

Heritage Advisory Committee

APR 23 2013

Heritage Impact Statement

**29 Cotton Drive
Mississauga ON L5G 2A1**

February 22, 2013

Report prepared by David W. Small

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

David W. Small

Table of Contents

Section 1	Introduction	3
Section 2	Property Overview	5
Section 3	Property Details	12
Section 4	Building Details	15
Section 5	Development Proposal	24
Section 6	Conclusion.....	28
Section 7	Bibliography	32

Section 1 | Introduction

Author:

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

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

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

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

1. 1373 Glenwood Drive – August 2012
2. 1394 Victor Avenue – May 2012
3. 1570 Stavebank Road – May 2012
4. 2494 Mississauga Road - April 2012
5. 162 Indian Valley Trail – March 2012
6. 500 Comanche Road – March 2012
7. 277 Pinetree Way – January 2012
8. 1362 Stavebank Road – August 2011

9. 1448 Stavebank Road – July 2011
10. 1359 Milton Avenue – July 2011
11. 1380 Milton Avenue – April 2010
12. 1248 Vista Drive – March 2010
13. 64 Veronica Drive – February 2010
14. 125 Veronica Drive – January 2010
15. 224 Donnelly Drive – October 2009
16. 1570 Stavebank Road – October 2009
17. 1379 Wendigo Trail – September 2008
18. 142 Inglewood Drive – September 2008
19. 1524 Douglas Drive – September 2008
20. 1443 Aldo Drive – July 2008
21. 1397 Birchwood Height Drive – July 2008
22. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

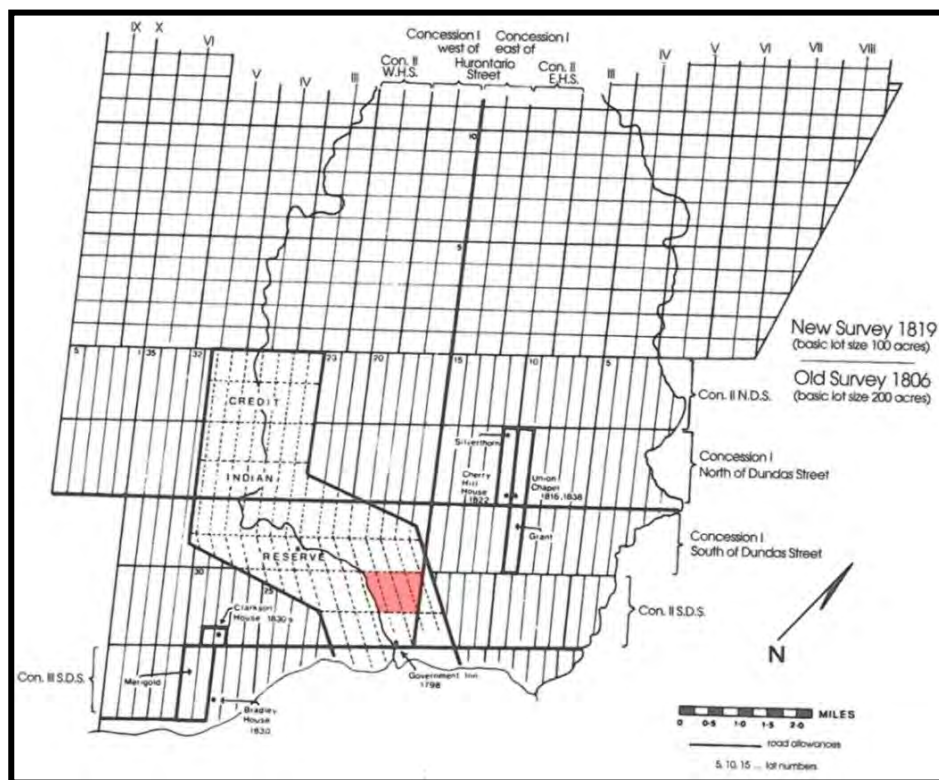
The subject property is located in the Mineola West neighbourhood otherwise known as the 'Mineola West cultural landscape'. As such, it is listed on the City of Mississauga's heritage register but it is not designated.

Section 2 | Property Overview

Mineola West Neighborhood:

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

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

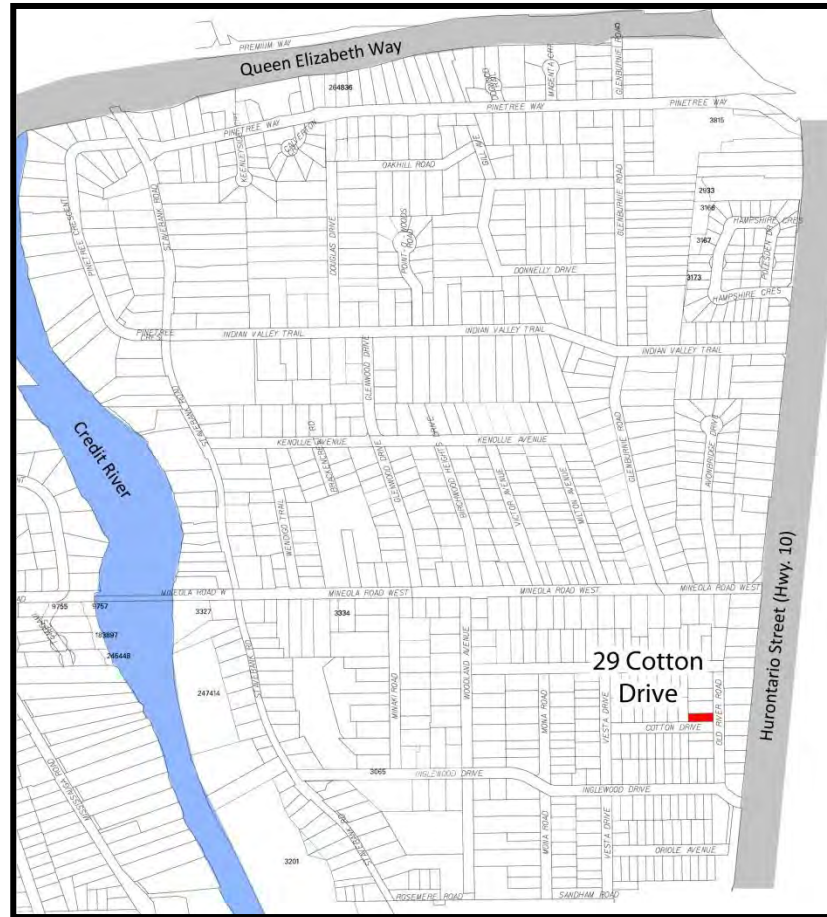


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

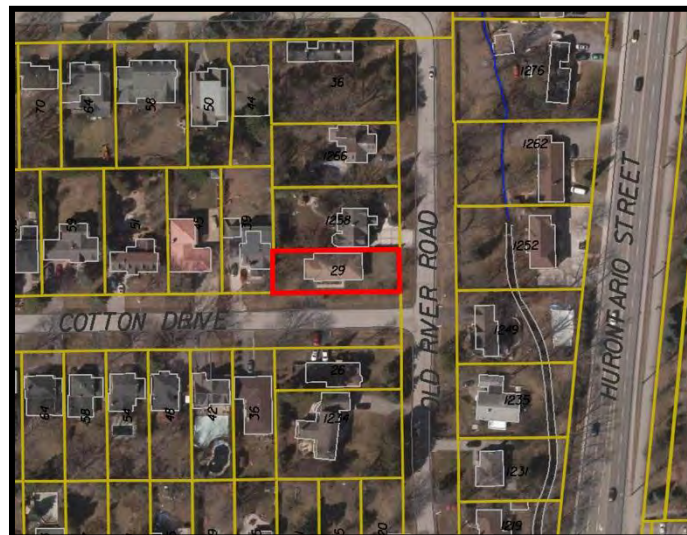
Current City of Mississauga Map:



Mineola West Neighbourhood Map:



Aerial Map:



The Mineola West Cultural Landscape:

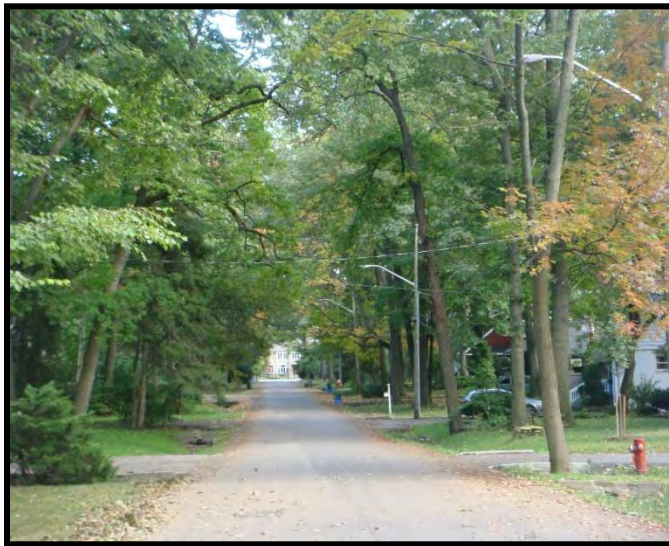
“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling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

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

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



Narrow Roads, road side ditches and mature vegetation

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



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



Examples of broad range of housing in the Mineola West Neighbourhood

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



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

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

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

Section 3 | Property Details

Municipal Address	29 Cotton Drive
Legal description	PLAN 323 PT LOT 10
Municipal Ward	1
Zoning	R3-1 (0225-2007)
Lot Frontage	14.24 m
Lot Depth	45.65m
Lot Area	695.71 m ² (0.070 ha)
Orientation	Front facing North - East
Type	Existing 1 Storey Dwelling
Vegetation	Very few trees located throughout property
Access	New liner asphalt driveway
Current Property Owner	Kamila Zboch [REDACTED]

Parcel Register:

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

1. The Crown – Granted to Robert Cotton for Lot 2 Range 1 (Aug.13/1856)
2. Frederick W. Jarvis transferred to Bank of Upper Canada (Nov.17/1865)
(The above information is taken from the Toronto township book A)
3. Bank of Upper Canada transferred to James W. Cotton (Dec.5/1867)
4. James W. Cotton's will (The Toronto General Trusts Corp.) transferred to Cyril E. Cotton (Mar.16/1905)

(The above information is taken from the Toronto township book B)

5. Cyril E. Cotton transferred to F.J. Moore Construction Co. Ltd. (June.24/1943)
6. F.J. Moore Construction Co. Ltd. transferred to Leonard H. Corke (Apr.8/1952)

Through conversation with Matthew Wilkinson it is believed that the home was built in 1952 by F.J. Moore Construction and then first transferred to Leonard H. Corke.

7. Leonard H. Corke transferred to John V. Holland & Eileen J. Holland (Apr.8/1952)

This transfer shows that the same day Leonard transferred property to John & Eileen Holland; who only lived there for less than a year. Through our research we found that as a younger man John Holland was purchasing new built houses and reselling them for profit in a short time period. John Holland was also a past member of Port Credit Council and chair of the Port Credit Memorial Arena that opened in 1959. (This information was acquired from John Holland through Matthew Wilkinson)

8. John V. Holland & Eileen J. Holland transferred to Edward Tahur (Sept.11/1952)

9. Edward Tahur transferred to Frank Zulinski (May.5/1955)

Frank Zulinski, grandfather to Ronald Frank Kalusik.

(The above information is taken from the Toronto township book D)

10. Ronald Frank Kalusik transferred to Current owner Kamila Zboch (Aug.1/2012)

Frank Zulinski purchased 29 Cotton Drive in 1955 with his wife Mary. It is unknown of who they where and when they passed away.

It is known that the previous family who lived at 29 Cotton Drive after the Zulinski's were Kay Kalusik and her late husband Leonard Kalusik. Kay Kalusik is the daughter of Frank and Mary Zulinski. Kay and Leonard had one child named Ronald Frank Kalusik and they were former owners of Kazmiera's Beauty Salon in Toronto. Kay Kalusik had a short-term illness and passed away on

Tuesday March 25, 2008 at Trillium Hospital. After the death of Kay Kulusik the property was given to her son Ronald Frank Kalusik.



Section 4 | Building Details

Exterior Photos



Front Elevation



Rear Elevation

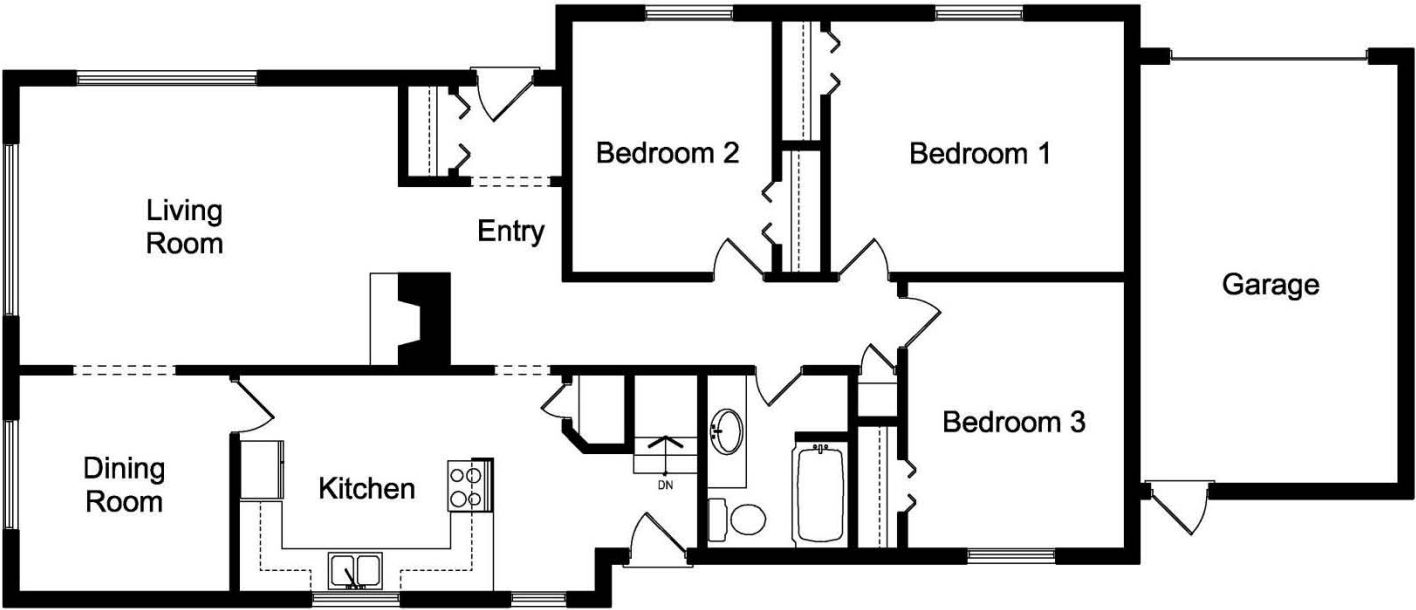


Right-Side Elevation

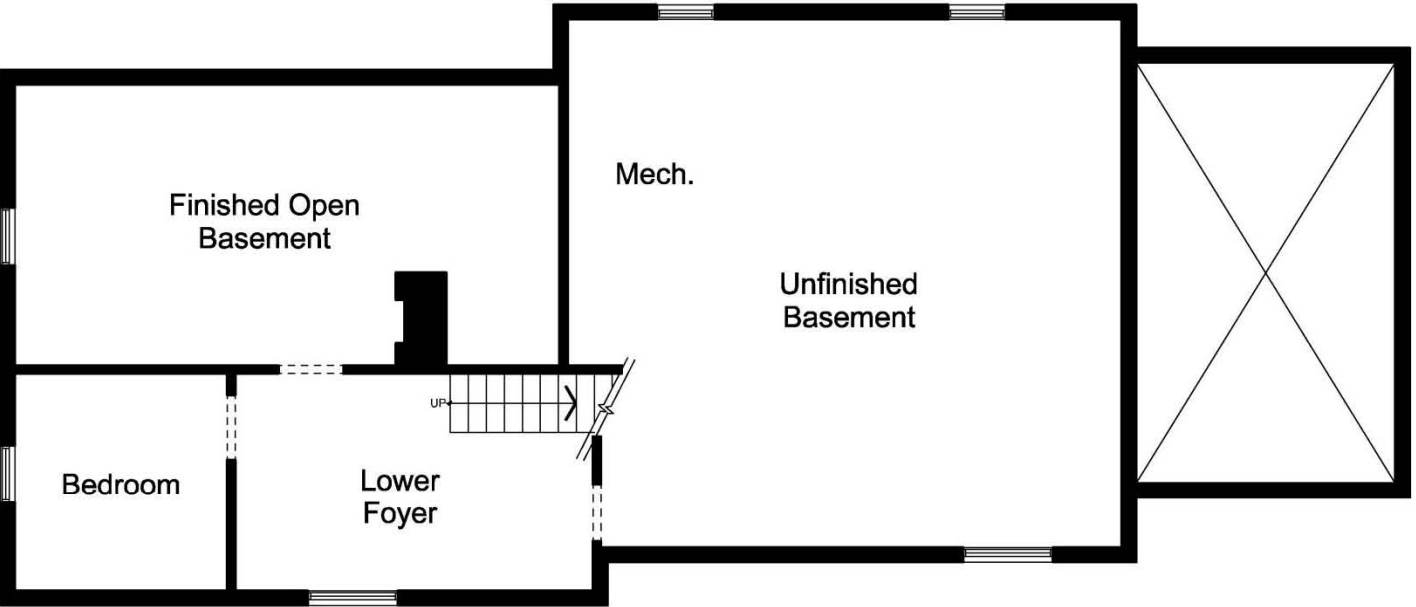


Left-Side Elevation

Existing Floor Plans (not to scale)

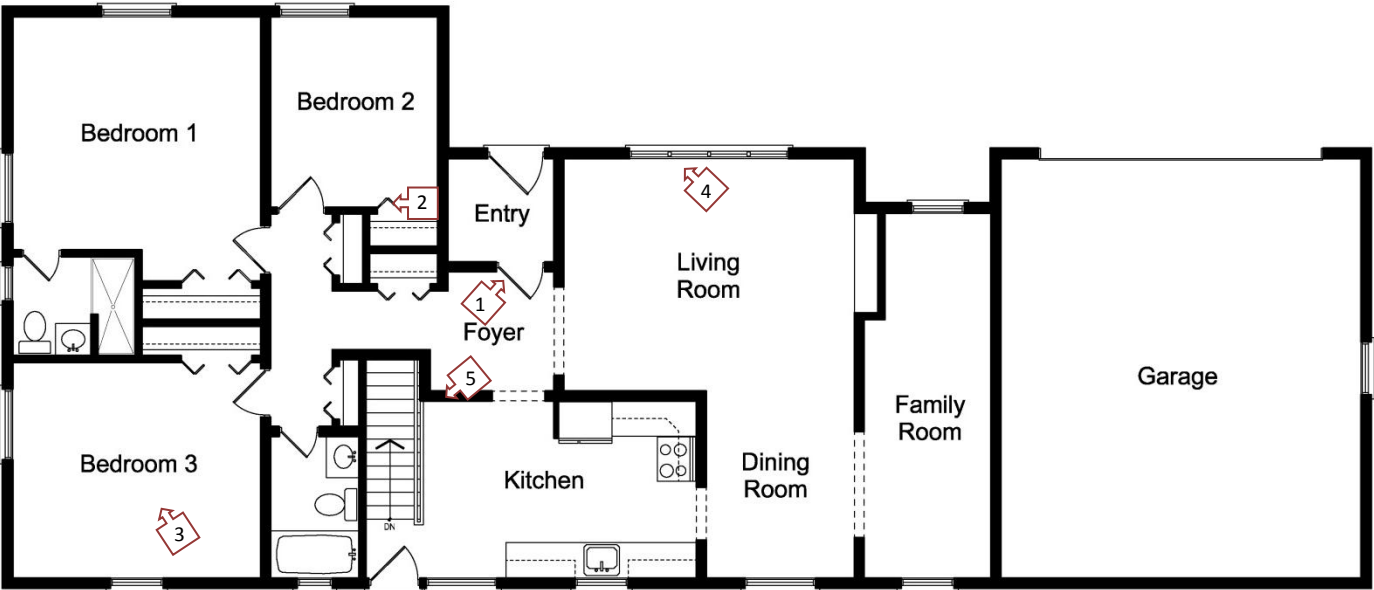


Main Floor Plan

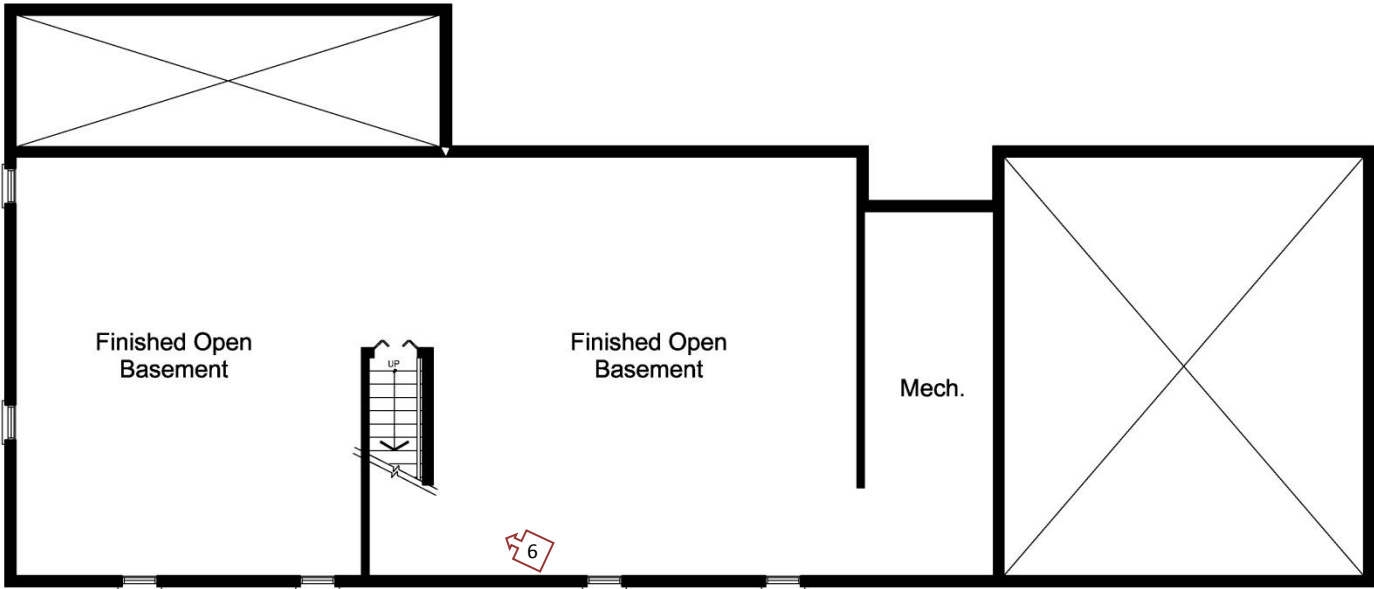


Basement Floor Plan

Interior Photo reference Plan (not to scale)



Main Floor Plan



Basement Floor Plan

Interior Photos



Interior Photo 1 - Entrance



Interior Photo 2 – Living Room



Interior Photo 3 – Dining Room



Interior Photo 4 – Bedroom



Interior Photo 5 – Kitchen



Interior Photo 6 – Family Room

House Description:

Construction Date		Circa 1952
Size		Approximately 1600 sf including attach Garage
Building Type		1 Storey dwelling
Wall Construction		Wood Frame and Concrete Block
Exterior Cladding		Brick
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 4.83 m
		Right Side – 14.01 m
		Left Side – 11.78 m
		Rear Yard – 1.91 m

Alterations to the Original House

The original home, built circa 1952, is a 1 Storey dwelling. We have made reference to the City of Mississauga permitting records the files do not show firm evidence that it was exactly 1952 as they do not go back far enough. However confirmation was provided through conversation with Matthew Wilkinson from Heritage Mississauga.

▣ App Number	▣ Address	▣ Scope	▣ <u>Issue Date</u>
▣ <u>App Date</u>	▣ Description	▣ Type Description	▣ Status
HCC 66 220224	29 COTTON DR		
1966-05-15	PLG PERMIT 26518		HISTORY COMMENT PERMIT
HCC 66 220223	29 COTTON DR		
1966-05-04	DRAIN PERMIT 26503		HISTORY COMMENT PERMIT

Analysis of Existing Structure

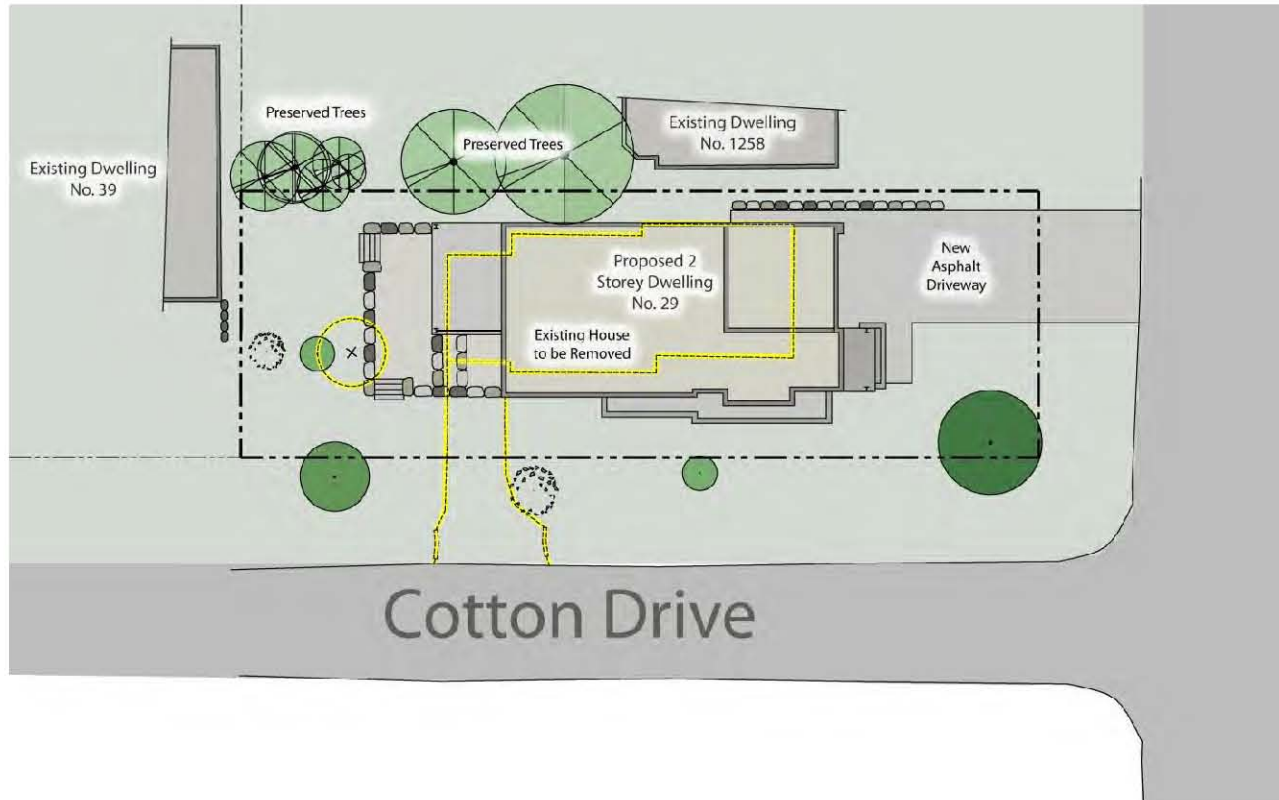
The existing home is representative of circa 1952 vernacular 1 Storey dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

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

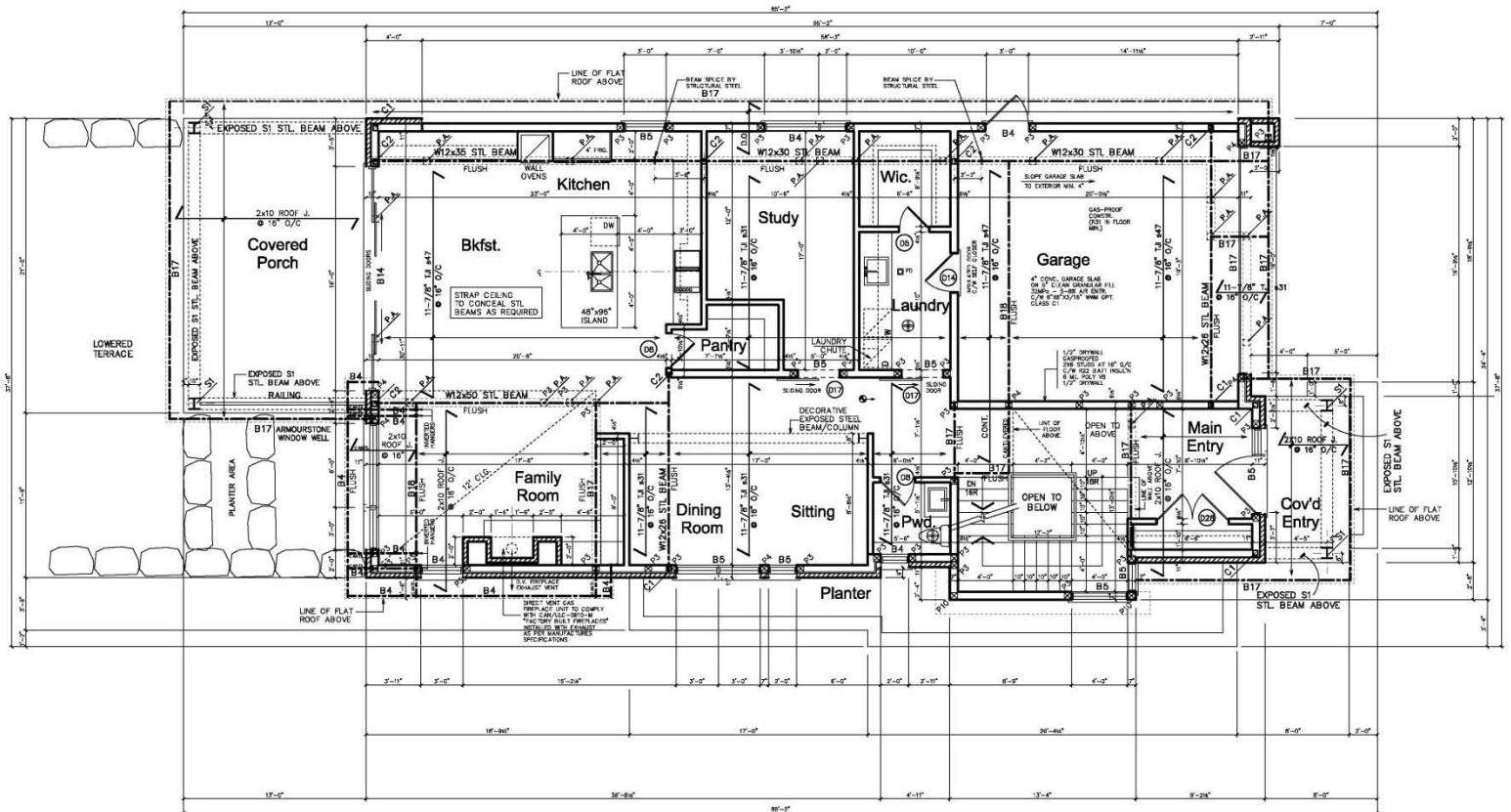
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Cotton Drive.

Section 5 | Development Proposal

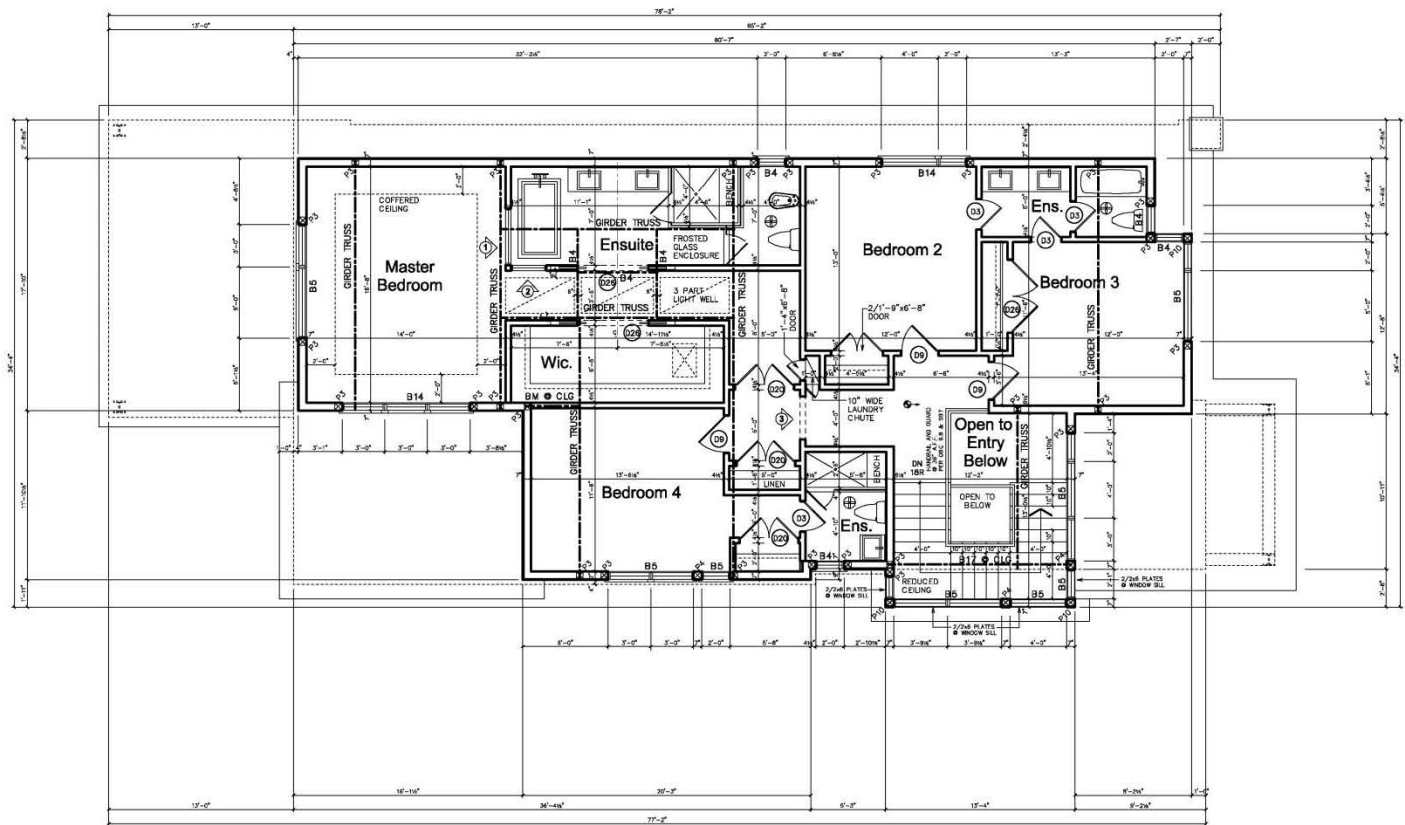
Site Development Plan



Proposed Ground Floor Plan:



Proposed Second Floor Plan



Proposed Elevations:



Streetscape Elevation



Left - Side Elevation

Rear Elevation

Right - Side Elevation

Section 6 | Conclusion

The proposed home at 29 Cotton Drive has been designed with similar massing characteristics of other homes on Cotton Drive and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 29 Cotton Drive

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of where new driveway is to be located.

The majority of existing trees have been preserved through the development with the exclusion of one in direct conflict with the proposed house footprint. The driveway has been relocated facing Old River Road.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West

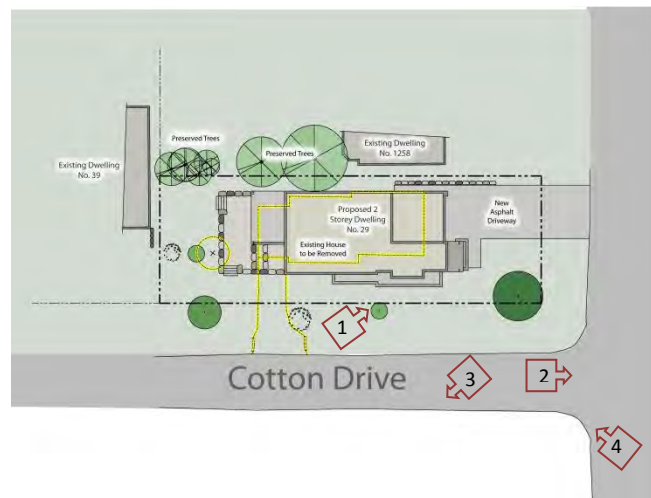


Photo Reference Plan

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

Summary Statement and Conservation Recommendations:

The existing 1 storey dwelling located at 29 Cotton Drive has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

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

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

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

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

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

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

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

Section 7 | Bibliography

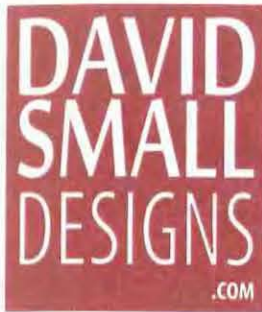
Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

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

City of Mississauga Services Online – eMaps [http://www6.mississauga.ca/eMaps/\(lafipz55wrpwqa55adxvff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpwqa55adxvff55)/default.aspx)

Wilkinson, Matthew. Historian. Heritage Mississauga, 2013

Ridley Funeral Home, Death Notices. 2013 <http://www.ridleyfuneralhome.com/death-notice/kay-kalusik.htm>



Heritage Advisory Committee

APR 23 2013

Heritage Impact Statement

**250 Pinetree Way
Mississauga ON L5G 2R2**

March 14, 2013

Report prepared by David W. Small

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

David W. Small

Table of Contents

Section 1	Introduction	3
Section 2	Property Overview	5
Section 3	Property Details	12
Section 4	Building Details	15
Section 5	Development Proposal	24
Section 6	Conclusion.....	28
Section 7	Bibliography	32

Section 1 | Introduction

Author:

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

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

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

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

1. 1296 Woodland Avenue – March 2013
2. 29 Cotton Drive – March 2013
3. 1373 Glenwood Drive – August 2012
4. 1394 Victor Avenue – May 2012
5. 1570 Stavebank Road – May 2012
6. 2494 Mississauga Road - April 2012
7. 162 Indian Valley Trail – March 2012
8. 500 Comanche Road – March 2012

9. 277 Pinetree Way – January 2012
10. 1362 Stavebank Road – August 2011
11. 1448 Stavebank Road – July 2011
12. 1359 Milton Avenue – July 2011
13. 1380 Milton Avenue – April 2010
14. 1248 Vesta Drive – March 2010
15. 64 Veronica Drive – February 2010
16. 125 Veronica Drive – January 2010
17. 224 Donnelly Drive – October 2009
18. 1570 Stavebank Road – October 2009
19. 1379 Wendigo Trail – September 2008
20. 142 Inglewood Drive – September 2008
21. 1524 Douglas Drive – September 2008
22. 1443 Aldo Drive – July 2008
23. 1397 Birchwood Height Drive – July 2008
24. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

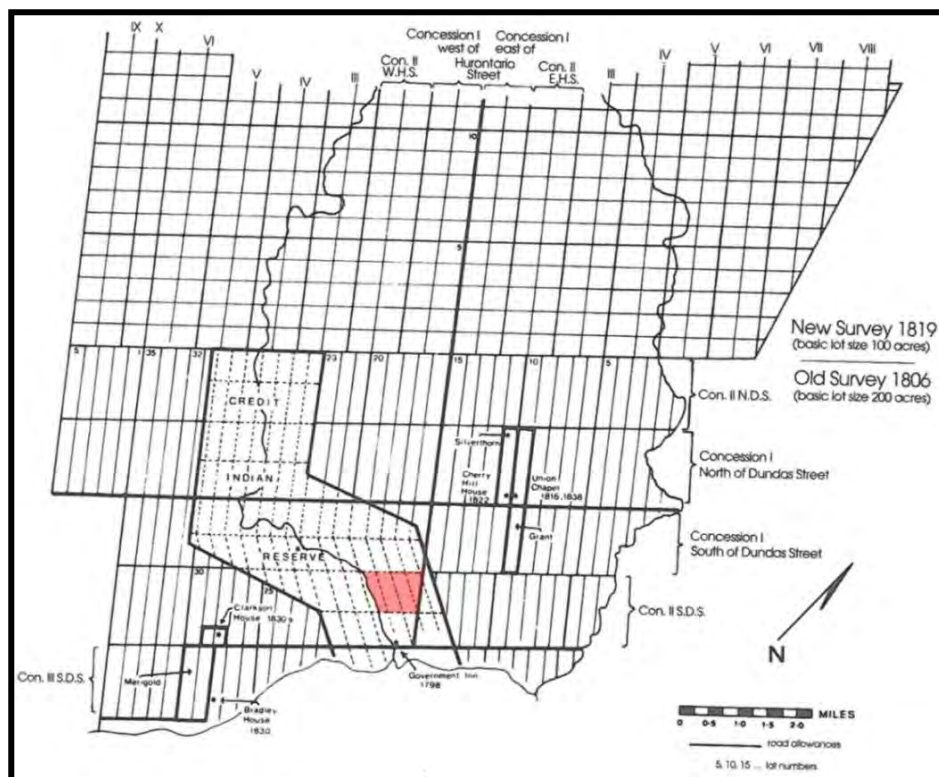
The subject property is located in the Mineola West neighbourhood otherwise known as the ‘Mineola West cultural landscape’. As such, it is listed on the City of Mississauga’s heritage register but it is not designated.

Section 2 | Property Overview

Mineola West Neighborhood:

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

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

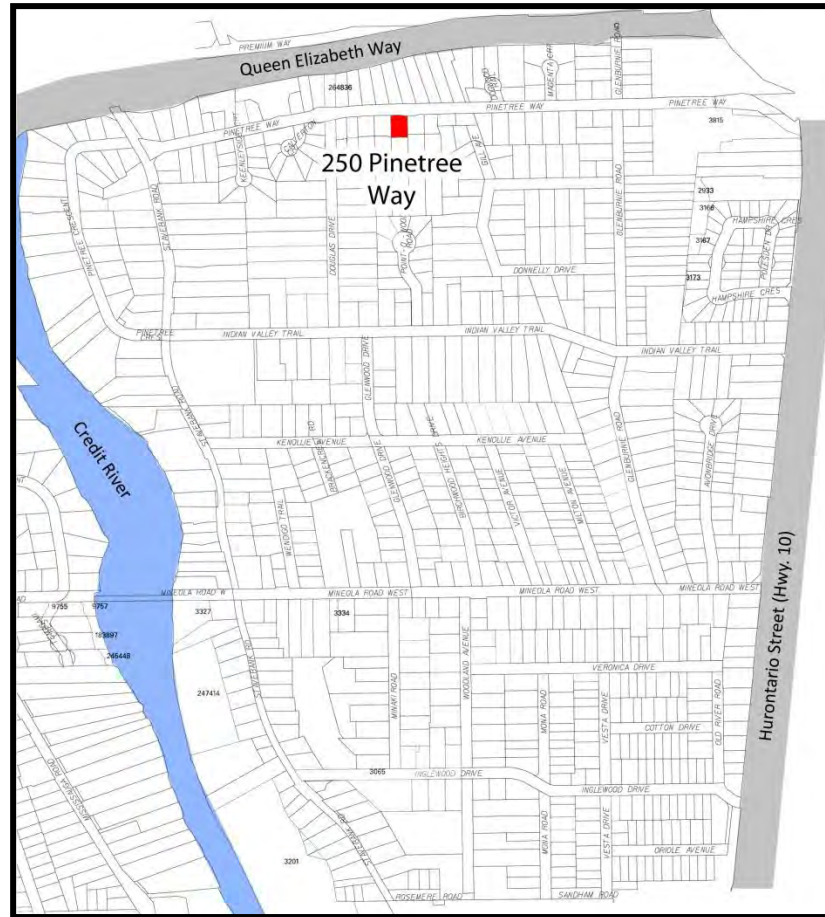


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

Current City of Mississauga Map:



Mineola West Neighbourhood Map:



Aerial Map:



The Mineola West Cultural Landscape:

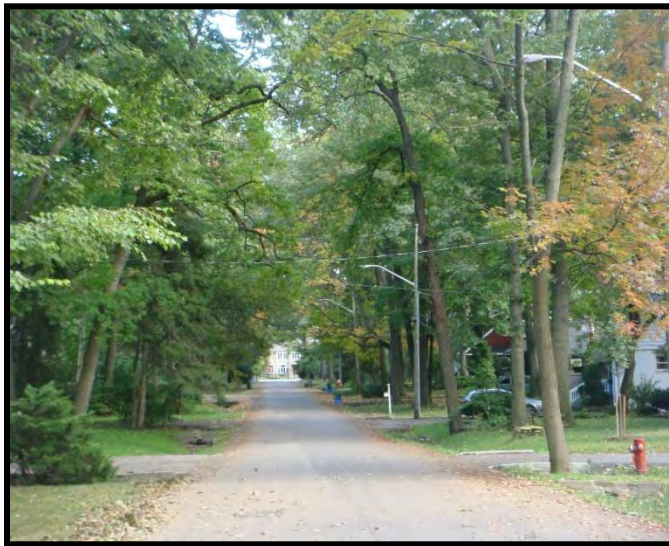
“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling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

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

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



Narrow Roads, road side ditches and mature vegetation

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



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



Examples of broad range of housing in the Mineola West Neighbourhood

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



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

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

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

Section 3 | Property Details

Municipal Address	250 Pinetree Way
Legal description	PT LOT 10 PLAN 341
Municipal Ward	1
Zoning	R2-5 (0225-2007)
Lot Frontage	18.29 m
Lot Depth	41.23 m
Lot Area	1242.36 m ² (0.124 ha)
Orientation	Front facing North - West
Type	Existing 1 Storey Bungalow single family dwelling
Vegetation	Several mature trees located throughout site
Access	Existing asphalt drive w/ conc. curbing
Current Property Owner	Frank & Anna Crocco [REDACTED]

Parcel Register:

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

1. The Crown – Granted to James Cotton C.I.R Lot 4 & 5 Range 2 (July. 11/1854)

The next transfer shows Frederick W. Jarvis transferring the land to the Bank of Upper Canada due to James Cotton being unable to pay the mortgage on the property he owned. (This information was acquired by Matthew Wilkinson from Heritage Mississauga).

2. Frederick W. Jarvis transferred to Bank of Upper Canada. (Nov.14/1865)

Frederick W. Jarvis was sheriff of York and Peel county, and his job was to notify and collect money that is due to the Bank of Upper Canada.

(The above information is taken from the Toronto township book A).

3. Bank of Upper Canada transferred to Robert Cotton (Apr.27/1870)

In this transaction it shows that Robert Cotton is the brother of James Cotton, who purchased the land from James Cotton, which he acquired in 1854.

4. Robert Cotton transferred his will to Susan Cotton (Dec.30/1885)

We believe that in 1885 when Robert Cotton passed away he was to give his will to James Cotton, but James Cotton passed away a year after Robert Cotton and Susan Cotton; Robert's daughter in law was granted with his will.

(Number 3&4 above was taken from the Toronto township book B).

5. Susan Cotton transferred to Dixie C. Cotton (Feb.7/1906)

Dixie C. Cotton who was an Architect is the grandson of Robert Cotton. Dixie C. Cotton was an architect for many homes in the Mineola area, and a few still exist today, but Dixie had no relationship with this dwelling. (This information was acquired by Matthew Wilkinson from Heritage Mississauga).

6. Dixie C. Cotton transferred to Olive M. Cotton (Aug.30/1943)

7. Olive M. Cotton transferred to Charles B. Jacobs (Apr.19/1944)

8. Charles B. Jacobs transferred to The Director, The Veterans Land Act (Mar.18/1947)

The Veterans Land Act was created in 1942. In 1919, there was a Soldier Settlement Act that provided WWI veterans loans to purchase land to farm. This Settlement Act didn't follow through because Soldiers would abandon their farms because of war, debt and adverse farming conditions. The Veterans Land Act was created to overcome the problems from 1919. The new plan was designed to give WWII veterans choices. With a small down payment, a soldier could purchase land with the help of a government loan. This allowed them the time to make a living without having any financial obligations.

9. The Director, The Veterans Land Act transferred to William T. White (Jun.19/1962)

10. William T. White transferred to Thomas Papageorgiou (Jun.12/1968)

Through research of William T. White's indenture, it did not indicate what his occupation may have been. Through conversation with Matthew Wilkinson it is believed that he was the first to live at 250 Pinetree Way, but no further information was acquired.

11. Thomas Papageorgiou transferred to William C. Brown & Margaret S. Brown (Oct.18/1968)

12. William C. Brown & Margaret S. Brown transferred to Josef & Gutta Meier (Mar.18/1974)

13. Josef & Gutta Meier transferred to Roy S. Collins (Jun.21/1976)

Information was acquired from Matthew Wilkinson that Josef & Gutta Meier were born and from Germany and have two sons named Wolfgang and David Meier. No further information was found on Josef and his family.

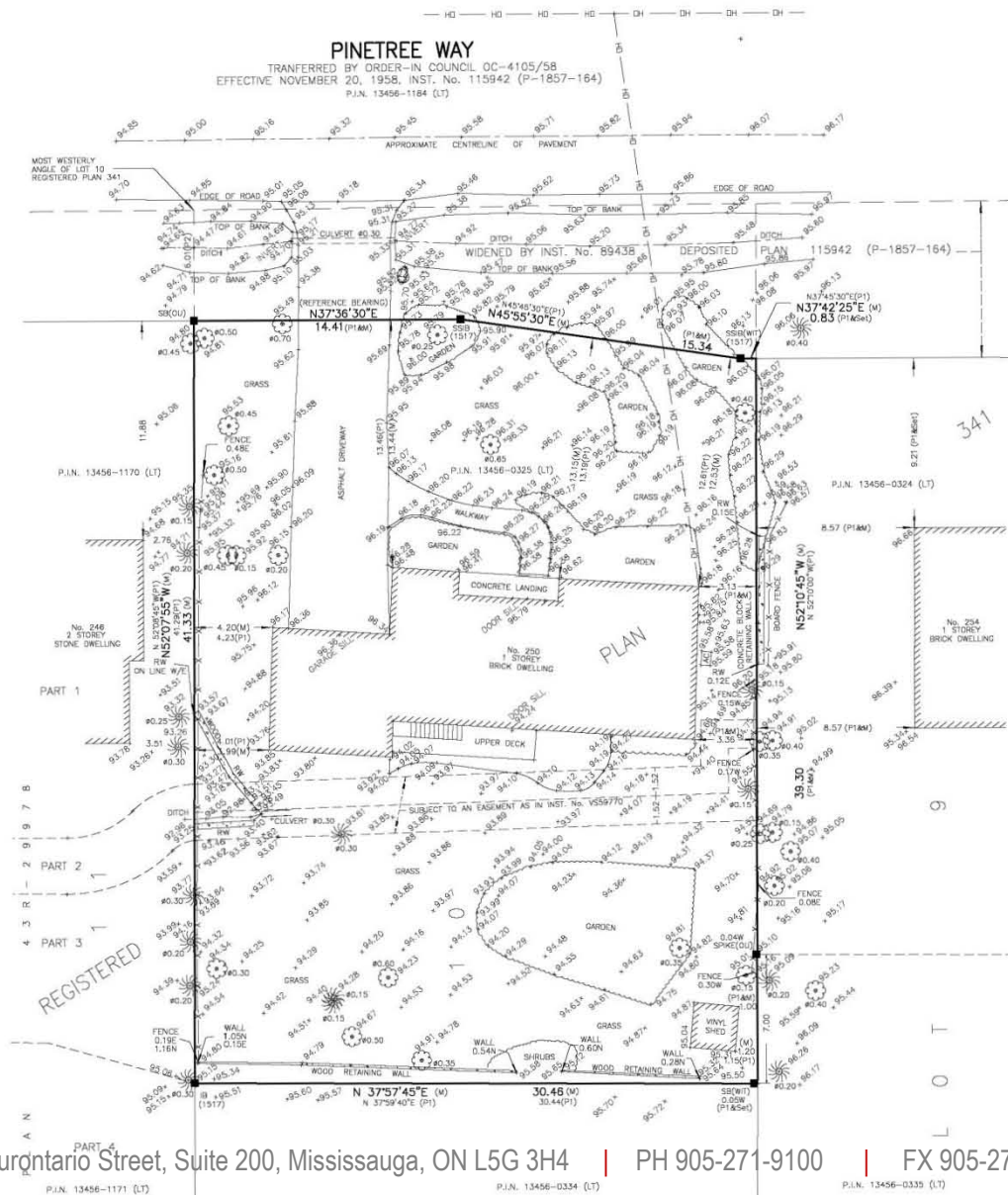
14. Roy S. Collins transferred to Roy S. Collins & Pauline L. Collins (Sept.16/1996)

Through research of Roy S. Collins indenture, it showed that he was a Personnel Manager. Roy S. Collins passed away at the age of 88 from cancer on February 28, 2012. He was married to Pauline Collins, they had two children named Laurie Collins married to Anne Collins with three children and Valerie Bickley married to Douglas Bickley. Roy Collins was an active member of First United Church and it is where his funeral was held on March 3rd, 2012.

15. Roy S. Collins & Pauline L. Collins transferred to Julie E. Gilmore & Maurice D. McLaren (May.21/2004)

16. Julie E. Gilmore & Maurice D. McLaren transferred to Frank & Anna Crocco - Current Owners (Sept.14/2012)

Subject Property Topographical Survey:



Section 4 | Building Details

Exterior Photos



Front Elevation



Rear Elevation



Right-Side Elevation

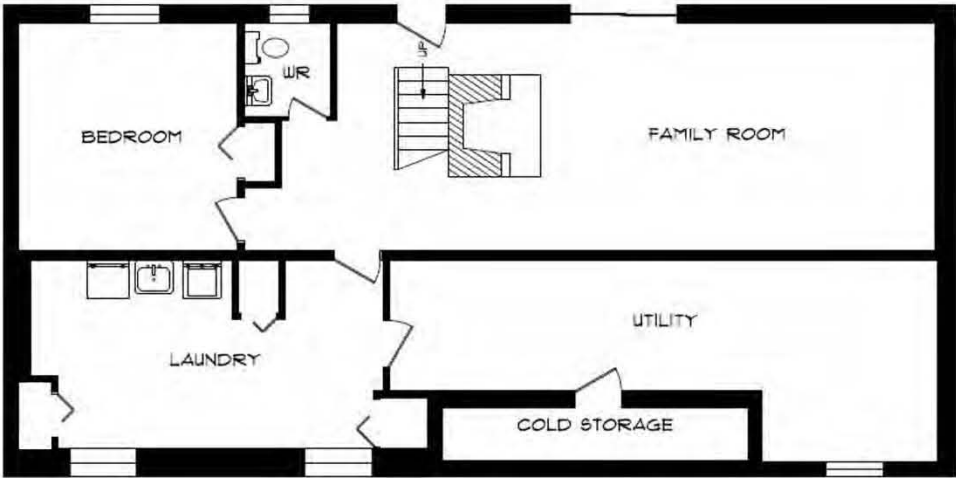


Left-Side Elevation

Existing Floor Plans (not to scale)

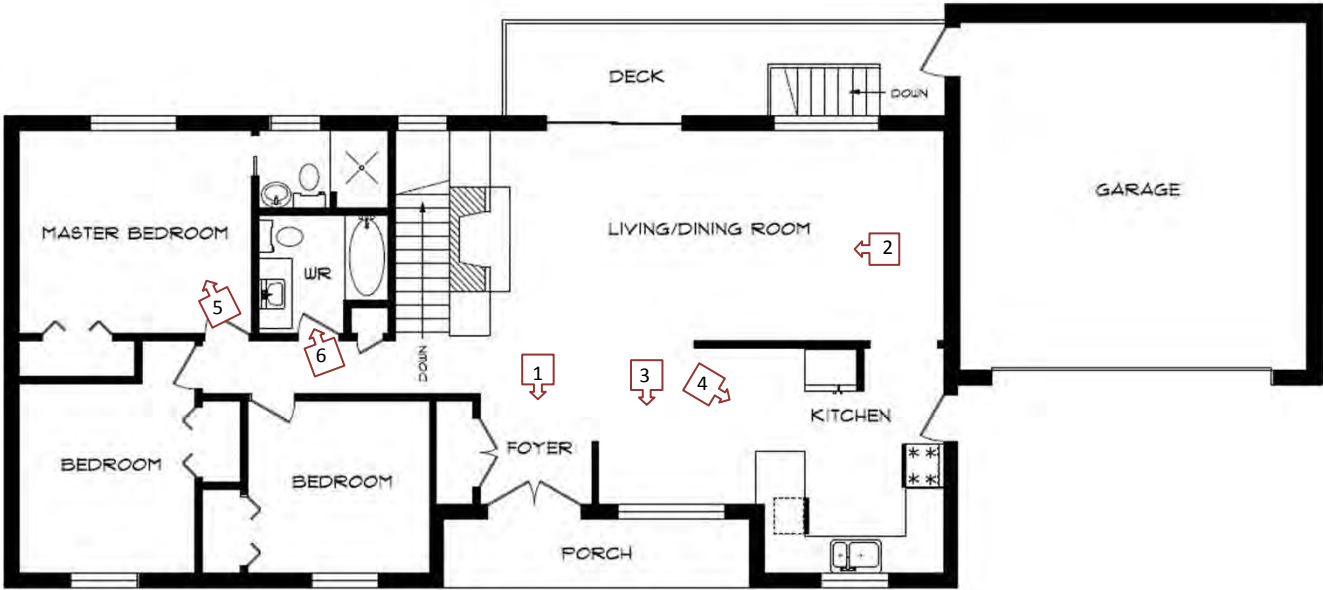


Main Level

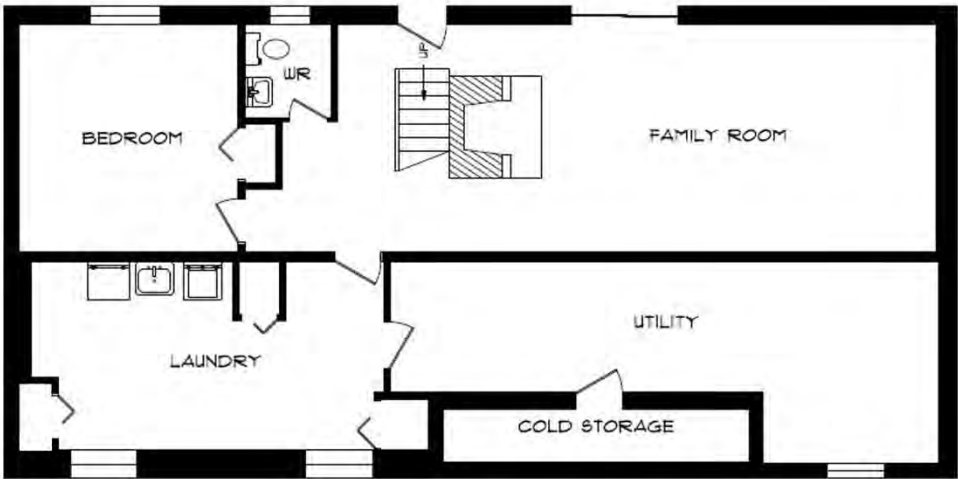


Lower Level

Interior Photo reference Plan (not to scale)



Main Level



Lower Level

Interior Photos



Interior Photo 1 - Entrance



Interior Photo 2 – Living Room



Interior Photo 3 – Breakfast Area



Interior Photo 4 – Kitchen



Interior Photo 5 – Master Bedroom



Interior Photo 6 – Main Level Bath

House Description:

Construction Date		Assumed 1967
Size		Approximately 2800 sf including attached Garage
Building Type		1 Storey Bungalow dwelling
Wall Construction		Masonry and frame + wood and brick cladding
Exterior Cladding		Brick & Stone
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 13.15 m
		Right Side – 3.99 m
		Left Side – 3.13m
		Rear Yard – 17.91 m

Alterations to the Original House

The original home, possibly built in the late 1960s, is a 1 Storey Bungalow dwelling with a lower level walkout. We have made reference to the City of Mississauga permitting records the files do not show any record of any alterations to the existing dwelling. However confirmation was provided through conversation Matthew Wilkinson.

▣ App Number ▣ <u>App Date</u>	▣ Address ▣ Description	▣ Scope ▣ Type Description	▣ <u>Issue Date</u> ▣ Status
BPC 94 7335 P 1994-05-05	250 PINETREE WAY SEWER CONVERSION	OTHER DETACHED DWELLING	1994-05-05 COMPLETED -ALL INSP SIGNED OFF
HCC 69 308817 1969-03-12	250 PINETREE WAY GREENHOUSE P#68-3017		HISTORY COMMENT PERMIT
HCC 68 308816 1968-06-07	250 PINETREE WAY PLUMBING PERMIT #1308		HISTORY COMMENT PERMIT
HC 67 342964 1967-08-10	250 PINETREE WAY SINGLE FAMILY DWELLING		HISTORY COMMENT PERMIT

Analysis of Existing Structure

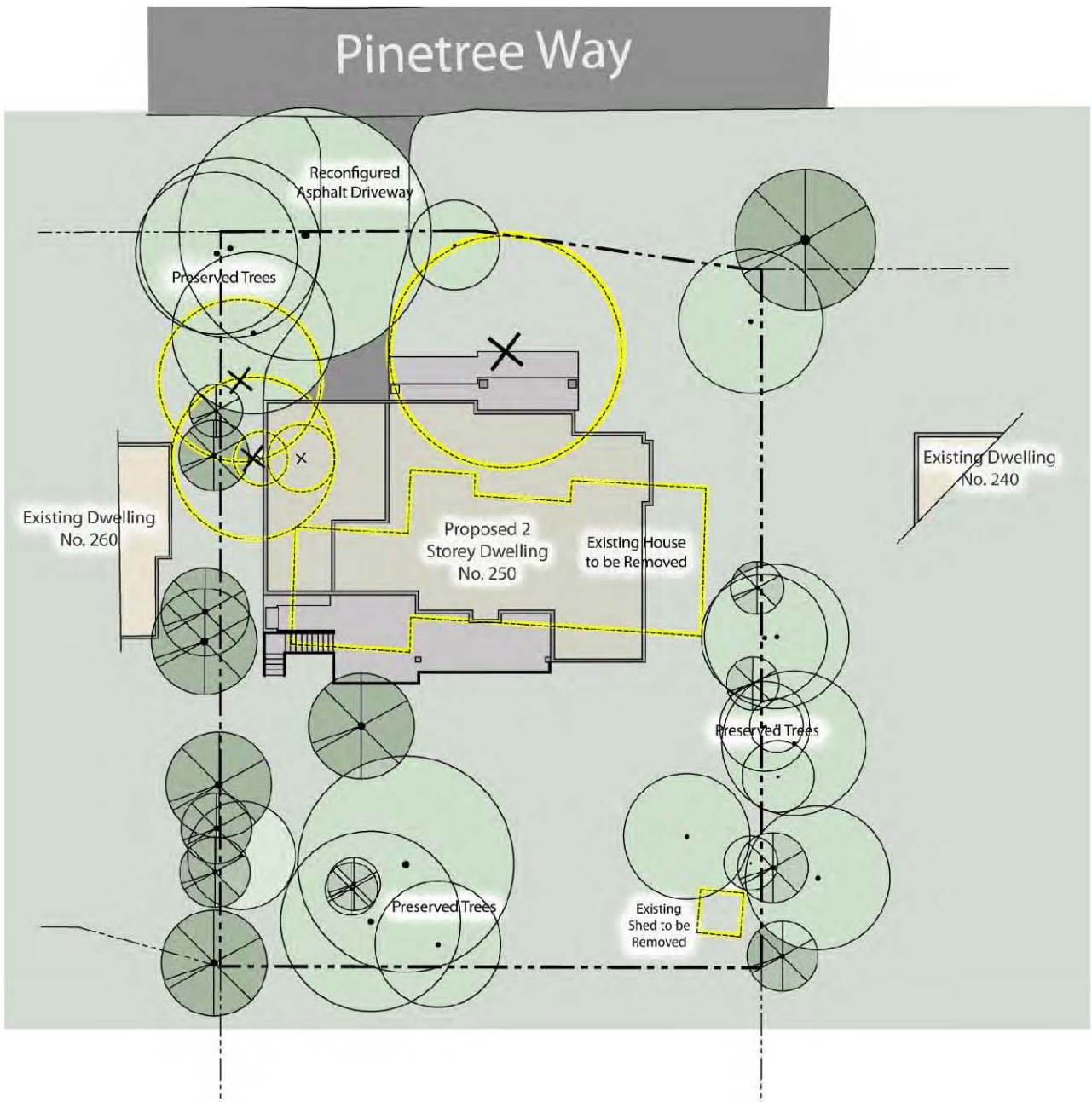
The existing home is representative of a late 1960s vernacular a 1 Storey Bungalow dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

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

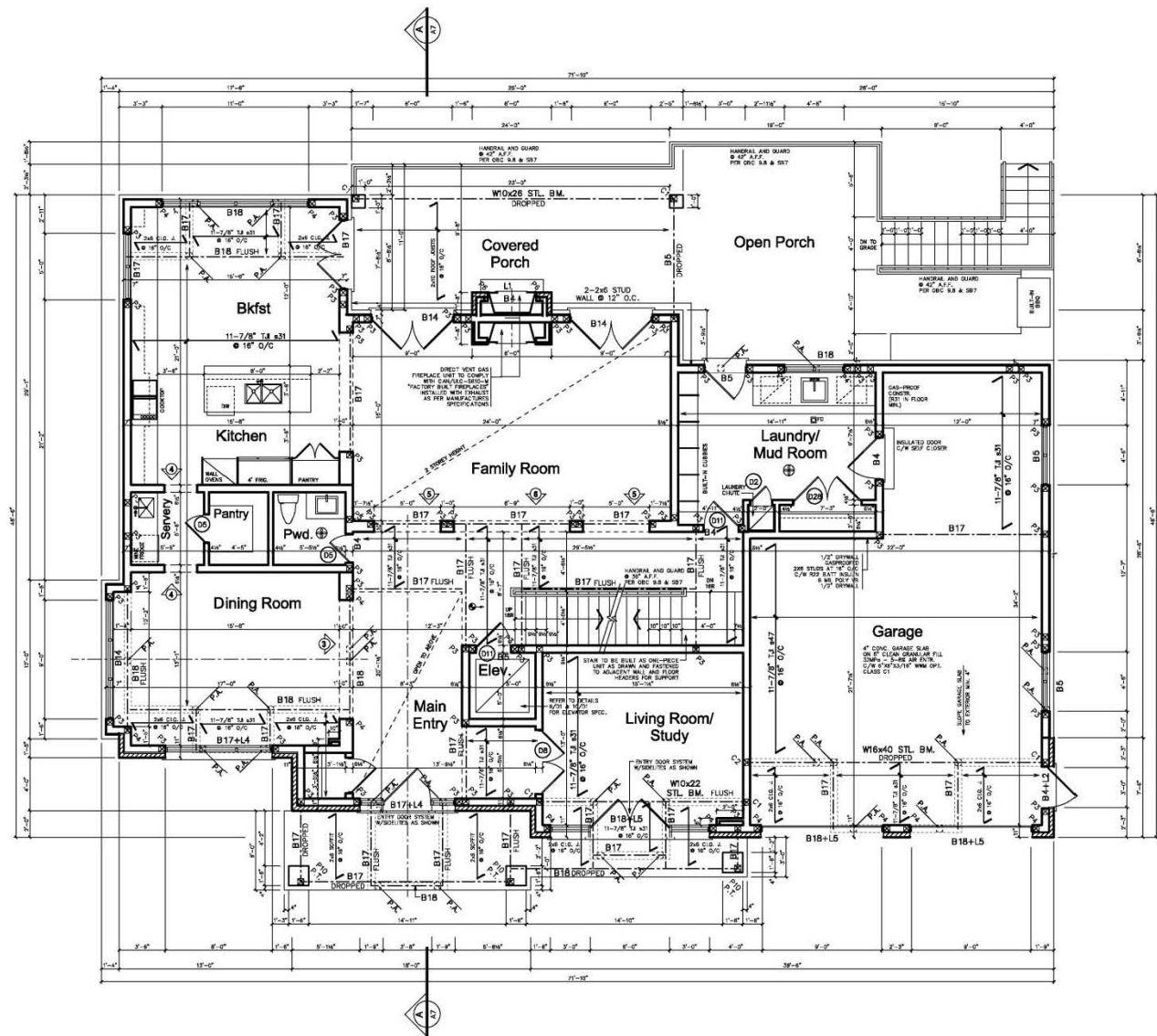
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Pinetree Way.

Section 5 | Development Proposal

Site Development Plan



Proposed Ground Floor Plan:



Ground Floor

1440 Hurontario Street, Suite 200, Mississauga, ON L5G 3H4 | PH 905-271-9100 | FX 905-271-9109



Proposed Elevations:



240 Pinetree Way

250 Pinetree Way

260 Pinetree Way

Streetscape Elevation



Left - Side Elevation

Rear Elevation

Right - Side Elevation

Section 6 | Conclusion

The proposed home at 250 Pinetree Way has been designed with similar massing characteristics of other homes on Pinetree Way and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 250 Pinetree Way

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of where driveway access is being maintained

The majority of existing mature trees have been preserved through the development with the exclusion of trees in direct conflict with the proposed house footprint. The driveway has been reconfigured internally; however it maintains the same access to Pinetree Way.



Photo 1 – View from street looking North



Photo 2 – View from street looking East

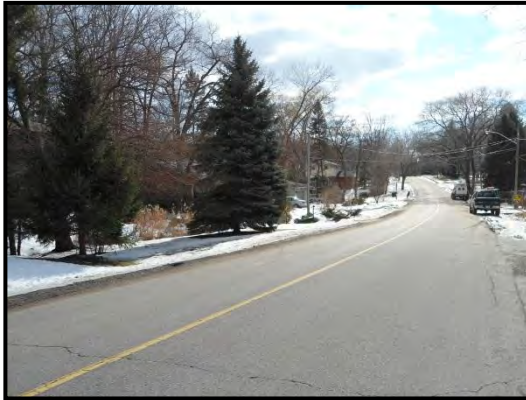


Photo 3 – View from street looking South



Photo 4 – View from street looking West

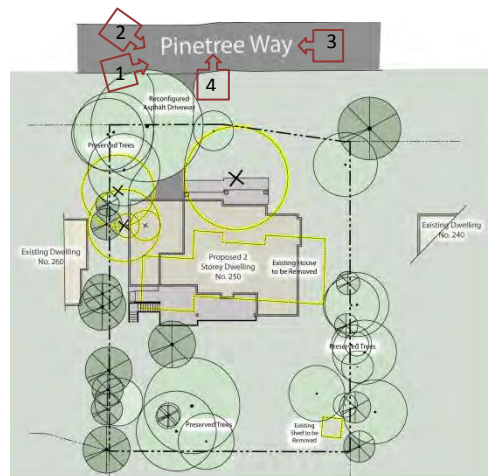


Photo Reference Plan

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

Summary Statement and Conservation Recommendations:

The existing 1 storey bungalow dwelling located at 250 Pinetree Way has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

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

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

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

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

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

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

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

Section 7 | Bibliography

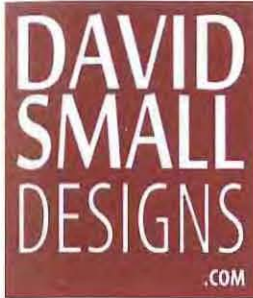
Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

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

City of Mississauga Services Online – eMaps <http://www6.mississauga.ca/eMaps/llafipz55wrpwqa55adxvff55/default.aspx>

Wilkinson, Matthew. Historian. Heritage Mississauga, 2013

The Toronto Star, Obituaries.2012 <http://www.legacy.com/obituaries/thestar/obituary.aspx?n=roy-saunders-collins>



Heritage Advisory Committee

APR 23 2013

Heritage Impact Statement

**1296 Woodland Avenue
Mississauga ON L5G 2X9**

March 12, 2013

Report prepared by David W. Small

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

David W. Small

Table of Contents

Section 1	Introduction	3
Section 2	Property Overview	5
Section 3	Property Details	12
Section 4	Building Details	15
Section 5	Development Proposal	25
Section 6	Conclusion.....	29
Section 7	Bibliography	33

Section 1 | Introduction

Author:

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

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

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

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

1. 1373 Glenwood Drive – August 2012
2. 1394 Victor Avenue – May 2012
3. 1570 Stavebank Road – May 2012
4. 2494 Mississauga Road - April 2012
5. 162 Indian Valley Trail – March 2012
6. 500 Comanche Road – March 2012
7. 277 Pinetree Way – January 2012
8. 1362 Stavebank Road – August 2011

9. 1448 Stavebank Road – July 2011
10. 1359 Milton Avenue – July 2011
11. 1380 Milton Avenue – April 2010
12. 1248 Vesta Drive – March 2010
13. 64 Veronica Drive – February 2010
14. 125 Veronica Drive – January 2010
15. 224 Donnelly Drive – October 2009
16. 1570 Stavebank Road – October 2009
17. 1379 Wendigo Trail – September 2008
18. 142 Inglewood Drive – September 2008
19. 1524 Douglas Drive – September 2008
20. 1443 Aldo Drive – July 2008
21. 1397 Birchwood Height Drive – July 2008
22. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

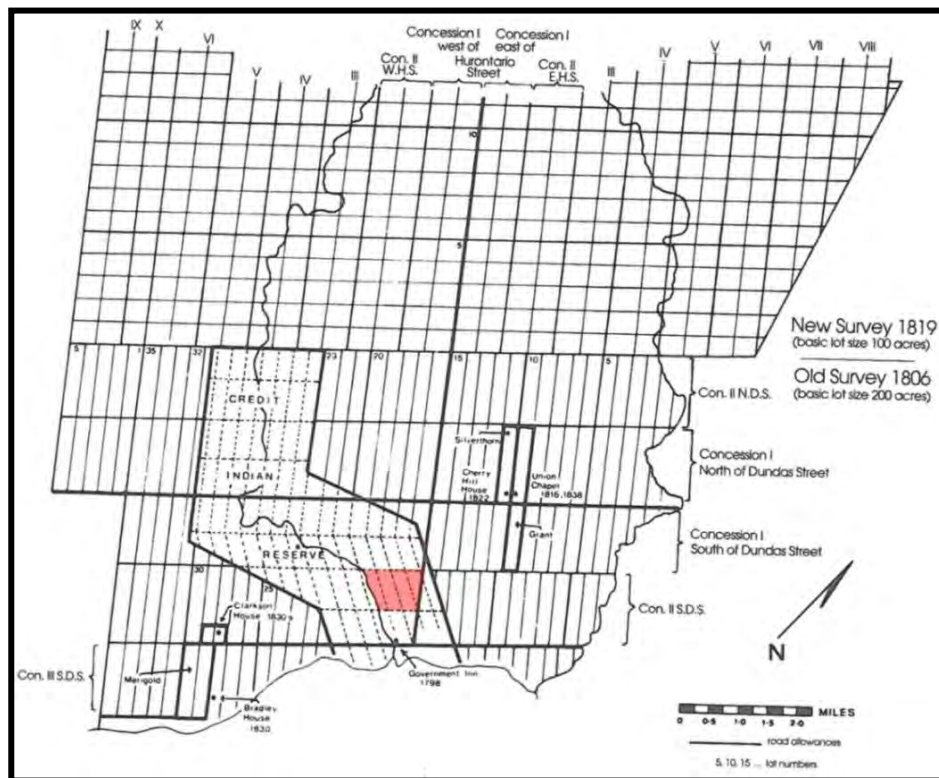
The subject property is located in the Mineola West neighbourhood otherwise known as the ‘Mineola West cultural landscape’. As such, it is listed on the City of Mississauga’s heritage register but it is not designated.

Section 2 | Property Overview

Mineola West Neighborhood:

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

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

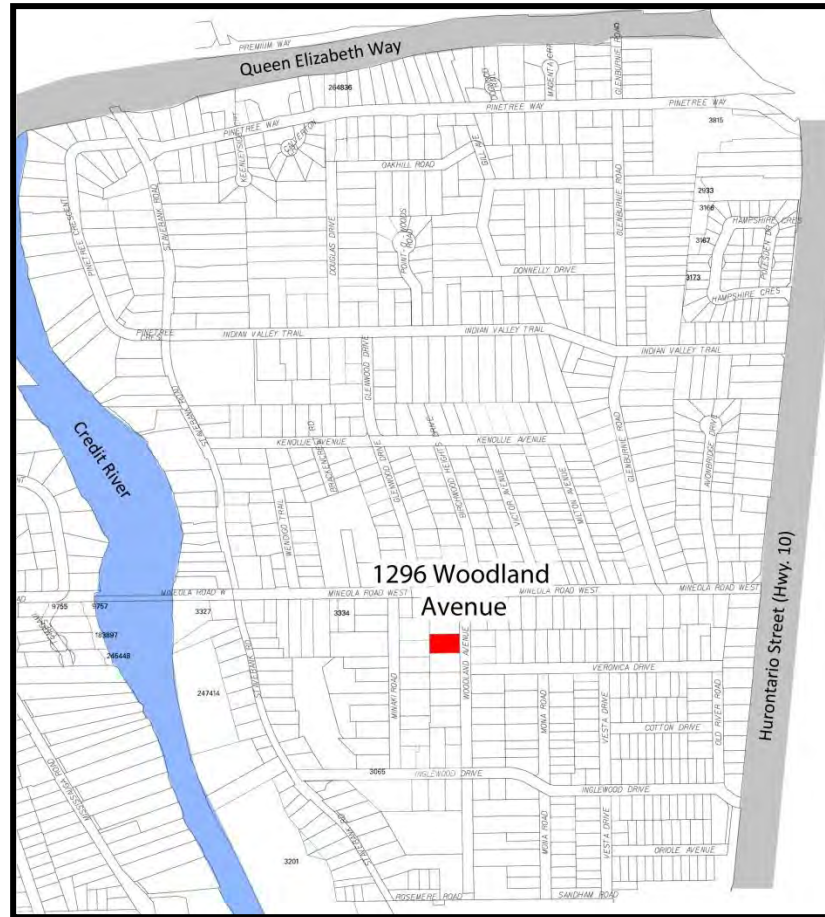


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

Current City of Mississauga Map:



Mineola West Neighbourhood Map:



Aerial Map:



The Mineola West Cultural Landscape:

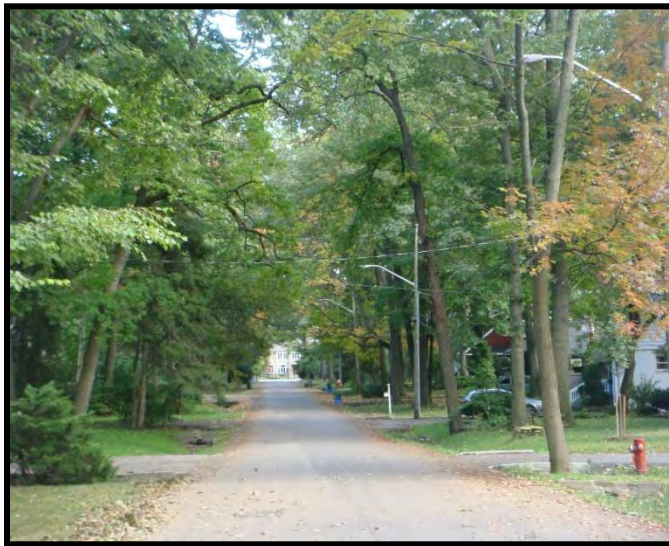
“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling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

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

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



Narrow Roads, road side ditches and mature vegetation

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



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



Examples of broad range of housing in the Mineola West Neighbourhood

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



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

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

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

Section 3 | Property Details

Municipal Address	1296 Woodland Avenue
Legal description	RANGE 1 CIR PT LOT 4
Municipal Ward	1
Zoning	R2-5 (0225-2007)
Lot Frontage	35.05 m
Lot Depth	49.35 m
Lot Area	1939.77 m ² (0.194 ha)
Orientation	Front facing West
Type	Existing 1.5 Storey Dwelling
Vegetation	Several mature trees located throughout site
Access	Existing asphalt driveway
Current Property Owner	Frank Lecce (REDACTED)

Parcel Register:

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

1. The Crown – Granted to James W. Cotton for Lot 4 Range 1 C.I.R (July.11/1854)
2. Frederick W. Jarvis transferred to Bank of Upper Canada (Nov.17/1865)
(The above information is taken from the Toronto township book A)
3. Bank of Upper Canada transferred to James W. Cotton (Dec.5/1867)
4. James W. Cotton' will (The Toronto General Trusts Corp.) transferred to Cyril E. Cotton (Mar.31/1905)
(The above information is taken from the Toronto township book B)
5. Cyril E. Cotton transferred to Shareholders Securities Limited (Jan.16/1936)
6. Shareholders Securities Limited transferred to John Q. Strong (Feb.22/1946)

In this transfer it shows that Shareholders Securities Limited transferred property to John Q. Strong. Throughout our research it is believed that the home was built after John Q. Strong purchased land in 1946. Through conversation with Matthew Wilkinson from Heritage Mississauga we were only able to acquire information that John Q. Strong was an Insurance Supervisor.

7. John Q. Strong transferred Robert P. Curl & Catherine A. Curl (Aug.28/1970)

Through research of Robert P. Curl's indenture is showed his occupation as a Controller. A controller is a position much like a manager at a company, but Robert's indenture did not indicate what company he was employed by. This information was acquired through conversation with Matthew Wilkinson from Heritage Mississauga.

8. Robert P. Curl & Catherine A. Curl transferred to Brian Semkiw (July.9/1981)

9. Brian Semkiw transferred to Robert M. Newton & Marla Newton (Dec.30/1982)

10. Robert M. Newton transferred to Marla Newton (June.24/1993)

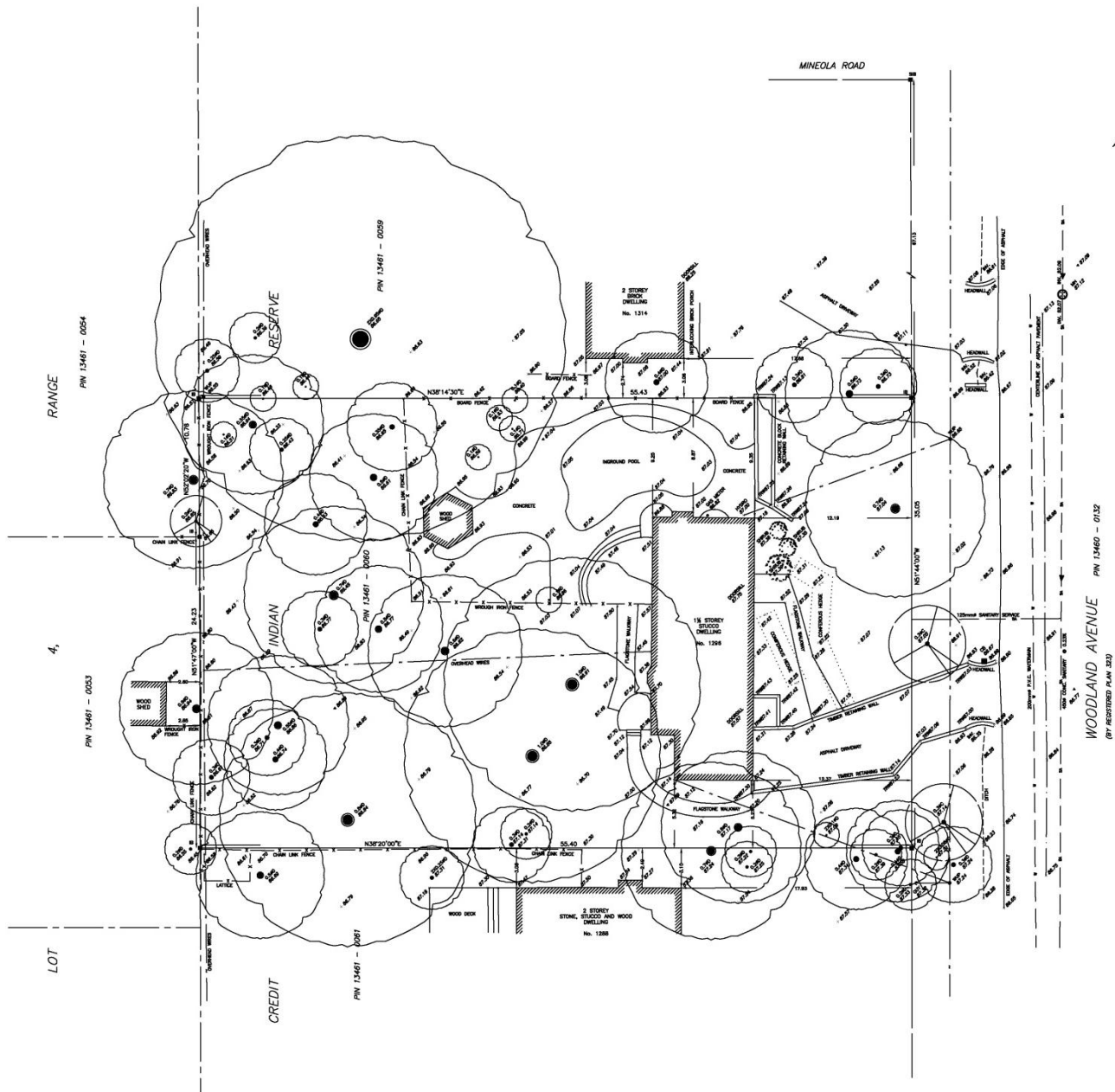
(The above information is taken from the Toronto township book D)

11. Marla Newton transferred to Ahmed M. Mansour & Issa H. Mohamed (Dec.16/2009)

12. Ahmed M. Mansour & Issa H. Mohamed transferred to Avelino Da Fonseca (July.3/2012)

13. Avelino Da Fonseca transferred to Frank Lecce – Current Owner as of March 29, 2013.

Subject Property Topographical Survey:



Section 4 | Building Details

Exterior Photos

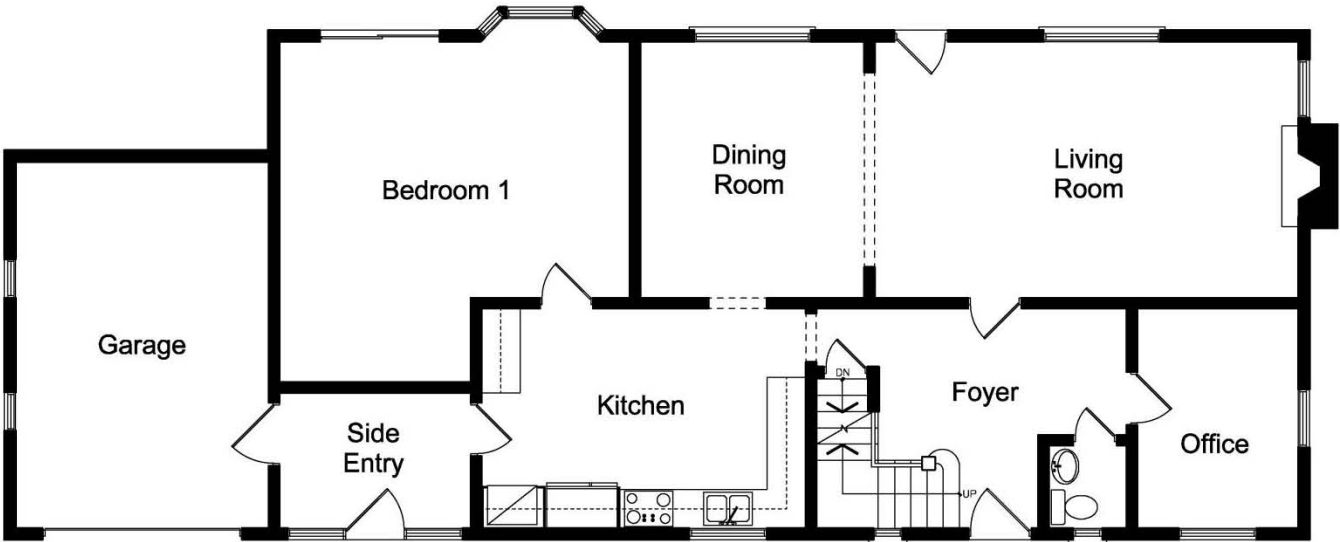




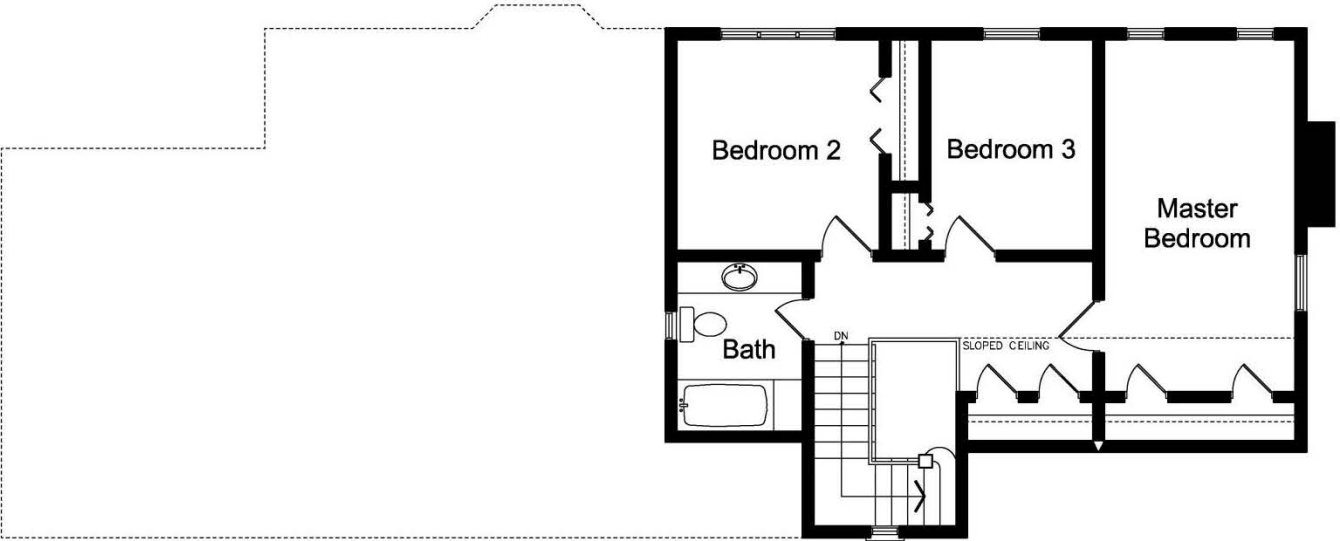
Right-Side Elevation



Existing Floor Plans (not to scale)

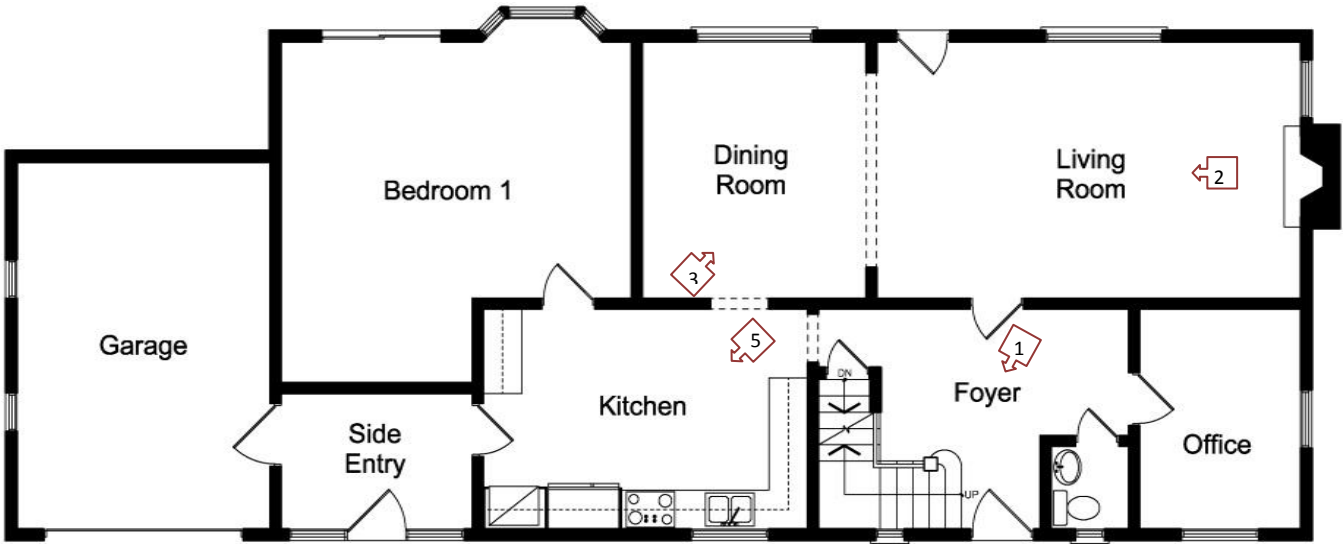


Ground Floor Plan

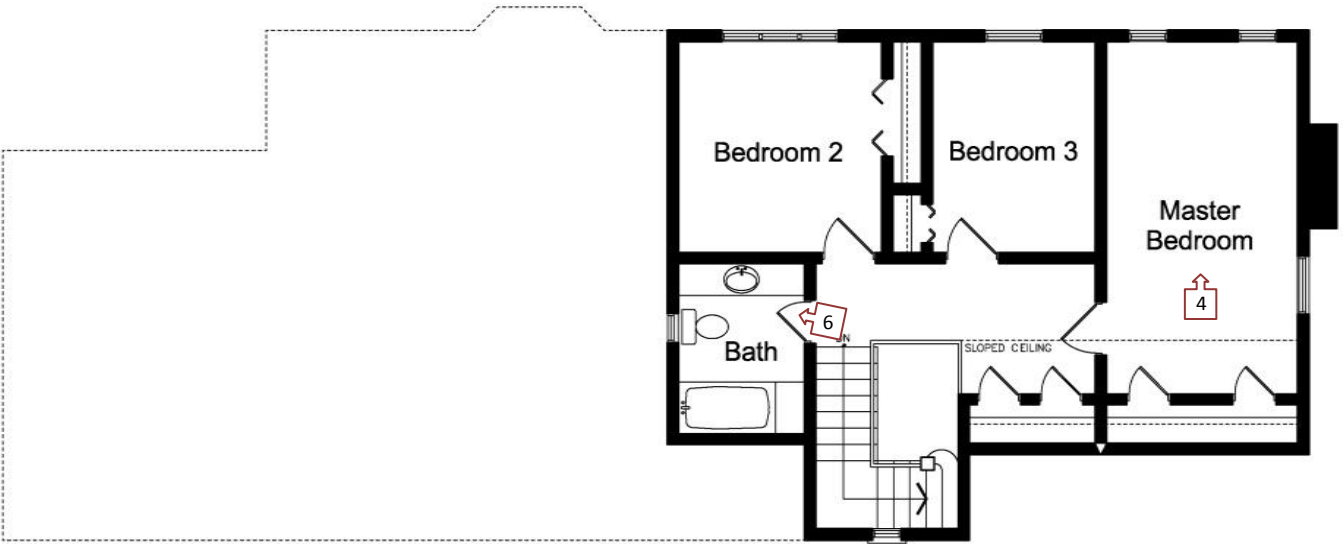


Second Floor Plan

Interior Photo reference Plan (not to scale)



Ground Floor Plan



Second Floor Plan

Interior Photos



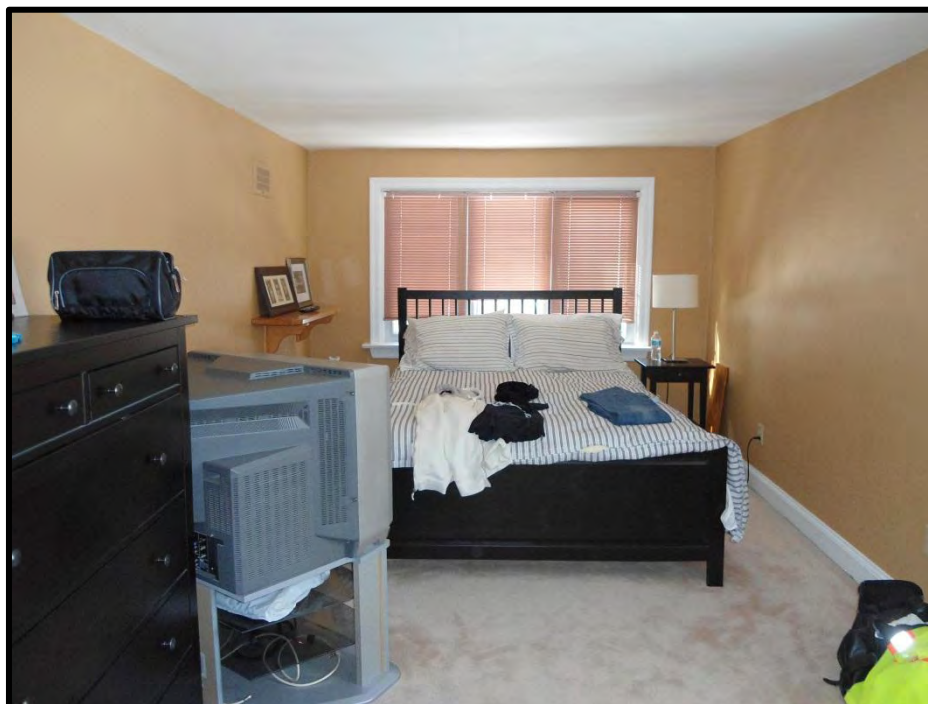
Interior Photo 1 - Entrance



Interior Photo 2 – Living Room



Interior Photo 3 – Dining Room



Interior Photo 4 – Bedroom



Interior Photo 5 – Kitchen



Interior Photo 6 – Upper Bath

House Description:

Construction Date		Circa 1950
Size		Approximately 2300 sf including attach Garage
Building Type		1.5 Storey dwelling
Wall Construction		Wood Frame and Concrete Block
Exterior Cladding		Wood Siding and Stucco
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 12.19 m
		Right Side – 8.87 m
		Left Side – 5.27 m
		Rear Yard – 34.83 m

Alterations to the Original House

The original home, built circa 1950, is a 1.5 Storey dwelling. We have made reference to the City of Mississauga permitting records the files do not show firm evidence that it was exactly 1950 as they do not go back far enough. However confirmation was provided through conversation Matthew Wilkinson.

▣ App Number ▣ App Date	▣ Address ▣ Description	▣ Scope ▣ Type Description	▣ Issue Date ▣ Status
BP 9NEW 13 3639 2013-01-04	1296 WOODLAND AVE NEW CUSTOM SFD WITH FINISHED BASEMENT/ DEMOLISH EXISTING SFD	NEW BUILDING DETACHED DWELLING	WITHHELD
HCC 83 174979 1983-07-19	1296 WOODLAND AVE FURNACE REPLACEMENT CODE: 5337 PERMIT 51498 JULY 28/83		HISTORY COMMENT PERMIT
HCC 83 174978 1983-05-24	1296 WOODLAND AVE SPEWN 4-1-83 REC BY B- MCCONKEY		HISTORY COMMENT PERMIT

HCC 83 174977 1983-01-05	1296 WOODLAND AVE LEC 2-83 REC BY R COMRIE		HISTORY COMMENT PERMIT
HCC 76 174976 1976-06-21	1296 WOODLAND AVE HEATING PERMIT 28003		HISTORY COMMENT PERMIT
HCC 76 174975 1976-04-14	1296 WOODLAND AVE CABANA CODE: 4354 PERMIT 12839		HISTORY COMMENT PERMIT
HCC 75 174974 1975-09-30	1296 WOODLAND AVE SWIMMING POOL AND FENCE CODE: 1948 PERMIT 10829		HISTORY COMMENT PERMIT
HCC 75 174972 1975-09-16	1296 WOODLAND AVE PLUMBING STACK CHANGE PERMIT 46290		HISTORY COMMENT PERMIT
HCC 75 174973 1975-09-16	1296 WOODLAND AVE SAN DRAIN PERMIT 46291		HISTORY COMMENT PERMIT

Analysis of Existing Structure

The existing home is representative of circa 1950 vernacular 1.5 Storey dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

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

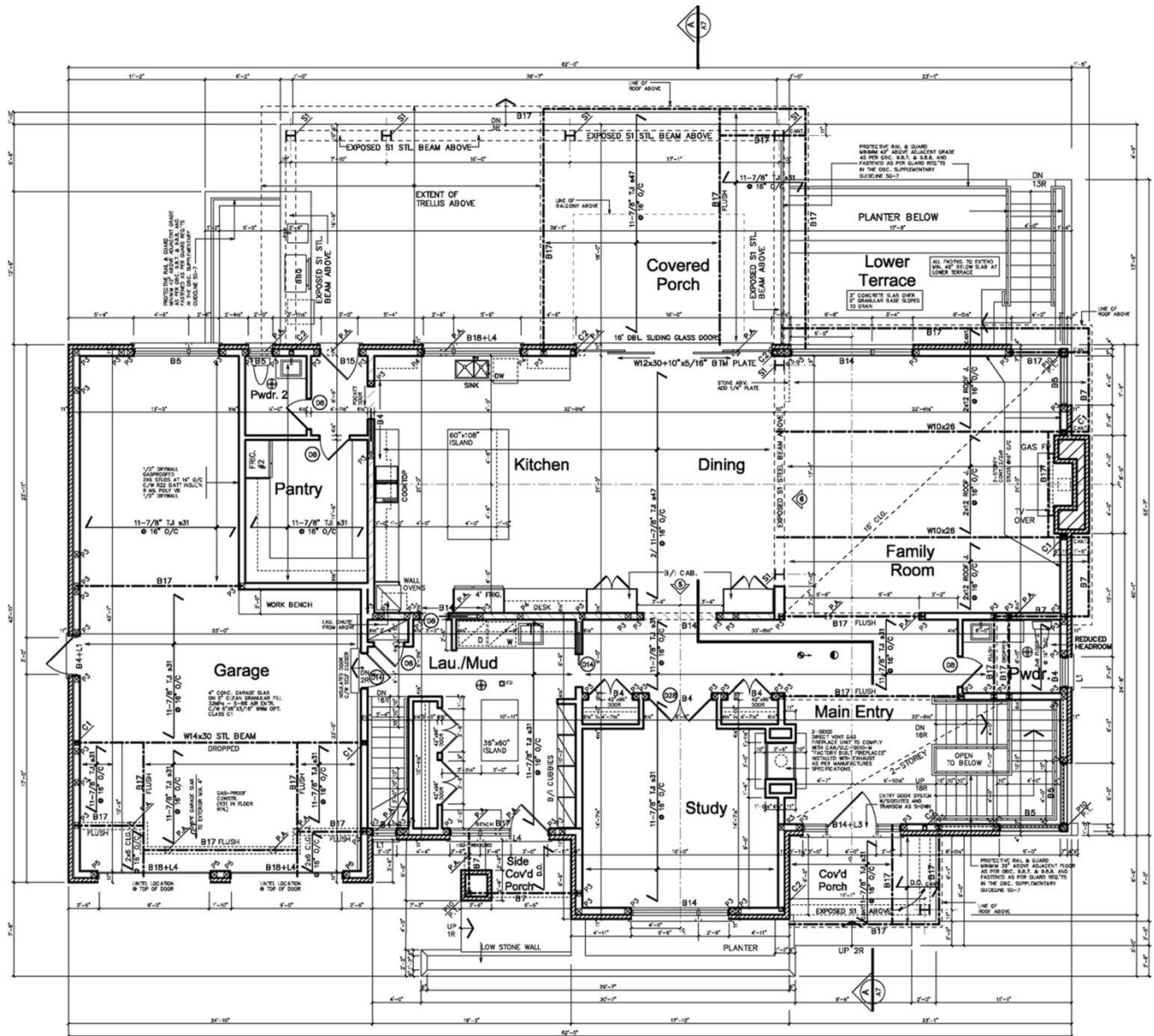
The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Woodland Avenue.

Section 5 | Development Proposal

Site Development Plan

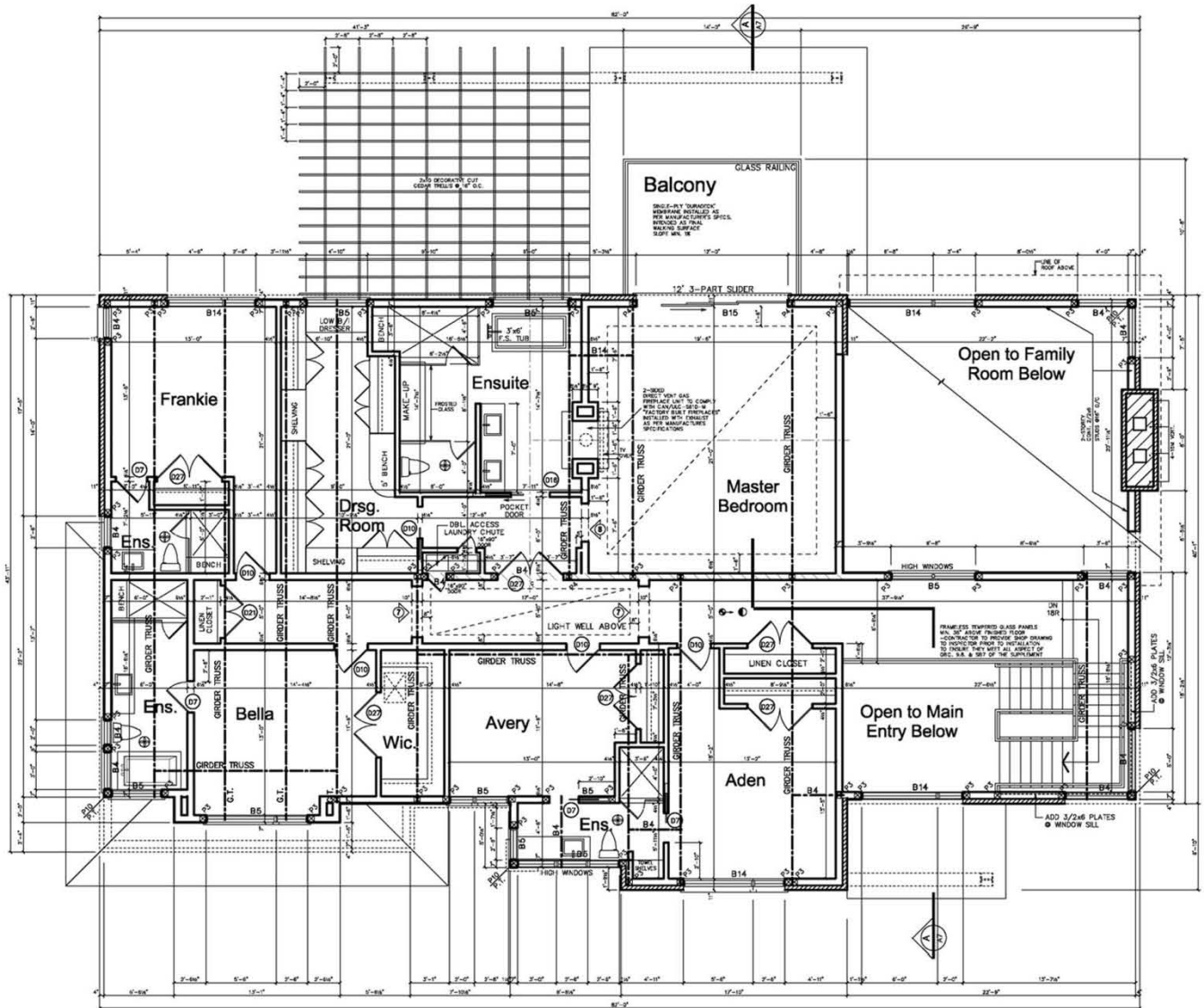


Proposed Ground Floor Plan:



Ground Floor Plan

Proposed Second Floor Plan



Second Floor Plan

Proposed Elevations:



1288 Woodland Avenue

1296 Woodland Avenue
Streetscape Elevation

1314 Woodland Avenue



Left - Side Elevation

Rear Elevation

Right - Side Elevation

Section 6 | Conclusion

The proposed home at 1296 Woodland Avenue has been designed with similar massing characteristics of other homes on Woodland Avenue and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 1296 Woodland Avenue

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of where driveway access is being maintained

The majority of existing mature trees have been preserved through the development with the exclusion of trees in direct conflict with the proposed house footprint. The driveway has been reconfigured internally; however it maintains the same access to Woodland Avenue.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West

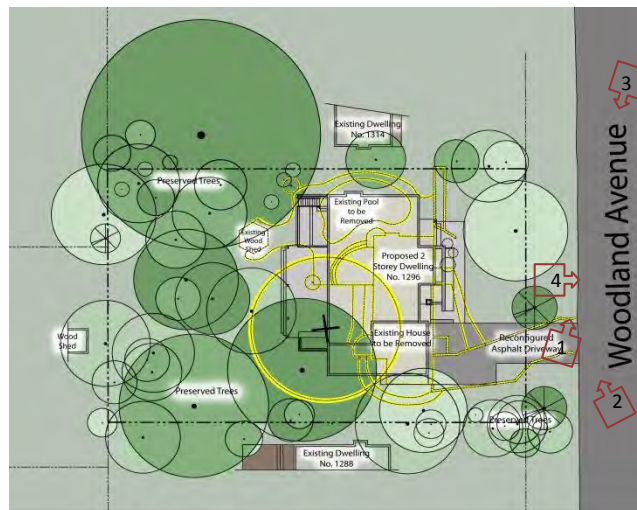


Photo Reference Plan

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

Summary Statement and Conservation Recommendations:

The existing 1.5 storey dwelling located at 1296 Woodland Avenue has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

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

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

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

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

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

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

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

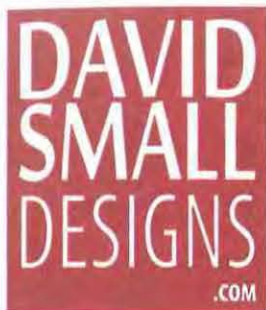
Section 7 | Bibliography

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

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

City of Mississauga Services Online – eMaps <http://www6.mississauga.ca/eMaps/llafipz55wrpwqa55adxyff55/default.aspx>

Wilkinson, Matthew. Historian. Heritage Mississauga, 2013



Heritage Advisory Committee

APR 23 2013

Heritage Impact Statement

**1162 Vesta Drive
Mississauga ON L5G 3B8**

March 07, 2013

Report prepared by David W. Small

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

David W. Small

Table of Contents

Section 1		Introduction	3
Section 2		Property Overview	5
Section 3		Development Proposal	11
Section 4		Conclusion.....	15
Section 5		Bibliography	17

Section 1 | Introduction

Author:

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

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

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

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

1. 29 Cotton Drive – March 2013
2. 1373 Glenwood Drive – August 2012
3. 1394 Victor Avenue – May 2012
4. 1570 Stavebank Road – May 2012
5. 2494 Mississauga Road - April 2012
6. 162 Indian Valley Trail – March 2012
7. 500 Comanche Road – March 2012
8. 277 Pinetree Way – January 2012

9. 1362 Stavebank Road – August 2011
10. 1448 Stavebank Road – July 2011
11. 1359 Milton Avenue – July 2011
12. 1380 Milton Avenue – April 2010
13. 1248 Vesta Drive – March 2010
14. 64 Veronica Drive – February 2010
15. 125 Veronica Drive – January 2010
16. 224 Donnelly Drive – October 2009
17. 1570 Stavebank Road – October 2009
18. 1379 Wendigo Trail – September 2008
19. 142 Inglewood Drive – September 2008
20. 1524 Douglas Drive – September 2008
21. 1443 Aldo Drive – July 2008
22. 1397 Birchwood Height Drive – July 2008
23. 1285 Stavebank Road – May 2008

Relevance of Heritage Impact Statement:

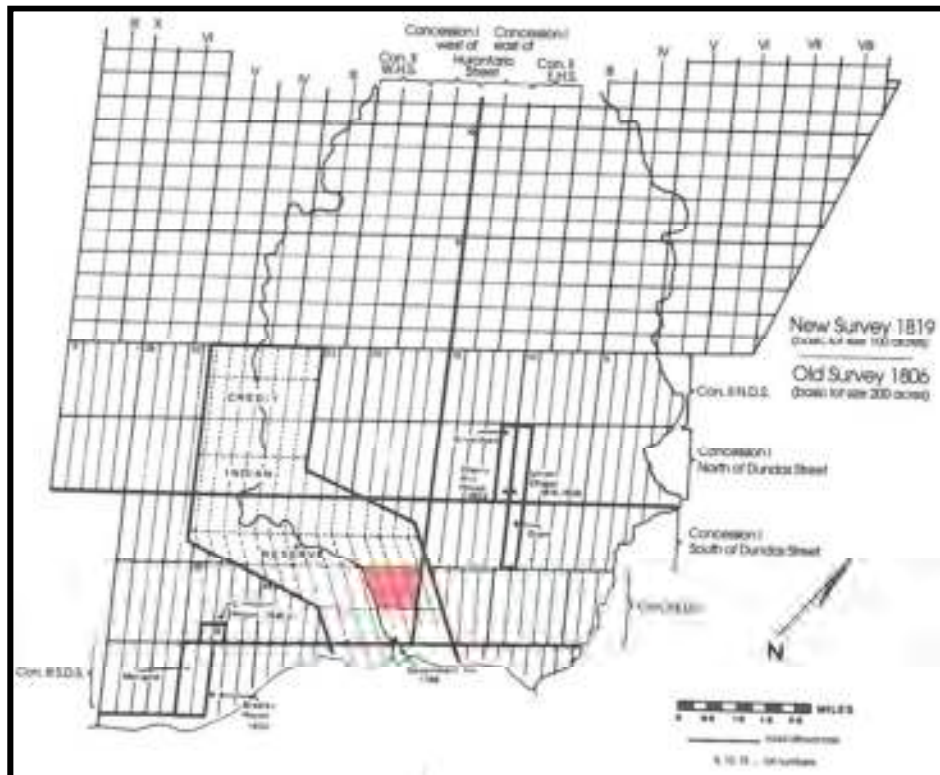
The subject property is located in the Mineola West neighbourhood otherwise known as the ‘Mineola West cultural landscape’. As such, it is listed on the City of Mississauga’s heritage register but it is not designated.

Section 2 | Property Overview

Mineola West Neighborhood:

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

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



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

Current City of Mississauga Map:



Mineola West Neighbourhood Map:



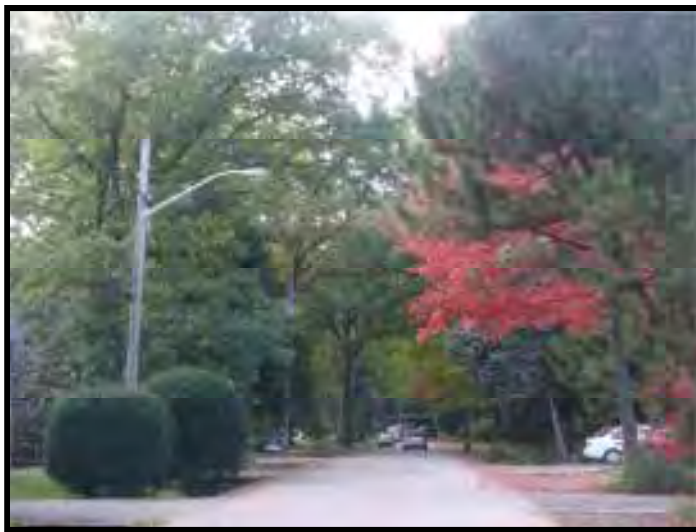
Aerial Map:



The Mineola West Cultural Landscape:

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

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

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



Narrow Roads, road side ditches and mature vegetation

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



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



Examples of broad range of housing in the Mineola West Neighbourhood

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



Houses of varying architectural styles



Houses of varying architectural styles



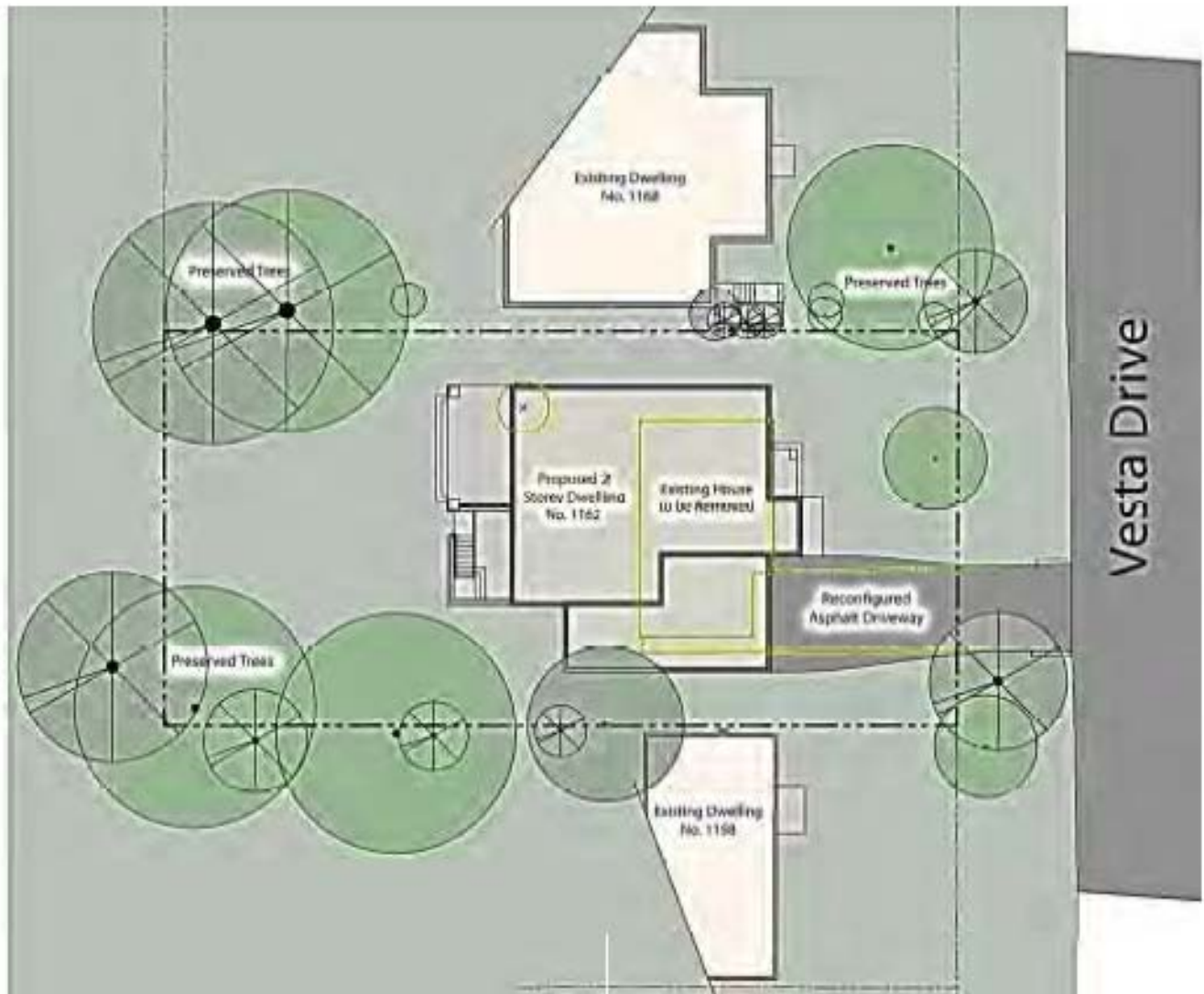
Houses of distinct size differences



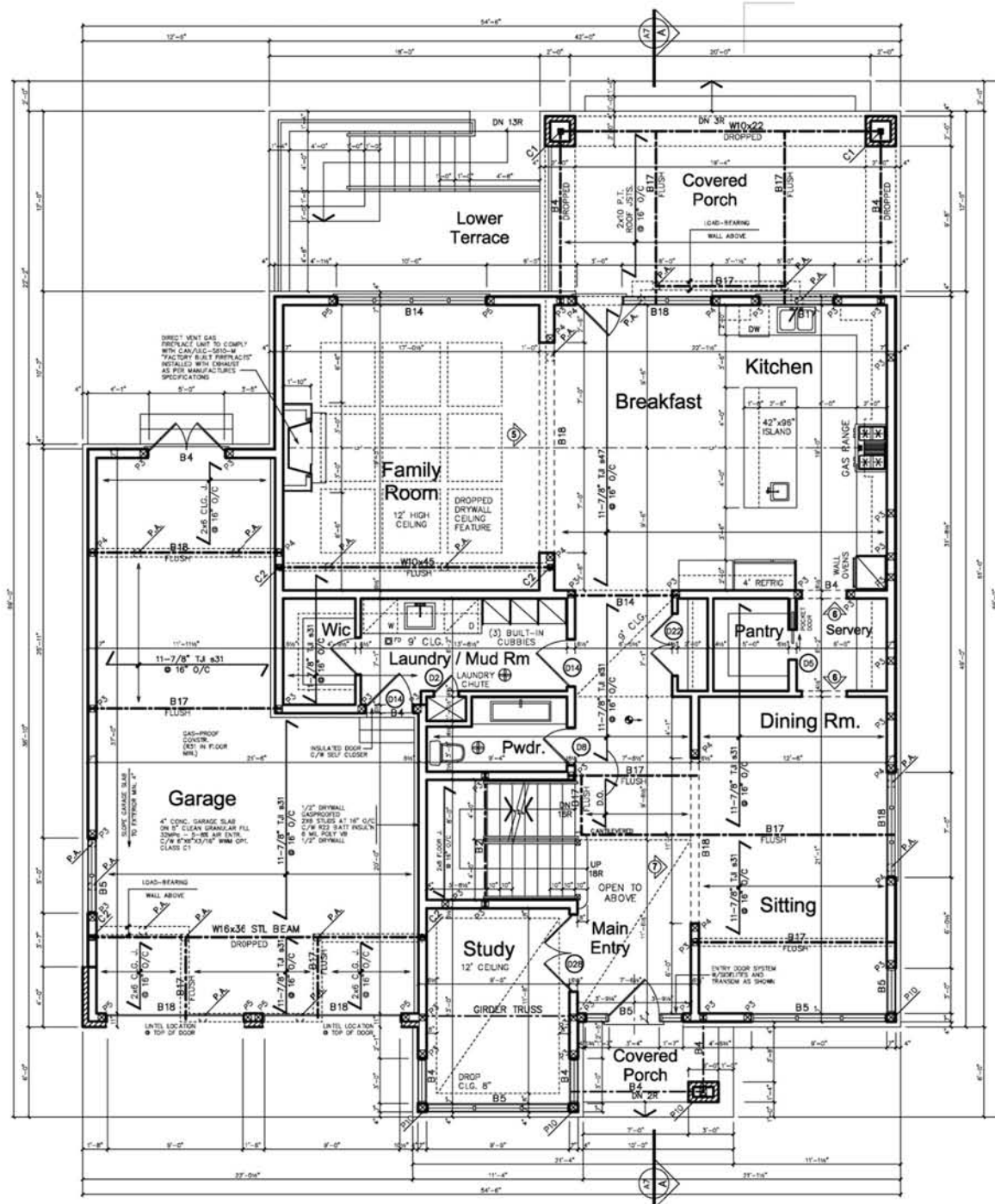
Houses both old and new

Section 3 | Development Proposal

Site Development Plan

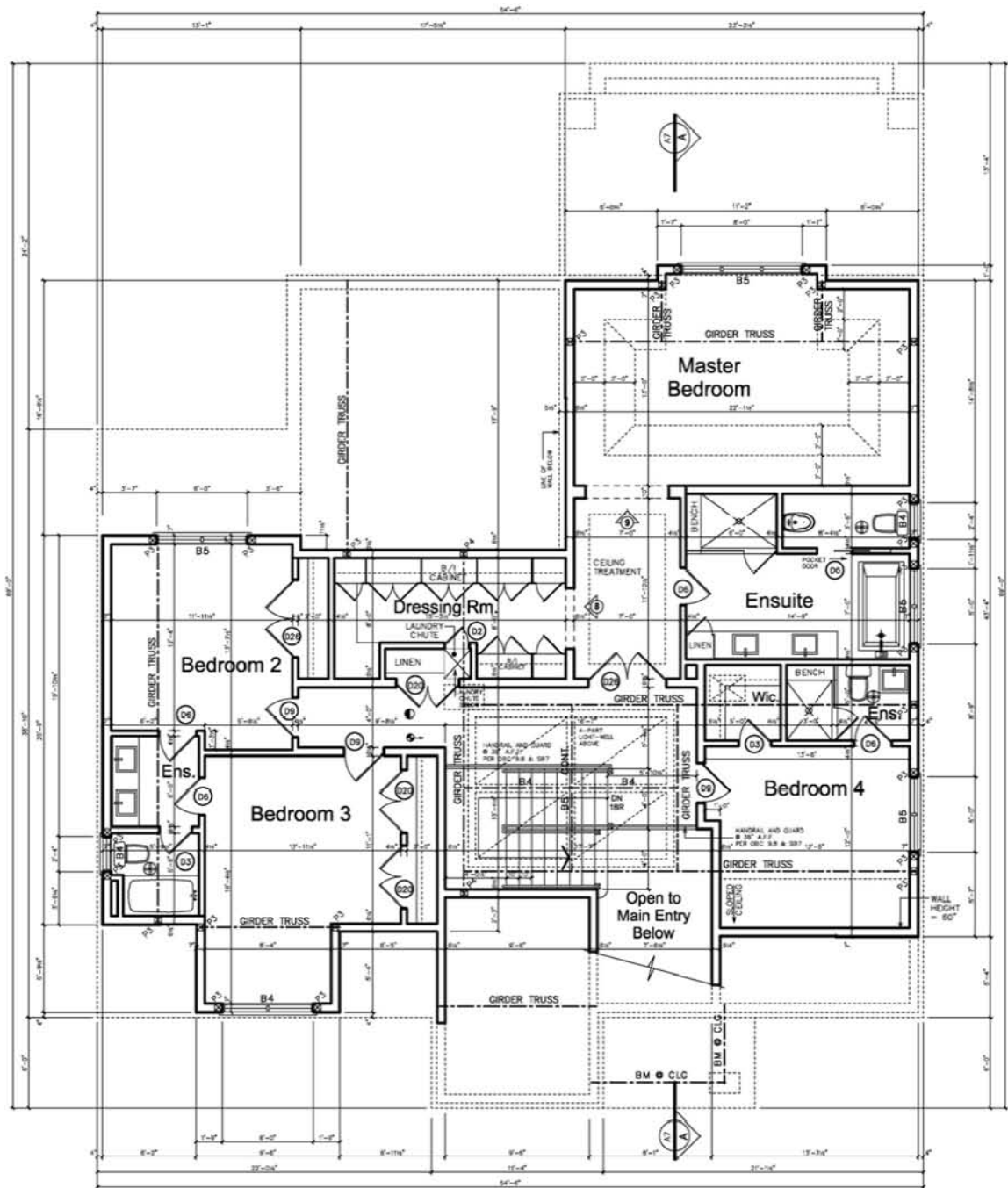


Proposed Ground Floor Plan:



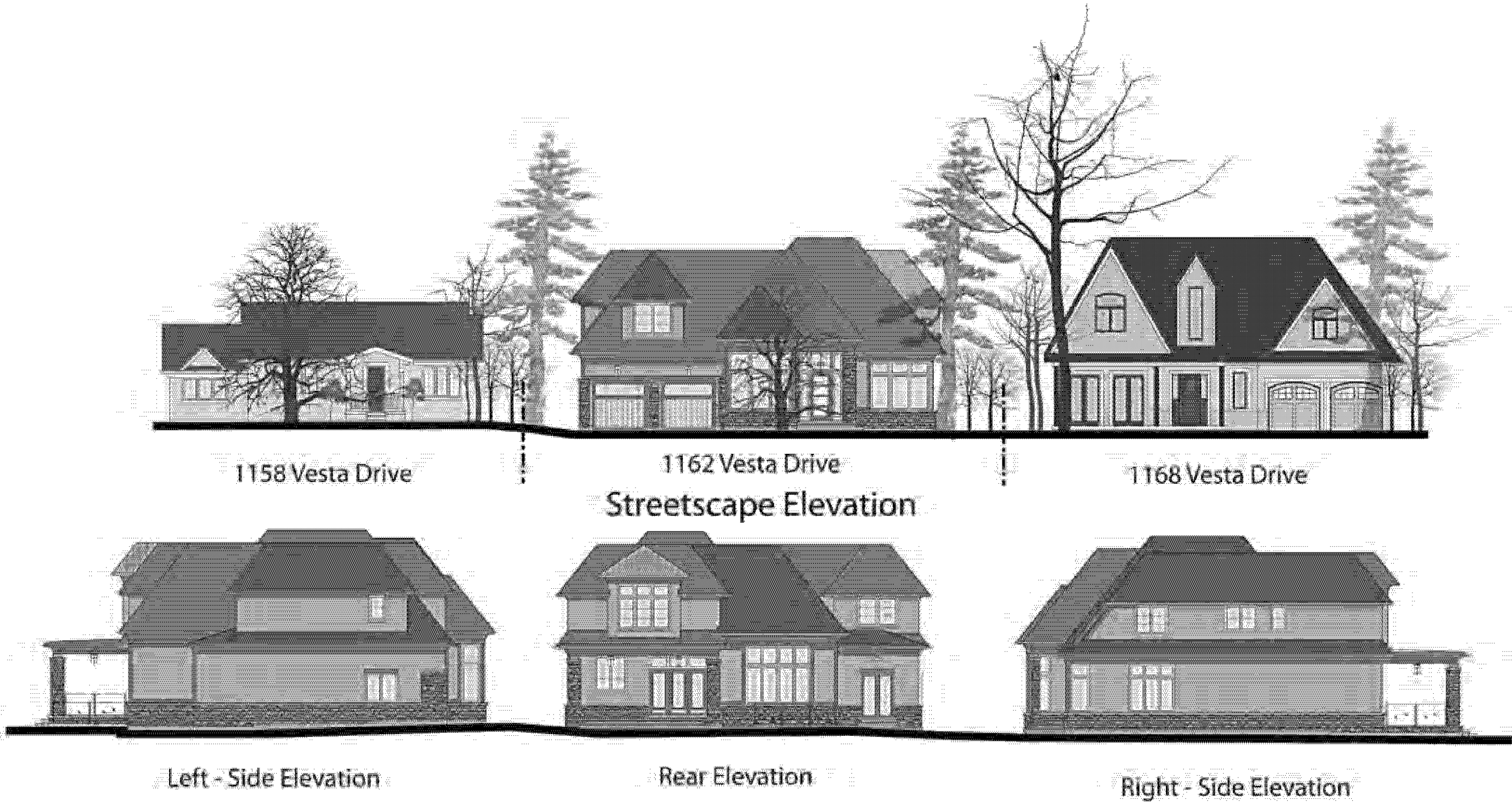
Ground Floor Plan

Proposed Second Floor Plan



Second Floor Plan

Proposed Elevations:



Section 4 | Conclusion

The proposed home at 1162 Vesta Drive has been designed with similar massing characteristics of other homes on Vesta Drive and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



Property adjacent to 1162 Vesta Drive

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage throughout the property.



View of where driveway access is being maintained

The majority of existing mature trees have been preserved through the development with the exclusion of trees in direct conflict with the proposed house footprint. The driveway has been reconfigured internally; however it maintains the same access to Vesta Drive.



Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South



Photo 4 – View from street looking West



Photo Reference Plan

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

Section 5 | Bibliography

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

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

City of Mississauga Services Online – eMaps <http://www6.mississauga.ca/eMaps/llafipz55wrpwqa55adxyff55/default.aspx>