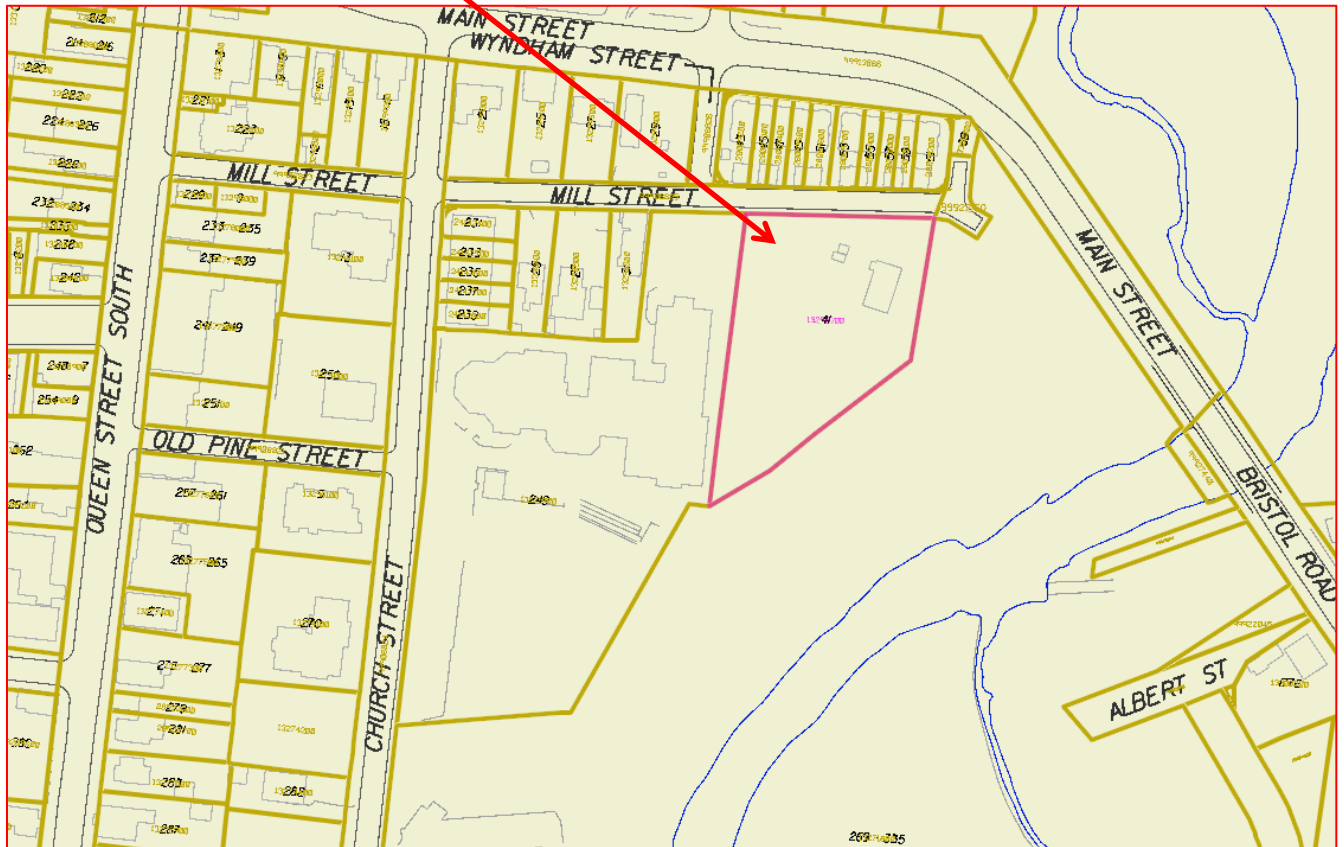


Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

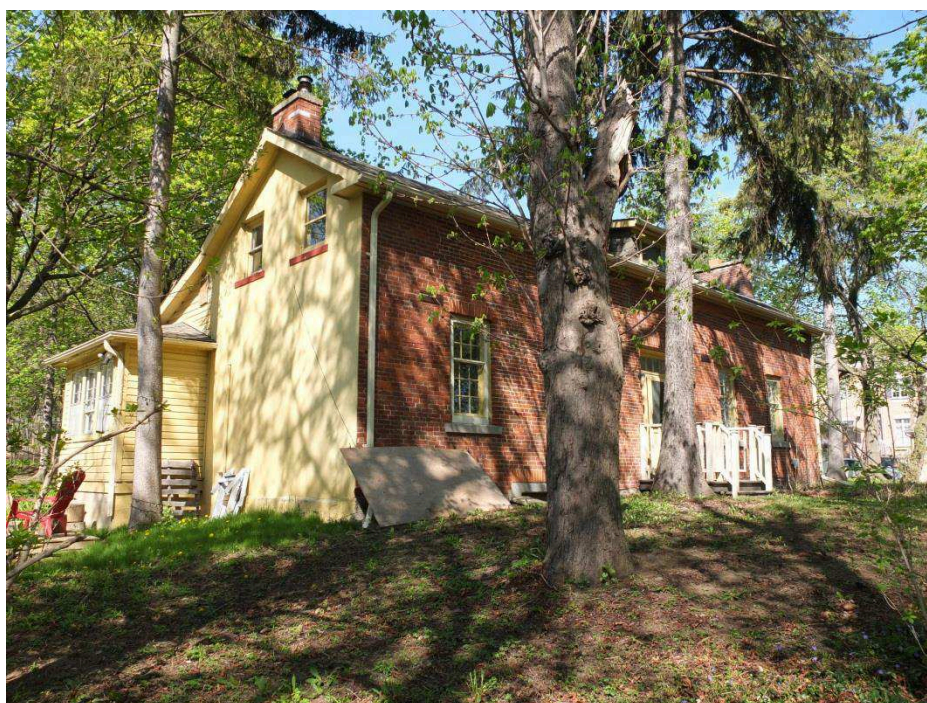
Prepared by: Elaine Eigl, Heritage Coordinator

Timothy Street House, c. 1825

41 Mill Street, Streetsville



Timothy Street House, c. 1825
41 Mill Street, Streetsville
6 May 2015



Timothy Street House, c. 1825
41 Mill Street, Streetsville
6 May 2015



Timothy Street House, c. 1825
41 Mill Street, Streetsville
6 May 2015



Français

Ontario Heritage Act**ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST****Consolidation Period:** From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

*This is the English version of a bilingual regulation.***Criteria**

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

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

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. O. Reg. 9/06, s. 2.

Français

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Designation Statement

Property Address

The Timothy Street House property is located at 41 Mill Street in Mississauga, on the southeasterly side, at the easterly limit of Mill Street, West of Credit River, in the former Village of Streetsville.

Statement of Cultural Heritage Value or Interest

The Timothy Street House property has historical and associative value as it has direct association with Mr. Timothy Street, the founder of Streetsville.

Further, the property yields, or has the potential to yield, information that contributes to an understanding of the founding of the Village of Streetsville. The arrival of the predominantly British immigrants (including United Empire Loyalist Refugees who were fleeing the United States) with their cultural norms greatly influenced the development of the area.

The brick and frame dwelling was built circa 1825 by Timothy Street, the founder of Streetsville. In 1818, the British Crown and the Mississaugas signed Treaty 19 which opened up over 600,000 acres of land to settlement in the area today known as the Region of Peel. Timothy Street and his partner Richard Bristol, a Surveyor, were granted permission to survey northern Toronto Township. Timothy Street financed the survey. As partial payment for their services, Street and Bristol both received multiple land grants. Street's grants amounted to over 4,500 acres and were located throughout both Peel and Halton Regions. One of these land grants was along the Credit River, including much of the future Streetsville village site. In 1821, Street built a grist mill along the Credit River, followed a year later by a lumber and saw mill. He later added a tannery and distillery. By 1825, when Street permanently located to the area, a brick home was built at the foot of Mill Street. The structure is thought to be the last remaining house from that period in Streetsville, as well as the oldest surviving brick house in Peel. Records show that not long after Timothy Street permanently settled his family in Toronto Township, other settlers began to refer to both the community and his mills by Street's name. His presence is known to have drawn fellow merchants, tradesmen and settlers to the village. In 1829, the village officially became known as Streetsville when the village's first post office opened. Historically and associatively, the structure is significant and is all that remains from Street's milling complex.

The Timothy Street House property has contextual value as it is important in defining, maintaining and supporting the character of Streetsville. It remains physically, visually and historically linked to its surroundings. Further, the Timothy Street House property is a landmark.

Timothy Street, in constructing both his residence and commercial milling complex at this location, was a fundamental catalyst in the growth of the future village of Streetsville. Street's dwelling has stood for 190 years in its original location close to the banks of the Credit River, and as such, remains an important centerpiece and focal point within the context of the immediate neighbourhood. Further, the entire property contributes to and defines the area's early settlement pattern. Street's residence was ideally situated to overlook his milling complex at the

foot of the aptly named Mill Street; and is close to the village's main thoroughfares. Contextually, the structure is significant in that it is all that remains from Street's milling complex.

The Timothy Street property was developed long before the early twentieth century practice of regrading and leveling every nuance of the natural topography, and artificially engineering the storm water drainage system. The property is defined by its original grading, large diameter mature trees, open areas of vegetation and a low volume building lot coverage. These attributes combine to create a rich and stimulating landscape, within which the house and its natural, and manicured, surroundings blend esthetically. Further, they create a historically important streetscape which is a valued aspect of the property and village character. These characteristics are significant and must be conserved. As such, infill on the property shall be discouraged to avoid negative impacts to the very quality and character that makes this property so significant.

Archaeological attributes are a significant element of the cultural heritage resources within and around the property. There is high potential for both pre-contact and historical archaeological resources within, and around, the Timothy Street property. These include, but are not limited to, the remnants of Street's milling complex, including any subterranean ruins, mill race and tail race, and other archaeological resources. They shall be conserved.

41 Mill Street is visible from both Main Street and the Streetsville Memorial Park trail system. The structure's distinctive saltbox form and its location within the surrounding mature woodlot set it apart from the surrounding neighbourhood dwellings. Its one-and-a-half-storey rectangular massing, and its brick, stucco and rabbeted shiplap covered façades all serve to define, maintain and support the area's historic character. The property is a landmark.

The Timothy Street house has physical and design value as a unique, representative and early example of a style and material, and it also displays a moderate degree of craftsmanship.

The one-and-a-half-storey dwelling was constructed in the American Colonial style of architecture, in what is known in the vernacular as the saltbox form. This style of building originated in New England. Street, who was born in Spencertown, New York in 1777, would have been well acquainted with this architectural style. Saltbox buildings are extremely rare in Mississauga. The saltbox shape is believed to be an architectural style that evolved organically. As more space was need for a growing family, the addition of a lean-to was an economical way to enlarge the house. Of note is the building's exterior cladding, of which a variety of materials are used, including brick, stucco, and rabbeted shiplap siding. The use of so many different materials serves as a physical reminder of the structure's long evolution. Throughout its history, the house and property have retained much of its early nineteenth century residential character, and as such is a significant reminder of the village's early settlement days. Physically, the structure is significant in that it is all that remains from Street's milling complex.

Description of Heritage Attributes

1. Attributes of the Timothy Street House property that reflect its historical or associative value:

- its distinctive American Colonial, or Saltbox form, which was a popular architectural style in Street's native United States
- the structure's architectural style which contributes to an understanding of late eighteenth century colonial American culture
- its location within the village of Streetsville
- the structure's location within the remnant lot from Street's original crown grant
- the structure's proximity to the remnant mill race ruins of Street's mill complex
- the structure's proximity to and visibility from the Credit River
- the structure's proximity to and visibility from Main Street, which remains part of Streetsville's commercial core
- the structure's history as the last remaining house from the early settlement of the village
- the open, undisturbed, space surrounding the structure

2. Attributes of the Timothy Street House property that give it contextual value:

- as the location from which Street's milling activities served as a catalyst for the growth of the future Village of Streetsville
- defines Streetsville's early settlement pattern
- as the location upon which Street's residence has stood since 1825, still in its original location close to the banks of the Credit River and the Street mill complex
- the property remains an important centerpiece and focal point within the context of the immediate neighbourhood
- its history as Street's residence which was ideally situated to overlook his milling complex and in close proximity to the village's main commercial thoroughfares;
- the property supports the character of the area as the sole remnant of Street's milling complex
- its location at the foot of Mill Street, and in close proximity to the Credit River
- its location on Mill Street within the historical commercial core of the early community
- its American Colonial, or Saltbox, architectural style which is unique in Mississauga
- its architectural style is representative, and an early example of a style and material which originated in mid-17th century New England
- its architectural style that displays a moderate degree of craftsmanship
- its location within the surrounding mature woodlot
- its location on the remnant of Street's original crown grant
- it helps to define the historic character of the area as it is physically unique relative to the surrounding structures
- its one-and-a-half-storey rectangular massing, and its brick, stucco and rabbeted shiplap covered façades which all serve to define, maintain and support the area's historic character

- its visibility from both Main Street and the Streetsville Memorial Park trail system
- its placement on the lot relevant to the remnant ruins of Street's mill complex, to the Credit River; and, to Main Street which remains part of Streetsville's commercial core
- the property, as an important centerpiece and focal point within the context of the immediate neighbourhood, is a landmark

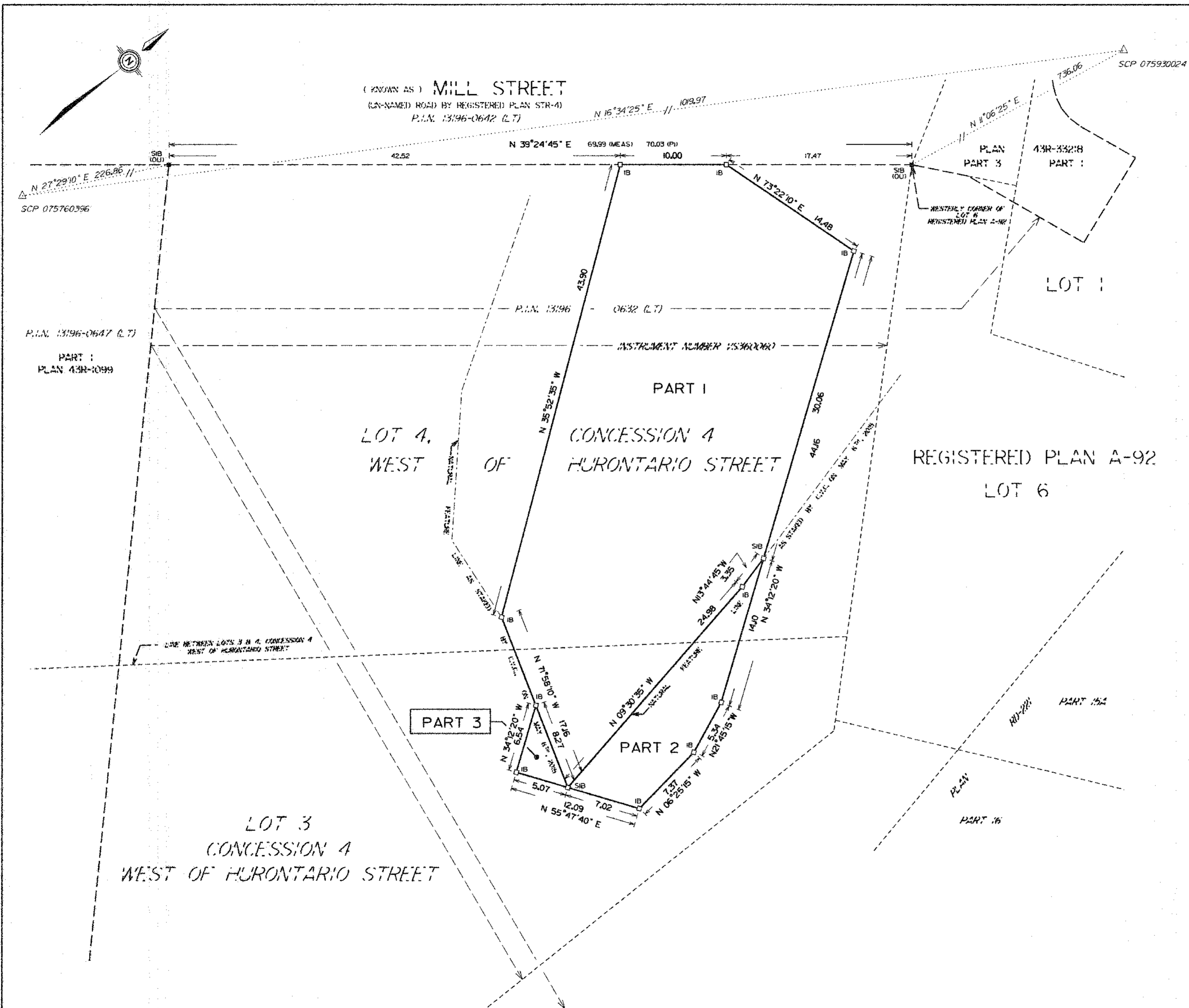
3. Attributes of the Timothy Street House property that reflect its physical/design value:

- the structure's distinctive Saltbox form which is both rare and unique in Streetsville
- the structure's one-and-a-half-storey and one-storey massing
- the structure's representative Saltbox-style roof, with its medium pitch roof on the front portion of the building, and its steep pitch roof which sweeps close to the ground on the rear portion of the building
- the structure's one-and-a-half-storey rectangular, brick and stucco front portion
- the structure's one-storey rectangular, rabbeted shiplap clad rear portion which, on the south-west corner, projects out slightly beyond the front portion of the structure
- the structure's underlying symmetrical composition
- the structure's relatively shallow rubble stone foundation, and its relationship to the first floor living space, which should be maintained in order to retain the structure's historical context relative to the ground level
- the structure's façade material which include red brick laid in common bond; original/early stucco; and, rabbeted shiplap siding
- the structure's side gable walls with their simple, unadorned eave returns and frieze boards
- the structure's two internally bracketed red brick chimneys
- the structure's symmetrical five-bay red brick front façade
- the structure's formal front entryway with its period wooden door topped with a radiating red brick voussoir
- the structure's front entryway's six-pane transom light and the two flanking, fixed, four-pane sidelight windows
- the structure's inset carved multi-paneled wood front door set in a simple molded wood surround
- the structure's inset carved wood panels below the fixed sidelights
- the front door's early hardware, including its box lock and interior dead bolts
- the structure's simple wood screen door
- the structure's double hung wood windows, in a one-over-one; two-over-two & six-over-nine configuration
- the structure's single-pane wood storm windows
- the structure's flat roof dormer, on the historic front façade, centrally located over the front entryway
- the structure's windows topped with radiating red brick voussoirs

- the structure's stone window sills
- the structure's rabbeted shiplap cladding and massing of the enclosed informal Dutch Door entryway, which leads into the kitchen
- the structure's overall patina, which is indicative of the structure's great age
- the driveway's pervious stable surface
- the structure's location within the remnant lot of Street's original land grant
- the structure's placement on the lot relevant to the remnant ruins of Street's mill complex
- the property and structure's adjacency to the Credit River
- the property and structure's proximity to Main Street which remains part of Streetsville's commercial core
- the property and structure's views and vistas both to and from the neighboring properties
- the property's rural village-like streetscape, with its open, undisturbed, space
- the property's lack of contemporary 'privacy fencing' which would impede it's significant views and vistas
- the mature woodlot surrounding the dwelling
- the property's various trees, as identified in the 10 December 2014 report from Urban Forest Innovations Inc., entitled Existing Tree Conditions Arborist Report. The trees are labelled on the attached site plan, dated 8 May 2015. See Schedule B. These trees were identified as being in good condition; as being both native and non-native species, and are considered to be significant and/or rare. They are tree:
 - #3. White Spruce, 42 dbh, in good condition, native species
 - #5. Horse Chestnut 65 dbh, in good condition, non-native species
 - #19. Norway Spruce, 63 dbh, in good condition, non-native species
 - #23. Norway Maple, 51 dbh, mostly in good condition, non-native species
 - #24. Norway Spruce, 39 dbh
- the property's high potential for both pre-contact and historical archaeological resources within, and adjacent to, the property. Specifically, but not limited to, the remnants of Street's milling complex, including any subterranean ruins, mill race and tail race, and other archaeological resources, which shall be protected and conserved

4. Internal heritage attributes:

- its stone fireplaces
- its period window and door hardware
- its period baseboards
- its period window and door mouldings
- its Dutch Door style kitchen door and hardware, including, but not limited to, the Dutch door bolt
- its period floors, joist and beams



I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE LAND
TITLES ACT.

PLAN 43R-36786
RECEIVED AND DEPOSITED

DATE: October 9th, 2015

DATE: 13th October, 2015

V. Mares
VIOREL MARES
ONTARIO LAND SURVEYOR

D. Parker
REPRESENTATIVE FOR THE LAND
REGISTRAR FOR THE LAND TITLES
DIVISION OF PEEL (NO 43)

METRIC : DISTANCES AND CO-ORDINATES SHOWN ON THIS PLAN ARE IN
METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SCHEDULE

PART	LOT	CONCESSION	P.L.N.
1	PART OF LOTS 3 AND 4	CONCESSION 4	
2		WEST OF HURONTARIO STREET	PART OF 1396-0632 (LT)
3	PART OF LOT 3		

PLAN OF SURVEY OF
PART OF LOTS 3 & 4, CONCESSION 4,
WEST OF HURONTARIO STREET

(GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEEL)

CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1:250



BEARING REFERENCE

BEARINGS ARE UTM GRID, DERIVED FROM SPECIFIED CONTROL POINTS
075760396 AND 075930024, UTM, ZONE 17, NAD 83 (ORIGINAL).

NOTES

DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND CAN
BE

City of Mississauga Corporate Report



Date: October 29, 2015 To: Chair and Members of the Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files:
	Meeting date: November 17, 2015

Subject

Request to Demolish a Heritage Listed Property 1190 Mona Rd (Ward 1)

Recommendation

That the property at 1190 Mona 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 is submitting a site plan application to replace the existing single detached dwelling with a new one. The property is listed on the City's Heritage Register as it forms part of the Mineola West Cultural Landscape. The area is noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

The property owner requests permission to demolish the existing structure. The Heritage Impact Assessment, by Irene Gankevitch, is attached as Appendix 1. It is the consultant's conclusion that the house at 1190 Mona Road is not worthy of heritage designation. Staff concurs with this opinion.

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

Financial Impact

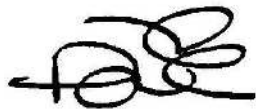
There is no financial impact.

Conclusion

The owner of 1190 Mona Road has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

Cultural Landscape Heritage Impact Assessment (HIA)

2.1 Location Map (see Appendix A)

2.2 Site Plan of Existing Conditions (see Appendix I)

2.3 Written Inventory of Photos (see Appendix G)

The photos included in this report reveal the average nature of the elements that make up the structure built on 1190 Mona Road through both their quality and their historical significance. Almost all components of this building were built several decades ago using builder's grade materials that while live up to their functional use, present little value in their aesthetic and historical aspects. This single level bungalow proves to be wholly ordinary, not unlike other homes in the area. Not only is the home dated stylistically, as can be discerned from its carpets, laminate flooring and wallpaper, but the need for repairs is notable. Plain white metal siding covers the exterior of the bungalow that has been in place for an extended period of time. The windows of the home are also quite old, having been replaced about 20 years ago (Appendix G, Figures 3, 6, 12, 13, 54 & 56). Furthermore, the condition of the roof is not up to standard and is well over 15 years old, with the shingles in serious need of replacement (Appendix G, Figures 6, 13, & 55). As a result of the poor state of the windows and the roof, excessive heat loss occurs which is a detriment to energy bills when temperatures drop in colder seasons. Ice build-up in the winter as well as water leakage are also significant concerns surrounding lifted shingles on an exceedingly old roof. The deck at the back of the building is also over 15 years old, and as a result is structurally unsound (Appendix G, Figures 10, 11). The basement is in a state of disrepair with only a part of it being finished (Appendix G, Figures 27-44). The ceiling panels are falling apart (Appendix G, Figure 33), and many walls have physical damage (Appendix G, Figures 21, 22, 23, 27). There is little to no aesthetic value to the home and it does not possess any historically relevant elements that would be worthy of preservation.

2.4 Streetscape (see Appendix B)

3.1 Landscape Environment

"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

Mineola West is well known for the mature trees that shape its landscape and these certainly form an impression upon those travelling through the area. These are mainly found along property boundaries, and as such they have been carefully preserved with the engaged effort of the city of Mississauga. The property that is found at 1190 Mona Road is heavily saturated with this natural characteristic of Mineola West and careful consideration has been given to ensure that the existing scenic elements of the lot are not disturbed. As the home will be positioned in the centre of the property, general spatial separation will exist between the home, trees and other neighbouring houses. Please see attached arborist report (Appendix F) for more detailed information related to the tree landscape of this lot as well as included street-view photos of the property.

3.2 Built Environment

The existing structure at 1190 Mona Road is part of a forested residential area that is becoming increasingly developed as property owners adopt organic architectural styles. Careful precautions have been taken to ensure that large tree plantings in the area that are consistent with pre World War II environs are being preserved. The proposed home in question, strives to blend into this type of bucolic environment and achieves this mainly through the use of wood as an external material, creating a chalet-style effect (Appendix C). This style is neither disruptive to the surrounding natural environment nor mismatched with other existing buildings, proving to be quite complimentary in its visual interaction with the local neighbourhood. Not only does this create the illusion of increased integration between home and natural world as it mimics the appearance of surrounding trees, this technique also creates a grounding effect. Frank Lloyd Wright, the founder of this style of domestic architecture, based his designs on the philosophy of “Organic Architecture,” namely that of paramount importance should be the harmony between artificial structures and the natural environment that they find themselves in. The goal is to create a sense of thorough integration between human habitation and nature’s existing beauty that is unified and complementary. In line with this philosophy, great attention was given in designing the proposed home to ensure its compatibility with its surroundings as well as the lifestyle of

those living in Mineola West today. Unfortunately, while the existing home on the lot in question blends in with its environment, it does not carry a particularly aesthetic quality that contributes to the appearance of the neighbourhood. Furthermore, it does not carry any features that are unusual, distinctive or of landmark significance.

3.3 Historical Associations

In the Toronto Township books found in the Land Registry's office of Ontario, the plot of land found at 1190 Mona Road was first transferred from the Crown to James Cotton, son of Robert Cotton (Appendix B, Book A.1& A.2). In 1837, Robert Cotton immigrated to Canada from Ireland and became both a farmer and a merchant and was a Postmaster for Port Credit from 1856 to 1885. The family purchased several parcels of land in the Port Credit area that included the lot found at 1190 Mona road and it remained in the family until Cyril E. Cotton, son of James Cotton, sold the land in 1943 to F. J. Moore Construction Company Ltd (Appendix B, Book D). From there the property ownership was passed onto St. Clair McGabe & Elsie D. McGabe who proceeded to build the house currently residing on the lot in 1952 (Appendix J). This property and structure was sold 5 times since then to individuals who carry no historical weight (Appendix D).

3.4 Other

The existing building in question at 1190 Mona Road shows an absence of historical or archaeological characteristics that may merit interest. This home was not constructed by anyone of consequence and no extraordinary materials were used. Further, it possesses no exceptional stylistic or aesthetic elements and there is no landmark value attached to the lot in question. Perhaps the only notable feature of this property lies within its natural aspects, namely, the old trees that grow on the premises. There are 28 trees associated with this property, three of which are municipal trees. The attached arborist report (Appendix F), which will be discussed at greater length in the following sections of this report, considers action that is recommended to be taken in connection with the development. Further, there does not exist a conflict with the interests of the Credit Valley Conservation Authority, as while there is a creek that trickles through the property, the water course will not be interrupted as the footprint of the proposed built does not overlap onto the stream.

4.1 Property Information

In accordance with the Freedom of Information and Protection of Privacy Act the list of previous owners below does not include the names of the current owners of 1190 Mona Road.

Previous owners are as follows,

from 2015/06/02 – Current Owners

from 2014/04/30 – John Inigo	(Appendix D)
from 2010/01/21 – Mustafa Kamouna & Samar Abbas	(Appendix D)
from 2006/06/02 – Sarita Maini	(Appendix D)
from 1966/01/14 – Russell & Beverly Duckworth	(Appendix D)
from 1951/11/09 – St. Clair McGabe & Elsie D. McGabe	(Appendix B, Book D)
from 1943/06/24 – F. J. Moore Construction Company Ltd	(Appendix B, Book D)
from 1905/03/16 – Cyril Earnest Cotton	(Appendix B, Book B.1&B.2)
from 1896/05/20 – Trusts Corp. of Ontario	(Appendix B, Book B.1&B.2)
from 1885/10/24 – Susan A. Cotton	(Appendix B, Book B.1&B.2)
from 1867/12/05 – James W. Cotton	(Appendix B, Book B.1&B.2)
from 1865/11/17 – Bank of Upper Canada	(Appendix B, Book A.1&A.2)
from 1854/07/11 – James W. Cotton	(Appendix B, Book A.1&A.2)
until 1854 – The Crown	(Appendix B, Book A.1&A.2)

(Please refer to Toronto Township books A through D procured from Land Registry Office attached in Appendix B)

The lot now known as Lot 96 in Plan 323, was formerly a part of two much larger properties known as Lots 4 and 5 in the 1st range of the Credit Indian Reserve (Appendix E). The border dividing Lots 4 and 5 crosses through the current property boundaries that make up Lot 96 (Appendix E), and both of these lots were transferred from the Crown to James Cotton in 1854 (Appendix B, Book A.1&A.2). Upon the passing of James Cotton, his estate was ultimately entrusted to his son Cyril Earnest Cotton (Appendix B, Book B.1&B.2), who then began to steadily subdividing these two expansive properties throughout the first half of the 20th century until he finally sold it in 1943. Finally, in 1952, under the ownership of St. Clair McGabe and his wife Elsie McGabe, the house that currently resides on Lot 96 was built (Appendix J). In 1966, the house was transferred to Russell and Beverly Duckworth who lived there for 40 years until they resold it in 2006 (Appendix D). Since then, the house has been sold four times in 2006, 2010, 2014 and 2015 (Appendix D).

5.1 Impact of Development or Site Alteration

The site developments that are proposed within this report involve the demolition of the existing building, however, it does not possess any significant man-made elements that merit its preservation. On the other hand, careful measures have been taken to protect the natural characteristics found on the property. In the interest of ecological preservation an arborist was hired to examine the site and the mature trees that are found growing on it. As per the proposal of the certified arborist (Appendix F), one of the trees on the Mona property has been recommended for removal. This tree will be removed in accordance with the Mississauga Private tree Protection By-Law. The arborist report states, "Tree number twenty four is a 78cm dh Eastern White Pine that is located near the east property line. This tree is in poor condition and is recommended for removal." The remainder of the trees on the lot will be given special attention in the ways of protective measures. As quoted from the arborist

report, "Protective tree hoarding shall be constructed according to City of Mississauga specifications and will consist of orange snow fencing with two by four frame, top and bottom. The Arborcorp Tree Experts have been retained to ensure that all tree protection measures are being followed" (Appendix F). Any proposed alteration of the sites natural properties are minimal, sympathetic and compatible with appearance of the of the surrounding environment. For example, a characteristic of the Mineola area is the lack of curbs that give the area a more rural appearance. This quality will be preserved in the proposed development. Further, there is no historic fabric or heritage attribute associated with the site that is at risk of a change in viability or isolation. Furthermore, there are no significant views or vistas that will be obstructed by the new building as the mature trees that reside on the property tower well over the proposed roof height. Any land disturbances that alter soils and drainage patterns are addressed within the site plan that is included with this document in Appendix I.

6.1 Mitigation Measures

Since the minimization of impact on the environment is of paramount importance in the execution of this project, certain alternative development approaches have been taken. As previously mentioned in this report, the implementation of Frank Lloyd Wright's "Organic Architecture" philosophy in the design of the proposed home is consistent with the aim of lessening the negative effects that, oftentimes, are a product of new builds. He believed that site and structure should be part of an integrated whole, creating a blend between the structure as well as the environment that it finds itself in. The design of the proposed home strives to be in line with this philosophy. This can be determined when examining the materials used on the exterior of the house; namely, natural stained wood which represent the trunks of mature trees found on the lot. Further, the size of the build remains within the scale of other newer constructions that are arising throughout the neighbourhood and as a new home, it must comply with evolving modern living standards. Please see Appendix C for the size and scale of other homes in relation to the proposed building.

7.1 Author's Qualifications

Irene Gankevitch is a professional interior designer that has been active in the field for over 8 years, many of which have been spent working in the Mineola area on both building and renovation projects. Graduated from Art College and an Applied Arts University program in Ukraine, Irene has always been captivated by art, sculpture and the history of architecture throughout the ages, and is an antique and modern art collector in her spare time. Travel throughout Europe visiting countless historic monuments and architecturally significant structures, played a great role in the passion she exhibits for interior design today. This understanding and appreciation has translated into her work as a conscious effort to preserve and protect that which carries historic relevance. Further, her building and design projects have been featured in a number of well-respected magazines such as TorontoHome and OurHomes.

8. Recommendation

The building at 1190 Mona Road is manifestly average in nearly all aspects of its structure and materials, missing the sort of cultural heritage value or interest that is listed in the criteria in Regulation 9/06 of the Ontario Heritage Act. The home, first of all, has negligible design value, lacking in features that are rare or unique and neither does it reflect an early style or construction method that merits attention. It is devoid of any significant degree of craftsmanship and artistic thought, and no remarkable technical or scientific achievement can be observed. Secondly, since the individuals involved in the construction project in the 1950s and those that inhabited the building were not particularly historically significant, its historical or associative value is non-existent. Further, it is not helpful in offering an understanding of a community or culture, nor does it reflect the work or ideas of a significant artist, builder, designer, theorist or architect. Third, it does not merit preservation based on its contextual value, since it accomplishes little to define, maintain or support the character of the area. Lastly, it is not a cultural landmark and its physical, functional, historical or visual aspects are not well connected to its environment. Thoroughly mediocre, the value of the existing building does not merit conservation and is recommended to be replaced by a structure that strives to be aesthetically pleasing and harmonious in its interaction with its surroundings in accordance with the philosophy of architect Frank Lloyd Wright whose influence is slowly beginning to shape Mineola West. It is our hope that the information presented in this report satisfies the requirements set forth in the Cultural Landscape Heritage Impact Assessment.

Appendix

Table of Contents

Appendix A

Includes Location Map & Aerial View

Appendix B

Includes Township Books A through D procured from Land Registry Office

Appendix C

Includes Streetscape plan.

Appendix D

MLS Listings indicating previous owners

Appendix E

Plan of Subdivision of Lots 1-5, Range 1, Credit Indian Reserve (No. 323)

Appendix F

Includes arborist report

Appendix G

Includes photographs of the existing structure

Appendix H

Includes site plan of proposed development

Appendix I

Includes site plan of existing conditions

Appendix J

Includes Property Detail Report by MPAC

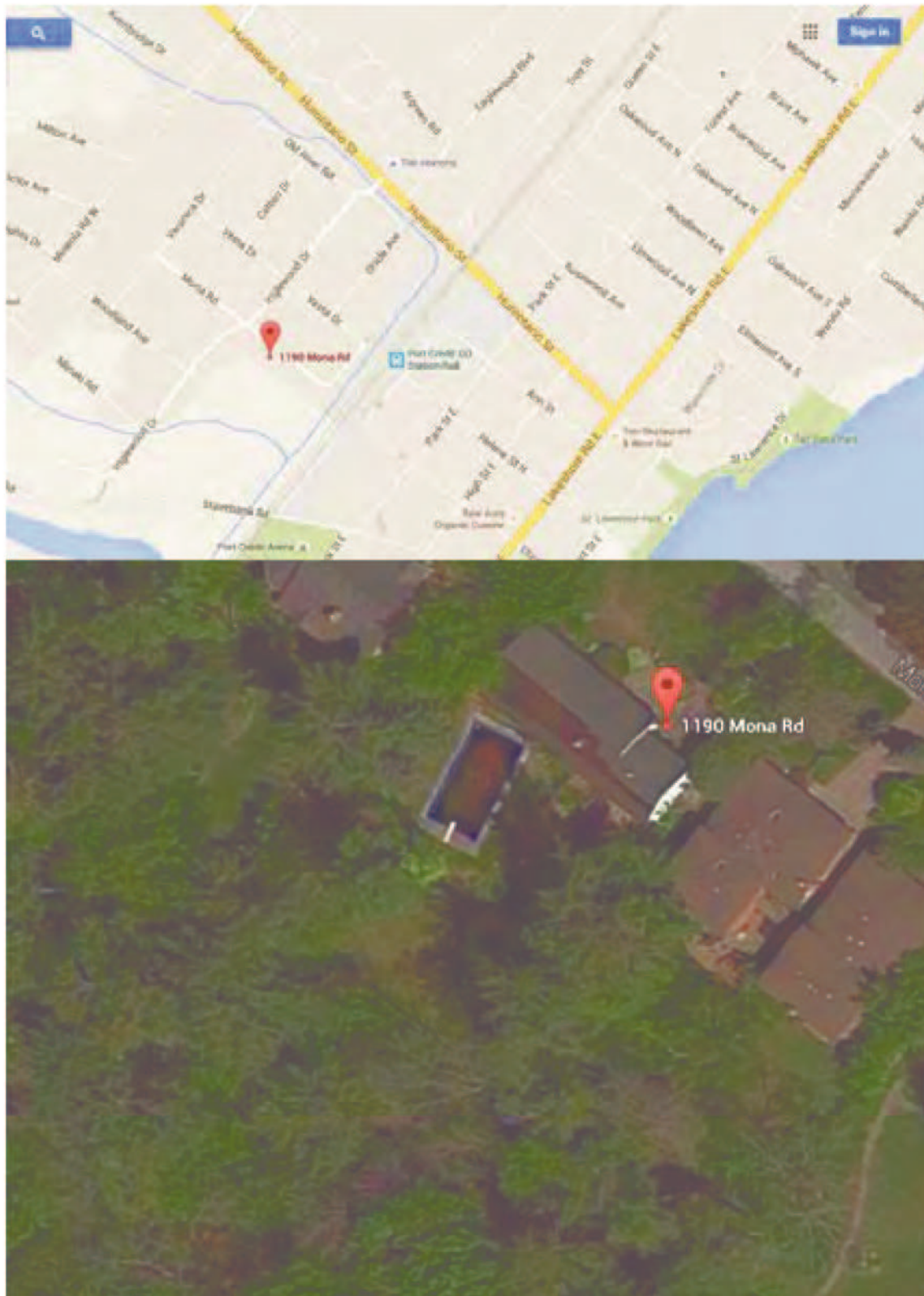
Appendix K

Survey

Appendix L

Elevations of proposed development

Appendix A



242

INDIAN RESERVE LOT NO. 21 "1" 1ST RANGE

CONCESSION ON R. CRED.

Appendix B
Book A.1

NO. OF INSTRUMENTS	DATE	NAME OF GRANTEE	QUANTITY OF LAND	CONSIDERATION OR AMOUNT OF MORTGAGE	REMARKS
PATENT					
THE CROWN					
3009	B.S.	13AUG1856 ROBERT COTTON	HAMILTON & BENTON EX. CO. PLACE	E929.10/	
13661	D.P.	13MAY1865 FREDERICK W. JARVIS	BANK OF UPPER CANADA	ALL	
LOT NO. "2"					
1ST RANGE					
PATENT					
THE CROWN					
3009	B.S.	13AUG1856 ROBERT COTTON	HAMILTON & BENTON EX. CO. PLACE	E929.10/	
13661	D.P.	13MAY1865 FREDERICK W. JARVIS	BANK OF UPPER CANADA	PT	
LOT NO. "3"					
1ST RANGE					
PATENT					
THE CROWN					
3009	B.S.	13AUG1856 ROBERT COTTON	HAMILTON & BENTON EX. CO. PLACE	E929.10/	
13661	D.P.	13MAY1865 FREDERICK W. JARVIS	BANK OF UPPER CANADA	PT	

LOT NO. "4"

1ST RANGE

PATENT
INDIAN RESERVE
THE CROWN
JAMES COTTON
ALL
13661 D.P. 13MAY1865 FREDERICK W. JARVIS
BANK OF UPPER CANADA

LOT 10A, S. 1

1ST RANGE

CONCESSION

Appendix B

Book A.2

INVESTMENT	ITS DATE	DATE OF INVESTMENT	REVENUE	GRANTEE	QUANTITY OF LAND	CONSIDERATION PAID	REMARKS
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 6 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 7 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 8 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 9 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 10 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 11 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 12 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 13 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 14 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 15 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 16 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 17 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 18 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 19 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 20 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 21 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 22 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 23 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 24 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 25 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 26 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 27 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 28 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 29 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 30 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 31 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 32 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 33 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 34 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 35 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 36 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 37 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 38 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 39 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 40 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 41 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 42 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 43 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 44 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 45 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 46 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 47 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 48 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 49 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 50 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 51 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 52 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 53 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 54 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 55 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 56 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 57 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 58 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 59 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 60 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 61 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 62 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 63 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 64 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 65 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 66 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 67 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 68 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 69 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 70 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 71 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 72 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 73 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 74 "	1ST RANGE.						
PATENT 11 JUL 1854	THE CROWN	JAMES COTTON	ALL				
13664 D-P-13 MAY 1865	FREDERICK W. JARVIS	BANK OF UPPER CANADA	" "				
LOT NO. " 75 "	1ST RANGE.						

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CONSTITUTIONAL

Appendix B

Book B.1

Appendix B
Book C

525

Lot No

Lot No. 4

Grant Reserve

Concession X Grant Reserve

E. E. Lott & Co., Landed 1932
No. of
Instruments
1st Date
Instruments

GRANTOR

GRANTEE

Quantity of
Land
or Amount of
Mortgage

REMARKS

INSTRUMENT
IM D.D.

TO BOOK "D"

Lot # 4

Grant Reserve

pt 1.eto pt

1932-33 pt AUG 1 1936

1930-31 pt AUG 1 1936

1930-31 pt 4/1/1

1930-31 pt AUG 1 1936

1930-31 pt AUG 1 1936

1930-31 pt AUG 1 1936

1930-31 pt AUG 1 1936

1930-31 pt AUG 1 1936

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1930-31 pt AUG 1 1936

Grant 10001326 20Mar1936 Alice H. Webster

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Grant 10001326 20Mar1936 Alice H. Webster

Grant 10001326 20Mar1936 Alice H. Webster

DATE PLAN REGISTERED 24 June 1943
 OWNERS C.E. COTTON
 LOTS SUBDIVIDED Part Lots 2,3,4, and 5 R. 1 CIR

Appendix B Book D

Abstract Index
 Repertoire par lot
 Lot 95.
 Plan/Concession 323
 Page 1

Reg. No. / Numero d'inscriptions	Inscribed Type Type d'acte	Registration Date Date d'inscription	Parties from Parties	Parties to Parties	Consideration Compensation	Land/Remarks Bemerkungen
43007	Grant	24 June 1943	Cyrl E. Cotton et ux	F. J. Moore Construction Co. Ltd	\$20,000.00	All & o.l.
366	By-Law	3 July 50	Re: Subdiv Control			
65244	Grant	9 Nov 1951	F. J. Moore Construction Company St. Clair L. McCabe and Limited	Elsie D. McCabe as joint tenants	\$2500.00	all restrictions
426	By-Law	9 June 1954	Re: Subdiv Control			
			See Deposit no. 905 VS			
906VS	Grant	14 Jan. 1966	St. Clair L. McCabe and Elsie D. McCabe	Russell E. Duckworth Beverly I. Duckworth as joint tenants	\$2.00 bc	all
			See Deposit no. 1488VS			


NOTICE
 All Documents Inscribed
 since 1943 are subject to the
 M.A.R. 18/1097
 C.N. 97/43/81
 and the Act respecting
 the Accession of the
 REVENUE ACT


Appendix C





Appendix D

Printed on 08/31/2015 4:51:12 PM

	1190 Mona Rd Mississauga Ontario L5G2Z7 Mississauga Mineola Peel 479-41-R Taxes: \$6,068.20 / 2005 SPIS: Last Status: Sid Lot 96 Plan 323		Sold: \$850,000 List: \$899,000 For: Sale % Dif: 95 DOM: 3				
	Detached Fronting On: W Bungalow Acreage: Irreg: 100 x 400 Feet Dir/Cross St: Inglewood		Rms: 8 + 3 Bedrooms: 4 Washrms: 2 1x2, 1x4				
MLS#: W915530 PIN#: Seller: Russell & Beverley Duckworth Holdover: 90 ARN#: 210501001509600		Occupancy: Owner Contact After Exp: N					
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Laundry lev:		Exterior: Alum Siding / Other Drive: Private Garage: Attached / 1.0 Park Spaces: 6 UFFI: Pool: Inground Prop Feat:		Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown			
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Ground	18.11	x 16.01	Bow Window	Broadloom	Fireplace
2	Dining	Ground	14.20	x 12.10	Bow Window	Broadloom	French Doors
3	Kitchen	Ground	22.40	x 12.30	Hardwood Floor	B/I Dishwasher	W/O To Garage
4	Family	Ground	12.00	x 9.51	W/O To Deck	Acorn Stove	Broadloom
5	Master	Ground	15.38	x 9.91	Hardwood Floor	Broadloom	
6	Br	Ground	12.20	x 9.81	Hardwood Floor		
7	Br	Ground	13.19	x 10.00	Broadloom		
8	Br	Ground	13.28	x 9.09	Broadloom		
9	Rec	Bsmt	35.78	x 12.79	B/I Bookcase	B/I Desk' *	
Client Remks: Magnificent Property With Mature Trees In West Mineola. 100 X 400 Ft. 4 Bedroom Bungalow Extremely Well Cared For. Move-In Condition. All Plaster Walls, Windows Newer, Inground 18' X 36' Fenced Pool. Extras: All Elf's, Fridge, Stove, B/I Dishwasher, Microwave, Washer, Dryer, Pool & Equipment, Eac, Automatic Humidifier On Furnace. Brkage Remks: Laundry Rm 12'X 9', Workshop 22'6" X 13'7". Cedar Closets, Wooden Shed, Large Hall In Bsmt With Many B/I Cupboards. *Fax Document Schedule B To Be Attached To All Offers.							
Mortgage Comments: Clear							
List: PRUDENTIAL PREFERRED PROPERTIES, BROKERAGE Ph: 905-823-0020 Fax: 905-823-4769 TRISH GALLAGHER, Salesperson 905-823-0020 Co-Op: PRUDENTIAL PREFERRED PROPERTIES, BROKERAGE Trish Gallagher, Salesperson Contract Date: 5/30/2006 Sold Date: 6/02/2006 Leased Terms: Expiry Date: 9/30/2006 Closing Date: 9/29/2006 Original: \$899,000 Last Update: 6/02/2006 CB Comm: 2.5%							

	1190 Mona Rd Mississauga Ontario L5G2Z7 Mississauga Mineola Peel 479-41-R Taxes: \$7,761.69 / 2009 SPIS: N Last Status: Sld PI 323 L196		Sold: \$1,025,000 List: \$1,095,000 For: Sale % Dif: 94 DOM: 11			
	Detached Fronting On: W Bungalow Acreage: .50-1.99 Irreg: 1 Acre Treed Lot 100 x 400 Feet Backing Onto Forest Dir/Cross St: Mona And Inglewood		Rms: 8 + 2 Bedrooms: 4 Washrms: 2 1x4xMain, 1x3xBsmt			
MLS#: W1766099 Seller: Sarita Maini (P.O.A) Occupancy: Vacant PIN#: ARN#: 210501001509600 Contact After Exp: N Holdover: 120						
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Laundry lev:		Exterior: Alum Siding Drive: Private Garage: Attached / 1.0 Park Spaces: 4 UFFI: Pool: Inground Prop Feat: Level, Wooded/Treed		Zoning: Residential Cable TV: Y Hydro: Y Gas: Y Phone: Y Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown		
#	Room	Level	Length (ft)	Width (ft)	Description	
1	Living	Main	18.83	x 12.99	Bow Window	Fireplace
2	Dining	Main	12.00	x 11.32	Bow Window	Laminate
3	Kitchen	Main	12.60	x 8.59	Bow Window	Hardwood Floor
4	Breakfast	Main	10.00	x 7.68	Eat-In Kitchen	Hardwood Floor
5	Family	Main	11.25	x 8.89	Acorn Stove	Laminate
6	Master	Main	15.15	x 9.54	Hardwood Floor	Closet
7	2nd Br	Main	9.71	x 9.68	Laminate	Closet
8	3rd Br	Main	9.91	x 9.71	Hardwood Floor	Closet
9	4th Br	Main	12.07	x 9.58	Hardwood Floor	Closet
10	Rec	Bsmt	35.75	x 12.66	Wood Trim	Above Grade Window
11	Other	Bsmt	22.34	x 13.68	Unfinished	
Client Remks: Magnificent 100 X 400'Treed Lot In The Prestigious Mineola West, Rare 1 Acre Lot Features Muskoka-Like Setting Overlooking Forest,Ultimate Privacy,Inground Pool,4 Bdrm Ranch Bungalow,Main Floor Family Room,Eat-In Kitchen Overlooks Tranquil Garden, Forest & Pool,Finished Basement,Freshly Painted,Walk To Sought-After Kenollie School,Go Train & Charming Port Credit Village On The Lake.Rare Lot,Unique Opportunity.15 Mins To Toronto & Airport!! Extras: Fridge,Stove,B/I Dishwasher,Washer,Dryer,All Light Fixtures,Broadloom Where Laid,Window Coverings,Central Air. Great Home To Enjoy As Is,Renovate To Your Taste,Add-On Or Build Your Dream Home.Surrounded By Multi-Million Dollar Custom Homes. Brkage Remks: Exceptional Investment In Prime Mineola West,Discover A Wonderful Lifestyle In Quiet Upscale Neighbourhood,Tranquil Majestic Treed Forest,Child-Safe Streets & Area,Only 15 Minutes To Downtown Toronto & Airport,Enjoy Lakefront Parks, Trails & Quaint Port Credit Village.Must See!!! Mortgage Comments: Deposit Cheque To Be Certified On Acceptance,Offers 24 Irrev With Fax Clause & Pls Attach Schedule 'B' & 'C'. Easy Showings With Lbx.						
List: SUTTON GROUP QUANTUM REALTY INC., BROKERAGE Ph: 905-822-5000 Fax: 905-822-5617 LORI BASSETT, Salesperson 905-822-5000 ROBERT LESLIE BASSETT, Salesperson 905-822-5000 Co-Op: ROYAL LEPAGE REAL ESTATE SERVICES LTD., BROKERAGE Bashar Hadi, Salesperson Contract Date: 1/10/2010 Sold Date: 1/21/2010 Leased Terms: Expiry Date: 6/10/2010 Closing Date: 4/26/2010 Original: \$1,095,000 Last Update: 1/29/2010 CB Comm: 2.5%						

	1190 Mona Rd		Sold: \$1,325,000		
	Mississauga Ontario L5G2Z7		List: \$1,460,000		
	Mississauga Mineola Peel 479-41-R				
Taxes: \$9,697.37 / 2013		For: Sale	% Dif: 91		
SPIS: N		Last Status: Sld			
PI323, Lt96		DOM: 85			
Detached		Fronting On: W	Rms: 8 + 2		
Bungalow		Acreage: .50-1.99	Bedrooms: 4		
Irreg:		100 x 400 Feet	Washrms: 2		
			1x4xMain, 1x3xBsmt		
Dir/Cross St: Mona/Inglewood					
MLS#: W2823980					
Seller: Mustafa Kamouna And Samar Abbas					
Occupancy: Vacant					
PIN#: ARN#: Contact After Exp: N					
Holdover: 90					
Kitchens:	1	Exterior:	Alum Siding	Zoning:	
Fam Rm:	Y	Drive:	Private	Cable TV:	
Basement:	Finished / Full	Garage:	Attached / 1.0	Gas:	
Fireplace/Stv:	N	Park Spaces:	4	Water:	
Heat:	Forced Air / Gas	UFFI:		Water Supply:	
A/C:	Central Air	Pool:	Inground	Sewer:	
Central Vac:		Prop Feat:		Sewers	
Apx Age:				Waterfront:	
Apx Sqft:				Retirement:	
Assessment:				Farm/Agr:	
Laundry lev:				Oth Struct:	
				Spec Desig:	
				Unknown	
#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	18.86	x 13.12	Fireplace
2	Dining	Main	11.97	x 11.32	Laminate
3	Kitchen	Main	12.63	x 8.53	Hardwood Floor
4	Breakfast	Main	9.84	x 7.87	Hardwood Floor
5	Family	Main	11.32	x 9.02	Laminate
6	Master	Main	15.25	x 9.84	Hardwood Floor
7	2nd Br	Main	9.84	x 9.84	Laminate
8	3rd Br	Main	9.84	x 9.84	Hardwood Floor
9	4th Br	Main	12.14	x 9.84	Hardwood Floor
Client Remks: Fabulous&Rare Offering Of A One Acre Treed Mature Lot In Prime&Sought After Mineola West! This 100 X 400 Ft Lot Is Your Own Muskoka In The City!! A Fantastic Opportunity To Build Your Own Mansion!This Current 4 Bdrm Ranch Bungalow Also Features Hardwood And Laminate Flooring Plus A Finished Bsmt!!It Is Situated In The Sought After Kenollie School District!!It Is Also Minutes Away From The Go Station& A Min Drive From The City!!					
Extras: This Property Is Vacant And Easy To Show! Inc: Fridge, Stove, B/I Dishwasher, Washer& Dryer, All Ellfs, All Existing Window Coverings, Cac.					
Brkage Remks: Pls Download And Attach Schedule B To All Offers, Property Taxes, Room Sizes And Lot Size To Be Confirmed By Buyers!					
List: SAM MCDADI REAL ESTATE INC., BROKERAGE Ph: 905-502-1500 Fax: 905-502-1501					
SAM ALLAN MCDADI, Salesperson 905-502-1500					
Co-Op: RE/MAX REALTY ENTERPRISES INC., BROKERAGE					
Yvonne Plumb, Salesperson					
Contract Date: 2/03/2014		Sold Date: 4/30/2014		Leased Terms:	
Expiry Date: 5/30/2014		Closing Date: 5/22/2014		Original: \$1,460,000	
Last Update: 5/08/2014		CB Comm: 2.5% + Hst			

	1190 Mona Rd Mississauga Ontario L5G2Z7 Mississauga Mineola Peel 479-41-R Taxes: \$9,964.85 / 2014 For: Sale % Dif: 96 SPIS: N Last Status: Sld Plan 323 Lot 96 DOM: 63		Sold: \$1,405,000 List: \$1,470,000				
	Detached Fronting On: W Rms: 13 Bungalow Acreage: .50-1.99 Bedrooms: 4 Irreg: 100 x 400 Feet Washrms: 3 1x2, 2x3 Dir/Cross St: Mona/Inglewood						
MLS#: W3095105 Seller: John Inigo Occupancy: Owner PIN#: ARN#: Contact After Exp: N Holdover: 90							
Kitchens: 1 Fam Rm: Y Basement: Finished Fireplace/Stv: N Heat: Forced Air / Gas A/C: Central Air Central Vac: Apx Age: Apx Sqft: Assessment: Laundry lev:		Exterior: Alum Siding Drive: Private Garage: Attached / 1.0 Park Spaces: 4 UFFI: Pool: Inground Prop Feat: Lake/Pond, Marina, Public Transif, Ravine, River/Stream, Wooded/Treed Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Sewer: Sewers Waterfront: Retirement: Farm/Agr: Oth Struct: Spec Desig: Unknown					
#	Room	Level	Length (ft)	Width (ft)	Description		
1	Living	Main	18.99	x 15.58	Laminate	Fireplace	O/Looks Pool
2	Family	Main	12.76	x 8.59	Laminate	Open Concept	W/O To Deck
3	Dining	Main	13.74	x 11.25	French Doors	Wainscotting	O/Looks Ravine
4	Kitchen	Main	12.60	x 8.59	Hardwood Floor	Bay Window	
5	Breakfast	Main	8.76	x 7.58	Hardwood Floor	Open Concept	Window
6	Master	Main	15.15	x 9.51	Hardwood Floor	Closet	Window
7	2nd Br	Main	12.00	x 9.51	Hardwood Floor	Closet	Window
8	3rd Br	Main	9.74	x 9.68	Hardwood Floor	Closet	O/Looks Pool
9	4th Br	Main	9.74	x 9.68	Laminate	Closet	O/Looks Pool
10	Rec	Bsmt	37.98	x 12.66	Broadloom	Panelled	Window
11	Laundry	Bsmt	11.84	x 8.76			
12	Utility	Bsmt	11.58	x 11.58			
<p>Client Remks: Building Lots In Mineola West Are Scarce, But Even Rarer Are Large Lots. This 100' X 400' (Almost 1 Acre) Property Is One Of The Largest In The Area. A Muskoka-Like Setting Only Minutes From Toronto. 4 Bedrooms, 3 Baths, Bungalow. Over 3,200 Sf Of Living Space. Newly Renovated, Saltwater In-Ground Pool. Walk To Go, Lake Ontario, Port Credit Village And Highly Rated Schools, Including Kenollie Public School.</p> <p>Extras: Includes All Appliances: Fridge, Stove, B/I Dishwasher, All Electric Light Fixtures, All Existing Window Coverings, Central Air Conditioning.</p> <p>Brkage Remks: 24Hr Notice Req. Please Download, Read And Attach Schedule B To All Offers. Kindly Email Offers To Yvonne@Yvonneplumb.Com. Please Book An Appointment To Walk The Property. Showings Of The Home After 2:00 P.M. Daily. Property Taxes, Room & Lot Sizes To Be Confirmed By Buyers.</p>							
List: RE/MAX REALTY ENTERPRISES INC., BROKERAGE Ph: 905-278-3500 Fax: 905-278-0468 YVONNE PLUMB, Salesperson 905-278-3500 Co-Op: ROYAL LEPAGE REALTY PLUS, BROKERAGE Steve Jay, Salesperson Contract Date: 1/14/2015 Sold Date: 3/19/2015 Leased Terms: Expiry Date: 6/13/2015 Closing Date: 6/02/2015 Original: \$1,470,000 Last Update: 3/23/2015 CB Comm: 2.5% + Hst							

No. 323.

323

Appendix E

323
E. 1129 11/24

REFERENCE NOTES.
STANDARD IRON BARS PLANTED SHOWN THUS
WOOD STAKES PLANTED SHOWN THUS
BLUE LINES AND FIGURES REFER TO ORIGINAL TWP. LOTS
BROWN LINES AND FIGURES REFER TO REG'D PLAN C-10
GREEN LINES AND FIGURES REFER TO REG'D PLAN C-10
BEARINGS SHOWN HEREON ARE ASTROLOGIC AND
BASED ON THE N. 85° 10' W. (GOVERNING BEARING) OF
HURONTARIO ST.

THIS INSTRUMENT
IS THE PROPERTY OF
THE REGISTRY OFFICE FOR
THE COUNTY OF PEEL

PLAN OF
SUBDIVISION OF PART OF LOTS 2-3-4-5
RANGE 1 - CREDIT INDIAN RESERVE
TOWNSHIP OF TORONTO
COUNTY OF PEEL

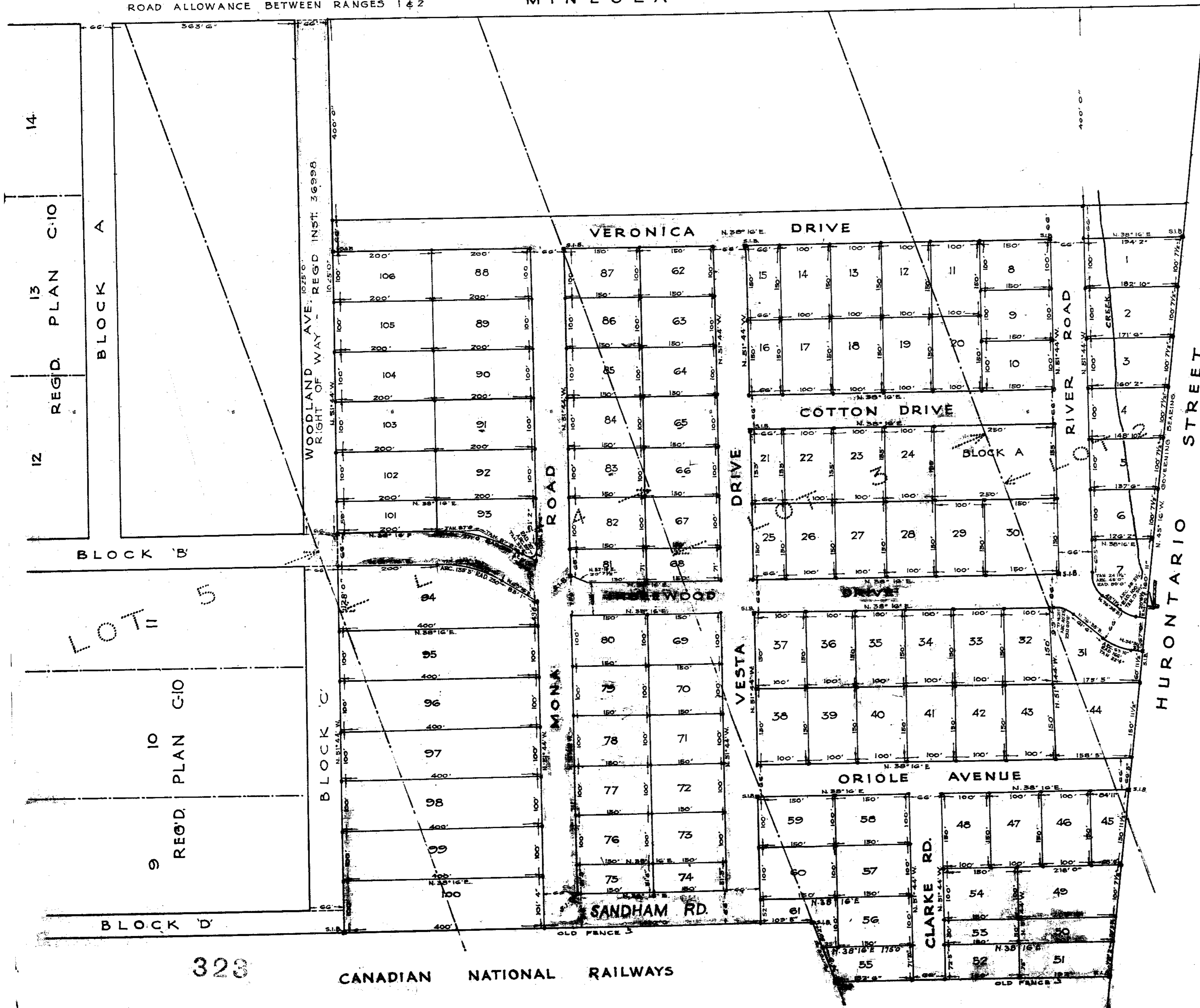
I CERTIFY that this Plan and a
duplicate thereof is duly entered and
registered in the Registry Office for
the County of Peel at 11:40 A.M. of
the 24th day of June A.D. 1943 as No. 323

SCALE 1" = 120'

ROAD ALLOWANCE BETWEEN RANGES 1 & 2

MINEOLA

ROAD



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN ACCURATELY
SHOWS THE LOTS, IN WHICH THE LANDS
INCLUDED HEREIN HAVE BEEN SURVEYED AND
SUBDIVIDED BY ME, AND THAT THE SAID PLAN
HAS BEEN PREPARED IN ACCORDANCE WITH THE
PROVISIONS OF THE REGISTRY ACT, SURVEYS
ACT, AND THE PLANNING & DEVELOPMENT ACT.
DATED AT TORONTO, THIS 24th DAY OF MAY, 1943

E. J. C. Brown
ONTARIO LAND SURVEYOR

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS A DUPLICATE
COPY OF A PLAN OF SUBDIVISION OF PART OF
LOTS 2-3-4-5, RANGE 1, CREDIT INDIAN
RESERVE, TOWNSHIP OF TORONTO, COUNTY
OF PEEL, AND THAT THE SAID PLAN IS PREPARED
FROM FIELD NOTES TAKEN IN ACTUAL SURVEY
AND REPRESENTS A TRUE COPY OF SAID FIELD
NOTES.
DATED AT TORONTO, THIS 24th DAY OF MAY, 1943

E. J. C. Brown
ONTARIO LAND SURVEYOR

OWNER'S CERTIFICATE

WE AS OWNERS HEREBY CERTIFY THAT LOTS SHOWN
COLOURED RED HEREON, AND ROADS SHOWN COLOURED
BROWN, HAVE BEEN SURVEYED AND LAID OUT
ACCORDING TO MY INSTRUCTIONS, AND THAT THE
SAID ROADS SHOWN COLOURED BROWN HEREON
ARE HEREBY DEDICATED AS PUBLIC HIGHWAYS

E. J. C. Brown
WITNESS
SHARON & SONS LIMITED
OWNERS, PRESIDENT.

MORTGAGEES CERTIFICATE

AS MORTGAGEE HEREBY CONSENT TO THE FILING
OF THIS PLAN.

MORTGAGEE

WITNESS

MUNICIPAL CERTIFICATE

ON BEHALF OF THE MUNICIPAL CORPORATION
OF THE TOWNSHIP OF TORONTO, WE HEREBY
APPROVE AND CONSENT TO THE FILING OF
THIS PLAN.
DATED AT TORONTO, THIS 24th DAY OF MAY, 1943

J. H. C. Brown
CLERK

MUNICIPAL CERTIFICATE

ON BEHALF OF THE MUNICIPAL CORPORATION
OF THE VILLAGE OF PORT CREDIT, WE HEREBY
APPROVE AND CONSENT TO THE FILING OF
THIS PLAN.
DATED AT TORONTO, THIS 24th DAY OF MAY, 1943

J. H. C. Brown
CLERK

J. H. C. Brown
CLERK

County of Peel
To Wit

E. J. C. Brown
of the Township of Toronto
in the County of Peel
Shall do with and say:

1. That the plan is a true and correct copy of the original plan.
2. That the plan is a true and correct copy of the original plan.
3. That the plan is a true and correct copy of the original plan.
4. That the plan is a true and correct copy of the original plan.
5. That the plan is a true and correct copy of the original plan.
6. That the plan is a true and correct copy of the original plan.
7. That the plan is a true and correct copy of the original plan.
8. That the plan is a true and correct copy of the original plan.
9. That the plan is a true and correct copy of the original plan.
10. That the plan is a true and correct copy of the original plan.

J. H. C. Brown
CLERK

APPROVED for Registration pursuant to R.S.O.
1937, Chapter 170, Section 83, Subsection 14,
amended by Section 23, Chapter 28, Statutes of
Ontario, 1940.

Dated at Toronto this 24th day of May, 1943
J. H. C. Brown
For Deputy Minister of Highways

BROWN & CAVELL
ONTARIO LAND SURVEYORS
TORONTO



Arborist Report and Tree Preservation Plan for
1190 Mona Rd.
Mississauga, ON
L5G 2Z7

Prepared for:

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3 July 2015



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Background Information

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

Methodology

The tree inventory and assessment was conducted on June 29, 2014. There are twenty eight (28) trees included in this report. The existing trees have been numbered and identified on the site plan provided by Cunningham McConnell Limited. Each tree was assigned a unique number and detailed data was collected.

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

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

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

Municipal Trees

There are four (4) municipal trees included in this report.

Tree number one (1) is a 52 cm dbh Red Pine that is located near the north property line in the north west corner of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number two (2) is a three stem Paper Birch that is located near the north property line in the north west corner of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number three (3) is a three stem Cucumber Tree that is located on the north property line in the north west corner of the property. This tree is in fair condition and additional protective measures have been recommended.

Tree number four (4) is a three stem Apple tree that is located on the north property line in the north east corner of the neighbouring property. This tree is in fair condition and no negative impacts are expected from the proposed construction.



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

Neighbouring Trees

There are nine (9) neighbouring trees within 6m of the property line.

Tree number six (6) is a 43 cm dbh White Ash that is located near the east property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number seven (7) is a two stem Paper Birch that is located near the east property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number nine (9) is a 67 cm dbh Eastern White Pine that is located near the east property line of the neighbouring property. This tree is in good condition and additional protective measures have been recommended.

Tree number twenty (20) is a 38 cm dbh White Ash that is located near the west property line of the neighbouring property. This tree is in poor condition however additional protective measures have been recommended.

Tree number twenty one (21) is an 83 cm dbh Eastern White Pine that is located near the west property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty two (22) is a 32 cm dbh White Spruce that is located near the west property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty three (23) is a 44 cm dbh White Spruce that is located near the west property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty six (26) is a 72 cm dbh Eastern White Pine that is located near the west property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number Twenty seven (27) is an 81 cm dbh Eastern White Pine that is located near the west property line of the neighbouring property. This tree is in good condition and additional protective measures have been recommended.

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



Observations

There are fifteen (15) privately owned trees on this property.

Tree number five (5) is a 65 cm dbh Sugar Maple that is located near the north west corner of the property. This tree is in fair condition and additional protective measures have been recommended.

Tree number eight (8) is a 33 cm dbh White Spruce that is located near the west property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number ten (10) is a 22 cm dbh Blue Spruce that is located near the west property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number eleven (11) is a 78 cm dbh Eastern White Pine that is located south of the current pool on the property. This tree is in fair condition and additional protective measures have been recommended.

Tree number twelve (12) is a 31 cm dbh White Spruce that is located near the west property line. This tree is in good condition and additional protective measures have been recommended.

Tree number thirteen (13) is an 82 cm dbh Eastern White Pine that is located near the west property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number fourteen (14) is an 80 cm dbh Eastern White Pine that is located near the west property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number fifteen (15) is a 102 cm dbh Eastern White Pine that is located near the west property line. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number sixteen (16) is a 97 cm dbh Eastern White Pine that is located near the west property line. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number seventeen (17) is a 108 cm dbh Eastern White Pine that is located west of the current shed on the property. This tree is in good condition and no negative impacts are expected from the proposed construction.

Tree number eighteen (18) is a two stem Paper Birch that is located to the west of the current shed on the property. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number nineteen (19) is an 18 cm dbh Canada Yew bush that is located near the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty four (24) is a 78 cm dbh Eastern White Pine that is located near the east property line. This tree is in poor condition and is recommended for removal.

Tree number twenty five (25) is a 42 cm dbh White Spruce that is located near the east property line. This tree is in fair condition and additional protective measures have been recommended.



Tree number twenty eight (28) is a 41 cm dbh White Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

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

Tree Protection Recommendations

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

Tree numbers one (1) and two (2) shall have protective tree hoarding erected 3.6m from the base of the trees on all four sides.

Tree number three (3) shall have protective tree hoarding erected 2.4m from the base of the tree on all four sides.

Tree number five (5) shall have protective tree hoarding erected 4.2m from the base of the tree on all four sides.

Tree numbers six (6) to ten (10) shall have protective tree hoarding erected as a one piece unit erected 2.4m from the base of the trees on the north, east, and south sides, terminating at the west property line.

Tree number eleven (11) shall have protective tree hoarding erected 4.8m from the base of the tree on all four sides.

Tree numbers twelve (12) to fourteen (14) shall have protective tree hoarding erected as a one piece unit erected 5.4m from the base of the trees on the north, east, and south sides, terminating at the west property line.

Tree numbers nineteen (19) to twenty seven (27) shall have protective tree hoarding erected as a one piece unit erected 5.4m from the base of the trees on the north, south and west sides, terminating at the east property line.

Tree number twenty eight (28) shall have protective tree hoarding erected 3m from the base of the tree on the north, south and west sides, terminating at the east property line.

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



Conclusions

There are twenty eight (28) trees associated with this property, twenty three (23) of which will be affected by the proposed construction. There are four (4) municipal trees associated with this project. Tree preservation recommendations have been made for all trees affected by the proposed construction. There is one (1) tree recommended for removal. Tree removals shall be carried out in accordance with the City of Mississauga's Private Tree Protection By-Law.



Appendix 1 Detailed Tree Data Graph

Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
1	Pine Red	<i>Pinus resinosa</i>	1182	52	14	6	12	M	M	3.6	Y	P	P	P	UW, RP, ML, CT
2	Birch Paper	<i>Betula papyrifera</i>	1182	35, 36, 17	14	12	11	M	M	2.4	Y	P	P	P	SK3, RP, HANGER, UW, TW
3	Cucumber Tree	<i>Magnolia acuminata</i>	1190	18, 15, 17	6	7	4	M	M	2.4	Y	P	P	P	RP, ML, SK3, PP, WNC
4	Apple	<i>Malus spp.</i>	1198	27, 21, 23	6	7	4	M	M	2.4	Y	P	P	P	RP, ST, SC, RP, ML
5	Maple Sugar (hard maple)	<i>Acer saccharum</i>	1190	65	12	12	11	M	M	4.2	N	P	P	P	BR, TW, RP, GR, ER, ML
6	Ash White	<i>Fraxinus americana</i>	1198	43	12	11	11	M	M	3	N	P	P	P	RP, ML, 15%DW
7	Birch Paper	<i>Betula papyrifera</i>	1198	21, 19	12	8	9	M	M	2.4	N	P	P	P	SK2, RP, RC, ML
8	Spruce White	<i>Picea glauca</i>	1190	33	12	4	10	M	M	2.4	N	P	P	P	VC, RP, PP, WNC, 1SD-S
9	Pine Eastern White	<i>Pinus strobus</i>	1198	67	18	11	16	H	H	4.2	N	P	P	P	PP, WNC, BR, RP
10	Spruce Blue	<i>Picea pungens</i>	1190	22	10	3	10	M	M	2.4	N	P	P	P	VC, RP
11	Pine Eastern White	<i>Pinus strobus</i>	1190	78	18	7	9	M	M	4.8	N	P	P	P	VC, RP, PP, WC, BR3
12	Spruce White	<i>Picea glauca</i>	1190	31	12	3	9	H	H	2.4	N	P	P	P	DC, RP, PP, WNC



Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
13	Pine Eastern White	<i>Pinus strobus</i>	1190	82	18	8	10	M	M	5.4	N	P	P	P	TW, RP, PP, WC, BR4, 15%DW
14	Pine Eastern White	<i>Pinus strobus</i>	1190	80	18	7	8	M	M	4.8	N	P	P	P	LN(M), RP, PP, WNC, TW
15	Pine Eastern White	<i>Pinus strobus</i>	1190	102	18	10	10	M	M	6	N	P	P	P	BR6, RP, ML, 40%DW
16	Pine Eastern White	<i>Pinus strobus</i>	1190	97	18	9	9	M	M	6	N	P	P	P	LN (L), RP, BR8, PP, WC
17	Pine Eastern White	<i>Pinus strobus</i>	1190	108	18	10	10	H	H	6	N	P	P	P	BR4, RP, PP, WC
18	Birch Paper	<i>Betula papyrifera</i>	1190	32, 30	11	9	6	M	M	2.4	N	P	P	P	FK2@1M, RP, ML, PP, WC
19	Yew Canada	<i>Taxus canadensis</i>	1190	18	9	6	9	M	M	2.4	N	P	P	P	RP, ML
20	Ash White	<i>Fraxinus americana</i>	1182	38	17	5	0	L	L	2.4	N	P	R	R	RM, 0%LC
21	Pine Eastern White	<i>Pinus strobus</i>	1182	83	18	9	8	M	M	5.4	N	P	P	P	ML, RP, BR5, PP
22	Spruce White	<i>Picea glauca</i>	1182	32	12	5	11	M	M	2.4	N	P	P	P	RP, DC
23	Spruce White	<i>Picea glauca</i>	1182	44	12	5	11	M	M	3	N	P	P	P	RP, DC, LN (L)
24	Pine Eastern White	<i>Pinus strobus</i>	1190	78	18	8	7	M	L	4.8	N	P	R	R	LN (H), RM, ER
25	Spruce White	<i>Picea glauca</i>	1190	42	12	6	11	M	M	3	N	P	P	P	RP, DC, PP, WC



26	Pine Eastern White	<i>Pinus strobus</i>	1182	72	18	10	9	M	M	4.8	N	P	P	P	DC, RP, PP, WC, BR4
27	Pine Eastern White	<i>Pinus strobus</i>	1182	81	18	9	10	H	H	5.4	N	P	P	P	BR4, RP, DC
28	Spruce White	<i>Picea glauca</i>	1190	41	7	9	6	H	H	3	N	P	P	P	RP, DC, PP, WNC

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



Appendix 3 Tree Inventory Methodology

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



Appendix 4 Tree Inventory Methodology

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

Directions (N,S,E,W)

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

Quantified Conditions (defects, diseases) e.g.

L (low, minor), M (moderate), H (high, severe)

e.g. CT(H) = severely crooked stem



Appendix 5 Management Recommendations

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

A. Prior to Construction:

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

B. During Construction:

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

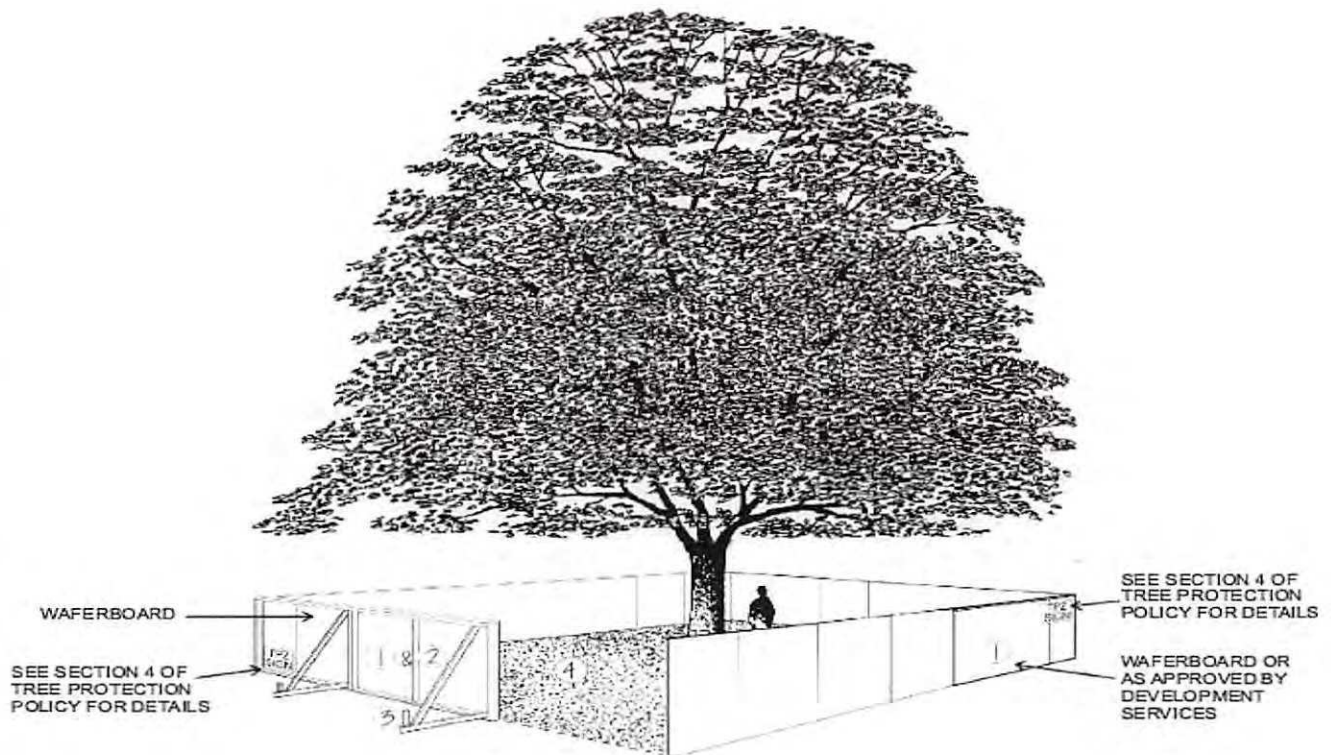
C. Following Construction Including Lot Grading:

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



Appendix 6 Tree Protection Barriers

Tree Protection Procedure EN-TRE-001-001



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

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



Appendix 7 Municipal Tree Photo(s)

Tree Number 1



Tree Number 2





Tree Number 3



Tree Number 4





Appendix 8 Appraisal Calculations

Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacem ent Tree (cm)	Area of the Replacem ent Tree (cm)	Cost of Replacem ent Tree	Basic Price	Species Rating	Basic Value	Location Rating	Condition s Rating	Appraised Value
1	Red Pine	52	2122.64	8	50.24	892.5	17.76473	70.00%	26663.44	70.00%	60.00%	11198.6438
2	Paper Birch	36	1017.36	10	78.5	1067.5	13.59873	55.00%	8089.515	70.00%	70.00%	3963.86235
3	Magnolia	20	314	6	28.26	402.5	14.24275	69.00%	3210.608	80.00%	80.00%	2054.78933
4	Apple	30	706.5	9	63.585	927.5	14.58677	52.00%	5804.089	75.00%	60.00%	2611.84



Appendix 9 Staff Credentials and Qualifications





Sir Sandford Fleming College of Applied Arts and Technology

The Board of Governors upon the recommendation of the faculty
of the College hereby awards this Ontario College certificate to

Ian Burnett

in witness of the successful completion of the program of study,
in

Urban Forestry

Given at Lindsay, Ontario this first day of June, 2012.



G.A. Tilly

B. Burnett

INTERNATIONAL SOCIETY OF ARBORICULTURE CERTIFIED ARBORIST™

Ian Burnett

Having successfully completed the requirements set by the Arborist Certification
Board of the International Society of Arboriculture,
the above named is hereby recognized as an ISA Certified Arborist®



Jim Skene
Jim Skene, Executive Director
International Society of Arboriculture

Shirley Kneen
Certification Board Chair
International Society of Arboriculture

ON-1938A

Apr 27, 2015

Jun 30, 2018

Issued on Monday

Issued on

Expires on



Appendix 10 Limitations of Assessment

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

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

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

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

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

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

This 21 Page report was prepared by

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

Appendix G



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 7



Figure 8



Figure 9



Figure 51

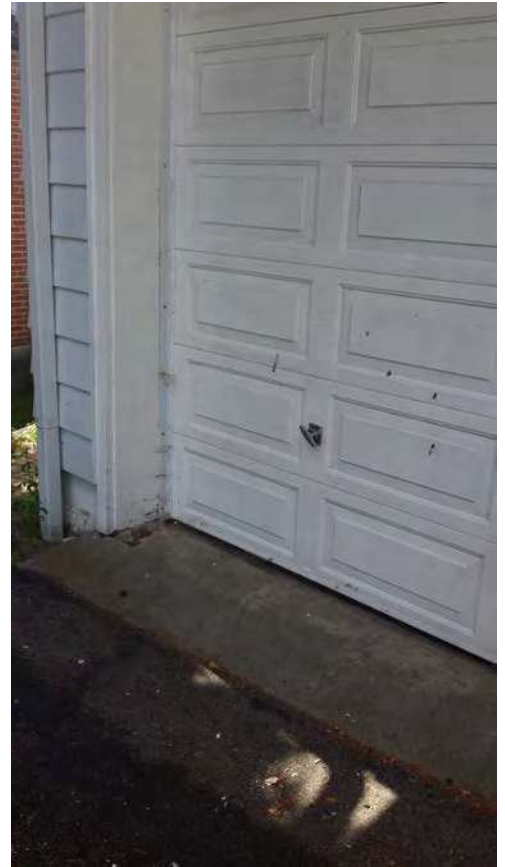


Figure 52



Figure 53



Figure 54

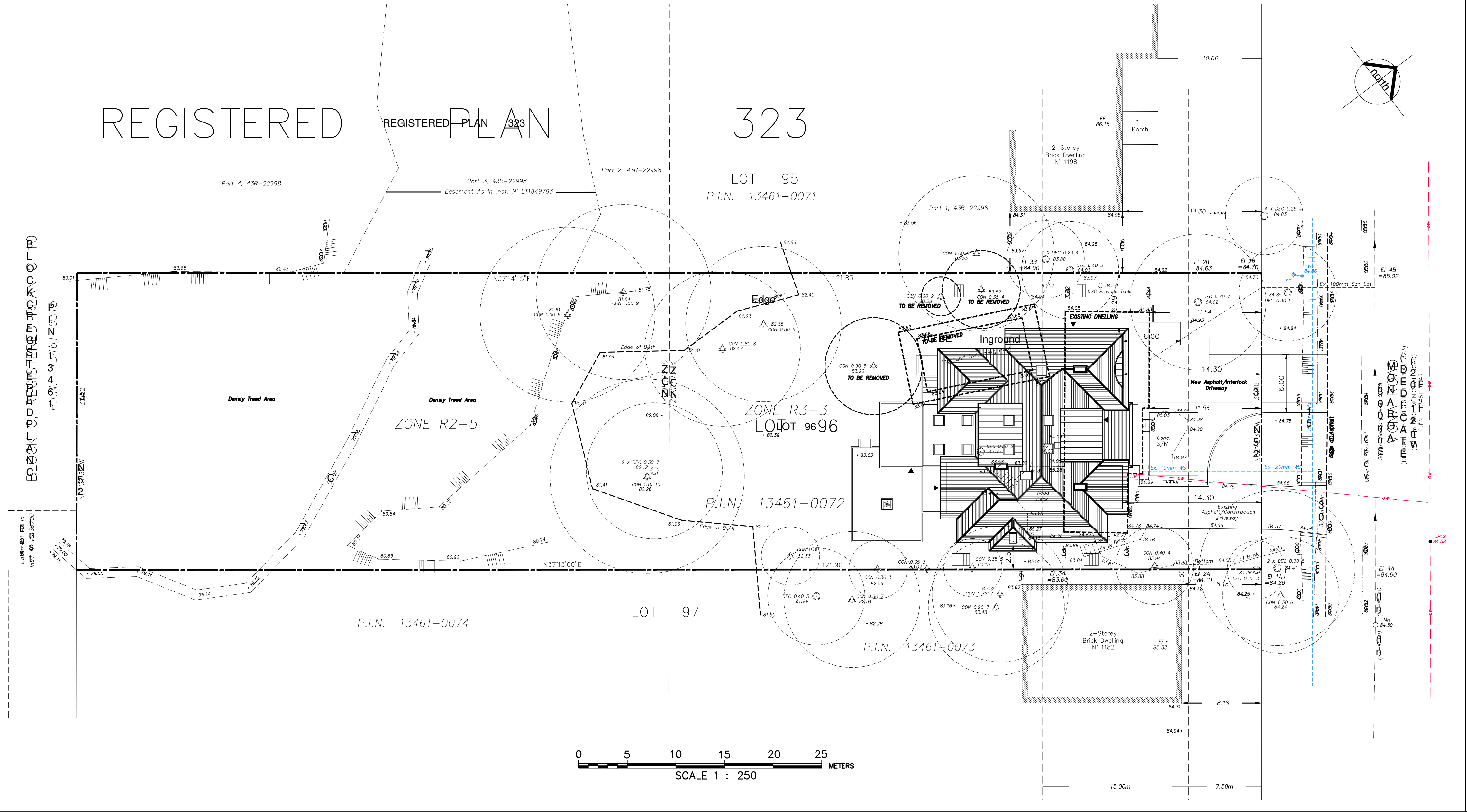


Figure 55



Figure 56

STRUCTURAL NOTES:				
<p>GENERAL:</p> <p>ALL ASPECTS OF CONSTRUCTION TO BE IN CONFORMITY WITH THE ONTARIO BUILDING CODE 2012 (WITH ALL UPDATES)</p> <p>FOOTINGS AND SLABS:</p> <p>1. CONCRETE FOOTINGS TO REST ON UNDISTURBED SOIL, CAPABLE OF SUSTAINING A LOAD OF 150 kPa (3150 psi).</p> <p>2. FOOTINGS TO CONFORM TO O.B.C. 2012 SECTION 9.15.</p> <p>3. STEPPED FOOTINGS : MIN. 610mm (2' 0") VERTICAL RISE BETWEEN HORIZONTAL PORTIONS. HORIZONTAL DISTANCE BETWEEN RISERS MIN 610mm (2' 0").</p> <p>4. CONCRETE SLABS ON EARTH LOCATED AT GRADE TO BE 100mm (4") THICK WITH 6 x 6, 6 / 6 WWM REINFORCEMENT (OPTIONAL) ON 127 mm (5") CRUSHED STONE.</p> <p>5. CONCRETE SLABS ON EARTH LOCATED BELOW GRADE TO BE 80mm (3") THICK WITH 6 x 6, 6 / 6 WWM REINFORCEMENT AND 20mm (1") CONC. TOPPING.</p> <p>6. MIN. STRENGTH FOR INTERIOR FLOOR SLABS TO BE 20 MPa (2900 psi).</p> <p>7. MIN. STRENGTH FOR GARAGE FLOOR SLABS TO BE 32 MPa (4650 psi) WITH 5% - 8% AIR ENTRAINMENT.</p> <p>8. MIN. STRENGTH OTHER SLABS 15 MPa (2200 psi).</p> <p>9. HABITABLE ROOMS ON CONC. SLAB TO BE DAMP-PROOFED WITH 6 MIL. POLYETHYLENE.</p> <p>BASEMENT COLUMNS AND BEARING WALLS:</p> <p>1. INTERIOR BEARING AND STUD PARTITIONS IN BASEMENT TO BE 2' x 4" SPR. 400mm (1' 4") O.C. (FOR BUNGALOWS) & 2' x 6" AT 400mm (1' 4") O.C. (FOR 2 STOREY BLDGS) W/ DOUBLE TOP PLATE AND SINGLE BOTTOM PLATE ANCHORED TO CONCRETE CURB AT 2m (6' 8") O.C.</p> <p>2. STEEL COLUMN PLATES TO BE ANCHORED TO FOOTING w/ min. 2No. 12.7 mm (½") Ø BOLTS. 100mm (4") INTO FOOTING.</p> <p>3. STEEL COLUMN TOP PLATES TO BE CONNECTED TO BEAM w/ min. 2No. 12.7 mm (½") Ø BOLTS. 100mm (4") INTO BEAM.</p> <p>4. MIN. STEEL COLUMN 5 mm (½") THICK COLUMN BEAMS TO BE SHOP PRIMED.</p> <p>5. EXTERIOR WOOD COLUMNS ANCHORED TO CONCRETE SLAB OR FOOTINGS WITH STEEL ANCHOR SHOE MIN. 150 mm (6") ABOVE GRADE AND 20mm (1") x 100mm (4") x 300mm (1'0") WOOD NAILING STRIP NAILED TO BEAM AT TOP.</p> <p>FLASHING:</p> <p>1. FLASHING IS REQUIRED UNDER ALL JOINTED SILLS AND OVERHEADS OF WINDOWS AND DOORS IN EXTERIOR WALLS IF DISTANCE BELOW EAVES IS MORE THAN ½ ROOF OVER HANG.</p> <p>2. CHIMNEY FLASHING IS REQUIRED AT INTERSECTION WITH ROOF. FLASH OVER A CHIMNEY SADDLE WHEN WIDTH OF CHIMNEY EXCEEDS 150 mm (2' 6").</p> <p>3. FLASHING REQUIRED AT INTERSECTIONS OF ROOFS, AND WALL, VALLEY AND OVER PARAPET WALLS.</p> <p>4. FLASHING BETWEEN ROOF SHINGLES AND WALL SIDING - 20 GAUGE GALV. METAL 75 mm (3") VERTICALLY BEHIND SHEATHING AND EXTEND 75 mm (3") HORIZONTALLY.</p> <p>TERMAL INSULATION AND VAPOUR:</p> <p>1. PROVIDE RIGID PERIMETER INSULATION FOR CONCRETE SLABS ON GRADE FOR HABITABLE AREAS.</p> <p>2. THE UPPER PART OF FOUNDATION WALLS ENCLOSING HEATED SPACE SHALL BE INSULATED FROM THE UNDERSIDE OF THE SUBFLOOR TO NOT LESS THAN 610mm (2' 0") BELOW THE ADJACENT FINISHED GROUND LEVEL. PROTECT INSULATION WITH 12.7mm (½") DRYWALL IF AREA IS UNFINISHED.</p> <p>3. CONCRETE PARGE AND DAMPPROOF FOUNDATION WALLS.</p> <p>4. ACCESS HATCHES INTO ATTICS SHALL BE WEATHER STRIPPED AROUND THE PERIMETERS OF THE HATCHES (SEE ALSO ROOF CONSTRUCTION).</p> <p>5. DUCT WORK IN ATTIC OR ROOF SPACES SHALL HAVE ALL JOINTS TAPED OR BE OTHERWISE AIRTIGHT THROUGHOUT THEIR LENGTH.</p> <p>6. CLEARANCES BETWEEN CHIMNEYS OR GAS VENTS AND THE SURROUNDING CONSTRUCTION WHICH WOULD PERMIT AIR LEAKAGE FROM WITHIN THE BUILDING INTO AN ATTIC OR ROOF SPACE SHALL BE SEALED BY NONCOMBUSTIBLE MATERIAL TO PREVENT SUCH LEAKAGE.</p> <p>7. MASONRY WALLS OF HOLLOW UNITS WHICH PENETRATE THROUGH THE CEILING SHALL BE CAPPED WITH MASONRY UNITS WITHOUT VOIDS OR BE SEALED WITH FLASHING MATERIAL EXTENDING ACROSS THE FULL WIDTH OF THE MASONRY AT OR NEAR THE CEILING ADJACENT TO THE ROOF SPACE TO PREVENT MOISTURE WITHIN THE VOIDS FROM ENTERING THE ROOF OF THE ATTIC SPACE.</p> <p>8. INSULATION INSTALLED IN CEILING SHALL BE PROTECTED BY TYPE 'I' VAPOUR BARRIERS INSTALLED SO THAT ALL JOINTS OCCUR AT FRAMING MEMBERS Furring OR BLOCKING & LAPPED AT LEAST 100mm (4") AT ALL JOINTS.</p> <p>9. HOLES THROUGH VAPOUR BARRIERS INSTALLED IN CEILINGS FOR THE INSTALLATION OF ELECTRIC WIRING, ELECTRICAL BOXES, PIPING OR DUCTWORK SHALL BE EFFECTIVELY SEALED WITH CAULKING, TAPE OR OTHER APPROVED MATERIAL TO MAINTAIN THE INTEGRITY OF THE VAPOUR BARRIER OVER THE ENTIRE CEILING.</p> <p>10. FOAM SILL SEAL CONSTRUCTION GASKET 6 x 90 x 140 mm (¼" x 3½" x 5½") TO BE USED UNDER ALL ANCHOR SILL PLATES.</p> <p>MASONRY VENEER WALLS:</p> <p>1. MIN. 90mm (3 ¾") THICKNESS UP TO max. 7.3m (24' 0") HIGH.</p> <p>2. TIES TO BE GALVANIZED, CORROSION RESISTANT CORRUGATED 22 GA (16) WIDE SPACED 400mm (1' 4") O.C. HORIZONTALLY AND 600mm (2'0") VERTICALLY NAILED TO STUDS THROUGH THE SHEATHING.</p> <p>3. PROVIDE 25mm (1") AIR SPACE BETWEEN VENEER AND WALL SHEATHING.</p> <p>4. DRAIN BOTTOM OF SPACE WITH WEEP HOLES AT 610mm (2' 0") O.C. IN STARTER COURSE MIN. 150mm (6") ABOVE FINISHED GRADE, 9 mm (⅜") DIA. HOLES.</p> <p>5. PROVIDE 6 MIL. POLYETHYLENE FLASHING UNDER STARTER COURSE, UNDER WEEP HOLES AND 150mm (6") UP WALL, BEHIND SHEATHING PAPER.</p> <p>6. MAX. CORBEL/PROJECTION OVER FOUNDATION WALL NOT TO EXCEED 25 mm (1 ½") FOR 90mm (3 ¾") THICK VENEER</p> <p>WOOD FRAMING:</p> <p>1. ALL FRAMING LUMBER TO BE O.B.C STANDARDS SIZES OF JOISTS, LINTELS ETC. INDICATED ON DRAWINGS, SPECIFIED AS PER No. 2 (UNLESS OTHERWISE NOTED).</p> <p>2. BEAMS TO HAVE 90mm (3 ½") BEARING.</p> <p>3. LATERAL SUPPORT (WALLS SUPPORTING JOISTS) ANCHOR SILL PLATE AT 2m (6' 8") O.C. w/ 12.7mm (½") Ø ANCHOR BOLTS EMBEDDED 100mm (4") INTO MASONRY OR ANCHORED EVERY 4TH JOIST NOT RESTING ON A PLATE w/ 5 mm (⅛") x 38 mm (1 ½") STEEL JOIST ANCHORS. N.B. NOT REQUIRED IF FOUNDATION WALL SUPPORTS SOLID MASONRY.</p> <p>4. LATERAL SUPPORT - (WALLS PARALLEL TO JOISTS) - BEND 5 mm (⅛") x 38 mm (1 ½") STEEL STRAP 80mm (3") INTO MASONRY AND FIX TO 3 PARALLEL JOISTS OR FIX TO SILL PLATE (ANCHORED) TO 3 RIGIDLY CONNECTED FLOOR JOISTS AT 2m (6' 8") O.C.</p> <p>5. ALL JOISTS TO HAVE BRIDGING OVER INTERIOR BEARING WALLS AND BEAMS.</p> <p>6. MIN. SILL PLATE 50 x 100 mm (2" x 4").</p> <p>7. SILL PLATE ANCHORS TO BE MIN. 12.7mm (½") DIA. BOLTS EMBEDDED MIN. 100 mm (4") INTO FOUNDATION WALLS. MAX. SPACING 2m (6'8") O.C.</p> <p>8. HEADER JOISTS AROUND FLOOR OPENINGS SHALL BE DOUBLED IF OVER 1.2 m (4' 0") & LESS THAN 3.2 m (10' 6").</p> <p>9. TRIMMER JOISTS AROUND FLOOR OPENINGS TO BE DOUBLED IF OVER 800mm (2' 8") & LESS THAN 2m (6' 6") O.C.</p> <p>10. SPACE FLOOR JOISTS AT 300mm (12") O.C. UNDER KITCHEN APPLIANCES.</p> <p>11. SPACE FLOOR JOISTS @ 300mm (12") O.C. AT CANTILEVERS</p> <p>12. DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS.</p> <p>13. TRIPLE JOISTS UNDER ALL PARALLEL BEARING PARTITIONS.</p> <p>14. MIN. 38 mm (1½") END BEARING REQUIRED FOR SUPPORT OF JOISTS, CEILING JOISTS, ROOF JOISTS AND RAFTERS.</p> <p>15. PROVIDE METAL JOIST HANGERS FOR SUPPORT OF JOISTS FRAMING INTO SIDES OF WOOD BEAMS, TRIMMER AND HEADERS WHEN REQUIRED.</p> <p>16. ALL CONCEALED SPACES TO BE FIRE STOPPED BETWEEN EACH STOREY AT FLOORS, CEILING, ROOFS & AT STAIRS.</p> <p>17. WOOD STUD PARTITIONS TO BE MADE UP OF 50 x 100 mm (2" x 4") SPR. 400 mm (16") O.C. AND PLATES (DOUBLE TOP PLATE IN BEARING STUD).</p> <p>18. USE 80 x 100 mm (2" x 4") STUDS @ 300mm (12") O.C. FOR GROUND FLOOR OF 3 STOREY STRUCTURES.</p> <p>19. DOUBLE STUDS AROUND OPENINGS AND TRIPLE STUDS IN CORNERS IN BEARING STUD PARTITIONS.</p> <p>CONC. BLOCK / POURED CONCRETE FOUNDATION WALLS:</p> <p>1. TOP OF FOUNDATIONS WALL TO BE min. 150mm (6") ABOVE FINAL GRADE.</p> <p>2. KEY CONCRETE BLOCK WALL TO FOOTING.</p> <p>3. 32 MPa CONCRETE FOR POURED FOUNDATION WALLS.</p> <p>ROOF DRAINAGE:</p> <p>1. ROOF WATER FROM UPPER ROOF LEVEL MUST BE PIPED DIRECTLY TO LOWER LEVEL.</p> <p>ROOF CONSTRUCTION:</p> <p>1. ACCESS TO ROOF ATTIC TO BE min. 500mm (20") x 710mm (28") WITH INSULATION AND WEATHER STRIP.</p> <p>2. PROVIDE EAVES PROTECTION No. 45 (45 lb. ROLL ROOFING OR 6 MIL. POLY.) FROM THE EDGE TO 300mm (12") INSIDE THE INNER FACE OF THE EXTERIOR WALL (OVER ALL HABITABLE AREAS) TO A min. OF 910mm (3' 0") UP ROOF SLOPE FROM ROOF EDGE.</p> <p>3. STARTER STRIP No. 85 : 85 lb. ROLL ROOFING OR ROOF SHINGLES OF SAME WEIGHT AND QUALITY AS USED ON ROOF, LAID WITH TABS FACING UP ROOF SLOPE.</p> <p>4. HIP AND VALLEY RAFTERS TO BE 50mm (2") DEEPER THAN COMMON RAFTERS.</p> <p>5. ROOF SHEATHING 12.7mm (½") ASPENITE OR PLYWOOD; IF EDGES UNSUPPORTED 610mm (2' 0") O.C. SPACING OF SUPPORTS.</p> <p>6. ROOF EDGE SUPPORTS TO BE 50mm (2") x 50mm (2") BLOCKING MIN.</p> <p>7. TRUSS BRIDGING PROVIDE 20mm (1") x 100mm (4") CONT. AT EACH 2.1m (7' 0") O.C.</p> <p>8. PROVIDE 2' x 4" WALL TIES ACROSS JOINTS OR BOTTOM TRUSS CHORD, MIN. 1.2m (4'0") O.C. FOR ROOF SLOPES 4/12 OR GREATER.</p> <p>9. 4 PLY B.U.R. OR SINGLE PLY MEMBRANE ROOFING FOR ALL FLAT AREAS.</p> <p>CHIMNEYS:</p> <p>1. TOP OF MASONRY CHIMNEY TO HAVE 75 mm (3") THICK CONCRETE CAP WITH WASH AND DRIP PROJECTING MIN. 25 mm (1") FROM FACE OF CHIMNEY AND TO HAVE FLUE LINER EXTENDING MIN. 50 mm (2") ABOVE CAP.</p> <p>2. TOP OF FLUE TO BE 915 mm (3'0") ABOVE THE HIGHEST POINT AT WHICH THE CHIMNEY COMES IN CONTACT WITH THE ROOF OR 610mm (2'0") ABOVE THE HIGHEST ROOF SURFACE 3.05m (10' 0") AWAY.</p> <p>3. METAL CLEANOUT AT BOTTOM OF CHIMNEY FLUE LINER.</p> <p>4. 15 mm (5/8") FLUE LINER TO EXTEND 200 mm (8") BELOW LOWEST FLUE PIPE CONNECTION AND 50 mm (2") ABOVE CHIMNEY CAP.</p> <p>5. MIN. CLEARANCE FROM COMBUSTIBLE MATERIALS, 150 mm (6") ABOVE CLEANOUT DOOR, 12.7 mm (1/2") CLEARANCE FOR CHIMNEYS ON EXTERIOR WALLS 50 mm (2") FOR INTERIOR CHIMNEYS.</p> <p>6. PROVIDE LATERAL SUPPORT MAX. 2.6m (8' 6") O.C. VERTICALLY.</p> <p>7. METAL CHIMNEYS AND VENTS TO BE U.L.C. LABELED.</p> <p>8. CLASS A - OIL FIRED FURNACE</p> <p>9. CLASS B - GAS FIRED FURNACE</p> <p>MECHANICAL VENTILATION:</p> <p>1. DUCT ALL MECHANICAL VENTILATION TO OUTSIDE AIR AND INSULATE THROUGH UNHEATED SPACE. PROVIDE BACK FLOW DAMPERS AT DUCT END OF FAN.</p> <p>NATURAL VENTILATION:</p> <p>1. INSULATION SHALL BE INSTALLED AND OTHER CONSTRUCTION WORK UNDERTAKEN IN A MANNER WHICH WILL NOT REDUCE FLOW OF AIR THROUGH VENTS OR THROUGH ANY PORTION OF THE ROOF SPACE OR ATTIC, WHERE NECESSARY TO ENSURE EFFECTIVE AIR CIRCULATION SPECIAL VENTING DEVICES SUCH AS DUCTS/ Baffles SHALL BE INSTALLED.</p> <p>2. ROOF SPACES / ATTICS ABOVE INSULATED CEILINGS SHALL BE VENTILATED WITH OPENING TO THE EXTERIOR HAVING A TOTAL UNOBSTRUCTED AREA OF NOT LESS THAN 1/200 OF THE INSULATED CEILING AREA (OF WHICH 1/2 IS TO BE LOCATED IN SOFFIT) VENTS SHALL BE LOCATED SO AS TO PROVIDE MAXIMUM EFFECTIVE AIR CIRCULATION AND, IN RIDGE TYPE ROOFS APPROX. 1/2 OF THE TOTAL VENT AREA SHALL BE LOCATED AT OR NEAR THE RIDGE.</p> <p>HEATING:</p> <p>1. HEATING DUCTS AND RETURN AIR HAVE BEEN LOCATED AS A SUGGESTED GUIDE ONLY. INSTALLATION IS TO SUIT BUILDING CONDITIONS AND LOCAL-BY-LAWS. SUBMIT HEATING LAYOUTS BEFORE COMMENCEMENT OF CONSTRUCTION.</p> <p>2. AIR DUCTS IN EXTERIOR WALLS TO HAVE MIN. #9 (¾") THERMAL INSULATION (1.23 (R7) IN UNHEATED SPACE, SPACE BETWEEN DUCT AND STUD ETC. TO BE SEALED WITH NON-COMBUSTIBLE MATERIAL AT EACH END. PIPE INSULATION TO BE NON-COMBUSTIBLE MAX. FLAME SPREAD RATING FOR PIPES AND DUCTS 75 IN SERVICE SPACE 150 OTHERWISE.</p> <p>STAIRS AND BALCONIES:</p> <p>1. MAX. RISE FOR PRIVATE STAIRS IS 200 mm (7 ½") FOR LIVING AREAS AND MIN. OF 125 mm (4 ¾").</p> <p>2. MIN. RUN 210mm (8 ½") WITH A 235 mm (9 ¼") TREAD.</p> <p>3. MIN. CLEAR HEIGHT OVER STAIRS WITH A DWELLING UNIT IS 1950 mm (6' 4").</p> <p>4. HANDRAIL HEIGHTS WITHIN DWELLINGS:</p> <p>a) NO LESS THAN 865 mm (2' 10") ABOVE STAIR TREAD.</p> <p>b) MIN. 1070 mm (3' 6") AT INTERMEDIATE LANDINGS</p> <p>c) 1070 mm (3' 6") AT MAIN LANDINGS</p> <p>d) AT LEAST ONE HANDRAIL MUST BE CONTINUOUS THROUGHOUT LENGTH OF STAIR OR RAMP.</p> <p>5. EXTERIOR WOOD STAIRS TO BE SUPPORTED ON CONCRETE BASE OR APRON MIN. 1" ABOVE FINISHED GRADE. MIN. EXTERIOR STAIR WIDTH 915 mm (3' 0") FOUNDATIONS REQUIRED IF EXTERIOR STEPS HAVE MORE THAN 2 TREADS AND 2 RISERS.</p> <p>6. WITHIN A DWELLING UNIT STAIRS REQUIRE A MIN. WIDTH OF 860 mm (2' 10").</p> <p>7. GUARD REQUIRED ON BALCONY AND PORCH IF MORE THAN 610 mm (2' 0") ABOVE FINISHED GRADE.</p> <p>8. BALCONY GUARDS MAX. 100mm (4") SPACE BETWEEN VERTICAL PICKETS WITH NO HORIZONTAL MEMBERS BETWEEN 100mm (4") AND 150mm (6") ABOVE BALCONY FLOOR.</p> <p>9. MIN. GUARD HEIGHT WITHIN DWELLING 915 mm (3' 0").</p> <p>10. EXTERIOR</p> <p>a) MAX. RISE = 200 mm (8")</p> <p>b) MIN. RUN = 210 mm (8-1/4")</p> <p>c) MIN. TREAD = 235 mm (9-1/4")</p> <p>WINDOWS AND DOORS:</p> <p>1. 10% FLOOR AREA OF HABITABLE ROOMS TO EQUAL UNOBSTRUCTED OPENING GLASS AREA OF WINDOW. NATURAL VENTILATION IS 92. FT. MIN.</p> <p>2. 5% FLOOR AREA OF BEDROOMS (MIN. OF 3.50. FT.) TO EQUAL UNOBSTRUCTED OPENING GLASS AREA OF WINDOWS (ACCEPTABLE TO CMHC PROJECTS PROVIDING LOCAL AUTHORITIES APPROVAL).</p> <p>3. PROVIDE STORM DOORS TO ALL EXTERIOR OPENINGS.</p> <p>4. EXTERIOR DOORS TO HAVE A THERMAL RESISTANCE OF R.S.I. 1.23 (R7).</p> <p>FIRE SEPARATIONS:</p> <p>1. VERTICAL JOINTS BETWEEN MASONRY FIRE SEPARATIONS AND EXTERIOR WALLS SHALL BE CAULKED.</p> <p>2. ELECTRICAL SWITCHES, RECEPTACLES ETC. ON OPPOSITE SIDES OF MASONRY FIRE SEPARATIONS SHALL NOT BE LOCATED WITHIN THE SAME MASONRY UNIT OR CORE.</p> <p>3. ALL WALL MOUNTED EQUIPMENT SUCH AS MEDICINE CABINETS OR ELECTRICAL SERVICE TO IMPAIR THE PERFORMANCE OF MASONRY FIRE SEPARATIONS.</p> <p>4. BEAMS AND JOISTS FRAMED INTO FIRE SEPARATIONS SHALL NOT REDUCE THE THICKNESS TO LESS THAN 100mm (4") OF MASONRY.</p> <p>PRODUCTS OF COMBUSTION DETECTIONS:</p> <p>ONTARIO BUILDING CODE, 9. 10, 18, 13.</p> <p>1. A PRODUCT OF COMBUSTION AND CARBON MONOXIDE DETECTOR OR DETECTORS OF THE SINGLE STATION ALARM TYPE SHALL BE INSTALLED IN EACH BEDROOM AND IN A LOCATION BETWEEN THE SLEEPING ROOMS AND THE REMAINDER OF THE STOREY. IF SLEEPING ROOMS ARE SERVED BY A HALLWAY, THE SMOKE ALARM SHALL BE LOCATED IN THE HALLWAY, AS SHOWN ON PERMIT PLANS.</p> <p>2. NO. OF DETECTORS REQUIRED = MIN. ONE DETECTOR INSTALLED ON EACH STOREY INCLUDING BASEMENTS OR AS INDICATED ON PLANS THUS:</p> <p>3. THE PRODUCTS OF COMBUSTION DETECTORS AND ALARMS SHALL BE:</p> <p>i) UNDERWRITERS LABORATORIES OF CANADA LISTED AND LABELED</p> <p>ii) OF THE SINGLE STATION ALARM TYPE</p> <p>iii) AN IONIZATION P.O.C. DETECTOR OR SPOT TYPE PHOTOELECTRIC SMOKE DETECTOR</p> <p>iv) EQUIPPED WITH VISUAL INDICATION THAT THEY ARE IN OPERATING CONDITION</p> <p>v) CONNECTED TO THE BUILDING ELECTRICAL SUPPLY WITHOUT A DISCONNECT WALL SWITCH</p> <p>vi) PERMANENTLY MOUNT TO A STANDARD ELECTRICAL OUTLET OR JUNCTION BOX ON CEILING</p> <p>vii) SERVED BY A CIRCUIT NOT INTERCONNECTED TO ANY WALL OUTLET; AND</p> <p>ix) AUDIBLE WITHIN BEDROOMS WHEN INTERVENING DOORS ARE CLOSED.</p>				
SITE SURVEY:				



GENERAL NOTES	
FEATURES OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE THE SAME CHARACTER AS THOSE NOTED FOR SIMILAR CONDITIONS.	
ALL DIMENSIONS AND INFORMATION SHOWN ON THESE DRAWINGS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO CONSTRUCTION AND FABRICATION OF ITS COMPONENTS. SHOULD EXISTING CONDITIONS OR SERVICES BE FOUND TO VARY FROM THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS, THE DESIGN OFFICE MUST BE NOTIFIED IMMEDIATELY.	
UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS, NO PROVISION HAS BEEN MADE ON THE DRAWINGS FOR CONDITIONS OCCURRING DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY BRACING AND SHORING REQUIRED FOR STRESS AND INSTABILITY OCCURRING FROM ANY CAUSE DURING CONSTRUCTION. THE CONTRACTOR SHALL ACCEPT RESPONSIBILITY FOR ALL SUCH MEASURES. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL NECESSARY BRACING, SHORING, SHEET PILING OR OTHER TEMPORARY SUPPORTS TO SAFEGUARD ALL EXISTING OR ADJACENT STRUCTURES AFFECTED BY THIS WORK.	
DO NOT SCALE DRAWINGS.	

LOT DESCRIPTION :		LOT N° 96
REGISTERED PLAN NO.		323
CITY OF MISSISSAUGA		
ZONING INFORMATION		
ZONING BY-LAW	MISSISSAUGA ZONING BY-LAW No. 0225 - 2007	
	ZONE R2 - 5	
	ZONE R3 - 3	
ZONING MAP	CITY OF MISSISSAUGA MAP 08	
	SCHEDULE "B" To BY-LAW No. 0225 - 2007	

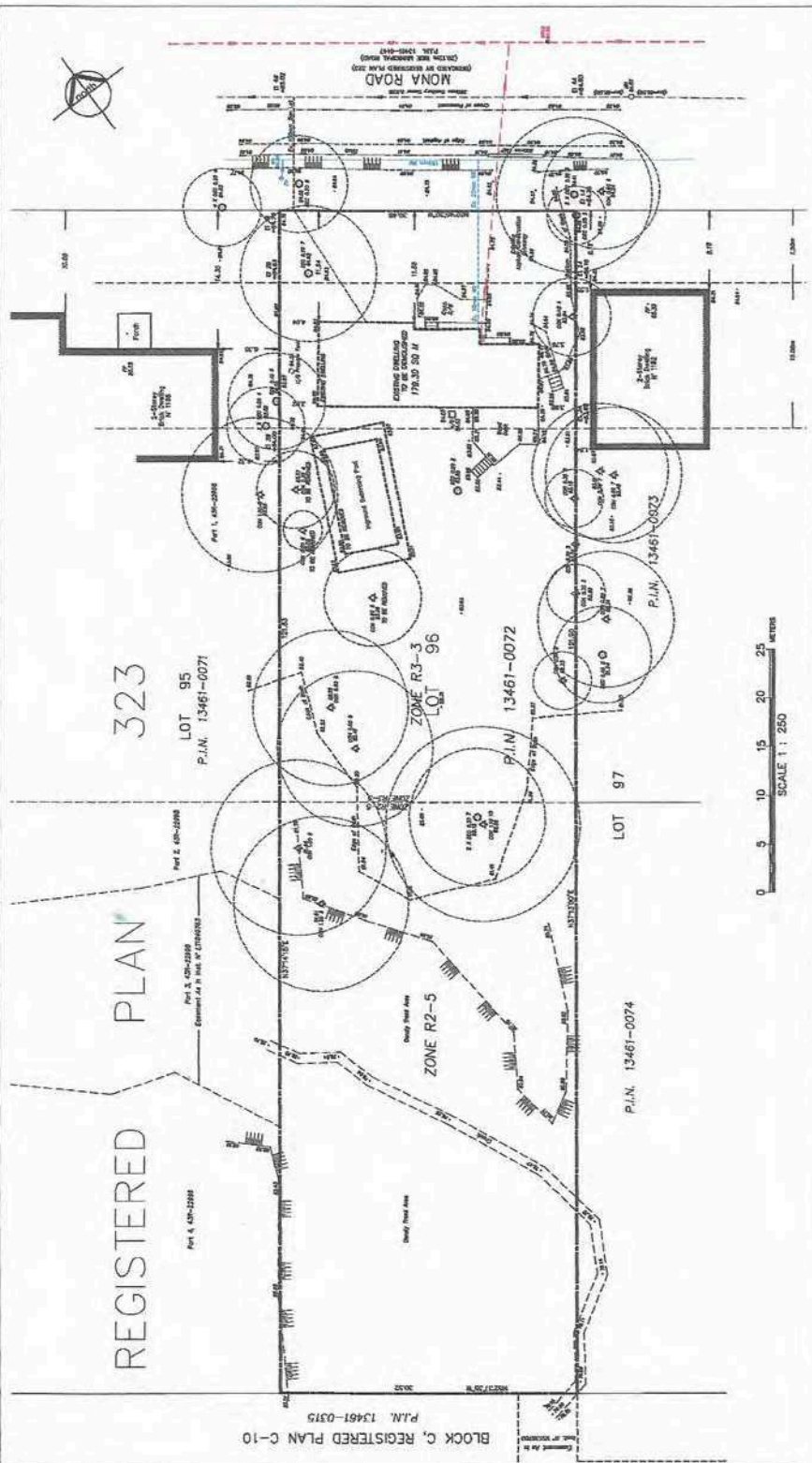
SITE STATISTICS			
LOT AREA			
3,715.6 sq m (39,994.4 sq ft) = 0.918 ac			
ZONE R2 - 5 AREA = 1858.4 sq m (20,003.65 sq ft)			
ZONE R3 - 3 AREA = 1857.2 sq m (19,990.75 sq ft)			
SETBACKS (RESIDENCE)			
	PROPOSED	MINIMUM ZONE R2 - 5	MINIMUM ZONE R3 - 3
FRONT (RESIDENCE)	= 14.30 m (46.91 ft)	= 9.00 m (29.53 ft)	= 7.50 m (24.60 ft)
REAR (RESIDENCE)	= 89.11 m (292.35 ft)	= 7.50 m (24.60 ft)	= 7.50 m (24.60 ft)
SIDE (NORTH WEST)	= 6.29 m (20.63 ft)	= 1.80 m (5.90 ft)	= 1.20 m (3.93 ft)
SIDE (SOUTH EAST)	= 2.50 m (8.20 ft)	= 1.80 m (5.90 ft)	= 1.20 m (3.93 ft)
COMBINED WIDTH OF SIDE YARDS	= 8.79 m (28.83 ft)	= 8.23 m (27.00 ft)	= 8.23 m (27.00 ft)
		27% LOT FRONTAGE	27% LOT FRONTAGE
BUILDING HEIGHT			
	PROPOSED	MAXIMUM ZONE R2 - 5	MAXIMUM ZONE R3 - 3
MAX HEIGHT HIGHEST RIDGE	= TBC m (TBC ft)	= 9.50 m (31.17 ft)	= 9.50 m (31.17 ft)
MAX HEIGHT OF EAVES	= TBC m (TBC ft)	= 6.40 m (21.00 ft)	= 6.40 m (21.00 ft)
LOT FRONTAGE			
	PROPOSED	MINIMUM ZONE R2 - 5	MINIMUM ZONE R3 - 3
	= 30.48 m (328.08 ft)	= 30.00 m (322.91 ft)	= 30.00 m (322.91 ft)
BUILDING AREA			
GROSS FLOOR AREA			
FIRST FLOOR LEVEL	=	274.80 sq m (2,958.00 sq ft)	
LOWER FLOOR LEVEL	=	131.00 sq m (1,410.00 sq ft)	
GROSS FLOOR AREA	=	405.80 sq m (4,368.00 sq ft)	
LOT AREA	=	3,715.60 sq m (39,994.40 sq ft)	
MAXIMUM GROSS FLOOR AREA	=	190 sq m + 0.20 OF LOT AREA	
	=	190 sq m + 371.44 sq m	
	=	516.44 sq m (5,559.00 sq ft)	
AREA EXCLUDES STORAGE AND GARAGE AREAS.			
LOT COVERAGE			
RESIDENCE (FOOTPRINT)	=	257.70 sq m (2,773.96 sq ft)	
COVERED AREA (FRONT)	=	17.22 sq m (185.35 sq ft)	
COVERED AREA (REAR)	=	34.20 sq m (368.11 sq ft)	
TERRACES (REAR)	=	44.83 sq m (482.54 sq ft)	
GARAGE	=	47.90 sq m (515.52 sq ft)	
TOTAL AREA	=	401.85 sq m (4,325.48 sq ft)	
	=	21.65 %	
MAXIMUM PERMITTED	=	35 %	

THE UNDERSIGNED HAS REVIEWED & TAKES RESPONSIBILITY FOR THIS DESIGN, HAS THE QUALIFICATIONS & MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO BE A DESIGNER.			
QUALIFICATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.5.1 OF THE BUILDING CODE.			
Jonathan Sprawson		32490	
NAME		SIGNATURE	
		BCIN	
REGISTRATION INFORMATION REQUIRED UNLESS DESIGN IS EXEMPT UNDER 2.17.4.1 OF THE BUILDING CODE.			
Design Quorum Inc.		35234	
FIRM NAME		BCIN	
REV NO.	DESCRIPTION	DATE	BY
-	DRAWING ISSUED	15.08.31	SB
A	FOOTPRINT REDUCED & POSITION OF RESIDENCE MOVED STH. DRIVEWAY & LANDSCAPING REVISED.	15.09.10	SB
B	KEYPLAN ADDED. SITE STATISTICS UPDATED	15.09.11	SB

DRAWING TITLE		PROPOSED SITE PLAN
CLIENT		MS. LEIGH HAMILTON & MR. SCOTT MUDDIMAN
PROJECT TITLE		MONA RESIDENCE 1190 MONA ROAD, MISSISSAUGA, ONTARIO
STATUS		PERMIT
DRAWN BY	CHECKED BY	CLIENT APPROVAL
SB	JS	
DATE	SCALE	AS NOTED
© 11 SEPT 2015		
DRAWING NO.	REV	
A - 001	B	

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

SITE SURVEY





Address: 1190 MONA RD

Municipality: MISSISSAUGA CITY

Roll Number: 210501001509600

[Property](#)[Enhanced](#)[TREB MLS® Sales](#)[Demographics](#)

Property Information

Appendix J

Property Type Residential**Property Code & Description** 301-Single-family detached (not on water)**Assessment Roll Legal Description** PLAN 323 LOT 96**Legal Description** LT 96, PL 323 CITY OF MISSISSAUGA**Year Built** 1952**Number of Full Storeys** 1**Number of Partial Storeys** 0**Frontage (ft)** 100**Depth (ft)** 400**Site Area** 40,000 Sq.Feet**Variance** Regular

Valuation Information

Assessed Value on Jan 1, 2012 \$1,198,000**Phased In Value on Jan 1, 2015** \$1,147,500**Taxation Year** 2015

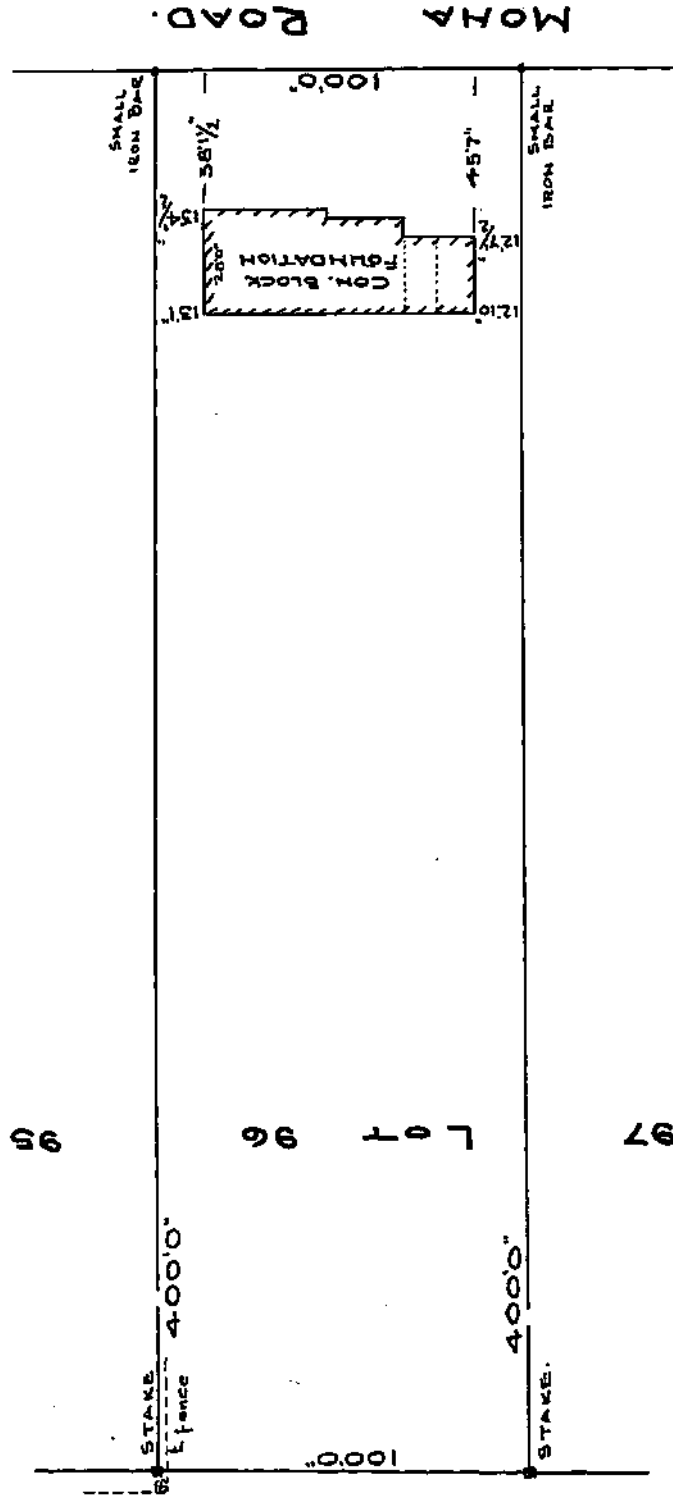
Sale Information

Last Sale Date 02/06/2015**Last Sale Amount** \$1,405,000

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four-year assessment update and a phase-in of assessment increases. For more information regarding Assessment Updates visit

Ref. H. F. 619

SKETCH of SURVEY
LOT 96 - PLAN 323
TWP. OF TORONTO
CO. OF PEEL.



COOK AND DUNNING
ONTARIO LAND SURVEYORS
1800'S PROFESSIONAL ENGINEERS
1040A LAKE SHORE ROAD
NEW TORONTO Z 6-208

PER *M. Dunning* O.L.S.

DATE 18 DEC. 1951



ENTRANCE ELEVATION

1190 MONA ROAD
MISSISSAUGA, ONTARIO

AO1

SCALE 3/8" = 1'

17 SEPT 2013
REV 0

Appendix L





SIDE (NORTH) ELEVATION

1190 MONA ROAD
MISSISSAUGA, ONTARIO

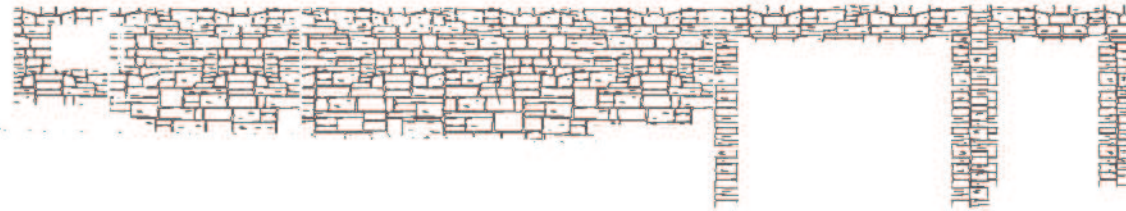
Appendix L

A02

SCALE 3/32" = 1"

17 SEPT 2015
PRELIMINARY





REAR ELEVATION

1190 MONA ROAD
MISSISSAUGA, ONTARIO

Appendix L

A03

SCALE 3/16"
17 SEPT 2015
PRELIMINARY

dq
DESIGN
QUORUM
INITIAT
447 KERR ST
OAKVILLE, ON L
T. 905.339.
DQI.C

080



SIDE (SOUTH) ELEVATION

1190 MONA ROAD
MISSISSAUGA, ONTARIO

Appendix L

A04

SCALE 3/32" = 1"

17 SEPT 2015
PRELIMINARY



City of Mississauga Corporate Report



Date: October 29, 2015 To: Chair and Members of Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files:
	Meeting date: 2015/11/17

Subject

Request to Demolish a Heritage Listed Property: 906 Whittier Crescent (Ward 2)

Recommendation

1. That the property at 906 Whittier Crescent, 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 demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Lorne Park Estates cultural landscape. This cultural landscape is noted for being a unique shoreline community established in the late 19th century with a balance of low density residential and protected mature forest of significant ecological interest within the City of Mississauga.

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

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 David Small Designs. It is attached as Appendix 1. The consultant has concluded that the house at 906 Whittier Crescent is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

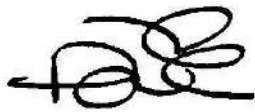
Conclusion

The owner of 906 Whittier Crescent 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

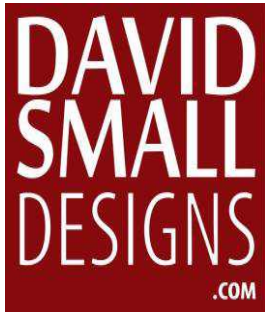
Appendix 1: Heritage Impact Assessment

Appendix 2: Arborist Report



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



Heritage Impact Statement

**906 Whittier Crescent
Mississauga ON L5H 2X3**

September 21, 2015

Report prepared by David W. Small

A handwritten signature in black ink, appearing to read "D. Small", is written over a horizontal line.

David W. Small

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Section 2	Property Overview	5
Section 3	Property Details	13
Section 4	Building Details	16
Section 5	Development Proposal	31
Section 6	Conclusion.....	38
Section 7	Bibliography	44

Section 1 | Introduction

Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing (redevelopment of properties in existing mature neighbourhoods). 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 120 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 the properties listed as cultural landscapes for the last 7 years. Through the preparation of over 30 “H.I.S” documents, David W. Small Designs has acquired a clear understanding of the cultural landscape known as Lorne Park Estates.

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

1. 1312 Stavebank Road – January 2015
2. 156 Indian Valley Trail – June 2014
3. 1392 Stavebank Road – March 2014
4. 40 Veronica Drive – November 2013
5. 930 Whittier Crescent – November 2013
6. 1407 Stavebank Road – September 2013
7. 57 Inglewood Drive – April 2013
8. 1162 Vesta Drive – March 2013

9. 250 Pinetree Way – March 2013
10. 1296 Woodland Avenue – March 2013
11. 29 Cotton Drive – March 2013
12. 1373 Glenwood Drive – August 2012
13. 1394 Victor Avenue – May 2012
14. 1570 Stavebank Road – May 2012
15. 2494 Mississauga Road - April 2012
16. 162 Indian Valley Trail – March 2012
17. 500 Comanche Road – March 2012
18. 277 Pinetree Way – January 2012
19. 1000 Sangster Avenue – September 2011
20. 1362 Stavebank Road – August 2011
21. 1448 Stavebank Road – July 2011
22. 1359 Milton Avenue – July 2011
23. 1380 Milton Avenue – April 2010
24. 1248 Vista Drive – March 2010
25. 64 Veronica Drive – February 2010
26. 125 Veronica Drive – January 2010
27. 224 Donnelly Drive – October 2009
28. 1570 Stavebank Road – October 2009
29. 1379 Wendigo Trail – September 2008
30. 142 Inglewood Drive – September 2008
31. 1524 Douglas Drive – September 2008
32. 1443 Aldo Drive – July 2008
33. 1397 Birchwood Height Drive – July 2008
34. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

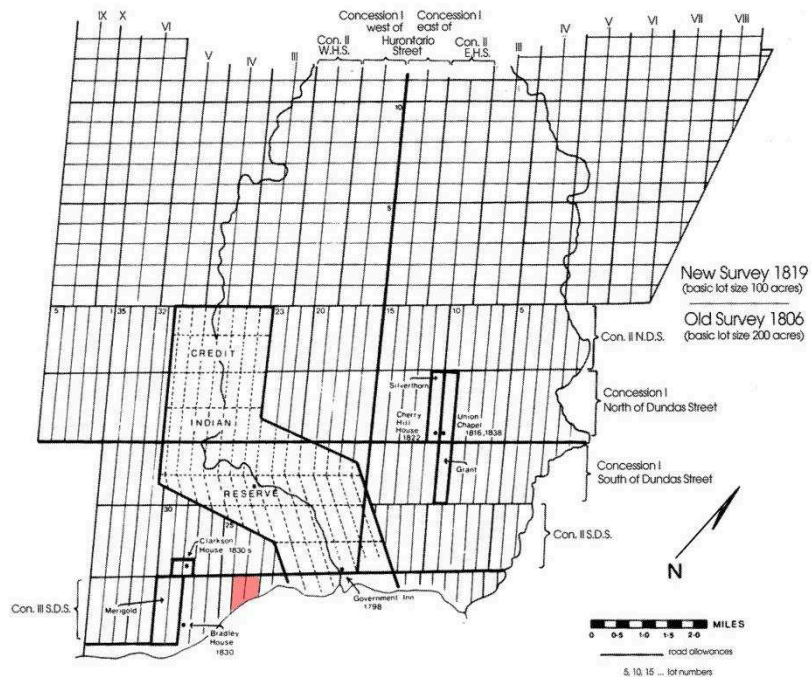
The subject property is located in Lorne Park Estates otherwise known as the 'The Park'. As such, it is listed on the City's heritage register but it is not designated.

Section 2 | Property Overview

Lorne Park Estates:

The Lorne Park Estates Neighborhood is bordered between Lakeshore Road and Lake Ontario, 2 miles west of the Credit River. It falls directly to the east by Richard's Memorial Park and on the west side by Jack Darling Park. The Credit Indian Reserve (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 Lorne Park Estates within the context of the Township of Toronto's Lot Survey.

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

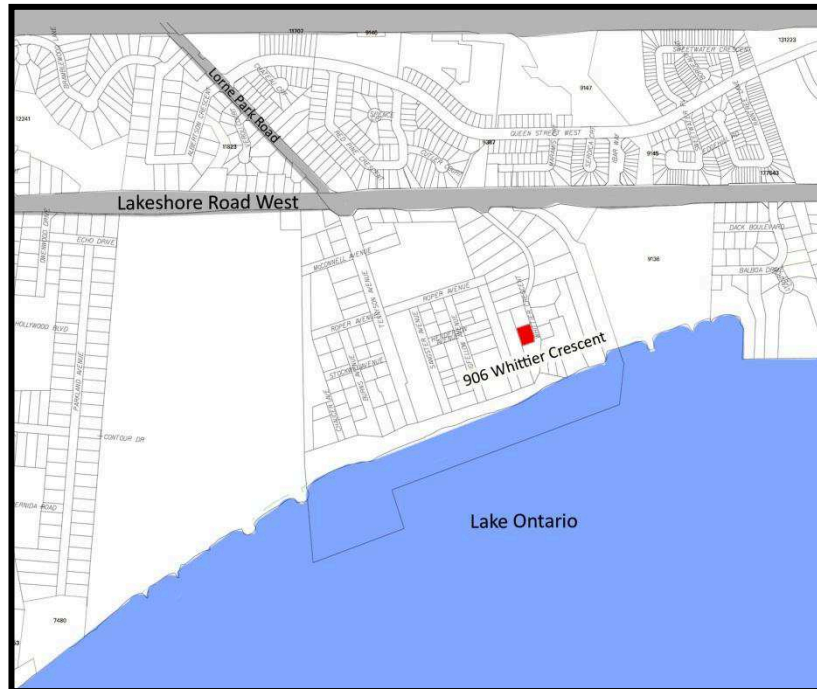


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

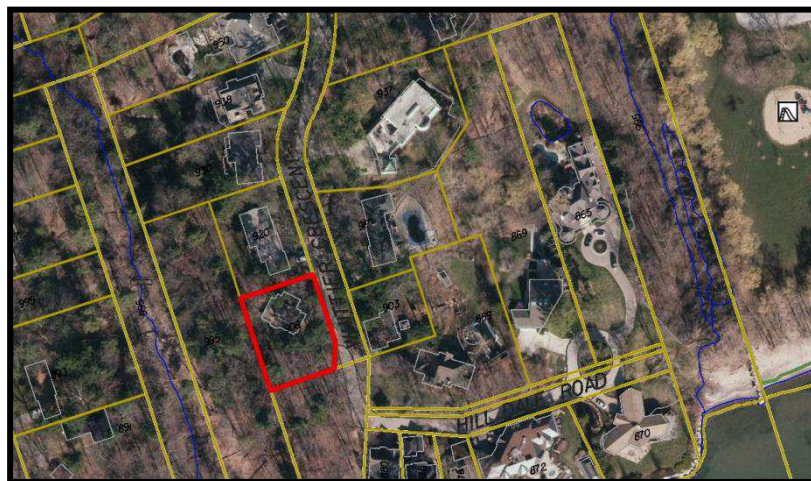
Current City of Mississauga Map:



Lorne Park Estates Neighbourhood Map:



Aerial Map:



The Lorne Park Estates Cultural Landscape:

“This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.”

— Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-7



The Lorne Park Estates Neighbourhood is Unique in Several Ways:

Vegetation

More than most neighbourhoods, Lorne Park Estates is dominated by the presence of over 2,000 mature trees such as Maple, White Ash, White and Red Pine, White, Red and Black Oak. The pine trees are rare in Lorne Park Estates, exceed 70 feet in height, and are more than 200 years old. Beneath the trees in Lorne Park Estates, many Woodland flowers, Ferns, Trilliums, Wild Orchids and much more grow giving off the physical future that shapes one's impression as they travel through the area.

Lorne Park Estates Wildlife:

More than 150 species of birds consider the 75 acres of Lorne Park Estates their home. Birds such as Pine Warblers, Blue Jays, Great Horned Owls, Chickadees and Crows all make a home living in The Park all year round. There are 45 other varieties that only nest in the summer months. Also found in The Park are Raccoons, Chipmunks, Muskrats, Squirrels and Rabbits, etc. Lorne Park is a place surrounded by so many types of species making The Park a natural haven for wildlife.



Engineering Infrastructure:

Unlike most neighbourhoods, Lorne Park Estates is composed of very few “Engineered” streets. Roads are often narrow and lack the presence of curbs and sidewalks. Storm drainage is controlled by way of ditches and overland flow as opposed to the more intrusive storm sewer system found throughout the city. Sanitary Sewage is managed by private septic systems. Large trees are often in very close proximity to roads, which reinforce the “soft” overall impression of the neighborhood.

Housing: As previously, stated Lorne Park Estates is a home to a broad range of housing sizes, configurations and styles.



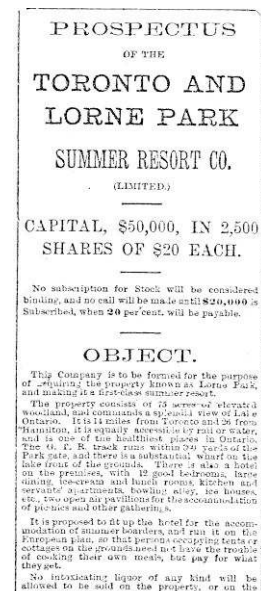
Examples of broad range of housing in Lorne Park Estates Neighbourhood

Historical Associations

In 1805 when the settlement of 80,000 acres of land was made from the Mississaugas to the Crown, the first official survey of Lots 22 and 23, Concession 3 S.D.S was created by Samuel Wilmot in 1806. The first applicant for the Crown Grant was Moses Polley, but his application was rejected in 1829, because it was believed that he was convicted of assault in 1822. The next applicant was officer Lieutenant Arthur Jones, he came to Canada in 1824, married and left the army in 1830 and this was when he applied for the land grant. Arthur Jones had already owned property lots 24 and 23 Concession 3 and requested to the Toronto House grant for Lots 22 and 21 so he could join his lots together and have enough space to build farm land. Arthur Jones sold the land 11 months later to Frederick Chase Capreol. Frederick had formed the Peel General Manufacturing Company which would take over the Credit River and would build manufacturing plants. Frederick Chase Capreol's idea of the Peel General Manufacturing Company was not successful, and if it was Lorne Park Estates wouldn't be what it is today Lorne Park Estates would be more industrial.

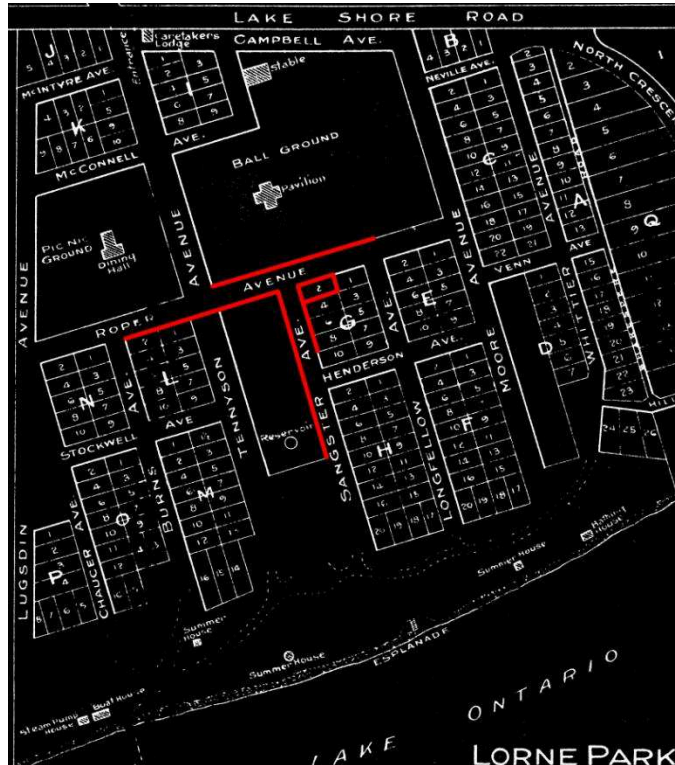
Between 1839 and 1878 before Columbus H. Greene purchased parts of lot 22 and 23 the land of 75 acres was bought and sold about 10 times and the cost of the land would range from \$75 to \$4,000. In 1878 Columbus H. Greene then sold the 75 acres to Neaven McConnell along with eight other men. These nine men applied to create a company under the Ontario Stock Companies Letters Patent Act. They named their company "The Toronto Park Association". Within a period of six months they were able to clear the land and begun to build gazebos, a wharf, a picnic pavilion overall an entire park for business and pleasure. The Park opened May 24th 1879. Sometime between 1880 and 1886, Neaven McConnell and his partners became financially unable to pay their dues, they owed money to tradesmen and contractors and still had an outstanding balance to pay the land to Columbus H. Greene. Later McConnell was able to keep ownership of the land for an extra five years. The summer of 1886 McConnell partners would give up their claims on the property, but McConnell was able to sell The Park to new owners for \$7,000 that same summer.

Neaven McConnell sold the land to John W. Stockwell and directors named; Stockwell, Venn, Henderson, McIntyre, Neville, Boustead, Earls, Hillman and Hewlett all formed a company together called “The Toronto and Lorne Park Summer Resort Company”. After the property was registered under the new company name plans were made subdividing building lots that were to be sold. Once the land was surveyed there was roads to be named, so the directors named the roads that run north and south after famous poets such as Longfellow and Sangster. The roads that ran east and west were named after the directors themselves such as Stockwell and Henderson.



Toronto and Lorne Park Summer Resort Co., Ad from 1886.
A Village within a City, The Story of Lorne Park Estates.

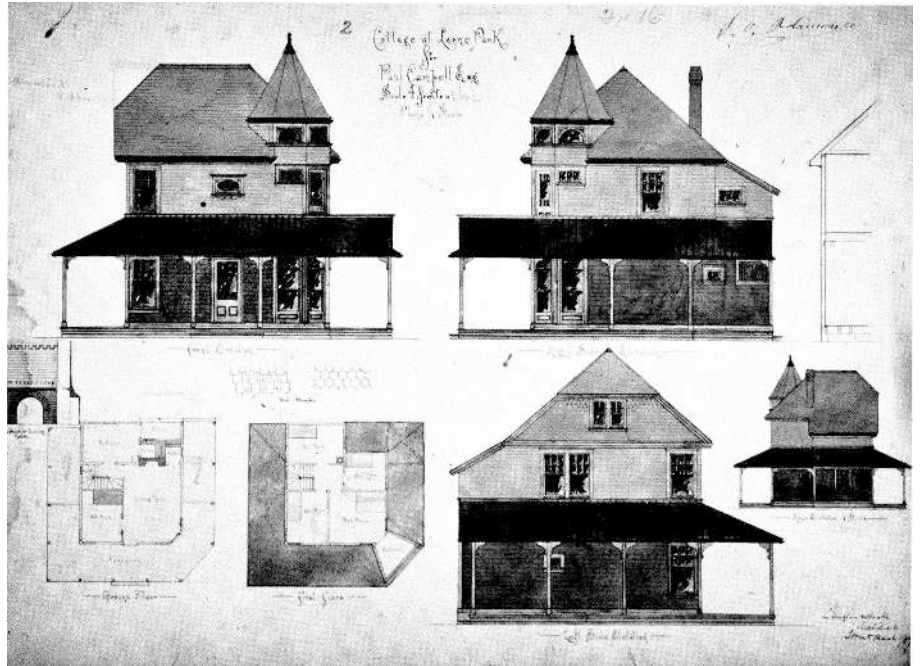
In 1891 for reasons that remain unknown “The Toronto and Lorne Park Summer Resort Co.” transferred the property to Frederick Roper who was the President for the company at that time. Frederick Roper in the same year transferred the company name to The Lorne Park Company Limited and it was at this same time that he named a road after himself which is “Roper Avenue”



which intersects with Sangster Avenue. Once Frederick Roper granted the transfer many lots were being sold and between 1886 and 1891 there were 27 cottages, most were built new from the ground up and the rest were well renovated. Edmund Burke a well known Toronto Architect who was the designer for the Robert Simpson Company building on Queen St, also designed most of the cottages in Lorne Park Estates.

Lorne Park Estates Survey Map 1889.
A Village within a City, The Story of Lorne Park Estates.

A few of the cottages that Edmund Burke designed in Lorne Park Estates are; The Buenavista, the Roper residence, Linstock Villa the Boustead residence, Argyle the Campbell residence, Myrtle the Stockwell residence, Pioneer Villa the Richey residence , The Massawippr the Henderson residence and the Berwyn Cottage. In 1889 Edmund Burke also designed “The Hotel Louise”.



Architectural drawing of Argyle Cottage by Edmund Burke.
A Village within a City, The Story of Lorne Park Estates.

Sometime between 1905 and 1910 the Park no longer was open to the public and this is when Lorne Park Estates became a private summer resort, and still today Lorne Park Estates is still a private neighbourhood.



Lorne Park Estates main entrance 1886.
A Village within a City, The Story of Lorne Park Estates.

Section 3 | Property Details Original

Municipal Address	906 Whittier Crescent
Legal description	PLAN B88 LOT 5, BLOCK D, LOT 6 & 7 BLOCK D
Municipal Ward	2
Zoning	R 2-5 (0225-2007)
Lot Frontage	43.13 m
Lot Depth	33.49 m
Lot Area	1394.02 m ² (0.139ha)
Orientation	Front facing North - East
Type	Existing 2 storey dwelling
Vegetation	Several trees located throughout property
Access	Reconfigured asphalt driveway
Current Property Owner	Bourk William Boyd and Ela Grete Boyd

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from The Crown in 1833 to current. 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.

1. The Crown – Granted to Arthur Jones Lots 22 and 23 Concession 3, South of Dundas Steet (July, 1833)
Arthur Jones had already owned property lots 24 and 23 Concession 3 and requested to the Toronto House grant for Lots 22 and 21 so he could join his lots together and have enough space to build farm land.
2. Arthur Jones transferred to Frederick Chase Capreol 11 months after July 1833.
Arthur Jones was unable to built a house on the his property, and gave up so he sold his land to Capreol who had plans to open “The General Peel Manufacturing Company”.
3. Parts of Lot 22 and 23 was sold to Columbus H. Greene (April,1878)
After Frederick Chase Capreol’s invision of the Peel Company did not come through, the land between 1839 and 1878 before Columbus H. Greene purchased parts of lot 22 and 23 the land of 75 acres was brought and sold about 10 times.
4. Columbus H. Greene sold his 75 acres of land to nine men whom names are; Neaven McConnell, James McGregor, George Jones, Robert Davie, John McCandless, William Richardson, Thomas P. McConnell, Samual McCandless and Thomas Caswell.
These nine men applied to created the company called “The Toronto Park Association”.
5. Neaven McConnell one of the nine men listed above transferred 75 acres to John W. Stockwell (July, 1886)

Neaven McConnell and his partners became financially unable to pay their dues. The summer of 1886 McConnell's partners took no part and give up their claims on the property, but McConnell was able to sell The Park to new owners.

6. John W. Stockwell and shareholders of "The Toronto and Lorne Park Summer Resort Co." transferred the property to Frederick Roper.

In 1891 for reasons that remain unknown "The Toronto and Lorne Park Summer Resort Co." transferred the property to Frederick Roper.

7. The Property that Frederick Roper owned was then transferred in 1909 to William R. Travers and his company, The Shore Country Club Limited. Later in 1912 the company failed to remain and the land was resold to Sydney Small in 1914.
8. In 1919 Mary Louise Clarke paid for Sydney Small's property, and was head of 'The Lorne Park Estates Limited' where it came to be only residential. There was 25 families living in the park, a group known as the Cottagers Association. Mary Louise Clarke passed away in 1931
9. Lorne Park Estates Limited transferred to Stanley S. Mills & Vincent W. Price (Mar.04/1948)
Stanley S. Mills & Vincent W. Price are trustees of Mary L. Clarke. After Mary died in 1931. Around this time the Cottagers Association went through the depression years, but were able to carry on with financial help from Mary's Estate.
10. Stanley S. Mills & Vincent W. Price transferred to Susanne J. Syme & Paul F. Syme (Jul.15/1948)
11. Susanne J. Syme & Paul F. Syme transferred to Margaret L. Thorne (Aug.16/1948)
12. Margaret L. Thorne transferred to Harold F. Mowat & Margaret S. Mowat (Dec.1/1961)
13. Harold F. Mowat transferred to Margaret S. Mowat (Mar.20/1980)
14. Margaret S. Mowat transferred to Margaret Hayes Larock (May.26/1987)
15. Margaret Hayes Larock transferred to Sharon Alma Gray & Joseph Charles Michael Cote (Jul.25/2001)
16. Sharon Alma Gray & Joseph Charles Michael Cote transferred to Mohammad Mehrzad (Jun.29/2010)
17. Mohammad Mehrzad transferred to current owners (Mar.28/2011)

Section 4 | Building Detail

Exterior Photos



Front (south-easterly) Elevation



Left (south-westerly) Elevation



Right (north-easterly) Elevation



Rear (north-westerly) Elevation

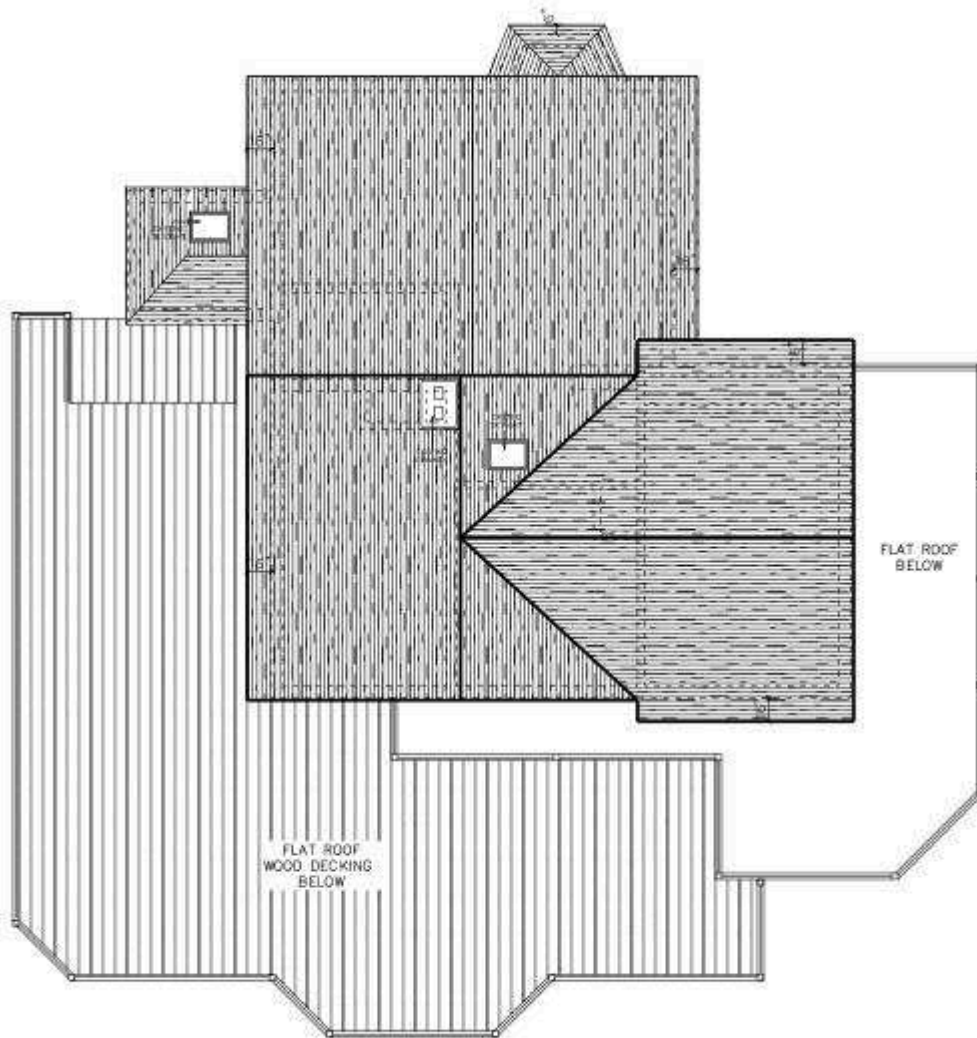


Ground Floor Wood Deck (looking north)



Ground Floor Wood Deck (looking south)

Existing Floor Plans – Scale: 1/8" = 1'-0"



Basement Floor Plan

Note:

- Site measurement taken place on July 14th 2015

House Description:

Construction Date		Circa 1930's
Size		Approximately 232.30 m ²
Building Type		2 Storey Dwelling
Wall Construction		Wood Frame
Exterior Cladding		Wood and Vinyl Siding
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 8.91 m
		Right Side – 3.92 m
		Left Side – 21.43 m
		Rear Yard – 6.50 m

Alterations to the Original House

The original home built circa 1930's, is a 2 storey cottage dwelling. Through out the years, the house has been modified several times. According to City of Mississauga, Building Department records in 1996 an addition was built onto the house. The exterior of the house once was wood siding, is now vinyl siding. The windows and doors have been replaced with thermal pane units.

We have referred to the City of Mississauga, but there are no permitting records of files to show any firm evidence that the house was built in the early 1930's. The parcel was created in 1948 when the Lorne Park Estates Limited began transferring separate titles to individual parcels. It is assumed that a structure existed on the property at that time.

App Number	▫ Address	▫ Scope	▫ Issue Date
▫ App Date	▫ Description	▫ Type Description	▫ Status

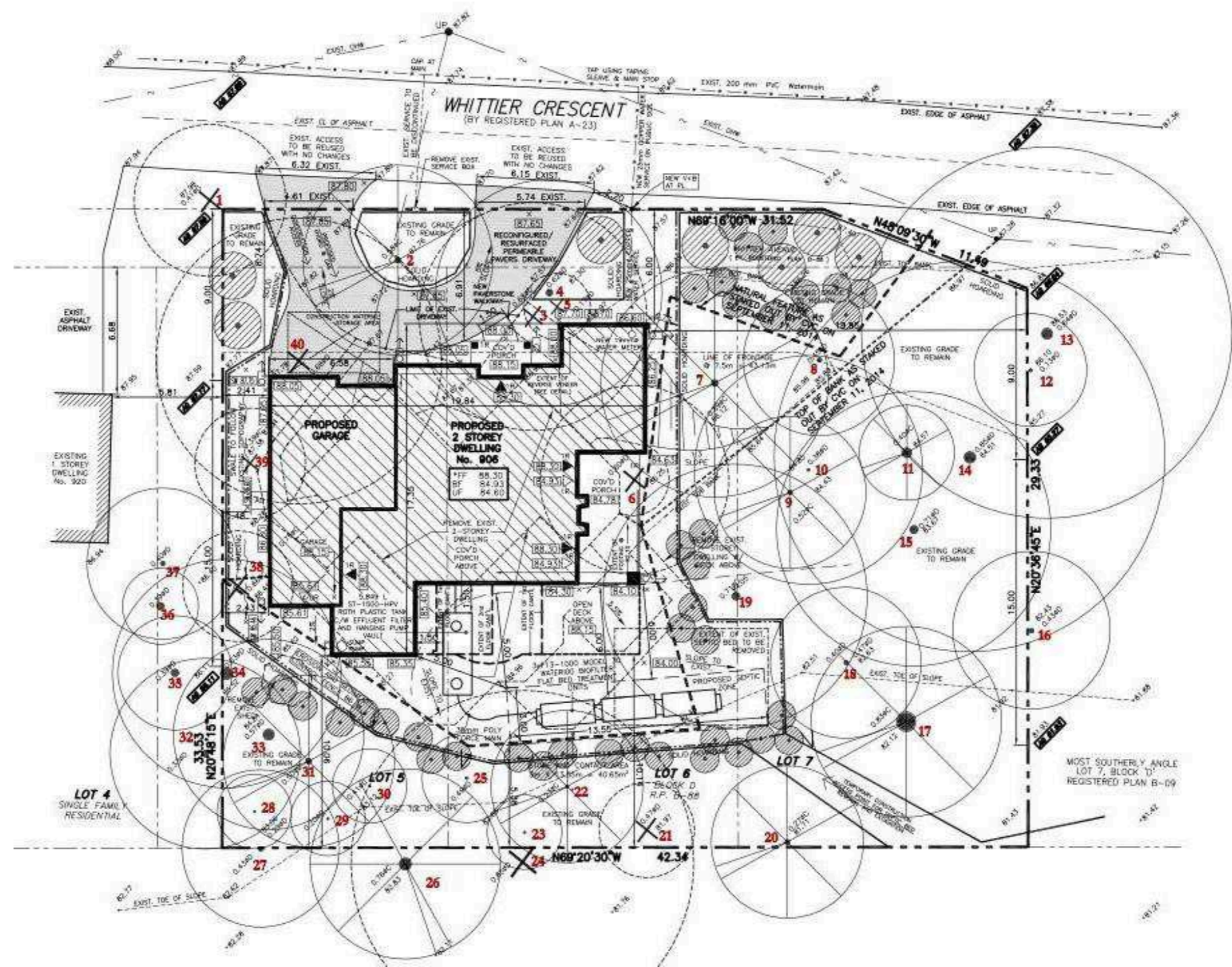
Analysis of Existing Structure

The existing home is representative of circa 1930's vernacular "ell" shaped structure. 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. The existing home is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. The existing home 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 Whittier Crescent.

Site Development Plan



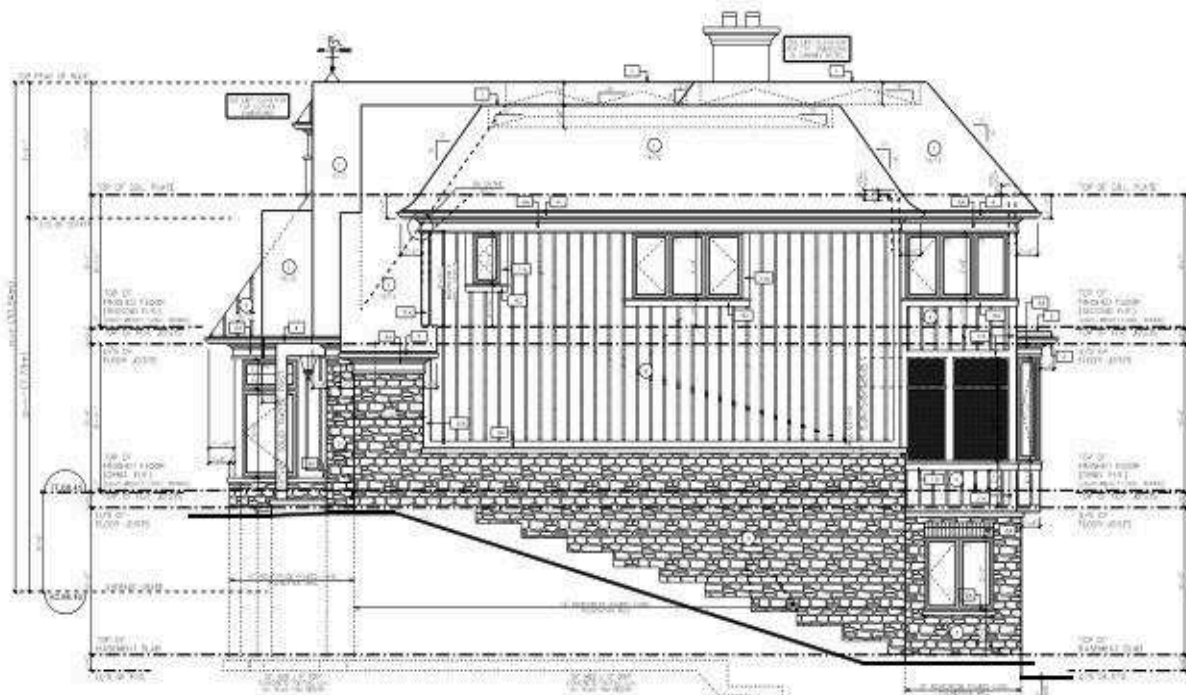
Proposed Elevations:



Front Elevation



Rear Elevation



Right Elevation



Left Elevation

Proposed Elevations within Streetscape:



Streetscape Elevation



Right - Side Elevation

Rear Elevation

Left - Side Elevation

Section 6 | Conclusion

The proposed home at 906 Whittier Crescent is designed with similar massing characteristics of other homes on Whittier Crescent and adjacent streets throughout the Park. Although the massing of the proposed home does not represent the immediate adjacent neighbour's house, the proposed home has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 906 Whittier Crescent

The scale of the proposed dwelling is similar to other dwellings located throughout the Park. As seen on the site plan sketch in Section 5 of this report and the site photos on the next page of this report, this property and surrounding lands contain mature trees and considerable undergrowth and foliage. The existing trees within the Natural Area System located on the south side of the property are being preserved. The proposed development will require the removal of some trees that are in very close proximity to the existing dwelling. These trees will be in conflict with the proposed house



View of existing driveway

footprint and will be irreversibly damaged during the removal of the existing structure. The proposed driveway is to be maintained in terms of the access to the street and the circular configuration. The driveway will be modified at the front of the proposed attached garage to facilitate access to the garage. This is being done to mitigate the impact on the mature trees in the middle of the circular driveway.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West

Overall the proposed home respects the Lorne Park Estates Cultural Landscape's characteristics and is consistent with all planned redevelopment efforts throughout the area.

Summary Statement and Conservation Recommendations:

The existing vernacular “ell” shaped structure located at 906 Whittier Crescent has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Lorne Park Estates 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 topography and Natural Area System policies together with the development on the adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a one and a half-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposed redevelopment will result in the removal of some significant trees on the property. The redevelopment of the lands will also create an opportunity to remove dead and hazard trees on the subject property and abutting properties.

The approval process involves the review and approval of the proposed redevelopment by the Credit Valley Conservation Authority. The Credit Valley Conservation Authority requires restoration and mitigation planting to enhance the Natural Area as identified in the City of Mississauga’s Official Plan. Part of the restoration and mitigation plan will involve tree planting of native species in a location as approved by the Conservation Authority.

This restorative and mitigation planting will preserve and enhance the cultural landscape of the Lorne Park Estates community. The renewal and redevelopment within the boundaries of the Lorne Park Estates Association lands is strictly regulated through the City of Mississauga Site Plan Approval process.

The proposal is consistent with the intent of the policies of the Lorne Park Estates Cultural landscape listing.

Finally, it should be noted that this property was the subject of an approved Heritage Impact Statement in 2005. A Demolition Permit was issued however it was not acted upon and ultimately the

permit was cancelled. The 2005 Heritage Impact Statement concluded that there is no heritage value in the structure and the removal and replacement of the dwelling will not impact the Cultural Landscape.

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.

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

The property has been listed on the heritage register under the Lorne Park Estates 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 does not represent significance related to theme, event, belief, activity, organization or institution in the community. The existing structure is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. The existing structure is 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 Lorne Park Estates Cultural Landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole.

The infill redevelopment within the boundaries of the Lorne Park Estates Association lands is strictly regulated through the City of Mississauga Site Plan Approval process.

The approval process involves the review and approval of the proposed redevelopment by the Credit Valley Conservation Authority. The Credit Valley Conservation Authority requires restoration and mitigation planting to enhance the Natural Area as identified in the City of Mississauga's Official Plan. Part of the restoration and mitigation plan will involve tree planting of native species in a location as approved by the Conservation Authority.

The proposed redevelopment will result in the removal of some significant trees on the property. The redevelopment of the lands will also create an opportunity to remove dead and hazard trees on the subject and abutting properties. It should be noted that trees have a finite lifespan and the protection and preservation of this mature forest will be enhanced and protected through the planting of additional native species trees and native undergrowth species.

The Conservation Authority requirement for restorative and mitigation planting will preserve and enhance the cultural landscape that is the Lorne Park Estates community.

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

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Welwyn Consulting

May 5, 2015

David W. Small Designs Inc.

c/o David Brown
1440 Hurontario Street, Suite 200
Mississauga, Ontario
L5G 3H4

**SUBJECT: Arborist Report and Tree Preservation Plan
906 Whittier Crescent, Mississauga (Lorne Park Estates)**

Dear David:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above-listed property.

This report includes an evaluation of all trees on or within 6 metres of the subject site's property lines with a diameter at breast height (DBH) of **15cm or greater**. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*.

Included in the report (if required) are Valuation Appraisals of any City-owned trees as required by the City of Mississauga to obtain the necessary tree permits.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr)
ASCA Registered Consulting Arborist #492
ISA Certified Arborist #ON-1182A
ISA Certified Tree Risk Assessor
Butternut Health Assessor #257 (OMNR)
Welwyn Consulting
welwyntrees@gmail.com
(905)301-2925



Welwyn Consulting

Arborist Report and Tree Preservation Plan

906 Whittier Crescent, Mississauga
(Lorne Park Estates)

Prepared For

David W. Small Designs Inc.

c/o David Brown

1440 Hurontario Street, Suite 200

Mississauga, Ontario

L5G 3H4

Prepared By

Tom Bradley

ASCA Registered Consulting Arborist #492

ISA Certified Arborist #ON-1182A

ISA Certified Tree Risk Assessor

Butternut Health Assessor #257 (OMNR)

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Prepared On

May 5, 2015



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Summary

This Arborist Report and Tree Preservation Plan addresses all trees with a diameter at breast height (D.B.H.) of 15cm or greater and within 6 metres of the subject site that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **40 trees** that may be affected by the proposed site development plan:

- 34 trees on the subject site
- 4 neighbouring trees within 6 metres of the subject site property line
- 1 shared ownership tree (subject site and neighbour west of subject site)
- 1 □common area□tree managed by the Lorne Park Estates community

Table 1: Tree Preservation and Removal

<u>TREES TO PRESERVE</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	2, 5, 7-20, 22, 23, 25-31, 33	26
ii) Neighbouring Trees	32, 35, 36, 37	4
iii) Shared ownership Trees	34	1
iv) Common Area Trees	0	<u>0</u>
	#of Trees To Be Preserved:	31
<u>TREES TO BE REMOVED</u>	<u>TREE NUMBER</u>	<u>TOTAL</u>
i) Subject Site Trees	3, 5, 6, 38, 40 (conflict) 21, 24, 39 (hazard)	8
ii) Neighbouring Trees	0	0
iii) Shared ownership Trees	0	0
iv) Common Area Trees	1 (hazard)	<u>1</u>
	#of Trees To Be Removed:	9
	Total trees on or adjacent to subject site:	40

Specific tree-related issues on this site:

- 1.) A Certified Consulting Arborist shall be on-site during the proposed construction activities near Trees #2, 7 and 19 to determine the size and quantity of tree roots that could be affected. Please refer to Pages 7, 8 and 13 of this report for further information.
- 2.) An Air Spade investigation of the area south of Tree #4 shall be performed, under the supervision of a Certified Consulting Arborist, to determine the size and quantity of tree roots that could be affected by the building foundation excavation process. Please refer to Pages 8 and 13 of this report for further information.



Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all trees with a D.B.H of 15cm or greater on or adjacent to the subject site that may be affected by the proposed site development plan, including any City and/or neighbouring trees within 6 metres of the subject site's property lines as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

Assignment

I was contacted by David Small Designs Inc. to provide an Arborist Report and Tree Preservation Plan, as required by the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. My report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

Limits of Assignment

This report is limited to assessing and documenting the health and structural condition of the trees with a D.B.H of 15cm or greater on or 6 metres from the subject site during my site survey on April 16, 2015. My evaluation is based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

Unless specifically stated in the report:

- 1.) Neither aerial inspections nor root excavations were performed on any trees on site or within 6 metres of the subject site.
- 2.) A Level 2 ☐Basic☐assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations within this report.

Purpose and Use

The purpose of this report is to document the current health and structural condition of the trees with a D.B.H of 15cm or greater on and within 6 metres of the subject site property, and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*.

This report is intended for the exclusive use of David Small Designs Inc. Upon submission by and payment to Welwyn Consulting, this report will become the property of David Small Designs Inc. to use at their discretion.



Observations

The proposed development is located in an established residential area near the intersections of Lakeshore Road and Whittier Crescent (Lorne Park Estates) within the City of Mississauga. This site presently contains a residential dwelling that will be demolished and replaced with a new home. I visited the site on April 16, 2015 to conduct my tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

Figure #1: These 2 photos show the front and back yard of the property at 906 Whittier Crescent as they appeared during the tree inventory conducted on April 16, 2015.

Appendices

Appendix A contains the most current site plan supplied by David Small Designs Inc. and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

Appendix B contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health and structural condition were evaluated, which provides the basis for their recommended preservation or removal.

Appendix C contains selected photos of three (3) hazard trees recommended for removal from this site due to their poor structural condition and increased level of risk. □



Trees to Preserve (31)

Prior to any work commencing, an on site meeting should take place with the following people to discuss the Tree Preservation Plan:

- A Certified Consulting Arborist
- A representative from the City of Mississauga's Urban Forestry Department
- The property owner(s) and any Architects, Engineers, and contractors involved with the project

NOTE: *There are no City-owned trees in Lorne Park Estates. Any trees outside the property lines are considered □common element□ trees and are managed by the community.*

▪ **Tree #2** **White Pine (subject site)**

This tree is located in the front yard of 906 Whittier Crescent within the area of an existing semi-circular driveway. This tree shall be protected for the duration of the proposed construction activities on this site.

This tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the tree's continued survival.

NOTES:

- 1.) The existing driveway foundation shall be re-used (no excavation □grading only) to minimize the potential for root disturbance.
- 2.) Permeable paving materials shall be used to re-surface the re-configured semi-circular driveway to increase the potential for water movement into the tree's root zone.
- 3.) *A Certified Consulting Arborist shall be on-site during grading of the new driveway foundation to determine the size and quantity of Tree #2's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, properly pruned by the attending Arborist. This action should reduce the potential for root injury and provide any pruned roots with the best opportunity to regenerate.*

▪ **Tree #4** **Red Oak (subject site)**

This tree is located in the front yard of 906 Whittier Crescent adjacent to the northeast corner of the existing and proposed building foundations. This tree shall be protected for the duration of the proposed construction activities on this site.

This tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the tree's continued survival.

(Next page)



NOTES:

- 1.) The existing and proposed building foundations are within close proximity to the south base of Tree #4.
- 2.) *An Air Spade investigation of the area south of Tree #4 shall be performed, under the supervision of a Certified Consulting Arborist, to determine the size and quantity of tree roots that could be affected by the excavation process. Any roots in the immediate area of the excavation shall be assessed, and if reasonable and feasible, properly pruned by the attending Certified Consulting Arborist. This action should reduce the potential for root injury and the work shall be completed prior to the construction process.*

■ **Trees # 7-20, 22, 23, 25-31 and 33**

Rear yard trees

These 24 trees are located in the side and rear yard of the property at 906 Whittier Crescent. These 24 trees shall be protected for the duration of the proposed construction activities on this site.

These 24 trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

NOTES:

- 1.) Excavation for the proposed building foundation will be within 4.8m of the west base of Tree #7 (White Pine □ DBH = 84cm) and may have an impact upon the tree's root system.
- 2.) *A Certified Consulting Arborist shall be on-site during the proposed building foundation excavation to determine the size and quantity of Tree #7's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, properly pruned by the attending Arborist. This action should reduce the potential for root injury caused by the excavating equipment, and provide any pruned roots with the best opportunity to regenerate.*
- 3.) The existing septic bed in the rear yard of the property near Tree #19 is scheduled to be removed and a new septic zone installed. A temporary construction access point will be located between Trees # 17 and 20. The access route shall be mulched as described in the □Horizontal Mulching□ section on Page 14 of this report to minimize the potential for soil compaction and root injury. Please refer to Appendix A on Page 20 of this report for further details.
- 4.) *A Certified Consulting Arborist shall be on-site during removal of the existing septic bed and excavation for the new septic bed to determine the size and quantity of Tree #19's roots that could be affected. Any roots in the immediate area of the excavation shall be assessed and, if feasible and reasonable, properly pruned by the attending Arborist. This action should reduce the potential for root injury caused by the excavating equipment, and provide any pruned roots with the best opportunity to regenerate.*



■ **Trees #32, 35, 36, and 37** **Neighbouring trees**

These 4 trees are located on the neighbour's property west of the subject site at 906 Whittier Crescent. These 4 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 4 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.

■ **Tree #34** **White Oak (shared ownership tree)**

This tree is located on the western property line at 906 Whittier Crescent and has shared ownership with the neighbour to the west. These 4 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

All shared trees must be preserved unless their removal is agreed upon in a Letter of Agreement signed by all owners. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 12 of this report should result in the trees' continued survival.



Trees to Remove (9)

Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

- **Tree #1** **Red Oak (Common area tree)**
This tree, on □common area□lands near the boulevard at 906 Whittier Crescent is in poor structural condition (decay column within stem and vertical stem cracks) and represents a high □level of risk□ This tree should be safely removed to grade level prior to the commencement of on-site construction activities.
- **Trees #21, 24, and 39** **Yellow Birch, Red Maple and Red Pine**
These 3 trees are recommended for removal for the following reasons:
 - Tree #21 has a large cavity at its south base with a large decay column above. This tree is structurally weakened and should be removed.
 - Tree #24's structure has been compromised by 2 vertical splits beneath the union of its 2 co-dominant stems. This tree should also be removed.
 - Tree #39 is 100% dead and should be removed.
- **Tree #3, 5, 6, 38 and 40** **Subject site trees**
These 5 trees are in conflict with the proposed site plan and should be safely removed to grade level prior to the commencement of on-site construction activities.



Replacement Tree Planting

Below is the Tree Replacement Plan Policy from The City of Mississauga's *Private Tree Protection By-Law 254-12*:

- (2) Where the planting of a Replacement Tree(s) has been imposed as a condition, the Commissioner may require any one or more of the following:
- (a) the Replacement Tree(s) be located on the same Lot in a location, number, size; and/or species to the satisfaction of the Commissioner;
 - (b) a replanting plan be filed to the satisfaction of the Commissioner;
 - (e) a written undertaking by the Owner to carry out the replacement planting;
 - (f) monies or a letter of credit in a form satisfactory to the Commissioner be delivered to the Commissioner to cover the costs of the Replacement Trees, and the maintenance of the Tree(s) for a period of up to two (2) years; or
 - (g) payment of each Replacement Tree not replanted on the Owner's Lot be made into the City's Replacement Tree Planting Fund. The payment for each such Tree shall be the cost of each street Tree planting as provided in the Fees and Charges By-law.

Based upon a 1:1 ratio, it is anticipated that the City of Mississauga will require replacement trees to be planted as compensation for the mature trees being removed as a result of re-development of the site at 906 Whittier Crescent. In accordance with the Tree By-Law, replacement trees are to be native in species, a minimum 60mm caliper for deciduous trees and a minimum 1.80m high for coniferous trees.

The payment in lieu of replacement tree planting has been set by the City of Mississauga at \$452.00/tree.



Tree Care Recommendations

Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling reduces but does not eliminate a tree's hazard or failure potential.

Tree #7: White Pine (subject site)

- **This tree should have an approved Dynamic Cabling System installed to help support the co-dominant stems.**

Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1st year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.

Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

Trees #4, 7, 8, 9, 11, 13-19, 26, 27, 31 and 32 (subject site) and 37 (neighbour)

- **Remove large-caliper hazardous deadwood from these trees**



Root Pruning/Air Spade/Hydro-Vac

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade and Hydro-Vac technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

■ **Trees #2, 7 and 19: Subject site trees**

A Certified Consulting Arborist shall be on-site during the proposed construction activities near Trees #2, 7 and 19 to determine the size and quantity of tree roots that could be affected. Any roots in the immediate area of the excavation could be assessed and properly pruned by the attending Certified Consulting Arborist. This action should reduce the potential for root injury and the work shall be completed prior to the construction process.

■ **Tree #4: Red Oak (subject site)**

An Air Spade investigation of the area south of Tree #4 shall be performed, under the supervision of a Certified Consulting Arborist, to determine the size and quantity of tree roots that could be affected by the excavation process. Any roots in the immediate area of the excavation shall be assessed, and if reasonable and feasible, properly pruned by the attending Certified Consulting Arborist. This action should reduce the potential for root injury and the work shall be completed prior to the construction process.

Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees. The top 30 cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.* Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5-10 cm (2-4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem must be avoided. Fresh wood chip mulch shall be applied to a depth of 30 cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **The temporary construction access point between Trees #17 and 20 (required for removal of the existing septic bed and excavation of the new septic bed) shall be horizontally mulched as indicated by the underlined portion of the above paragraph.**

Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation. Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10 cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees to be transplanted on this site at this time.**



Tree Preservation Plan

The following Tree Preservation Plan should be implemented prior to any on-site construction activity.

Hoarding

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding should be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ should be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

As required by the City of Mississauga, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supported by t-bar supports when protecting street trees where site line obstruction is a concern. TPZ signage should be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Mississauga's Development and Design Department.

The architect of record for the project should update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated.

Hoarding Installation

A diagram of the proposed hoarding plan for this site can be found in Appendix A on Page 20 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 21 of this report, and the hoarding should be installed using the following guidelines:

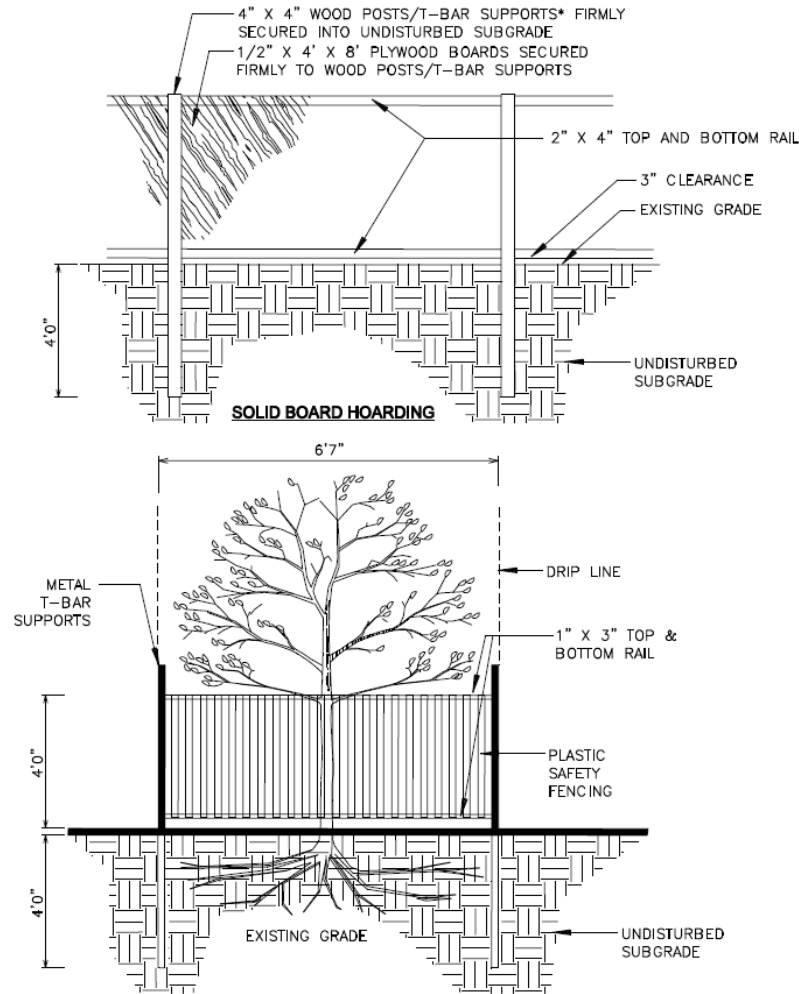
- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection should have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the City of Mississauga and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.



Welwyn Consulting

City of Mississauga TPZ Hoarding Specifications

The diagram below provides the City of Mississauga's standards for Tree Protection Zone (T.P.Z) hoarding.



NOTES:

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
 2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
 3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
 4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
- * T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.



SCALE: N.T.S.
DATE: JAN, 2008

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING



Tree Preservation Plan Summary

I.) Pre-Construction Phase

- If necessary, have the Certified Consulting Arborist schedule an on-site meeting with a representative from the City of Mississauga's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If feasible, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- Prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Mississauga.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

NOTE:

Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.



ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the American Society of Consulting Arborists (A.S.C.A), and both a Certified Arborist and Certified Tree Risk Assessor with the International Society of Arboriculture (I.S.A). I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

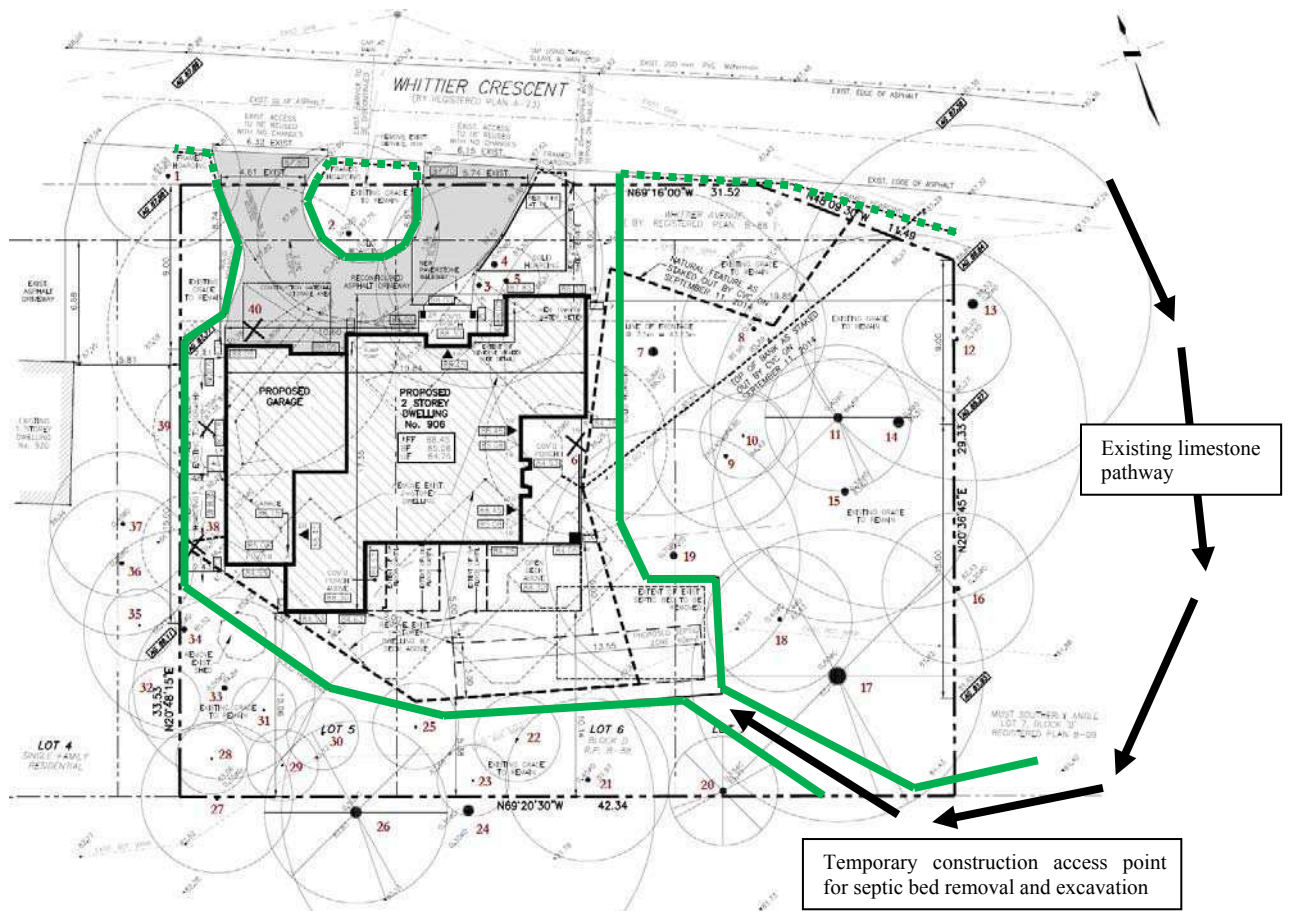
Signed: _____

Date: May 5, 2015



Appendix A: Proposed Site Plan

Note: The proposed Tree Protection Zone (TPZ) hoarding is shown as green lines and is not to scale on this drawing.



NOTES:

1. A temporary construction access point will be required for removal of the existing septic bed and excavation for the new septic bed. This access point shall be located between Trees #17 and 20 and the access point shall be mulched according to the □Horizontal Mulching□specifications on Page 14 of this report.
2. Access to the lower property shall be confined to the existing gravel/limestone path located along the eastern property line as indicated by the black arrows.

Legend:

Solid Hoarding —————

Framed Hoarding - - - - -



Appendix B: Tree Survey

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	Common Area Tree	Red Oak	<i>Quercus rubra</i>	41	12	8	Good	Poor	Small-caliper deadwood in canopy; vertical cracks in stem on west and east side; cavity at east tree base; stem sounds hollow when struck with wooden mallet; increased "level of risk"	Remove: Potential safety hazard
2	Subject Site	White Pine	<i>Pinus strobus</i>	57.5	28	9	Good	Good	Small-caliper deadwood in canopy; lower canopy clearance pruned 11m from tree base; approx. 5 degree stem lean south; circular driveway around tree base	Preserve: TPZ = 3.6m
3	Subject Site	Red Oak	<i>Quercus rubra</i>	68	26	12	Good	Good	Large-caliper deadwood in canopy; small-aspect ratio co-dominant stems with included bark union 12m from tree base with canopy above union; branch canopy shaded and reduced on north side	Remove: Proposed site plan in conflict with the tree
4	Subject Site	Red Oak	<i>Quercus rubra</i>	62	26	15	Good	Good	Large-caliper deadwood in canopy; corrected stem curve north from 12-18m; branch canopy shaded and reduced on south side	Preserve: TPZ = 4.2m <i>Air Spade root zone investigation prior to building foundation excavation</i>
5	Subject Site	Red Oak	<i>Quercus rubra</i>	17	13	5	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded and reduced on northwest side	Remove: Proposed site plan in conflict with the tree
6	Subject Site	Red Oak	<i>Quercus rubra</i>	60	26	12	Good	Fair	Large-caliper deadwood in canopy; approx. 90 degree canopy bend west at 19m; branch canopy shaded and reduced on south and east sides	Remove: Proposed site plan in conflict with the tree
7	Subject Site	White Pine	<i>Pinus strobus</i>	88.5	32	16	Good	Fair	Large-caliper deadwood in canopy; small-aspect ratio co-dominant stems with narrow included bark union 10m from tree base with canopy at 18m	Preserve: TPZ = 5.4m <i>Install Dynamic cabling system</i>



I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
8	Subject Site	White Ash	<i>Fraxinus americana</i>	44.5	26	12	Good	Fair	Large-caliper deadwood in canopy; large-aspect ratio co-dominant stems with included bark union 12m from tree base with canopy above union	Preserve: TPZ = 3.0m
9	Subject Site	White Pine	<i>Pinus strobus</i>	52	32	8	Good	Good	Large-caliper deadwood in canopy; lower branch canopy shaded and reduced 14m from tree base; adjacent tree addressed to northeast side of tree stem	Preserve: TPZ = 3.6m
10	Subject Site	Red Maple	<i>Acer rubrum</i>	38	18	14	Good	Fair	Small-caliper deadwood in canopy; stem addressed to adjacent tree to the west; stem canker at north side tree base with response growth	Preserve: TPZ = 2.4m
11	Subject Site	White Pine	<i>Pinus strobus</i>	40	32	5	Good	Good	Large-caliper deadwood in canopy; approx. 35% live canopy remaining; branch canopy above 14m	Preserve: TPZ = 2.4m
12	Subject Site	Red Oak	<i>Quercus rubra</i>	13	14	3	Good	Good	Small-caliper deadwood in canopy; lower branch canopy shaded and reduced	Preserve: TPZ = 1.8m
13	Subject Site	White Oak	<i>Quercus alba</i>	64	32	16	Good	Good	Large-caliper deadwood in canopy; branch canopy shaded and reduced on south side and begins above 10m	Preserve: TPZ = 4.2m
14	Subject Site	Red Oak	<i>Quercus rubra</i>	85	31	16	Good	Good	Large-caliper deadwood in canopy; branch canopy above 12m; lower branch canopy shaded and reduced on north side to 16m	Preserve: TPZ = 5.4m
15	Subject Site	Black Cherry	<i>Prunus serotina</i>	71	32	12	Good	Fair	Large-caliper deadwood in canopy; small-aspect ratio co-dominant stems with wide union 20m from tree base	Preserve: TPZ = 4.8m
16	Subject Site	Black Cherry	<i>Prunus serotina</i>	43	28	6	Good	Fair	Large-caliper deadwood in canopy; approx. 20% live canopy; small-aspect ratio co-dominant stems with included bark union 20m from tree base	Preserve: TPZ = 3.0m
17	Subject Site	White Pine	<i>Pinus strobus</i>	82.5	32	10	Good	Good	Large-caliper deadwood in canopy; branch canopy shaded and reduced on north side and begins above 16m	Preserve: TPZ = 5.4m



I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
18	Subject Site	White Oak	<i>Quercus alba</i>	47	24	8	Good	Good	Large-caliper deadwood in canopy; approx. 30% live canopy which begins above 14m; branch canopy shaded and reduced on north side	Preserve: TPZ = 3.0m
19	Subject Site	White Pine	<i>Pinus strobus</i>	71	32	11	Good	Good	Large-caliper deadwood in canopy; branch canopy above 14m and shaded on east side	Preserve: TPZ = 4.8m
20	Subject Site	Eastern Hemlock	<i>Tsuga canadensis</i>	27	10	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m	Preserve: TPZ = 1.8m
21	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	47	24	5	Good	Poor	Large-caliper deadwood in canopy; 8cm wide x 1m tall x 40cm deep cavity on south side tree base; potential safety hazard	Remove: Proposed site plan in conflict with the tree
22	Subject Site	Eastern Hemlock	<i>Tsuga canadensis</i>	22.5	11	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 1.8m	Preserve: TPZ = 1.8m
23	Subject Site	Red Maple	<i>Acer rubrum</i>	32	22	9	Good	Good	Small-caliper deadwood in canopy; lower branch canopy shaded on all sides; corrected stem bend north at 14m	Preserve: TPZ = 2.4m
24	Subject Site	Red Maple	<i>Acer rubrum</i>	84.5	28	18	Good	Poor	Small-caliper deadwood in canopy; <u>co-dominant stems with included bark union 1.5m from tree base with open vertical cracks below union;</u> imminent safety hazard	Remove: Imminent safety hazard
25	Subject Site	Red Maple	<i>Acer rubrum</i>	49	28	11	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded and reduced on north side; branch canopy above 10m	Preserve: TPZ = 3.0m
26	Subject Site	White Pine	<i>Pinus strobus</i>	76	32	10	Good	Good	Large-caliper deadwood in canopy; 40% live canopy that begins above 18m	Preserve: TPZ = 4.2m
27	Subject Site	Black Cherry	<i>Prunus serotina</i>	43	30	7	Good	Good	Large-caliper deadwood in canopy; 20% live canopy that begins above 22m	Preserve: TPZ = 3.0m
28	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	28.5	22	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m; lower branch canopy shaded and reduced	Preserve: TPZ = 1.8m
29	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	20	20	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 7m; lower branch canopy shaded and reduced	Preserve: TPZ = 1.8m



Welwyn Consulting

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
30	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	40.5	25	12	Good	Good	Small-caliper deadwood in canopy; branch canopy above 12m	Preserve: TPZ = 2.4m
31	Subject Site	Red Pine	<i>Pinus resinosa</i>	49.5	30	9	Good	Good	Large-caliper deadwood in canopy; 20% live canopy which starts at 24m	Preserve: TPZ = 3.0m
32	Neighbour	Red Maple	<i>Acer rubrum</i>	27, 33 (xx)	24	10	Good	Fair	Small-caliper deadwood in canopy; small-aspect ratio co-dominant stems with included bark union at tree base with branch canopy above 10m	Preserve: TPZ = 3.0m
33	Subject Site	Black Oak	<i>Quercus velutina</i>	57	30	10	Good	Good	Large-caliper deadwood in canopy; stem curve south; branch canopy above 12m	Preserve: TPZ = 3.6m
34	Shared ownership	White Oak	<i>Quercus alba</i>	63	32	12	Good	Good	Small-caliper deadwood in canopy; branch canopy above 10m; stem curve 10 degrees south from 12m	Preserve: TPZ = 4.2m
35	Neighbour	Red Pine	<i>Pinus resinosa</i>	39	32	6	Good	Good	Large-caliper deadwood and stubs in canopy; approx. 20% live canopy which begins above 24m	Preserve: TPZ = 2.4m
36	Neighbour	Black Cherry	<i>Prunus serotina</i>	39	24	8	Good	Good	Small-caliper deadwood in canopy; 30% live canopy which begins above 10m	Preserve: TPZ = 2.4m
37	Neighbour	Red Maple	<i>Acer rubrum</i>	39.5	12	12	Good	Fair	Large-caliper deadwood and one hazardous hanging branch in canopy; cavity at former branch attachment 10m from tree base on south side; stem bend 90 degrees north at 10m	Preserve: TPZ = 2.4m
38	Subject Site	White Pine	<i>Pinus strobus</i>	66	37	10	Good	Good	Large-caliper deadwood in canopy; live branch canopy above 25m	Remove: Proposed site plan in conflict with the tree
39	Subject Site	Red Pine	<i>Pinus resinosa</i>	39	28	5	----	----	Dead tree	Remove: Potential safety hazard
40	Subject Site	Red Oak	<i>Quercus rubra</i>	68	31	15	Good	Good	Small-caliper deadwood in canopy; vine from base to 12 with branch canopy above	Remove: Proposed site plan in conflict with the tree



Appendix C: Site Photos □ hazard trees to be removed



Photo #3 (Tree #1)



Photo #4 (Tree #1)



Photo #5 (Tree #1)



Photo #6 (Tree #21)



Photo #7 (Tree #21)



Photo #8 (Tree #24)



Photo #9 (Tree #24)



Photo #10 (Tree #24)

City of Mississauga Corporate Report



Date: October 29, 2015 To: Chair and Members of Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files:
	Meeting date: 2015/11/17

Subject

Request to Demolish a Heritage Listed Property: 3056 McNaughton Avenue (Ward 5)

Recommendation

1. That the property at 3056 McNaughton 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 demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Malton Wartime Housing cultural landscape. This cultural landscape is noted for being a planned subdivision of the WWII and post-war era government efforts to provide mass produced housing to workers in industry related to the war effort and to veterans respectively 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 Su Murdoch Historical Consulting. It is attached as Appendix 1. The consultant has concluded that the house at 3056 McNaughton Avenue is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 3056 McNaughton 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

Appendix1: Heritage Impact Assessment



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

HERITAGE IMPACT STATEMENT

**3056 McNAUGHTON AVENUE
CITY OF MISSISSAUGA, ONTARIO**

PREPARED FOR THE PROPERTY OWNER BY

SU MURDOCH HISTORICAL CONSULTING

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

SEPTEMBER 2015



SUMMARY

This Heritage Impact Statement was prepared for the owner of 3056 McNaughton Avenue in the City of Mississauga. It is intended to assist in submitting applications for demolition, site plan approval, and a Heritage Permit.

This property is within a residential neighbourhood identified by the City as the Wartime Housing (Malton) Cultural Heritage Landscape. The City has determined that the “significance” of this cultural heritage landscape “lies in the fact that it retains a number of post-war houses which represent some of the first mass produced housing in the GTA.”

This neighbourhood is experiencing a transition as the small scale, wartime housing units are replaced with two storey, medium scale dwellings. The City has not indicated what amount of removal and infill can be sustained before the identified significance and character of the Wartime Housing (Malton) Cultural Heritage Landscape is surpassed.

It is the conclusion of this Heritage Impact Statement that given the current predominance of wartime housing in this area, and that this example has been modified, there will be minimal loss of cultural heritage value or interest resulting from the demolition of the 1940s dwelling at 3056 McNaughton Avenue. The current (July 2015) conceptual design for a new dwelling on this property is compatible with the single family residential quality of this neighbourhood. It is similar in design and massing to recent infill dwellings in the vicinity and maintains the traditional front setback.

The final evaluation of the cultural heritage value or interest of this property and the mitigation of any negative impact on this cultural heritage landscape are at the discretion of the City of Mississauga.

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- 1.2 PROPOSED DEVELOPMENT

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3.0 METHODOLOGY

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- 4.1 CITY OF MISSISSAUGA HERITAGE POLICIES
- 4.2 WARTIME HOUSING (MALTON) CULTURAL HERITAGE LANDSCAPE (L-RES-5)

5.0 HISTORICAL OR ASSOCIATIVE VALUE

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- 5.4 SUBJECT PROPERTY CHRONOLOGY

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- 6.1 DATE OF CONSTRUCTION
- 6.2 ARCHITECTURAL DESCRIPTION

7.0 CONTEXTUAL VALUE

8.0 DEVELOPMENT PROPOSAL

9.0 SUMMARY AND RECOMMENDATIONS

- 9.1 CULTURAL HERITAGE VALUE OR INTEREST
- 9.2 CONCLUSION AND RECOMMENDATIONS

DISCLAIMER

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

SOURCES

ENDNOTES

ADDITIONAL FILES ACCOMPANYING THIS REPORT

Photographs of the interior of the dwelling at 3056 McNaughton Avenue are provided as a separate file. These interior photographs are not to be circulated with this Heritage Impact Statement report, reproduced, or used in any manner beyond confirmation by the City of Mississauga Heritage Planning staff that the interior has no cultural heritage value or interest. This restriction is for privacy reasons as the property was occupied by a tenant as a personal residence at the date these photographs were recorded. These photographs can be retained by the City of Mississauga in the relevant property file with this proviso clearly evident.

HERITAGE IMPACT STATEMENT 3056 McNAUGHTON AVENUE

LOT 67, PLAN 436, CITY OF MISSISSAUGA

1.0 SUBJECT PROPERTY

1.1 DESCRIPTION

The legal description of the property known municipally as 3056 McNaughton Avenue is Lot 67, Plan 436, City of Mississauga. It is within an area identified by the City of Mississauga ("City") as the Wartime Housing (Malton) Cultural Heritage Landscape.

The geographic orientation for purposes of the Heritage Impact Statement ("HIS") is that the subject property fronts on the south side of McNaughton Avenue. It contains a 1940s, single storey, frame dwelling erected as wartime housing. It is accessed by a driveway running south from McNaughton, along the west side of the dwelling. On the west abutting property and throughout the area are similar vintage dwellings. On the east abutting property and directly opposite on McNaughton are recent infill dwellings.

1.2 PROPOSED DEVELOPMENT

In July 2015 when this HIS was commissioned, the property owner, _____, was intending to demolish the existing dwelling and erect a custom built, two storey, single family dwelling. The site plans and conceptual drawings shown in this HIS were provided to the heritage consultant on behalf of the property owner by Bhupinder Paul Sharma. The proposed design matches (with the garage location reversed) a dwelling recently erected by _____ at nearby 3094 Churchill Avenue. It also is similar in design to recent infill dwellings on McNaughton Avenue.

2.0 REPORT OBJECTIVE

In the event of any demolition, site plan approval, and/or Heritage Permit applications for the property at 3056 McNaughton, the City will require a Heritage Impact Statement. This is due to the location of the property within the boundary of the Wartime Housing (Malton) Cultural Heritage Landscape.

The heritage evaluation contained in this report complies with the City's Terms of Reference for an HIS. Requirements that relate to site plan, Building Code, zoning, transportation, and works, etc., will be submitted separately by the property owner. Archaeological fieldwork and the identification of areas of archaeological potential are not included in this HIS.

3.0 METHODOLOGY

Ontario Regulation 9/06 sets the minimum standard for criteria to be used by municipalities when evaluating the cultural heritage value or interest of a property being considered for protection under s. 29 of the Ontario Heritage Act ("OHA"). One or more of the criterion in the categories of Design or Physical Value, Historical or Associative Value, and Contextual Value must be met for the property to be protected by bylaw. For purposes of this HIS, the evaluation categories of Regulation 9/06 were applied. The use of Regulation 9/06 as a framework does not imply that there is any current intent to protect the subject property under the OHA.

The findings and recommendations of this HIS are based on documentary research, a property title search at the Peel Region Land Registry Office, and a site visit by the heritage consultant on July 9, 2015. The interior and exterior of the dwelling on the property, the grounds, McNaughton streetscape, and the immediate neighbourhood were examined. The dwelling is occupied by a tenant and for privacy reasons photographs of the interior are provided as a separate document not for circulation. No structural assessment or engineering report was commissioned to determine the current physical condition of the dwelling.

4.0 POSITION OF THE CITY OF MISSISSAUGA

4.1 CITY OF MISSISSAUGA HERITAGE POLICIES

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

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

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

4.2 WARTIME HOUSING (MALTON) CULTURAL HERITAGE LANDSCAPE (L-RES-5)

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

In 2005, the City commissioned The Landplan Collaborative Ltd. to inventory and evaluate cultural heritage landscapes throughout the municipality. The resulting report, *Cultural Landscape Inventory, City of Mississauga*, identifies a cultural heritage landscape labelled "War Time Housing (Malton) L-RES-5" located north of Pearson International Airport and bound by Derry Road on the south and Airport Road on the west:

Site Description

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

The City has "listed" on its Heritage Register all properties within this Wartime Housing (Malton) Cultural Heritage Landscape, including that at 3056 McNaughton Avenue. This Register is as prescribed by s. 27 of the OHA. The OHA places the following provision on all listed properties:

Restriction on demolition, etc.

(3) If property included in the register under subsection (1.2) has not been designated under section 29, the owner of the property shall not demolish or remove a building or structure on the property or permit the demolition or removal of the building or structure unless the owner gives the council of the municipality at least 60 days notice in writing of the owner's intention to demolish or remove the building or structure or to permit the demolition or removal of the building or structure.

The City's policy is to require a HIS and a Heritage Permit when there is a planning application for a property listed on the Register. The subject property at 3056 McNaughton is listed but not otherwise protected by the City under the OHA.

5.0 HISTORICAL OR ASSOCIATIVE VALUE

O. Regulation 9/06

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.

5.1 MALTON VILLAGE

The historic village of Malton developed at the four corners of Malton Sideroad (Derry Road) and Sixth Line (Airport Road). By 1850, the village had a population of about 350. The arrival of the Grand Trunk Railway in 1854 substantially boosted the local economy and the village was surveyed the following year into building lots. It became an agricultural hub with several grain elevators. Malton lost its bid to Brampton in becoming the county seat for Peel and then, in 1879, the Credit Valley Railway bypassed the village. Both events contributed to a long term economic slump in the area.

The resurgence in Malton's economy was launched by the opening of Malton Airport. In 1937, land agents representing the Toronto Harbour Commission assembled 1,030 acres in the area and a license to operate an airport was issued to the Commission on January 24, 1939.³ Also boosting the local economy was the 1938 opening by National Steel Car of a manufacturing plant in Malton. In 1942,⁴ the federal government expropriated farmland in the area to establish the Victory Village wartime housing community. Many referred to Victory Village as New Malton.

Geographically on the border of the Townships of Toronto Gore and Toronto, Malton was ceded to Toronto Township in 1952 and became part of the Town, now City of Mississauga, in 1967.

5.2 WARTIME HOUSING

Canada entered the Second World War effort in September 1939 and the federal government leased Malton Airport shortly after as a centre for the British Commonwealth Air Training Plan. This was a large, joint military aircrew training program created by the United Kingdom, Canada, Australia, and New Zealand. On November 4, 1942, National Steel Car was expropriated and a Crown corporation called Victory Aircraft Ltd. was established. Victory Aircraft produced the mainstay Avro Lancaster bombers from 1942 to 1945. With the combined influx of military service families, plus wartime industrial production demanding an ever increasing workforce, adequate housing in Malton was soon in critical shortage.

This wartime housing problem was not unique to Malton. By the fall of 1940 when widespread housing shortages and overcrowded accommodations across Canada began to disrupt industrial production, some munitions plants constructed employee housing. In response to this critical demand for housing for munitions workers, the Canadian government established Wartime

Housing Ltd. It was the first time in Canadian history that a government undertook to build nonprofit, subsidized rental housing. According to Marc Denhez in his publication *The Canadian Home, From Cave to Electronic Cocoon*:

Wartime Housing Limited accumulated materials at discount prices through the Department of Munitions and Supply. It assembled land by expropriation or by using surplus federal property; it also made deals with municipalities, which had a surplus of land left over from the property-tax seizures of the Depression era. Sometimes WHL planned roads, sewers, etc. When the site was ready, WHL would put in its order – for 250 houses at a time in New Glasgow, 752 houses in North Vancouver, 300 in Richmond, as so on across the country. The dimensions of these houses fit standard-size materials. A bungalow would measure 25 by 32 feet (7 m by 9.6 m), with one bathroom and a 55-square foot kitchen, the size of many bathrooms today. Some had the luxury of a triple window in the living room – one of the few options available.

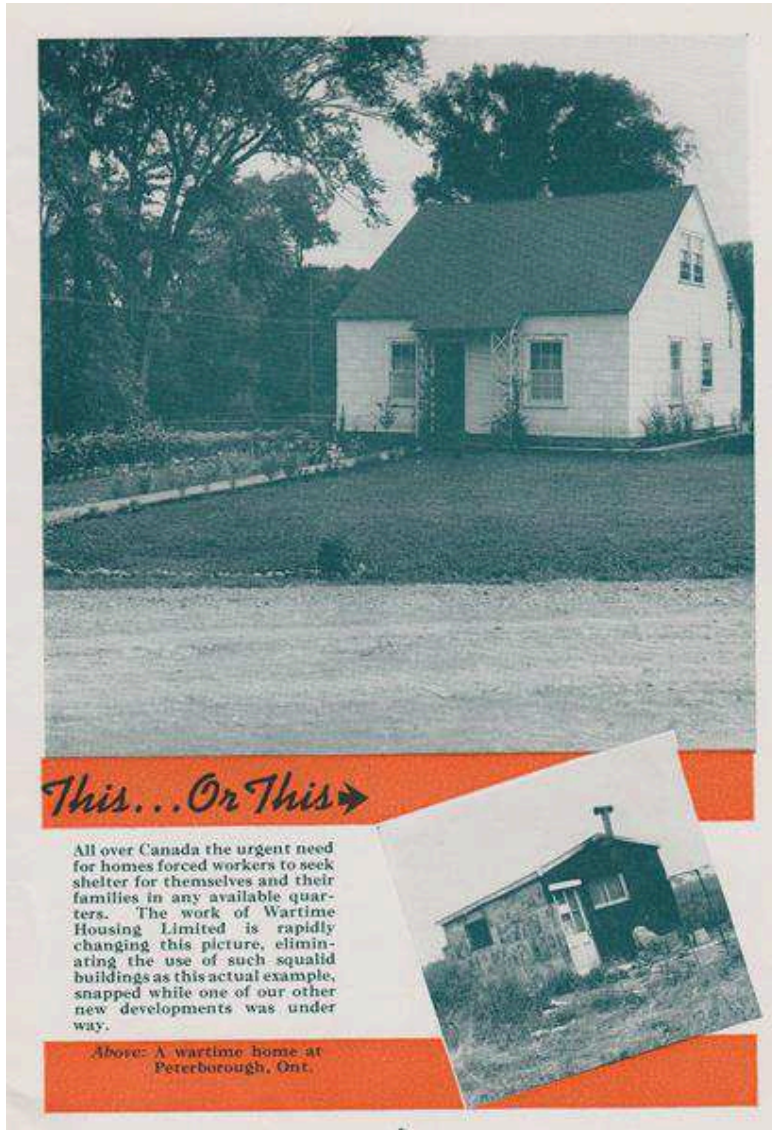
Building techniques were also revolutionized. Even if Rome wasn't built in a day, maybe the Victory House could be. WHL certainly tried. By 1946, Canadian houses still required over 2.6 person-years to be built, but over half of this was off-site thanks to prefabrication.⁵

In 1944, Wartime Housing Ltd. went beyond its original mandate of building housing for munitions workers (or in Malton's case, aircraft workers) to give housing aid to the families of soldiers overseas who were being threatened with eviction and homelessness.

At the close of the War in 1945, the next demand for housing was to accommodate veterans. The government soon shifted from temporary rental accommodation to low cost housing for sale. Now in need of mortgage administration, not building advice, on January 1, 1946, Central Mortgage and Housing Corporation (now Canada Mortgage and Housing) was founded. Its purpose was to provide low cost housing through the sale of wartime housing units, using the government owned lots as collateral on low interest rate mortgages. Denhez continues:

The Victory House, which was supposed to be temporary, was anything but. Instead of carting these houses away in dumpsters, countless veterans upgraded them, put "holes" (basements) under them, installed furnaces, and made them into durable components of the urban landscape.⁶

Between 1941 and 1947, Wartime Housing Ltd. constructed 32,000 rental houses for the benefit of munitions workers, military service families, and veterans. Many of these have been upgraded and continue to be occupied as single family units, as at 3056 McNaughton.



Extract from a wartime publication, *Homelife and Community Interests*, Vol. 3, No. 3

5.3 VICTORY VILLAGE

The property at 3056 McNaughton Avenue is within a Wartime Housing Ltd. initiative known as Victory Village. In 1942, the north part of the Fred Codlin farm was expropriated and construction began on “temporary” housing. Two hundred houses were built and leased.

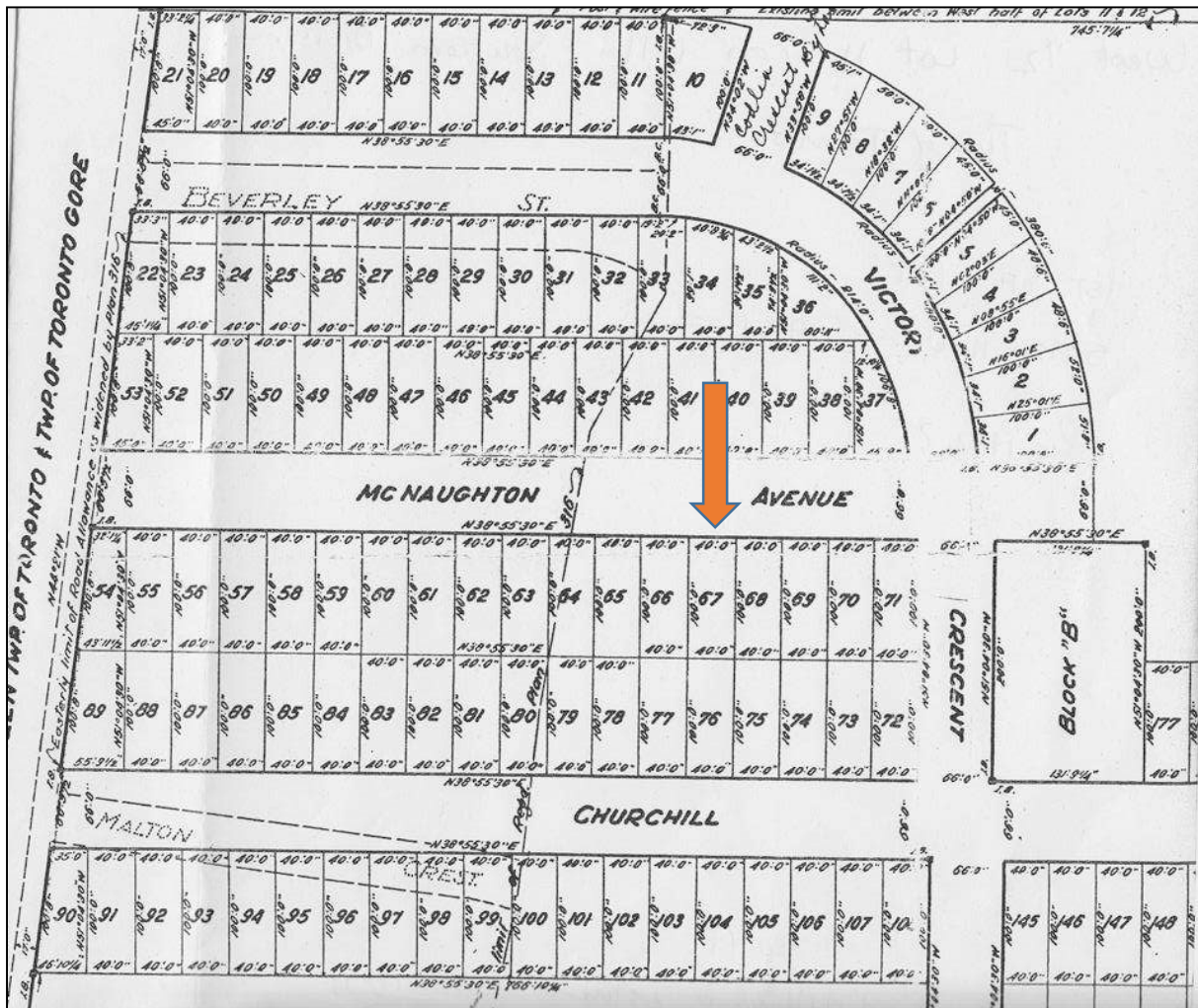
The streets of Victory Village (as in many other Wartime Housing Ltd. developments) were named with wartime references: Victory (for Victory Aircraft Ltd. founded in 1942), Churchill (for Winston Churchill, British Prime Minister from 1940-1945), and Lancaster (for the Lancaster bomber), plus Anson and Meritt Avenues. McNaughton Avenue is named for General Andrew McNaughton:

McNaughton went into World War II commanding First Canadian Infantry Division (part of VII Corps). He commanded VII Corps itself from July to December 1940 when it was renamed the Canadian Corps. Then under his leadership the Corps was reorganized as

an army in 1942. McNaughton's contribution to the development of new techniques was outstanding, especially in the field of detection and weaponry, including the discarding sabot projectile. McNaughton resigned his command in December 1943.⁷

Victory Village is described by Kathleen A. Hicks in her publication *Malton: Farms to Flying*:

Victory Village was not welcomed by the old residents as it was referred to as the "New Malton" and this was resented. It was thought by some that there would be an increase in service taxes in Malton and others looked at it as a booming population and therefore a boom in business. Everyone who had these thoughts was right, both did occur. Water pipes were laid for several miles (kilometers) from the Somerville's Woodhill Farms springs and new business abounded.⁸



Section of 1951 Plan 436 for Victory Village, indicating Lot 67 on McNaughton Avenue. Note the indication of the earlier Plan 316.

Examples of wartime housing on McNaughton Avenue, 2015



The War ended in August 1945. A.V. Roe Canada Ltd. was established in December that year and assumed control of Victory Aircraft Ltd. In 1949, the Avro Jetliner made its maiden flight. This was followed in 1950 by the maiden flight of Avro's CF-100 Jet Interceptor/Fighter. These achievements, plus the increasing volume of air transport through Malton Terminal, gave Malton an international reputation as a leader in aeronautics. The industry sustained the former wartime workforce. According to Hicks:

Following the war, the houses were used for airport workers as the airplane manufacturing industry escalated. These houses were later improved upon and still survive today as a permanent part of Malton, always as a reminder of their involvement during the Second World War and aviation. The Malton Victory Hall still exists at 3091 Victory Crescent.⁹

In 1958, Canada's first supersonic aircraft, the Avro Arrow, took its maiden flight but the federal government cancelled the program in 1959. In 1962, the A.V. Roe plant was occupied by de Havilland (Aircraft) Canada and subsequently by other aircraft manufacturers, before being demolished in 2005. Throughout this period, many of the houses in Victory Village were occupied by aeronautical industry employees, thus prolonging the use of what was intended as "temporary" wartime and veterans' housing.

5.4 SUBJECT PROPERTY CHRONOLOGY

Although land for the site of Victory Village was expropriated in 1942 and construction began soon after, Plan 436 (extract shown previous pages), which contains the subject property (Lot 67), was not drawn until November 1951. It was registered on February 5, 1952, by Central Mortgage and Housing Corporation as a subdivision and expansion of the earlier Plan 316 and part of the west half of Lot 11, Concession 7, Toronto Township (South Division).

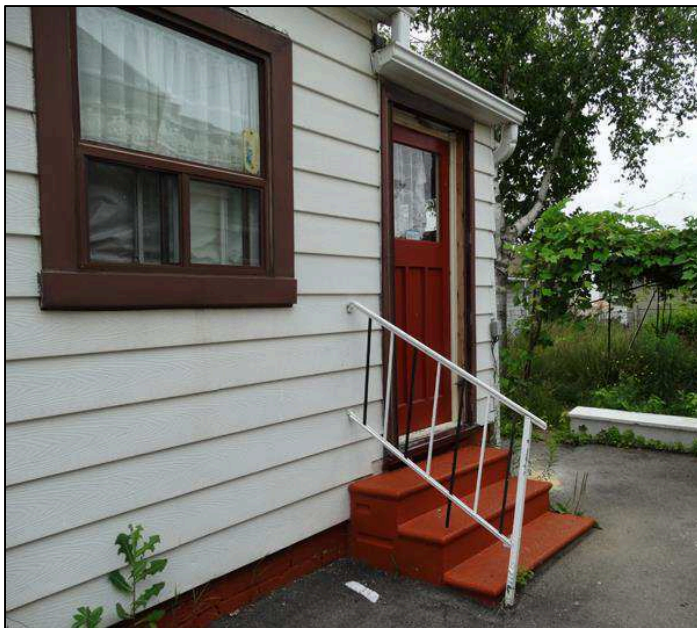
The creation of Plan 436 may coincide with the decision to begin selling the developed lots, giving former munitions workers and veterans the first right of purchase. The sale price of these units in the 1950s ranged from \$2,500 to \$4,500.¹⁰

On May 14, 1956, "Her Majesty the Queen in Right of Canada, Represented by Central Mortgage and Housing Corporation" sold Lot 67, Plan 436, to Ross Lawless, a school teacher, and his spouse Ruth, both of the village of Malton. The purchase price was \$2,950.

Three days later on May 17, Lawless sold to William G. Harrison and his spouse Rachel. Harrison was a retired carpenter living in Malton. The purchase price was \$6,300. The short turnaround time between the purchase and the sale by Lawless suggests he had occupied the dwelling as a rental unit and held the first right to purchase the lot, perhaps as a former munitions worker or as a veteran.



Above: West façade along driveway toward rear (south) yard



Left: West façade showing rear entrance (and basement access)

Below: South (rear) façade showing enclosed entrance and low basement addition





Above: Shed in rear yard



Left: Rear and east facades

Below: East and north (front) facades



The Harrisons and their executors the Walkers held ownership until 1964 when the lot was sold to Doris Storey. She sold in 1971 to Michael and Patricia Lynch who sold in 1976 to Giuseppe and Maria Iannucci. It was subsequently acquired by the current owner,

6.0 DESIGN OR PHYSICAL VALUE

O. Regulation 9/06

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.

6.1 DATE OF CONSTRUCTION

It is assumed that construction of the 200 dwellings in Victory Village commenced following the 1942 expropriation of the land and completion of the infrastructure necessary to service the area. The peak period of construction for Wartime Housing Ltd. was 1941 to 1947. Central Mortgage and Housing Corporation was founded in 1946 as its successor. Plan 436, which includes the subject property, was drawn in 1951 and incorporates part of the earlier Plan 316. On this basis, and theorizing that the Lawless family rented the dwelling before purchasing the lot in 1956, the date of construction is estimated as late 1940s.

6.2 ARCHITECTURAL DESCRIPTION

Wartime Housing Ltd. erected economical, frame, sometimes prefabricated, single and one and a half storey rental houses. The designs, floor plans, and materials were standardized. When



built, these dwellings were considered by many to be “state of the art” and included window blinds and a large coal or wood burning stove for heating the entire house. They did not have basements. Central Mortgage and Housing Corporation continued this practice and published numbered building plans with limited options (examples shown previous page) that came with low rate mortgages for veterans. The priority was affordable housing.

The dwelling at 3056 McNaughton is a single storey with a medium pitched gable roof and a rectangular plan. It has the standard four room plan (kitchen, sitting/dining room, two bedrooms with a closet) plus a bathroom. The enclosed, gable roofed, front entryway is either a later addition and/or a modification of the original front extension (with window openings, sashes, door, and stairway changes). A basement has been added. An enclosed entranceway at the south end of the west facade and a low height section at the rear, accommodate the entrance and basement.

The exterior cladding is replacement vinyl siding with a front section of angel stone brick veneer. The window sashes have been replaced.

The rear yard is sufficient for a vegetable garden, which was an important consideration when the house was erected. It contains a vintage garden shed. The front yard is grassed.



Looking west from Victory Crescent along McNoughton Avenue. No. 3056 is midway on the left, 2015

7.0 CONTEXTUAL VALUE

O. Regulation 9/06

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.

When wartime housing subdivisions were planned, the average urban lot in Ontario was 35 feet wide. Wartime housing lots average 40 feet wide and are 100 feet deep. The streets were wider than the average city street at that date. Setbacks were a uniform distance and the rear yards offered sufficient land for a vegetable garden and sitting area. Front yards were meant to have grass and garden plantings. Some specimen trees were planted. The layout of Plan 436, including McNaughton Street and Lot 67, has these characteristic parameters.

8.0 DEVELOPMENT PROPOSAL

The owner intends to demolish the dwelling and erect a two storey, single family dwelling within the 40 by 100 foot lot. The proposed design (with the garage location reversed), massing, and materials are illustrated by the conceptual drawings and as built photograph of a dwelling just completed by _____ at nearby 3094 Churchill Avenue. This structure is similar to dwellings on the east abutting lot and opposite No. 3056 (shown next page and in streetscape depiction).

Existing and proposed site plans for the subject property are shown on next pages. The existing front setback at No. 3056 will be maintained and the side lot setbacks reduced. The lot coverage will increase.

9.0 SUMMARY AND RECOMMENDATIONS

9.1 CULTURAL HERITAGE VALUE OR INTEREST

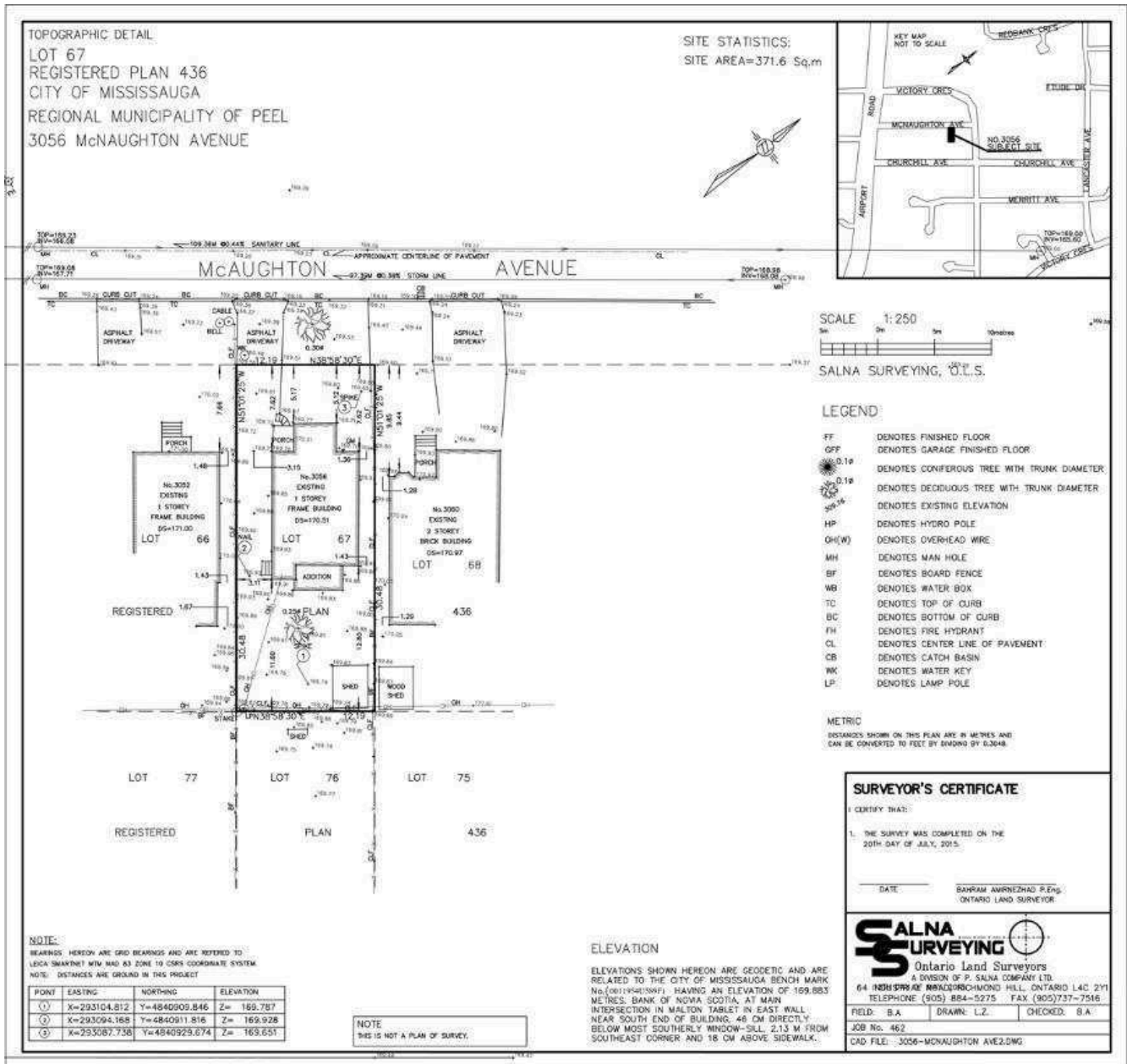
As a property within Victory Village, 3056 McNaughton Avenue is typical of economical housing offered across Canada by the federally owned Wartime Housing Ltd. from 1941 to 1947, and by its successor Central Mortgage and Housing. The 40 x 100 foot lot and small but functional scale of the dwelling reflect the social housing philosophy of providing adequate accommodation for wartime workers, military service families, and then veterans. Intended as “temporary suburbs,” these wartime housing areas developed as “distinct social and cultural networks.” Some dissolved after the War ended in 1945, while others, including Victory Village, continue to thrive as single family residential neighbourhoods. “They offer a material glimpse into our collective memory of World War II and the socioeconomic challenges associated with that event.”¹¹



Above: Infill dwelling on east abutting lot to 3056 McNaughton (on right)

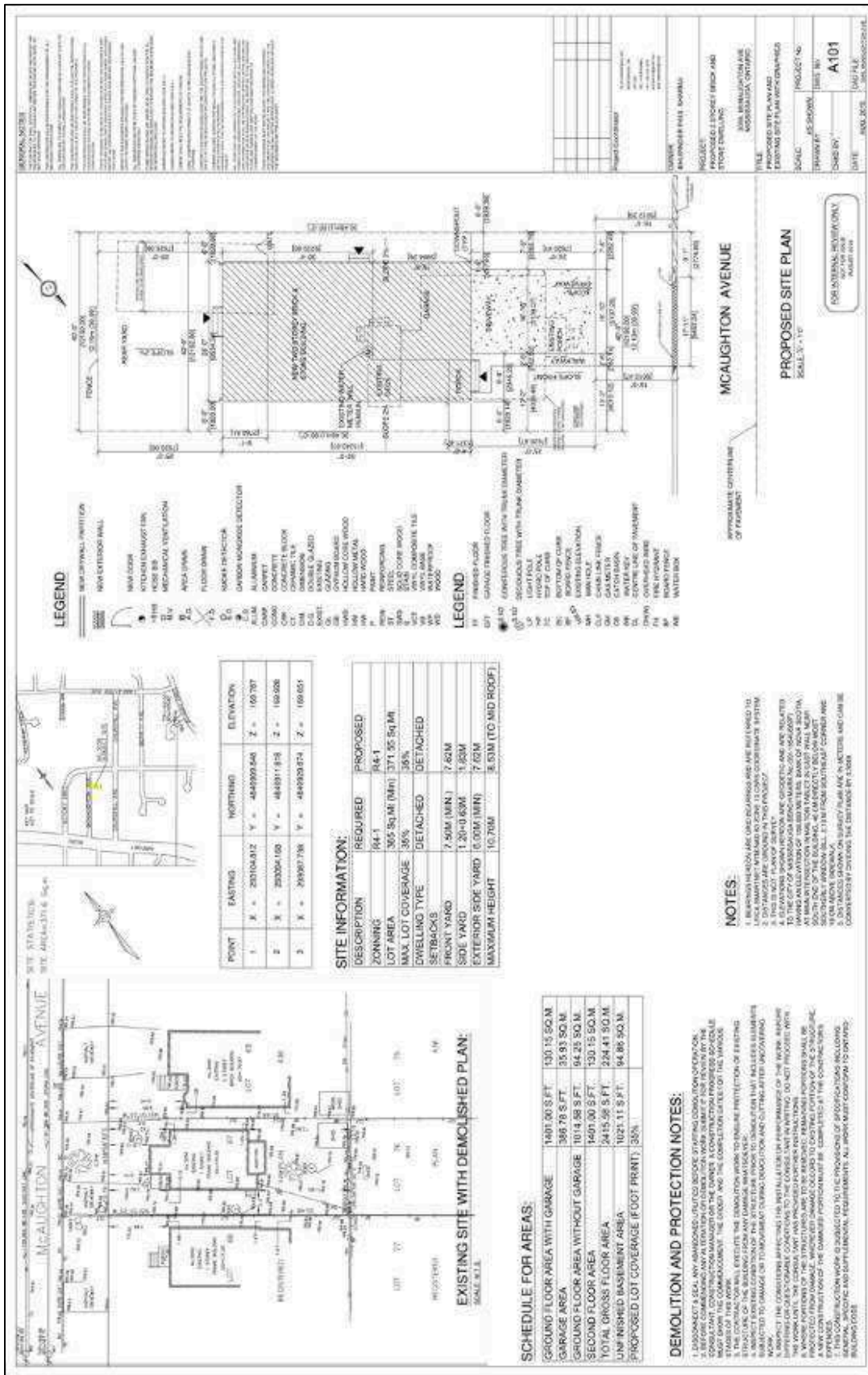
Below: Infill dwelling opposite 3056 McNaughton





Location map and existing site plan, 2015

Proposed site plan, 2015





This infill dwelling at 3094 Churchill Avenue (shown nearing completion) is proposed for 3056 McNaughton with location of garage reversed. This design is depicted in the conceptual streetscape on previous page.

As an individual property, the chronology of ownership of 3056 McNaughton does capture the shift from government rental to private ownership in the 1950s, but the known achievements of the owners (based on occupation) do not meet the threshold of the criteria of Regulation 9/06.

The dwelling is a standard type of social housing erected in this wartime and immediate postwar period. This example has several later modifications that detract from its authenticity and heritage integrity, notably in the enclosed front entryway, basement addition, cladding, and window sash. Victory Village is still dominated by examples of wartime housing and similar examples exist in communities across Canada.

Overall, if cultural heritage value of interest were to be assigned to the subject property it is in being a component of Victory Village as a planned wartime housing community with uniform lot sizes, setbacks, and built form. This is a contextual value. As a standalone property, it has no merit.

9.2 CONCLUSION AND RECOMMENDATIONS

Given the small scale of wartime housing units and resulting low percentage of lot coverage, the replacement of some units with larger dwellings is inevitable. For the Wartime Housing (Malton) Cultural Heritage Landscape, the challenge for the City seems to be how to preserve enough archetypal wartime housing examples to visually counter the influx of larger infill units. With its later modifications, the dwelling at 3056 McNaughton is not a good choice for best demonstrating this type of wartime housing.

The 40 foot frontages with uniform front setbacks, grassed front lawns, and single family, small scale dwellings are what was planned for Victory Village and are the basis of the character of the Wartime Housing (Malton) Cultural Heritage Landscape as identified by the City. Maintaining these site and contextual parameters, and carrying forward sufficient archetypal examples of wartime housing units, may prove to be the challenge in maintaining the character of the area for the long term.

It is the conclusion of this Heritage Impact Statement that there will be no significant loss of cultural heritage value or interest resulting from the demolition of the 1940s dwelling at 3056 McNaughton Avenue. The current (July 2015) site plan and conceptual design for the new dwelling is compatible infill and does not significantly detract from the traditional, single family, residential character of the Wartime Housing (Malton) Cultural Heritage Landscape.

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

1. To comply with the provision of the Ontario Heritage Act for a property listed on a municipal Register of heritage properties, the owner must give the City of Mississauga 60 days notice of the intention to apply for a demolition permit.
2. Permission to demolish the dwelling should be sought without any terms or conditions. Wartime housing is a well documented initiative. Measuring or otherwise documenting this dwelling or undertaking the salvage of any materials will not contribute to what is already known of this type of housing.
3. Maintaining the traditional front setback on McNaughton Avenue is important to the historical context of the neighbourhood.
4. Establishing a grassed and landscaped front yard, with a driveway, would contribute to the existing character of this neighbourhood.

The final evaluation of the cultural heritage value or interest of this property and the impact of new construction on the character of the Wartime Housing (Malton) Cultural Heritage Landscape remains with the City of Mississauga.

Disclaimer

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

SU MURDOCH, B.A. HIST.

SUMMARY OF HERITAGE CONSULTING CREDENTIALS AND EXPERIENCE

SU MURDOCH is the principal in SU MURDOCH HISTORICAL CONSULTING.

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

SU MURDOCH is a professional member in good standing of the Canadian Association of Heritage Professionals for 2015.

EDUCATION

Bachelor of Arts (History)

Certificate in Cultural Landscape Theory and Practice (Willowbank Centre)

Archival Principles and Administration certification

Related research skills training

AWARDS AND RECOGNITION

Town of Markham Heritage Award of Excellence

Ontario Historical Society Fred Landon Award for Best Regional History Publication (*Beautiful Barrie: The City and Its People: An Illustrated History*)

Ontario Heritage Foundation Community Heritage Achievement Award

Ontario Historical Society Special Award of Merit

City of Barrie Heritage Conservation Award

RELEVANT PROJECTS

AVAILABLE ON REQUEST

SOURCES

Abstract of Title and related documents for Lot 67, Plan 436, City of Mississauga. Peel Region Land Registry Office.

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

Denhez, Marc. *The Canadian Home, From Cave to Electronic Cocoon*. Toronto, 1994.

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

Hicks, Kathleen A. *Malton: Farms to Flying*. Mississauga, 2006.

Scott, Lionel, ed. *Homelife and Community Interests*, Vol. 3, No. 3. Private Collection.

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

ENDNOTES

¹ Ministry of Tourism, Culture and Sport. *Ontario Heritage Tool-Kit, Heritage Property Evaluation*, p.7.

² City of Mississauga website.

³ Now Pearson International Airport, the area covers 4,428 acres of land.

⁴ The 1942 date for the expropriation is given in several local history accounts and was not further researched for purposes of this HIS.

⁵ Denhez, Marc. *The Canadian Home, From Cave to Electronic Cocoon*, pp. 79-80.

⁶ Denhez, p.92.

⁷ McNaughton became Minister of National Defense in 1944 and resigned from this position in August 1945. Online Wikipedia biography for Andrew McNaughton. Accuracy was not confirmed.

⁸ Hicks, Kathleen A. *Malton: Farms to Flying*, pp.138-139. "Shortly after the houses were occupied, the Victory Community Hall was built at the northeast corner of Victory Crescent and Churchill Avenue. It was used for social events for the new community. With the War in progress, it became a popular place for the servicemen to enjoy their leisure time before heading overseas." This structure still stands and is visible from 3056 McNaughton Avenue.

⁹ Hicks, pp.138-139.

¹⁰ Some information on wartime housing is extracted from an online article which references *Keeping to the Marketplace: The Evolution of Canadian Housing Policy* by John Bacher, McGill/Queen's University Press, 1995.

¹¹ Bacher, as found in online extracts.

City of Mississauga

Corporate Report



Date: October 29, 2015 To: Chair and Members of Heritage Advisory Committee From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	Originator's files:
	Meeting date: 2015/11/17

Subject

Request to Demolish a Heritage Listed Property: 25 Queen Street South (Ward 11)

Recommendation

That the property at 25 Queen Street South, 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 May 2013. (The corresponding report is attached as Appendix 1. Please note the Heritage Impact Assessment is available upon request due changes in the application of FOI legislation) 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

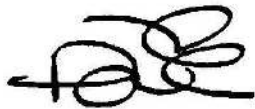
There is no financial impact.

Conclusion

The proposal to demolish 25 Queen Street South 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.

Attachments

Appendix1: March 26, 2013 Corporate Report



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

Prepared by: C. Nin Hernandez, Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

DATE: March 26, 2013

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: April 23, 2013

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

SUBJECT: Request to Demolish a Heritage Listed Property
25 Queen Street South
(Ward 11)

RECOMMENDATION: That the property at 25 Queen Street South, which is listed on the City's Heritage Register, is not worthy of 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.

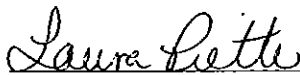
The owner of the subject property submitted a Site Plan application under file SP 13 48, to replace the existing single detached dwelling with a new commercial building. The subject property is listed on the City's Heritage Register as it forms part of the Streetsville Village Core cultural landscape. This landscape is notable because it retains the distinct scale and character of a rural farming town.

COMMENTS: The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by Strickland Mateljan Design & Architecture, is attached as Appendix 1. It is the consultant's conclusion that the house at 25 Queen Street South is not worthy of heritage designation. Staff concurs with this opinion.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 25 Queen Street South has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS: Appendix 1: Heritage Impact Statement


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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

City of Mississauga Memorandum



To: Members of the Heritage Advisory Committee

From: Mumtaz Alikhan, Legislative Services/Office of the City Clerk

Date: October 27, 2015

Subject: 2016 Heritage Advisory Committee Meeting Dates

This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2016:

- Tuesday, January 12
- Tuesday, February 9
- Tuesday, March 8
- Tuesday, April 12
- Tuesday, May 10
- Tuesday, June 14
- Tuesday, July 12
- Tuesday, September 13
- Tuesday, October 11
- Tuesday, November 15

All meetings will be held at 9:30 a.m. in the Council Chamber located on the 2nd floor of the City of Mississauga's Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1. Please note that one or more of the above meetings may be cancelled due to insufficient agenda items.

It is important to contact me in advance of meetings if you will be absent and/or late so that quorum issues can be anticipated and dealt with accordingly.

City of Mississauga
Memorandum



To: Chair and Members of the Heritage Advisory Committee (HAC)

From: Cecilia Nin Hernandez, Heritage Coordinator

Date: November 16, 2015

Subject: Committee of Adjustment Applications within the Old Port Credit Village HCD:
42 Front Street South and 43 John Street South

This memorandum and its attachments are presented for HAC's review as required by the Old Port Credit Village Heritage Conservation District Plan (HCD Plan).

The subject properties at 42 Front Street South and 43 John Street South are both designated Part V of the Ontario Heritage Act as part of the Old Port Credit Village Heritage Conservation District and subject to its Plan.

Section 3.1.6 of the HCD Plan states that "In addition to heritage permit applications, matters relating to the official plan, zoning, site plan approval, severance, variances and the private tree by-law will be reviewed by the Heritage Advisory Committee."

Please refer to the attached Committee of Adjustment applications B43/15, A392/15 and A393/15 as revised by the applicant.

Cecilia Nin Hernandez
Heritage Coordinator
Culture Division
905-615-3200, ext. 5366
cecilia.ninhernandez@mississauga.ca

Appendix 1: Committee of Adjustment Applications B43/15, A392/15 and A393/15



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 392/15
Ward 1

The Committee has set Thursday September 17, 2015 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ALAN PIERRE NOLET & LEANNE MARY NOLET are the owners of 43 JOHN STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicants request the Committee to authorize a minor variance to permit the existing dwelling to remain on a lot (being the retained parcel of Consent Application File "B" 43/15) proposing:

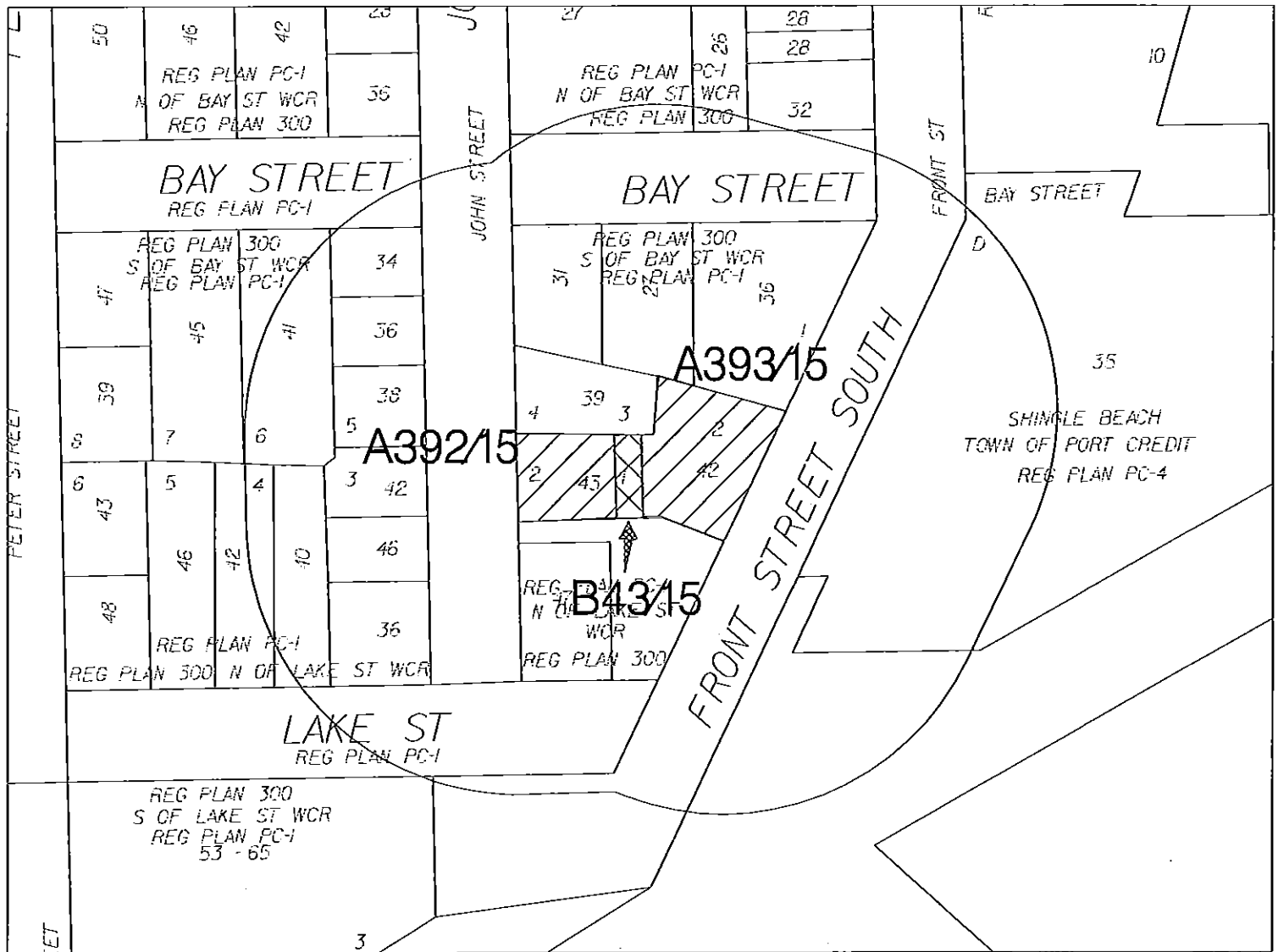
1. a front yard of 2.84m (9.31ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (16.40ft.) in this instance;
2. an interior side yard of 0.70m (2.29ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance; and,
3. a lot area of 425.70m² (4,582.34sq.ft.); whereas By-law 0225-2007, as amended, requires a minimum lot area of 460.00m² (4,951.56sq.ft.) in this instance.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa . General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#) . Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary Treasurer, Mississauga Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5433.



43 JOHN ST. S. & Committee of Adjustment
 42 FRONT ST. S. B43/15- A392/15
 & A393/15

Subject Property :

File Number :

Z Area : 8

Agent: GLEN SCHNARR & ASSOCIATES





COMMITTEE OF ADJUSTMENT NOTICE OF APPLICATION

File: "B" 43/15
Ward 1

The Committee has set Thursday September 17, 2015 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

ALAN PIERRE NOLET & LEANNE MARY NOLET are the owners of 43 JOHN STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicants request the consent of the Committee to the conveyance of a parcel of land having an area of approximately 91.00m² (979.54sq.ft.). The effect of the application is to merge the lands with the lands to the east located at 42 Front Street.

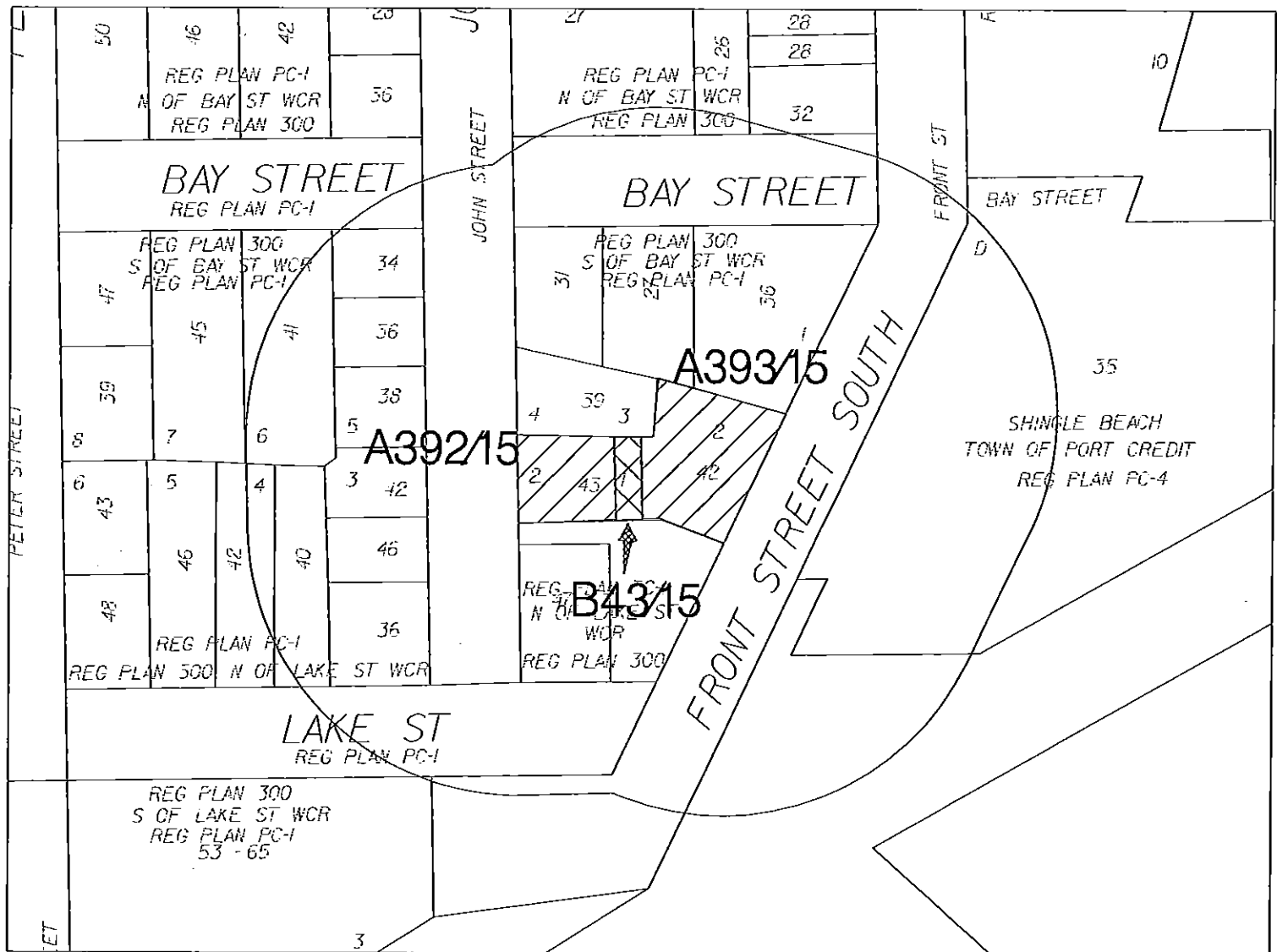
The lands are also the subject of Minor Variance Application Files "A" 392/15 and "A" 393/15.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary Treasurer, Mississauga Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x5433.



43 JOHN ST. S. &
42 FRONT ST. S.

Subject Property :

Z Area : 8

Committee of Adjustment
B43/15- A392/15
& A393/15

File Number :

Agent : GLEN SCHNARR & ASSOCIATES



Revised Notice & Hearing Date



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 393/15
Ward 1

The Committee has set Thursday December 10, 2015 at 1:30 pm in the Mississauga Civic Centre, COUNCIL CHAMBERS, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

PETER NOLET is the owner of 42 FRONT STREET SOUTH being Part of Lots 1 to 4, Plan 300W, zoned R15-1, Residential. The applicant requests the Committee to authorize a minor variance to permit the existing dwelling to remain on a lot (being the resultant parcel of Consent Application File "B" 43/15) proposing:

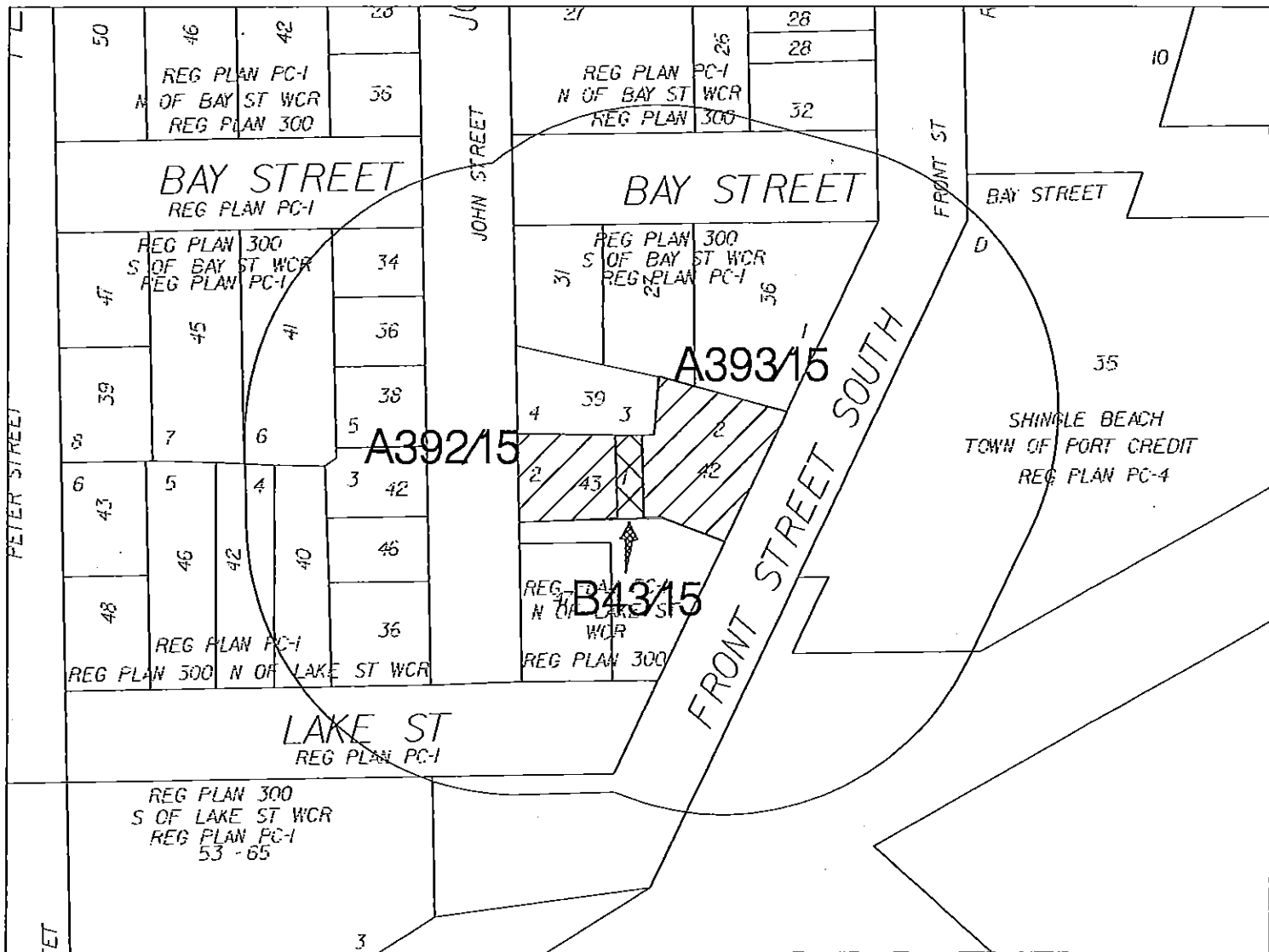
1. a front yard of 2.95m (9.67ft.); whereas By-law 0225-2007, as amended, requires a minimum front yard of 5.00m (16.40ft.) in this instance;
2. a driveway length of 3.12m (10.23ft.); whereas By-law 0225-2007, as amended, requires a minimum driveway length of 6.00m (19.68ft.) in this instance;
3. to permit the existing accessory structure to remain having a side yard of 0.19m (0.62ft.); whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (3.93ft.) in this instance;
4. to permit an existing accessory structure to remain having a rear yard of 0.36m (1.18ft.); whereas By-law 0225-2007, as amended, requires a minimum rear yard of 1.20m (3.93ft.) in this instance; and,
5. to permit a second unit within an accessory structure on the same lot; whereas Section 4.1.20 of By-law 0225-2007, as amended, only permits a second unit within one existing dwelling on a lot.

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of one of the neighbouring properties within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on.

The Agenda is available at www.mississauga.ca/portal/residents/cofa. General information about the Committee of Adjustment is available in our Citizens Guide to the Minor Variance Process at [Citizens Guide to the Minor Variance Process](#). Information is also available between 8:30 a.m. and 4:30 p.m., Monday to Friday at the Mississauga Civic Centre, Committee of Adjustment Office, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario L5B 3C1; for telephone inquiries call 3-1-1 or (905) 615-4311 (if outside Mississauga) or fax inquiries 905-615-3950.

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary Treasurer of the Committee of Adjustment to receive notification of the Committee's decision. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

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43 JOHN ST. S. & Committee of Adjustment
 42 FRONT ST. S. B43/15- A392/15
 & A393/15

Subject Property :

File Number :

Z Area : 8

Agent : GLEN SCHNARR & ASSOCIATES

