City of Mississauga
Agenda

MISSISSAUGA

Heritage Advisory Committee

Date
2016/02/09

Time
9:30 AM

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

Members

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

Contact
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mumtaz.alikhan@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed at:
http://www.mississauga.ca/portal/cityhall/ heritageadvisory.ca

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

1. CALL TO ORDER

2. APPROVAL OF AGENDA

3. DECLARATION OF CONFLICT OF INTEREST

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of January 12, 2016 Minutes

5. DEPUTATIONS

6. MATTERS TO BE CONSIDERED

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

RECOMMENDATION
That the request to alter the property at 1059 Old Derry Road, as described in the report from the Commissioner of Community Services, dated January 7, 2016, be approved.

6.2. Request to Demolish a Heritage Listed Property: 1585 Adamson Street (Ward 7)

RECOMMENDATION
1. That the property at 1585 Adamson Street, 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.

2. That, in order to mitigate impact to the Erindale cultural landscape, the option for the replacement design depicted in Figures 61-77 in Appendix 1 is preferred.

6.3. Heritage Impact Assessment Addendums: 5175 and 5215 Mississauga Road

Memorandum for receipt from Paula Wubbenhorst, Senior Heritage Coordinator, dated January 25, 2016.

6.4. Heritage Property Naming Policy

Background information presented by Councillor Parrish at the January 20, 2016 Council Meeting and Facility Naming and Dedications Corporate Policy No. 05-02-02.
DIRECTION REQUIRED

7. SUBCOMMITTEE UPDATES
(a) Heritage Designation Sub-Committee
(b) Public Awareness Sub-Committee

8. INFORMATION ITEMS

8.1. Advisory Committee Role – For Receipt

9. OTHER BUSINESS

10. DATE OF NEXT MEETING
March 8, 2016 at 9:30 am., Council Chamber, 2nd Floor, City Hall

11. ADJOURNMENT

City of Mississauga
Minutes

MISSISSAUGA

Heritage Advisory Committee

Date
2016/01/12

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)
Rick Mateljan, Citizen Member (Vice Chair)
Carolyn Parrish, Councillor - Ward 5
Michael Battaglia, Citizen Member
Beth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew Wilkinson, Citizen Member

Members Absent
Lindsay Graves, Citizen Member
Paul McGuigan, Citizen Member

Staff Present
Paula Wubbenhorst, Senior Heritage Coordinator
Cecilia Nin Hernandez, Heritage Coordinator
Mumtaz Alikhan, Legislative Coordinator

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

1. CALL TO ORDER – 9:32

2. APPROVAL OF AGENDA

The Chair noted that Councillor Parrish has advised that she has an item under Other Business with respect to the naming of Holcim Estate for the Committee's consideration.

APPROVED (R. Mateljan)

3. DECLARATION OF CONFLICT OF INTEREST

R. Mateljan expressed a conflict of interest with Item 7.1 as it contains a proposal that his company is involved in.

4. MINUTES OF PREVIOUS MEETING

Minutes of Meeting held on November 17, 2015.

APPROVED (R. Cutmore)

5. DEPUTATIONS

5.1. Glen Broll, Glen Schnarr & Associates re Item 6.1 Proposed Heritage Designation of 1130-40 Clarkson Road North

Glen Broll, Glen Schnarr & Associates, representing the Owner, spoke to the matter noting that the Owner acknowledges that this property has a long history. However, the property is zoned "D" which means that it has no land use assigned to it. He outlined the history of the current status of the property which due to a dispute was left in disrepair until recently when the Owner began repairs. However, Mr. Broll noted that there is now a stop order in place preventing any further work on the property until a resolution is reached within the various sections of the City. He also noted that minor variance applications were also denied by the Committee of Adjustment and the Owner is now pursuing a rezoning for mixed use instead of appealing to the Ontario Municipal Board. Mr. Broll noted that the City wished for the property to be repaired on the one hand, but on the other hand has placed a stop work order until the land use situation is resolved. He stated that it was essential that all the agencies in the City meet and requested the Committee to defer the heritage designation until all parties understand what is needed to move forward.

The Committee raised the following issues:

- Designating the property at this time might prove beneficial for the Owner;
- The property needs protection in light of the changes already undertaken;

Mr. Broll reiterated that there is a stop work order preventing further work on the

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property. Councillor Carlson stated that the situation is a difficult one and asked the length of the deferral being sought. Mr. Broll responded that a three month deferral to designate the property would be appreciated. After further discussion, the Committee agreed to grant a 90 day extension until April 2016.

At this point, the Committee considered Item 6.1.

6. MATTERS TO BE CONSIDERED

6.1. Proposed Heritage Designation - 1130-40 Clarkson Road North (Ward 2)

RECOMMENDATION
HAC-0001-2016

1. That the heritage designation of the property located at 1130-40 Clarkson Road North be deferred for a period of ninety (90) days in order to provide the Owner the time to obtain clarity on land uses with the proviso that during this period there will not be any changes made to the above property.

2. That Heritage Staff be part of all future discussions in regard to the above property.

3. That the Deputation from Glen Broll, Glen Schnarr & Associates, be received.

APPROVED (Councillor C. Parrish)

6.2. Request to Demolish a Heritage Listed Property: 49 Queen Street South (Ward 11)

RECOMMENDATION
HAC-0002-2016
That the property at 49 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.

APPROVED (D. Dodaro)

6.3. Heritage Advisory Committee and Related Staff Milestones: 2015 Year in Review

RECOMMENDATION
HAC-0003-2016
That the Corporate Report dated December 17, 2015 from the Commissioner of Community Services, entitled "Heritage Advisory Committee and Related Staff Milestones: 2015 Year in Review," be received for information.

RECEIVED (B. Bjarnason)

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7. SUBCOMMITTEE UPDATES

7.1. Report of the Meadowvale Village Heritage Conservation District Advisory Sub-Committee of January 5, 2016

J. Holmes advised that the Sub-Committee held its first meeting on January 5, 2016 in order to review two properties in the Meadowvale Village Heritage Conservation District.

RECOMMENDATION
HAC-0004-2016
That the Report dated January 5, 2016 from the Meadowvale Village Heritage Conservation District Advisory Sub-Committee Meeting, be adopted.

APPROVED (J. Holmes)

7.2. Heritage Designation Sub-Committee

C. McCuaig provided a verbal update. He advised that a designation sub-list had been submitted to staff and the Consultants conducting the Museums and Heritage Strategic Plan. He felt that an initial plan prepared by staff for 2016 should be shared with the Committee, as well as Heritage Mississauga's work plan. Paula Wubbenhorst, Senior Heritage Coordinator, stated that the staff plan could be emailed to any Committee member interested in receiving it. M. Wilkinson advised that he will be able to share the Heritage Mississauga work plan once it is finalized in March of this year.

7.3. Public Awareness Sub-Committee – Nil

8. INFORMATION ITEMS

8.1. Heritage Property Owner Focus Group

Paula Wubbenhorst updated the Committee on a focus group of Heritage property owners held on January 11, 2016. The main intent of the meeting was to gauge if there was interest in implementing a tax rebate program with the required maintenance agreements. There was interest in the program and in having opportunities for heritage designated property owners to network with each other.

9. OTHER BUSINESS

9.1. Name Change of Holcim Waterfront Estate (Ward 2)
Councillor Parrish expressed concern at the proposed name change of Holcim Estate, a heritage designated property, as a result of Holcim selling their Canadian assets to Ireland's CRH Plc. She felt that a review of name changes of heritage designated properties is needed and asked that the Committee request General Committee to defer a decision on this matter until the Heritage Advisory Committee has had an opportunity to conduct a review at its February meeting.

Members of the Committee expressed support of this request and unanimously felt that

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it was important for the City's heritage designated properties to be identified with their original histories.

RECOMMENDATION
HAC-0005-2016
That the General Committee be requested to defer the name change of Holcim Waterfront Estate until the Heritage Advisory Committee has had an opportunity to review name changes of heritage designated properties.

APPROVED (Councillor C. Parrish)

10. DATE OF NEXT MEETING

February 9, 2016 at 9:30am, Council Chamber, 2nd Floor, City Hall

11. ADJOURNMENT – 11:08 a.m.

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City of Mississauga

Corporate Report

MISSISSAUGA

Date: January 14, 2016	Originator's files:
To: Chair and Members of Heritage Advisory Committee	Meeting date: 2016/02/09
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	

Subject

Request to Alter a Heritage Designated Property

Meadowvale Village Heritage Conservation District

1059 Old Derry Road (Ward 11)

Recommendation

That the request to alter the property at 1059 Old Derry Road, as described in the report from the Commissioner of Community Services, dated January 7, 2016, be approved.

Background

The subject property is designated under the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District. In June 2015 Council approved an alteration to the property. (The original report is attached as Appendix 1.) The alteration consists of a half storey addition, including dormers, a new veranda and recladding.

The proposed finished product remains unchanged. However, due to concerns with the sono tubes employed on additions made to the front and the back of the house in recent history, a partial demolition is now proposed. The demolition of the additions would allow for proper footings to be installed in order to accommodate the second storey addition.

Comments

The 2014 Meadowvale Village Heritage Conservation District Plan states that removal of, or changes to the foundation structure of, a primary residence constitute a substantial alteration that requires a heritage permit.

The Heritage Impact Statement, by architect Paul Oberst, found no specific cultural heritage value in the building fabric.

The proposal would continue to retain the "modest scale, set-back, location [...] on the lot" and "wood siding finish." Additionally, the style, massing and form of the new shell continue to be consistent with the overall historic pattern of construction throughout the village and reflective of the district's simplicity, as per the guidelines for new construction. As such, the revised proposal should be approved.

The Meadowvale Heritage Conservaton District Advisory Subcommittee recommends approval.

Financial Impact

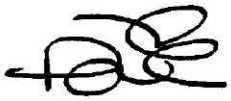
There is no financial impact.

Conclusion

The current proposal does not alter the final outward design of the alteration originally approved for the subject property. As the proposed ateration retains the modest size and low volume lot coverage of the village's built form, the partial demolition that would allow it to occur should be approved.

Attachments

Appendix: May 2015 Corporate Report: Request to Alter a Heritage Designated Property



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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

3-1

Corporate Report

Clerk's Files

Originator's Files

DATE: May 27, 2015

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

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

SUBJECT: **Request to Alter a Heritage Designated Property**
Meadowvale Village Heritage Conservation District
1059 Old Derry Road
(Ward 11)

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

BACKGROUND: The subject property is designated under the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District. The owner proposes a second storey addition. The proposal, by architect Christopher Wallace, is included in the Heritage Impact Statement by Paul Oberst, attached as Appendix 1.

COMMENTS: The proposal is for a half storey addition on top of the existing house. The proposed height is 45 cm in excess of that permitted under the zoning by-law. The lower level would be sheathed with board 'n batten siding, an homage to what currently exists; the upper level would be

sheathed in cedar shingles, thereby distinguishing it from the original single storey. Two symmetrical dormers would bring needed headroom to the front upper storey. A simple veranda is also proposed. The existing garage would also be retained but would be re-clad with horizontal siding and a new garage door and side door added.

The 2014 Meadowvale Village Heritage Conservation District Plan states that "exterior additions should be located at the rear, or on an inconspicuous side of the building." Due to the small lot size, a rear addition is not practical. The altered roofline and inclusion of dormers on the principal façade is not consistent with guidelines for additions. However, this additional headroom is needed to make the renovation viable, and the general proposed design is consistent with the village character.

Essentially the proposal would change the overall look of the dwelling. Most of the heritage attributes, however, would be retained. These include the "modest scale, set-back, location [...] on the lot" and "wood siding finish."

The style, massing and form of this new shell are consistent with the overall historic pattern of construction throughout the village and reflective of the district's simplicity, as per the guidelines for new construction.

Oberst states in the Heritage Impact Statement that the garage "will be retained, but re-clad to match the house." This statement is not consistent with the drawings that show horizontal rather than vertical board 'n batten siding. The stated proposal is preferred to the drawn one, as it is consistent with the guidelines. Similarly, the doors – the garage door and side entry – should match what exist.

As such, the proposed alteration should be approved with the condition that the garage renovation be like for like, i.e. that the cladding and doors match what currently exists.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The proposed alteration retains the modest size and low volume lot coverage of the village's built form. The height and dormers make the renovation viable. The proposal should be approved with the condition that the garage renovation is consistent with the existing cladding and doors.

ATTACHMENTS: Appendix 1: Heritage Impact Statement

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

Prepared By: Paula Wubbenhorst, Senior Heritage Coordinator

Heritage Impact Statement

1059 Old Derry Road, Meadowvale Village

City of Mississauga

Existing House, view from the southeast. The fence belongs to the adjacent hotel.

Paul Oberst, B. Arch., OAA, CAHP

Paul Oberst Architect

February 2015

Engagement:

I am an architect licensed in Ontario, and a professional member of the Canadian Association of Heritage Professionals (CAHP). I was engaged by the owners to produce a heritage impact statement regarding the property at 1059 Old Derry Road, in Meadowvale Village in the City of Mississauga. I am also engaged to advise the project architect, Chris Wallace.

Contacts:

Heritage Consultant- Paul Oberst Architect 416-504-6497
oberst@bellnet.ca

Architect- Christopher Wallace Architect 905-753-1122
chris@cwallacearchitect.com

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Appendices

Site Constraints

Project Conservation Principles—Standards & Guidelines

Consultant's CV

ICOMOS Charter for the Conservation of Historic Towns and Urban Areas

William Lambe tax forfeiture documents, 1967

Project Drawings

1. The Proposal

It is proposed to renovate the existing house at 1059 Old Derry Road in the Meadowvale Village Heritage Conservation District and to construct additions that will be sympathetic to the architectural and landscape character of the District.

2. Location

The property is located on the north side of Old Derry Road in Meadowvale Village in the City of Mississauga. The eastern lot line is roughly opposite the intersection of Pond Street and Old Derry Road. The property is described as Part of Lot 36, Plan Toronto-5, and it bears the Roll Number of 21-05-040-098-20100-0000.

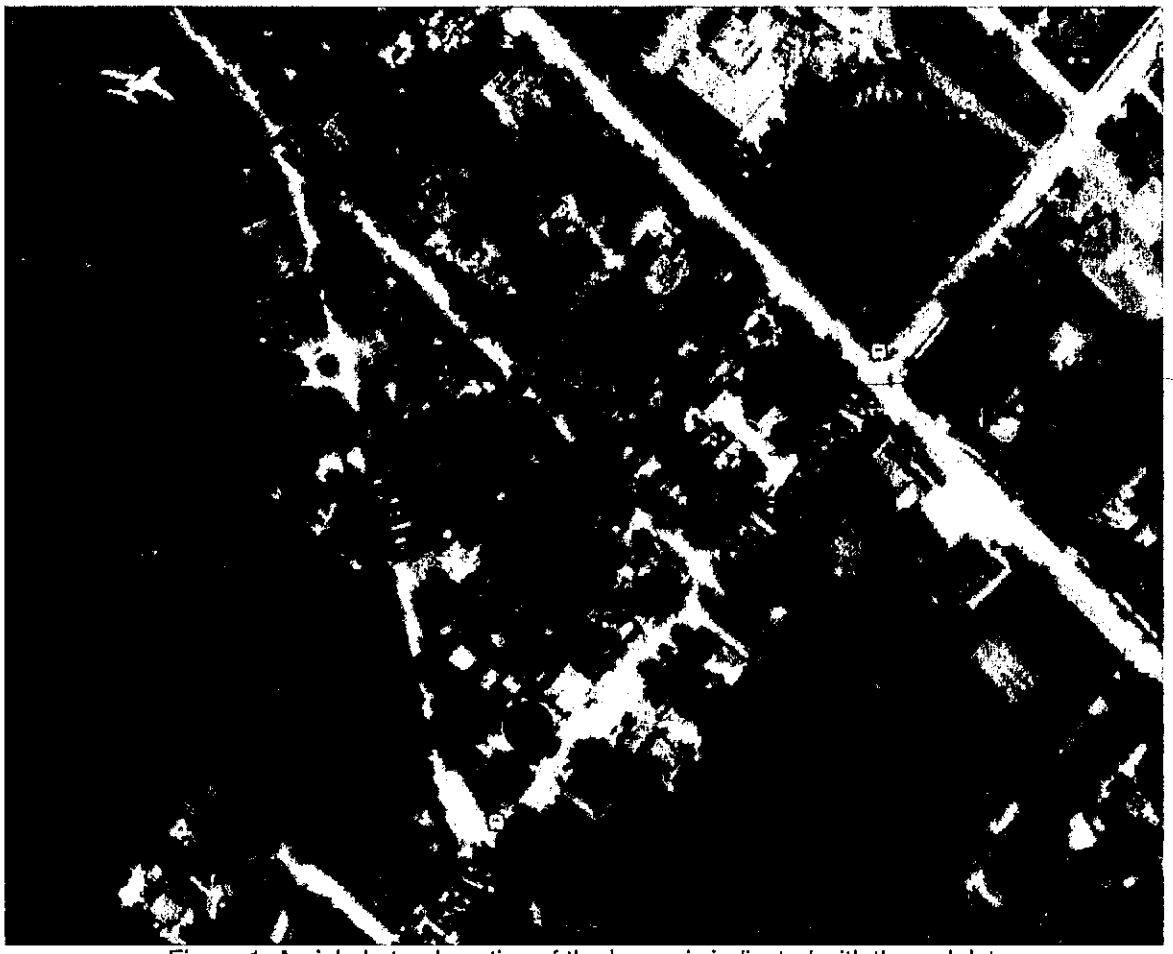


Figure 1. Aerial photo. Location of the house is indicated with the red dot.

3. Historical Background

3.1 Overview: Meadowvale Village is a historic settlement near the northern boundary of Mississauga, about 3 km west of Hurontario Street. It is located on the banks of the Credit River, at the intersection of two original concession roads, Second Line Road and the Sideroad, between Lots 10 & 11, now called Old Derry Road. Farming settlement began in 1819 with the arrival of John Beatty. As in many early Ontario settlements, the proximity of a road to a watercourse provided the opportunity for development of a water-powered milling industry. In 1838, John Simpson built the first successful sawmill in Meadowvale, a few years after James Crawford's attempted mill had faltered. Milling became the economic engine of the village, and milling activity continued for more than a century.

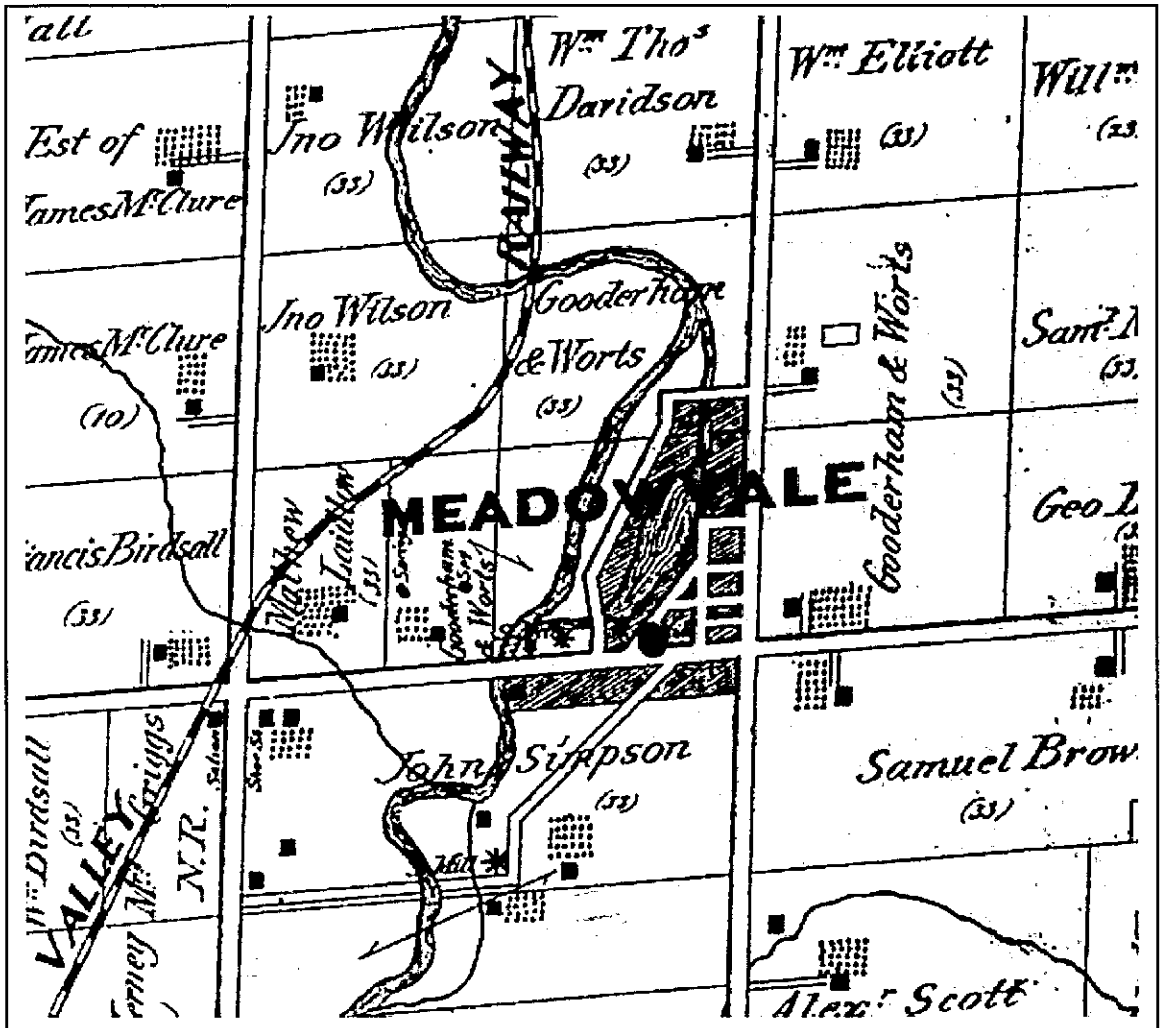


Figure 2. From 1877 Peel County Atlas. Houses on farms are shown individually, but within the village, the settled area is shaded, without showing individual buildings. Red dot is approximate site of the subject property. Two sawmills and a grist mill are shown on this map.

3.2 Lot 36: Francis Silverthorn came to Meadowvale around 1836, and became a significant figure in the history of the Village, constructing and operating a grist mill, a sawmill, and a stave factory, and acquiring numerous landholdings. In 1856 he commissioned a survey by Arthur Bristow, dividing his lands north of the sideroad (now Old Derry Road) and west of the concession road (now Second Line West). The plan was entitled "Plan of Building and Park Lots in Meadowvale", registered on July 1, 1856 as Toronto Township Plan 5 (abbreviated today as PL TOR5). The current 1059 Old Derry Road is on part of Lot 36, which is visible in Figure 3 at the intersection of the side road and mill street.

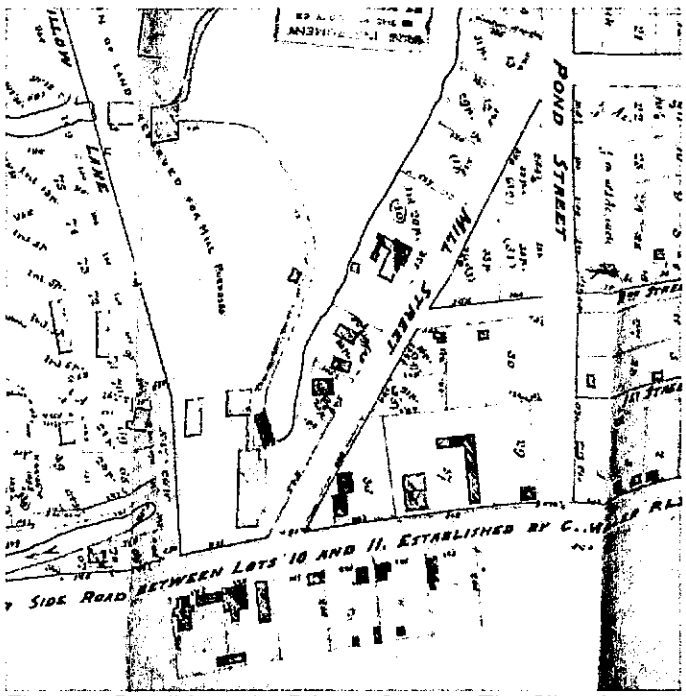


Figure 3. Detail from the Bristow Survey. The Silverthorn Mill is the large building west of Mill Street.

3.3 Historical Uses of the Lot: Old Derry Road was once busy with the mill, stores, and factories. It was a very different streetscape than it is today. In the District Property Inventory, the entry for the subject property states that it "is believed to have been the site of the Mill Store, a tiny general store run by Henry Brown when he was mill owner from 1895 to 1911. The store was removed sometime after William Brett acquired the mill in 1911, and the space reverted back to a general village green. In 1929, the skate shack was towed from the garage property to the back of this property to serve as the Village Library, run by the Women's Institute well into the 1960s."

Figure 4. Old Derry Road looking west c.1900.
The District Inventory entry for the subject property says that the small frame building just past the hotel is the Mill Store. The mill is in the background.

However, this seems to confuse the informal use of the lot as an extension of the village green on the western part of Lot 36—with the current address of 7005 Old Mill Lane—which is described in the District Inventory as the location of the library.

The subject property is also referenced on page 34 of the Phase 1 Report in the discussion of Gooderham's Store. "When William Gooderham died in 1881, his son Holly sold up his father's interests in Meadowvale and left in 1882. The store continued on for a number of years with a succession of different owners, including Charles Switzer, who seems to have had the most success with the store. Unfortunately, the store burned down in 1907. The store's location was believed to be just east of the driveway at the present property, 1059 Old Derry Road." This is obviously an error, since the hotel has been located just east of the current driveway location since 1852.

We are in possession of a very poor copy of documents which seem to indicate the forfeiture of part of Lot 36 to the Corporation of the Township of Toronto from the Estate of William T. Lambe, dated April 3, 1967. We also have documentation of the transfer of the property on December 29 1993 from Charles Dennis Patterson to Paul Eric Larsen, who transferred it to the current owners on January 15, 2014.

3.4 Current Conditions on the Lot:

The western portion of lot 36 contains the pumping station, which bears a municipal address on Old Mill Lane. The subject property consists of a building lot on the eastern portion and a northern portion which is subject to a right of way. The building lot contains the existing dwelling at 1059 Old Derry Road with a garage at its northeast corner. A driveway accessing the garage is set along the eastern boundary of the lot. There is a large open deck at the rear of the dwelling. There are four coniferous trees in the back yard—one near the house and the others near the back boundary. There are three small coniferous trees near the front of the house, which are proposed to be removed. There is a substantial deciduous tree near the southwest corner of the property. There are deciduous trees on adjacent lots, close to the boundaries of the subject property.

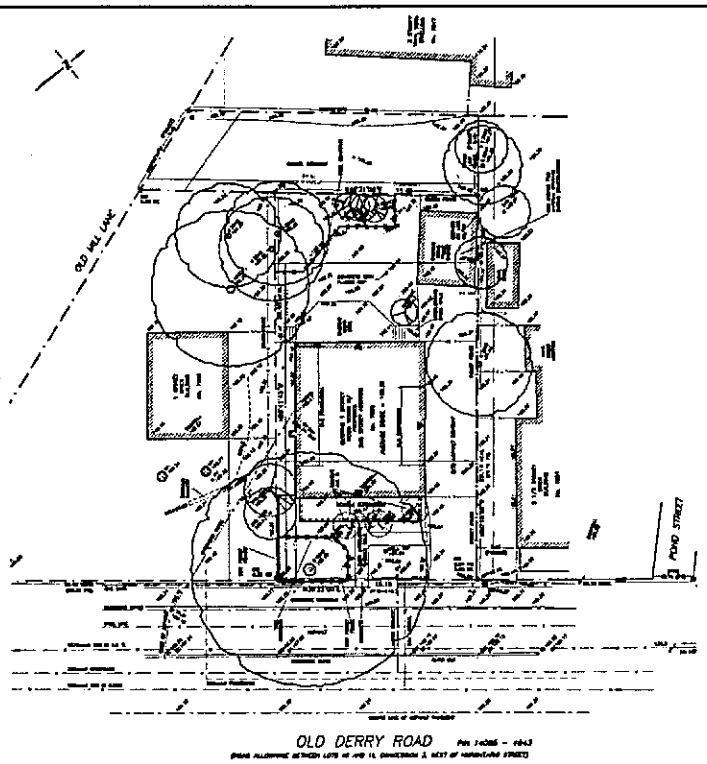


Figure 5. Site plan of proposal on a survey of the subject property, showing adjacent pump house on the western portion of Lot 36, and the hotel to the east on Lot 37. Trees on the property and adjacent properties are shown. New front verandah is shown on this plan.

4. Current Development Controls

4.1 Official Plan

a) The Mississauga Official Plan designates the land use of the subject property as Residential Low Density I. This designation allows Detached Dwellings, Semi-detached Dwellings, and Duplex Dwellings. The adjacent lot at 1060 Old Derry Road is designated Convenience Commercial.

b) The Mississauga Official Plan designates the subject property as within the Meadowvale Village Neighbourhood. There are precincts within it, and the subject property is located in the Village Precinct, which includes all of the Heritage Conservation District and additional land to the south. The Neighbourhood plan specifies:

Under the heading of Site Development Standards

16.17.1.26. The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control. In the case of the Heritage Conservation District, development of properties will require the approval of the local Architectural Conservation Advisory Committee (LACAC) in accordance with the *Meadowvale Village Heritage Conservation District Plan.*

Under the heading of Buildings and Spaces

16.17.1.28 Buildings and Spaces Policies apply to all lands within the Meadowvale Village Character Area. In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

a. Sites within the Heritage Conservation District will be subject to the policies of the *Meadowvale Village Heritage Conservation District Plan* and *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District.*

4.2 Zoning Bylaw 0225-2007, enacting by-law BL 0308/11

The subject property is zoned R1-32. R1 designation allows only detached dwellings. Among the requirements of this designation, interior lots must have minimum frontage of 22.5m and a minimum area of 750 sq m. Coverage is limited to 25%.

Additionally, in an R1-32 zone the following uses/regulations shall apply:

Regulations
4.2.2.32.1 The regulations of Sentence 3.1.1.7.1 of this By-law shall not Apply (this concerns surface treatment of driveways).
4.2.2.32.2 A flat roof shall not be permitted.
4.2.2.32.3 Maximum height - highest ridge: sloped roof=7.0 m.
4.2.2.32.4 An attached garage shall not be permitted.
4.2.2.32.5 Maximum projection of the front garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall=0.0m.

5. The Existing Buildings

The District Inventory succinctly describes the existing house; "A one storey frame structure of modest proportions, gable ends and finished in vertical wood siding."

We can elaborate that description as follows: The building is a one-storey 5-bay dwelling with a shallow side-gable roof. The house is 9.85 metres wide by 11.78 metres deep. The house is set about 6.3 metres back from the front lot line, with sideyards of about 3.9 metres on the east and 1.5 metres on the west. There is a small exterior masonry chimney near the mid-point of the west wall. The house is clad in grey board-and-batten siding. The windows are modern 2-light sliders, fitted with mock shutters. The roof is asphalt shingles.

Figure 6. Front (south) elevation.

The District Inventory gives a date of construction of c. 1950. Examination of the building suggests that it was originally smaller. There is a concrete block foundation in the middle of the house, which we believe to represent the original footprint, with the original front wall about 2.4 metres further from the street, and the house having a depth of about 5.9 metres. The additions were constructed on concrete piers, with the unheated space between the floors of the additions and grade closed off with light wood trellis material.

Figure 7. Rear (north) elevation, showing deck.

The garage is a front-gabled wood-frame structure with a central overhead door and a small man-door to the west. The roof is of medium pitch and the siding is of plywood with unevenly spaced wood battens. The garage is in a somewhat deteriorated condition, with knots showing through and peeling paint. It probably dates from the c. 1950 date of the house construction.

Figure 8. View from southeast, showing garage at rear.

Figure 9. The house in context. Hotel in the foreground. The canopy of the tree in the southeast corner of the lot extends almost to the east wall of the house.

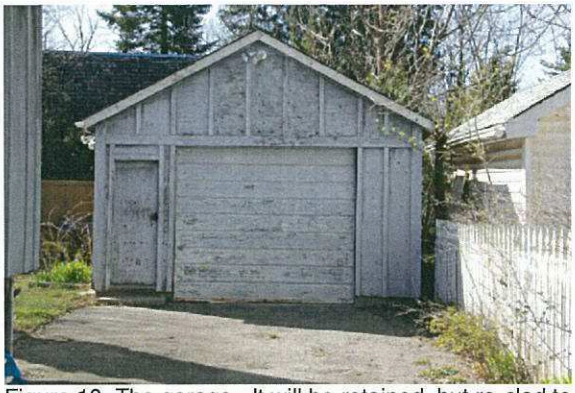


Figure 10. The garage. It will be retained, but re-clad to match the house.

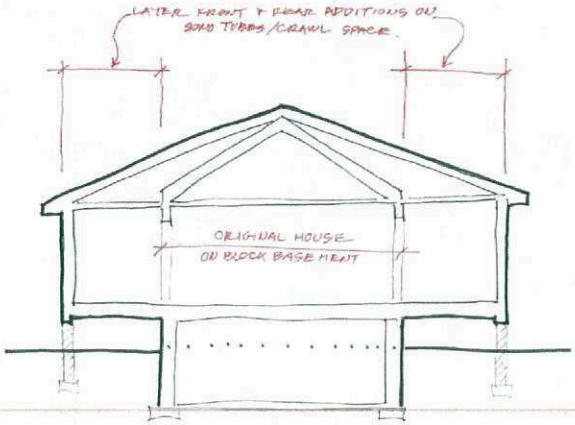
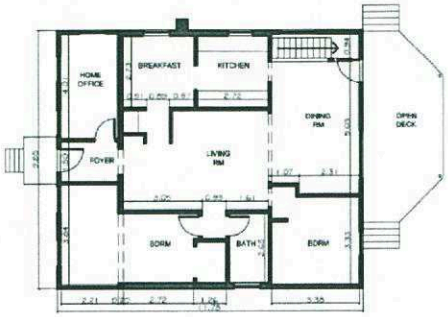
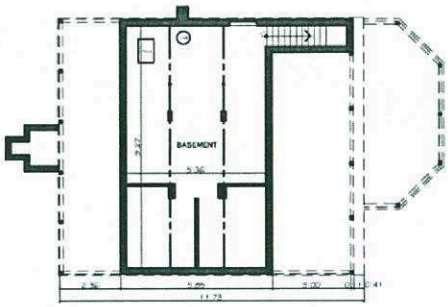


Figure 11. Schematic section of original house and additions.



EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT PLAN

Figure 12. Measured drawings showing the "ghost" of the smaller original house within the existing building envelope.

6. Heritage Evaluation of the Existing Buildings

The District Inventory evaluates the dwelling as follows:

Heritage Attributes:
The modest scale, set-back and location of the structure on the lot.
The wood siding finish, size shape and form of the one storey structure

Statement of Significance:
The property at 1059 Old Derry Road has an historic association with the business development within the core of Village in the nineteenth century. The current structure does not have historic relevance. The modest size, shape, form and materials of the structure are compatible with the Village character.

In my professional opinion, this evaluation is correct. The property has historic associations with the commercial development of Meadowvale, but the buildings do not. Revised buildings that comply with the Meadowvale Heritage Conservation District Guidelines will remain compatible with the Village character.

Figure 13. Five-bay clapboard house at 7050 Old Milll Lane (c.a844)

Figure 14. Full-width slope-roof verandah at 7005 Pond Street (c. 1855)

6.1 Worthiness for Part IV Designation

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that "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).

My evaluation of the subject property, on the basis of these criteria follows:

1. i, The exisiting bungalow is not a rare, unique, or early example of its style, type, expression, material or construction method. As with any building, it is representative of something, but this is not a criterion to be applied lightly.

1. ii, The craftsmanship or artistic merit of the bungalow is not high.

1. iii, There is no demonstration of technical or scientific achievement in the building.

2. i, There is no direct association with a theme, event, belief, activity, organization or institution that is significant to the Meadowvale community. The associations with commercial development in Meadowvale, stated in the District Inventory, adhere to the land, not to the building, as explicitly stated in the Inventory.

2. ii, The bungalow does not yield or have potential to yield significant information about the community or its culture.

2. iii, There is no identified architect, artist, builder, designer, or theorist.

3. i, The identified character of the area is based on its 19th century development. The existing building does not help define, nor maintain that character. The Inventory goes identifies only its "compatibility" with the Village character by virtue of its " modest size, shape, form and materials". In all other particulars, the building does not reflect the historic character of the District.

3. ii, The physical connections to the surroundings are weak. Its form and design details would not be permitted to be built today, under the District Guidelines.

3. iii, The building is not a landmark.

In my professional opinion, and based on the criteria in Ontario Regulation 9/06, the property at 1059 Old Derry Road is not a candidate for designation under Part IV of the *Ontario Heritage Act*.

7. The Proposal in Detail

The owners and their architect propose to alter the existing dwelling, on the existing footprint, expanded only with the addition of a front verandah. They propose to add an additional half-storey on the existing one-storey house, including two front-facing dormers. The alterations will incorporate design elements that reflect local precedents found in 19th century houses in the village, such as a symmetrical Georgian-style massing with a simple entry, 6/6 double-hung windows, a shallow full-width open verandah, and wood clapboard siding.

The eaves of the proposed verandah are about the same height above grade as the eaves of the existing house. The eaves of the proposed house will be about 1.2 metres above that. Elevation and streetscape drawings appear below. The full architectural drawing set is included in an appendix.

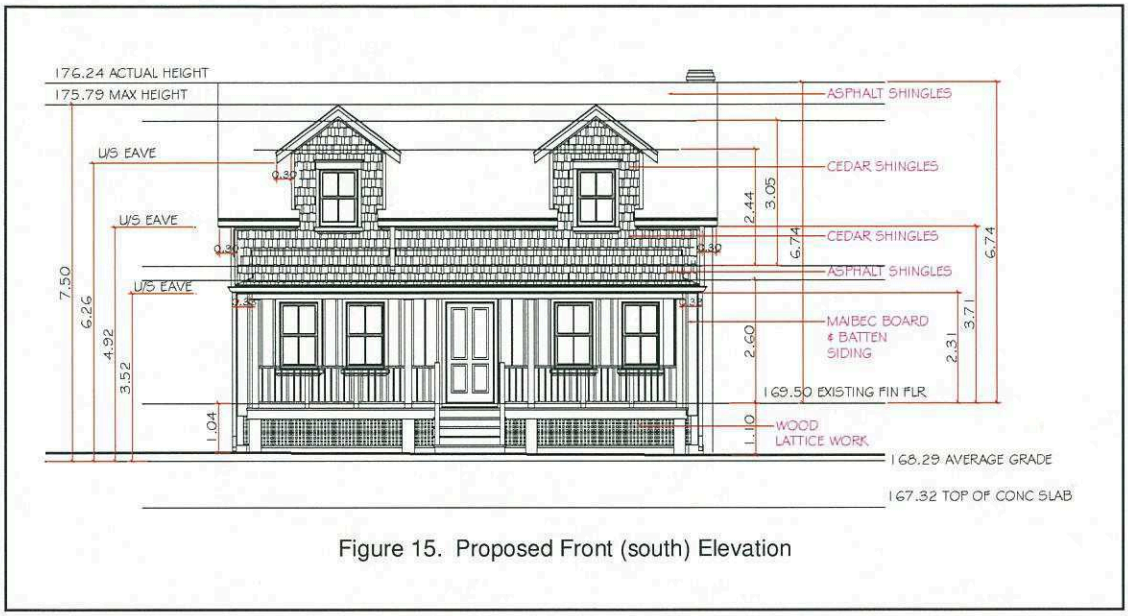


Figure 15. Proposed Front (south) Elevation

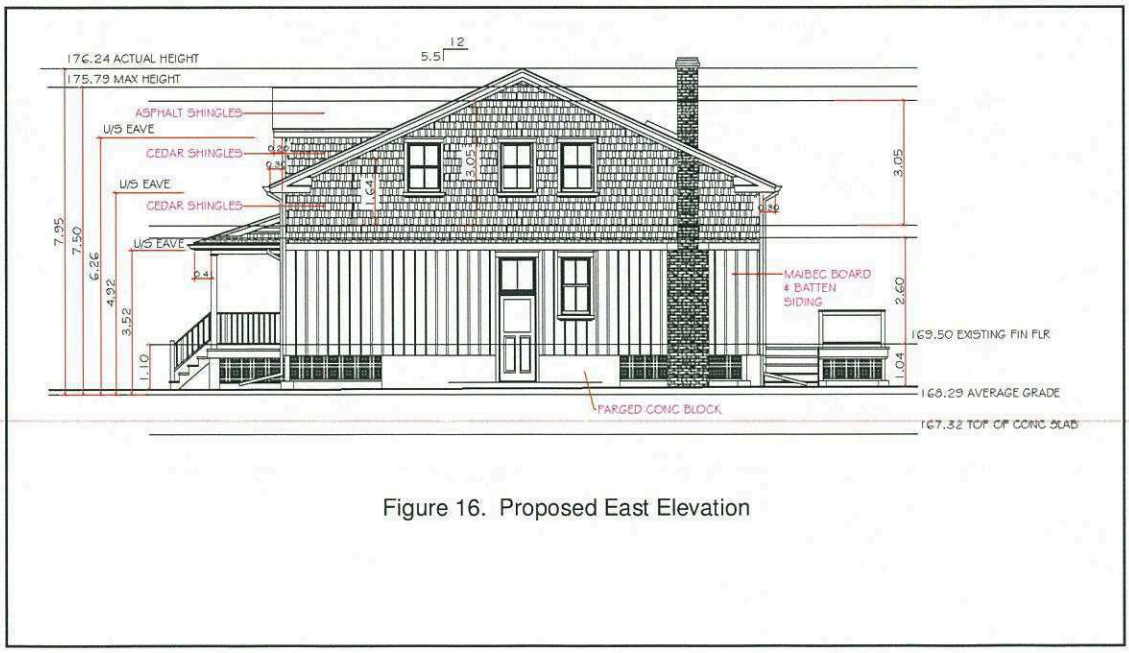


Figure 16. Proposed East Elevation

Figure 17. Proposed Rear (north) Elevation

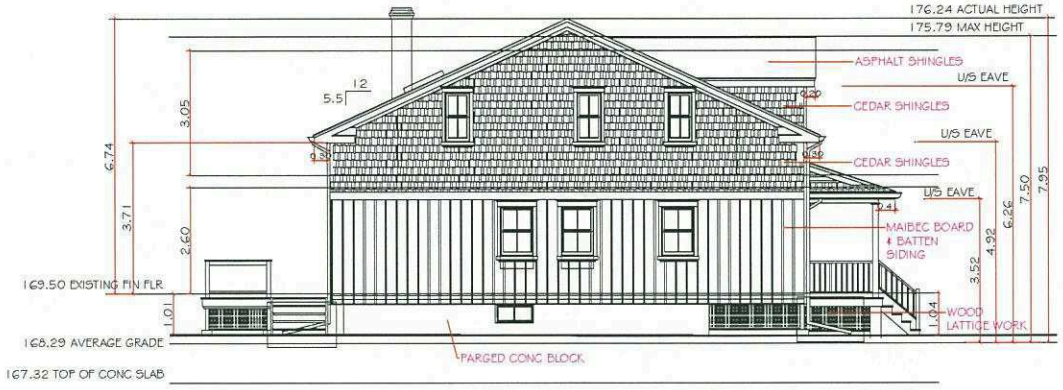


Figure 18. Proposed West Elevation

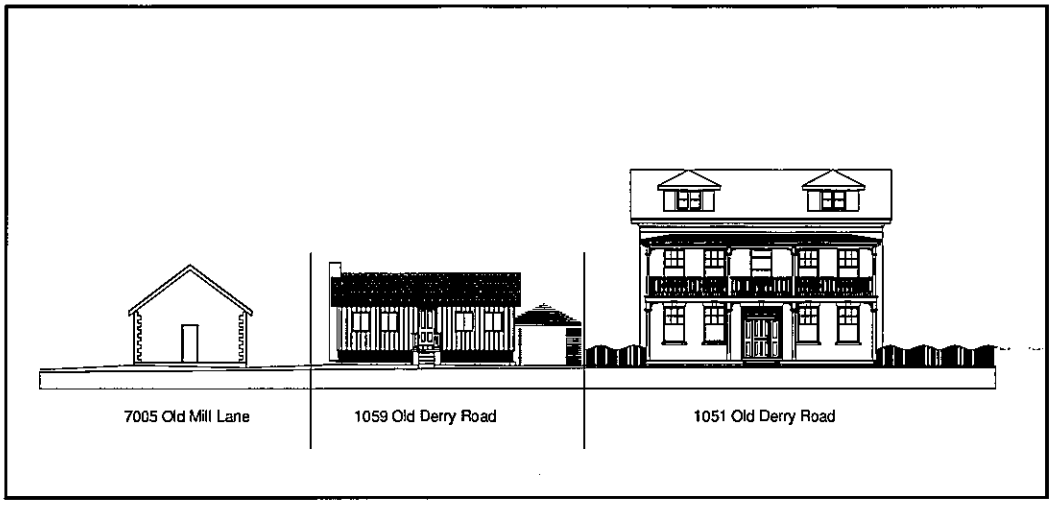


Figure 19. Existing Streetscape

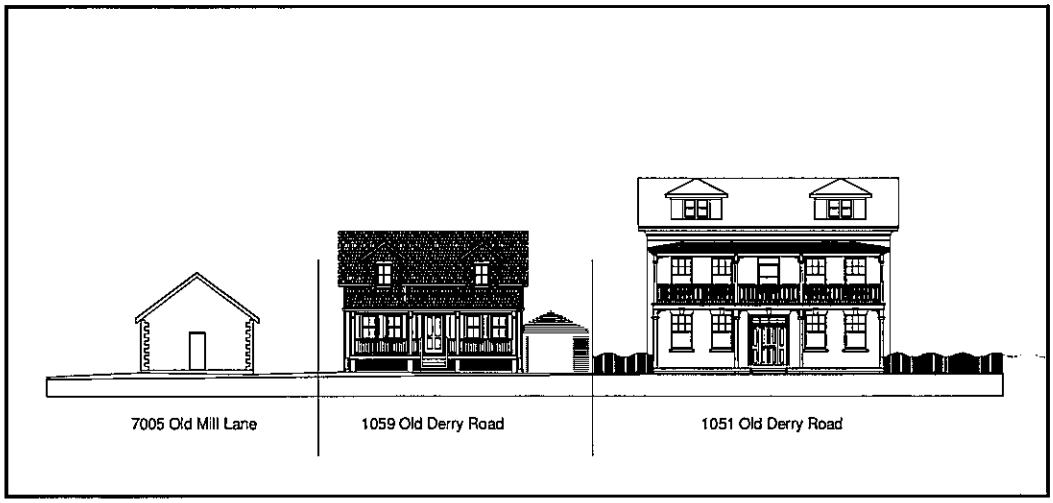


Figure 20. Proposed Streetscape

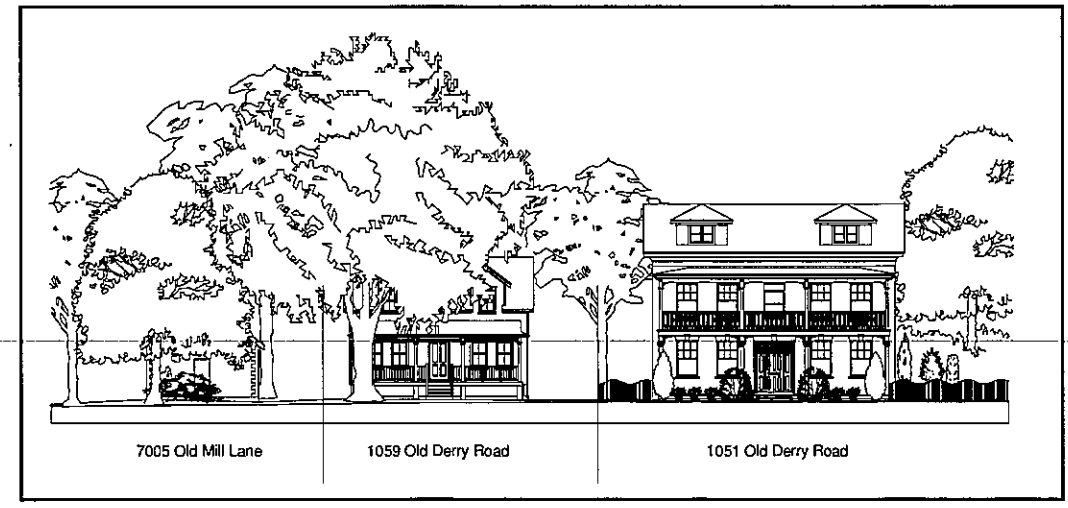


Figure 21. Proposed Streetscape with Trees

8. Heritage Evaluation of the Proposal

8.1. To Conserve the District Character

The Ministry of Tourism Culture and Sport describes the function of Heritage Conservation Districts in the first section of its Heritage Toolkit book *Heritage Conservation Districts: A Guide to Designation Under the Ontario Heritage Act:*

> District designation enables the council of a municipality to manage and guide future change in the district, through the adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character. (emphasis added.)

In other words, the Ministry recognizes that districts change. The aim is not to conserve every element in the area, but to conserve the area's overall character.

It has been common, therefore, for Heritage Conservation District Plans to make a statement about what that character is. Since the 2005 amendments to the Ontario Heritage Act, Plans have been required to contain "a statement explaining the cultural heritage value or interest of the heritage conservation district". The Toolkit describes this statement as follows:

> The statement of cultural heritage value describes the heritage values that contribute to the special identity and character of the district that should be protected. A clear statement will help to promote understanding of the values and attributes and will assist decision-makers in ensuring that future changes and interventions contribute to, rather than detract from, the character of the area. Statements should be brief and succinct and should relate specifically to the identified values and attributes of the district.

The 2003 *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District,* describes the character of the Village:

> The historic village of Meadowvale is situated on land first worked by Irish immigrants in 1819. Loggers were attracted to the stands of white pine, and by 1836, the village boasted a sawmill and 250 people. The town reached its greatest size just 30 years later when the Toronto-base distillery firm Gooderham and Worts purchased land, timber and mills to produce whisky barrels. The mill, millpond, and raceway gave shape to the town; though the mill is long gone, the historic road patterns and many period houses remain. Meadowvale derives its fundamental character from that era. (emphasis added.)

The *Phase I Report-Background (Draft), 2012*—includes a **description of heritage attributes** that expands on this:

- a significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge.
- the ecological feature of the floodplain meadow on the Credit River which has existed for hundreds of years
- a land pattern that retains the layout and plan of lots since the mid nineteenth century
- a spatial organization of narrow soft landscaped streets with no shoulder, mature trees and a visual relationship that blends from public to private space among front and side yards void of privacy fencing
- the long term tradition of streetscapes with no formalized parking, sidewalks (except on Old Derry Road), basic signage and limited modest lighting

- a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village
- a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick
- structures of compatible size, shape, form and style, although not necessarily of historic significance, contribute to the overall character of the village
- visual identity of rural character roadway entry points to the village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south
- individual properties of particular character and significance are identified in "The Meadowvale Village Heritage Conservation District Plan Review List of Properties".

Note: Items underlined above are characteristics supported by the proposal.

8.2 Consultant's Assessment

In my professional opinion, the proposed alterations to the property at 1059 Old Derry Road in the Meadowvale Village Heritage Conservation District merits approval. It conserves the heritage character of the District, in the context of its location on Old Derry Road.

- The proposal improves the compatibility of the building with the heritage character of the District. The building, as it exists, is not sympathetic in style, detail, and form.
- The spatial character is conserved, with the only alteration to building footprint being a shallow full-width verandah.
- The garage, which is of a traditional size and form, is retained, with new siding installed to replace the rather careless and deteriorated board-and-batten siding.
- The character of the landscaping is conserved. Three small conifers will be removed to make way for the new verandah, but no other trees will be touched.
- The architectural style and materiality of the proposal is compatible with historic styles found in the District, without mimicking them. The 1 ½-storey form is explicitly listed as one of the District's heritage attributes in the Phase 1 Report.
- The proposal produces a sustainable use as a modern single-family dwelling. This is in keeping with Clause 9 of the ICOMOS *Charter for the Conservation of Historic Towns and Urban Areas* (commonly known as the *Washington Charter*): "The improvement of housing should be one of the basic objectives of conservation."

  The full Charter is included as an appendix.

9. Bibliography

City of Mississauga: *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District* 2003

City of Mississauga: *Meadowvale Village Heritage Conservation District Plan, Property Inventory, Appendix A, 2013 Draft*

City of Mississauga: *Phase 1 Report Background (Draft) Meadowvale Village Heritage Conservation District Plan Review, 2012*

City of Mississauga: *Meadowvale Village Heritage Conservation District Plan Review, Draft Design Guidelines and Policies, 2013*

ICOMOS: *Charter for the Conservation of Historic Towns and Urban Areas*, 1987

Ontario: *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended.

Ontario Ministry of Housing and Municipal Affairs. *Provincial Policy Statement 2014*, Toronto: 2014

Ontario Ministry of Tourism, Culture and Sport: *Ontario Heritage Toolkit, Heritage Conservation Districts*, Queen's Printer for Ontario, 2006.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*, second edition. Queen's Printer, 2010

Appendices

- Site Constraints
- Project Conservation Principles—Standards and Guidelines
- Consultant's CV
- ICOMOS Charter for the Conservation of Historic Towns and Urban Areas
- William Lambe tax forfeiture documents, 1967
- Project Drawings

1059 Old Derry Road
Site Constraints

The owners desire the project to create a modest but usable 4-bedroom house. Three of the bedrooms are quite small, and the master bedroom is modest. The gross floor area proposed is 207.35 square metres, which is slightly over the allowable 204.82—an excess of less than 1.5%.

The site constraints severely limit the ability to achieve this area in the form of ground floor additions:
1) The existing footprint of 160.02 sq m already exceeds the allowable of 112.06 sq m.
2) The existing combined side-yard setbacks of 5.48m nearly fill the requirement of 4.12m, leaving only 1.36m to spare
3) The existing 11.4 m rear-yard setback leaves only 3.9m spare to meet the required 7.5m rear-yard setback.
4) Building out to the permitted setbacks would only achieve a gross floor area of 175.21 sq m, only 85% of permitted gross floor area, would further exacerbate the footprint excess, and (in the case of expansion to the side) would require a structural reworking of the building in order to create useable space, and would make the driveway unusable with a width of only 2.3m.

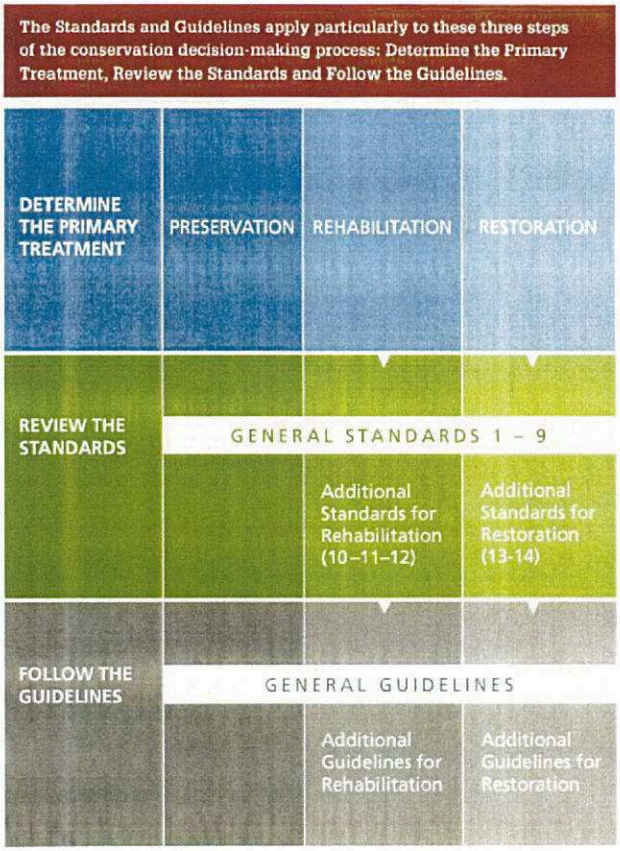
The proposal takes the 1-1/2 storey house, which the 2013 Extract Guidelines and Policies notes as the form of the majority of the village's historic houses (page 36) as its prototype. By adding a 91.32 sq m half storey to the existing building, the owners achieve the permitted gross floor area (plus 1.5%) and are able to meet their requirement for a modest 4-bedroom dwelling.

Notwithstanding the height limitiation, which does not seem to take the prevalent 1-1/2 storey form into account, the resulting design is highly compatible with the historic character of the village. It may also be that the height limitation was made in consideration of the fact that most of the historic village houses have ground floors close to grade, as noted in the 2013 Extract Guidelines and Policies. The existing house at 1059 Old Derry Road has a higher ground floor, but it should be noted that several historic houses are also raised above grade, as at 1043 Old Derry Road (c.1850), 7005 Pond Street (c.1855) and 7025 Pond Street (c.1870). The proposed addition of a front verandah reflects the designs of those historic properties.

Project Conservation Principles

The conservation approach for the Additions and Alterations to 1059 Old Derry Road relies on *Standards and Guidelines for the Conservation of Historic Places in Canada*, published by Parks Canada—hereinafter referred to as *Standards and Guidelines*. Briefly stated, it provides guidance for planning and executing conservation projects on identified historic places.

The chart below, from the introduction to the document, shows how it is to be used.



Identify Heritage Value and Character-Defining Elements:

As described in Section 4, above, the existing house at 1059 Old Derry Road has minimal individual heritage value. It does not meet the threshold for designation under the Part IV of the Ontario Heritage Act. It does not reflect the defining architectural styles described in the Heritage Conservation Plans. The proposal does not alter the historic associations with the land. The proposal will maintain the existing spatial and landscape characteristics of the property. The scale and design of the proposal are compatible with the character defining elements of the District.

Maintain or Select and Appropriate and Sustainable Use:

Maintenance of use as a single-family dwelling is sustainable within the context of the Meadowvale Village Heritage Conservation District.

Determine the Primary Treatment:

The project is to upgrade and enlarge a single-family dwelling to make it suitable for continuing and sustainable use. The primary treatment will therefore be considered a Rehabilitation project, under the terms of the *Standards and Guidelines*.

Review Standards:

Within the context of the Meadowvale Village Heritage Conservation District, the proposal conserves the Character-Defining Elements of the subject property. In maintaining the visual building scale, respecting historic building styles, and conserving significant landscape elements, the proposal will sustainably conserve and enhance the heritage character of the District

Balancing Other Considerations:

The second edition of the Standards and Guidelines has removed the Balancing Other Considerations section. It is still worth noting that upgrading the existing 90-year old house will provide long-term benefits in terms of both energy efficiency, and longevity. The most important factor in conservation is finding a sustainable and long-term use.

PAUL OBERST, OAA, B.Arch, CAHP
CURRICULUM VITAE

EDUCATION

1970 B. ARCH (WITH DISTINCTION)	University of Michigan

PROFESSIONAL HISTORY

1993 – Present	Paul Oberst Architect, Principal
1995-Present	Consultant to: Phillip H. Carter Architect
1994-1996	Consultant to: R. E. Barnett Architect
1989 - 1993	Designer Gordon Cheney Architect Inc.
1984 - 1989	Paul Oberst Design, Principal
1981-1984	Designer Lloyd Alter Architect
1973-1981	Major Works Building, Principal

SELECTED PROJECT EXPERIENCE:

HERITAGE PROJECTS

The Beverley Street project preserved a large Victorian row of 16 houses, maintaining their original use as single-family dwellings. It was nominated for an Ontario Renews Award.

For Lloyd Alter Architect
Contact Lloyd Alter, 416-656-8683
Beverley Street Row, Toronto,
Renovation and preservation, 1982

This project was part of the redevelopment of a largely vacant city block. The developer chose to preserve this 16-house Victorian row, an enlightened attitude for the time.

Mr. Oberst worked on several of the houses in the project, with responsibilities including design, construction documents, and field review .

McCabe Houses, 174-178 St.George Street, Toronto
restoration for adaptive re-use, 1982

Mr. Oberst assisted in working drawings and field review.

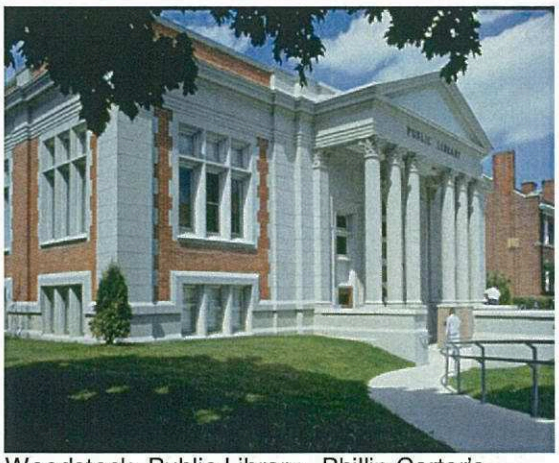
For Lloyd Alter Architect

Fulton-Vanderburgh House, Richmond Hill, exterior restoration, 1984

This project was part of a development agreement for farmland south of Richmond Hill. CAPHC member David Fayle was the LACAC liaison.

Mr. Oberst handled the project, having full responsibility for design, construction documents, and field review.

The Fulton-Vanderburgh House in Richmond Hill, after its restoration. Built around 1810, this is the oldest house in York Region



Woodstock Public Library. Phillip Carter's project combined sensitive alterations and an addition with the restoration of one of Ontario's finest Carnegie libraries.

For Phillip H. Carter Architect and Planner
Contact Phillip Carter, 416-504-6497
Woodstock Public Library,
Restoration, addition, and renovations, 1996

Mr. Oberst assisted in the production of working drawings and wrote the specifications.

Port Hope Public Library, restoration, addition and renovations, 2000

Mr. Oberst wrote the specifications.

Setting back the third-floor addition allowed the restored bank building to retain its street presence, and maintain the detail significance of the cornice and entry-bay decoration. Preservation Services provided oversight for work under the façade improvement program.

For Paul Oberst Architect

The Dominion Bank
2945 Dundas Street W., Toronto

Restoration, addition, and renovation, 2002

This 1915 bank by John M. Lyle Architect was converted to a commercial residential building with a penthouse addition, set back 2.3m from the building line, and following the curve of the façade.

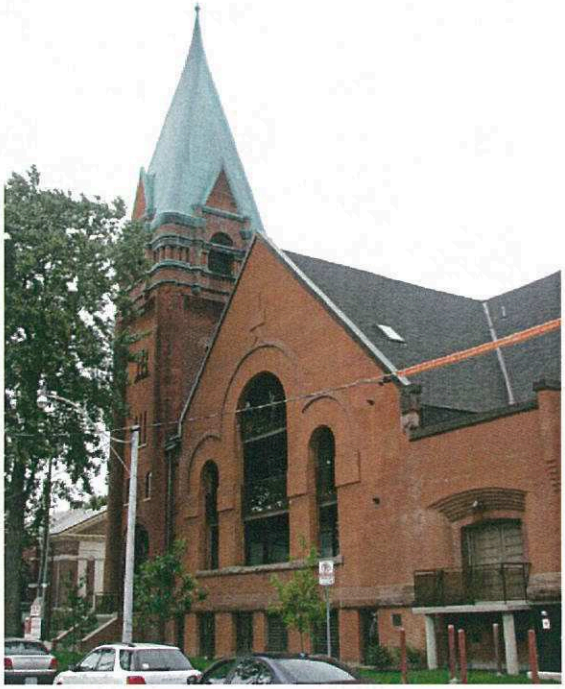
The original structure was restored under a local façade improvement program, including cleaning and installation of replacement 1-over-1 double hung windows on the second floor.

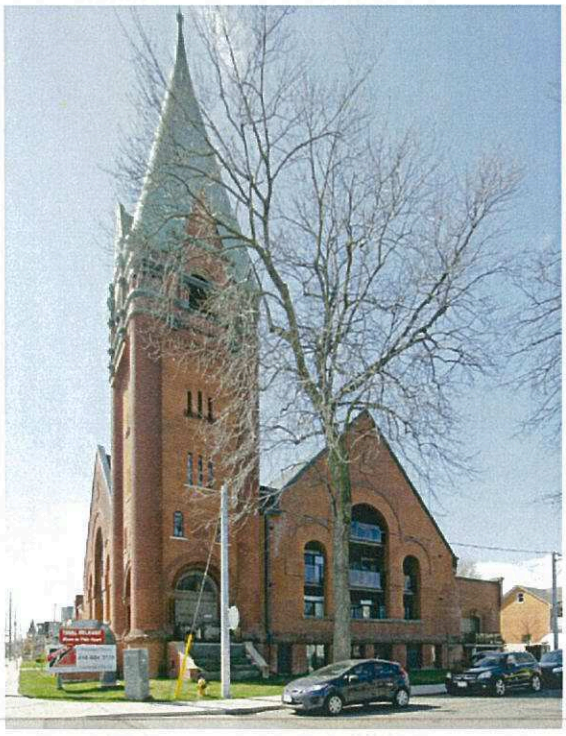
Medland Lofts
2925 Dundas Street W., Toronto

Restoration, addition, and renovation, 2005

This Art Deco building was in extreme disrepair following an uncompleted renovation. The completed project provided 10 residential and 3 commercial condominium units. It contributes to the revitalization of the Junction commercial area.

This building has a set-back addition similar to the one at the Dominion Bank across the street. In this case the penthouse has a Moderne design, reflecting the Art Deco style of the original building.





Balconies behind the original arches double the window area to meet the requirements of residential use, without cutting new openings in the historic masonry structure.

For Paul Oberst Architect

Victora Lofts
152 Annette Street, Toronto

Residential Conversion,
Occupied 2011

The 1890 Victoria-Royce Presbyterian Church was designed by Knox and Elliot, who were also the architects for the Confederation Life building on Yonge Street. In 2005, the parish ceased operation, no longer having sufficient members to maintain this large and important heritage building.

The project preserves and restore the building envelope and many of the interior features, and will provide 34 residential condominiums.

Significant elements that were not used in the project, like the 1908 Casavant organ, and the enormous stained glass windows have been preserved intact in new homes at other churches.

This project received the William H. Greer Award of Excellence at the Heritage Toronto Awards 2013.

HERITAGE DISTRICTS

In association with Phillip H. Carter Architect and Planner

Collingwood Downtown Heritage Conservation District Study andPlan, 2001-2002

Kleinburg-Nashville Heritage Conservation District Study and Plan, 2002-2003

Old Burlington Village Heritage Conservation District Study, 2004-2005. Resulted in our Urban Design Guidelines for the downtown.

Northeast Old Aurora Heritage Conservation District Study and Plan, 2005-2006. Received Honourable Mention (2nd place nationally) in the Neighbourhood Plans category—Canadian Institute of Planning, 2007.

Village of Maple Heritage Conservation District Study and Plan, 2006-2007.

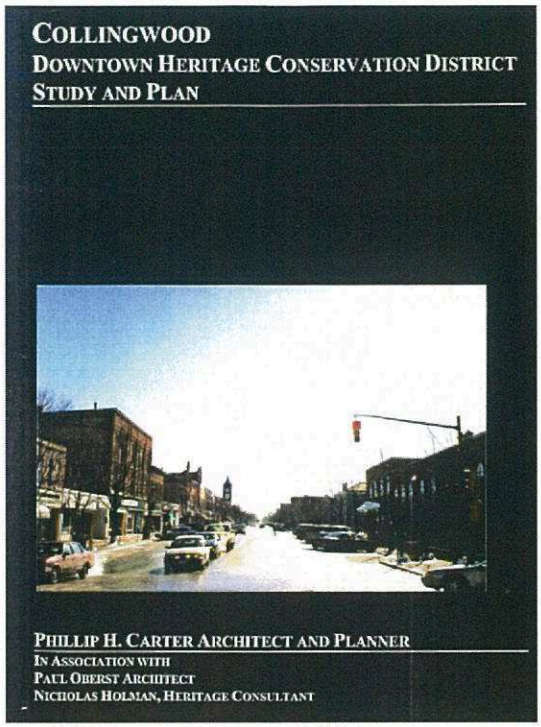
Buttonville Heritage Conservation District Study and Plan, underway.

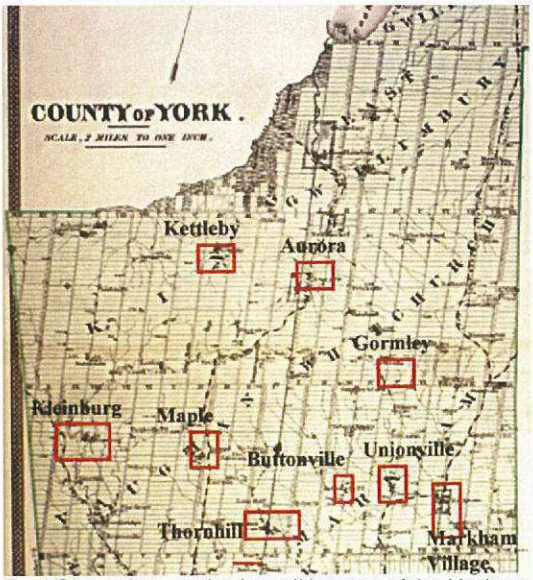
Thornhill Markham Heritage Conservation District Study and Plan, 2007.

Thornhill Vaughan Heritage Conservation District Study and Plan, 2007.

Gormley Heritage Conservation District Study and Plan, 2008

Kettleby Heritage Conservation District Study and Plan, suspended by Council.





Paul Oberst has worked on all but two of the Heritage District Plans that are in place or underway in York Region.

Talk of preserving heritage a façade

Zoning change to Spadina will raze historic buildings

JOE FIORITO
City columnist

Walk slowly up Spadina, from Dundas to College; it doesn't take much time. Get yourself some barbecued duck, a bowl of pho, a bag of star fruit and keep walking. Look closely at the buildings as you walk.

Under decades of neglect and cheap signage you will see a streetscape of handsome bay windows, latticed brick and old stone cornices — the remnants of Victorian Toronto.

Now listen carefully: Hidden in the noise of traffic, there is another, softer sound — landlords rubbing their hands, lawyers drafting agreements, wrecking crews licking their chops.

Final arguments over a zoning change to Spadina Avenue have just been heard by the Ontario Municipal Board; if the change is approved, those old buildings may topple like dominoes.

To boil it down: Certain developers want a change in zoning to allow an increase in the density of the street, which would make the narrow little properties on Spadina more valuable as real estate, which in turn would make it easy for somebody with the cash to bundle up several of the narrow lots into larger parcels for redevelopment — i.e., demolition.

City council has approved the change, in spite of staff recommendations to the contrary. Perhaps council believes a denser, post-development Spadina will still look like Spadina, only better, healthier, more vibrant; and perhaps one day the fire hydrants will be filled with cherry Kool-Aid.

It could happen, but it ain't likely.

I went to the offices of the OMB last Friday, to listen as the opposition made its case.

I was won over.

Architect and neighbourhood resident Paul Oberst led the arguments by calling a planner for the city, Suzanne Pringle. She explained that if the density along that strip of Spadina were increased, it would make it easy to assemble small lots. However, in order to achieve the proposed density, it would be necessary to demolish what's there and rebuild.

Next, heritage expert Marcia Cuthbert testified that there are a number of architecturally significant buildings along this stretch of Spadina that ought to be considered historic properties. They have not yet been designated as such, partly because the heritage board is overworked, and partly because of delays caused by amalgamation.

See SPADINA on Page A17

Better safe than sorry?

SPADINA

Continued from Page A16

Among the more notable buildings are: the Standard, a Yiddish theatre that morphed into the Victory Burlesque which in turn became the Golden Harvest Chinese Theatre, at 285 Spadina; Grossman's Tavern, at 377; the house where Red Emma Goldman lay in state upon her death, at 346; and Broadway Hall, once used by the Women's Christian Temperance Union, at 450 Spadina.

Margie Zeidler, one of the few developers in town who preserves heritage buildings for a living, noted that many of the buildings on this stretch of the street were architecturally outstanding, and in reasonable shape. She said that the economics of preservation were generally equivalent to the economics of demolition.

Cathy Nasmith, another heritage expert, noted that there were whole blocks of Spadina worth preserving — including one stretch of 11 Victorian buildings in a row. When challenged by a lawyer who said that façades could easily be preserved as a part of redevelopment, she observed succinctly, "If there is a heritage scale, with demolition at one end and renovation at the other, I'd say saving a façade is one step up from demolition." In any case, there's no way to enforce the preservation of façades.

And that is a rather brutal summary of a day's worth of arguments and cross-examinations. A couple of questions:

Why is it that when you knock a building down, what goes up in its place is generally uglier? Why don't we force developers to pay a price for zoning changes that give them profits they don't earn? Why, when it comes to Toronto's irreplaceable architectural heritage, don't we take the position that it's better to be safe than sorry? And why don't we follow the example of certain, um, world-class cities — London, Paris, Edinburgh — and encourage preservation?

I'm not one of those guys who thinks old is intrinsically good; neither am I certain that we should erase, deface, or reface our common heritage for the sake of a few bucks.

It's worth noting that the OMB rarely rules against a decision taken by city council, but it has happened. Yes, and the water in the hydrants could run sweet and red.

National Post

CITIZEN ADVOCACY

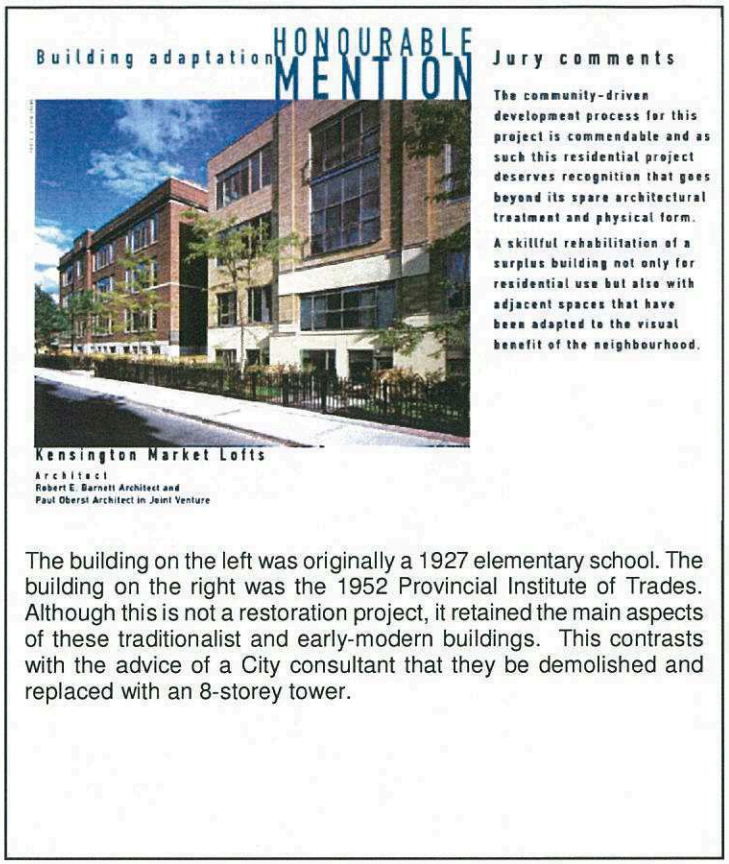
Mr. Oberst was the "Party", before the Ontario Municipal Board, opposing an application for rezoning and Official Plan Amendment on Spadina Avenue in Toronto in 2001. Rezoning threatened 113 heritage properties on one kilometre of street frontage.

He organized and presented the case to the OMB, with the assistance of residents and many heritage activists.

Joe Fiorito's column, to the left, provides a succinct narration.

Mr. Oberst continues to work on heritage issues in the neighbourhood, being involved in the designation of Kensington Market as a National Historic Site, and the preservation of the historic parish of Saint Stephen-in-the-Fields.

Contact:
Catherine Nasmith
416-598-4144



The building on the left was originally a 1927 elementary school. The building on the right was the 1952 Provincial Institute of Trades. Although this is not a restoration project, it retained the main aspects of these traditionalist and early-modern buildings. This contrasts with the advice of a City consultant that they be demolished and replaced with an 8-storey tower.

OTHER ARCHITECTURAL WORK

RESIDENTIAL

Kensington Market Lofts
Condominium Conversion, George Brown College Kensington Campus, $13,000,000

Design partner, in joint venture with R.E. Barnett Architect.

At the Toronto Architecture and Urban Design Awards 2000 the jury created the new category of 'Adaptive Re-use' to recognize this project and the Roundhouse. Since it was a new category, we received an honourable mention rather than an award.

St John's Lofts
Condominium Conversion, 1 St. John's Road, Toronto, $1,000,000
Design partner, in joint venture with R.E. Barnett Architect

COMMERCIAL

Retail/Apartment Building, 80 Kensington Avenue, Toronto, $400,000
Designer for Paul Oberst Architect

Kings Tower, 393 King Street West Toronto, 12 Storey mixed use building, $10M
Designer for Gordon Cheney Architect Inc

Office Building, 2026 Yonge Street Toronto, 3 Storey mixed use building, $3M
Designer for Lloyd Alter Architect

THEATRE WORK

Set designer, *A Ride Across Lake Constance*, by Peter Handke
New Theatre, Toronto 1975

Set and Costume designer, *The Curse of the Starving Class*, by Sam Shepard
New Theatre, Toronto, 1979

COMMUNITY WORK

Kensington Market Working Group
-Board Member
1994-97& 2000-2001.
-Secretary 1994-97.

Kensington Market Action Committee,
-Board Member 2001-2002.

WRITINGS

Founding Editor of *A.S.* A student architecture journal	University of Michigan, 1968-70
Founding Co-editor *of FILE Megazine*	Toronto, 1972
Originator and author of *Rear Elevation* essay series	Toronto Society of Architects Journal, 1994-1996
Author of articles and reviews in:	Globe & Mail, NOW magazine File megazine

PUBLICATION OF WORK

Kensington Market Lofts is listed in: *East/West: A Guide to Where People Live In Downtown Toronto* Edited by Nancy Byrtus, Mark Fram, Michael McClelland. Toronto: Coach House Books, 2000

Class Acts, by John Ota, Toronto Star, May 20, 2001, describes a Kensington unit in the old elementary school.

Urban Arcadia, By Merike Weiler,
City & Country Home, April 1990

Customizing your Condo, by Kathleen M. Smith
Canadian House and Home, October 1989

A Place of Your Own, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, November 1980

The Invention of Queen Street West, by Debra Sharpe
The Globe & Mail *Fanfare* section, January 10, 1980

Alternatives, by Charles Oberdorf and Mechtilde Hoppenrath,
Homemaker's Magazine, April 1979

Various accounts, reviews and/or photographs of heritage work, furniture designs, theatre design work, and exhibitions.

Conservation of Historic Towns

The ICOMOS Charter for the Conservation of Historic Towns and Urban Areas is the result of 12 years of study and development by international specialists. The document was adopted at the October 1987 meeting of the ICOMOS General Assembly in Washington, DC, and is known commonly as the "*Washington Charter*." The terms of the Charter are purposefully broad; internationally, there are many methods of planning and protection for historic urban areas, many ways that urban development may impact on the patterns of post-industrial societies, and this diversity is addressed in the Charter. The text of the Charter follows.

Preamble and definitions

1. All urban communities, whether they have developed gradually over time or have been created deliberately, are an expression of the diversity of societies throughout history.

2. This charter concerns historic urban areas, large and small, including cities, towns and historic centres or quarters, together with their natural and man-made environments. Beyond their role as historical documents, these areas embody the values of traditional urban cultures. Today many such areas are being threatened, physically degraded, damaged or even destroyed, by the impact of the urban development that follows industrialization in societies everywhere.

3. Faced with this dramatic situation, which often leads to irreversible cultural, social and even economic losses, the International Council on Monuments and Sites (ICOMOS) deems it necessary to draw up an international charter for historic towns and urban areas that will complement the "International Charter for the Conservation and Restoration of Monuments and Sites," usually referred to as "The Venice Charter." This new text defines the principles, objectives, and methods necessary for the conservation of historic towns and urban areas. It also seeks to promote the harmony of both private and community life in these areas and to encourage the preservation of those cultural properties, however modest in scale, that constitute the memory of mankind.

4. As set out in the UNESCO "Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas" (Warsaw- Nairobi, 1976), and also in various other international instruments, "the conservation of historic towns and urban areas" is understood to mean those steps necessary for the protection, conservation and restoration of such towns and areas as well as their development and harmonious adaptation to contemporary life.

Principles and objectives

1. In order to be most effective, the conservation of historic towns and other historic urban areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level.

2. Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:

a) urban patterns as defined by lots and streets;
b) relationships between buildings and green and open spaces;
c) the formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;
d) the relationship between the town or urban area and its surrounding setting, both natural and man-made; and
e) the various functions that the town or urban area has acquired over time.
Any threat to these qualities would compromise the authenticity of the historic town or urban area.

3. The participation and the involvement of the residents are essential for the success of the conservation programme and should be encouraged. The conservation of historic towns and urban areas concerns their residents first of all.

4. Conservation in an historic town or urban area demands prudence, a systematic approach and discipline. Rigidity should be avoided since individual cases may present specific problems.

Methods and instruments

5. Planning for the conservation of historic towns and urban areas should be preceded by multidisciplinary studies.

- Conservation plans must address all relevant factors including archaeology, history, architecture, techniques, sociology and economics.
- The principal objectives of the conservation plan should be clearly stated as should the legal, administrative and financial measures necessary to attain them.
- The conservation plan should aim at ensuring a harmonious relationship between the historic urban areas and the town as a whole.
- The conservation plan should determine which buildings must be preserved, which should be preserved under certain circumstances and which, under quite exceptional circumstances, might be expendable.
- Before any intervention, existing conditions in the area should be thoroughly documented.
- The conservation plan should be supported by the residents of the historic area.

6. Until a conservation plan has been adopted, any necessary conservation activity should be carried out in accordance with the principles and the aims of this Charter and the Venice Charter.

7. Continuing maintenance is crucial to the effective conservation of an historic town or urban area.

8. New functions and activities should be compatible with the character of the historic town or urban area.

Adaptation of these areas to contemporary life requires the careful installation or improvement of public service facilities.

9. The improvement of housing should be one of the basic objectives of conservation.

10. When it is necessary to construct new buildings or adapt existing ones, the existing spatial layout should be respected, especially in terms of scale and lot size.

The introduction of contemporary elements in harmony with the surroundings should not be discouraged since such features can contribute to the enrichment of an area.

11. Knowledge of the history of an historic town or urban area should be expanded through archaeological investigation and appropriate preservation of archaeological findings.

12. Traffic inside an historic town or urban area must be controlled and parking areas must be planned so that they do not damage the historic fabric or its environment.

13. When urban or regional planning provides for the construction of major motorways, they must not penetrate an historic town or urban area, but they should Improve access to them.

14. Historic towns should be protected against natural disasters and nuisances such as pollution and vibrations in order to safeguard the heritage and for the security and well-being of the residents.

Whatever the nature of a disaster affecting an historic town or urban area, preventative and repair measures must be adapted to the specific character of the properties concerned.

15. In order to encourage their participation and involvement, a general information programme should be set up for all residents, beginning with children of school age.

16. Specialized training should be provided for all those professions concerned with conservation.

VS 37148

DESCRIPTION OF PART OF LOT 36, PLAN TORONTO-5 — Schedule A

ROLL NUMBER: 404-049, William Lewis.
Part Lot 36, Plan TORONTO-5, Macdonvale.

INSTRUMENT NUMBER: 17000, Albert S. Lee
14401 G.R., Estate of William Thomas Lewis.

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the Township of Toronto, County of Peel and Province of Ontario, and being composed of part of Lot 36, according to a plan of the Village of Macdonvale, filed in the Registry Office for the Registry Division of the County of Peel as TORONTO-5, and which said lands may be more particularly described as follows:

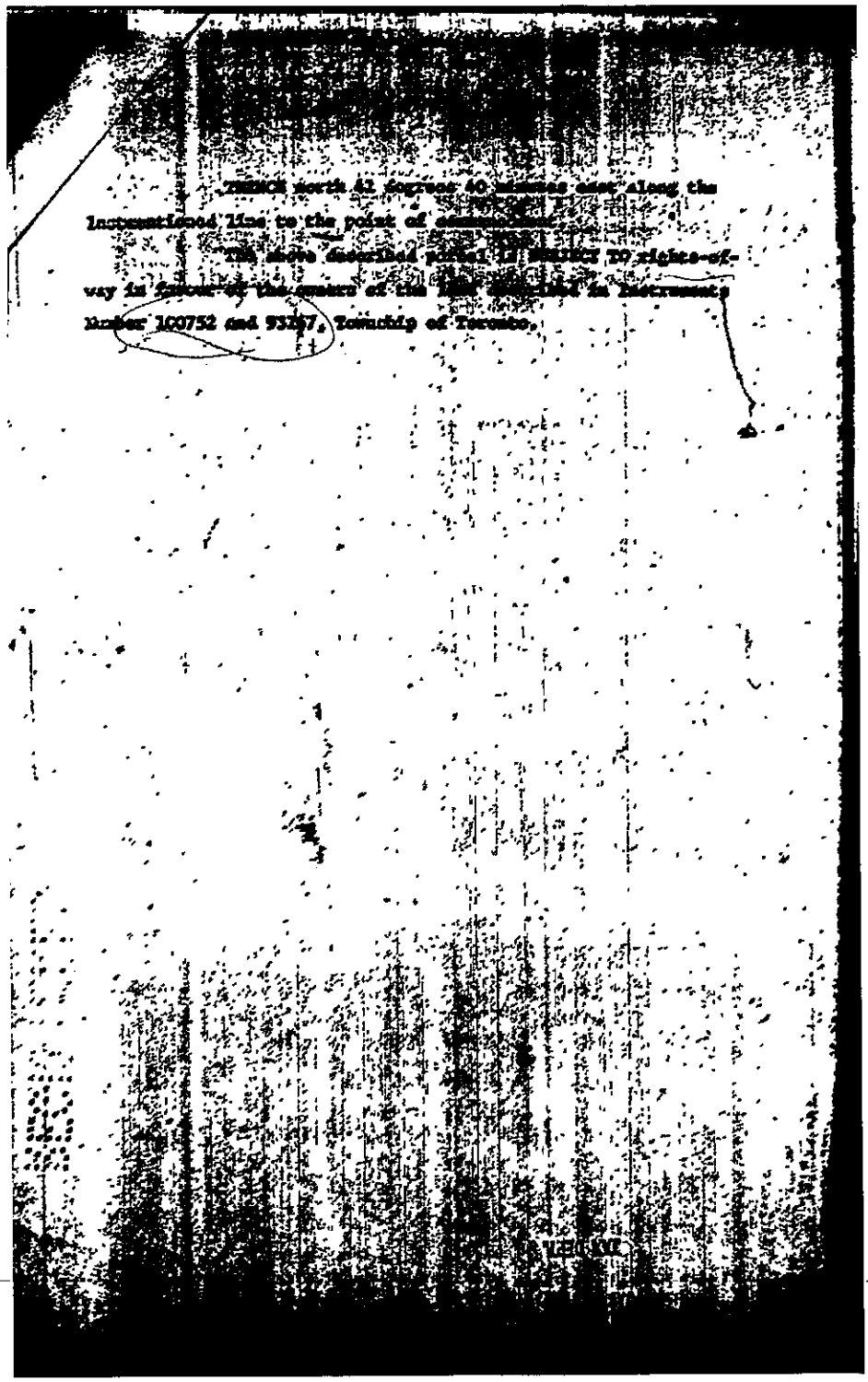
PREMISING that the northwesterly limit of the allowance for road between Lots 10 and 11, Concession 3, West of Hurontario Street, in front of the said Lot 36, Plan TORONTO-5-, bears north 41 degrees 40 minutes east and relating all bearings herein thereto;

COMMENCING at the most westerly angle of the lands described in Instrument Number 100752, Township of Toronto, which may be located by beginning at the most easterly angle of the said Plan TORONTO-5, being the most easterly angle of Lot 11, Concession 3, West of Hurontario Street; thence southwesterly along the said northwesterly limit of the allowance for road between Lots 10 and 11, a distance of 541.17 feet, more or less, to a point therein distant 157 feet measured northeasterly therealong from its intersection with the easterly limit of Mill Street, according to the said Plan TORONTO-5 being the most southerly angle of the said lands described in Instrument Number 100752, Township of Toronto; thence north 49 degs west along the southwesterly limit of the said lands 111 feet to the point of commencement;

THENCE south 49 degrees east along the lastmentioned limit 20 feet to the most northerly angle of the lands described in Instrument Number 93157, Township of Toronto;

THENCE south 41 degrees 40 minutes west and parallel to the aforesaid northwesterly limit of the allowance for road betwe Lots 10 and 11, a distance of 91 feet more or less to a point in the said easterly limit of Mill Street;

THENCE northerly along the said easterly limit of Mill Street to its intersection with a line drawn south 41 degrees 40



THENCE north 42 degrees 40 minutes east along the Intermediate Line to the point of commencement.

The above described parcel is subject to rights-of-way in favour of the owners of the lots described in Instrument Number 100752 and 93287, Township of Toronto.

No. [illegible]

THE DEPARTMENT OF [illegible] ACT

The Corporation of the Township of Toronto.
(Exact name of municipality or board)

To Mr. Roy Hutton,
(Name)

% Lawrence & Company, Brampton, Ontario.
(Address)

NOTICE OF REGISTRATION OF TAX ARREARS CERTIFICATE

TAKE NOTICE that by virtue of The Department of Municipal Affairs Act, Section 47, a tax arrears certificate has been registered against the following lands, namely:

Part of Lot 36, Plan 208 5, Township of Toronto.

William T. Lambe Estate.

and by reason thereof the same are vested in and have become the property of The Corporation of the Township of Toronto, subject only to your right of redemption of the same on or before the 10th day of March 19[illegible] which is the last day for redemption.

DATED at Cooksville this 3rd day of April 19 67

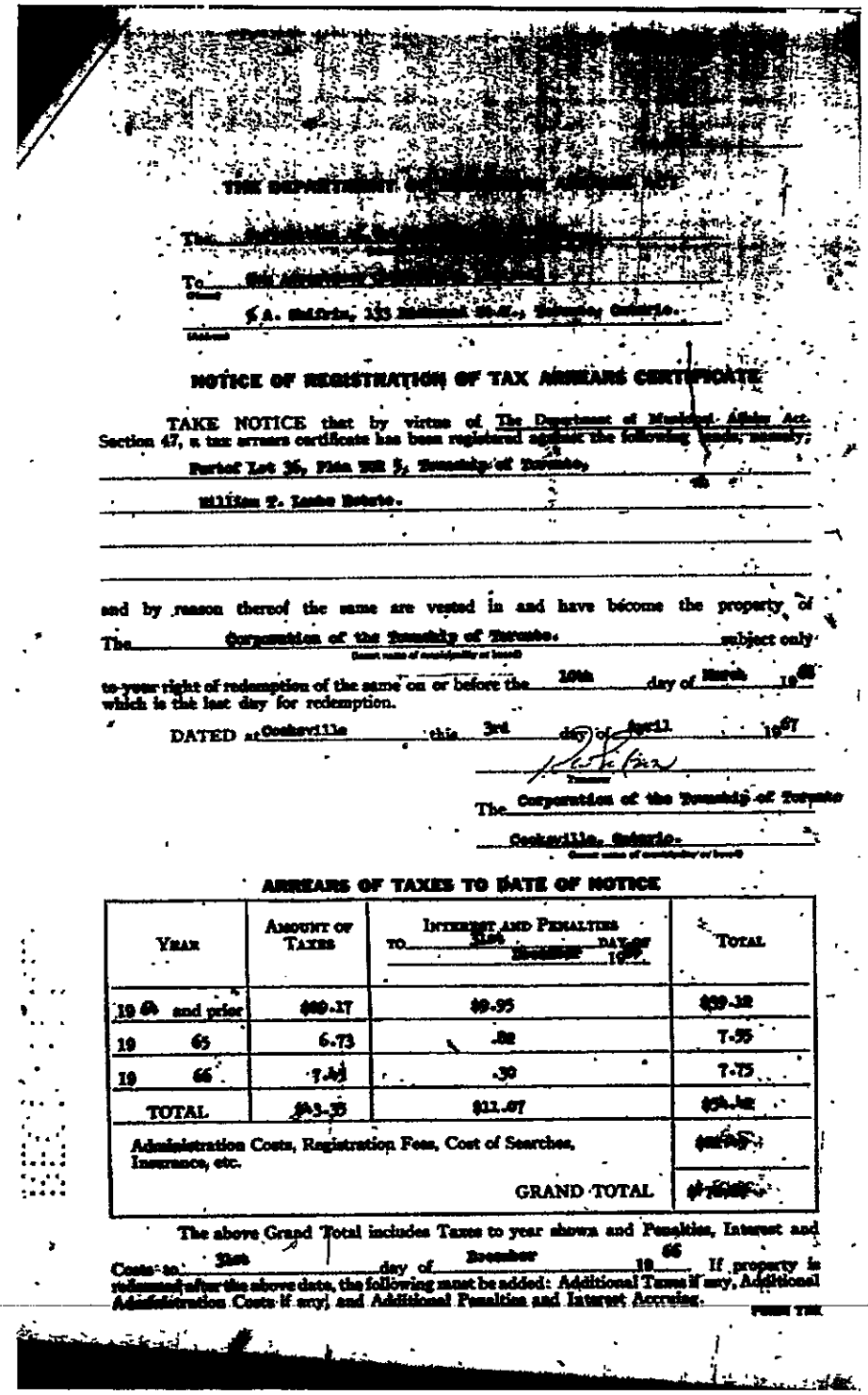
The Corporation of the Township of Toronto.

Cooksville, Ontario.
(Exact name of municipality or board)

ARREARS OF TAXES TO DATE OF NOTICE

YEAR	AMOUNT OF TAXES	INTEREST AND PENALTIES TO 31st DAY OF December 19 66	TOTAL
1964 and prior	$29.17	$9.95	$39.12
19 65	6.73	.82	7.55
19 66	7.45	.30	7.75
TOTAL	$43.35	$11.07	[illegible]
Administration Costs, Registration Fees, Cost of Searches, Insurance, etc.			[illegible]
		GRAND TOTAL	[illegible]

The above Grand Total includes Taxes to year shown and Penalties, Interest and Costs to 31st day of December 19 66. If property is redeemed after the above date, the following must be added: Additional Taxes if any, Additional Administration Costs if any, and Additional Penalties and Interest Accruing.



THE DEPARTMENT OF [illegible] ACT

The [illegible]

To [illegible]
(Name)

[illegible] A. Shifrin, 133 [illegible] St. W., Toronto, Ontario.
(Address)

NOTICE OF REGISTRATION OF TAX ARREARS CERTIFICATE

TAKE NOTICE that by virtue of The Department of Municipal Affairs Act, Section 47, a tax arrears certificate has been registered against the following lands, namely:

Part of Lot 36, Plan TOR 5, Township of Toronto,

William T. Lambe Estate.

and by reason thereof the same are vested in and have become the property of

The Corporation of the Township of Toronto. subject only
(Insert name of municipality or board)

to your right of redemption of the same on or before the 10th day of March 1968 which is the last day for redemption.

DATED at Cooksville this 3rd day of April 1967

[signature]
Treasurer

The Corporation of the Township of Toronto

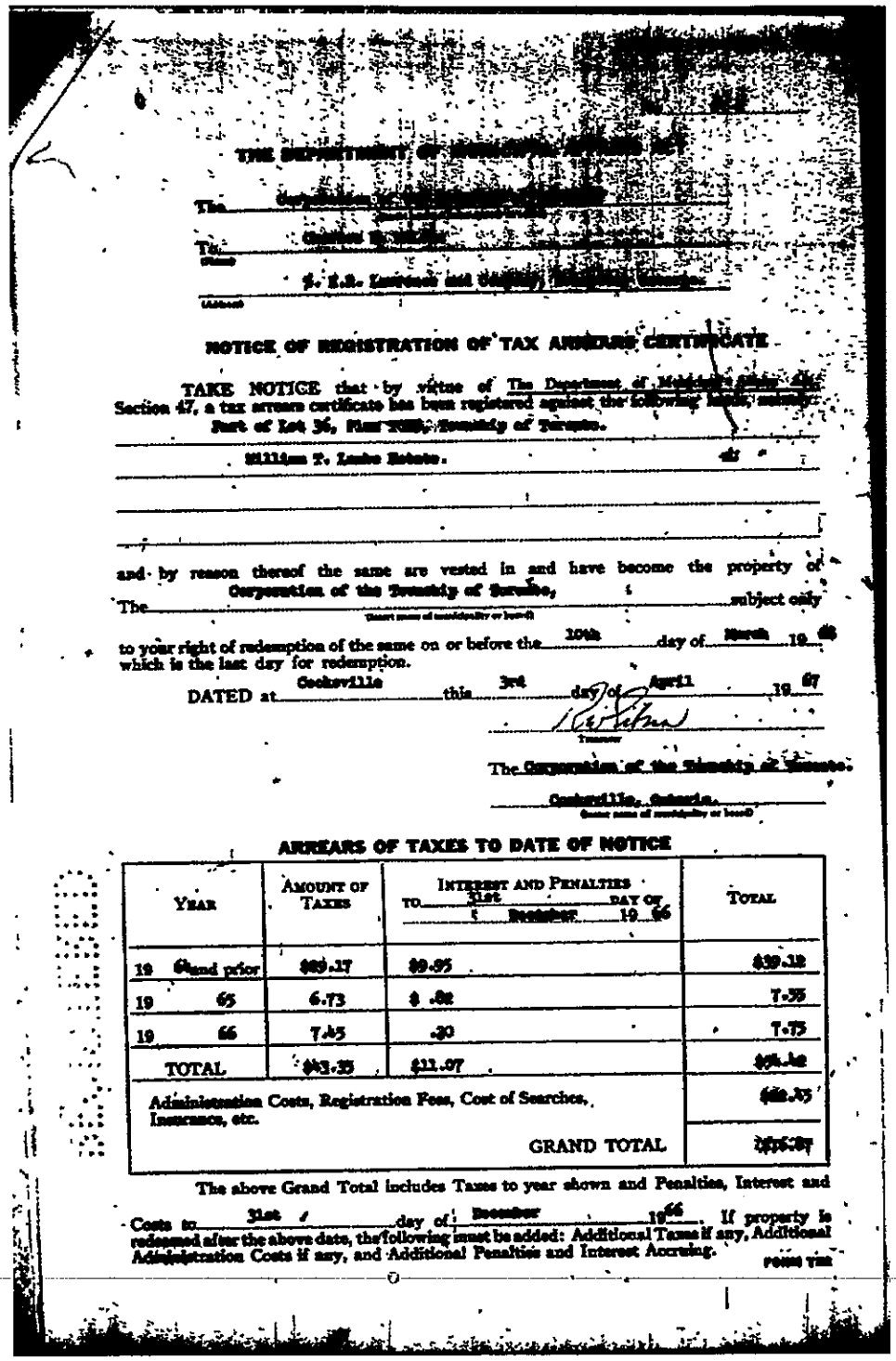
Cooksville, Ontario.
(Insert name of municipality or board)

ARREARS OF TAXES TO DATE OF NOTICE

Year	Amount of Taxes	Interest and Penalties to 31st day of December 1966	Total
1964 and prior	$[illegible].17	$9.95	$[illegible].12
1965	6.73	.82	7.55
1966	7.[illegible]	.30	7.75
TOTAL	$[illegible]3.35	$11.07	$[illegible]
Administration Costs, Registration Fees, Cost of Searches, Insurance, etc.			[illegible]
		GRAND TOTAL	[illegible]

The above Grand Total includes Taxes to year shown and Penalties, Interest and Costs to 31st day of December 1966. If property is redeemed after the above date, the following must be added: Additional Taxes if any, Additional Administration Costs if any, and Additional Penalties and Interest Accruing.

FROM THE



THE DEPARTMENT OF [illegible]

The [illegible]

To [illegible]
(Name)

S. E.R. Lawrence and Company, [illegible]
(Address)

NOTICE OF REGISTRATION OF TAX ARREARS CERTIFICATE

TAKE NOTICE that by virtue of The Department of Municipal Affairs Act, Section 47, a tax arrears certificate has been registered against the following lands, namely:

Part of Lot 36, Plan [illegible], Township of Toronto.

William T. Lambe Estate.

and by reason thereof the same are vested in and have become the property of The Corporation of the Township of Toronto, subject only
(Insert name of municipality or board)

to your right of redemption of the same on or before the 10th day of March 19 68 which is the last day for redemption.

DATED at Cooksville this 3rd day of April 19 67

[signature]
Treasurer

The Corporation of the Township of Toronto.

Cooksville, Ontario.
(Insert name of municipality or board)

ARREARS OF TAXES TO DATE OF NOTICE

Year	Amount of Taxes	Interest and Penalties to 31st day of December 19 66	Total
19 64 and prior	$29.17	$9.95	$39.12
19 65	6.73	$ .82	7.55
19 66	7.45	.30	7.75
TOTAL	$43.35	$11.07	$54.42
Administration Costs, Registration Fees, Cost of Searches, Insurance, etc.			$22.45
		GRAND TOTAL	$76.87

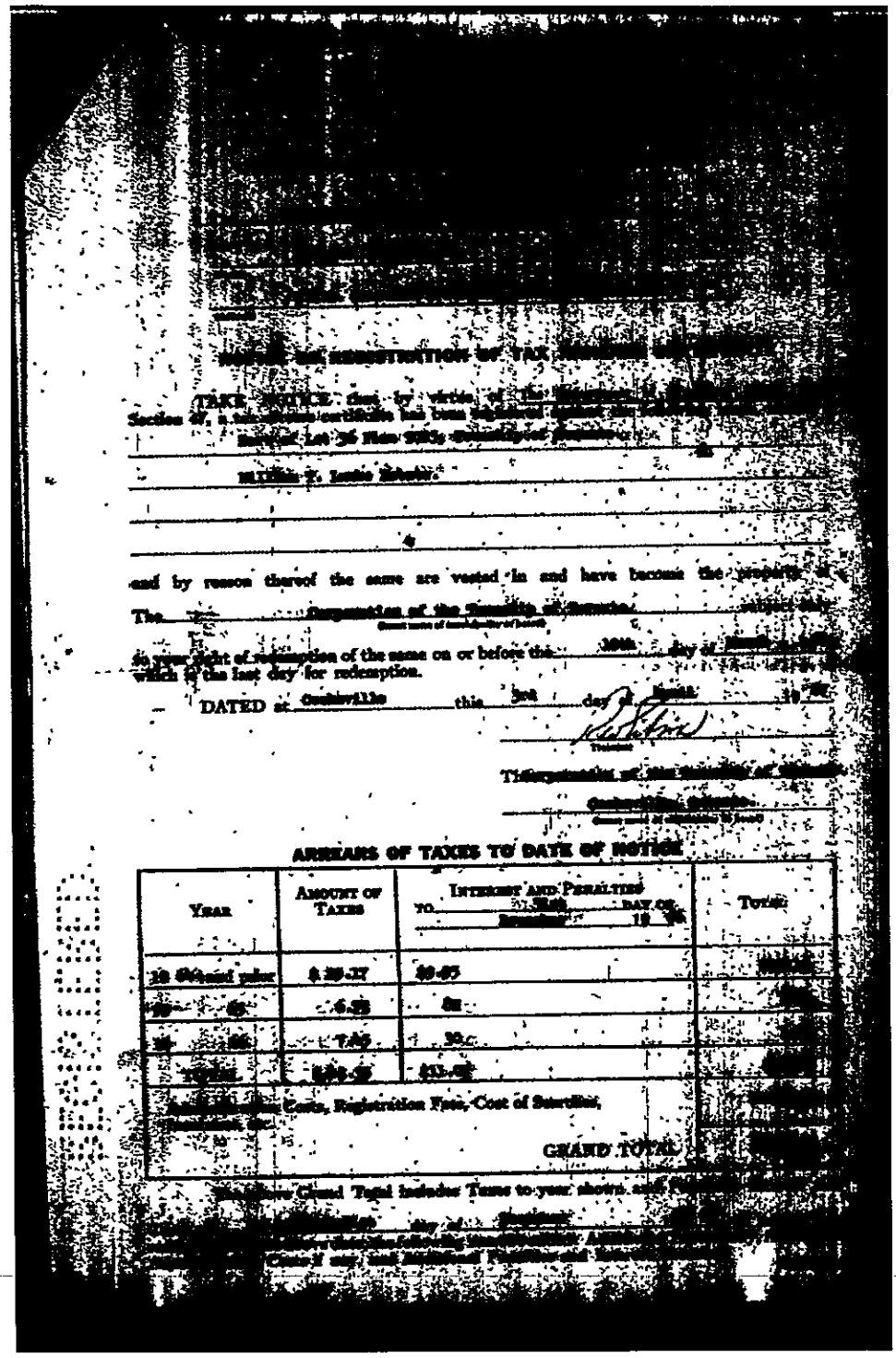
The above Grand Total includes Taxes to year shown and Penalties, Interest and Costs to 31st day of December 19 66. If property is redeemed after the above date, the following must be added: Additional Taxes if any, Additional Administration Costs if any, and Additional Penalties and Interest Accruing.

FORM THE

[illegible]

[illegible]

[illegible] REGISTRATION OF TAX [illegible]



TAKE NOTICE that by virtue of the [illegible] Section 47, a tax [illegible] certificate has been registered against the [illegible]

[illegible] Lot 36 [illegible]

[illegible]

and by reason thereof the same are vested in and have become the property of

The [illegible] Corporation of the [illegible] subject only
(Insert name of [illegible])

to your right of redemption of the same on or before the [illegible] day of [illegible] which is the last day for redemption.

DATED at Cochrville this 3rd day of [illegible] 19[illegible]

[illegible]
Treasurer

Th[illegible]

[illegible]
(Insert name of [illegible])

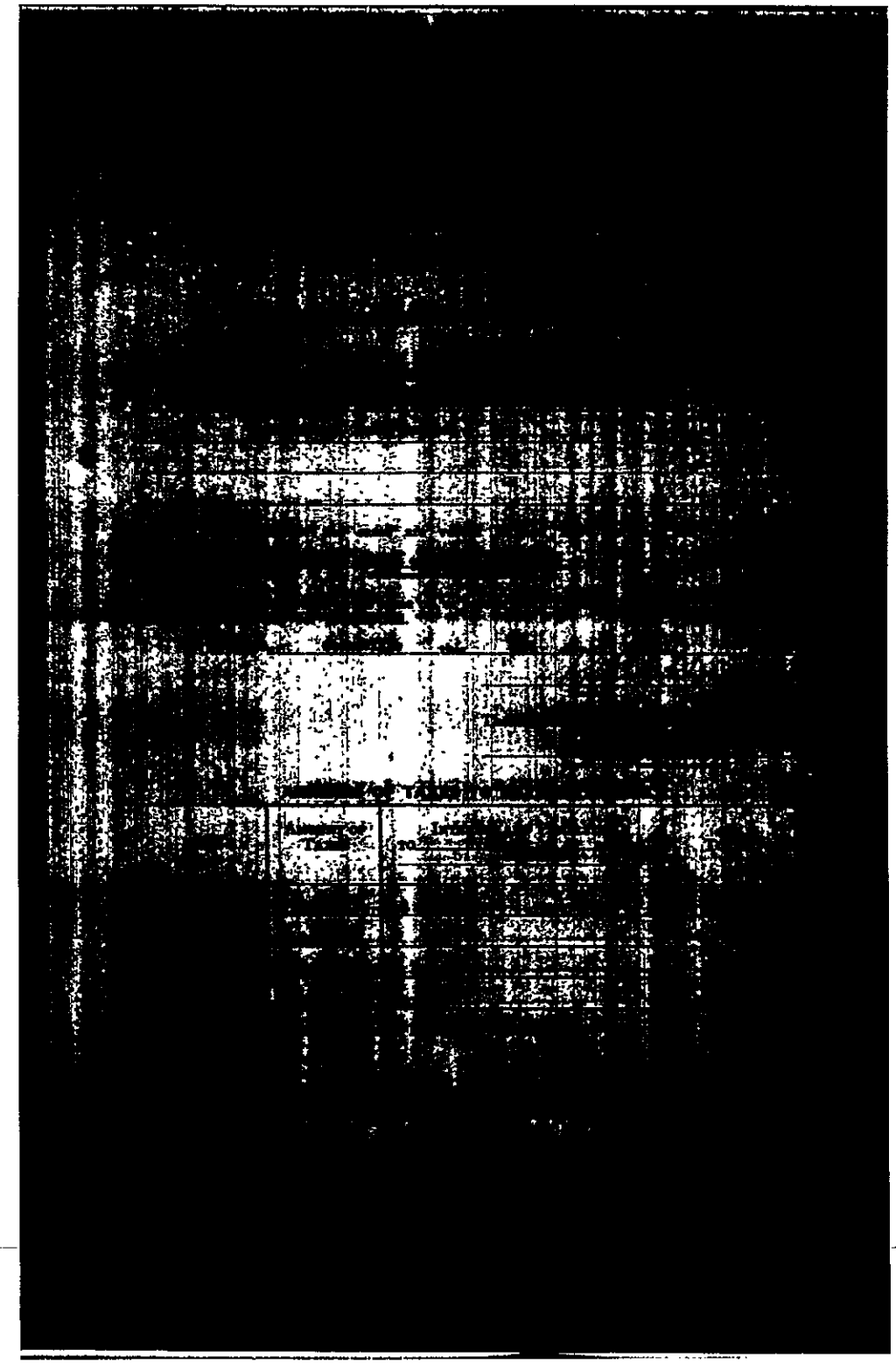
ARREARS OF TAXES TO DATE OF NOTICE

Year	Amount of Taxes	Interest and Penalties to [illegible] day of [illegible] 19[illegible]	Total
19[illegible] and prior	$ [illegible]	$[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]
[illegible] Costs, Registration Fees, Cost of Searches, [illegible]			[illegible]
		GRAND TOTAL	[illegible]

[illegible] Grand Total includes Taxes to year shown and [illegible]

[illegible] day of [illegible]

[illegible]



050

SITE PLAN APPROVAL SET **SPI 14 / 160 W11**

DRAWING LIST :

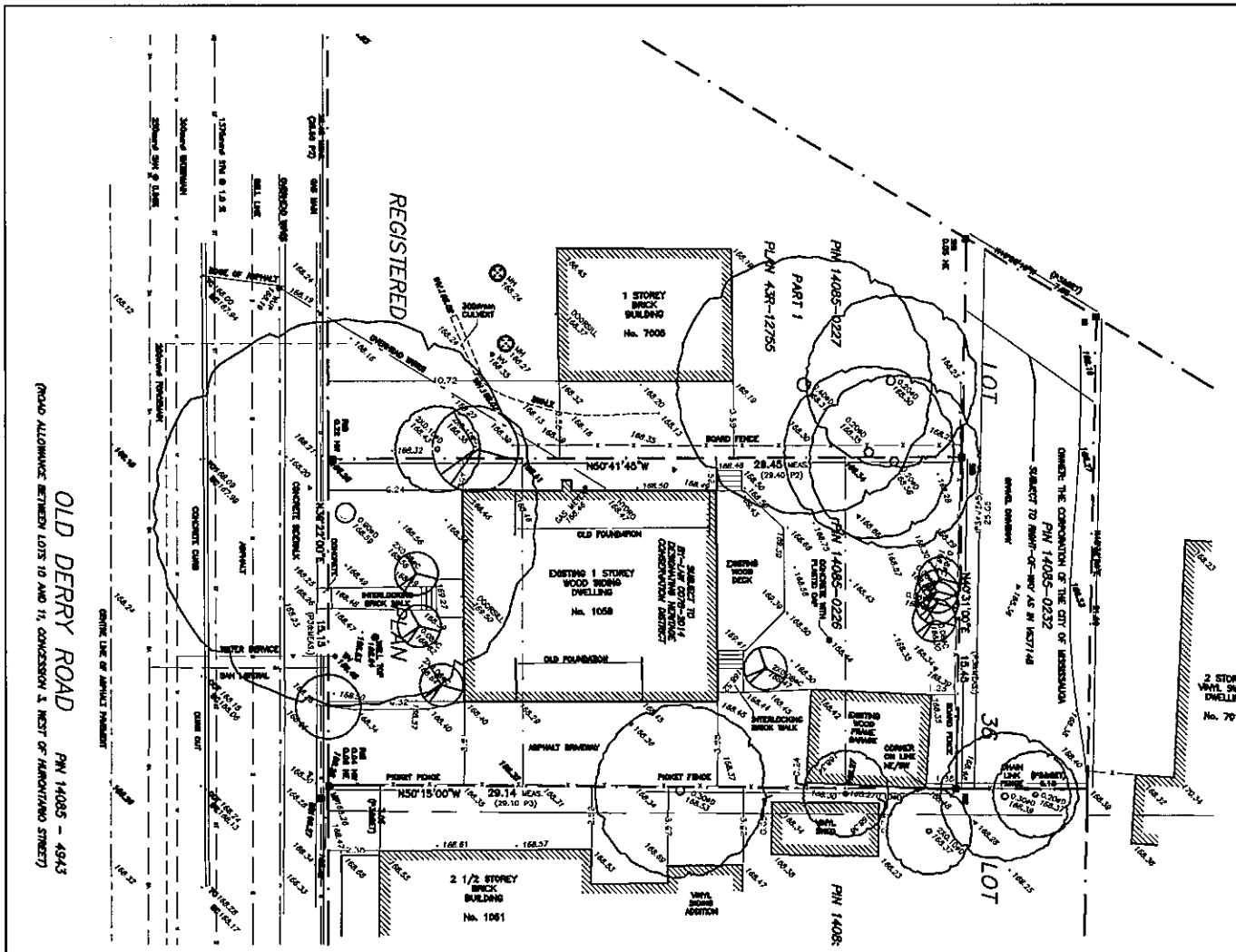
A-0	SURVEY
A-1	SITE PLAN
A-2	PROPOSED ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	EXISTING ELEVATIONS
A-5	EXISTING FLOOR PLANS
A-6	EXISTING STREET ELEVATION
A-7	PROPOSED STREET ELEVATION
A-8	PROPOSED STREET ELEVATION (WITH LANDSCAPING)
A-9	EXISTING GARAGE PLANS
G-1	CERTIFIED GRADING PLAN

Proposed 2nd Storey Addition and Renovations for :

1059 Old Derry Road, Meadowvale Village, Ontario

Christopher Wallace Architect

RE-SUBMISSION NO.1 January 7, 2015



PLAN OF TOPOGRAPHY OF

PART OF LOT 36
REGISTERED PLAN TOR-5
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

METRIC
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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UNDERGROUND SERVICES

THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION. TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE

ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928, AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 241, HAVING A PUBLISHED ELEVATION OF 174.317 metres.

BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF OLD DERRY ROAD AS SHOWN ON PLAN 43R-12755, HAVING A BEARING OF N39°22'00"E.

LEGEND

■	DENOTES	SURVEY MONUMENT FOUND
IB	DENOTES	IRON BAR
RIB	DENOTES	ROUND IRON BAR
SIB	DENOTES	STANDARD IRON BAR
TC	DENOTES	TOP OF CURB
BC	DENOTES	BOTTOM OF CURB
CCT	DENOTES	CURB CUT
MH	DENOTES	MANHOLE
BB	DENOTES	BELL BOX
FHT	DENOTES	TOP OF FIRE HYDRANT
MP	DENOTES	METAL POST
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	REGISTERED PLAN TOR-5
P2	DENOTES	PLAN 43R-12755
P3	DENOTES	PLAN OF SURVEY BY McLEAN, McMURCHY & BIASON, O.L.S., DATED AUGUST 23, 1977
NTS	DENOTES	NOT TO SCALE

0.20ϕD DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER

0.20ϕC DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER

TREE CANOPIES ARE DRAWN TO SCALE.

No.	Revision/Issue	Date
1	REVISIONS IN RESPONSE TO STAFF REPORT OF DEC 22/14	JAN/15

*CONTRACTORS SHALL CHECK ALL DIMENSIONS IN THE WORK AND REPORT ANY DISCREPANCY TO ARCHITECT BEFORE PROCEEDING.
*ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.
*THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT
*DRAWINGS ARE NOT TO BE SCALED.

ONTARIO ASSOCIATION OF ARCHITECTS
CHRISTOPHER W. WALLACE
LICENCE 3685

Christopher Wallace Architect
44/6 COUNTY ROAD 10
PORT HOPE, ONTARIO, L1A 3V5
Tel: (905) 753-1122 Fax: (905) 753-2666

Project Name & Address
PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD.
MEADOWVALE VILLAGE

Title
SPI 14/160 W11
SURVEY

Project No.	896
Date	OCTOBER 2, 2014
Scale	1:200
Sheet	A-0

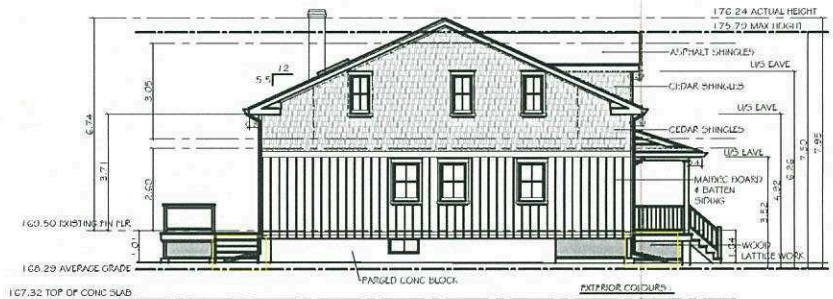
OLD DERRY ROAD
OLD MILL LANE
SITE PLAN
A-1
Christopher Wallace
Architect

NOTE:
ALL WINDOWS TO BE PRE-FINISHED WOOD WITH TRADITIONAL PROFILE AND WITH SDL MUNTIN BARS.

EXTERIOR COLOURS :
ASPHALT SHINGLES - DARK GREY
MAIBEC B&B SIDING - CREAM
CEDAR SHINGLES - CREAM
PARGING - NATURAL GREY
FRONT DOOR - DARK MUSTARD
WINDOWS - CREAM
TRIM, EAVES, SURROUNDS - DARK OLIVE
LATTICE WORK - DARK OLIVE

SITE PLAN APPROVAL NO: SPI 14 / 160 W11

PROPOSED FRONT ELEVATION (SOUTH-EAST)



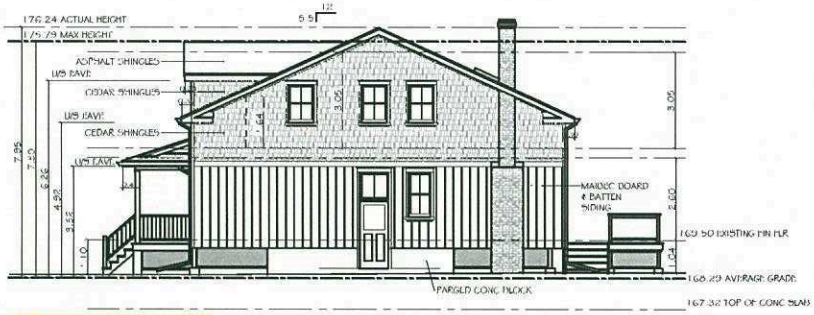
UNPROJECTED OPENINGS:
LIMITING DISTANCE = 1.46m
WALL AREA = 66.17 SQM
OPENINGS = 5.19 SQM
% OF OPENINGS = 7.8%
ALLOWABLE % OF OPENINGS = 8% (5.29 SQM)

NOTE:
ALL WINDOWS TO BE PRE-FINISHED WOOD WITH TRADITIONAL PROFILE AND WITH SDL MUNTIN BARS.

EXTERIOR COLOURS :
ASPHALT SHINGLES - DARK GREY
MAIBEC B&B SIDING - CREAM
CEDAR SHINGLES - CREAM
PARGING - NATURAL GREY
FRONT DOOR - DARK MUSTARD
WINDOWS - CREAM
TRIM, EAVES, SURROUNDS - DARK OLIVE
LATTICE WORK - DARK OLIVE

SITE PLAN APPROVAL NO: SPI 14 / 160 W11

PROPOSED LEFT-SIDE ELEVATION (SOUTH-WEST)



NOTE:
ALL WINDOWS TO BE PRE-FINISHED WOOD WITH TRADITIONAL PROFILE AND WITH SDL MUNTIN BARS.

EXTERIOR COLOURS :
ASPHALT SHINGLES - DARK GREY
MAIBEC B&B SIDING - CREAM
CEDAR SHINGLES - CREAM
PARGING - NATURAL GREY
FRONT DOOR - DARK MUSTARD
WINDOWS - CREAM
TRIM, EAVES, SURROUNDS - DARK OLIVE
LATTICE WORK - DARK OLIVE

SITE PLAN APPROVAL NO: SPI 14 / 160 W11

PROPOSED RIGHT-SIDE ELEVATION (NORTH-EAST)

NOTE:
ALL WINDOWS TO BE PRE-FINISHED WOOD WITH TRADITIONAL PROFILE AND WITH SDL MUNTIN BARS.

EXTERIOR COLOURS :
ASPHALT SHINGLES - DARK GREY
MAIBEC B&B SIDING - CREAM
CEDAR SHINGLES - CREAM
PARGING - NATURAL GREY
FRONT DOOR - DARK MUSTARD
WINDOWS - CREAM
TRIM, EAVES, SURROUNDS - DARK OLIVE
LATTICE WORK - DARK OLIVE

SITE PLAN APPROVAL NO: SPI 14 / 160 W11

PROPOSED REAR ELEVATION (NORTH-WEST)

No.	Revision/Issue	Date
1	REVISIONS IN RESPONSE TO STATUS REPORT OF DEC 23/14	JAN07/15

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Christopher Wallace Architect
44/6 COUNTY ROAD 10
PORT HOPE, ONTARIO, L1A 3V5
Tel: (905) 753-1122 Fax: (905) 753-2665

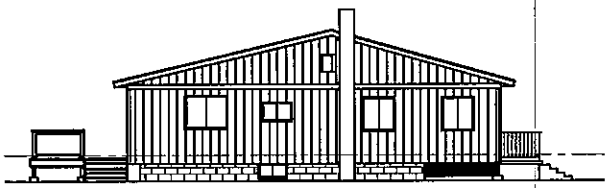
Project Name & Address
PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD,
MEADOWVALE VILLAGE

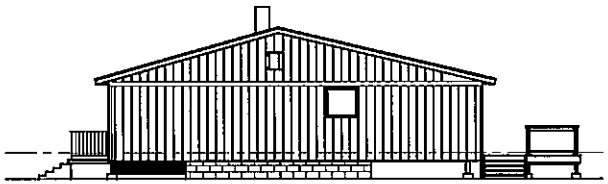
Title
SPI 14 / 160 W11
ELEVATIONS

Project No. 896
Date OCTOBER 2, 2014
Scale 1:150
Sheet A-2

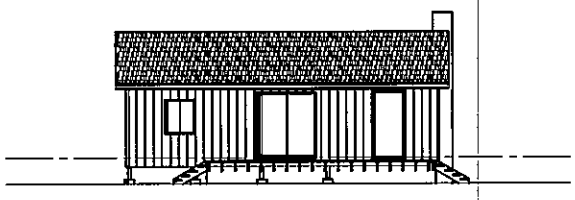
EXISTING FRONT ELEVATION (SOUTH-EAST)



EXISTING LEFT-SIDE ELEVATION (SOUTH-WEST)



EXISTING RIGHT-SIDE ELEVATION (NORTH-EAST)



EXISTING REAR ELEVATION (NORTH-WEST)

SPI 14 / 160 W11

No.	Revision/Issue	Date
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PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD,
MEADOWVALE VILLAGE

EXISTING ELEVATIONS

Project No.	896
Date	OCTOBER 2, 2014
Scale	1:150
Sheet	A-4

7005 Old Mill Lane | 1059 Old Derry Road | 1051 Old Derry Road

SPI 14 / 160 W11

No.	Revision/Issue	Date
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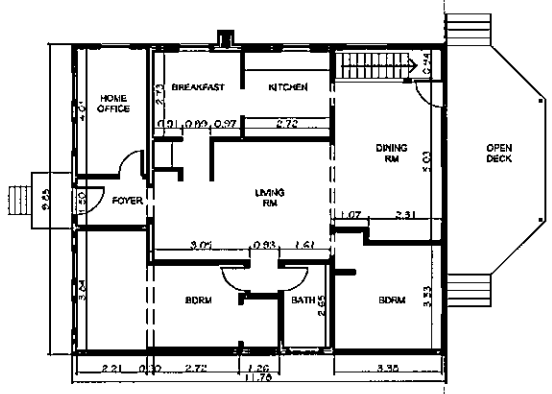
PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD.
MEADOWVALE VILLAGE

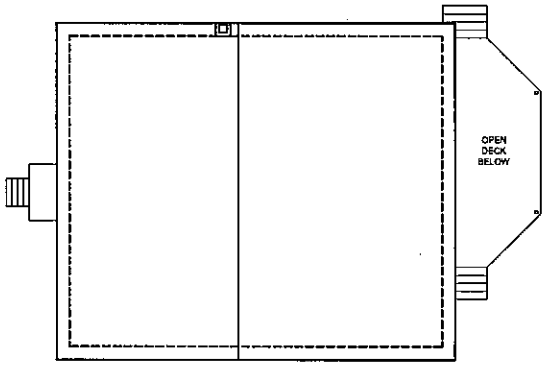
Title: EXISTING STREET ELEVATION

Project No. 896
Date OCTOBER 2, 2014
Scale 1:150
Sheet A-6

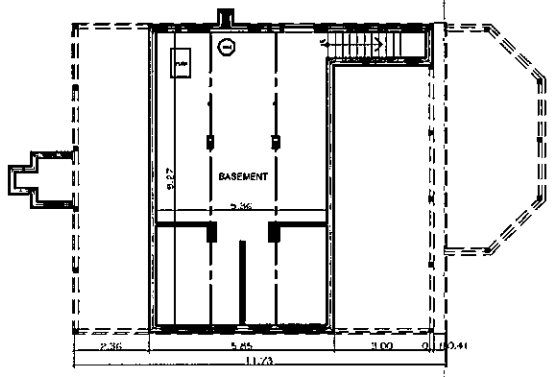
056



EXISTING GROUND FLOOR PLAN



EXISTING ROOF PLAN



EXISTING BASEMENT PLAN

SPI 14 / 160 W11

No.	Revision/Issue	Date
1	REVISIONS IN RESPONSE TO ZONING REVIEW OF DEC 23/14	JAN/15

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Project Name & Address
PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD,
MEADOWVALE VILLAGE

Title
EXISTING PLANS

Project No.	896
Date	OCTOBER 2, 2014
Scale	1:150
Sheet	A-5

7005 Old Mill Lane

1059 Old Derry Road

1051 Old Derry Road

SPI 14 / 160 W11

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PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD.
MEADOWVALE VILLAGE

PROPOSED STREET ELEVATION

Project No.	896
Date	OCTOBER 2, 2014
Scale	1:150
Sheet	A-7

SPI 14 / 160 W11

No.	Revision/Issue	Date
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PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD,
MEADOWVALE VILLAGE

PROPOSED STREET ELEVATION

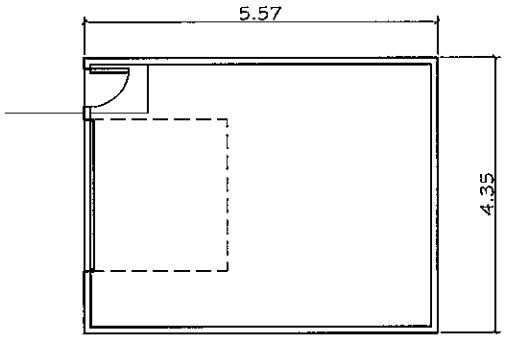
Project No.	826
Date	OCTOBER 2, 2014
Scale	1:150
Sheet	A-8

EXTERIOR COLOURS :

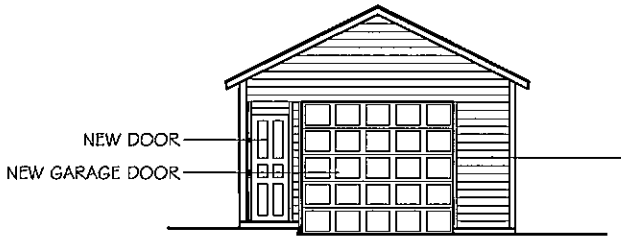
ASPHALT SHINGLES - DARK GREY
MAIBEC SIDING - CREAM
DOORS - DARK MUSTARD
TRIM, EAVES, SURROUNDS - DARK OLIVE

SITE PLAN APPROVAL NO: SPI 14 / 160 W11

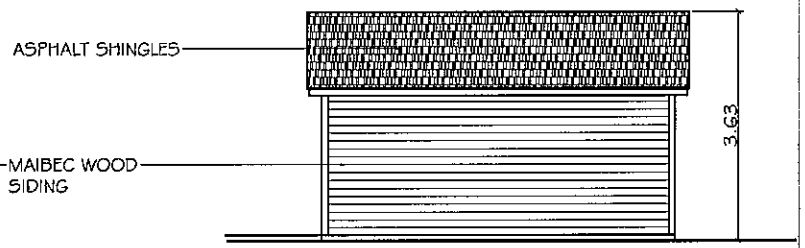
NOTE: EXISTING STRUCTURE TO REMAIN - NEW FINISHES TO MATCH HOUSE.



FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

SPI 14 / 160 W11

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PROPOSED 2ND STOREY ADDITION & RENOVATIONS FOR:

1059 OLD DERRY RD.
MEADOWVALE VILLAGE

EXISTING GARAGE PLANS

Project No. 896
Date OCTOBER 2, 2014
Scale 1:75
Sheet A-9

City of Mississauga

Corporate Report

MISSISSAUGA

Date: January 14, 2016	Originator's files:
To: Chair and Members of Heritage Advisory Committee	Meeting date: 2016/02/09
From: Paul Mitcham, P. Eng, MBA, Commissioner of Community Services	

Subject

Request to Demolish a Heritage Listed Property: 1585 Adamson Street (Ward 7)

Recommendation

1. That the property at 1585 Adamson Street, 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.
2. That, in order to mitigate impact to the Erindale cultural landscape, the option for the replacement design depicted in Figures 61-77 in Appendix 1 is preferred.

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 and garage. The subject property is listed on the City's Heritage Register as it forms part of the Erindale Village cultural landscape. This cultural landscape is noted in the Cultural Landscape Inventory for "being a small residential enclave...with a street pattern and scattered heritage properties are remnants of this nineteenth century village". It is known for characteristic landscape and built environment features, and historical associations to a phase of Mississauga's development.

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 Paul Dilse, Heritage Planning Consultant. It is attached as Appendix 1. The consultant has concluded that the house and garage structure at 1585 Adamson Street are not worthy of designation. In addition, the

report also recommends the design for the replacement structure dated October 13, 2015 included as figures 61-77 as the preferred option which mitigates impact to features characteristic of the cultural landscape. Staff concurs with these findings.

Financial Impact

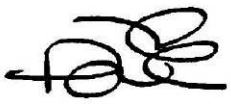
There is no financial impact.

Conclusion

The owner of 1585 Adamson Street has requested permission to demolish the existing structures on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

Attachments

Appendix 1: Heritage Impact Statement



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

Prepared by: Cecilia Nin Hernandez, Heritage Co-ordinator

City of Mississauga
Memorandum

MISSISSAUGA

Date: 2016/01/25

To: Chair and Members of Heritage Advisory Committee

From: P. Wubbenhorst, Senior Heritage Coordinator

Meeting Date: February 9, 2016

Subject: Heritage Impact Assessment Addendums: 5175 and 5215 Mississauga Road

This memorandum and its attachments are presented for the Heritage Advisory Committee's information only.

The subject properties are listed on the City's Heritage Register as they form part of the Mississauga Road Scenic Route Cultural Landscape. 5175 Mississauga Road is also adjacent to the Barber House, which is designated under the *Ontario Heritage Act*.

The owner has filed a draft plan of subdivision to permit 15 detached dwelling lots. A heritage permit was issued in 2015 for the removal of the structures at 5175 and 5215 Mississauga Road. The attached Heritage Impact Assessment addendums have been submitted to address the proposed infill.

Appendix 1: June 2015 Heritage Impact Assessment Addendum
Appendix 2: January 2016 Heritage Impact Assessment Addendum

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

IRVIN HERITAGE INC.

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E: tirvin@irvinheritage.com
W: www.irvinheritage.com

June 1, 2015

Mr. Ed Aquila
Cachet Estate Homes (Symphony) Inc.
361 Connie Crescent
Suite 200
Concord, ON
L4K 5R2

Re: Addendum to HIA Cachet Estate Homes (Symphony) Draft Plan

Dear Mr. Aquila,

Irvin Heritage Inc. was retained by Cachet Estate Homes (Symphony) Inc. in the summer of 2014 to prepare Heritage Impact Assessments (HIAs) for two properties proposed to be demolished. Two HIAs were prepared, entitled:

- *Heritage Impact Assessment: 5175 Mississauga Road, Mississauga ON* (September, 2015); and
- *Heritage Impact Assessment: 5215 Mississauga Road, Mississauga ON* (September, 2015).

Extant structures on the two properties were recorded and evaluated against Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act* and against the value-defining attributes of the Mississauga Road Scenic Route Cultural Landscape as outlined in the City's 2005 *Cultural Landscape Inventory*. With respect to the demolitions, no negative impacts to cultural heritage resources were identified. The HIAs further stated that: "At this time, no design proposal is available and potential impacts of any new development on the cultural heritage value of the surrounding Mississauga Road Scenic Route Cultural Landscape or the adjacent Barber House at 5155 Mississauga Road cannot be assessed."

In May, 2015 Irvin Heritage Inc. was contacted by Cachet Estate Homes (Symphony) with comments received from the City of Mississauga requesting an addendum to the original reports addressing the potential impact of the proposed new development on the adjacent William Barber House, designated under Part IV of the *Ontario Heritage Act,* and the Mississauga Road Scenic Route Cultural Landscape. Section 7.4.1.12 of the Mississauga Official Plan states that, "The proponent of any construction, development, or property alteration [...] which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction."

Cachet Estate Homes (Symphony) has provided Irvin Heritage Inc. with preliminary plans and a rendering of the front elevation of the proposed infill which have been prepared since the two HIA were completed. In order to evaluate the potential for impacts on the William Barber House at 5155 Mississauga Road and the Mississauga Road Scenic Route, these documents were reviewed along with background information collected during the preparation of the original HIA regarding the value-defining characteristics of both adjacent cultural heritage resources. In addition, photographs of the surrounding streetscape were reviewed to determine if the proposed infill is sympathetic to the Mississauga Road Scenic Route Cultural Landscape.

Based on a review of available information, the proposed development is not expected to result in any negative impact to the adjacent William Barber House and the proposed infill is considered sympathetic to the Mississauga Road Scenic Route Corridor as it is in keeping with the materials, massing, scale and setback of the extant surrounding homes in this section of Mississauga Road.

I trust that this addendum meets your current needs. Please do not hesitate to contact us should you have any questions.

Sincerely,

Thomas Irvin
Principal Archaeologist
Irvin Heritage Inc.

Chris Uchiyama
Heritage Consultant
Irvin Heritage Inc.

Chris Uchiyama Heritage
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Ottawa, ON K1Y 1X3
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E: cuHeritage@gmail.com

January 11, 2016

Mr. Ed Aquila
Cachet Estate Homes (Symphony) Inc.
361 Connie Crescent, Suite 200
Concord, ON L4K 5R2

Re: 21&-M-14003, Addendum #2 to Heritage Impact Assessment

Attachments: Attachment 1: Cachet Estate Homes – Concept Plan (11-13-15)
Attachment 2: Floor Plan and Elevations, Lots 1 & 13

Dear Mr. Aquila,

Chris Uchiyama Heritage, as a subconsultant for Irvin Heritage Inc., was retained by Cachet Estate Homes (Symphony) Inc. in the summer of 2014 to prepare Heritage Impact Assessments (HIAs) for the demolition of two properties - 5175 Mississauga Road and 5215 Mississauga Road – in the City of Mississauga, Ontario. The HIAs were conducted as per the City of Mississauga's (the City) Heritage Impact Assessment Terms of Reference (October, 2014).

Two HIAs were prepared, entitled:

- *Heritage Impact Assessment: 5175 Mississauga Road, Mississauga ON* (September, 2015); and,
- *Heritage Impact Assessment: 5215 Mississauga Road, Mississauga ON* (September, 2015).

Both properties were recorded and evaluated against Ontario Regulation 9/06 *Criteria for Determining Cultural Heritage Value or Interest under the Ontario Heritage Act* and against the value-defining attributes of the Mississauga Road Scenic Route Cultural Landscape as outlined in the City's 2005 *Cultural Landscape Inventory*. No negative impacts on cultural heritage resources were identified with respect to the proposed demolitions. The HIAs further stated, "At this time, no design proposal is available and potential impacts of any new development on the cultural heritage value of the surrounding Mississauga Road Scenic Route Cultural Landscape or the adjacent Barber House at 5155 Mississauga Road cannot be assessed."

In May, 2015 Irvin Heritage Inc. was contacted by Cachet Estate Homes (Symphony) Inc., with comments received from the City requesting an addendum to the original reports addressing the potential impact of the proposed new development on the adjacent William Barber House and the Mississauga Road Scenic Route Cultural Landscape. An addendum was prepared (dated June 1, 2015) and submitted to the City.

Subsequently, the Culture Division of the City's Community Services Department has requested clarification and additional information which will be addressed, below, in this second addendum. The assessment of impacts

was undertaken in accordance with the 2006 document *Heritage Resources in the Land Use Planning Process*, *InfoSheet #5 – Heritage Impact Assessments and Conservation Plans*.

The assessment of potential project-related impacts on the cultural heritage value of the Mississauga Road Scenic Route Cultural Landscape and the Barber House considered the following seven potential negative impacts:

- **Destruction** of any, or part of any, significant heritage attributes or features;
- **Alteration** that is not sympathetic, or is incompatible, with the historic fabric and appearance;
- **Shadows** created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;
- **Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship;
- **Direct or indirect obstruction of significant views or vistas** within, from, or of built and natural features.
- **A change in land use** such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
- **Land disturbances** such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

Development Proposal

The current development proposal involves the construction of 15 residential buildings. Lots 14 and 15 will be accessed from Mississauga Road. The other 13 lots will be accessed via a road, to be built through the development lot, from Mississauga Road to Symphony Court (Attachment 1).

Impact Assessment – The Mississauga Road Scenic Route Cultural Landscape

Mississauga Road Scenic Route Cultural Landscape, Heritage Attributes

The Mississauga Road Scenic Route was identified in the City's 2005 Cultural Landscape Inventory. It is described as follows:

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

The Mississauga Road cultural landscape has been identified as having a number of cultural heritage attributes, as listed below.

Landscape Environment

Scenic and Visual Quality:

This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The identification is based on the consistent character of positive or

negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity.

Horticultural Interest:

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

Landscape Design, Type and Technological Interest:

This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.

Consistent Scale of Built Features:

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

Illustrates a Style, Trend or Pattern:

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

Built Environment

Consistent Scale of Built Features:

Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.

Historical Association

Illustrates a Style, Trend or Pattern:

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

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Illustrates an Important Phase of Social or Physical Development:

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

Other

This aspect of the site's potential cultural heritage value is best addressed through other processes under the OHA, such as Archaeological Assessments.

Assessment of Impacts:

The assessment of potential negative impacts of the proposed development on the Mississauga Road Scenic Route Cultural Landscape consider the scenic route's key attributes listed above.

Landscape Environment

Discussion: With respect to the Landscape Environment of the Mississauga Road Scenic Route Cultural Landscape, the assessment of potential impacts considered the pre-development conditions of this section of Mississauga Road (Figures 1 and 2).

This section of Mississauga Road is characterised by residential properties along the north and south of the road. Properties along Mississauga Road are oriented towards Mississauga Road, respecting and conserving the traditional orientation of the earlier buildings on the development lot, properties on the opposite side of Mississauga Road, and the Barber House at 5155 Mississauga Road. Despite the addition of a road ("Road A" on Attachment 1) and the re-orientation of the lot immediately west of the Barber House, an entrance feature on the south elevation of the house, along Mississauga Road, visually reinforces the entrance and egress patterns of the earlier residence (Figure 3).

The proposed development is consistent with this pattern. The proposed development is consistent to surrounding residential buildings with respect to scale, setback, and spacing of proposed lots; and the proposed design and materials (as represented in the concept – Figure 5) are in keeping with the surrounding residential properties (Figure 6).

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Figure 1: Streetview, Mississauga Road from Barbertown Road, facing northwest (Source: Google Earth Pro, July 2015)

Figure 2: Streetview, Mississauga Road from 5215 Mississauga Road, facing southeast (Source: Google Earth Pro, July 2015)

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Figure 3: Rendering of proposed residence adjacent to Barber House

Figure 4: Pre-development conditions (Source: Google Earth Pro, July 2015)

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Figure 5: Conceptual rendering of residence adjacent to Barber House

Figure 6: Residences on south side of Mississauga Road, opposite proposed development (CU, 2014)

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Finding: No identified negative impact.

Possible Mitigative Measures: Retention of mature trees and planting of new trees along Mississauga Road, to the greatest extent possible. It is further recommended that, wherever possible, new trees be planted along Mississauga Road to retain the treed landscape of this portion of the road, which is includes a number of newer tree plantings along the south side of the road adjacent to newer residences. It is understood that these details will be considered in more detail in the Site Plan development stage of this application.

Built Environment

Discussion: The proposed development is consistent to surrounding residential buildings with respect to scale and setback. It is compatible, with respect to style and materials (based on concept drawing).

Finding: No identified negative impact.

Possible Mitigative Measures: No further action required.

Historical Association

Discussion: The proposed development is consistent with the style, trend and pattern of its surroundings. The lot layout, orientation and design of residences along Mississauga Road, responds to the character of Mississauga Road in its general vicinity. Style, scale and setbacks are consistent with surrounding residential properties. The addition of entrance features and walkways to the two properties whose side elevations are located along Mississauga Road, create a visual effect that the access and egress patterns are consistent with the surrounding residential properties fronting on Mississauga Road.

Finding: No identified negative impact.

Possible Mitigative Measures: No further action required.

Other

Discussion: This aspect of the site's potential cultural heritage value is best addressed through other processes under the OHA, such as Archaeological Assessments.

Finding: No identified negative impact.

Possible Mitigative Measures: No further action required.

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Impact Assessment – The Barber House, 5155 Mississauga Road

Provincial Policy Statement (PPS) 2.6.3 (2014) states:

> Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

As such, it is necessary to assess the potential for project-related negative impacts on the Barber House at 5155 Mississauga Road.

Barber House, Statement of Significance

The Barber House at 5155 Mississauga Road is designated under Part IV of the *Ontario Heritage Act* (By-Law 386-82). The property was designated as a property of architectural and historical interest. The reasons for designation are included in Schedule "A" to By-Law 368-82, as follows:

> *The William Barber House located on the north-east corner of Mississauga Road and Barbertown Road is recommended for designation on both historical and architectural grounds. Historically it was the home of one of the founders of the Toronto Woolen Mills (located down the road from the house) which was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. The decorative cornice, the treillage on the verandah, the pasterwork in the umbrage give the house distinction. At the present time, it is the intention of Buccaneer Restaurants Ltd. to convert the William Barber House into restaurant use. Therefore, it is further recommended that when the building is adapted to restaurant use, the following exterior architectural elements be preserved: the five bay two-storey brick façade and projecting frontispiece, the tall paired chimneys, the six-over-six paned windows, the classical moulded frieze with dentil course and paired Italianate brackets.*

The property is described, as follows, in its Statement of Significance on the Canadian Register of Historic Places:[1]

> *Description of Property*
>
> *The William Barber House is located at 5155 Mississauga, on the northeast corner of Mississauga Road and Barbertown Road, in the City of Mississauga. The two-storey Italianate brick building was constructed in circa 1860.*
>
> *The property was designated by the City of Mississauga, in 1982, for its heritage value, under Part IV of the Ontario Heritage Act (By-Law 386-82).*
>
> *Cultural Heritage Value*
>
> *Located at 5155 Mississauga Road, the William Barber House is situated on the northeast corner at Barbertown Road; set back on a large lot, it dominates the surrounding area.*

[1] Parks Canada, "William Barber House," on *Canada's Historic Places*, Accessed December, 2015 http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13821.

Especially important is its prominent location on Mississauga Road, which is recognized as a Cultural Landscape, as it is one of the city's oldest and most picturesque thoroughfares.

The William Barber House is associated with the prominent Barber family. It was the home of William Barber, one of the founders of the Toronto Woollen Mills. The Toronto Woollen Mills was a thriving industry throughout much of the nineteenth century and one of the largest employers in the area. It is believed that William Barber had the house built in circa 1860, possibly by Robert Leslie, a local builder. It was an imposing brick residence suitable for the owner of the business that dominated the local community.

The William Barber house is a good representation of Italianate architecture with Classical Revival and vernacular influences, designed to house the owner of the business that dominated the community. The main structure has a square plan and a hip roof. The Italianate style of architecture is seen through the use of paired brackets along its eaves, whereas the dentil detailing demonstrates Classical Revival influences. The facade has five bays. The windows are six over six, double hung sash with radiating voussoirs, in brick, and stone lugsills. Similar patterns are repeated on the north and south elevations, but all those windows have louvered shutters. The front door is set within an umbrage with particularly impressive plasterwork. The extravagant entrance has inset sidelights and a three paned transom, above the six-panelled door. The tent-roofed veranda along the facade, however, possesses original tree-like fretwork. There have been many additions to the original structure.

Heritage Attributes

Character defining elements that contribute to the heritage value of the William Barber House include its:

- *prominent setback on Mississauga Road*
- *two-storey brick exterior*
- *hip, gable and flat roofs*
- *four internally bracketed chimneys*
- *cornice with moulded wooden fascia and a frieze of double pendant brackets with dentil trim*
- *finial at the apex of the centre gable on west elevation*
- *6 over 6 double hung sash windows with radiating voussoirs in brick*
- *stone lugsills*
- *louvered shutters*
- *umbrage and ceiling decorated by plaster mouldings in leaf patterns*
- *protruding main entrance with inset sidelights and three paned transom above*
- *veranda extending across front of house with tent roof and tree-like fretwork*
- *original fireplaces and decorative plasterwork*
- *glass-enclosed balcony*[2]

[2] Ibid.

Discussion: The proposed development will have no direct impacts on the Barber House at 5155 Mississauga Road with respect to destruction, alteration, shadows, isolation, change in land use or land disturbance.

The proposed development will not directly obscure views or vistas within, from, or of the Barber House.

With respect to potential indirect impacts on views of the Barber House, the following observations have been made:

- Currently, views of the Barber House are shielded from Mississauga Road by tree plantings along the property line to the south and west of the property (Figures 1 and 2). These trees made it difficult to identify vantage points for a rendering showing the of the proposed development and the Barber House in the same frame (Figure 8);
- The proposed lot layout (Attachment 1), identifies a number of trees along the south of the development property to be retained; and,
- The use of hedges and metal fencing (with a character similar to traditional wrought iron fencing) reinforces the importance of the heritage character of the adjacent property.

With respect to the height, scale and location of the proposed built form and its relation to the Barber House, the following observations have been made:

- Based on the concept drawing (Figures 5 and 8), the height of the proposed two-storey design is in keeping with the surrounding properties, including the Barber House (Figures 7 and 8);
- Figures 9 and 10 provide a comparison of the proposed lot layout with surrounding properties. The image illustrates that the scale of the proposed residences is consistent with the residences on the south side of Mississauga Road, to the northwest, along Melody Drive; to the northeast, along Amana Place. The scale of the new construction (particularly Lot 1, located along Mississauga Road), is comparatively smaller than the Barber House; similar in scale to the historic two-storey portion of the designated property; and
- The proposed new construction is not as widely setback from Mississauga Road as the Barber House (Figure 10). The setback is not, however, dissimilar to other existing new residences along Mississauga Road. This narrow setback does not detract from views of the Barber House; but may, rather, serve to set the Barber House apart as a distinct historic property;
- The proposed design of the residence in Lot 1 is sympathetic to the design of the Barber House with respect to materials and layout (with an entrance along Mississauga Road); and,
- Although the addition of a road ("Road A" on Attachment 1) results in the re-orientation of lot 1 (adjacent to the Barber House) and lot 13, the provision of an entrance feature on the south elevation of the house, along Mississauga Road, visually reinforces the traditional entrance and egress patterns of residences along Mississauga Road (Figure 8 and Attachment 2).

Finding: No identified negative impacts.

Possible Mitigative Measures: It is recommended that trees along the Barber House property line be retained. Project design should include consideration of the potential for damage to the roots of trees located on the Barber House Property, as these trees currently provide a visual barrier between the proposed development and the extant Barber House.

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Figure 7: Barber House, front elevation (CU, 2014)

Figure 8: Rendering of proposed residence adjacent to Barber House (see Figure 3 for a larger image)

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Figure 9: Proposed Lot Layout overlaid on 2015 Aerial Imagery (Base Map Source: Google Earth Pro, 2015)

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Figure 10: Section of proposed lot layout showing Lots 1, 2, and 3, adjacent to the Barber House (Base Map Source: Google Earth Pro, 2015)

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Summary, Recommendations and Conclusions

Based on a review of the following documents related to the proposed development:

- Concept front elevation lot 1 residence, adjacent to Barber House (Figure 5);
- Rendering of proposed lot 1 residence along Mississauga Road streetscape (Figure 3 and 8);
- Concept Plan, layout (Attachment 1);
- Concept Plan, layout overlaid on aerial imagery (Figure 9); and
- Elevations and Floor Plans for Lots 1 and 13 (Attachment 2).

No potential project-related negative impacts have been identified with respect to the character-defining attributes of the Mississauga Road Scenic Route Cultural Landscape and the Barber House at 5155 Mississauga Road.

The following general recommendations have been made with respect to the Site Plan development phase:

- Every effort should be made to retain mature trees within the development property, in particular those adjacent to the Mississauga Road right-of-way and the Barber House;
- Additional tree-plantings should be considered along Mississauga Road and to the rear of lots 1 and 2;
- Fencing, hedges and tree planting to the rear of lots 1 and 2 should be made with a view to conserving the heritage character of the adjacent Barber House; and,
- Should the final design of residences along Mississauga Road (including lots 1 and 13) change greatly from the concept in terms of materials and scale, the design should be re-evaluated for potential impacts on the cultural heritage values of the Mississauga Road Scenic Route Cultural Landscape and the Barber House.

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Closure

I trust that this letter-report meets your current needs. Please do not hesitate to contact me should you require any further clarification.

Regards,

Chris Uchiyama, M.A.
Heritage Consultant and Archaeologist (P376)
Chris Uchiyama Heritage
613.983.7503
cuHeritage@gmail.com

Sources

City of Mississauga, *By-Law Number 368-82, To designate the "William Barber House" located on the north-east corner of Mississauga Road and Barbertown Road of architectural and historical interest.* May 28, 1982.

Parks Canada, "William Barber House," on *Canada's Historic Places*, Accessed December, 2015 http://www.historicplaces.ca/en/rep-reg/place-lieu.aspx?id=13821.

Policy and Legislative Framework

City of Mississauga, *City of Mississauga Heritage Impact Assessment Terms of Reference*, October, 2014. Accessed December, 2015 http://www7.mississauga.ca/documents/culture/heritage/HeritageImpactAssessmentTermsOctober2015.pdf

The Landplan Collaborative Ltd., *Cultural Landscape Inventory*. Prepared for the City of Mississauga, 2005.

Ministry of Tourism, Culture and Sport, "InfoSheet #5 Heritage Impact Assessments and Conservation Plans," in *Heritage Resources in the Land Use Planning Process: Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005*, Toronto: Queen's Printer for Ontario, 2006.

Ministry of Municipal Affairs and Housing, *Provincial Policy Statement, 2014*

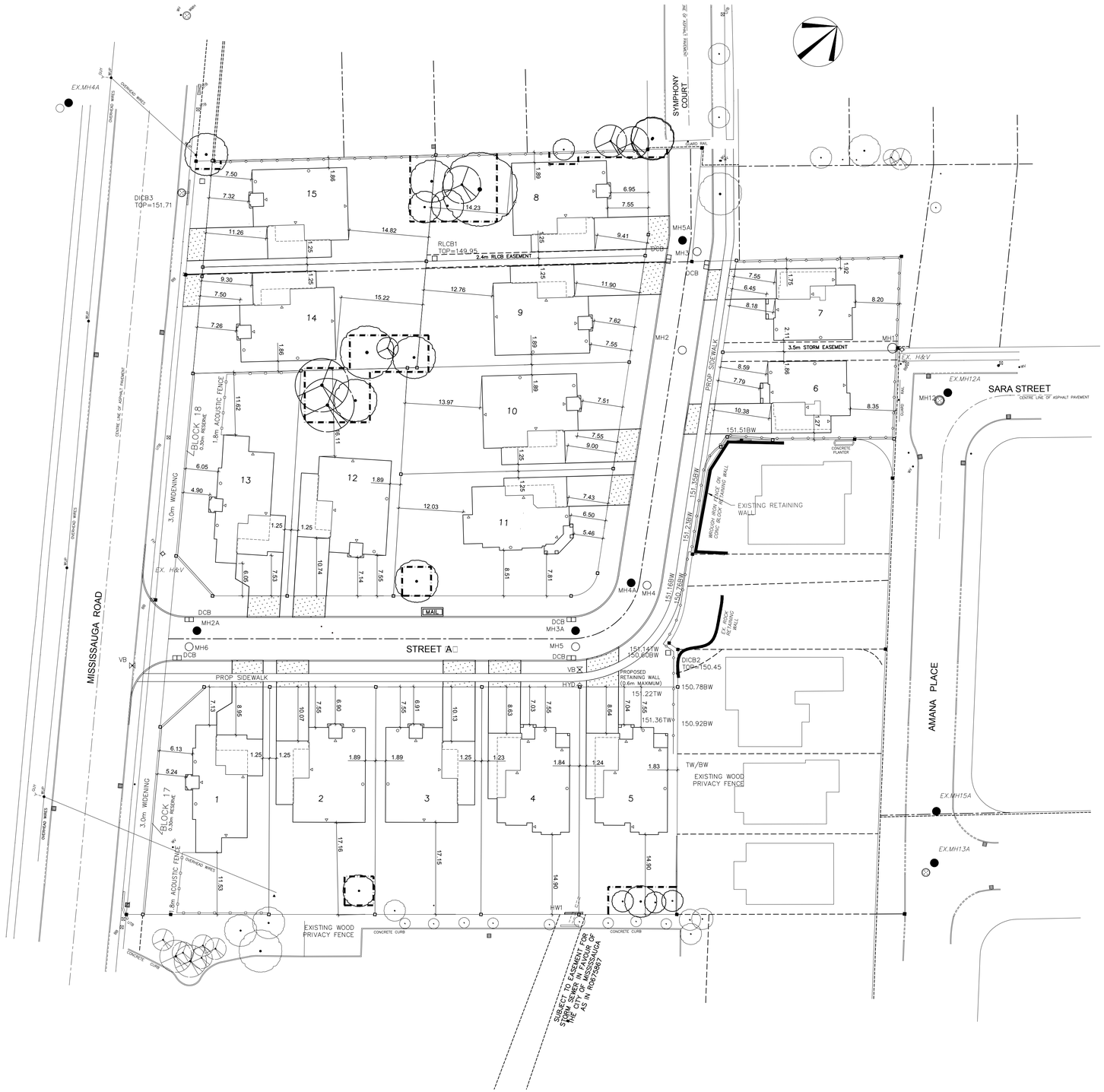
Attachment 1: Concept Plan, Lot Layout

NOTE: BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

CLIENT
CACHET ESTATE HOMES (SYMPHONY) INC.

PROJECT/LOCATION
SYMPHONY PLACE
MISSISSAUGA

DRAWING
CONCEPT PLAN



LEGEND

FFE	FINISHED FLOOR ELEVATION
TFW	TOP OF FOUNDATION WALL
TBS	TOP OF BASEMENT SLAB
USF	UNDER SIDE FOOTING
USFR	UNDER SIDE FOOTING @ REAR
USFG	UNDER SIDE FOOTING @ GARAGE
TEF	TOP OF ENGINEERED FILL
R	NUMBER OF RISERS TO GRADE
WOD	WALKOUT DECK
LOB	LOOKOUT BASEMENT
WOB	WALK OUT BASEMENT
REV	REVERSE PLAN
STD	STANDARD PLAN
△	DOOR
○	WINDOW
⊠	BELL PEDISTAL
◩	CABLE PEDISTAL
□	CATCH BASIN
▭	DBL. CATCH BASIN
★	ENGINEERED FILL
⊕	HYDRO CONNECTION
◇	FIRE HYDRANT
●	STREET LIGHT
▣	MAIL BOX
▼	TRANSFORMER
⊶	WATER VALVE
◆	WATER CONNECTION
▽	SEWER CONNECTIONS 2 LOTS
▽	SEWER CONNECTIONS 1 LOT
▨	AIR CONDITIONING
⊛	DOWN SPOUT TO SPLASH PAD
→	SWALE DIRECTION
X	CHAINLINK FENCE
	EXISTING WOOD PRIVACY FENCE
	1.8m HIGH ACOUSTIC FENCE
	FOOTING TO BE EXTENDED TO 1.20 (MIN) BELOW GRADE

ISSUED OR REVISION COMMENTS

NO.	DESCRIPTION	DATE	DWN	CHK
1	CONCEPT PLAN	SEP.18/15	RK	
2	REVISED CONCEPT PLAN	NOV. 13/15	RK	

DRAWN BY	RK
SCALE	1:400
PROJECT No.	14052
LOT NUMBER	

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Attachment 2: Elevations and Floor Plans, Lots 1 and 13

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE D - O.B.C. 2012 - 2015 ENACTMENT

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

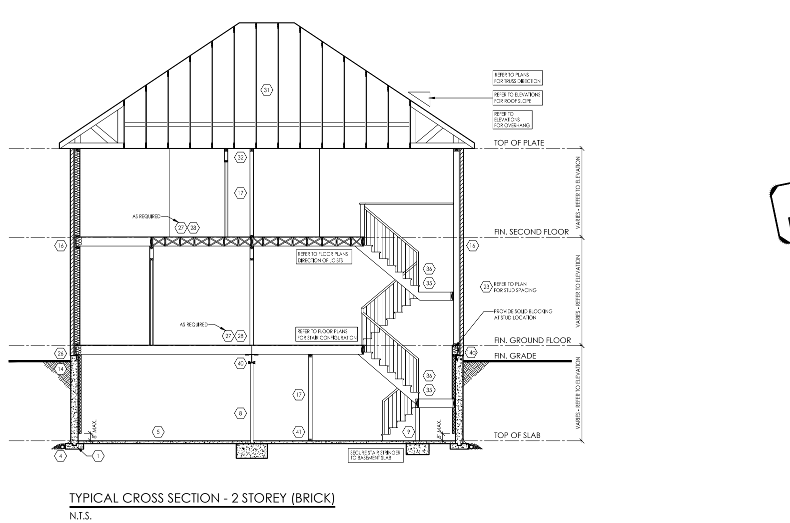
TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16'-1"(4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL W/ MIN. 10.9psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS KEY
-FTG. SIZES MAY BE REDUCED FOR SOILS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)

1 **TYPICAL STRIP FOOTING: (EXTERIOR WALLS)**

O.B.C. 9.15.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE

BRICK VENEER-	-1 STOREY	- 13" X 4"	(330mm X 100mm)
	-2 STOREY	- 19" X 6"	(485mm X 155mm)
	-3 STOREY	- 26" X 9"	(660mm X 230mm)
SIDING-	-1 STOREY	- 10" X 4"	(255mm X 100mm)
	-2 STOREY	- 14" X 4"	(360mm X 100mm)



TYPICAL CROSS SECTION - 2 STOREY (BRICK)
N.T.S.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

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PRELIMINARY-NOT FOR CONSTRUCTION

SIGNATURE:

- A1 BASEMENT FLOOR PLAN ELEV. 'A' & 'B' / GROUND FLOOR PLAN ELEV. 'A'
- A2 SECOND FLOOR PLAN ELEV. 'A'
- A3 GROUND FLOOR PLAN ELEV. 'B' / SECOND FLOOR PLAN ELEV. 'B'
- A4 FRONT ELEVATION 'A' / FLANKAGE ELEVATION 'A'
- A5 REAR ELEVATION 'A' / OPT. REAR ELEVATION 'A' W/ COVERED PORCH / RIGHT SIDE ELEVATION 'A'
- A6 FRONT ELEVATION 'B' / FLANKAGE ELEVATION 'B'
- A7 REAR ELEVATION 'B' / OPT. REAR ELEVATION 'B' W/ COVERED PORCH / RIGHT SIDE ELEVATION 'B'

WOOD BEAMS

WD1	3/ 2" X 8" SPR
WD2	4/ 2" X 8" SPR
WD3	5/ 2" X 8" SPR
WD4	3/ 2" X 10" SPR
WD5	4/ 2" X 10" SPR
WD6	5/ 2" X 10" SPR
WD7	3/ 2" X 12" SPR
WD8	4/ 2" X 12" SPR
WD9	5/ 2" X 12" SPR
WD10	2/1 3/4" X7 1/4" (2.0E) LVL
WD11	3/1 3/4" X7 1/4" (2.0E) LVL
WD12	2/1 3/4" X9 1/2" (2.0E) LVL
WD13	3/1 3/4" X9 1/2" (2.0E) LVL
WD14	2/1 3/4" X11 7/8" (2.0E) LVL
WD15	3/1 3/4" X11 7/8" (2.0E) LVL

LINTELS

L1	2/ 2" X 8" SPR
L3	2/ 2" X 10" SPR
L5	2/ 2" X 12" SPR
L7	3-1/2" X 3-1/2" X 1/4" L
L9	4" X 3-1/2" X 1/4" L
L10	4-7/8" X 3-1/2" X 5/16" L
L11	4-7/8" X 3-1/2" X 3/8" L
L12	4-7/8" X 3-1/2" X 1/2" L
L13	5-7/8" X 3-1/2" X 3/8" L
L14	5-7/8" X 3-1/2" X 1/2" L
L15	5-7/8" X 4" X 1/2" L
L16	7-1/8" X 4" X 3/8" L
L17	7-1/8" X 4" X 1/2" L

DOORS

A	865x2030x45 (2'10"x6'8"x1-3/4")
B	815x2030x35 (2'8"x6'8"x1-3/8")
C	760x2030x35 (2'6"x6'8"x1-3/8")
D	710x2030x35 (2'4"x6'8"x1-3/8")
E	460x2030x35 (1'6"x6'8"x1-3/8")
F	610x2030x35 (2'0"x6'8"x1-3/8")
G	OVER SIZED EXTERIOR DOOR

STEEL BEAMS

ST1	W 6 X 15
ST2	W 6 X 20
ST3	W 8 X 18
ST4	W 8 X 21
ST5	W 8 X 24

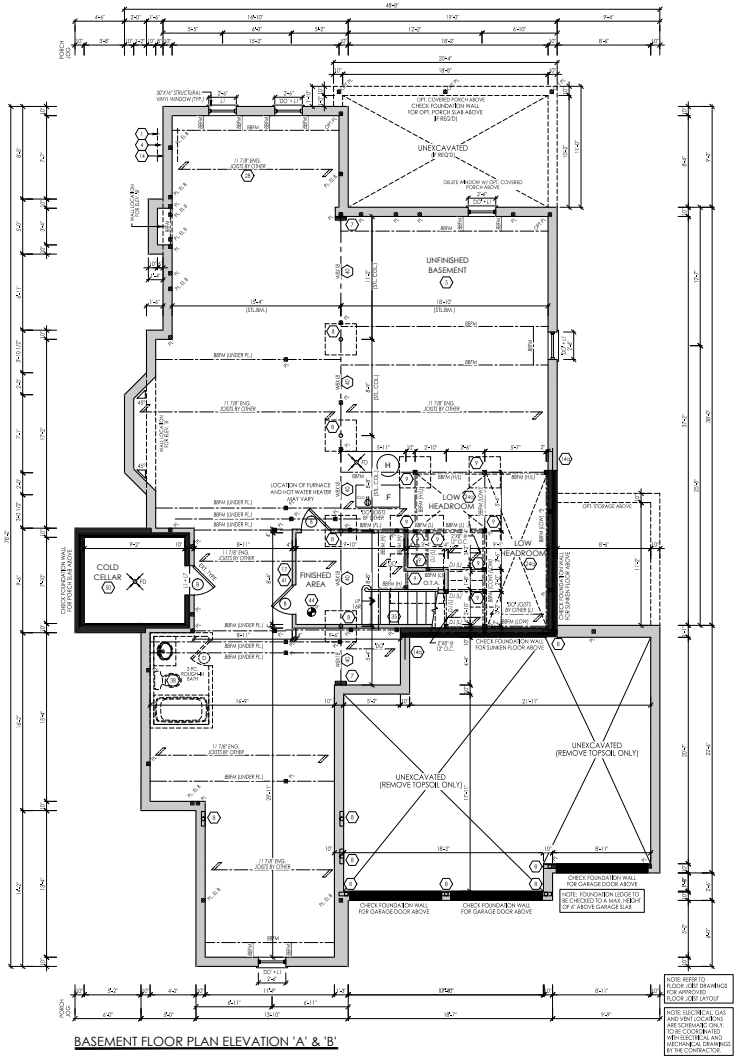
LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- D.J. DOUBLE JOIST
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS
- A.F.F. ABOVE FINISHED FLOOR
- CARBON MONOXIDE ALARM (CMA) (45)
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER
- FLOOR DRAIN
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- U/S UNDER SIDE
- FG FIXED GLAZING
- GB GLASS BLOCK
- BG BLACK GLASS

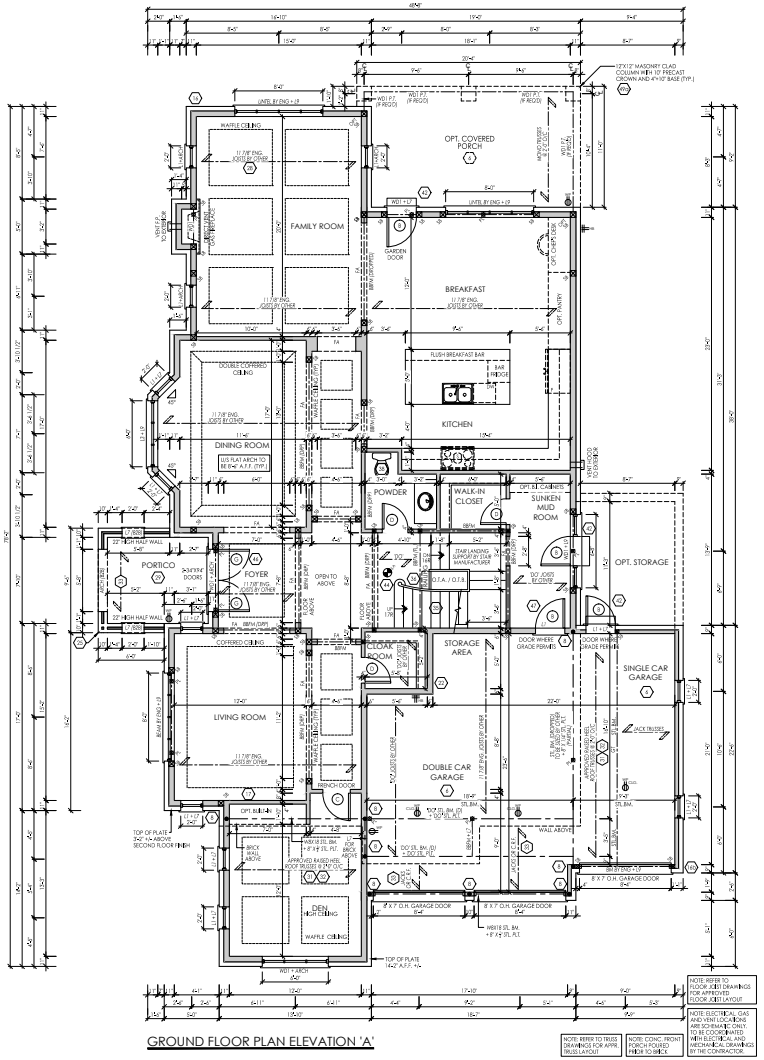
Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
BASEMENT FLOOR PLAN	87.3	8.1	87.3	8.1
MAIN FLOOR PLAN	2104.2	195.5	2088.8	194.0
MAIN FLOOR PLAN OTB	(5.6)	(0.5)	(5.6)	(0.5)
SECOND FLOOR PLAN	2266.9	210.6	2258.1	209.8
SECOND FLOOR PLAN OTB	(72.2)	(6.7)	(72.2)	(6.7)
TOTAL AREA	**4380.6**	**407.0**	**4356.4**	**404.7**
COVERAGE INC PORCH	2839.4	263.8	2823.6	262.3
COVERAGE NOT INC PORCH	2750.7	255.5	2735.3	254.1

client: Cachet Estate Homes Inc.
project: Mississauga Rd., Mississauga
model: LOT1&13
project #: 14052
scale:
page: A0



BASEMENT FLOOR PLAN ELEVATION 'A' & 'B'



GROUND FLOOR PLAN ELEVATION 'A'

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I, [illegible] DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER [illegible] OF THE BUILDING CODE.

PRELIMINARY-NOT FOR CONSTRUCTION

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client
Cachet Estate Homes Inc.

project
Mississauga Rd.
Mississauga

model
LOT 11

project #
14052

scale

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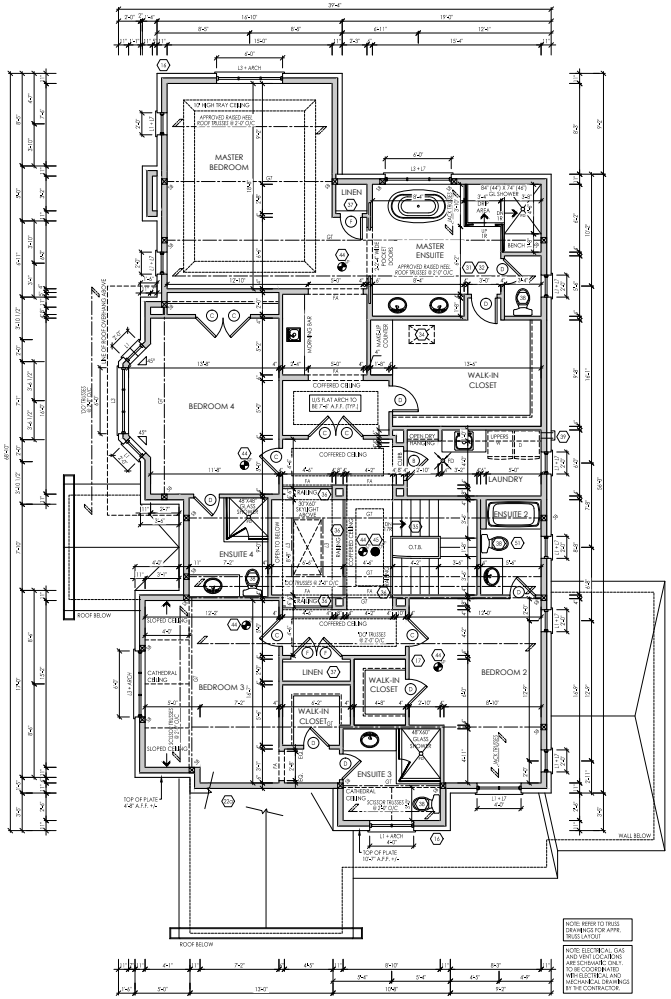

SECOND FLOOR PLAN ELEV. 'A'

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PRELIMINARY-NOT FOR CONSTRUCTION

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client
Cachet Estate Homes Inc.

project
Mississauga Rd.
Mississauga

model
LOT 11

project #
14052

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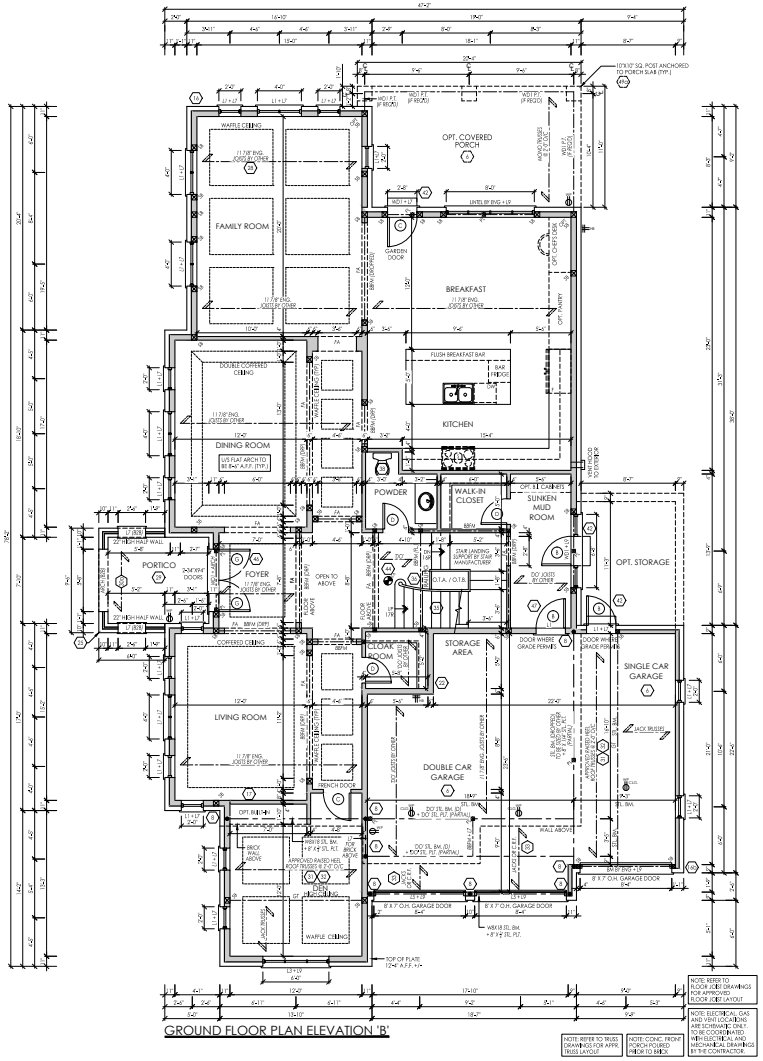
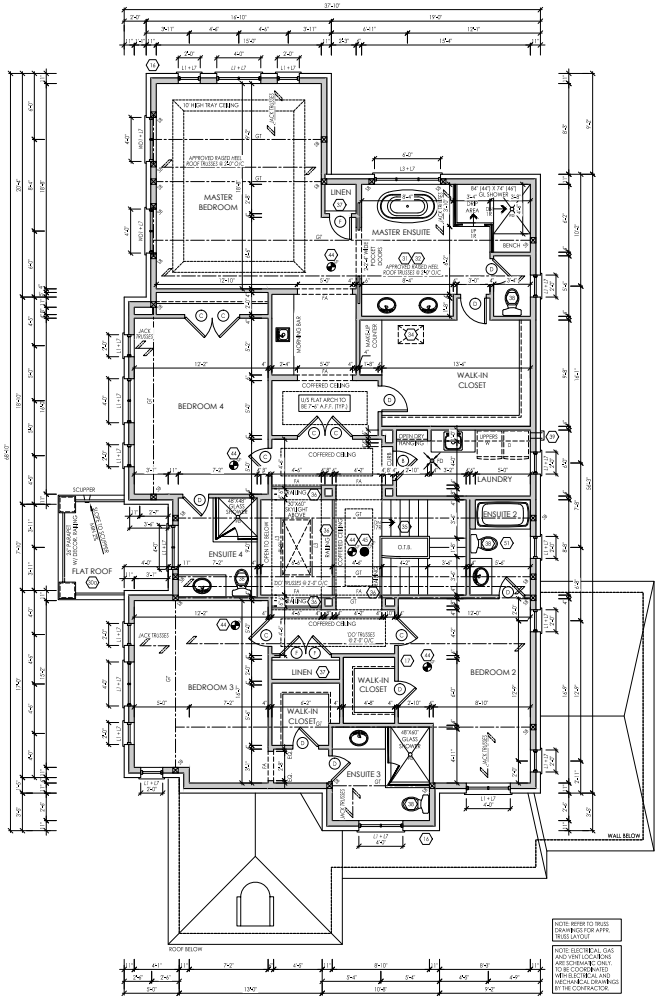


GROUND FLOOR PLAN ELEVATION 'B'



SECOND FLOOR PLAN ELEV. 'B'

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1	ISSUED FOR CLIENT REVIEW	12/04/15	AJ	CK
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client
Cachet Estate Homes Inc.

project
Mississauga Rd.
Mississauga

model
LOT 11

project #
14052

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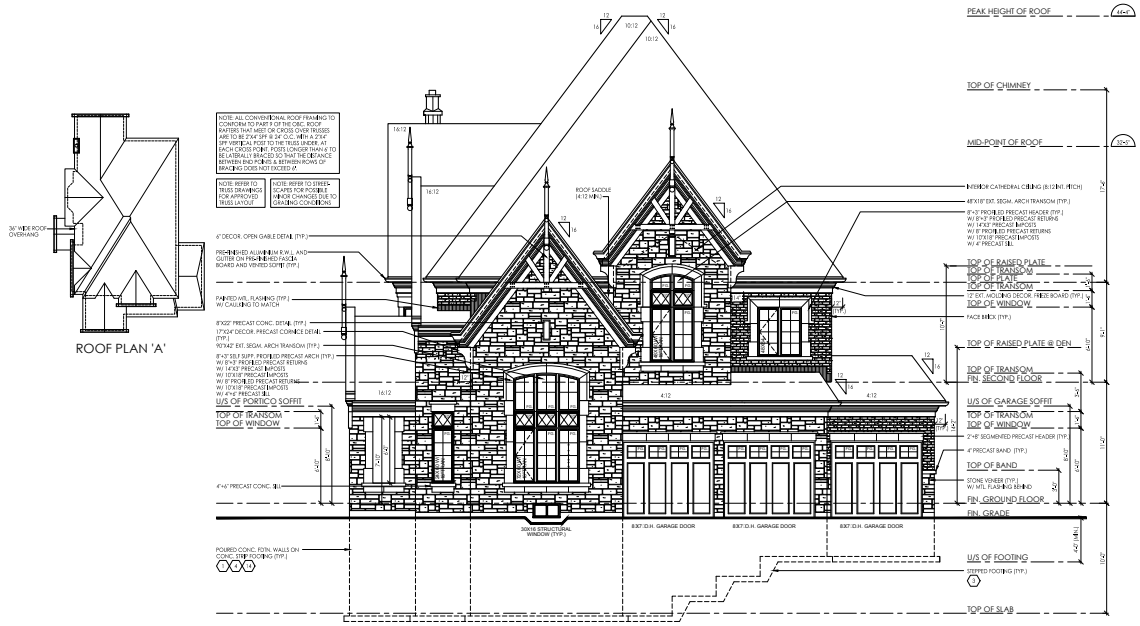

FRONT ELEVATION 'A'

FLANKAGE ELEVATION 'A'

FIN design
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PRELIMINARY-NOT FOR CONSTRUCTION

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1	ISSUED FOR CLIENT REVIEW	10/12/12	RJ	CK
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client
Cachet Estate Homes Inc.

project
Mississauga Rd.
Mississauga

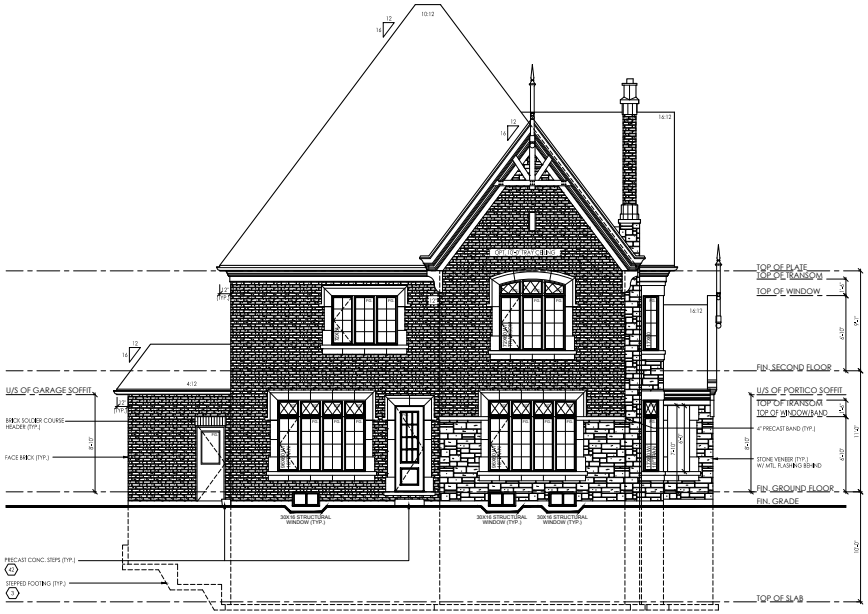
model
LOT 11

project #
14052

scale

page
A4

RIGHT SIDE ELEVATION 'A'



REAR ELEVATION 'A'

REAR ELEVATION 'A'
W/ OPT. PORCH

FIN design
Imagine • Inspire • Create

I, DECLARE THAT I HAVE REVIEWED AND ... DESIGN RESPONSIBILITY FOR THE DESIGN ... OF IN DESIGN ITS INDEPENDENT ... OF THE ...

PRELIMINARY-NOT FOR CONSTRUCTION

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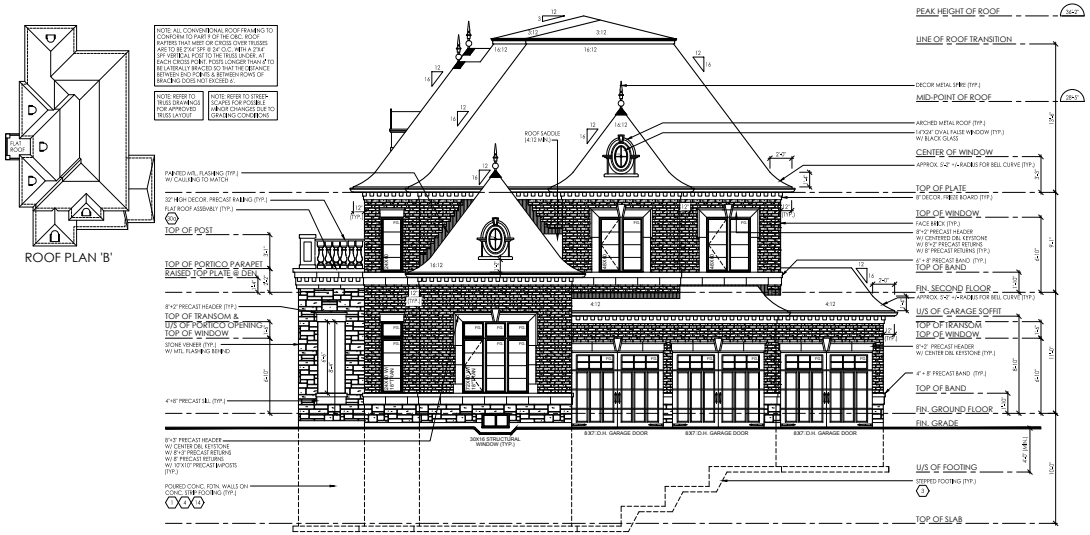

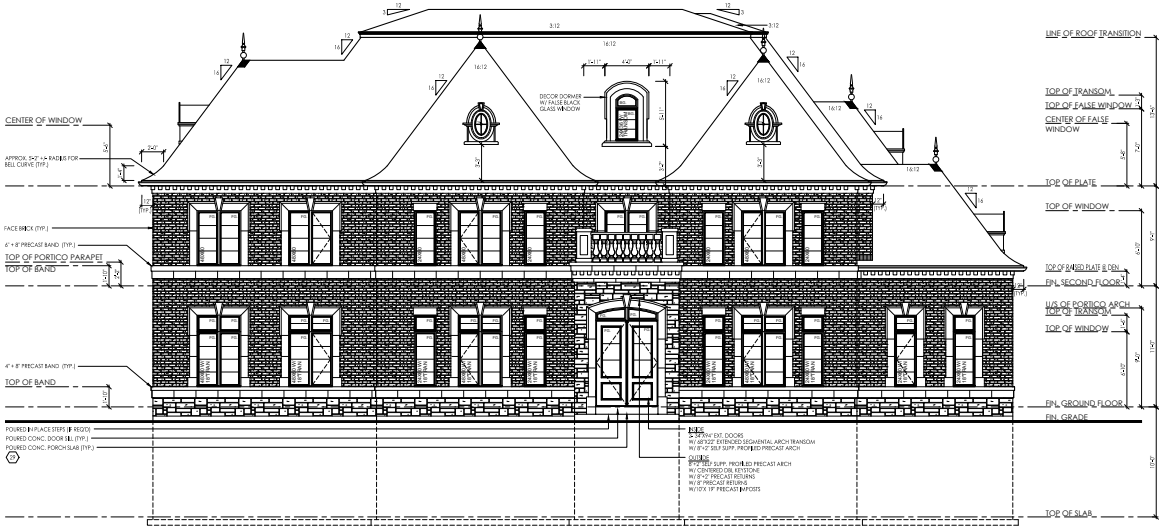

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client
Cachet Estate Homes Inc.

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Mississauga Rd.
Mississauga

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14052

scale

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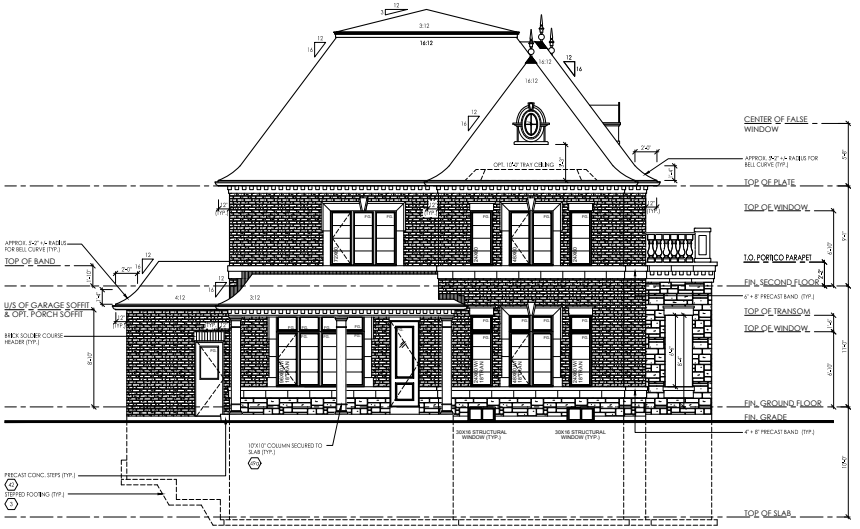
A6

RIGHT SIDE ELEVATION 'B'

REAR ELEVATION 'B'



REAR ELEVATION 'B'
W/ OPT. PORCH

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PRELIMINARY-NOT FOR CONSTRUCTION

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	09.03.13	NC	CK

client
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Mississauga

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Background information presented by Councillor Parrish to Council on January 20, 2016

Heritage Naming Policy Research

Timeline:

1. The Bell-Gairdner Estate was Designated a heritage property November 14, 2008.

2. May 13-15 2013 an intern in the Heritage Department was asked to do some research on the topic of naming heritage properties. The basic premise was:"...there is a direct relationship with a facility (i.e. reflects the geographical location of the facility, recognizes the historical or cultural significance of the area, reflects the history of the area or honours original inhabitants of the facility by using the family name or, if applicable, the name used to describe the facility) reflects unique characteristics of the site (ecological or scenic quality etc.)

The policy languished as it was being considered in tandem with the City's plaque policy.

The draft of the policy was never presented to Council. The intern who researched the policy approached Vaughan, Toronto, Vancouver and Peterborough.

It was found that in Vaughan: typically heritage homes are named after the person who lived there and heritage properties that weren't residential were named after their use.

Toronto: a naming must not detract from the character, integrity or aesthetic quality or a property. They consulted with the local community to determine if there is strong public support. They looked for names with historical, cultural or social significance. They chose names that did not lend themselves to abbreviations or acronyms. They attempted to commemorate local history, events or culture.

Vancouver: They chose names that reflected local history or culture.

Peterborough: Amongst other criteria, they named properties after famous local citizens.

New South Wales, Australia: When assessing place names for their heritage significance, the significance of a place name was assessed using information from the State Heritage Register Criteria, based on the following: significant historical patterns, periods or phases of a place; took into account the historical patterns, periods or phases that have shaped the place.

The report, which was never implemented, concluded:

- An existing heritage place name should be maintained.
- There should be consultation with communities about naming, changing or reinstating a place name.
- The place name should be specifically referred to as an element of a listed heritage item.

2016 research has found the following:

Oakville: There is no formal policy but the town uses the most significant name associated with the property. That could be the first owner, the longest owner or the best known owner. They use the name of the property if there is an historic name existing.

Niagara-on-the-Lake: There is no formal policy. They use the historic name for the property or the last name of an early owner or the builder unless the property has a formal historic name which would be maintained.

Ottawa: No official policy but they do have certain practices for heritage properties. They are named after an owner of historic significance.

Kingston: No official policy. Their practice has been to choose a long-time commonly recognized name, the name of the owner or builder of the building or the name of the most prominent person, tenant or use (such as Maple Mill). The name should reflect the cultural heritage value of the property. Their practice has never been challenged.

Vancouver: No specific policy but prior to being protected as a heritage property, the building would have had a name associated with it. That name would remain. Naming buildings without recognizable histories would use the following criteria: a name that may already be affixed with a character-defining element; the name of an early owner; in cases where two persons are considered to have equal merit, a hyphenated name is applied to the property.

Most municipalities don't have a formal heritage naming policy but the heritage legislative coordinators have consistently said that if a property is designated under the Ontario Heritage Act, it is given the most significant name that reflects its history - either a person of significance who lived in or owned the property, or what the property was used for.

None of the cities contacted had ever renamed heritage properties after a modern sponsor. None.

Richard Collins, Museums Interpreter and past president of the Mississauga South Historical Society shared his own naming convention: after the...
1. Original owner or builder
2. Prominent or longest owner
3. Last or current owner

Corporate Policy and Procedure

Policy No.	05-02-02
Page	1 of 4
Effective Date	2006 06 21
Supersedes	2005 08 10

TAB: PROPERTY AND FACILITIES

SECTION: FACILITY PLANNING

SUBJECT: PROPERTY AND FACILITY NAMING AND DEDICATIONS

POLICY STATEMENT

City property and facilities are named or dedicated by Council, based on specific criteria and in consideration of any public comment.

PURPOSE

This policy establishes the process and criteria for naming, re-naming, or dedicating properties or facilities, including methods by which the public may provide suggestions and comments.

SCOPE

For the purposes of this policy, "facilities" refers to all City property and facilities including:

- parkland and open space;
- buildings and rooms;
- multi-use trails;
- indoor and outdoor recreation fields;
- gardens; and
- other significant features of the property.

Where facility boundaries are not easily identified, such as at a garden or overlook within a property, Community Services Department staff will determine the most appropriate boundary to encompass the name or dedication.

NAMING A NEW FACILITY

Proposed Names

Anyone may propose a name for a facility. Suggestions should be forwarded to the Community Services Department. Suggestions for names in honour of individuals must be accompanied by a written biography of the individual, including a description of the individual's contribution to Mississauga or the facility, and an explanation of why the honour should be given.

Selection Criteria

All suggested names will be considered, unless the name duplicates another existing name, or will cause confusion due to similarity to another existing name, or is meaningful only to a limited number of people.

Preference is given to names which:

- have a direct relationship with the facility (i.e. reflect the location of the facility, recognize the historical significance of the area, reflect unique characteristics of the site, etc.); or
- are in keeping with a specific theme; or
- recognize the donation or sponsorship contribution of an individual or organization to the particular facility; or
- honour, posthumously, the significant contribution of an individual to the community.

Note: Any member of Council may direct staff to investigate the appropriateness of naming a facility in honour of a living individual. Based on staff's recommendation, Council may waive the requirement that recognition of an individual be posthumous. However, a facility may not be named in honour of an elected official, unless the official has retired from public service.

Naming Process

The Commissioner of Community Services, after consultation with the respective ward councillor and the Mayor, recommends to the General Committee one name and up to two alternates. The committee's decision is deferred for one month, to allow time for public comment. The committee may require that Community Services staff and/or the ward councillor solicit public comment through appropriate media or a public meeting.

At the General Committee meeting scheduled to ratify the name, the Commissioner, Community Services provides a summary of any public comment. The committee considers both the staff recommendation, and the public comment, and either approves one of the names, or proposes an alternate. If an alternate name is proposed, the process is repeated, beginning with a one-month deferral of the decision.

Once a name has been approved, the Community Services staff person responsible for the naming process forwards the name to the Land Information Services Section of the Transportation and Works Department for inclusion in the City's database of place names.

RE-NAMING A FACILITY

Generally, changing the name of an existing facility will not be considered. However, if it is deemed appropriate to change the name of the facility, a name will be selected using the same criteria as that for naming a new facility and in consultation with the respective ward councillor and the Mayor.

Re-naming Process

The Community Services Department notifies all residents and ratepayer associations within a 400-foot radius of the facility of the proposed name change. The notice allows 30 days for public comment, includes the date and time of the meeting at which the General Committee will consider the name, and advises that interested parties can arrange with the Office of the City Clerk to address the committee. At the scheduled meeting, the Commissioner, Community Services presents a summary of any public comment. The General Committee may accept the recommended name, or may defer a decision until further public comment has been solicited through appropriate media or a public meeting.

Once a name has been approved, the Community Services staff person responsible for the naming process forwards the name to the Land Information Services Section of the Transportation and Works Department for inclusion in the City's database of place names.

DEDICATIONS

A dedication of a property is an honour reserved for those individuals whose actions or achievements are deemed significant by Council. Requests to dedicate a facility to an individual should be made to the Community Services Department. The request must be accompanied by a written biography of the individual, including a description of the individual's contribution to Mississauga or the facility, and an explanation of why the honour should be given. The selection and approval process is the same as that for a new facility naming, without alternate name selections.

Note: Where the dedication of a facility is deemed inappropriate, the request may be referred to Communications, Corporate Services Department for consideration of recognition under the City's Civic Recognition Program policy.

NAMING/DEDICATION PLAQUES AND CEREMONIES

When a facility is named after an individual or dedicated to an individual, a plaque describing the significance of the individual will be installed at the facility. A ceremony will be held to unveil the plaque, unless the name was chosen, or the dedication made, based solely on the historical significance of the individual.

Timing of Plaque Installation Ceremony

The timing of the ceremony depends on whether the facility is being newly opened/re-opened; or re-named/dedicated after the facility was opened:

- For facilities that are new or being re-opened after extensive renovation, the plaque will normally be unveiled as part of the official opening/re-opening ceremony. (For more information on official opening/re-opening plaques, refer to Corporate Policy and Procedure – Plaques Commemorating Official Openings.) Plaque installations are subject to available yearly funding and may be postponed due to the number of projects.

- For facilities that are being re-named or dedicated after opening, or when funding limitations required postponement of the plaque installation, a special unveiling ceremony will be held. The date will be determined by Communications staff, in consultation with the family of the individual to be honoured, the ward councillor, and facility staff.

Plaque and Ceremony Expenses

Plaques, installation, and ceremony costs will be funded by the department or division responsible for the operation of the facility, subject to the approval of the department head. Ceremonies will be standardized and expenses limited to the cost associated with light refreshments, a photographer, sound amplification, media relations and canopy or cover for outdoor events. Once the costs have been approved, ceremonies will be arranged by staff of the Communications Division, Corporate Services Department.

REFERENCE:

GC-0394-2006 – 2006 06 21

CONTACT:

For more information on the naming/dedication process, contact Planning and Heritage, Community Services Department.

For more information on naming/dedication ceremonies, contact Communications, Corporate Services Department.

Advisory Committee Role:

- provide non-binding insight and feedback to Council and staff on agenda items;
- share expertise and perspective to Council and staff on agenda items;
- respond to agenda items as presented to Committee by Council or staff;
- uphold the mandate and vision of the Committee;
- focus on the collective interest of the City rather than self-interest;
- ensure all matters are dealt with in an open and transparent manner.

Recommendations of Advisory Committees are forwarded to General Committee for consideration. The final decision regarding all recommendations is made by Council.

Ground Rules for Committees and their members:

1. Meetings start and end on time.
2. Discussions stay on subject and follow the agenda.
3. One person speaks at a time. Others do not interrupt when someone is speaking.
4. All conversations related to the Committee's business shall occur at the Committee meeting with no sidebar conversations outside of the publicly held meeting.
5. Members will come prepared and ready to speak.
6. Members listen and are open to hearing other people's perspectives.
7. Cell phones are off.
8. Consensus, majority rule or unanimous agreement is how decisions are made.
9. Members will accurately communicate recommendations of the Committee even if they disagree with the final decision. This will maintain the integrity of the decision making process.
10. The Chair of the Committee is the spokesperson for the Committee. Any comments made must align with and be in agreement with the direction given by the Committee. When outside of the meeting, members speak for themselves as individuals and not for the Committee.

November 2015