

# Heritage Impact Statement

for 1171 Stavebank Road

in the *Mineola West Cultural Landscape*  
City of Mississauga

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Heritage Advisory Committee

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# 1 INTRODUCTION

## 1.1 Intent of Heritage Impact Statement for 1171 Stavebank Road

**Figure 1; Figure 2; Figure 3; Figure 13; cover illustration; Photo 1**

The parcel of land with the municipal address, 1171 Stavebank Road in the Mineola residential neighbourhood, was purchased by Shailesh Poddar and his spouse Aurelija Juskaite on October 1, 2012. Their intent is to demolish the three existing structures: a 1 ½ storey dwelling, a free-standing garage and an accessory building to be replaced with one larger two-storey residence with a built-in garage and a swimming pool area with a small accessory building. The redeveloped property will be occupied by the owners and family. The property is located just west of the CNR tracks on the north side of Stavebank Road.<sup>1</sup> To the rear of the property is a parcel of land in a natural wooded state traversed by Kenollie Creek. Properties on the south side of Stavebank Road back onto the Credit River.

The property is listed on the Heritage Register because it is located in the Mineola West Cultural Landscape, identified as a significant “cultural landscape” (residential category) in the *Cultural Landscape Inventory for the City of Mississauga*. Accordingly, the City of Mississauga requires that a Heritage Impact Statement be prepared for the proposed redevelopment of the site.

This Heritage Impact Statement adheres to the *Cultural Landscape Heritage Impact Statement Terms of Reference* prepared by the Community Services Department of the City of Mississauga in June 2012. Its completion and acceptance by Heritage staff is a condition of final approval of the Site Plan Application, first submitted in 2012 (SPI 12178 W1) and reviewed by City staff in November 2012 (Planning Application Status Report, November 26).

## 1.2 Background on the Mineola West Cultural Landscape

### 1.2.1 Description of the Mineola West Cultural Landscape

**Photo 2 to Photo 20**

The City of Mississauga adopted a *Cultural Landscape Inventory* in 2005. All properties located in one of the approximately 60 *cultural landscapes* are listed on the City’s Heritage Register regardless of individual architectural / historic interest. Cultural landscapes and features include historic settlements; agricultural, industrial, urban, residential, civic and natural areas; parks; scenic views; scenic roadways; bridges; and wall formations.

The Mineola West Cultural Landscape is bounded by the QEW, Hurontario Street, the Credit River and the CNR corridor. It is one of several residential areas identified as cultural landscapes, which include a similar low-density residential community known as Lorne Park Estate (along the lakeshore to the west). The following character description is taken from the Heritage section of the Property Information for all individual lots within the Mineola West Cultural Landscape ([www.mississauga.ca/portal/services/property](http://www.mississauga.ca/portal/services/property)). A more detailed description may be found in the City of Mississauga’s *Cultural Landscape Inventory* (L-RES-6).

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<sup>1</sup> It should be noted that the directions chosen to refer to the property are not precise. Neither the CN tracks nor Stavebank Road run directly east to west or north-south.



The Mineola [west residential area] has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The roads wind, rise and fall with the natural topography. There are no curbs. This softens the transition from landscaped yards to the street edge. What has evolved is a neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings. The balance of built form and natural surroundings on generally larger lots has given this neighbourhood a distinct character within Mississauga.

Appreciated for its towering trees and generous lot sizes, the Mineola area of Mississauga lays north-west of the Port Credit business district. Mineola West is notable for its forest-like setting with creeks, ravines and an abundance of mature deciduous and coniferous trees and very generous lot sizes. Suburban development began in earnest after the Second World War and continued at an accelerated pace after the 'cloverleaf' interchange at Hurontario and the QEW was constructed. In terms of the street layout and housing, Mineola West is fairly typical of the low-density suburban residential areas built in Ontario towns and cities during the 1950s and 60s, when land was plentiful and relatively inexpensive and most middle class families were able to afford at least one car to satisfy transportation needs that could not be adequately met by public transit. This resulted in the construction of modest single-family dwellings, mostly of 1 or 1½ storeys, with driveways on relatively large lots, originally serviced with septic systems. Cars were first accommodated in carports or detached garages and later in garages attached to the dwelling. The original roadways were surfaced with gravel; hence, the absence of curbs and sidewalks. Water is drained by means of a network of ditches as there are no storm sewers.

The desirability of the Lorne Park and Mineola West residential areas has led to escalating land prices over the past decade accompanied by the demand for more spacious family homes, reflected by the current trend towards larger dwellings on relatively small lots in new subdivisions. Mineola West, with its combined assets of large lots, watersheds, mature landscaping and treescapes, has been attracting buyers with the financial resources to replace generally sound and well-maintained modest houses with considerably larger two-storey single-family dwellings. This trend appears to have begun around the mid 1990s but is now happening at an accelerated pace. As a result, Mineola West is a residential area in rapid transition, with much larger homes replacing the original housing stock at an almost alarming rate. With average land values in Mineola West now in the \$800,000 to \$1 million range, the value of most redeveloped properties has increased to \$2 million and up.

### 1.2.2 House Styles

In addition to the disparity in scale between the original houses and the new replacement ones, there is an obvious stylistic difference between the vast majority of new residences and the original housing stock. House styles from 1945 to the 1960s throughout North America may be broadly grouped under the general category of *Modern*, which includes the following subtypes: *minimal traditional*, *ranch*, *split level*, *contemporary*, and *shed*.

Beginning in the 1970s, the stylistic trend in residential architecture has leaned towards massing, materials and decorative elements based on traditional forms. The many different styles may be grouped together under the general category of *Neoelectic*<sup>2</sup>. The most common

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<sup>2</sup> These stylistic categories are borrowed from *A Field Guide to American Houses*: "American Houses since 1940" but are equally applicable to Canadian house styles

subtypes include *Mansard*, *Neocolonial*, *Neo-French*, *Neo-Tudor*, and *Neoclassical Revival*. The vast majority of replacement houses in Mineola West fall into the *Neoeclectic* category and most could be loosely identified as *Neo-French* or *Neo-Tudor* or an eclectic combination of both. There are also a few notable examples inspired by the *Craftsman* style of the early 20<sup>th</sup> century and mid-20<sup>th</sup> century *Modern*.

The author of this report was pleasantly surprised to receive a set of plans for a *Modern Contemporary* replacement dwelling for the property at 1171 Stavebank Road. Clients with this preference are a rare breed today. Shailesh Poddar has worked as a developer with architect Andrew Reeves, Linebox Studio Inc. to design several dwellings in this style for other clients in the Toronto area and opted for the same contemporary minimalist style for his own family residence. Examples of Linebox's modern residential design, both completed projects and ones in progress, may be viewed on their website ([www.Linebox.ca/work](http://www.Linebox.ca/work)). While there are a number of Canadian architects specializing in residential design that falls into the *Modern* category, their projects are scattered far and wide, with few examples in close proximity. In contrast, the vast majority of new dwellings fall into the *Neoeclectic* category. **Photo 9; Photo 23**

There are only a few *Modern Contemporary* architect-designed residences in the Mineola West area, some original and some more recent. Photo 21 The most recent one, identified during a visit to the area in September 2011, was built at 66 Inglewood Drive. This house was constructed between March 2009 and September 2011 since it was not present when the author of this report completed a Heritage Impact Statement for 60 Inglewood Drive. # 66 is a refreshing alternative to the prevailing *Neoeclectic* replacements (exemplified by #60: **Photo 23**), which fits unobtrusively into its setting. Its *minimalist contemporary* features include the shallow-pitched shed roof sections, the use of contrasting materials and textures (e.g. the combination of grey stucco and warm natural stone for the wall cladding), flat roofed canopies (main entrance and garage), a large proportion of glass, with windows of varying sizes including tall narrow and thin horizontal, and the absence of any applied ornamentation. Also notable is the inconspicuous single, metal and glass overhead rolling door. Though a full two stories in height, the dwelling has a low profile compared to the one-storey residence at 60 Inglewood Drive with its steep-pitched hipped roof and gables.

### 1.2.3 Early Settlement History

#### **Figure 4; Figure 5; Figure 6**

The roots of the Mississauga area can be traced back to its settlement in the 1700s by the Mississaugas, an Ojibway band from the north shore of Lake Huron. In August 1805, representatives of the British Crown and the native Mississaugas signed Treaty 13A, which surrendered a vast tract of land to the British Crown. Referred to as the "Mississauga Purchase" or the "First Purchase", the Crown acquired over 74,000 acres of land excluding a 1 mile strip on each side of the Credit River from the waterfront to the base line (now Eglington Avenue), which became known as the Credit Indian Reserve. The First Purchase was surveyed in 1806, then named Toronto Township, and subsequently opened up to settlement. The Mississaugas signed two other treaties in 1820, which surrendered much of the Credit Indian Reserve lands set aside in 1805 and relocated in 1847 to the New Credit Reserve at Hagersville near Brantford.<sup>3</sup>

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<sup>3</sup> Heritage Mississauga website: [www.heritagemississauga.com/page/History](http://www.heritagemississauga.com/page/History)

Like many other properties in the Mineola West Cultural Landscape, 1171 Stavebank Road is located on lands which formed part of the Credit Indian Reserve (C.I.R.), specifically Range 1. The area is still historically significant due to its association with the native Mississaugas but few, if any, tangible remains of their occupancy survive, except for archaeological findings in some parts. 1171 Stavebank Road is located on land granted to James W. Cotton by the Crown in 1854, which included Lots 5 and 6 in Range 1. The average size of lots in Range 1 was 50 acres, with lots 5 and 6 being slightly smaller, at 33 acres.<sup>4</sup>

James' father, Robert Cotton, was one of the early settlers in the Port Credit area. In 1837, he and his family emigrated from County Roscommon in Ireland and purchased several parcels of land in the southern half of Toronto Township. In 1856 he purchased part of lot 2 in Range 1 of the C.I.R., where he built a homestead which survives at 1234 Old River Road and is now known as the Cotton Hawksworth House. Robert Cotton was a farmer and merchant, who served as Postmaster for Port Credit from 1856 to 1885 and also operated a general store in the village. His son James inherited the homestead shortly after his marriage to Susan Barbour in 1878<sup>5</sup> and before Robert died in 1885. The house remained in the Cotton family until it was sold by Cyril E. Cotton in 1943 and has since been designated under the Ontario Heritage Act.<sup>6</sup>

## 2 SITE DESCRIPTION, HISTORY AND HERITAGE SIGNIFICANCE

### 2.1 Present Setting

#### Figure 13; Photo 2 to Photo 19

The subject property at 1171 Stavebank Road is located in the south-west corner of the Mineola West Cultural Landscape. It is situated on the north side of Stavebank Road between the CNR tracks and Mineola Road and backs onto a natural ravine area, assumed to be owned by the Credit Valley Conservation Authority. The properties on the south side of Stavebank Road back onto the Credit River and are also located within the Credit River Corridor Cultural Landscape. For the purposes of this report, only the section of Stavebank Road between the CNR track and a public pathway leading to Inglewood Drive was surveyed. This section of Stavebank is typical of the Mineola West Cultural Landscape, as previously described. Its housing is very eclectic in terms of age, size and style, ranging from 2 to 2 ½ storey, early 20<sup>th</sup> century residences, pre- or post-war 1½ storey dwellings, 1950s/ 1960s ranch houses, and one recent 2-storey residence. In this part of Mineola West, the trend towards total replacement is a recent development. However, a number of 20<sup>th</sup> century dwellings have been enlarged and modified stylistically to reflect the current and predominant *Neoeclectic* trend.

### 2.2 Site Description

#### Figure 10; Photo 24 to Photo 40

1171 Stavebank Road comprises Lot 3 of Registered Plan C 10 (save and except Pt 1 PL 43R-33155, City of Mississauga: 2010 severance of a triangular sliver of land along the east property line). The approximate lot dimensions of the skewed rectangular lot are as follows: front and rear width of 30.5 m. with a depth of 62.3 m. A condition of approval of the Site Plan

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<sup>4</sup> The 1846 survey map of the Credit Indian Range provides the exact dimensions of each lot.

<sup>5</sup> May 29, 1878 according to Ancestry.ca.

<sup>6</sup> Property Information for 1234 Old River Road: [www.mississauga.ca/portal/services/property](http://www.mississauga.ca/portal/services/property).

Application was the requirement that a 1.43 m. strip of land extending the full width of the lot along the front property line be dedicated to the City for the future construction of a bicycle path.

The site is characteristic of Mineola West properties, prior to redevelopment. Landscaping was informal and usually undertaken by the owners over time without the assistance of a landscape designer. In this case, it consists of cedar shrubs and hedges and a variety of deciduous and coniferous trees as shown on the topographical survey and described in the Arborist's report (see Table 1: Tree Inventory Review Chart). Noteworthy are five mature trees, to be removed for construction purposes: two White Birches, a Hemlock, a Colorado Spruce and an Apple tree.

In addition to the dwelling, described below, there are two other buildings on the site: a frame structure with a hipped roof erected to serve as a double garage and an accessory building in the north-east corner of the property, which looks like it was originally a storage shed. Both have the same painted shiplap wood siding and white trim. The accessory building has been updated with a new doorway and windows for occupancy use and appeared to be in reasonably good condition. It will be retained on an interim basis during construction for office and storage purposes. The garage is in poor condition and will be demolished along with the principal dwelling prior to the construction of the new dwelling. These structures could have been built at the same time as the rear stairwell addition as they are all clad in the same shiplap siding (see Section 2.4). The overhead metal garage doors would then be replacements for original wood doors.

## 2.3 Chain of Ownership and Historical Associations

### **Figure 6; Figure 7; Figure 8; Figure 9; Appendix A: Chain of Ownership and Historical Associations**

Ownership of the subject property can be traced back to the crown patents of lots 5 and 6 in the Credit Indian Reserve to James W. Cotton, part of a larger parcel including lots 1 to 8. Land comprising lots 5, 6 and O.L. (other lands) was left in his will to his wife Susan Amelia [Barbour] Cotton in 1885, curiously the same year his father Robert passed away. Part of this parcel was sold for \$1 to their son Cyril Ernest Cotton in 1905 (under the terms of his father's will). It was the same parcel described in an 1896 estate transaction as Part and O.L. comprising 215 acres lying east of Stavebank Road. In 1910, Cyril had the plan of subdivision (C 10) drawn up and registered for Parts 5 and 6 of C.I.R. Range 1. It appears that in 1915, he entered into a development agreement with Valent E. Todd in 1915 (replaced by Leigh C. Todd soon after).<sup>7</sup> The subject property (identified as Lot 3: 100' x 204') was then sold in January 1916 to Callie E. Price, who in turn sold it for \$1000 to William H. Speck in 1938. According to the caption of a 1941 family photo posted on Ancestry.ca, the house was built in 1938-9, that is, shortly after the lot was purchased. In 1940, Speck took out a mortgage for \$2500, which may have been used to spread the cost of the newly constructed dwelling over a period of time and was discharged in 1946. William Speck passed away in 1952 but it was not until 1966 that his daughter Myrtle (1903–1993) was registered as the sole owner.

In 1993 the estate of Myrtle Speck sold the property to Gregory and Madalores Belanger, who in turn sold it to Christopher Holligan in 2010. Shailesh Poddar and Aurelija Juskatie, purchased

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<sup>7</sup> See Section 1.2: Early Settlement History for background on the Cotton family.

the property from Holligan in October 2012. According to the current owners, the property served as a family home for the previous owner, who initially intended to redevelop the site but due to personal circumstances opted to sell.

The subject property has associations with a well-known family in the Clarkson area by the name of Speck. The Town of Mississauga's first Mayor, Robert William Speck (1915-1972), son of Charles George Speck (1885-1938), was raised in Clarkson on his father's 100-acre farm. The property comprised part Lots 31 and 32, Con 2 SDS (south of the baseline: Dundas Street), located on the west side of Fifth Line (Southdown Road) and south of Middle Road (Queen Elizabeth Way). (The 50 acres of Lot 31 had been willed to his grandmother, Hannah Speck from her father Charles Cordingley in 1883. His grandfather, George Robert Speck, purchased another 50 acres in Lot 32 from John Johnson in 1884.) Charles inherited the 100 acre farm in 1914. Robert became the sole manager of the family farm after his father passed away in 1938 and one year later married Enid Pattison. They lived in the farmhouse built by his father (demolished in 2000), where they raised three children. During the 1940s Robert became actively involved in local politics, aspiring to the position of 41<sup>st</sup> Reeve of Toronto Township. He promoted the idea of amalgamating its villages to obtain Town status, which was granted in 1968 (excluding Streetsville and Port Credit, which were annexed in 1974). Robert was acclaimed first Mayor of the Town of Mississauga on November 28<sup>th</sup> but by then his health was already on the decline. He lived to see the new Town Hall completed in 1970 (corner of Hurontario and a street now known as Robert Speck Parkway) but passed away only two years later at the age of 57.

#### **Figure 7; Figure 8; Figure 9**

The owner for whom the first dwelling was built on the subject property, William Henry Speck (1876–1952), was a brother of Charles George Speck; hence, Robert would have been his nephew. William, the eldest son of George Robert Speck, appears to have acquired a farm property in Lot 1, Concession 2 SDS (south of Dundas Street) of Trafalgar Township, just west of the border of Toronto Township and south of the hamlet of Sheridan rather than remaining as a junior on his father's farm. According to Ancestry.ca records, he is listed in the 1911 Census as a farmer in Halton and his property is described by a living relative as being located on the road now known as Royal Windsor Drive at Sheridan, a hamlet and Post Office located at the current interchange of the Q.E.W. and Winston Churchill Boulevard. This property or a larger parcel was owned in 1877 by a member of the Greeniaus family, and was located close to the original Crown grant in 1808 to Sebastian Greeniaus (1761-1847), comprising Lot 34 Concession 2 SDS in Toronto Township. His son David, who inherited this property, sold 100 acres to Sheridan Nurseries 1913.<sup>8</sup> William Speck likely acquired his Trafalgar property (with farmhouse) around the time he married Maud H. South in 1902, when he would have been 26. They must have been settled there by the following year, when their eldest daughter was born (in Halton according to Ancestry.ca records). They had a total of six children between 1903 and 1917 (identified in **APPENDIX A**). It is not known if William Speck eventually sold his farm property or it was passed down to one of his children.

By the time the Speck family moved onto the Stavebank property, when the house was completed in 1939, their youngest child was 12 and their eldest, Myrtle 36. With four bedrooms, the house would still have been able to accommodate at the outset, at least the

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<sup>8</sup> Kathleen A. Hicks, *Clarkson: Past to Present, Part 1*, "The Greeniaus Family – 1808", pp 5-7.



younger of the six children and possibly also the eldest. Myrtle became a school teacher and never married, so she may have lived continuously with her parents. Maud passed away in 1964, 12 years after William. In 1966 ownership of the property was granted to Myrtle through her father's estate.<sup>9</sup>

William Speck also appears to have owned land nearby in lot 35 Concession 3 of Toronto Township, on the border of Trafalgar Township. The 1877 map of Toronto Township shows that the south half was owned by David Hammond at that time, part of a 230 acre parcel comprising Lot 35, Concession 3 and 4 SDS, a Crown grant in 1798 to UEL Henry Gable (1765-1834), whose daughter Lucinda married David Hammond. Upon the death of her father, she inherited the property with the original 1817 frame dwelling. David Hammond lost his wife in 1883 and he died only two years later. The Old Hammond Place, as it became known, was owned and occupied by their descendants until sold at some point. According to Hicks' account, "this house [presumably with the remaining property] was purchased by Sheridan Nurseries from William Speck around 1930", when it was moved to another location of the nursery property, where it initially served as a storage facility.<sup>10</sup>

## 2.4 Architectural Description

**Figure 10; Figure 11;** exterior photos referred to in Section 2.2;  
interior photos: **Photo 41** to end.

The existing 1½ storey dwelling features a side-gabled roof and a front-gabled entrance sun porch, which was part of the original house (as shown in 1941 family photos). Wall construction is wood frame with a rug brick veneer cladding, as evidenced by the brick pattern (all laid length-wise with no tie bricks). The roof gables of the main house and the porch are clad in stucco with Tudor-style wood half-timbering and moulded wood soffits with a very shallow projection. The roof was originally asphalt-shingled, since replaced probably several times due to wear. The concrete stoop is not original but the steps up to the entrance porch were concrete construction. The front doorway has a simple wood frame and a 12-paned glazed wood door with a single recessed panel, which may be original.

The windows, with segmental arches, multi-paned upper sashes, and single-paned lower sashes, are typical of houses built from the 1920s to the 1940s as are the small square casement windows in the living room and the high horizontal window in the dining room (set into a shallow projecting bay with a stucco finish). Window sills are concrete with a rock-faced finish and the above-grade foundation walls consist of rock-faced concrete block, consistent with a pre-WWII date of construction. At the rear is a stairwell extension with shiplap siding and a paneled glazed doorway on the east facade, which was likely a later addition. The doorway design, with its three narrow recessed panels and high single pane window suggests a 1940s date, consistent with an educated guess that the stairwell addition was built soon after WWII to provide interior access to the basement. The shed dormer appears to be original or an early addition, judging by the interior window trim. Photo 67 This window was likely replaced in the 1960s by a horizontal slider.

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<sup>9</sup> Hicks, Kathleen A., *Clarkson and Its Many Corners, Part 3*, "Robert and Enid Speck – 1915, pp 141-144; Ancestry.ca

<sup>10</sup> Hicks, op. cit., Part 1, "Gable/Hammond Families – 1807, pp 1-4. Matthew Wilkinson (Heritage Mississauga historian) could provide no additional information on the occupation or contribution to the community of William Speck.

The dwelling has a centre-hall plan with living and dining rooms on the east side of the ground floor, a kitchen at the rear and two bedrooms and a bathroom on the west side. Upstairs are two bedrooms and a full bathroom. The finished basement includes a recreation room with a modern fireplace, bedroom, a furnace and laundry room, a storage room and a small bathroom. Original interior finishes include lath and plaster construction for the walls, hardwood flooring, wood baseboards and window and door trim with simplified profiles (possibly gumwood for elements with a natural finish). The single recessed panel interior doors are found in houses dating from the 1920s to post WWII. While the fireplace hearth is original, the stone facing and Art Deco mantelpiece (fabricated of MDF board according to the architect) are a much more recent replacement for the original fireplace surround. Regarding the furnace, oil-fired boilers were introduced in North America in the 1920s but it is not certain if this one is original or replaced a coal-fired boiler. The latter may well be the case, given that the stairwell is located in an attached structure surmised to be a later addition, where a coal chute could have been located.

Stylistically, the dwelling is difficult to categorize but is characteristic of modest custom-built vernacular housing just prior to WWII and the post-war Modern period, with revivalist features such as the Tudor stucco and half-timbered roof gables, segmental brick window lintels, and multi-paned upper window sashes. Immediately following WWII, the demand for low-costing housing was so great, entire subdivisions sprang up in Toronto's outer region with modest 1 ½ storey dwellings employing prefabrication techniques, which became known collectively Victory Housing.

## **2.5 Evaluation based on the Heritage Designation Criteria, Regulation 9/06 of the Ontario Heritage Act**

The following evaluation of the property is based on the *Criteria for Determining Cultural Heritage Value or Interest, O. Reg. 9/06*, of the Ontario Heritage Act. A property may be designated under Section 29 if it meets one or more of 9 criteria (3 in each category).

### **1. DESIGN OR PHYSICAL VALUE**

The dwelling on the subject property is well built with its original exterior features and interior woodwork largely preserved intact and exhibits a medium degree of craftsmanship. The house is typical of vernacular residential architecture of its period but its design is unique, in the sense that it was not part of a tract development. It does not rank high enough in any of the three criteria under Item 1 to merit OHA designation: it is not a rare, unique, or early example of a style, type, expression, material or construction method; and it does not display a high degree of craftsmanship or artistic merit or demonstrate a high degree of technical or scientific achievement.

### **2. HISTORICAL OR ASSOCIATIVE VALUE**

The property has distant historical associations with Cotton family, early settlers to the area and prominent members of the Port Credit community. However, it is not a unique connection. Given the extent of the land holdings of James Cotton, numerous Mineola West properties have the same historical connection. William H. Speck, the original owner of the house was a member of a family, whose history was included in Kathleen Hicks' book on Clarkson: Part 3, "Robert and Enid Speck - 1915". William H. Speck is not mentioned in her account of this family and it is only known that he was a

farmer on land south of Sheridan in Trafalgar Township and that he may also have owned additional farmland in Toronto Township (see Section 2.3). 1171 Stavebank Road in Port Credit was the site chosen by William as a family home and retirement residence, where he lived until his death in 1952. The property remained in the Speck family until Myrtle Speck passed away in 1993.

The property has indirect connections with Robert Speck, the son of Charles G. Speck (brother of William), who had a notable career as a local politician aspiring to become the first Mayor of the Town of Mississauga. No evidence was found to support a strong ranking in any of the three criteria under Item 2. It is not known to have any significance relating to theme, event, belief, person, activity, organization or institution in the community; neither is it known to possess any characteristics that contribute to an enhanced understanding of the community or culture or represent the work of a well-known architect, artist, designer or theorist in the community.

### 3. CONTEXTUAL VALUE

The subject property does have some contextual value with respect to criteria 3ii, in that it is to some extent physically, functionally, visually and historically linked to its surroundings as are all the Mineola West properties, with well-preserved original dwellings on large well-treed lots. The house is complimentary to nearby original dwellings in terms of its scale, massing, materials and setbacks. The small scale of the dwelling and outbuildings compared to the overall size of the lot and the number and variety of mature trees all contribute to the defining character of the Mineola West Cultural Landscape, as identified prior to the accelerated pace of the trend towards much larger-scale replacement residences. The existing dwelling is not a landmark (3iii) but the property at large is one of many throughout Mineola West which collectively define, maintain and support the character of the area.

In sum, as per the nine criteria set out in Regulation 9/06 of the Ontario Heritage Act, the subject property is not considered to be worthy of O.H.A. designation. This conclusion supports its listing on the Heritage Register only as part of the Mineola West Cultural Landscape but not for its individual architectural or historical significance or individual contextual value.

## 2.6 Evaluation for Conservation according to the Provincial Policy Statement Definition

Part 2.6 of the Provincial Policy Statement (Cultural Heritage and Archeology) states that “Significant built heritage resources and significant cultural heritage landscapes shall be preserved.” As there is no definition of *significant*, it must be assumed in the case of built heritage resources, to mean properties designated or eligible for designation under the Ontario Heritage Act. That should not imply that dwellings such as 1171 Stavebank Road are not worthy of preservation. As part of the Mineola West Cultural Landscape, the subject property clearly has some contextual value for the reasons given above. Moreover, though no compelling evidence was found to merit the designation of this property under the Ontario Heritage, the main dwelling appears to have been well-constructed with attractive interior features such as the hardwood flooring and natural varnished wood trim and baseboards in certain rooms. In spite of suffering in recent history from a lack of maintenance, notably the roof where leaks have caused interior damage to ceilings and walls, the house is not

considered to be beyond repair. Unfortunately, property values in this area are no longer favourable to the rehabilitation of dwellings of this size. Hence, in the context of current development trends in the Mineola West Cultural Landscape, it is not reasonable to oppose the demolition and replacement of the existing dwelling.

## 2.7 Mitigation Measures

Although there are no grounds for preserving the existing dwelling, based on the above evaluation for O.H.A. designation, its demolition should still be executed in an environmentally sustainable manner. As discussed with the project architect, all salvageable materials will be made available for reuse, such as the hardwood flooring, wood mantelpiece, wood trim, etc. Based on its condition and location in the north-east corner of the property, the accessory building could be maintained on a longer term basis, where it might serve a useful function as studio or play space.

## 3 PROPOSED DEVELOPMENT

### 3.1 Zoning Requirements

The proposed new dwelling at 1170 Stavebank Road is a two-storey residence to be built on a lot presently occupied by a smaller 1 ½ storey dwelling, a free-standing garage and an auxiliary one storey building (see Site Plan in **APPENDIX B**). Based on data provided by the architect for the Site Plan Application, the chart below indicates that the proposed new dwelling meets all of the applicable R1-2 regulations of the current Zoning By-law 0225-2007. Dimensions are rounded up or down to .5 m.

Maximum gross floor area: 5,600 sq. m.	Proposed GFA: 5,370 sq. m.
Front yard setback: 9 m.	Proposed: 15 m.
Rear yard setback: 7.5 m.	Proposed: 26 m.
Side yard setback: 2.5 m.	Proposed east yard: 3 m. Proposed west yard: 5 m.

### 3.2 Proposed New Dwelling

NOTE: Site Plan, Elevations and a Streetscape Elevation are provided in **APPENDIX B**.

The proposed new dwelling has a complex footprint with a second floor plan that is slightly smaller than the ground floor plan due to setbacks for three roof decks. Taking into account projections and recessions of the front façade, the frontyard setback is virtually the same as the east wing of the house to the west. The house to the east has a deeper setback, similar to that of the existing dwelling at 1171 Stavebank Road. **Figure 10**

Its design exhibits the characteristic features of the *Modern Contemporary* style. The roof is flat with parapet walls increasing the visual height of the end sections. Three contrasting wall cladding materials are employed. The principal material is an elongated grey brick veneer, with accent areas of red stained cedar (also used for the double front entrance doors and a rear workshop door). To complement the contemporary design, the double garage will be accessed

by a single overhead door with a wood-stained cedar or painted metal frame and full width horizontal bands of frosted glass. There is a large ratio of window to solid wall on the front and rear facades. Windows on all four facades are rectangular in shape with single panes or plain narrow mullions (for visual variety) and painted aluminum frames. Proportions are varied: small square, horizontal band and tall narrow; and some have a wrap-around configuration with supporting piers at the corners. Except for the two cedar doors, all of the other doors are entirely glass with thin metal frames. All three roof decks are enclosed with glass railings. In keeping with the modern design, chimneys for the fireplaces are replaced with direct vents painted to match the exterior cladding material.

### **3.3 Proposed Landscape Design**

#### **Figure 12; Site Plan in APPENDIX B**

The landscape design is shown on the Landscaping Plan prepared by SJN + Associates Landscape Architects for Linebox Studio Inc. The new driveway will comprise precast concrete paving units (travertine limestone) manufactured by Stone-Link and claimed to be environmentally sustainable. The walkway to the front entrance will be white poured concrete. Cedar hedges bordering sections of the property lines will be retained except along the rear fence and the rear portion of the west side, to be replaced with cedar fencing and new plantings. All existing chain link fencing will be removed. A variety of new deciduous and coniferous shrubs will be planted in new beds to include perennial flowering plants. As shown on the Landscaping Plan four beds are proposed for the front yard. The two abutting beds that run along the west and south sides of the walkway have a pleasing curvilinear shape.

Information on the location, species and condition of the trees on the site was taken from the tree inventory undertaken by an Arborist from Beacon Environmental, as a requirement for Site Plan Approval. The existing vegetation in the front and side yards includes four mature healthy trees to be removed for construction purposes: two multi-trunked White Birches with a DBH (diameter at breast height) of 47 and 62.5 cm; Hemlock: av. 26 cm; and a Colorado Spruce: 36.5 cm. One of two Golden Rain trees (DBH: 20.5; fair condition) on the west side of the house will also be removed for construction of the new dwelling. A second one in the frontyard (DBH: 25.6 cm) was recommended for removal by the Arborist due to poor health but is to be retained in the foreseeable future. A mature Apple tree (DBH: 25.5 cm; good-fair condition), which is located too close to the proposed entrance feature adjacent to the dedicated land strip, will also be removed. Proposed replacement trees consist of an ornamental tree beside the patio at the north-west corner of the dwelling and a Silver Maple further back beside the swimming pool area.

## **4 DESIGN EVALUATION OF PROPOSED DEVELOPMENT**

### **4.1 Mineola District Planning Policies**

The Mineola West Cultural Landscape represents approximately the western half of a larger planning area identified as the Mineola District, which extends eastward from Hurontario Street to Cawthra Road. Planning policies are provided in section 4.24 of Mississauga Plan (Mineola). The Mineola District Policies first came into effect in 1997 and have since been amended only by the addition of two new policies (Mississauga Plan Amendment 25, 2007).



The Planning Context (4.24.1) provides the following description of the district:

“Most of the lands within the Mineola District are developed for detached dwellings, predominantly one storey (more recent construction is 1½ and 2 storeys) on large lots with generous setbacks. Mineola is a stable residential community with limited potential for *development*” ...“The streets, which have natural shoulders without sidewalks in many places, developed in a variable pattern ranging from a grid to crescents and cul-de-sac and are discontinuous in some places due to the *watercourse* valleys.”

The Development Concept (4.24.2) describes the Mineola District as follows:

“The Mineola District is generally a stable, established Residential District, which has, in many parts, evolved into a unique area which is characterized by low density housing on large, spacious and often heavily treed lots. The focus of these policies is on preserving the low density, low intensity *character* of existing neighbourhoods, and identifying areas for appropriate *development*. *Infill development* on detached dwelling lots will be required to recognize and *enhance* the scale and *character* of existing residential areas by having regard to the natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview”.

Since these policies were first written, the Mineola West area (now recognized as a cultural landscape) has proven to have significantly greater redevelopment potential than originally envisaged due to the skyrocketing value of real estate and the recent trend towards the replacement of existing dwellings with larger scale residences. If this trend continues as anticipated, the original and valued low ratio of house footprint to lot size and hence, the low intensity character of the neighbourhood will certainly be undermined. Only restrictions imposed by changes to the Zoning By-law could reduce the maximum size of the dwellings currently allowed, which seems unlikely to occur given the increased property tax base resulting from the construction of these larger residences.

## 4.2 Design Guidelines and Site Plan Requirements

The Mineola District is designated as a Site Plan Control area. As such, City Council has endorsed specific design guidelines for dwellings which are applied in the review and approval of Site Plan applications. Site Plan approval must be obtained before a Building Permit can be issued. In April 2007, the Development and Design Division released a document entitled *Design Guidelines and Site Plan Requirements [for] New Dwellings, Replacement Housing and Additions*. The guidelines are very general as they are intended to have a City-wide application and will not be dealt with in this report but it is still the responsibility of the project architect to ensure that these guidelines are met. Many of these guidelines, however, are compatible with the specific policies developed for the Mineola District.

## 4.3 Urban Design Policies for Infill Housing in the Mineola District

In the absence of any design guidelines for the Mineola West Cultural Landscape, the Mineola District Policies of Mississauga Plan itemized below will be used to evaluate the design for the proposed new residence at 1171 Stavebank Road. Each policy is accompanied by comments which apply to the subject property. It should be noted that these policies do not dictate any particular style for new infill dwellings.

- a. Preserve and enhance the generous front, rear and side yard setbacks.  
Few of the recent residences built in the Mineola West Cultural Landscape meet this criterion

due to their considerably larger footprints. Most have been built to or close to the minimum setback requirements permitted by the applicable zoning regulations. The proposed new dwelling on the subject property has larger setbacks than the minimums permitted by the Zoning By-law as indicated in Section 3.1.

- b. Ensure that existing grades and drainage patterns are observed.  
As the lot is relatively flat, it is not anticipated that the proposed new dwelling would have any significant negative impact on existing grades or drainage patterns.
- c. Encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site.  
The new, substantially larger new dwellings in Mineola West, ranging in size from 4,000 to 6,000 square feet (gross floor area) do not fit the scale and character of the original housing. The proposed new residence on the subject property is entirely compatible with the new development in Mineola West. The vast majority of houses are designed in a *Neoelectic* style and the visual impact of their larger scale is diminished to the extent possible with neutral colour schemes, landscaping enhancements, and tree conservation / replacement measures. Given that, to date, there has not been any extensive redevelopment on Stavebank Road in the immediate vicinity of # 1171, the proposed new residence will fit more comfortably with the neighbouring original or enlarged dwellings due to its lower profile, as compared to the relatively recent large replacement dwelling at #1187. Photo 9 The flat roof will greatly diminish its visual impact from the street in contrast to the relatively steep-pitched gable or hipped roofs of the vast majority of the new replacement dwellings in Mineola West. See Streetscape Elevation in **APPENDIX B**. NOTE: Character is addressed in **item j**.
- d. Garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property.  
There are a variety of ways in which new houses have incorporated attached garages in Mineola West: hidden at the rear of the house (rare), garage doors facing the street in compliance with the above policy and zoning regulations, or placed perpendicular to the front façade: within the footprint of the main residence or a separate but attached structure. In the case of the proposed new residence on the subject property, the two-car garage is recessed from the main façade but projects beyond the second storey façade to provide a deck, to be enhanced with planters. The single garage door, fabricated of metal and glass, is not a visually prominent feature of the front façade, and is therefore acceptable.
- e. Ensure that new development has minimal impact on adjacent neighbours with respect to overshadowing and overlook.  
The proposed new residence will stand entirely forward of the existing house to the east so there will be minimal issues with respect to overshadowing and overlook. On the west side, the impact has been minimized by the more generous sideyard setback, the high wall to window ratio, and the absence of any roof structure which would cause a greater shadow effect on the adjacent dwelling at certain times of year and day. Moreover, the architects have taken additional mitigation measures by limiting the proximity of the second floor section facing the garage of the neighbour to the west and adding privacy screens to the sides of roof decks facing both neighbours, in response shadowing/ privacy issues raised by the site plan approval review.
- f. Encourage buildings to be one to two storeys in height: design should de-emphasize the height of the house and be designed as a composition of smaller architectural elements (i.e. projecting dormers and bay windows).  
Most of the new two-storey replacement dwellings, built in a *Neoelectic* style, all have tall roof structures with hip and gable shapes – consequently, they tend to be built to the maximum heights permitted by the Zoning By-law (7.5 m.) The proposed new dwelling on the subject

property, with its flat roof, will have a lesser height of 7.3 m. (tallest section, excluding parapets) The parapets will add some height to the roof but it will still remain under 7.5 m. The overall mass comprises a rectangular box with projecting one and two storey wings and canopies. Despite its minimalist design, the overall look is not stark or austere. Visual interest is created by its complex shape, variety of window shapes and sizes and the use of contrasting cladding materials.

g. Reduce the hard surface areas in the front yard.

As shown on the Site Plan (**APPENDIX B**), the driveway is only one car width at the roadway entrance then widens to two, where it intersects with the perpendicular walkway to the front entrance. The proposed white rectilinear concrete walkway is intended to offer a clean simple look complimentary to the modern design of the dwelling. Zoning requirements for driveway construction specify a permeable (i.e. water-pervious) material. Driveways throughout the neighbourhood are constructed of a variety of materials, including asphalt, gravel, brick/ interlocking brick, and patterned concrete. The proposed driveway material (precast concrete pavers) is acceptable from an environmental and visual standpoint and certainly preferable to black asphalt, which is a less permeable material than any type of paving unit. Lighter coloured materials also reflect light, which reduces heat absorption. In this case, the asphalt surface of the existing driveway is well worn and in need of replacement. The amount of hard surfacing and proposed materials are considered to be a substantial improvement over the existing well-worn asphalt driveway and concrete sidewalk. The reduced width of the driveway at the roadway juncture is also a positive feature, which reduces the hard surface area (as compared to the more prevalent full-width driveways in the neighbourhood).

h. Existing trees, large groupings or areas of vegetation and landscapes features should be preserved and enhanced along with the maintenance of topographic features and drainage systems.

For the purposes of this HIS only the most visible trees in the front or side yards will be addressed. Of the five previously identified mature trees to be removed for construction, the White Birch on the west side of the frontyard was ranked by the Arborist as a high priority for preservation. The removal of the two White Birch, Hemlock, Colorado Spruce, and Apple trees is unfortunate as they all contribute significantly to the character of the site, with its abundance of visually dominant trees and relatively small built structures. The removal of these trees will only be mitigated by the planting of one Silver Maple and an ornamental tree (initially proposed to be a Silver Maple) as shown on the annotated Tree Plan. **Figure 12** As advised by the Arborist, a Silver Maple should not be planted close to a building, due to its need for moist soil and rapid growth with the potential to reach a height of 60 to 80 ft with a diameter of 2 to 4 ft. This policy is not adequately addressed with respect to tree preservation. See recommendations in Section 5.2.2.

There are no significant topographic features which would be adversely affected by the development of this site. The landscaping will be enhanced by shrub and groundcover plantings, as indicated on the landscaping plan prepared by SJN + Associates Landscape Architects Inc. See Site Plan in **APPENDIX B** and **Figure 12**.

i. Large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only.

Given that both the existing free-standing garage and a one-storey building near the rear property line are to be demolished, there will be a reduction in the number of auxiliary structures as a result of the proposed redevelopment of the site. The garage is certainly not a visual asset to the site. There will only be one small accessory structure (10 m<sup>2</sup>) on the west side of the swimming pool area, which will not be visible from the street.

- j. House designs which fit with the scale and character of the local area, and take advantage of a particular site are encouraged. The use of standard, repeat designs is strongly discouraged.

With its departure from the *Neoelectic* style of replacement houses becoming more prevalent in Mineola West, the *Modern Contemporary* style of the proposed new dwelling on the subject property is bold and distinctive in design but is still well adapted to its site and will not stand out from its neighbours in a negative manner. It is anticipated that some neighbouring residents may not appreciate the merits of the contemporary residential design but this should not undermine the laudable intent of the property owners and their architect to strike out in a different direction. To reiterate my comments on the proposed new dwelling at 350 Indian Valley Trail: “ [It] is certainly compatible with the design of the majority of new residences built in this area within the past two decades. However, given that it is to be built on a site which is still a natural woodlot, an environmentally sensitive modern design would have been an excellent fit for this site. Unfortunately, as is most often the case in recent history, this is not an option that most clients with ample financial resources to pursue with their architects are even willing to explore. There are only a few exceptions in the Mineola West Cultural Landscape.”

- k. The building mass, side yards and rear yards should respect and relate to those of adjacent lots.

The proposed new dwelling has a very similar frontyard setback to its neighbour to the west and has deeper sideyard setbacks than both of the adjacent dwellings. The neighbour to east has a much deeper setback, which is not typical of this section of Stavebank Road. Its lot is much deeper and extends in an L-shape around the end of Rosemere Road. **Figure 3; Figure 10**

Addressing all of the Mineola District Policies, item by item, provided a systematic method of responding to Part 4 of the Terms of Reference, used and accepted for previous Heritage Impact Statements. The only item not included above relates to the direct or indirect obstruction of significant views or vistas. It should be acknowledged with respect to the subject property that the view of the wooded area to rear will inevitably be obstructed to some extent by the greater width and height of the proposed new dwelling.

## 4.4 Cultural Landscape Criteria

The following checklist of criteria to be addressed for the Mineola West Cultural Landscape is found in the *City of Mississauga Cultural Landscape Inventory*, Section: L-RES-6. This Heritage Impact Statement must demonstrate how the proposed development will conserve the following criteria that define the character of Mineola West as a cultural landscape. Most of these criteria were implicitly addressed in previous sections; cross-references to relevant sections are therefore provided, where applicable.

### LANDSCAPE ENVIRONMENT

**Scenic and Visual Quality:** The scenic/ visual quality of the site will be negatively affected to some extent by the removal of five mature trees (see Natural Environment) but enhanced by an attractive landscaping plan (see Landscape Design).

**Natural Environment:** The natural environment of the site will be diminished by the loss of five mature coniferous/ deciduous trees. See sections 4.3 and 4.5.2

**Landscape Design, Type and Technological Interest:** The landscaping will be enhanced by the proposed landscaping plan, as described in Section 3.3. There are no features of technological interest on the subject property.

## **HISTORICAL ASSOCIATIONS**

NOTE: The property will lose its tangible historical connection with the Speck family, once the existing house is demolished.

**Illustrates, Style, Trend, or Pattern:** The *Modern Contemporary* style of the proposed new dwelling is more sympathetic to the original housing largely built since WWII (in one of the styles identified in the *Modern* category), than the vast majority of replacement dwellings built in a *Neoelectic* style. See Section 1.2.2.

**Illustrates Important Phase in Mississauga's Social or Physical Development:** Mineola West represents an important stage in Mississauga's physical development when land was relatively cheap and many residential surveys sprang up with similar characteristics after WWII. Like other replacement dwellings in Mineola West, the size of the proposed residence on the subject property is considerably larger than the existing one. Virtually all new dwellings are significantly altering the house footprint to lot size ratio, which over time will change the character of the neighbourhood.

## **BUILT ENVIRONMENT**

**Aesthetic/ Visual Quality:** The proposed new dwelling, despite its size, is of high quality design, with an aesthetically appealing facade that is not as visually dominant as the prevalent *Neoelectic* designs with their tall pitched roofs (see sections 3.2 and 4.5.1).

**Consistent Scale of Built Features:** The scale of the proposed new dwelling is addressed in Section 4.3, items c, f, and j.

## **OTHER**

**Significant Ecological Interest:** There are a number of natural wooded areas and watercourses running through Mineola West, both on private and public property. The proposed redevelopment of the subject property will have no direct impact on the woodlot to the rear, except to obscure its view from the street to a greater extent than at present.

## **4.5 Evaluation Summary and Recommendations**

### **4.5.1 Size and Design of the Proposed New Residence**

The substantially larger size of the proposed new dwelling is consistent with the size of replacement residences on the larger lots throughout Mineola West. However, the visual impact of its size from the street, will be reduced by its *Modern Contemporary* design, especially the flat roof.

The majority of original dwellings in the Mineola West Cultural Landscape, built after the Second World War, belong stylistically in the *Modern* category. The proposed new dwelling at 1171 Stavebank Road certainly complements the surviving examples. However, as this housing stock continues to be replaced, the dominant architectural character of the neighbourhood will inevitably change. The few existing new or future Modern residences will stand out in bold



contrast, as it is not anticipated that there will be any significant reversal of the *Neoelectic* trend in the near future.

Despite the generally high design and construction quality of the new luxury homes in Mineola West, it is alarming to see such rapid transition in terms of the scale and style of the new houses: from modest sized *Modern* houses to large *Neoelectic* residences. It would be refreshing to see a revival of *Modernism* in residential house design, especially in neighbourhoods like Mineola West where the style of much of the original housing stock is rooted in the *Modern* tradition. However, only a relatively few exceptional clients are hiring architects to design innovative, non-traditional luxury residences in the *Modern* tradition, well-illustrated by the example on Pinetree Crescent and the smaller, more recently built example at 66 Inglewood Drive. Photo 21; Photo 22. Regrettably, the predominant *Modern* character of Mineola West and other similar residential neighbourhoods, where most of the original housing stock dates from the 1950s and 60s, could be almost entirely obliterated over time unless more restrictive guidelines and zoning regulations are imposed. In the opinion of the author of this report, the *Modern Contemporary* design for the proposed new dwelling at 1171 Stavebank Road, is therefore a welcome alternative to the current dominance of *Neoelectic* design for new house construction, across the country, including all of the residential cultural landscapes within the City of Mississauga.

#### 4.5.2 Landscaping

Overall, the landscaping plan has been carefully thought out and has many attractive features. The only issue for the author of this report is the loss of five mature, healthy deciduous and coniferous trees, as these and other mature, healthy trees are considered to be the site's greatest asset. The removal of the Apple tree should be mitigated by the planting of an ornamental tree in the front bed beside the driveway. If the Golden Rain tree is removed in the future due to poor health, it should be replaced with a Silver Birch or another suitable native deciduous tree. A suitable location for a second Silver Maple would be between the swimming pool area and the rear property line, possibly replacing the Austrian pines, if they are removed in the future due to poor health. A suitable location for at least one coniferous tree should also be found, to mitigate the loss of the Hemlock and Colorado Spruce.

## 5 GENERAL COMMENTS AND RECOMMENDATIONS

As pointed out in the Heritage Impact Statement for 350 Indian Valley Trail: "Given the rate at which the existing house stock is being replaced, it is no longer certain that the 'balance of built form and natural surroundings on generally larger lots [which] has given this neighbourhood a distinct character within Mississauga can be maintained'. At present the new larger homes are still outnumbered by the original houses but at the rate that they are being replaced, the original low-density character of the neighbourhood will be seriously undermined unless more restrictive zoning regulations are introduced." As this trend transforms the character of the area, the whole concept of "contextual value", as applied to Mineola West may have to be redefined.

Although all properties are currently listed on the Heritage Register as part of the *Mineola West Cultural Landscape*, relatively few are *listed* or *designated* for architectural/ historical reasons. The *Modern Contemporary* design of the proposed new dwelling at 1171 Stavebank Road raises the question: have any noteworthy examples of mid-20<sup>th</sup> century *Modern* residential design have been listed individually on the Heritage Register for architectural reasons? If not, it is

recommended that the current inventories for residential cultural landscapes in the City of Mississauga be reviewed with this intention.<sup>11</sup>

The City's requirement for an Arborist's Report, as part of the Site Plan Approval process, for properties located within a residential *cultural landscape*, such as Mineola West is a very positive step forward, as trees are such an important attribute of these areas. The incremental intrusion of much larger houses is imposing a considerable threat to valuable treescapes, resulting in the unnecessary destruction of mature, healthy trees. However, while the Arborists' reports yield much valuable information about the species, size and condition of existing trees, they do not necessarily have a significantly positive impact on tree preservation, as evident by the subject property. Property owners should be required to replace all or most of the mature healthy trees to be removed with a comparable mix of native coniferous and deciduous species.

## 6 SOURCES

NOTE: A number of the sources cited below are on-line resources provided by the City of Mississauga on its website (abbreviated as CM). Navigation links are provided for documents available on-line.

### 6.1 City of Mississauga and Heritage Mississauga Documents

Landplan Collaborative Ltd., *Cultural Landscape Inventory* (January 2005)

Property Information for 1171 Stavebank Road, other Stavebank properties and the Cotton Hawksworth House: CM > Services Online > Plan & Build eServices > Property Information.

City of Mississauga Zoning By-law and Index Map: CM > Residents > Planning & Building > Official Plans & Zoning By-laws > Zoning By-Law

Mississauga Plan District Land Use Index Map and Mississauga Plan, Section 2.4: Mineola District Policies of Mississauga Plan: Section 4.24 (amended September 2007): CM > Residents > Planning & Building > Official Plans & Zoning By-laws > Mississauga Plan

City of Mississauga, Cultural Landscape Heritage Impact Statement Terms of Reference, June 2012

City of Mississauga, Planning Application Status Report, SP 12 178 WI, 26 November 2012

CM> Historic Images Gallery> Port Credit> Cotton-Hawksworth House

CM> 1996 Census Profile – Mineola (Mississauga Data: [www.mississauga.ca/data](http://www.mississauga.ca/data))

CM> Aerial Photos, 1952 to 2010: CM > eMaps > Map Layers > Aerial Photography

Heritage Mississauga: [www.heritagemississauga.com/page/History](http://www.heritagemississauga.com/page/History)

Heritage Mississauga: 1846 Survey Plan of the Credit Indian Reserve; digital copy provided by Matthew Wilkinson

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<sup>11</sup> It is worth noting that Ottawa City Council recently voted to designate the first Modernist heritage conservation district in Canada: Briarcliffe, described as "a planned low-density subdivision of 23 unique architect-designed homes sympathetically integrated into a dramatic natural landscape." *Heritage*, The Magazine of the Heritage Canada Foundation, Vol. XVI (2013)

## 6.2 Secondary Sources

Virginia and Lee McAlester, *A Field Guide to American Houses* (Alfred A. Knopf Inc.: 1984)

Kathleen A. Hicks, *Clarkson and Its Many Corners* (Mississauga Library System: 2003), Part 1 and 3: [www.mississauga.ca/portal/residents/ebooks](http://www.mississauga.ca/portal/residents/ebooks)

Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: first edition, 2007)

Meaghan Fitzgibbon, “*The Mississaugas: The Treaty Period*”; Internship Research Project through the University of Toronto for Heritage Mississauga, 2007

*Mississauga’s Heritage: The Formative Years, 1798-1879* (City of Mississauga: 1983)

## 6.3 Miscellaneous

David W. Small Designs inc., *Heritage Impact Statement for 1362 Stavebank Road, Mississauga* (4 August 2011)

W.E. Oughtred & Associates Inc., *Heritage Impact Statement, 1267 Mississauga Road, Mississauga, Ontario, 2011*

Beacon Environmental, *1171 Stavebank Road Tree Inventory Report*, August 2012

Former reports by Gillespie Heritage Consulting: see Section 7.3

Architectural drawings (site plan, ground floor plan, four elevations, streetscape elevation) prepared by Linebox Studio Inc., January to March 2013: **APPENDIX B**

Landscape Plan by SJN + Associates Landscape Architects Inc. (January 2013): **Figure 12** and Site Plan in **APPENDIX B**.

Topographical Survey Plan prepared by GTA Surveying Inc., 31 May 2012: **Figure 10**

Peel – Land Registry Office #43: Title search documents including the 1910 Plan of Subdivision referenced in **Figure 6** and Survey Plan 43R-33155 (February 2010) for a severance-

# 7 CONTACTS, SITE VISITS AND QUALIFICATIONS

## 7.1 Contacts

Shailesh Poddar and Aurelija Juskaite, joint owners of 1171 Stavebank Road  
CONTACT INFO: Shailesh Poddar, 840 Queensway West, Mississauga ON L5C 1A8  
647 866 2872

Paula Wubbenhorst, Acting Senior Heritage Coordinator, Community Services, City of Mississauga

Chris Aplin, M.C.A. Paralegal Services, Brampton (title search for 1171 Stavebank Road, completed February 2013)

Andrew Reeves (Principal) and Jennifer Janzen, Linebox Studio Inc.

Sandra Neal, SJN + Associates Landscape Architects Inc.

Shan Tennyson, Arborist, Beacon Environmental

Matthew Wilkinson, Heritage Mississauga

## 7.2 Site Visits

One site visit was made on February 6, when Stewart Patch (spouse) and myself met with property owner Aurelija Juskaite to view and photograph the subject property at 1171 Stavebank Road. Photos of nearby properties on Stavebank Road were also taken at that time.

## 7.3 Qualifications of the Author

The author of this Heritage Impact Statement, Ann Gillespie, graduated in 1985 from the Institute of Canadian Studies, Carleton University, Ottawa with an M.A. (1985) specializing in the history of Canadian architecture and building technology. Her thesis topic focused on the manufacture and use of decorative sheet-metal building components in Canada from 1870 to 1930 (galvanized iron cornices, pressed-metal ceilings, etc.).

After graduation Ann joined the Research Sub-committee of the Hamilton LACAC (Local Architectural Conservation Advisory Committee) and soon afterwards gained employment with the City of Hamilton as a research assistant to the Architectural Historian, Nina Chapple. Ann remained with the City in the position of Heritage Researcher/ Planner for 16 years. During this time she researched and prepared numerous designation reports for buildings to be designated under Part IV the Ontario Heritage Act. She also contributed to the research for and preparation of feasibility studies and plans for several heritage conservation districts in the former City of Hamilton and was the principal author of the *St. Boulevard Heritage Conservation District and Plan* (April 1992). After taking early retirement at the end of 2001, she became a heritage consultant, working on a part-time basis, first in partnership with Mary Kramer as *Gillespie-Kramer Heritage Consulting* and since 2006, on her own as *Gillespie Heritage Consulting*. Ann has been a member of CAPHC (Canadian Association of Professional Heritage Consultants) since 2002.

Most relevant to this report are the following Heritage Impact Statements previously undertaken for properties in the City of Mississauga:

*Heritage Impact Statement for 350 Indian Valley Road, in the Mineola West Cultural Landscape, City of Mississauga* (October 2011)

*Heritage Impact Statement for 7157 Lancaster Avenue, Malton, City of Mississauga* (May 2011)

*Heritage Impact Statement for 60 Inglewood Drive, in the Mineola West Cultural Landscape, City of Mississauga* (March 2009)

*Heritage Impact Statement for 1525 Glenburnie Road, in the Mineola West Cultural Landscape, City of Mississauga* (February 2008)

*Heritage Impact Statement for 14 Princess Street, Streetsville, City of Mississauga* (December 2007)

*Heritage Impact Statement for 16 Front Street, Old Port Credit Heritage Conservation District, City of Mississauga* (November 2006)

## 8 ILLUSTRATIONS

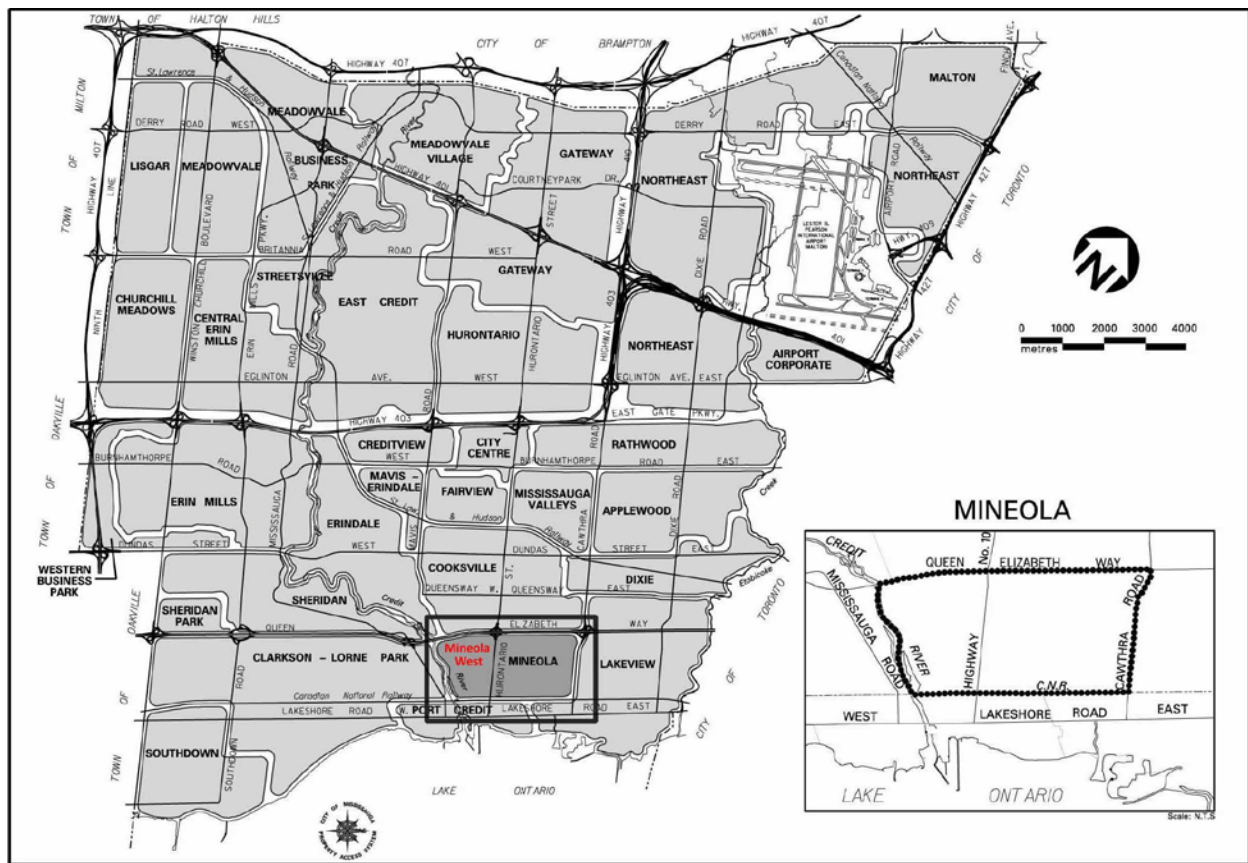
The following illustrations, identified as **Figure 1, 2**, etc., include maps, aerial photos, site plans, historic photos and photos not taken by the author of this report. The landscaping and architectural plans for the proposed redevelopment of the site as well as a streetscape elevation are provided in **Appendix B**.



**Figure 1** Schematic map showing the location of 1171 Stavebank Road, the Credit River and major roads in the vicinity.

SOURCE: Map prepared by Linebox Studio Inc.; realigned to match the orientation of the City of Missississauga Zoning District map (**Figure 2**) and annotated by the author of this report.





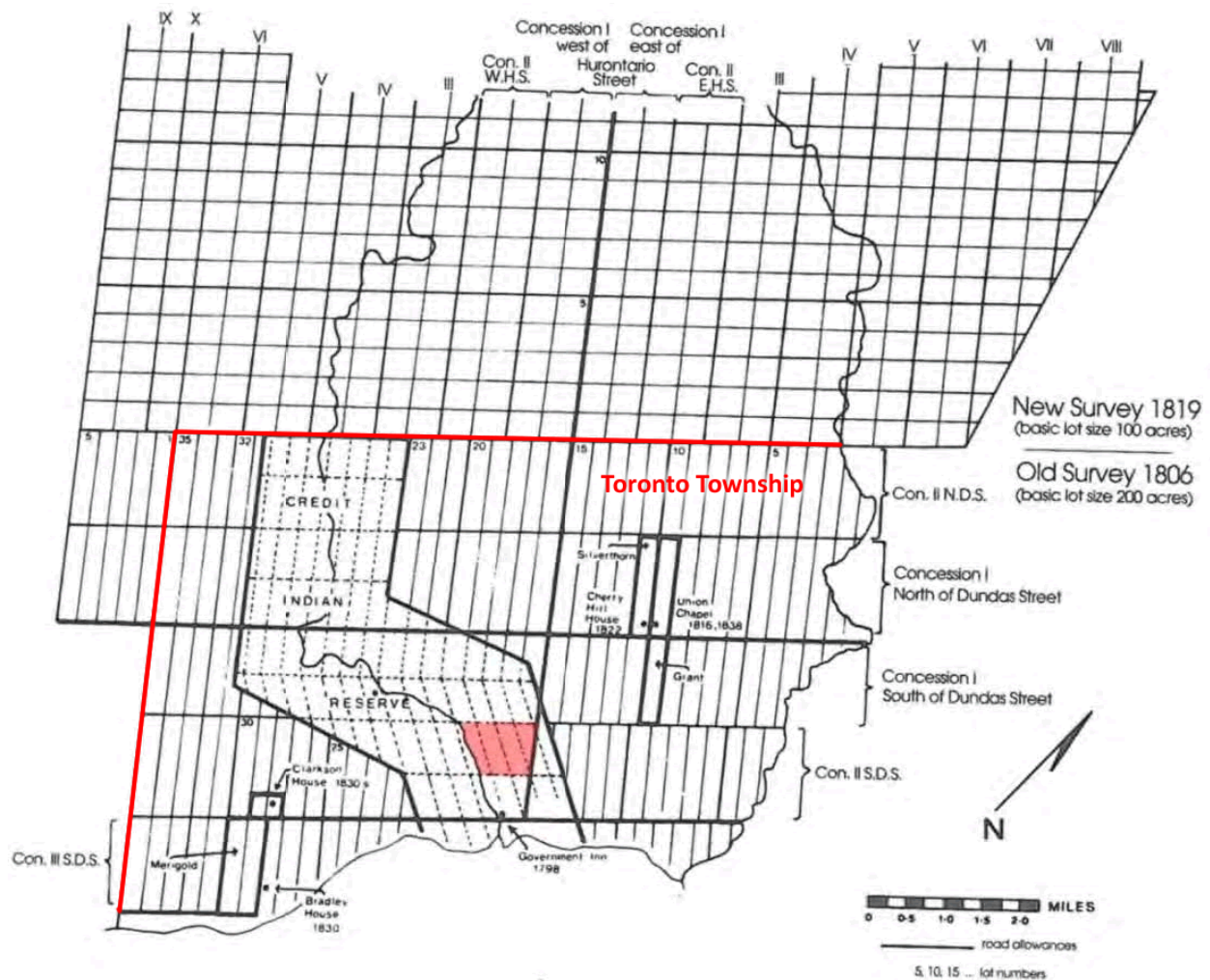
**Figure 2** City of Mississauga map showing all of the neighbourhoods identified for planning purposes, with the Mineola Neighbourhood highlighted and the Mineola West portion located west of Hurontario Street (Highway 10) identified.

SOURCE: 1996 Census Profile – Mineola; “Mineola West” annotation by the author of this report.



**Figure 3** 2012 aerial view showing the location 1171 Stavebank Road.

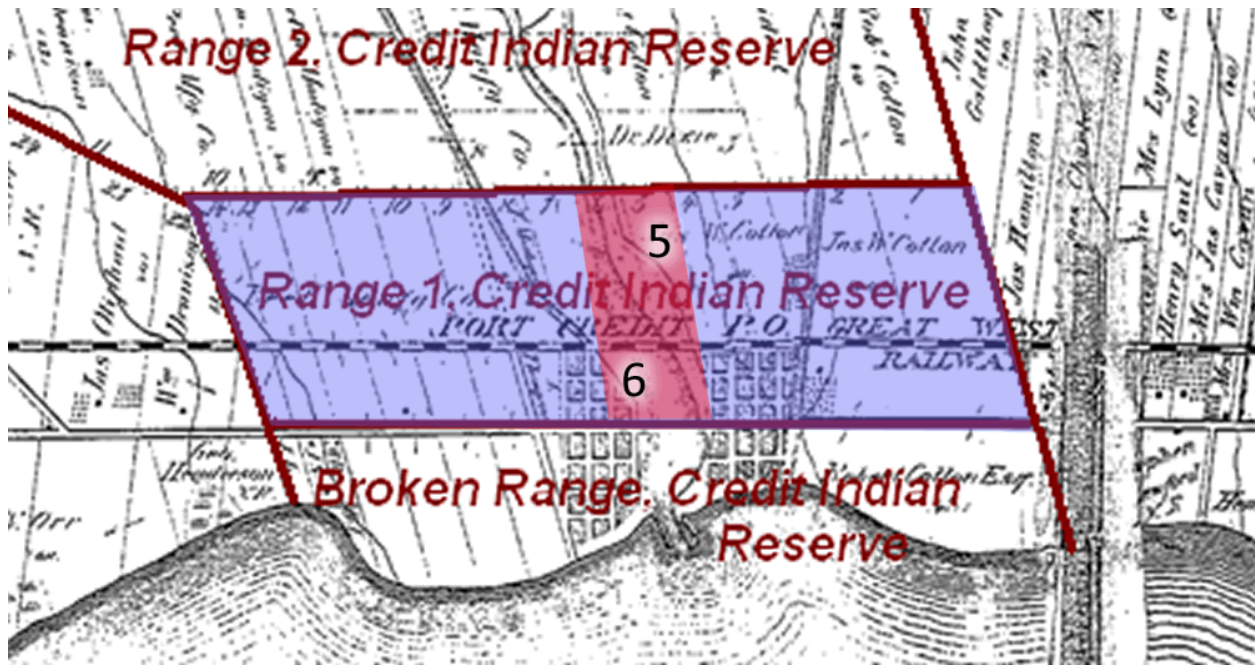
SOURCE: CM > eMaps > Map Layers > Aerial Photography; text annotations by the author of this report.



**Figure 4** Plan of the Old Survey 1806 and the New Survey 1819, showing the Credit Indian Reserve with the area comprising Mineola West highlighted and the larger area comprising Toronto Township delineated.

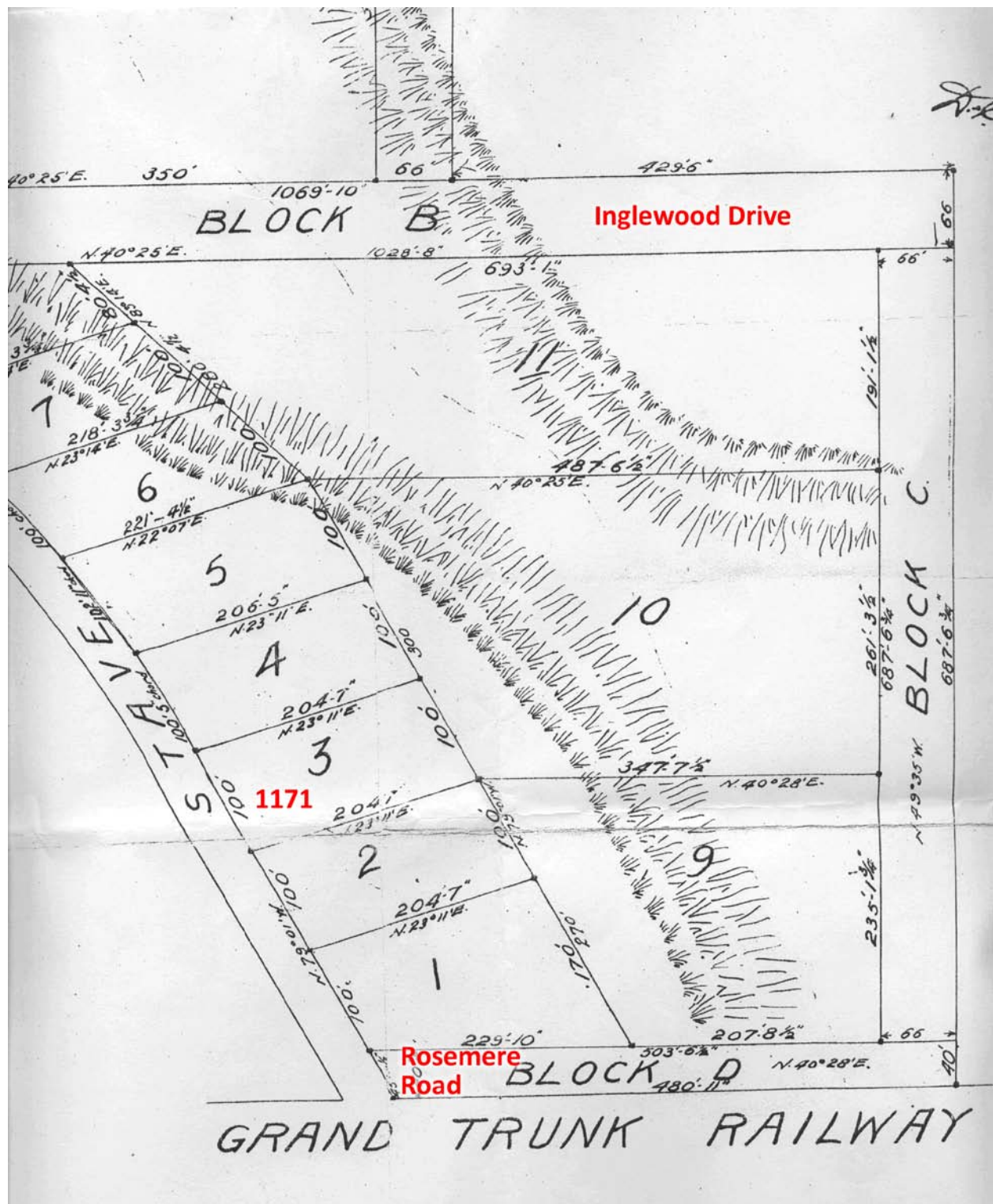
SOURCE: *Mississauga's Heritage: The Formative Years*, digital copy provided by Matthew Wilkinson, *Heritage Mississauga*, with annotations by the author of this report.





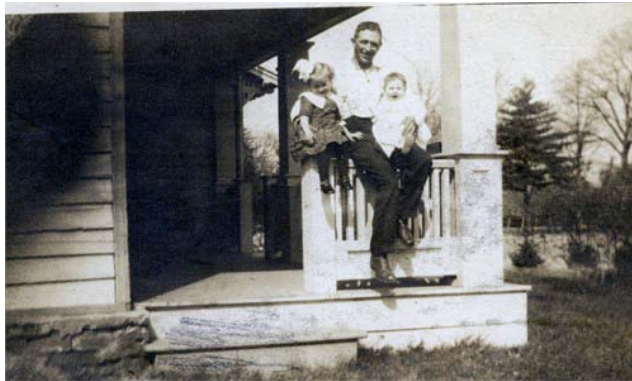
**Figure 5** Detail of the 1877 Map of Toronto Township highlighting Range 1 and lots 5 and 6 in the Credit Indian Reserve.

SOURCE: Digital copy provided by Matthew Wilkinson, Heritage Mississauga; base map from the Map of Toronto Township in the 1877 *Illustrated Historical Atlas of the County of Peel*; highlighting and lot numbers added by the author of this report.



**Figure 6** Section of Plan C 10 registered this 16<sup>th</sup> Day of July ...1910 ....Parts of Lots V and VI in the 1<sup>st</sup> Range, Indian Reserve on Credit River in Toronto Township, prepared by us [Speight Nostraud, O.L. Surveyors] for C.E. Cotton and dated this 7<sup>th</sup> day of July 1910 Toronto.

SOURCE: Full-size photocopy of plan from the Peel Registry Office, scanned, cropped and annotated by the author of this report.



**Figure 7** Top: “William, Maud, and baby [Verna] Audrey Speck seated in buggy. Edna and Myrtle in front of buggy. They are in front of the Speck family home at Highway #122 (now Royal Windsor Drive), Sheridan, Trafalgar Township. The dresses worn by all three girls in this photograph have been generously donated to the Trafalgar Township Historical Society by Lois M. Rose.” This photo appears to have been taken circa 1909, given that Verna was born in 1908.

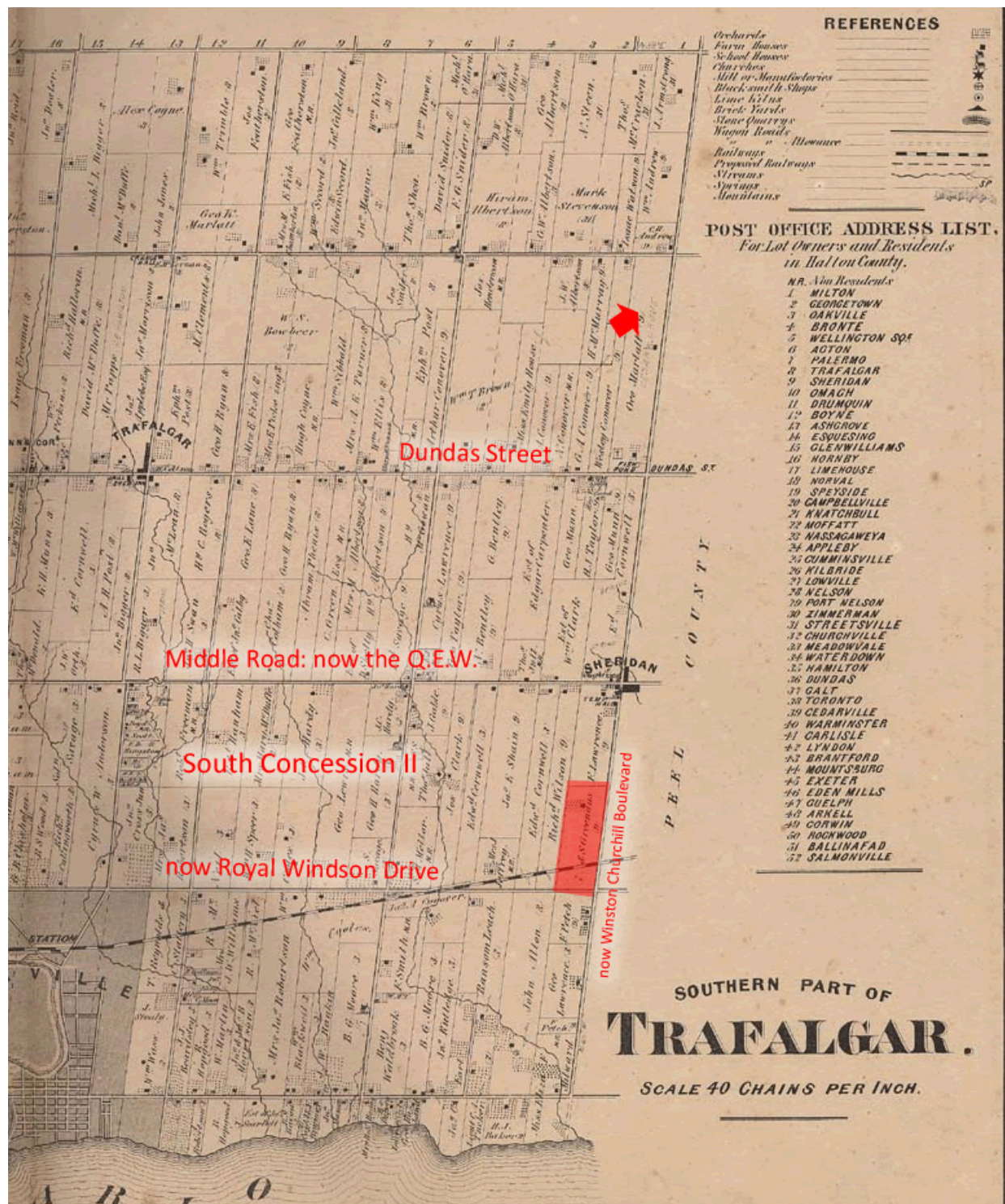
SOURCE: Trafalgar Township Historical Society Digital Collections  
<http://images.ourontario.ca/TrafalgarTownship/17887/data> )

Bottom left: William “Will” Speck with his eldest daughter Myrtle Irene and her younger sister Edna May on what appears to be a rear porch (location unidentified). Date estimated to be circa 1908 based on the approximate age of the two girls: see **APPENDIX A**.

Bottom right: Photo taken around the same time at the same location; includes Maud (beside Will), Nellie (Will’s sister) and Chap (?).

SOURCE: Ancestry.ca





**Figure 8** South-eastern section of Trafalgar Township in 1877, showing the southern half of Lot 1 Concession 2 SDS, where the Speck home was located, according to the above description. It is not known if William Speck acquired all or a portion of the 100 acre parcel of land then owned by S.? Greeniaus.

SOURCE: *Illustrated Historical Atlas of the County of Halton* (Toronto: Walker and Miles, 1877; available on-line at [www.halinet.on.ca/localhistory](http://www.halinet.on.ca/localhistory), annotations by the author of this report.





**Figure 9** Top: Circa 1943 photo of the Speck family with comment provided by Lois Rose, 13 May 2012: "Front row, left to right: Baby Burt Speck, father Charles Speck, Lois Wilson, Bill Speck, Joan Speck sitting on chair 2nd row: Dr. Lloyd Lunau, DDS, bride Dorothy (Speck) Lunau, back row: Victor Wilson, Howard Speck, Edna (Speck) Wilson, William Henry Speck, Doris Mary (Sovereign) Speck (wife of Charles), Maud Speck, Audrey Speck, Doris Blanche (Pattinson) Speck wife of Howard, Myrtle Speck. Photo taken about March 1943 at Speck home on Stavebank Rd., Port Credit, ON."

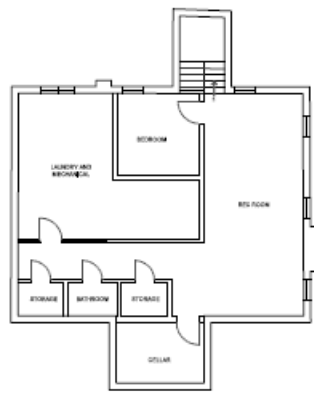
Bottom left: Will with his sons Howard (left), Charles and his son (identified only as Will's first grandson but in the above photo as Burt), standing in front of his home at 1171 Stavebank Road. Photo dated 25 December 1941.

Bottom right: Will, son Charles and grandson. Photo dated 1941 with date of construction given as 1938-39. SOURCE for all three photos: Searches for William and Maud speck on Ancestry. ca

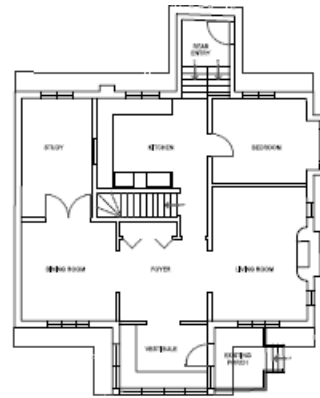




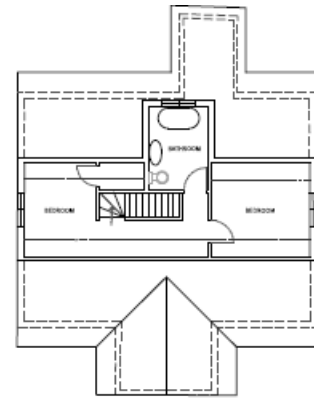
**Figure 10** Topographical survey plan prepared by GTA Surveying Inc., 31 May 2012; text annotations by the author of this report.



BASEMENT PLAN



FIRST FLOOR PLAN



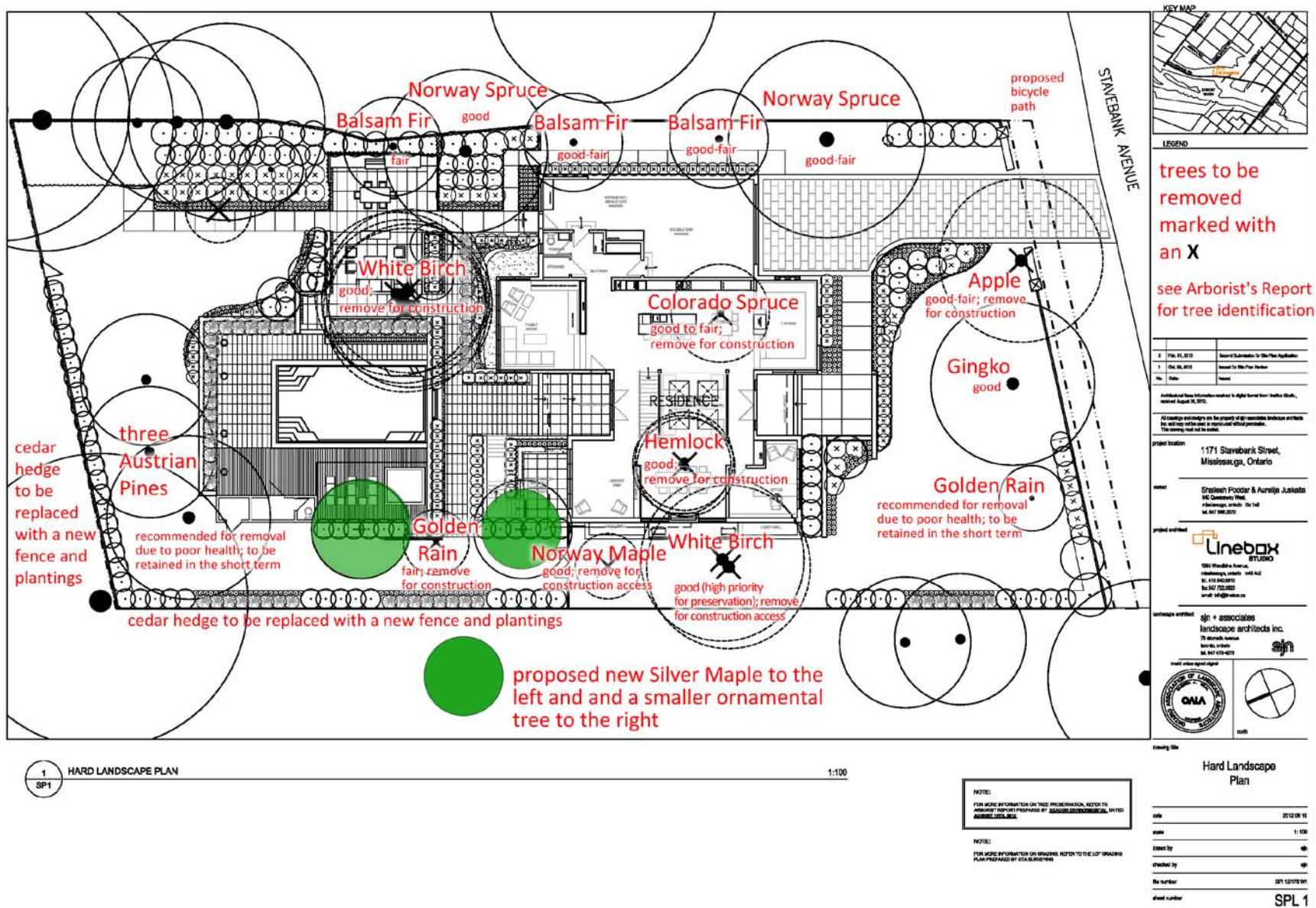
SECOND FLOOR PLAN

EXISTING HOUSE PLANS



**Figure 11** Floor plans of existing dwelling prepared by Linebox Studio Inc., 2012

NOTE: These floor plans do not exactly correspond with the configuration of rooms, hallways, and doorways as shown by the interior photographs.



**Figure 12** Landscaping Plan prepared by SJN Associates + Landscape Architects Inc., annotated to show trees to be removed. Additional annotations, with new trees identified and species and condition of existing trees added by the author of this report based on the Arborist's findings (report by Beacon Environmental, August 2012).





**Figure 13** Top photos of the subject property; bottom left: adjacent property to the west; bottom right: adjacent property to the east.  
SOURCE: Photos taken by Andrew Reeves, Linebox Studio Inc. fall 2012.



## 9 SITE VISIT PHOTOGRAPHS

NOTE: Photos taken by Ann Gillespie and Stewart Patch during our site visit on February 6, 2013.



**Photo 1** Existing 1 ½ storey dwelling at 1171 Stavebank Road. Main entrance through doorway on the east side of the sun porch, confirmed to be an original component of the house based on historic photos. **Figure 9** Tree on the west side of the porch is the Hemlock.





**Photo 2** View looking east along Stavebank Road towards the raised tracks of the CNR/ GO transit line and the business district of Port Credit.



**Photo 3** View from Stavebank Road just north of the railway crossing looking west towards the Credit River.





**Photo 4** View looking east at the railway crossing with high-rise residential buildings in the business district of Port Credit to the south.



**Photo 5** View looking west from the railway crossing on Stavebank Road, showing the absence of sidewalks as one enters the Mineola West residential area and the abundance of trees lining the roadway. City-owned road allowance beyond the sidewalk on the north side of Stavebank is the location for a proposed bicycle path.



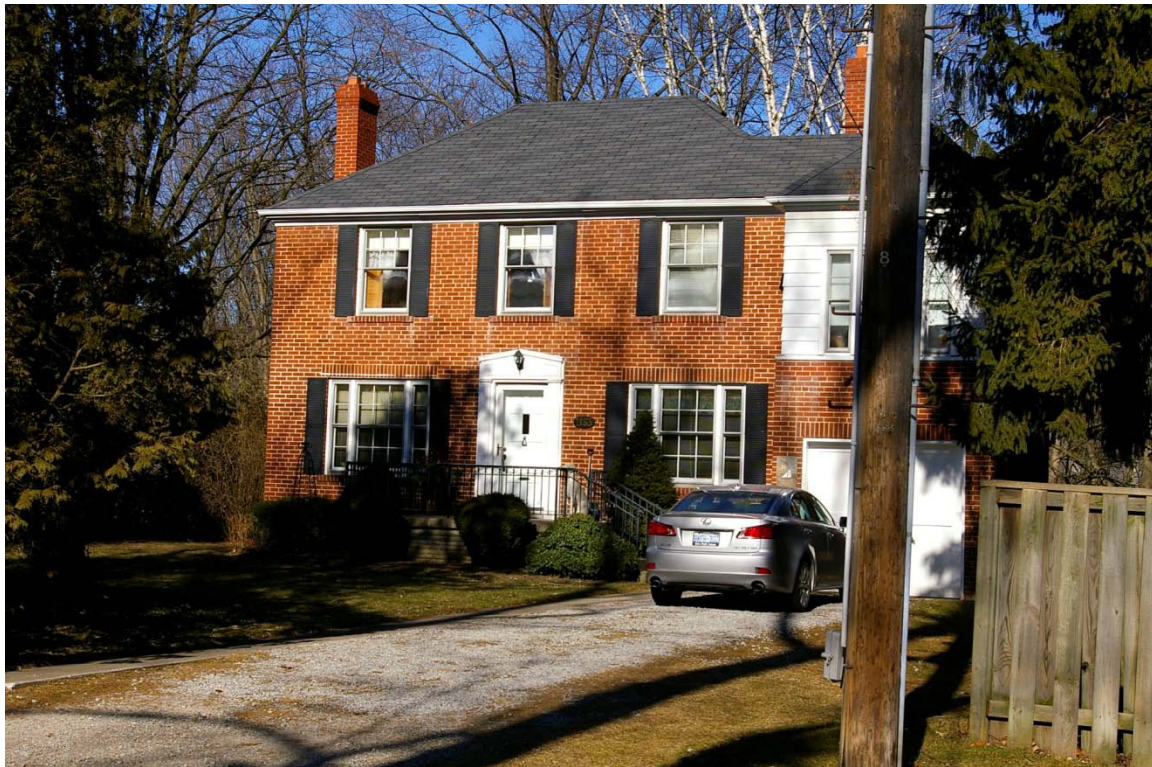


**Photo 6** Two storey, hipped-roof and wood-clad dwelling at 1159 Stavebank Road, directly east of #1171. Listed for Architectural reasons as the De Luca & Reid Residence and built in the 1920s (CM> Property Details> Heritage). See also **Figure 13**.

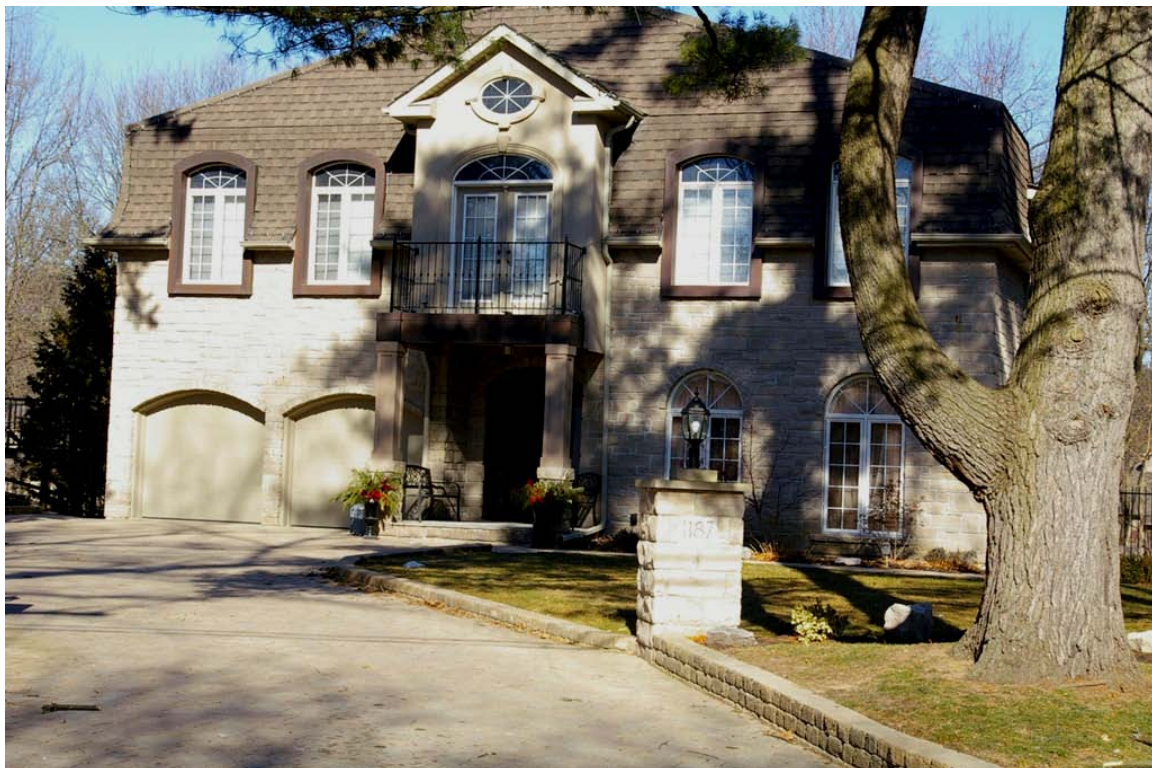


**Photo 7** Front-gabled two-storey frame house with a stucco finish at 1181 Stavebank Road, directly west of #1171, which appears to have been built in the 1960s or early 1970s. Circular driveway provides parking for vehicles as there is no attached or free-standing garage or carport. Driveway material: interlocking brick. See also **Figure 13**.





**Photo 8** Two-storey, hipped roof Colonial Revival house possibly dating from the 1930s, with a later two-storey addition incorporating a single-car garage. Driveway material: gravel.



**Photo 9** New two-storey replacement dwelling with a mansard roof at 1187 Stavebank Road, built in 2002 (CM> Property Details> Building Permits). With its two-car garage, stone facing, and Neoelectic style, this house is typical of the new replacement residences in Mineola West. Driveway material: interlocking brick.



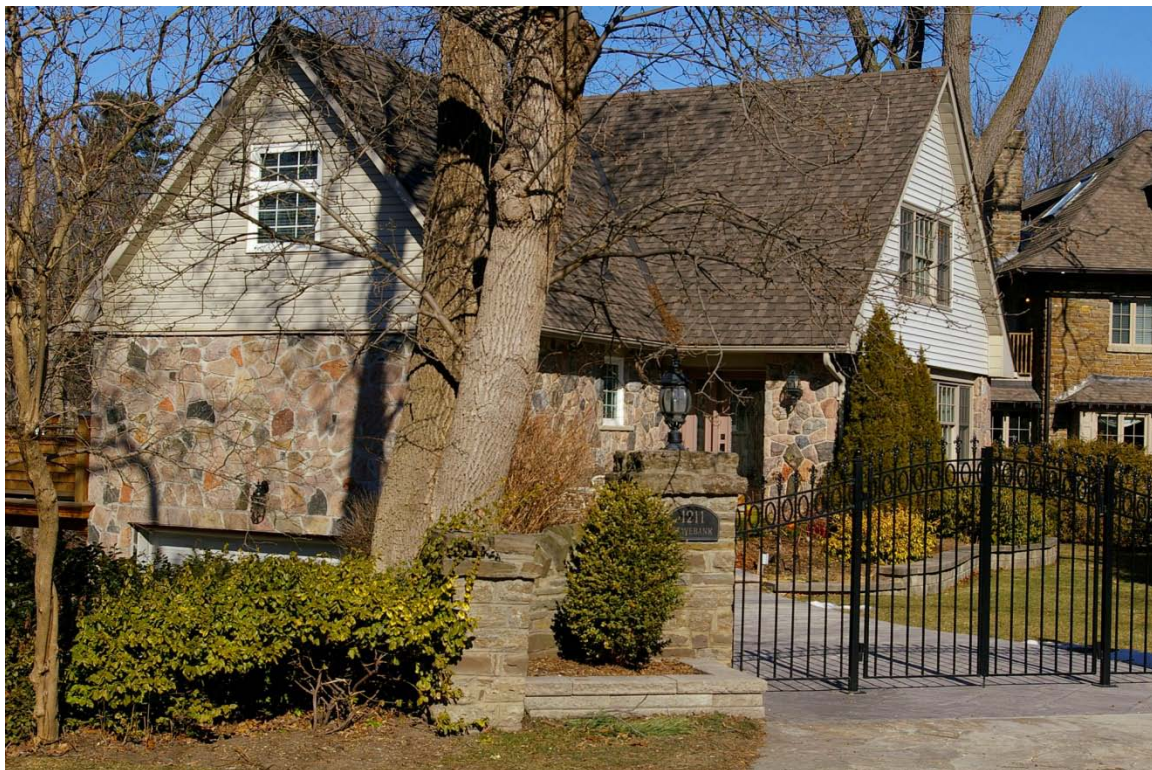


**Photo 10** Two-storey stone and stucco residence at 1191 Stavebank Road with an attached three-car garage, which encompasses the original house shown in the two smaller photos below, identified in the Heritage Register as the Hare Residence, built in the 1900s (CM> Property Details> Heritage). According to the Building Permit information, an existing house underwent alterations and an addition in 2004. The original house appears to have been built on Lot 7 of Plan of Subdivision C 10, registered in 1910 (Figure 6). A large two-storey extension with a new entrance vestibule has been built onto the west side of the original dwelling. Driveway material: interlocking brick.





**Photo 11** An attractive early 20<sup>th</sup> century, Edwardian 2 ½ storey residence at 1205 Stavebank Road. Faced with brick and stone masonry, the visible exterior facades have been preserved intact except for reasonably sympathetic replacement windows. The circular interlocking brick driveway and plant bed are a relatively recent landscaping enhancement, which could also have included the four stone piers and low stone wall with the iron fence above. Outside driveway parking only. .



**Photo 12** 1 ½ storey dwelling at 1211 Stavebank Road with a double garage at the basement level. Date of construction unknown but before 1971 (CM> Property Details> Building Permits).





**Photo 13** View looking north-west along the public pathway adjacent to 1211 Stavebank Road, which connects with Inglewood Drive.



**Photo 14** ! ½ storey side-gabled frame dwelling at 1150 Stavebank Road, the first property on the south side of Stavebank Road west of the CNR tracks. This property and others with even numbers back onto the Credit River and were not part of the 1910 Plan of Subdivision.





**Photo 15** Site of new 2,600 square foot dwelling by Hampton Homes on Webster's Lane, as advertised on the realty sign close to Stavebank Road. Located just west of 1150 Stavebank Road.



**Photo 16** 1 1/2 storey side-gabled dwelling with a large front dormer at 1174 Stavebank Road, which appears to be pre-WWII construction, with alterations made in 1998 (CM> Property Details> Building Permits).





**Photo 17** 1 ½ storey side-gabled dwelling at 1186 Stavebank Road, likely built in the 1940s with a 1950s two-storey addition housing a three-car garage and living space above.

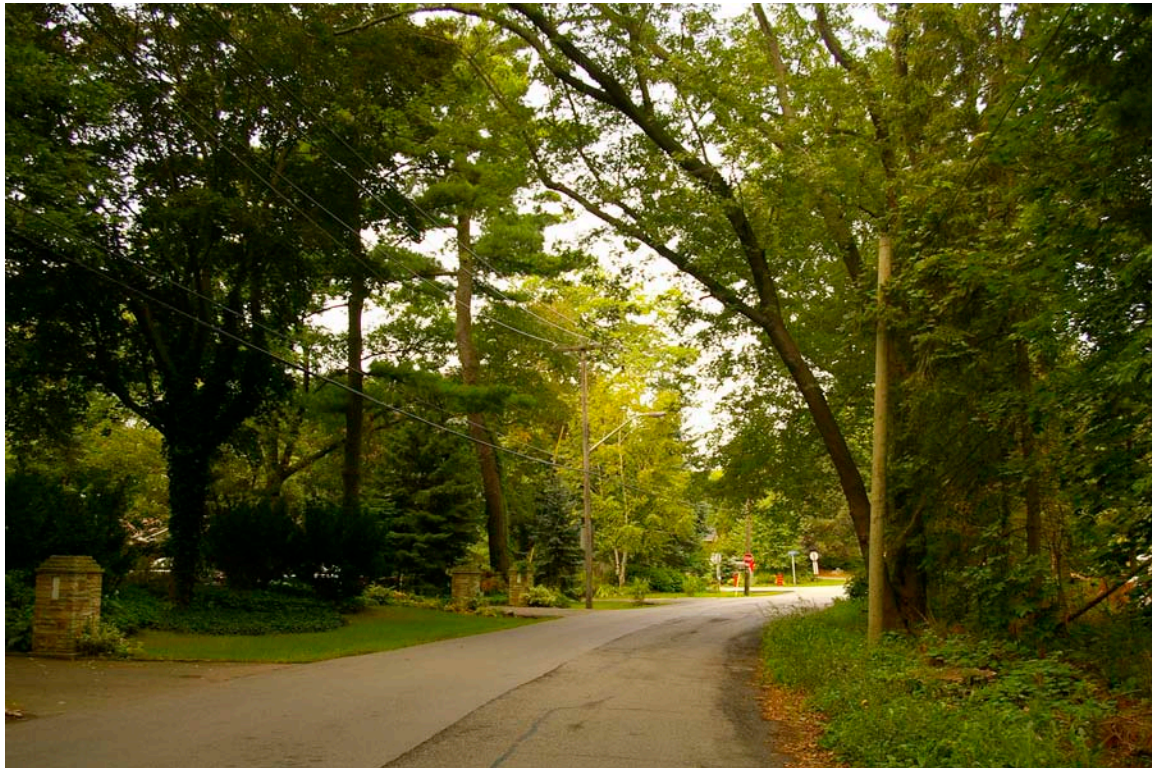


**Photo 18** 2 ½ storey dwelling at 1190 Stavebank Road, which appears to be early 20<sup>th</sup> century Edwardian in terms of its massing and hipped roof with dormers. It has been rather drastically altered by the stucco facing, fake quoining, new windows, and second floor balconies with sliding glass doors. Alterations were made in 1989 and 2013, according to Building Permit records (CM> Property Details> Building Permits).





**Photo 19** A large two-storey brick masonry dwelling at 1196 Stavebank Road, built in 1890 and known as the Singer Residence. Porch addition in 1961 and alterations and an addition in 1986, which was likely the double garage (CM> Property Details > Building Permits and Heritage).

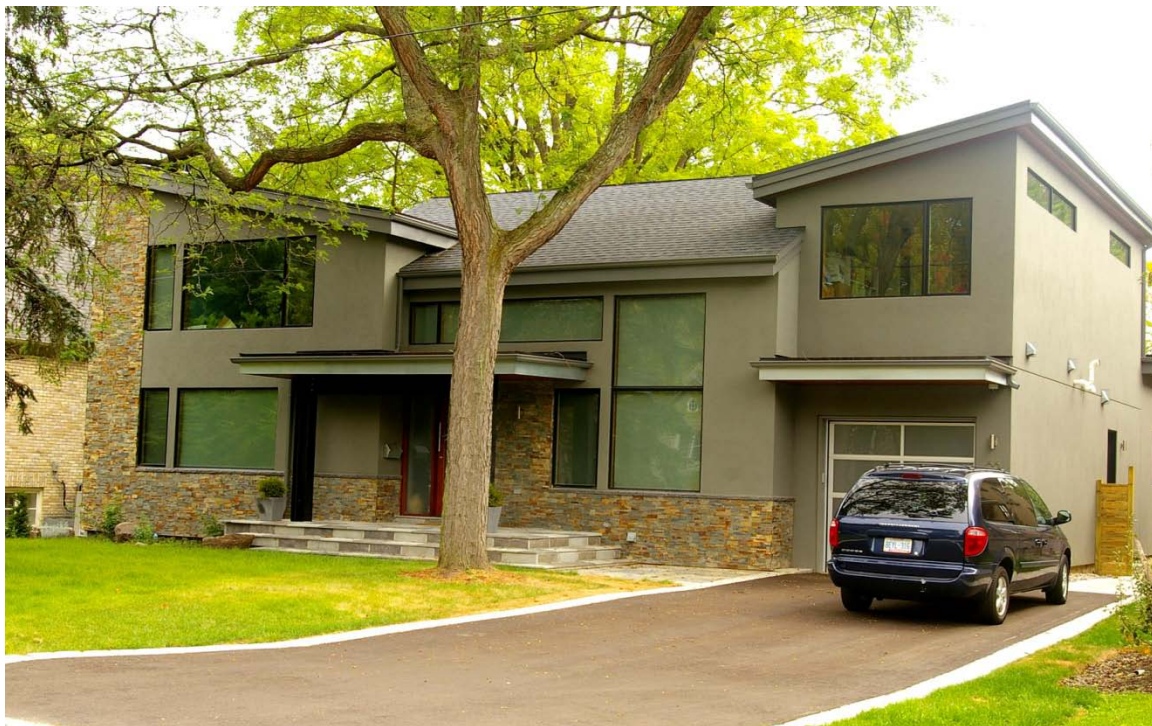


**Photo 20** View looking west along Stavebank Road towards the stop sign at the intersection with Indian Valley Trail (next street west of Kenollie Avenue), which illustrates well the original character of the Mineola West Cultural Landscape, with its curving roadways, mature trees and absence of sidewalks. From a street perspective the trees are the dominant visual element. (Spring 2011)





**Photo 21** A rare example in Mineola West of a Modern Contemporary style residence, located on Pinetree Crescent. Photo taken in February 2008 at the time of a site visit to 60 Inglewood Drive.



**Photo 22** A smaller example of a Modern Contemporary two-storey replacement dwelling at 66 Inglewood Drive, built subsequent to the author's undertaking of a Heritage Impact Statement for #60 in 2008. Exterior cladding combines stucco and stone. The door of the single-car garage is fabricated of metal and glass. (Spring 2011)





**Photo 23** A relatively small new one-storey dwelling completed in 2008 and designed by J. Milcic Architect in a Neoelectic style to suit his client's taste. Cladding combines stone with horizontal wood siding on the two front gables. Typically, garage and front entrance doors are fabricated of wood, in this case with an attractive dark natural stain. Both this property and the one above have asphalt driveways bordered with concrete paving units. NOTE: A Heritage Impact Statement was completed for this property in 2008. (Spring 2011 – site visit to another Mineola property)



**Photo 24** View of 1171 Stavebank Road from the street, showing the cedar hedge to be retained, a White Birch on the adjacent property, the Golden Rain tree to its right, and the Ginkgo tree on the far right.





**Photo 25** View looking north-west showing three trees to be removed for the construction of the new dwelling: from left to right, a White Birch, Hemlock and Colorado Spruce. Also shows the existing worn asphalt driveway leading to the free-standing two-car garage towards the rear of the property.



**Photo 26** Front façade facing south towards the Credit River. House and all evergreen shrubs to be removed for the construction of the new residence.





**Photo 27** Front façade showing the entrance sun porch and the living room window to the right. The detailing of the roof gable with its stucco finish, half timbering and moulded soffits echoes that of the main end gables, shown in photos below of the east and west gables.



**Photo 28** View of existing dwelling looking north-west, showing the concrete entrance stoop (not original) and doorway to the sun porch. The chimney serves the fireplace in the living room.





**Photo 29** View looking across the concrete landing into the entrance porch. Window lintels constructed of poured concrete with a rock face.



**Photo 30** East facade showing the projecting, stucco-faced bay and high horizontal window in the dining room.





**Photo 31** West façade showing the rug brick masonry veneer and segmental arches over the windows. Foundation walls above grade constructed of rock-faced concrete block. The small windows are in the two bedrooms on the west side; centre window is for a bathroom.



**Photo 32** View of the rear property line, showing the three Austrian pines, cedar hedge and chain link fencing. The backyard overlooks natural woodland owned by the Credit Valley Conservation Authority and slopes downward towards the watershed of Kenollie Creek.





**Photo 33** Rear façade showing the stairwell addition and shed-roofed dormer with a replacement window for the bathroom. To the right of the frame addition is the kitchen window, the furnace chimney and the rear bedroom window.



**Photo 34** View from the backyard looking south and showing the mature White Birch, to be removed for the construction of the new residence.





**Photo 35** Rear façade showing the entrance to a rear addition clad in shiplap horizontal wood siding with an aluminum storm door (possibly a replacement for solid door leaning against the rear wall) and the original wood panelled and glazed door.



**Photo 36** View looking south=west towards the houses on the Credit River side of Stavebank Road. Shows the existing asphalt driveway, concrete sidewalk, Colorado Spruce (foreground) and the Ginkgo tree in front of the cedar hedge.





**Photo 37** Freestanding two-car garage with two overhead rolling metal doors: frame structure on a concrete slab with a hipped roof and shiplap siding (condition: poor).



**Photo 38** Accessory building in the north-east corner of the property: frame structure on a concrete slab with a side-gabled roof and shiplap siding (condition: good). Shows four Norway Spruce trees on the property line, identified by the Arborist and assessed to be in good condition (to be retained). The twisted trunk is one of the three Austrian pines.

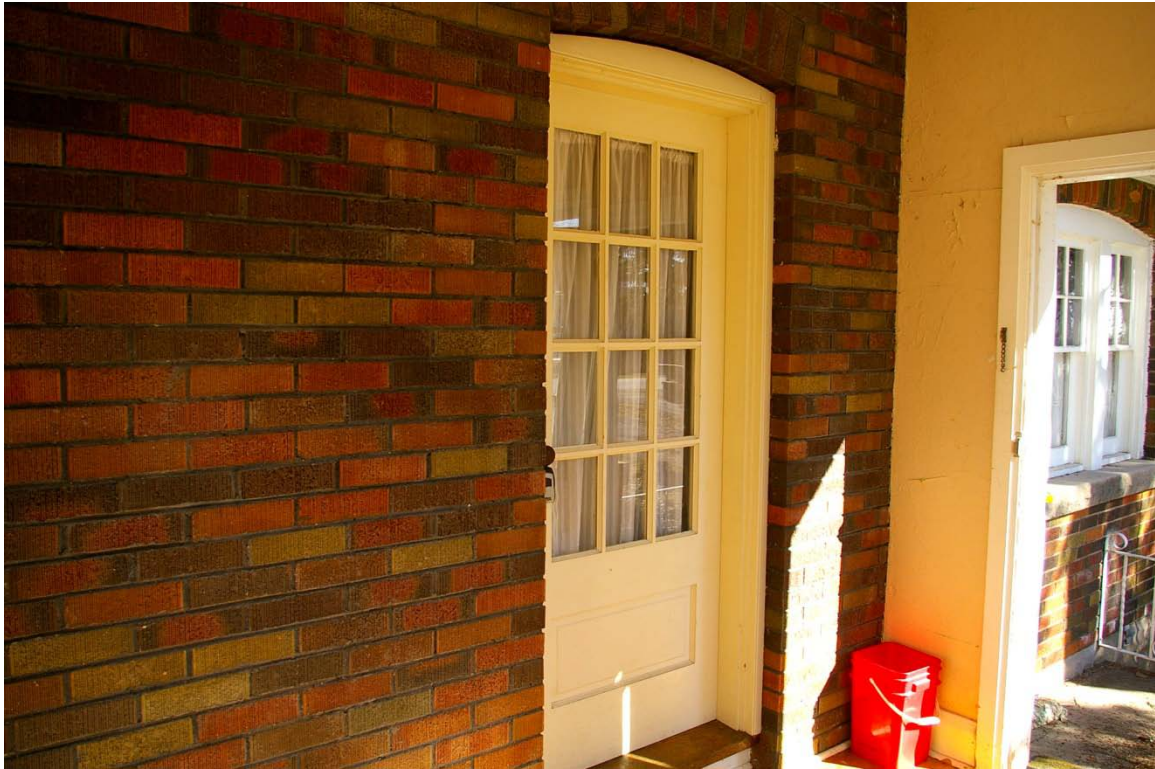




**Photo 39** Rear facade of the accessory building looking south-east.



**Photo 40** Interior of accessory building, with entrance doorway facing west on the far left and mirror on the rear wall. Wood plank ceiling with walls finished with horizontal wood boards and the concrete slab with laminate flooring.



**Photo 41** Inside the sun porch, showing the front doorway with its multi-paned glazed paneled front doorway, which may be original.



**Photo 42** View from hallway leading to the kitchen through the entrance vestibule into the sun porch. Box unit to left intended to conceal a radiator (not in this location).





**Photo 43** View from the front doorway looking through the entrance vestibule into the front hallway and hallway leading to the kitchen.



**Photo 44** View from entrance vestibule into the front hallway with a closet straight ahead and hallway to the kitchen on the right.



**Photo 45** View of the living room looking south towards the front window, with one of two small casement windows flanking the fireplace.



**Photo 46** Living room with doorway from the hallway to the right. Shows one of numerous cast-iron radiators for the hot water heating system and the original hardwood flooring and varnished wood baseboards and trim in the living and dining rooms.



**Photo 47** Living room looking through a doorway to the original dining room at the rear. Concrete block fireplace with a stone veneer facing and an Art Deco style mantelpiece, which is not original (MDF board construction and estimated to be 20-30 years old by the project architect, Andrew Reeves).



**Photo 48** View through living room archway to the dining room looking north-west towards the paired window facing the backyard.





**Photo 49** Dining room with its alcove and high horizontal window facing east and archway to living room on the right. Wood wainscoting appears to be original; derivation of stained glass in the living and dining room windows unknown.



**Photo 50** Dining room looking north-west through window overlooking the backyard. Free-standing box unit intended to conceal the radiator (appears to date from the 1950s).



**Photo 51** View from dining room towards the hallway with stairs up to the second floor and archway to the living room on the left.



**Photo 52** First floor bedroom at the front of the house looking through doorway into the hallway, with a half bathroom beyond the wall to the left and beyond that a second bedroom facing the backyard.



**Photo 53** Front bedroom on the ground floor, with a triple window facing the street (south) and a small window facing west. In both bedrooms the window frames and baseboard trim are painted.



**Photo 54** Small casement window in the front bedroom on the ground floor looking west. Wood trim in all the bedrooms was originally painted.





**Photo 55** View of kitchen looking towards the paired window facing the backyard. Renovated in recent history with new pine cabinets, synthetic flooring and a plastic laminate countertop.



**Photo 56** Broken plaster on the wall facing the window, where a refrigerator and stove were removed, shows the original wood lath and plaster construction.





**Photo 57** Doorway from the kitchen to the rear stairwell leading to the basement. To the right is the exterior doorway on the east side of the addition.



**Photo 58** Basement looking towards the front wall, with a fireplace below the one in the living room on the east side of the house. Finished recreation room with laminate flooring (buckling in places due to water damage) and fireplace surround dating from the 1950s or 1960s.



**Photo 59** View looking towards the front of the house with an archway on the right leading to a hallway with a storage area and half bathroom against the front façade of the house.





**Photo 60** View looking towards the rear wall of the house and the doorway into the stairwell addition, with a bedroom on the left.



**Photo 61** View from basement hallway looking towards the south-west corner of the house, with the furnace/ utility room on the right and a storage room and bathroom on the left.



**Photo 62** View from basement hallway looking towards west window with triple sliding doors opening onto the utility room. Interior window from the bedroom to the right and doorway to the bathroom on the left.

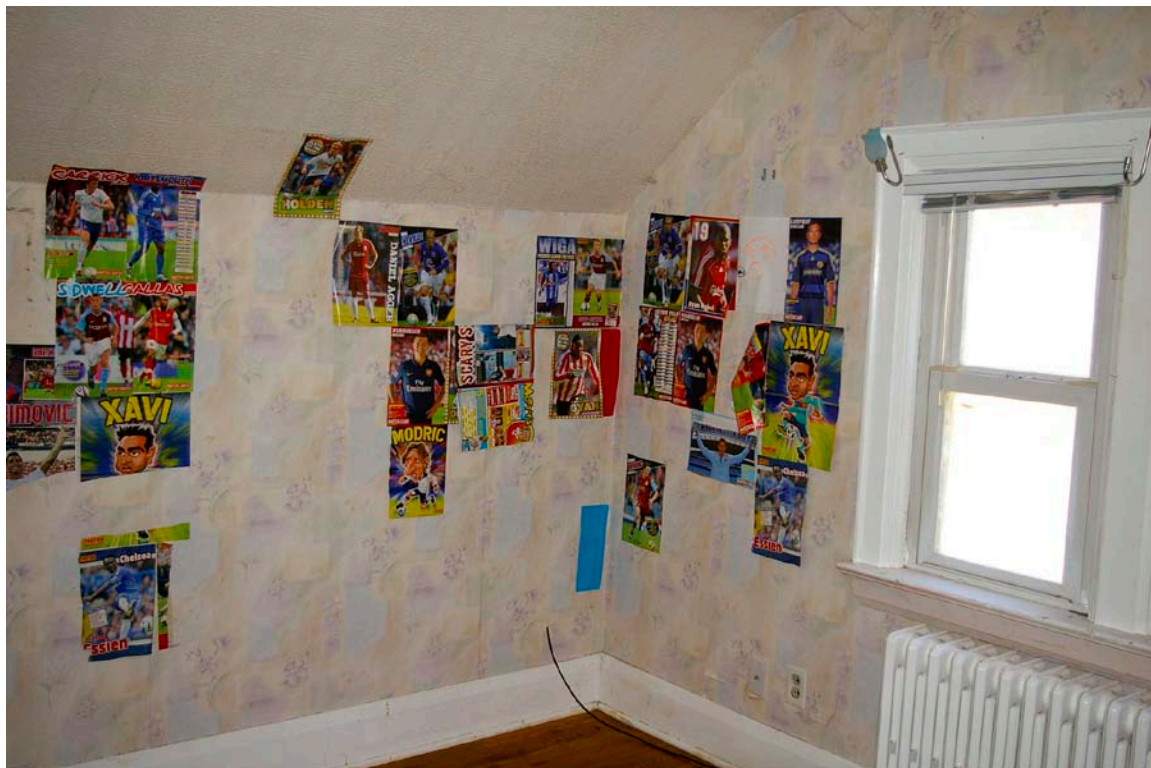


**Photo 63** Utility room with furnace, hot water heater, oil tank and laundry sink, looking at window facing the backyard.





**Photo 64** Basement bedroom with interior window facing onto the hallway, looking south. towards the front of the house.



**Photo 65** Second floor west bedroom, looking south-west, with sloping ceiling of the side of the gable roof facing Stavebank Road.



**Photo 66** Second floor west bedroom with its paired sash windows and built-in cupboards under the sloping roof facing the backyard.



**Photo 67** Upstairs bathroom, remodelled with a horizontal sliding window inserted into the original window frame of the dormer facing the backyard.





**Photo 68** Corner of the second storey east bedroom looking south-east through the paired sash windows towards the adjacent property at 1159 Stavebank Road.



**Photo 69** Upper hallway and stairs down to the main floor, with a simple wood balustrade (square balusters and newel posts). Doorway to the west bedroom on the left. Also shows the hardwood flooring in both bedrooms and the hallway.

## APPENDIX A: Chain of Ownership and Historical Associations

### CHAIN OF OWNERSHIP (based on title search documents provided by Chris Aplin)

Legal Description: Lot 3, Plan C 10: *Plan of Sub Division of Parts of Lots V and VI, 1<sup>st</sup> Range, Indian Reserve on River Credit, Township of Toronto [registered July 16, 1910; owner: C.E. Cotton].*

Registration. Number	Date Year/Month/Day	Instrument Type	Grantor	Grantee
PR2274882	2012/10/01	Transfer	Christopher Holligan	Shailesh Poddar; Aurelija Juskaite
PR1787115	2010/03/08	Transfer	Gregory and Madalores Belanger	Christopher Holligan
R01049551	1993/10/08	Transfer	Myrtle Speck (estate)	Gregory and Madalores Belanger
179790?	1966/08/18	Grant	Myrtle Speck Estate of William Speck	Myrtle Speck
	1953/01/27	Certificate	Treasurer's Consent	Wm. H. Speck, Estate
47676	1946/06/03	Mortgage discharge	Mabel A. Skinner	Wm. H. Speck
39882	1940/05/01	Mortgage: \$2500	William H. Speck	Melville B. and Mabel A. Skinner
18792	1938/11/03	Grant: \$1000	Callie W. Price	William H. Speck
17443	1916/01/06	B. & S. (\$1) (bargain and sale)	Cyril E. Cotton and Leigh C. Todd	Callie W. Price
C 10	1910/06/16	Plan	C.E. Cotton	



11851	1905/03/03	B. & S.	Trustees under will of James W. Cotton	Cyril Ernest Cotton
9135	1896/06/20	B. & S.	William J. McKay sur Extr (executors), J.W. Cotton estate	Trusts Corp. of Ontario
379G.R.	1885/10/24	Will	James W. Cotton	Susan A. Cotton
16026	1867/12/05	B. & S.	Bank of Upper Canada	James W. Cotton (Part and O.L)
13861	1854/06/11	Patent a	The Crown	James Cotton (Lots 5 and6)

NOTE: Ancestry.ca records indicate that James' father Robert Cotton died in 1885 but provides no record of the date of death of James. If they died in the same year, one can only speculate an uncanny coincidence or that they were involved in an accident or succumbed to illness. Cyril E. Cotton had three siblings, Robert Hunter, William Franklin and Dixie Cox, born respectively in 1879, 1880 and 1882.

## INFORMATION FROM ANCESTRY.CA

Ancestry.ca ([www.ancestry.ca](http://www.ancestry.ca)) provided birth, death and marriage records, census and voting list data, and family photos included in **Section 8**. Pertinent names and dates are provided below.

Name James William Cotton (born circa 1847, Peel County; death date unrecorded)  
Father Robert Cotton (died in 1885)  
Mother Sarah Cotton  
Spouse Susan Amelia (Barbour) Cotton, who married James in 1878

Name Cyril Earnest Cotton (born in 1884, Peel County)  
Father James W Cotton  
Mother Susan A. Cotton

Name Robert G. Speck (born circa 1846, Halton County; died in 1917)  
Spouse Hannah (Cordingley) Speck  
Children Included William Henry Speck and Charles George Speck

Name Charles George Speck (born circa 1885; died in 1938)  
Spouse Margaret Isabella (Orr) Speck  
Children Included Robert William Speck (1915-1972) who married Enid Patterson (1916-2002)

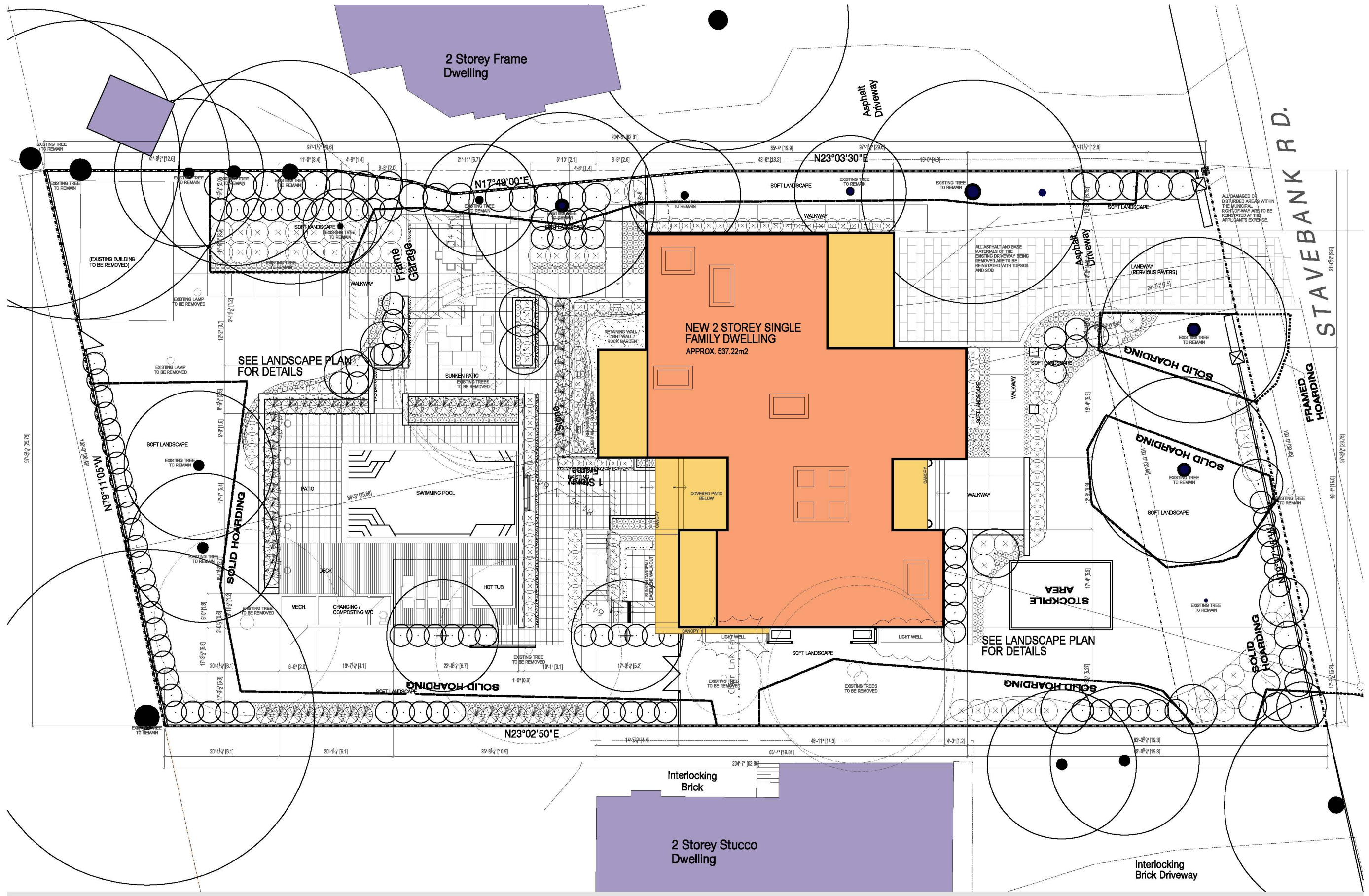
Name William Henry Speck (born 1876, Peel County; died 1952 in Port Credit)  
Residence in 1911: Halton County (1911 Census)  
Spouse Maud Florence (South) Speck (1879-1964); married William in 1902  
Children Myrtle (1903-1993); Edna May (1906-1885); Verna Audrey (1908-?); William Charles (1912-1978); Howard Robert (1915-1960); Dorothy Ellen (1917-2002)



## **APPENDIX B: Drawings prepared by Linebox Studio Inc.**

### **October 2012 to March 2013**

1. Site Plan showing proposed new dwelling and landscaping, with outlines showing the footprints of the existing dwelling, garage and accessory building.
2. Ground floor plan
3. Front (south) elevation
4. Side (west) elevation
5. Rear (north) elevation
6. Side (east) elevation
7. Streetscape elevation showing 1171 Stavebank Road and the two adjacent properties

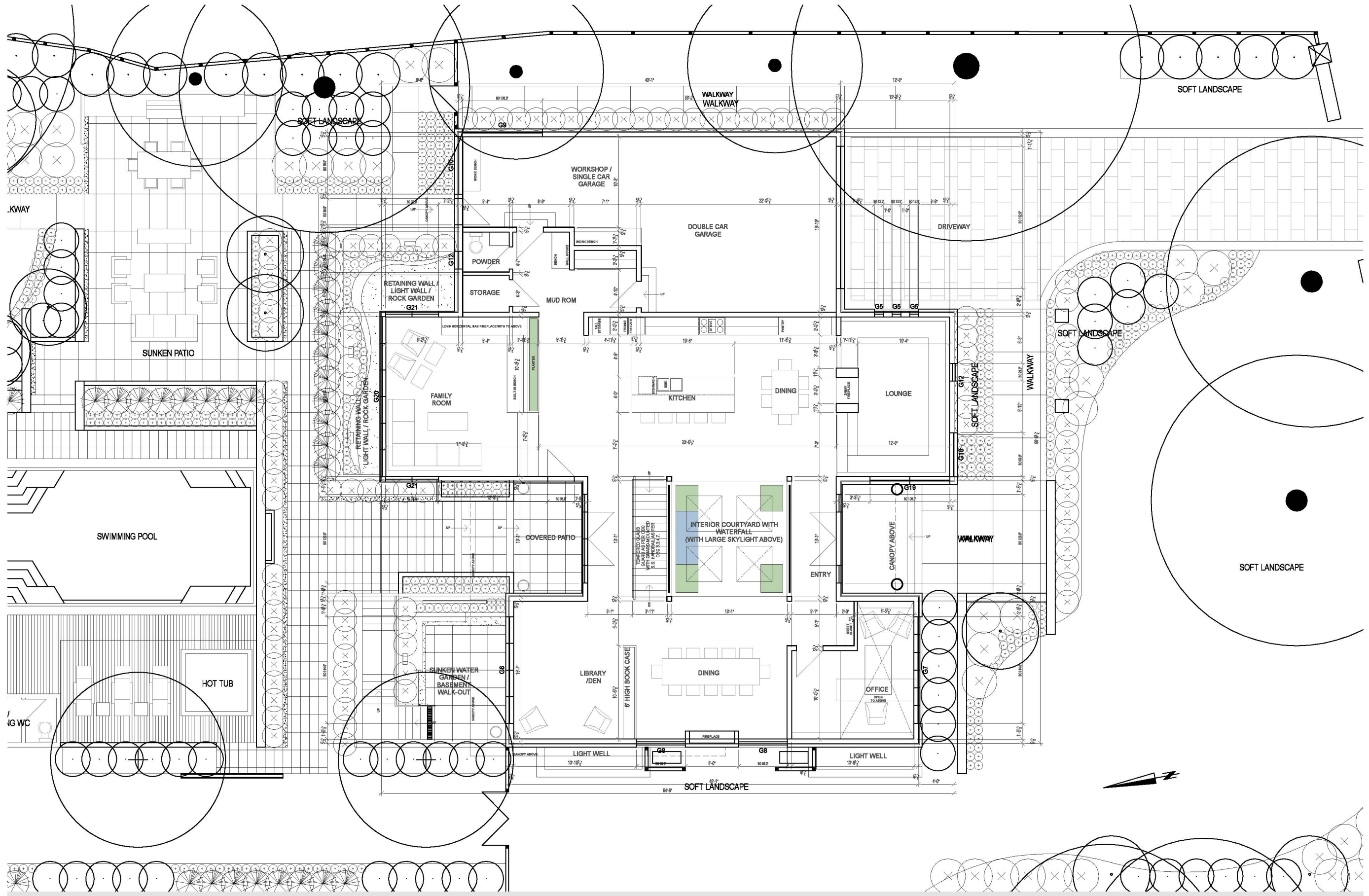


**SITE PLAN**

01' 5' 10' 20'

architect   architecte	AR
property   propriété	1171 Stavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shailesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 866-2872
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (416) 524-3367
revision number   numéro de révision	
1	2012-10-05 ISSUED FOR SITE PLAN CONTROL
2	2012-12-05 REVISED SITE PLAN CONTROL
3	2013-03-12 HERITAGE IMPACT STATEMENT





FIRST FLOOR PLAN



architect   architecte	AR
property   propriété	1171 Slavebark Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shaleesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (847)866-2872
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (847)624-3367
revision number   numéro de révision	
1	2012-10-05 ISSUED FOR SITE PLAN CONTROL
2	2012-12-05 REVISED SITE PLAN CONTROL
3	2013-03-12 HERITAGE IMPACT STATEMENT





FRONT (SOUTH) ELEVATION



architect   architecte	AR
property   propriété	1171 Slavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shaleesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 966-2872
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (416) 524-3367
revision number   numéro de révision	
1	2012-10-05 ISSUED FOR SITE PLAN CONTROL
2	2012-12-05 REVISED SITE PLAN CONTROL
3	2013-03-12 HERITAGE IMPACT STATEMENT





SIDE (WEST) ELEVATION



architect   architecte	AR
property   propriété	1171 Slavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shailesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 866-2872
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (416) 524-3367
revision number   numéro de révision	
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3	2013-03-12 HERITAGE IMPACT STATEMENT





REAR (NORTH) ELEVATION

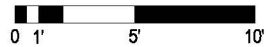


architect   architecte	AR
property   propriété	1171 Slavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shaleesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 866-2872 1/8" = 1'-0"
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (416) 524-3367
revision number   numéro de révision	
1	2012-10-05 ISSUED FOR SITE PLAN CONTROL
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3	2013-03-12 HERITAGE IMPACT STATEMENT





SIDE (EAST) ELEVATION



architect   architecte	AR
property   propriété	1171 Slavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shailesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 866-2872 f: (947) 866-2873
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (416) 524-3367
revision number   numéro de révision	
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2	2012-12-05 REVISED SITE PLAN CONTROL
3	2013-03-12 HERITAGE IMPACT STATEMENT





STREET ELEVATION - STAVEBANK RD.

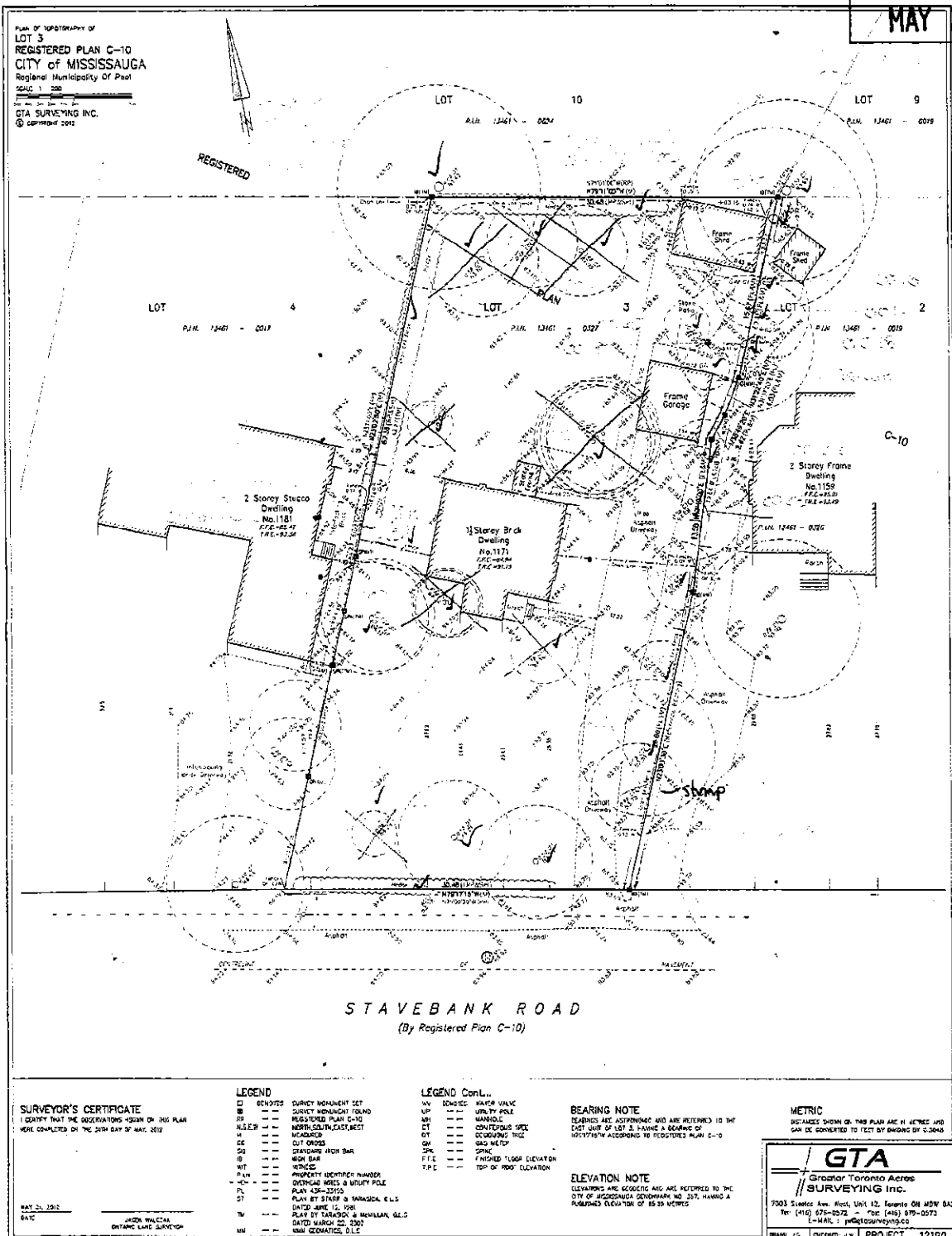


architect   architecte	AR
property   propriété	1171 Stavebank Rd. Mississauga, Lot #3, Plan C-10
scale   échelle	
date   date	2012-10-05
file	SPI 12/178 W1
owner	Shailesh Poddar 840 Queensway West, Mississauga, ON, L5C 1A8 c: (947) 866-2872
applicant	Jennifer Janzen of Linebox Studio Inc. 340 King St. East, Suite 100, Toronto, ON, M5A 1K8 c: (947) 624-3367
revision number   numéro de révision	
1	2012-10-05 ISSUED FOR SITE PLAN CONTROL
2	2012-12-05 REVISED SITE PLAN CONTROL
3	2013-03-12 HERITAGE IMPACT STATEMENT



Heritage Advisory Committee

MAY 28 2013





GUIDING SOLUTIONS IN THE NATURAL ENVIRONMENT

August 16, 2012

BEL 212261

Ms. Sandra Neal  
SJN + Associates Landscape Architects Inc.  
78 Alameda Avenue  
Toronto, Ontario M6C 3W5

Heritage Advisory Committee

MAY 28 2013

Re: 1171 Stavebank Rd. Tree Inventory

Dear Ms. Neal:

We are pleased to submit the following notes for a tree review undertaken at 1171 Stavebank Rd. in Mississauga, Ontario.

Beacon Environmental was retained by SJN and Associates to complete a Tree Review at the site for submission of an Arborist's Report to the City of Mississauga in support of a development application for the property. Ms. Shan Tennyson, O.A.L.A., I.S.A. Certified Arborist, completed the tree inventory and assessment on August 10, 2012.

This report presents the findings of a tree inventory conducted for trees within the property. A tree inventory of the property is a requirement under the City's Tree Permit By-law 474-05, which applies to all existing trees with a diameter of 15 cm or greater diameter at breast height (dbh) on the subject property. A permit is required for the removal of more than four (4) trees in good condition over 15cm dbh in a calendar year.

#### Methodology

A visual assessment of the trees was undertaken during the site visit. Trees were examined to determine species, measured size by dbh and health condition. Trees were identified based on foliage, bud and bark patterns, shape and colour as well as tree structure. General tree health was assessed based on observed indicators which include condition, live buds, dead wood, structural defects and presence of disease. A general health assessment is required to determine the requirements for the tree removal permits.

All trees 15 cm or greater were inventoried. Independent of the tree health and structural assessment, a "Preservation Priority" ranking of high, moderate, or low was assigned to each tree based on a combination of factors including the species origin (native or non-native), size, condition (health/structure), tolerance to development, and suitability for integration into an urban landscape.

Trees with a high preservation priority include native trees of a mature size, exhibiting good form and health that would be expected to survive over the long term with minimal maintenance requirements.

MARKHAM  
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OTTAWA (SMS Aviation Safety Inc.)  
470 Somerset Street West  
Ottawa, Ontario K1R 5J8  
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Trees with a moderate preservation priority include native trees in fair condition and/or of small size with one or more moderate or severe defects, exhibiting moderate form and condition that may survive over the medium term with minimal maintenance requirements. Exotic, non-invasive trees in good condition and native trees in good condition but susceptible to pests, disease, and/or breakage were also designated a moderate ranking. Trees with a low preservation priority include exotic, invasive trees regardless of condition and all trees with major defects or health problems.

This assessment has been included to identify any trees which could be integrated into the proposed development should the development plan allow for such integration.

Refer to the Tree Inventory Review Chart (Table 1) for tree species, size, health condition, recommendation and preservation priority. A Tree Inventory Location Plan sketch has been included with the report which indicates tree locations in correlation to the inventory as well as trees proposed for removal. Photos have been included for reference.

### **Observations**

**SPECIES** The majority of trees observed were non-native. There was a mix of deciduous and coniferous species, the site was dominated by coniferous species.

**SIZE** Many of the trees on site were medium-sized for their species, and close to or over 30cm d.b.h. The larger trees observed within the site were Norway Spruce sized at over 50cm.

**HEALTH** The trees were found to be in generally good condition. The Austrian Pine were generally in fair to poor condition with dieback and brown needles that could indicate Diplodia infection.

**LOCATION** The trees were located throughout the property. Cedar hedges were found along rear lot lines at the west and north sides.

**SPECIMEN TREES** Unique, rare or large specimen trees in good condition were not observed within the site.

**Photos**



Austrian Pines 0012, 0013, 0014



Golden Rain Tree 0003



Cedar Hedge adjacent to north-west property line



**Recommendations**

1. There are four trees proposed for removal to accommodate the new construction and grading. These include numbers 0007, 0008, 0011, 0021. Per the City of Mississauga Tree Permit By-law, up to four trees at or over 15cm dbh are allowed to be removed per year without cost.
2. There are four additional trees that are recommended for removal due to poor health condition. These include numbers 0003, 0012, 0013, 0014. Per the City of Mississauga Tree Permit By-law trees at or over 15cm dbh that have been determined to be in poor condition are allowed to be removed without cost.
3. The remaining trees are recommended for protection and retention.
4. Trees adjacent to the site on private properties or the property line are to be protected.
5. Tree protection is to be undertaken by the landowner as per the City of Mississauga requirements and details for tree protection. Trees shall be protected through the establishment of a Tree Protection Zone (TPZ) demarcated with tree protection fencing. Prior to construction, a 1.2 m high orange plastic fence framed with solid top and bottom rail, or a 1.2 m high plywood fence shall be installed around the tree at or beyond the dripline of the tree crown. No vehicles shall access the TPZ and no equipment or materials shall be stored in the TPZ. The fence must be maintained in good working order through the duration of the project.
6. Should pruning of the canopy and/or roots that are within the site be required to facilitate construction works, it is to be undertaken by a certified Arborist. Any injury caused to a retainable tree during construction should be evaluated by a certified Arborist.
7. During and after the works, the trees remaining that may be affected by the works should be monitored by the landowner for health condition. Due to negative construction effects, the trees may experience a decline in health over a period of months or years. Trees found to be hazardous should be removed as soon as possible to maintain a safe environment.

**Guidelines for Tree Protection During Construction**

Trees are living organisms that react to changes in their environment. Trees can be damaged during construction without showing signs of damage until some years later. Damage to the roots is typically an injury resulting from construction, and often results in slow death of the tree through its inability to absorb sufficient water and nutrients.

### **Construction Damage**

The main cause of construction damage to trees is from compaction of the soil around the roots. Equipment movement over the roots compresses the air pockets in the soil which reduces the tree's ability to absorb nutrients and water and harms the tree's health. Equipment use within the root preservation zones should be restricted to ensure that the tree's roots are not disturbed.

Equipment can also physically damage the trees through striking the trunk, limbs and/or roots. Felled trees can also cause damage other trees during tree removals. The use of proper equipment and best management practices will minimize the damage. The contractor should be held responsible for all avoidable damage to the trees during all stages of development.

Tree preservation is dependent not only on protecting the root zone from compaction and damage, but it is also critical to ensure that the structural roots within the root plate are not disturbed. Impacts to this area may result in a failure of the trees.

During construction, there are situations where work must be completed within a protection zone that will have an impact to the root of the preservation trees. The most common root injury is cutting typically caused by trenching for utilities. The feeder roots of a tree are typically situated within the upper 30 cm of the soil profile. Any trenching or excavation within this zone will damage roots. Roots play a critical role in anchoring a tree. If major support roots are severed the tree is more susceptible to wind throw damage and could pose a hazard to adjacent structures and people.

Tree roots require space and air to absorb water and minerals. When grades are increased the feeder roots are no longer able to effectively function. Grade changes of only ten centimeters can kill the fines roots of some trees.

**PROTECTING TREES DURING CONSTRUCTION** (As per these notes and refer to City of Mississauga Tree Protection Policy):

1. Upon receiving the necessary approvals and prior to the commencement of tree removals, all area designated for tree preservation must be flagged in the field. The removals are to be completed outside of the migratory bird nesting season from April 15 to July 31. Removals may take place during this restricted time only if the requirements of the Migratory Birds Convention Act are met and nesting activity is routinely monitored by qualified individuals (i.e.: wildlife biologists).
2. Upon completion of the tree removals, all felled trees are to be removed from the site, and all brush chipped and removed. An exception to this would be any Canadian Food Inspection Agency (CFIA) regulated areas for Emerald Ash Borer (EAB), where any material from Ash trees in these areas should not be removed from the site. Instructions for dealing with material in this situation can be confirmed with the CFIA (website: <http://www.inspection.gc.ca/english/plaveg/pestrava/agrpla/agrplae.shtml>).
3. Tree Protection Fencing will be installed as per City of Mississauga Tree Protection Policy and Specifications.



4. Areas within the drip line of the trees designated for preservation are not to be used for any type of storage.
5. Trees shall not have any rigging cables or hardware of any sort attached or wrapped around them, nor shall any contaminants be dumped within the protective areas or flushed where they may come into contact with the feeder roots of the trees.
6. In the event that it is necessary to remove additional limbs or portions of trees, after construction has commenced, to accommodate construction, the Consulting Arborist or project administrator is to be informed and the removal is to be executed carefully and in full accordance with arboricultural techniques, by a certified and licensed Arborist.
7. During excavation operations in which roots are affected, the Contractor is to prune all exposed roots cleanly. Pruned root ends shall point obliquely downwards. The exposed roots should not be allowed to dry out. The Contractor shall discuss watering of the roots with the Owner and Contract Administrator prior to pruning to ensure that so that optimum soil moisture is maintained during construction and backfilling operations. Backfilling must be completed with clean, uncontaminated native topsoil. Directional drilling is recommended for installing infrastructure servicing within Tree Protection Zones.

### **References**

- John Laird Farar. 1995.  
Trees In Canada, Fitzhenry & Whiteside Ltd.
- Nelda Matheny, James R. Clark. 1998.  
Trees and Development, International Society of Arboriculture.

### **Disclaimer**

The assessment of the trees presented within this report has been prepared using accepted arboricultural techniques. These include a visual examination of the above-ground parts of each tree. The trees examined were not dissected, cored, probed, or climbed, and detailed root crown examinations involving excavation were not undertaken.

As trees are living organisms and their health is constantly changing, no guarantees are offered or implied, that these trees or any part of them will remain standing. A standing tree will always pose some risk, and a tree's behaviour cannot be predicted in all situations. All trees have the potential for failure, which can be eliminated only if the tree is removed.

The assessment presented in this report is valid at the time of inspection and it is recommended that the tree/s are re-assessed on a regular basis.

Should you have any comments regarding the above, or require clarification or modification, please do not hesitate to contact the undersigned at Tel: (905) 201-7622 ext. 232 or [stennyson@beaconenviro.com](mailto:stennyson@beaconenviro.com)

Yours truly,  
**Beacon Environmental**

*S. Tennyson*

Shan Tennyson, OALA, ISA  
Arborist



Table 1. Tree Inventory Review Chart

Tag No.	Species Name	Common Name	DBH (cm)	Condition	Comments	Recommendation	Preservation Priority
0001	<i>Malus sp.</i>	Apple	25, 39	good-fair	Two stems, brown leaf spots		Low
0002	<i>Ginkgo biloba</i>	Ginkgo	61.5	good			Medium
0003	<i>Koelreuteria paniculata</i>	Golden Rain Tree	26.5	poor	90% canopy dieback	Remove due to health	Low
0004	<i>Picea abies</i>	Norway Spruce	60.5	good-fair	Canopy dieback		Medium
0005	<i>Abies balsamea</i>	Balsam Fir	25	good-fair	Canopy dieback		Medium
0006	<i>Abies balsamea</i>	Balsam Fir	28	good-fair	Canopy dieback		Medium
0007	<i>Picea pungens</i>	Colorado Spruce	38.5	good-fair	Canopy dieback	Remove for construction	Low
0008	<i>Tsuga canadensis</i>	Hemlock	25.5, 31, 21	good	Three stems	Remove for construction	Medium
0009	<i>Betula papyrifera</i>	White Birch	47, 62.5	good	Two stems, forked at 1.5m		High
0010	<i>Acer platanoides</i>	Norway Maple	15	good			Low
0011	<i>Koelreuteria paniculata</i>	Golden Rain Tree	20.5	fair	Canopy dieback	Remove for construction	Low
0012	<i>Pinus nigra</i>	Austrian Pine	45.5	poor	Dieback, brown needles, possible Diplodia	Remove due to health	Low
0013	<i>Pinus nigra</i>	Austrian Pine	40	fair	Dieback, brown needles, possible Diplodia	Remove due to health	Low
0014	<i>Pinus nigra</i>	Austrian Pine	46.5	poor	Dieback, brown needles, possible Diplodia	Remove due to health	Low
0015	<i>Picea abies</i>	Norway Spruce	71	good	On property line, fence attached to trunk		High
0016	<i>Picea abies</i>	Norway Spruce	50	good	On property line, fence attached to trunk		High
0017	<i>Picea abies</i>	Norway Spruce	60	good	On property line, fence attached to trunk		High
0018	<i>Picea abies</i>	Norway Spruce	45, 60	good	Two stems forked at 1.5m, on property line, fence attached to trunk		High

Tag No.	Species Name	Common Name	DBH (cm)	Condition	Comments	Recommendation	Preservation Priority
0019	<i>Picea abies</i>	Norway Spruce	63	good			High
0020	<i>Prunus sp.</i>	Cherry	25		Three forks at 1.2m		High
0021	<i>Betula papyrifera</i>	White Birch	29, 26.5, 25.5, 25, 2.5	good	Five stems	Remove for construction	Medium
0022	<i>Abies balsamea</i>	Balsam Fir	31	fair	Canopy dieback		Medium
0023	<i>Picea abies</i>	Norway Spruce	52	good			Medium

The tree health condition rating was based on factors that could include one or a combination of:

*Poor Condition* – Severe dieback, significant lean, decayed, missing leader, significant disease presence

*Fair Condition* – Moderate dieback and/or lean, limb defects, multiple stems, moderate foliage damage from stress

*Good condition* – Healthy vigorous growth, no or minor visible defects or damage

The Preservation Priority rating is independent of development planning and is based on factors such as:

Species, Size, Condition, Location, Function