

# HERITAGE IMPACT STATEMENT ON THE PROPERTY AT 63 VERONICA DRIVE, MISSISSAUGA, ONTARIO (PART LOTS 2 & 3, RANGE 1, CREDIT INDIAN RESERVE)

by Paul Dilse, Heritage Planning Consultant

for Cam and Randi Milani and the City of Mississauga

April 25, 2013



Fig. 1 Frontage of property at 63 Veronica Drive

Item 4, Appendix 1  
Heritage Advisory Committee  
Agenda – June 18, 2013

Heritage Advisory Committee

JUN 18 2013

## HERITAGE IMPACT STATEMENT ON THE PROPERTY AT 63 VERONICA DRIVE, MISSISSAUGA, ONTARIO

### Background

In 2005, the City of Mississauga adopted recommendations from a city-wide study of cultural landscapes by The Landplan Collaborative Ltd. and its associates. All the properties in the Mineola Neighbourhood, which was identified as a cultural landscape, were subsequently added to the City's heritage register under Section 27 (1.2) of the *Ontario Heritage Act*.

In the Cultural Landscape Inventory, the Mineola Neighbourhood was described as follows:

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

City staff and the Heritage Advisory Committee have indicated that existing neighbourhood houses may be demolished if Council deems, in consultation with Committee, that the properties on which they stand lack cultural heritage value meriting designation under the *Ontario Heritage Act*. Prior to demolition, the property's history and as-found appearance should be recorded for posterity. Proposed new houses should demonstrate that they fit in the Mineola Neighbourhood cultural landscape.

The property at 63 Veronica Drive is presently occupied by a mid-twentieth century bungalow (see Fig. 1 on the report cover). The property owners, Camillo (Cam) Milani and his wife, Randi, propose to demolish the bungalow and erect a new house. The Milani family resides at 63 Veronica Drive and can be reached at: (905) 990-6319 or [cammilani@bellnet.ca](mailto:cammilani@bellnet.ca). Their architect, Robert Podreciks of AXIIS Architects Inc., can be contacted at: (416) 710-6779 or [rpodreciks@axiisarchitects.com](mailto:rpodreciks@axiisarchitects.com).

In the heritage impact statement that follows, the property's history and as-found appearance are recorded, the property's cultural heritage value evaluated, and the impact of the proposed new house on the Mineola Neighbourhood cultural landscape assessed.

To study the property, heritage planner Paul Dilse and photographer Paul Till visited the site on April 9, 2013 and recorded it and its surroundings in photographs. Paul Dilse conducted a land title search on April 10, and on the next day copied the 1952 fire insurance plan held at the Toronto Reference Library. On April 19, he researched further the identity of the property's late twentieth century owner. Through the month of April, he has engaged with Robert Podreciks in an iterative process for the design of the new house.

#### Location, Surroundings and Setting

The property is located on the north side of Veronica Drive about halfway between Old River Road and Vesta Drive (Fig. 2 and 3 in Appendix A).

The absence of curb, gutter and sidewalk and the informal placement of deciduous and coniferous trees along Veronica Drive and in front yards give the street an appearance that is rural-like – more natural and less engineered than typical urban surroundings (Fig. 4 to 6).

A mix of single-detached houses, from the mid-twentieth century onward, are found beside and opposite 63 Veronica Drive (Fig. 7 to 10). Each is in a different architectural style.

The existing bungalow at 63 Veronica Drive is positioned on its lot to have a relatively shallow front yard and a deep backyard (Fig. 11). The bungalow rests on a gently sloping terrace (Fig. 12). A cluster of blue spruce hides the western part of the bungalow from street view. A sugar maple marks the southwestern corner of the lot, and a birch tree shades the southeastern corner (Fig. 13).

The “L”-shaped bungalow and attached single-car garage are best seen from the southeast (Fig. 14). An enclosed passageway connects the bungalow to the garage. A large, hip-roofed addition is only visible from the backyard (Fig. 15). A rectangular swimming pool and surrounding wood deck lie behind the addition. The rest of the backyard, which is level, is covered in lawn (Fig. 16). Evergreens, including a hemlock near the lot’s northeastern corner, line the north lot line. They help shield the property from the house and swimming pool directly behind 63 Veronica Drive and facing Mineola Road West (Fig. 17).

### History

In the early 1700s, the Mississauga people settled at the mouth of the Credit River to take advantage of the spawning runs of salmon, trout and other fish each spring and fall and to travel upstream to hunt and trap game, harvest wild plants, and trade with Europeans in the fur trade.

After the 1790s, the Mississauga began to cede their lands to the British Crown. They kept a reserve one mile to either side of the Credit River and inland six miles from the river’s mouth in the 1805 treaty. In the 1820 surrender, they lost all but 200 acres. In 1826, more than 200 Mississauga moved their settlement of bark huts and tents from the Credit River flats upriver to a small agricultural village set aside near where the Queen Elizabeth Way now crosses the Credit.

The Crown separated the reserve lands along the Credit River from the regular lot and concession patterns of Toronto Township (Fig. 18). In 1843 when the Surveyor General’s Office drew the Mississauga Indian Reserve (or Credit Indian Reserve), the reserve’s northern tracts had been granted away to European settlers, leaving about 3,500 acres in the south for division into farm lots.

In the 1850s, Robert Cotton and his brother, James, acquired many of the oddly configured lots in the Credit Indian Reserve east of the Credit River (Fig. 19). Robert Cotton’s purchase of land in 1856 included Lots 2 and 3 in Range 1 of the Credit Indian Reserve – the legal description that still runs with the property at 63 Veronica Drive. In addition to their farms in Toronto Township, the Cottons ran stores, the post office, the Port Credit Harbour Company, a wharf and storehouse, and customs collection in the nearby village of Port Credit. Robert Cotton was also active in local government, serving as reeve of Toronto Township from 1872 to 1879 and warden of Peel County in 1873-74.



Robert's son, James William Cotton, next owned the property (Fig. 20). James William's sons, Cyril Ernest Cotton and Dixie Cox Cotton, took ownership in the early twentieth century. Dixie Cox Cotton practised as an architect in Toronto and later Port Credit, designing several houses in the Rosedale and Forest Hill neighbourhoods of Toronto, a factory for the St. Lawrence Starch Company in Port Credit and other buildings in the Toronto area. On his death in 1943, his widow, Olive Minola Cotton, inherited the lands.

In 1949, Olive Cotton sold parts of Lots 2 and 3 in Range 1 of the Credit Indian Reserve to Winston Thompson Wilkinson, a builder resident in Toronto Township, for \$1,620. Early in 1950, Wilkinson sold the same property to James Sheldon Henderson, an instructor in Hamilton, and his wife, Dorothy Jean Henderson, for \$12,500. The frame, "L"-shaped bungalow and garage that Wilkinson built for the Hendersons is illustrated in a fire insurance plan from 1952 (Fig. 21).

In 1972, the Hendersons sold the property to Peter Joseph Haensli and his wife, Anne-Marie. Building permits were issued in 1974 for an addition to the house and for a swimming pool. Although the designer of the addition is unrecorded (architectural records pertaining to residential projects in Mississauga are destroyed seven years after their completion), Peter Haensli in partnership with Paul Stafford had founded Stafford Haensli Architects in Port Credit in 1971.

Peter Haensli became the sole property owner in 1991. He sold to Christopher Mark Barre and Lynda Gail Barre in 2000. The current owners, Cam and Randi Milani, have lived at 63 Veronica Drive since 2009 when they bought the property from the Barres.

#### As-found Appearance of Bungalow, Garage and Addition

The exterior of the house is illustrated in Figures 14 and 15, and Figures 22 to 39 show the interior.

The bungalow exhibits architectural features typical of mid-twentieth century suburban houses. It is of modest size. There is an attached single-car garage (now used for storage). A north-south passageway (called a breezeway when open-sided) links the garage to the dwelling, which is raised up a few steps on a terrace. A picture window divided into three panes is prominent in the front facade. The openings into the kitchen, either from the living room or directly from the front hall, are large and distinctive with a pointed arch or flat top and rounded corners.

The openness in the bungalow's floor plan is heightened in the hip-roofed back

addition, which was built 25 years later. The vaulted wood ceilings, the central brick chimney and the sliding glass windows overlooking the swimming pool create a Modern appearance. The addition is completely hidden from the street.

### Cultural Heritage Value of Property

The bungalow and attached garage built by Winston Wilkinson for James and Dorothy Henderson in 1949-50 are unexceptional for the time of their construction. Many houses like the one at 63 Veronica Drive are found throughout Ontario. Hidden from the street, the back addition, erected in 1974, has some architectural interest, more so evident in the interior. Neither the bungalow nor the addition reach the standard established in any of the three criteria in Ontario Regulation 9/06 for determining whether a property has design value or physical value. They are not rare, unique, representative or early examples of a style, type, expression, material or construction method. They do not display a high degree of craftsmanship or artistic merit. They do not demonstrate a high degree of technical or scientific achievement.

None of the regulation's three criteria for determining historical or associative value is met. James Sheldon Henderson and Dorothy Jean Henderson, who first lived in the bungalow, are not known for any significant contribution to Mississauga. The addition that Peter Joseph Haensli likely designed is a modest work that does not demonstrate a profile of significance.

The bungalow at 63 Veronica Drive and houses adjacent and opposite show a variety of domestic architectural treatments dating from the mid-twentieth century, late twentieth century and early twenty-first century. While the bungalow does not detract from the low-density residential character of the street and neighbourhood, it does not make an important contribution to the area. The property does not meet any of the regulation's three criteria for determining contextual value.

The bungalow and addition lack sufficient cultural heritage value to warrant the property's designation under the *Ontario Heritage Act*.

### Design Principles and Process for New Construction

In the design for the new house at 63 Veronica Drive, a series of sketches were made for discussion among the property owners, architect and heritage planning consultant before preparation of final scaled drawings.

Design principles were formulated to achieve the goal of balancing new development

with protection of the existing natural and naturalized environment. The following principles were applied in the design of the new house:

1. The new house should be set back from the street to avoid disturbance of the existing front yard topography, which includes a terrace, and the existing front yard and boulevard vegetation – the cluster of blue spruce trees, the sugar maple on the west lot line and the birch shading the southeastern corner of the lot.
2. The footprint of the new house and the cabana beside the swimming pool should preserve as much of the backyard's existing open space as possible once protection of the existing front yard setback is met.
3. Additional area to be paved for the driveway in order to accommodate a two-car garage should be minimized, and fencing, curbed planting beds and other rigid landscape features should be avoided.
4. The front facade of the new house should show design clarity, either in a traditional style or a contemporary Modern style, rather than a pastiche of architectural features.
5. The front facade of the new house should be clad in natural building materials instead of synthetics.
6. The effect of the larger scale of the new house should be moderated in the front facade by articulation in the wall and roof plane.

Through the design process which happened concurrently with the heritage impact assessment, the front yard setback was increased to have the front facade lie north of the terrace. The cabana was shifted closer (southward) to the new house to preserve more of the backyard's existing open space. The driveway width was reduced to lessen the effect of paved surface on the drip-line of front yard trees. The architectural features of the chosen style – a traditional style showing Arts and Crafts influence – were clarified, removing incongruous segmentally arched and round-arched elements.

#### Impact of Proposed House on the Cultural Landscape

Figures 40 to 49 illustrate the proposed site plan, floor plans of both the house and cabana, and building elevations. Building materials are noted.

For the purposes of the heritage impact statement, the proposal is evaluated in terms of the six design principles formulated to achieve the goal of balancing new development with protection of the existing natural and naturalized environment, which is characteristic of the Mineola Neighbourhood.

1. The proposed new house is set back 31 feet from the front (south) lot line – somewhat farther back than the existing front yard setback at the bungalow’s southwest corner. Excavation for the new house is therefore behind the existing front yard terrace, minimizing disturbance of the topographical feature and protecting the spruce trees in the front yard.
2. The proposed cabana, which is connected to the house by way of a corridor, is aligned with the deck of the existing swimming pool. The positioning of the cabana preserves much of the backyard’s existing open space.
3. The proposed driveway, paved in stone setts and without raised curbs, is wider than the existing asphalt driveway as it approaches the new house; but it narrows toward the street. The laying out of the driveway has a minimal compacting effect on the cluster of spruce trees and the birch shading the lot’s southeastern corner. Except for the driveway, no new landscape features are proposed for the front yard.
4. The front facade of the new house – showing the influence of the Arts and Crafts movement and contemporary preferences – is harmonious.
5. The front facade is clad in natural building materials – limestone, wood shingle and board-and-batten siding. They complement the natural and naturalized setting and surroundings.
6. The height of the new house reaching 35 feet is moderated by four pediments that break up the roof plane. Their textured board-and-batten treatment against the slate-coloured asphalt shingle roof creates a picturesque profile. The width of the new house is moderated by articulation in the front wall. The front facade has a bay window, a covered porch, and a roof overhang where the garage is located. As well, the cluster of spruce trees, pyramidal in shape, buffer the view of the new house from the street.

## Conclusions

The property at 63 Veronica Drive does not meet provincial criteria for determining cultural heritage value or interest; and, as a result, does not merit designation under Part IV of the *Ontario Heritage Act*.

The new construction proposed at 63 Veronica Drive is respectful of its setting and surroundings in the Mineola Neighbourhood cultural landscape.

The City of Mississauga Heritage Advisory Committee can recommend acceptance of the proposed new house and cabana with confidence.







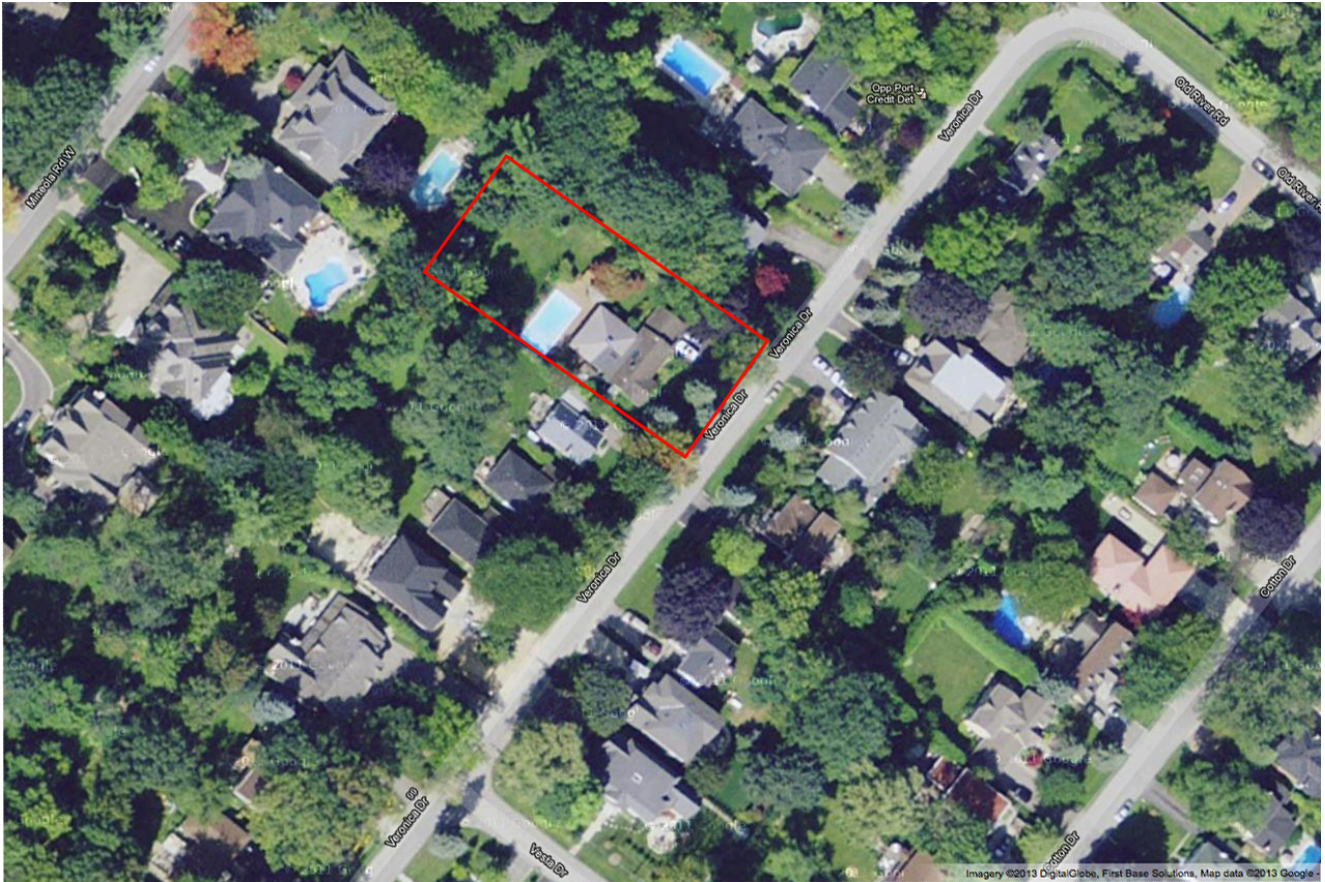


Fig. 3 Google aerial photograph with the property boundaries identified in red





Fig. 4 View eastward from 63 Veronica Drive



Fig. 5 View westward from 63 Veronica Drive



Fig. 6 Open ditch and culverts in front of 63 Veronica Drive





Fig. 7 Mid-twentieth century bungalow to the west of 63 Veronica Drive



Fig. 8 New house under construction east of 63 Veronica Drive



Fig. 9 House, likely from late twentieth century, at 58 Veronica Drive



Fig. 10 Recent house at 64 Veronica Drive

Range 1, Credit Indian Reserve, (Formerly in Township of Toronto), City of Mississauga, Regional Municipality of Peel," 25 Mar. 2013.

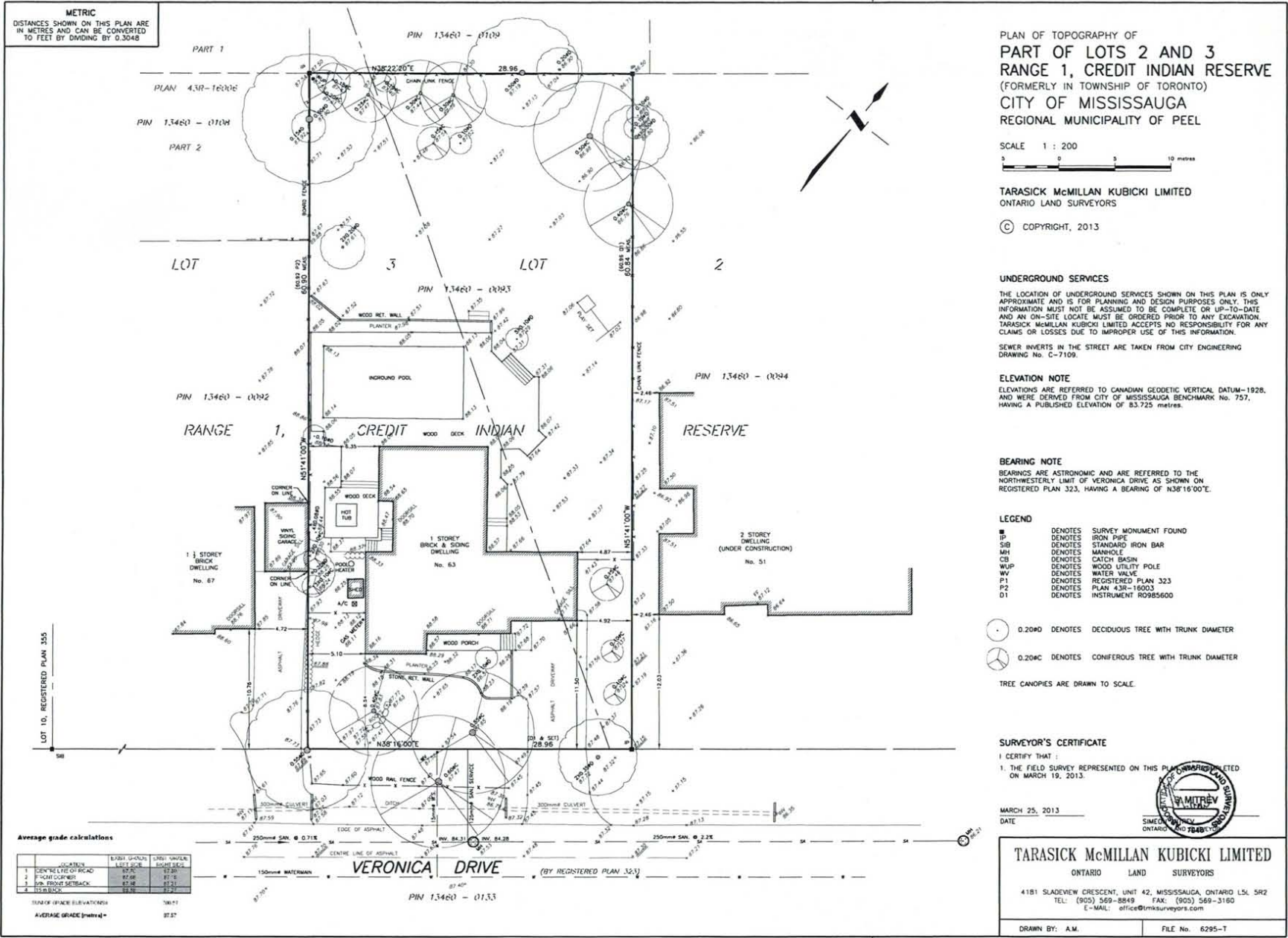






Fig. 12 Front yard at 63 Veronica Drive,  
showing bungalow resting on a gently sloping terrace

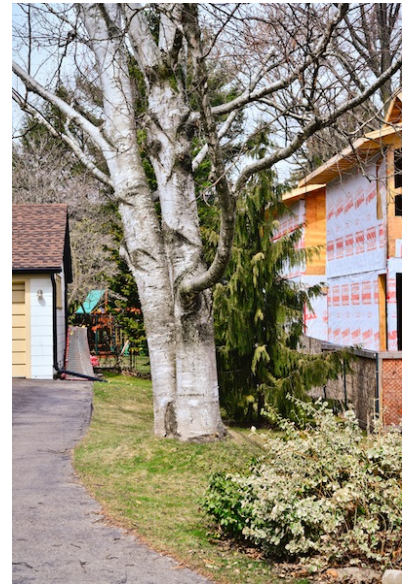


Fig. 13 Left: Western side yard with sugar maple at lot's southwestern corner;  
Right: Eastern side yard with birch





Fig. 14 A corner view of the bungalow, garage and connecting passageway



Fig. 15 The addition viewed from the backyard, looking south





Fig. 16 Backyard, looking north



Fig. 17 North lot line, looking into the property directly behind and facing Mineola Road West





Fig. 18 Surveyor General's Office, "Part of the Township of Toronto shewing The Mississauga Indian Reserve," 19 April 1843, Archives of Ontario, C 277-1-409-2, Folder N-1073. Note the Centre Road is called Hurontario Street today.





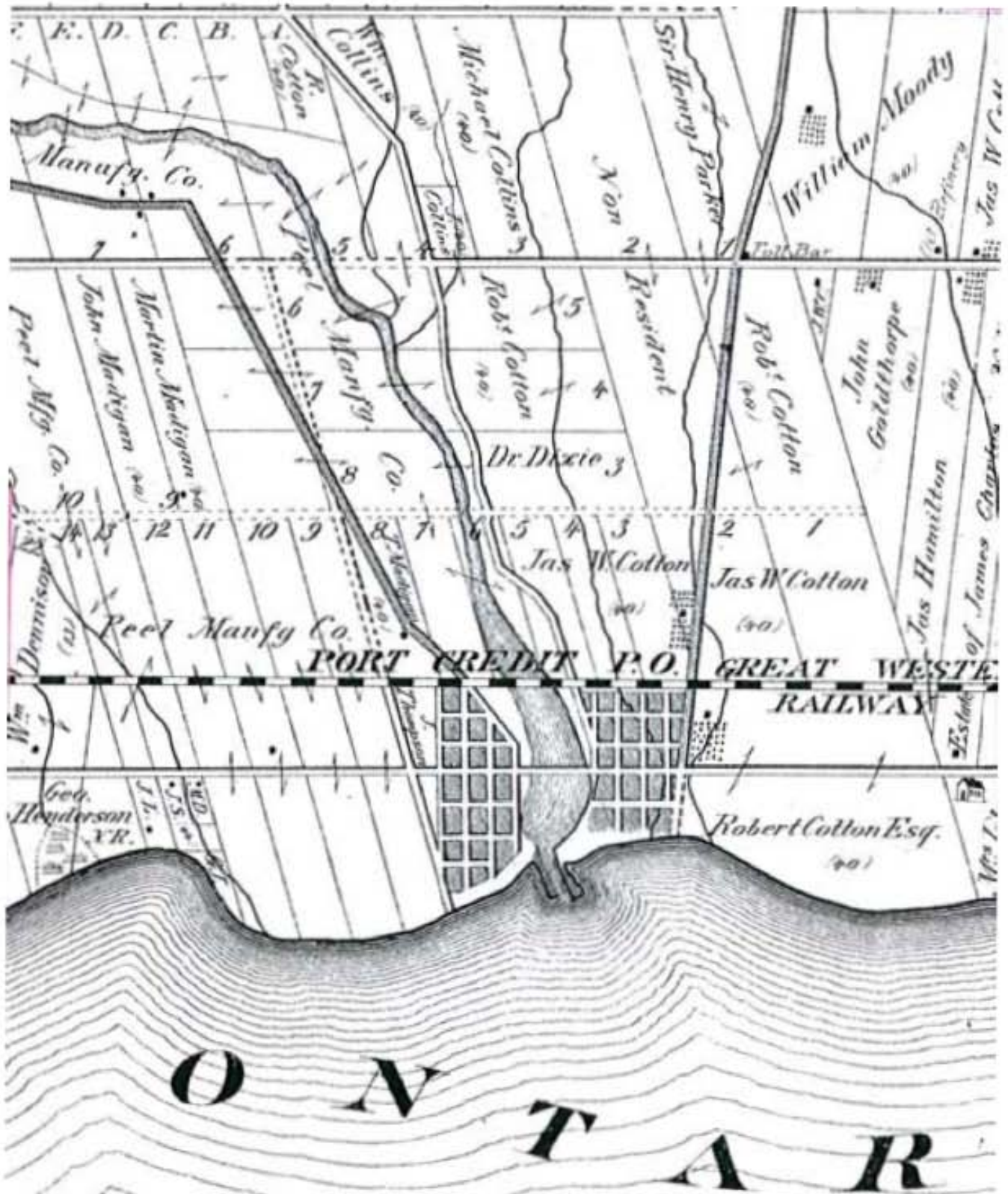


Fig. 20 Detail from J.H. Pope, "Southern Half Toronto Township," *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 24.







Fig. 22 Interior of garage



Fig. 23 Passageway between garage and bungalow





Fig. 24 Side entrance on left and front hall on right



Fig. 25 Office east of front hall



Fig. 26 Living room



Fig. 27 Kitchen as viewed from living room





Fig. 28 Opening, looking from kitchen to front hall and to side entrance



Fig. 29 Bedroom hall west of living room



Fig. 30 Bedroom in southwest corner of bungalow



Fig. 31 Bathroom between bedrooms in the bungalow



Fig. 32 Bedroom in northwest corner of bungalow





Fig. 33 Family room in addition



Fig. 34 Hall west of family room



Fig. 35 Bathroom in addition



Fig. 36 Master bedroom in addition





Fig. 37 Stairs to basement



Fig. 38 Utility room in basement



Fig. 39 Rec room in basement

**Fig. 40 Proposed site plan**

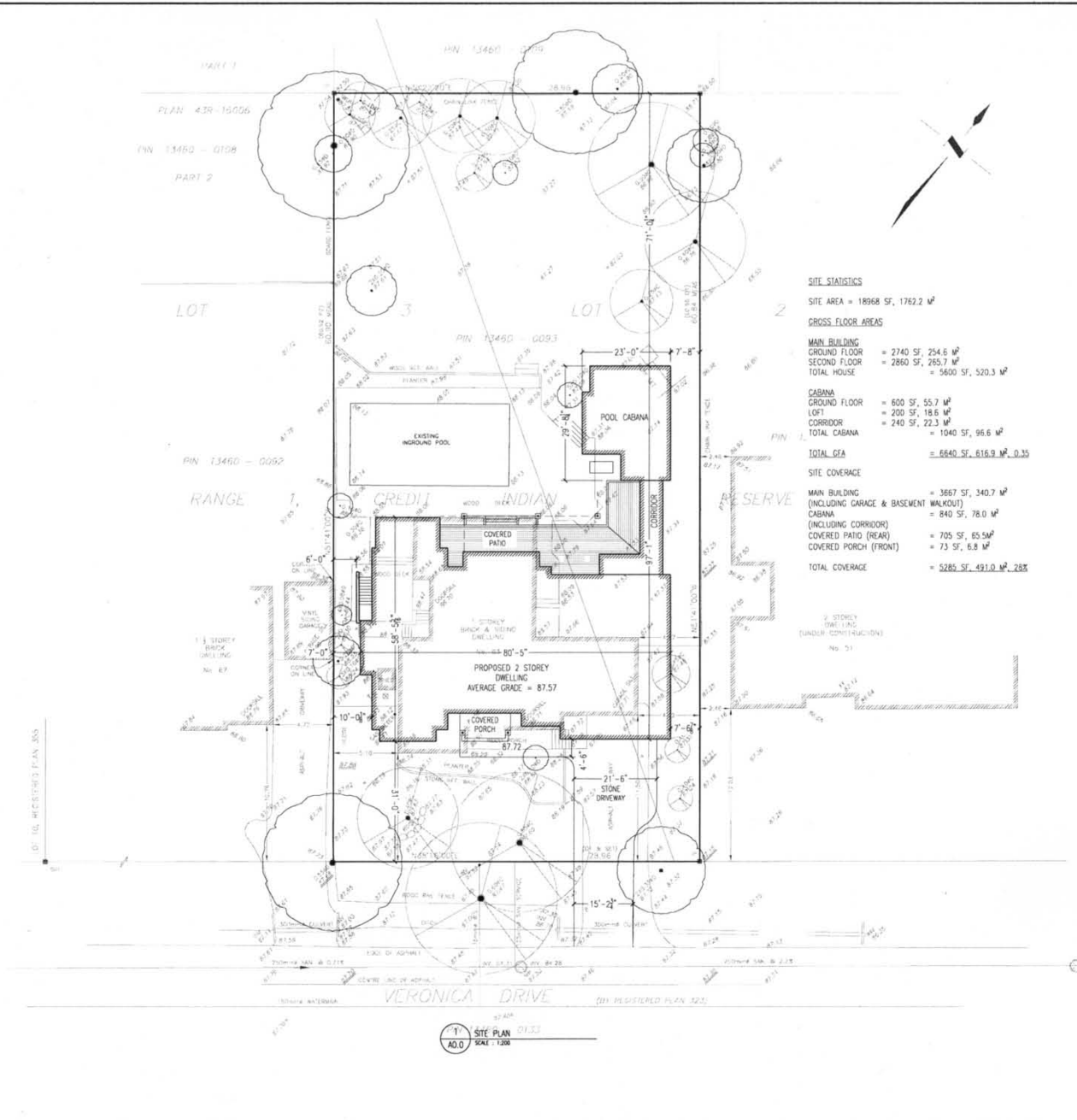
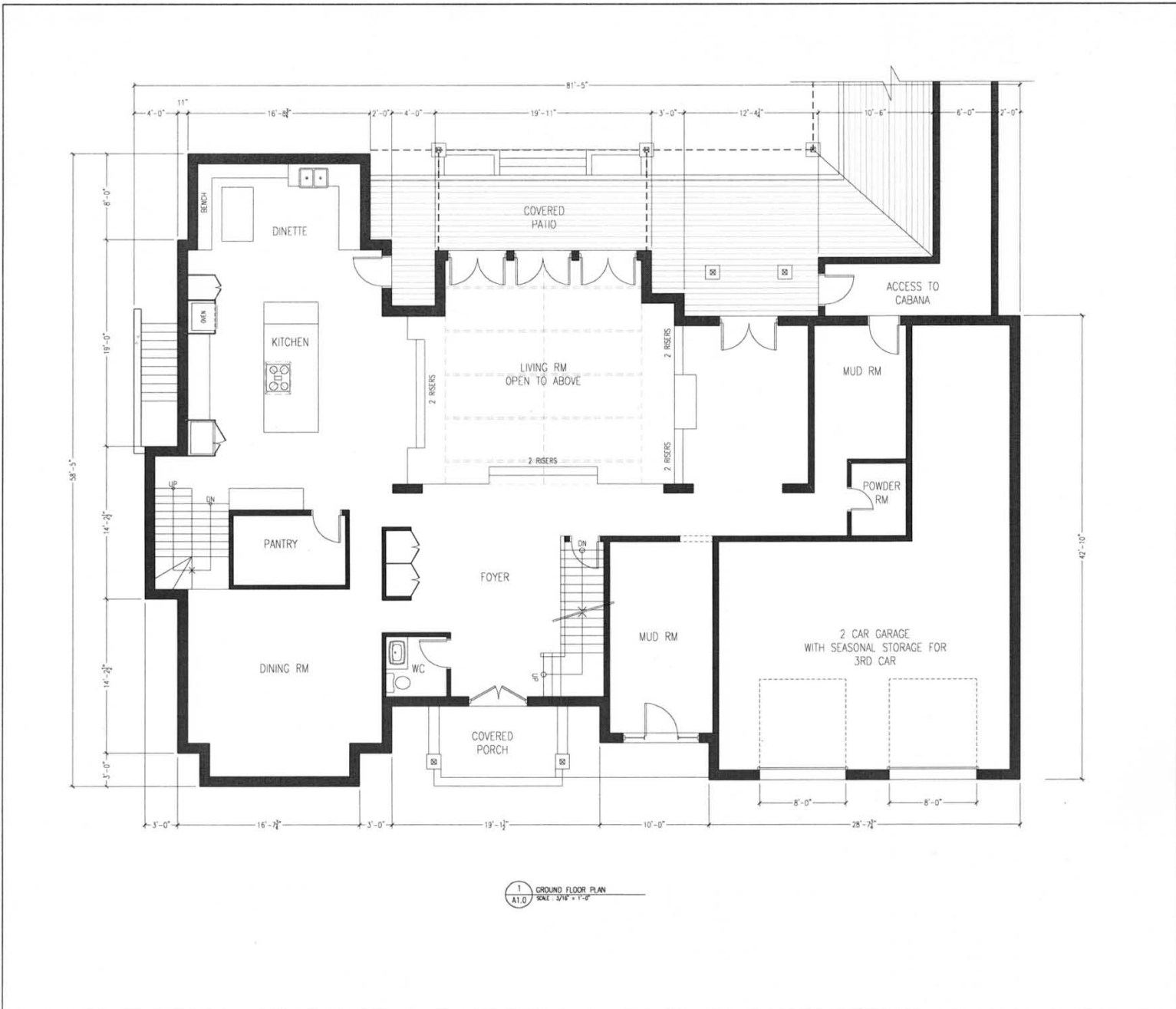


Fig. 4.1 Proposed house's ground floor plan



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Project	
63 VERONICA DRIVE MISSISSAUGA, ONTARIO	
Drawing	
GROUND FLOOR PLAN	

Drawn By:	MG	Reviewed By:	RP
Project No.	#####	A1.0	
Scale	AS NOTED		
Date	APRIL 2013		



Fig. 43 Proposed house's second floor plan

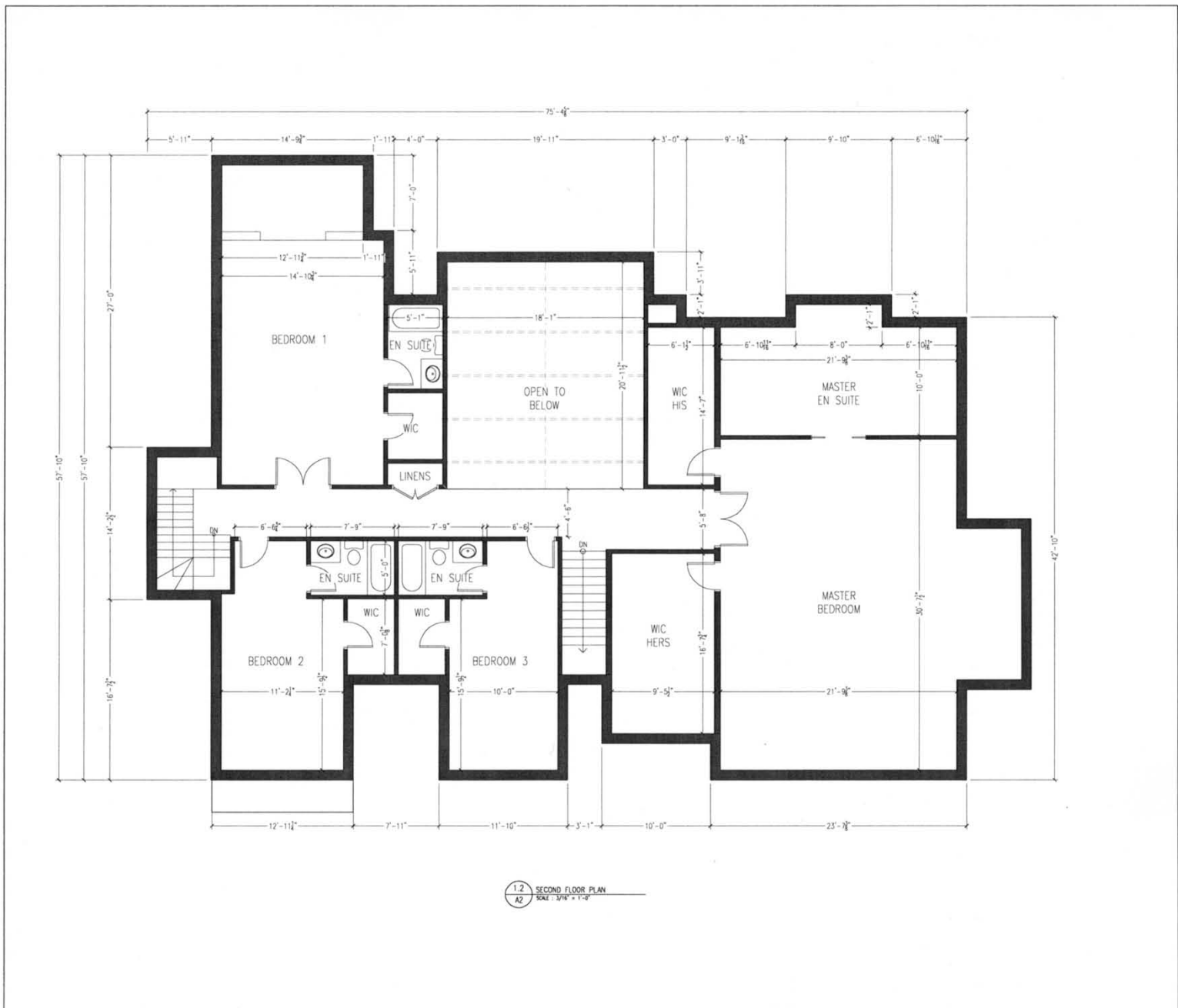
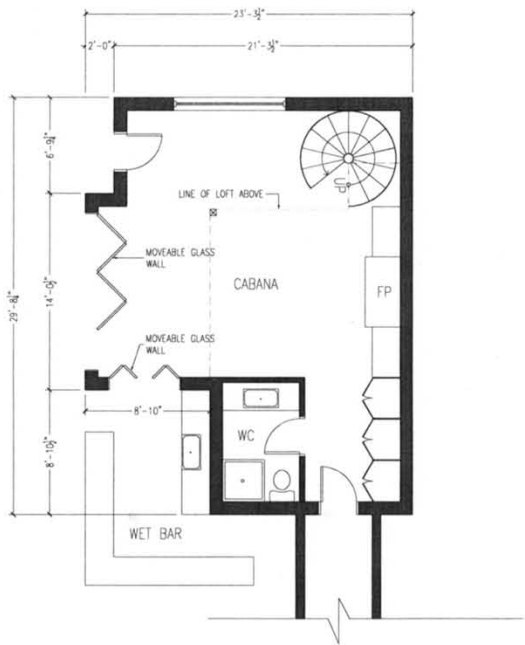
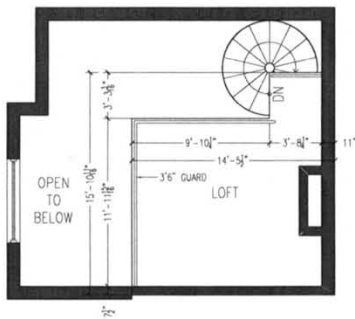


Fig. 44 Proposed cabana floor plans



1 GROUND FLOOR PLAN  
A1.3 SCALE: 3/16" = 1'-0"



2 LOFT FLOOR PLAN  
A1.3 SCALE: 3/16" = 1'-0"

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Project	
63 VERONICA DRIVE, MISSISSAUGA, ONTARIO	
Drawing	
CABANA FLOOR PLANS	

Drawn By:	MG	Reviewed By:	RP
Project No.	#####	A1.3	
Scale	AS NOTED		
Date	APRIL 2013		



Fig. 45 Proposed front (south) elevation



1 FRONT ELEVATION  
A2.0 SCALE: 3/16" = 1'-0"

CLADDING SCHEDULE		
TAG	DESCRIPTION	COLOR/FINISH
E1	BOARD AND BATTEN SIDING	GREY
E2	CEDAR SHAKE	GREY
E3	CRANOSA LIMESTONE	VEN. CUT - SMOOTH-SANDED
E4	CRANOSA LIMESTONE	FLEUR-CUT, SMOOTH-SANDED
E5	ASPHALT SHINGLES	DEEP SHADOW

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Project	
63 VERONICA DRIVE MISSISSAUGA, ONTARIO	
Drawing	
FRONT ELEVATION	

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Project No.	#####	A2.0	
Scale	AS NOTED		
Date	APRIL 2013		

Fig. 46 Proposed rear (north) elevation



1 REAR ELEVATION  
A2.1 SCALE: 3/16" = 1'-0"

CLADDING SCHEDULE		
TAG	DESCRIPTION	COLOR/FINISH
E1	BOND AND BATTEN SIDING	GREY
E2	Cedar SHAKE	GREY
E3	VERMOSA Limestone	VEN CUT - SMOOTH-SANDED
E4	VERMOSA Limestone	FLEUR-DE-CUI, SMOOTH-SANDED
E5	ASPHALT SHINGLES	DEEP SHADOW

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Project	
63 VERONICA DRIVE MISSISSAUGA, ONTARIO	
Drawing	
REAR ELEVATION	

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Project No.	#####	A2.1	
Scale	AS NOTED		
Date	APRIL 2013		



Fig. 47 Proposed west elevation



1 WEST ELEVATION  
A2.2 SCALE: 3/16" = 1'-0"

CLADDING SCHEDULE		
TAG	DESCRIPTION	COLOR/FINISH
E1	BROWN AND WHITE SHINGLES	GREY
E2	CEMENT SHINGLES	GREY
E3	VERMILION Limestone	VEN CUT - SMOOTH-SHINED
E4	VERMILION Limestone	FLOR-CUT, SMOOTH-SHINED
E5	ASPHALT SHINGLES	DEEP SHADOW

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Project  
83 VERONICA DRIVE  
MISSISSAUGA, ONTARIO

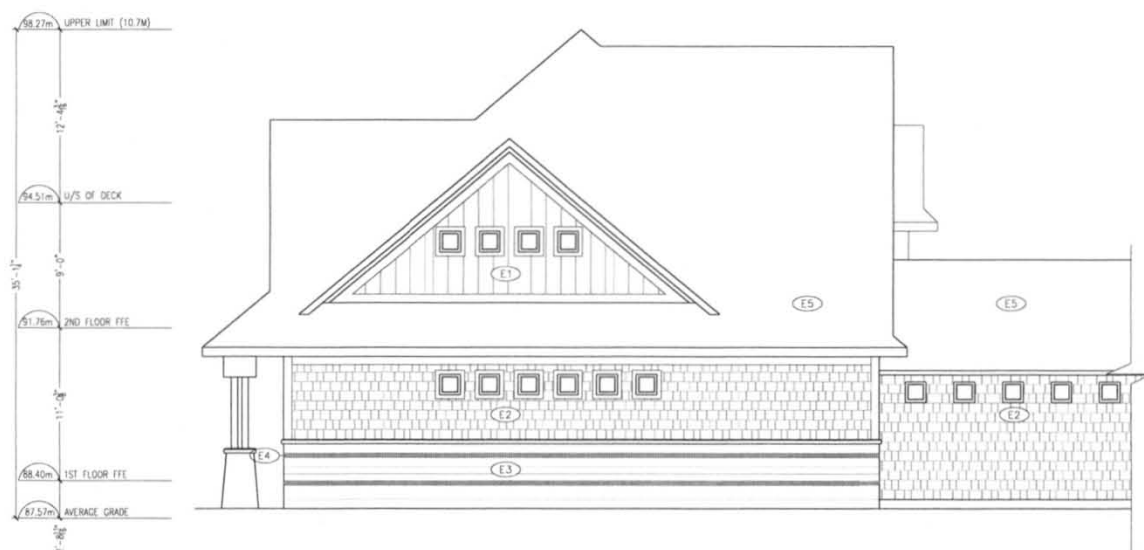
Drawing  
WEST ELEVATION

Drawn By: MG  
Reviewed By: RP

Project No.: 0000000000  
Scale: AS NOTED  
Date: APRIL 2013

A2.2

Fig. 48 Proposed east elevation



1 EAST ELEVATION  
SCALE: 3/8" = 1'-0"

CLADDING SCHEDULE		
TAC	DESCRIPTION	COLOR/FINISH
E1	BOARD AND BATTEN SIDING	GREY
E2	CEDAR SHAKE	GREY
E3	VERMORA LIMESTONE	KEN CUT - SMOOTH/SHADED
E4	VERMORA LIMESTONE	FLEUR-CUT, SMOOTH/SHADED
E5	ASPHALT SHINGLES	DEEP SHADOW

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Project	63 VERONICA DRIVE MISSISSAUGA, ONTARIO
Drawing	EAST ELEVATION

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Project No.	#####	A2.3	
Scale	AS NOTED		
Date	APRIL 2013		

Fig. 49 Proposed cabana elevations



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Project  
63 VERONICA DRIVE  
MISSISSAUGA, ONTARIO

Drawing  
CABANA ELEVATIONS

Drawn By: MG	Reviewed By: RP
Project No. *****	A2.4
Scale AS NOTED	
Date APRIL 2013	



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## Appendix C: Author's Qualifications

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, has remained a reference document there for three decades). He has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. He has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County as well as the cultural heritage landscape of the David Dunlap Observatory in Richmond Hill, and successfully defended their designation under the *Ontario Heritage Act* at Conservation Review Board hearings. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto.

In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga, the MacGregor/Albert neighbourhood in Waterloo and Lower Main Street South in Newmarket. His study of the George Street and Area neighbourhood in Cobourg led to its designation as a heritage conservation district – the fourth in the town. He is also the author of a report on the feasibility of establishing heritage conservation districts in Downtown Brampton. His knowledge of heritage conservation districts spans 30 years – from the time when he reviewed heritage conservation district plans for the provincial government in the early 1980s to the post-2005 era when amendments to the *Ontario Heritage Act* clarified and strengthened Part V. As well, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton. Currently, he is studying three areas in Downtown Whitby for protection as heritage conservation districts.

Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 47 such reports. He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the

Freeport Sanatorium at the Grand River Hospital in Kitchener. His major work in 2011, a history of the Legislative Building in Queen's Park and a statement on its cultural heritage value, forms part of an historic structure report commissioned by the Legislative Assembly of Ontario.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.



Heritage Advisory Committee  
JUN 18 2013



STREETSCAPE WITH VEGETATION



STREETSCAPE WITHOUT VEGETATION

**63 Veronica Drive**

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JANUARY, 2013



**SM**  
**DA** Strickland  
Mateljan  
Design + Architecture

Heritage Advisory Committee  
JUN 18 2013

Item 5. Appendix 1  
Heritage Advisory Committee  
Agenda – June 18, 2013

## Overview:

This report is prepared to address the proposed demolition and re-development of the property at 1661 Blythe Rd., Mississauga, ON. The legal description of the property is Part of Lot 4, Range 2, South of Dundas St., Racey Tract, City of Mississauga.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by Ambassador Fine Custom Homes Inc. (agents for the owners Mr. Janak Raj Gupta and Mrs. Vandana Gupta) to complete a Heritage Impact Study and to comment on an original design proposed for the site. The site and existing dwelling were photographed and measured in November, 2012. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 2.

This property is located within the Credit River Corridor Cultural Landscape recognized and regulated by the City of Mississauga.

*“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so.*

*All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.*

*. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”*

*(City of Mississauga website)*

The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

Credit River Corridor:

*“The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and*



*other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. ( excerpts from The Physiography of Southern Ontario)*

*(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)*

## **Terms of Reference:**

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

### **1. General requirements:**

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

### **2. Addressing the Cultural Landscape or Feature Criteria:**

- scenic and visual quality
- natural environment
- landscape design
- aesthetic and visual quality
- consistent scale of built features
- illustrates a style, trend or pattern
- illustrates an important phase of social or physical development
- significant ecological interest

### **3. Property information:**

- chain of title, date of construction

#### 4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden*
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- a change in land use where the change in use negates the properties cultural heritage value*
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

#### 5. Mitigation Measures:

- alternative development approaches*
- isolating development and site alteration from the significant built and natural heritage features and vistas*
- design guidelines that harmonize mass, setback, setting and materials*
- limiting density and height*
- allowing only compatible infill and additions*
- reversible alterations*

#### 6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study*

#### 7. Recommendation:

- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act*

## 1. General Requirements

### Property owners:

The property was acquired in April, 2011 by Mr. Janak Raj Gupta and Mrs. Vandana Gupta. They may be contacted through their agent, Ambassador Fine Custom Homes Inc, 2400 Dundas St. W. suite 109, Mississauga ON, 416 777 2324.

### Context:

The property is located on the north side of Blythe Road, west of Doulton Drive and south of the historic core of the Village of Erindale (formerly Springfield). This is a stable residential community characterized by large, single family homes on generous properties. There has been a significant attrition of older homes and replacement of them by newer, more elaborate structures in recent years.

The existing buildings to the north and south of the subject site are highly varied as regards their size and architectural character. Flanking the property to the east and west are significant, newer infill structures built within the past 10 years. These are very large homes with elaborate landscape treatments. Further east is the Queen of Apostles Renewal Center, a 13 acre complex owned by the Oblates of Mary Immaculate. Built in 1963, the main building is a significant example of post-modern architecture . Across the street is a hydro corridor and beyond this the backyards of houses front onto Otami Trail. Blythe Rd. comes to a dead-end just





west of this property so there is little vehicular traffic here. There are no sidewalks.

The property is in the Sheridan planning district in the Mississauga Official Plan (2011) (presently under appeal) and is designated Residential Low Density 1. There are no planning policies specific to this property in the Plan but it is adjacent to Special Site 1 (known as the Doulton Drive Lands). The Plan anticipates development of these lands and indicates a preference for a minimum of 0.3 ha area and 38m lot frontage. The subject property is 0.6 ha in area and 38.45m in frontage, so it meets this criteria despite the fact that it is not directly required to.

The property is zoned R1 under the Zoning By-law. This allows 9m front yard setback; 1.8m and 4.2m side yard setbacks; 7.5m rear yard setback; 10.7m building height and 25% lot coverage. There is no requirement for GFA.

#### **Existing conditions on site:**

The subject property is a level, rectangular lot approximately 38.45m wide x 45.4m deep. The northerly boundary of the property is a steep cliff which looks down to the Credit River. The property is densely vegetated although somewhat overgrown, and the vegetation and cliff are significant and determinative features of the property. The trees are mostly pine and spruce averaging about 0.30m in diameter and, as evidenced by the available air photos, planted in the mid-20<sup>th</sup> century. They are along the east and west sides of the property and on the east side

there is a secondary planting row that forms an allee that leads from Blythe Rd. to the rear of the site. The trees are generally untended with much die-back and present an unattractive, overgrown aspect.

There are two existing single family homes on the property; a larger and newer home located toward the rear of the site nearest the Credit River and a smaller and older home located nearer the road.

#### **2-Storey Home**

The larger home is solid brick construction, approx. 2600 square feet on two levels with attached garage, partially finished basement and simple gabled roof. The main floor includes a kitchen with breakfast area, laundry room, living and dining room, powder room and small office/den. The second floor includes four bedroom including master bedroom. There is one bathroom shared by three bedrooms. The master bedroom has an ensuite bath and walk-in closet. There are wood-burning fireplaces on the main floor in the family room and on the second floor in the master bedroom. Windows throughout are wood double-hung with metal storm panels. The massing, character, materials and architectural design of the home are highly suggestive of early 1960's construction.

The house does not appear to have been lived in for several years. The overall condition of the interior is good except for one area on the main floor near the powder room where it appears that pipes have frozen in the ceiling and then

burst, causing extensive localized damage to the ceiling, walls and floor finishes. The resultant flooding also destroyed most of the basement finishing. There is also obvious mold contamination in the house that is probably related to this incident.

The exterior of the home is white glazed brick with asphalt shingles and green false shutter panels. Soffits are painted plywood. There is a faux-classical pedimented canopy at the front door with wooden columns. The level of detail and architectural merit of the exterior is minimal. The roof is in very bad condition. There has also clearly been little maintenance done of late and the overall condition of the exterior is fair to poor.

### **1-Storey Home**

The second building on the site is a wood frame cottage approximately 850 square feet on the main floor with a second floor loft approximately 300 square feet. This building occupies a site near the road on the westerly side of the property. Despite its proximity to the street, the thickness of planting surrounding it makes it all but invisible from the street

The main floor consists of a kitchen, living room, bathroom and bedroom. The second floor consists of two small bedrooms. First and second floor are connected by a narrow staircase. There is a full concrete block basement (partially finished). The blocks are slightly imperfect and more porous than modern concrete blocks suggestive of

early 20<sup>th</sup> century manufacture. The exterior cladding is aluminum horizontal siding. This is obviously a replacement material. The original siding material is probably still in place below the metal cladding. The house sits surrounded by a kind of berm or plinth – as though the basement was partially excavated and the removed material piled against the building. The berm is retained by a dry-laid rubble wall that almost certainly is made from locally gathered stones and from those taken from the basement excavation. The overall condition of the building is good and it appears to have been inhabited recently. The building is heavily overgrown by coniferous plantings and ivy growing on the building walls. A significant character-defining element of this building are over-sized paired 6-paned casement windows in the principle rooms of the building. The impact of these windows is somewhat lost because of the heavy overgrowth and because of metal storm windows that have been fitted on the exterior, but these windows are important both for their visual character and because they are significant in helping to date the construction of the building. Casement windows were a popular in the 1920's and '30's – Frank Lloyd Wright's Prairie Style houses used them exclusively, for example – and while this building

exhibits none of the attributes of that style the choice of these windows is significant and likely rooted in what would have been the fashion of the day.

The building has clearly been renovated over time but a number of original features remain. Other elements of the building that contribute to determining a construction date

are milled floor joists and subfloor, threaded steel pipe and fittings used in the potable water system, original door and window hardware, original electrical fittings and switches, etc. These elements taken together are all highly suggestive of early 20<sup>th</sup> century construction.

The City of Mississauga Property Information Database contains listings for Building A and Building B on this property, but the division of the records is somewhat confused. There is a record of a building permit issued for Building A in 1963. This is almost certainly for the construction of the 2-storey brick home at the rear of the property. No other significant permits or records are noted.

#### **Analysis:**

There is strong evidence that the 2-storey brick home at the rear of the property was built in 1963 or very shortly thereafter. The combination of the Building Permit Records, the materials used and the building design are all highly suggestive of this.

The home is interesting as an example of early 1960's social expectations and fashion in residential design. It clearly was a luxurious house for the time and some of its features – main floor laundry room, ensuite bath and walk-in closet – would have been very unusual at the time but would become commonplace by the 1980's.

The driveway access to this home is via the allee of trees along the east side of the property. This and the evergreen

plantings along the edges of the property appear to have been in place prior to the construction of this house but may have been embellished to support it. (see also analysis of air photos in section 2). Because of this they should be considered built features of the property as opposed to natural features. They are of some very limited interest. Many of the individual trees are not very healthy as evidenced by the significant variation in their trunk size, canopy size and vigor. The trees along the property line are significantly smaller and less healthy than those to the west. There are numerous examples where trees have been removed and not replaced, so the intended continuity has been compromised.

Allees of trees are classical elements in landscape architecture to define an entry to a place; typically a grand house or public building or space. In this case, the effect is weak both because of the irregular nature of the planting and because the allee leads to the side garage of the building, and eventually to the bank of the river. There is no strong terminus to the allee and no appreciable sense of arrival at its end.

There are no strong local associations or implications to the allee. Some grand Mississauga homes did feature them – the Chappell property at Riverwood and Lislehurst, the Watkins estate that is presently the home of the principal of the University of Toronto at Mississauga, for example, but these are rare examples and not part of the local vernacular. As an element of local history or architecture they are not significant and do not meet the criteria under



Section 9/06 of the Ontario Heritage Act of something that is “a rare, unique, representative or early example of a style, type, expression, material or construction method”.

The importance of this allee is also limited because the air photo evidence shows that it was developed in the mid-20<sup>th</sup> century and not related to a historic access or path. For all of these reasons, the allee is not a significant natural or built feature on the property.

The one-storey building is of some greater interest. It was almost certainly built in the 1920's (see also analysis of air photos in section 2) and associated with a former agricultural use of the property. As such it has associations with an early period in the development of this area. The large windows and simple plan give an attractive character from within and if the overgrowth around the building were trimmed the overall character and sense of integration with the environs would be very pleasant. Its location near the road is significant – later building in this area almost always favoured locations away from the road. The building exists very nearly as built. It does help to give an understanding of the development of the area.

Because of the heavily treed character of the site and the significant front yard setback to the 2-storey home, neither building contributes significantly to the streetscape. The site rather appears vacant and overgrown from the street.



**ALLEE OF TREES LOOKING SOUTH**



**ALLEE OF TREES – SHOWING SPARSE AND UNHEALTHY  
PLANTING ALONG PROPERTY LINE**

**Proposal:**

The proposal involves the demolition of both of the existing buildings on this site and the construction of a new building of approximately 1200 m<sup>2</sup> (plus basement) designed by Ambassador Fine Custom Homes Inc. The new building is proposed to be sited at the rear of the site, taking up the area presently occupied by the existing 2-storey home. The proposed home is very grand with large principal rooms, enclosed pool and full underground parking in the basement.

The proposed building is an elegant, two-storey, hipped-roof volume with cut stone finish and detailing. The proportions are classical and similar to other recently constructed homes in the local area.

The proposed building is larger than its immediate neighbours but because of the narrow aspect of the lot this will manifest itself as increased building depth, so the building will appear to be of comparable size. There will be a minor variance required for garage area. The garage area variance is technical in nature (the garage is below-ground). All other by-law requirements are met.

The fact that the lotting patterns in the neighborhood are highly irregular will also help to limit the impact of the proposed building.



**ALLEE OF TREES – SHOWING GAPS AND VARIATIONS IN  
SPECIMEN SIZE**



## 2. Property Information

Analysis of land titles information reveals as follows:

The lands now known as 1661 Blythe Rd. are a 1.6 acre property located in what is known as Lot 4, Range 2 South of Dundas Street, Racey Tract. The original Lot 4 was a 100 acre parcel and was part of the Second Purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club. (Part of this became known as the "Racey Tract" because a Major Thomas Racey had been given property here for the purpose of establishing a town and mill).<sup>1</sup>

Blythe Rd. was known at that time as Upper Middle Rd. (not related to a road with the same name in Oakville) and was an important roadway. It is on the same alignment as the present Queensway Rd. and Sheridan Way and at one time these were connected. The road marked the boundary between the Racey tract lands to the north and the Credit

Indian Reserve lands to the south. These Credit Indian lands were not opened for settlement until about 1847 following the re-location of the Mississaugas to the Six Nations near Brantford in that year.<sup>2</sup>

The original grant of Lot 4 from the Crown took place November 6, 1821 to John Beverley Robinson. This was for the entire 100 acre parcel. This was followed by a succession of transfers of parcels of ever decreasing size as the properties were divided and sub-divided. Clearly the proximity of these lands to the village of Springfield and to the main street of Upper Middle Rd. was a factor in the number and frequency of transfers. The chain of title may be summarized as follows:

1821: Crown > John Beverley Robinson

1828: John Beverley Robinson > Thomas S. McEwen

1829: Thomas S. McEwen > John McGill

1858: John McGill > Henry McGill

1865: Henry McGill > John McGill

1868: John McGill > Henry McGill

1869: Henry McGill > Francis W. Dennison

1876: Francis W. Dennison > Wm. Dennison

1890: Wm. Dennison > Wm. Fletcher

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<sup>1</sup> Fitzgibbon, Meaghan, "Searching for the Mississauga of the Credit River: Treaties", Heritage Mississauga website.

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<sup>2</sup> Interview with Matthew Wilkinson.

1913: Wm. Fletcher > Frank Mullett

1914: Frank Mullett > Francis R. Perkins

(property is now 20 acres)

1914: Francis R. Perkins > Nellie E. Perkins

1916: Nellie E. Perkins > Wm. Washington

1919: Wm. Washington > Jessie M. Washington

1920: Jessie M. Washington > His Majesty the King

(property is now 4.75 acres)

1930: Soldier Settlement Board of Canada > Alan Bland

1936: Alan Bland > Grace Bland

1942: Grace Bland > Jack C. Cliff & Charles R. Cliff

1944: Jack C. Cliff & Charles R. Cliff > Jack C. Cliff

1945: Jack C. Cliff > Florence J. & Thomas G. Smallacombe

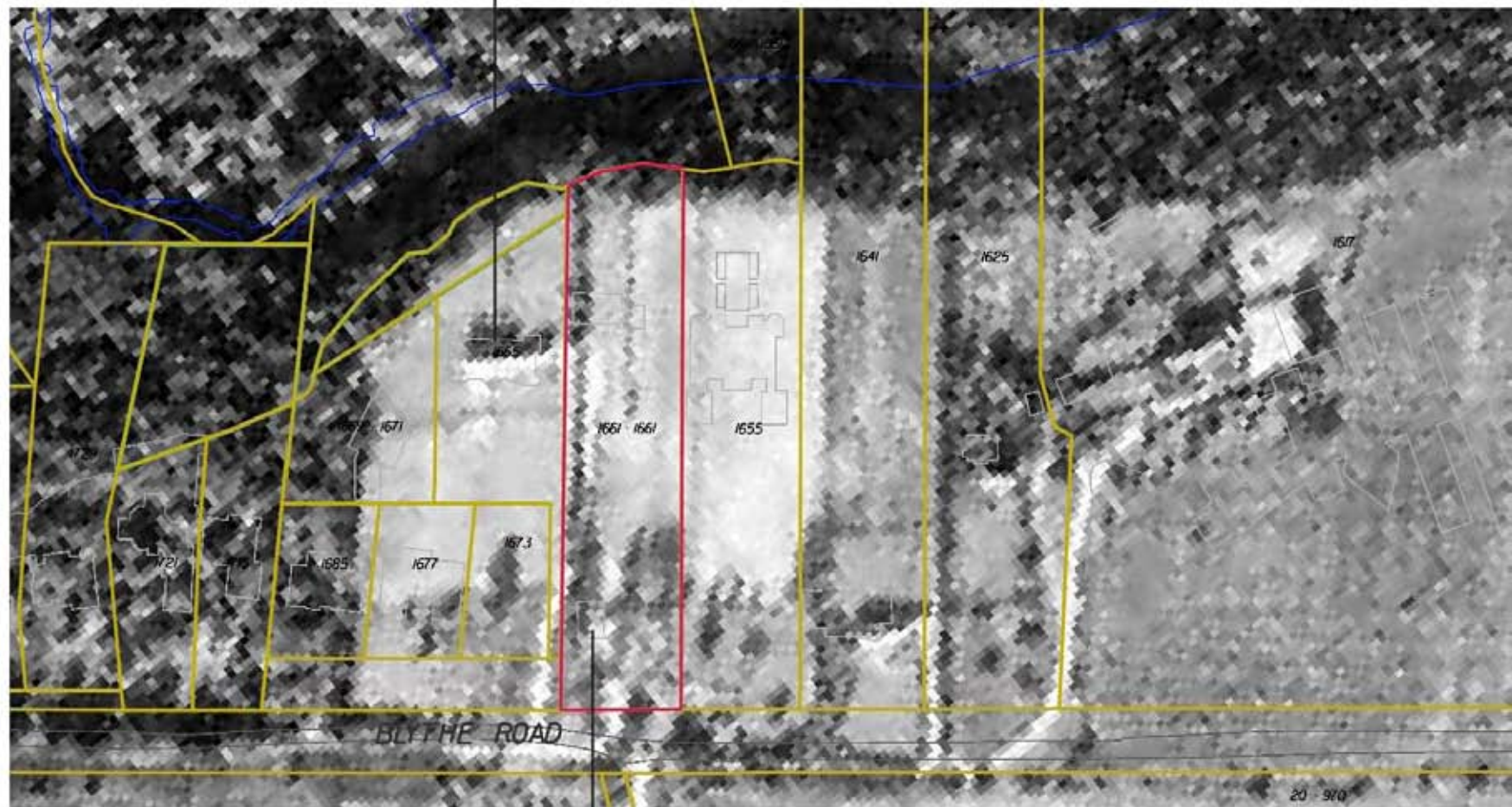
1958: F. J. Smallacombe > Aglaia M. J. & F. Bruce Burns

(property is now 1.6 acres)

2008: A. M. J. & F. Bruce Burns > Raymond Samuels

2011: Raymond Samuels > J. R. Gupta & V. Gupta

PRESUMED BARN

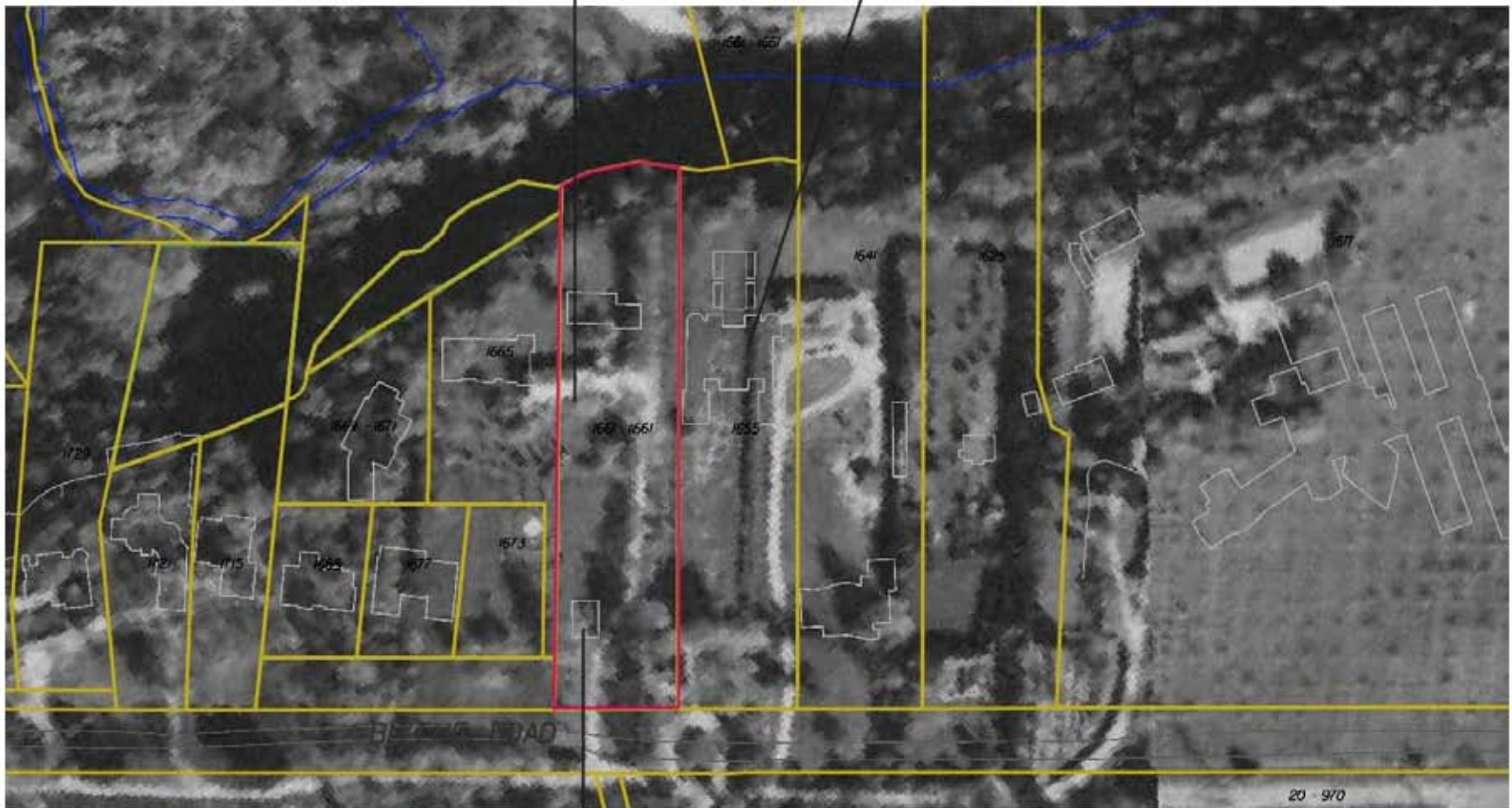


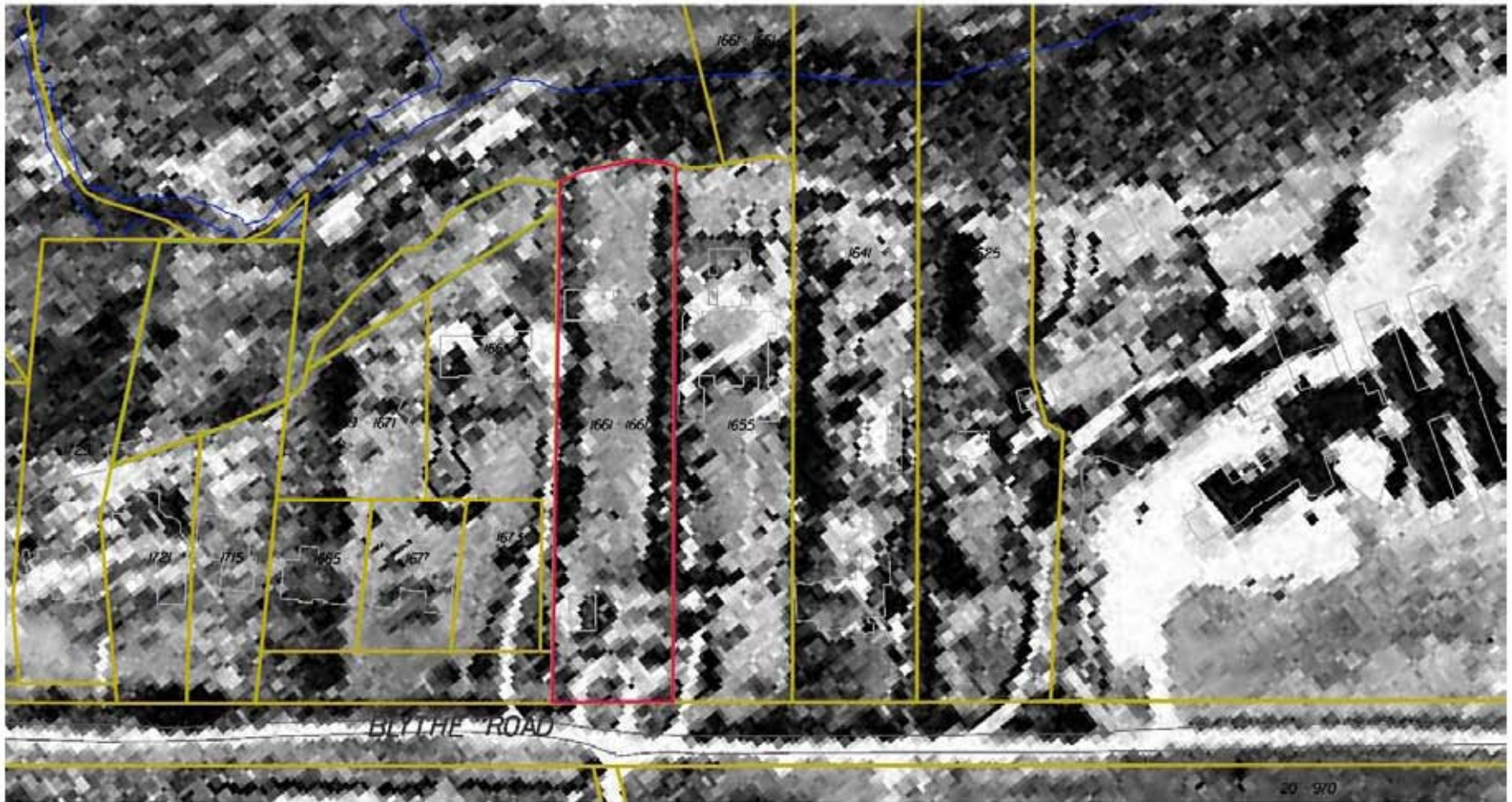
HOUSE



HOUSE

20 - 970















Analysis:

Original owner John Beverley Robinson – soldier, jurist – was an extremely important figure in the life of Ontario in the 1800's but there is nothing to suggest that he or any of his early successors in title had any personal or lasting interest in the particular parcel that is our subject. The property was clearly agricultural in nature at the time of these early transactions and functioned as part of a much larger entity.

The more interesting story appears to begin in 1920 with the transfer of the 4.75 acre property (which includes our subject site) to the Crown and thence to the Soldier's Settlement Board. The Soldier's Settlement Board was a body that helped to establish WW1 veterans in farms through programs of low-cost loans, grants and lessons in home economics and agriculture.<sup>3</sup> The very clear implication here is that Alan Bland was a soldier so assisted, and the property developed as a farm at this time. Given the likely 1920's construction date of the one-storey building determined above, the clear implication is that this building was built about that time with assistance from the Soldier's Settlement Board.

A number of secondary sources support this hypothesis. Records exist to show that one Alan Graham Bland (born Montreal, 1891) joined the Canadian Expeditionary Force on

December 31, 1914<sup>4</sup> and subsequently went overseas. The record also exists that shows his marriage to Grace Muriel Walker in Guelph on May 10, 1918<sup>5</sup>. This presumably is the Grace Bland that appears later on title to this property.

Air photos are available from 1944 and in this year and in 1954 they show the one-storey house in place and also show a large building behind it that by its size and relationship to the house can be assumed to be a barn. A narrow, winding path or driveway connects them. This small farm would have taken up our subject site and the lands to the west up until the present end of Blythe Rd. – the area presently occupied by 8 houses. Backing continuously onto the Credit River, it would have been a spectacularly beautiful piece of property.

This situation appears to have existed until the late 1950's, through the ownership of the Blands, Cliffs and Smallacombes. A survey accompanying the 1958 transaction selling the property from Smallacombe to Burns identifies for the first time the property in its present 1.6 acre configuration. The one-storey house is shown in place on the survey but the barn, which was present in the 1954 photograph, is gone by this time. Clearly this barn has been demolished, the property subdivided and the use of the lands changed from agricultural to residential sometime between 1954 and 1958.

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<sup>3</sup> [http://en.wikipedia.org/wiki/Soldier\\_Settlement\\_Board](http://en.wikipedia.org/wiki/Soldier_Settlement_Board)

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<sup>4</sup> Attestation record, ancestry.ca.

<sup>5</sup> Marriage record, ancestry.ca.

The next available air photo from 1963 is unclear but appears to show the new 2-storey home and changes to the rural driveway and path leading to the rear of the site. This would correspond to the known 1963 building permit issuance in the City of Mississauga records. The next available air photo is from 1966 and is much more clear. This shows the 2-storey house clearly in place and the driveway in its present configuration. This allows us to conclusively date the modern development of the site to the period between 1963 and 1966.

### 3. Criteria

#### Credit River Corridor cultural landscape criteria:

##### *-scenic and visual quality (landscape environment)*

Analysis: The nature of the Credit River valley in this area is such that it is virtually impossible to see from any public viewing location on Blythe Rd and the depth of the valley is such that the proposed new home development will be virtually invisible from the valley. There are also no significant views from neighboring properties across this property. As such, existing views of the valley will be minimally affected by the proposed development.

##### *-natural environment (landscape environment)*

Analysis: This property was used for agricultural purposes for many decades prior to its present residential use (see Section 3) and the existing

plantings, although numerous, generally date from the mid-20<sup>th</sup> century. As such, there is very little “natural” on the site and hence little proposed disturbance to the natural environment.

##### *-landscape design, type and technological interest*

Analysis: The site will be decoratively landscaped in a similar manner to other homes on the street. No significant technological measures are expected to be implemented. The narrow lot width will limit the significance and extent of the proposed landscaping.

##### *-direct association with important person or event*

Analysis: No such association has been discovered.

##### *-illustrates an important phase in Mississauga's Social or Physical Development*

Analysis: The property reflects the transformation of Mississauga from a rural and agricultural community to a residential one, but does not express this to a significantly greater degree than other similar properties.

*-historical or archeological interest*

Analysis: There is no known archeological interested. There may be some historical interest (see conclusion)

*-outstanding features/interest*

Analysis: The property and buildings are not outstanding in any way.

*-significant ecological interest*

Analysis: There is no significant ecological interest.

#### **4. Impact of Development or Site Alteration**

The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document(s) identify no particular features associated with the existing buildings or site features at 1661 Blythe Rd. There will be minimal shadow impacts outside of the subject site. No significant viewscales will be affected. The development will result in intensification of the site but this is consistent with similar projects in the immediate area and with the City's vision for future development of this area.

#### **5. Mitigation Measures**

-see conclusions below

#### **6. Qualifications**

-a CV for Rick Mateljan is attached.

#### **7. Recommendations**

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.

*Analysis:*

*The 2-storey building is neither rare, attractive nor very old. There is no argument for retention of it.*

*The single-storey building does display some interest as a surviving example of a rural agricultural building, although not a typical farmhouse form. There is no significant craftsmanship or technical achievement indicated, but the building does have a pleasant aspect that derives from its location, the fact that it is located on a kind of raised plinth*



*that appears to give it a command of the immediate area and by the over-scaled casement windows in the principal rooms.*

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

*Analysis:*

*The 2-storey building has no historical or associative value.*

*The single-storey building does have some historical and associative value because of its relationship with the Soldiers Settlement Board. The immediate post –WW1 period was a significant period in Canadian cultural history and the efforts to assist the re-integration of veterans was a significant national program. These programs were less common in Ontario than in some other provinces and the number of surviving local buildings that were built under*

*this program has not been investigated but is probably very few.*

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

*Analysis:*

*The 2-storey building has no contextual value.*

*The one-storey building does have some contextual value because as a former farm-house it is tied to its surroundings. The relationship is weak, however, because the surrounding area has, through incremental development, changed significantly and bears little resemblance to its agricultural past. The boundaries of the past farm complex can no longer be discerned and no other remnants of that use exist to create a context. The relationship has also been weakened over time because the building has been allowed to become so overgrown and effectively isolated that its context has been lost. It is not a landmark.*

**Conclusion:**

The 2-storey building does not meet the criteria for designation under Part IV of the Ontario Heritage Act and should be allowed to be demolished.

The one-storey building does have some cultural historical importance and interest, although it does not meet the criteria for designation under Part IV. The combination of its agricultural origins and the associations with the Soldiers Settlement Board are significant and should be further investigated. The building should be thoroughly documented prior to and during demolition. This documentation should record the nature of the building materials used, the original cladding and trim materials and any evidence that would suggest that the building had been altered from its original state. Salvage materials, primarily the windows, should be offered to anyone wishing to re-purpose them. The local stones that make up the retaining wall surrounding the building should be conserved on site and used in future landscaping on the site.

*Under this definition, neither of the buildings on the site warrant conservation.*

**8. Provincial Policy Statement:**

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

*Analysis:*

## **Bibliography:**

### **Published materials-**

Hicks, Kathleen A., Erindale: Early Times to Evolution

Illustrated Historical Atlas of the County of Peel

### **Non-published materials and collections-**

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection

### **Websites-**

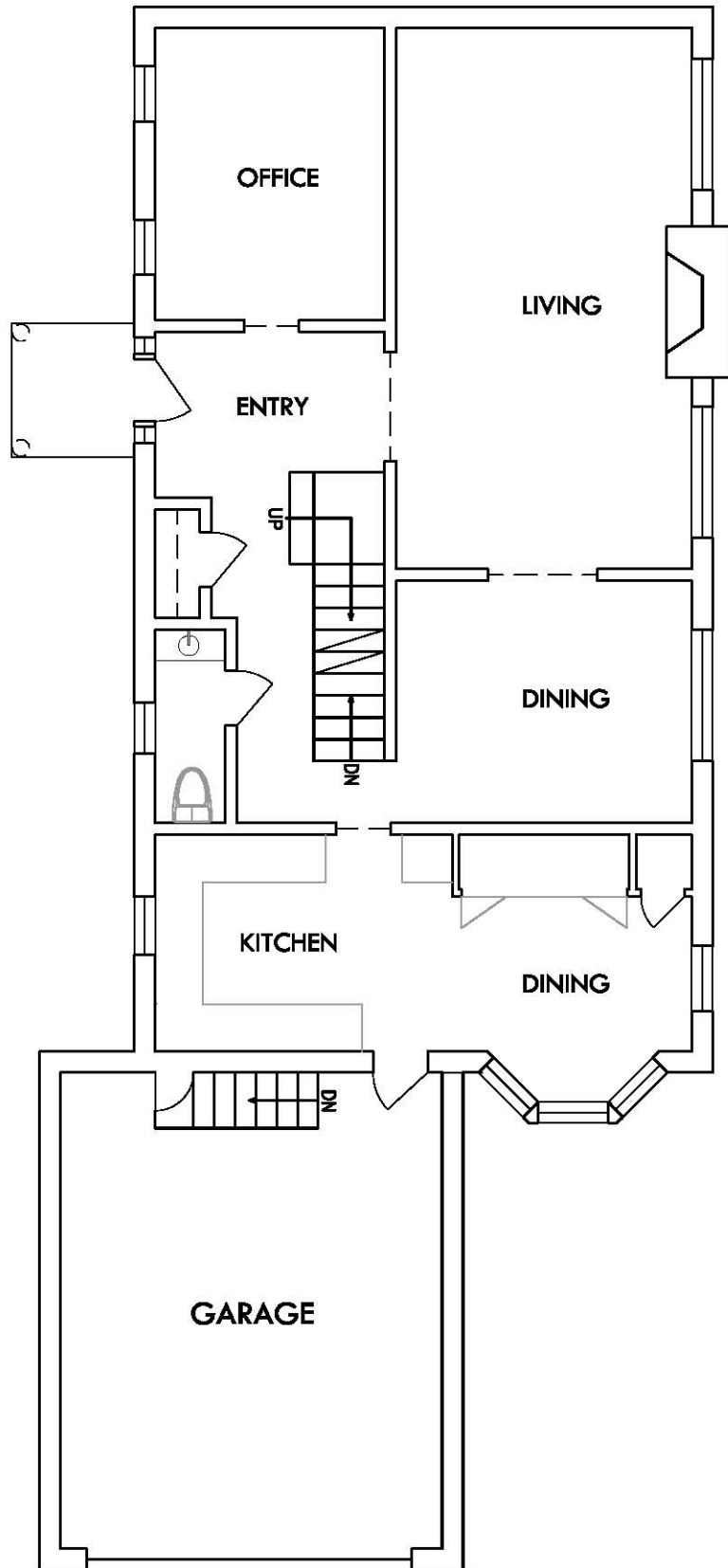
Historic Images database, City of Mississauga

Property Information database, City of Mississauga



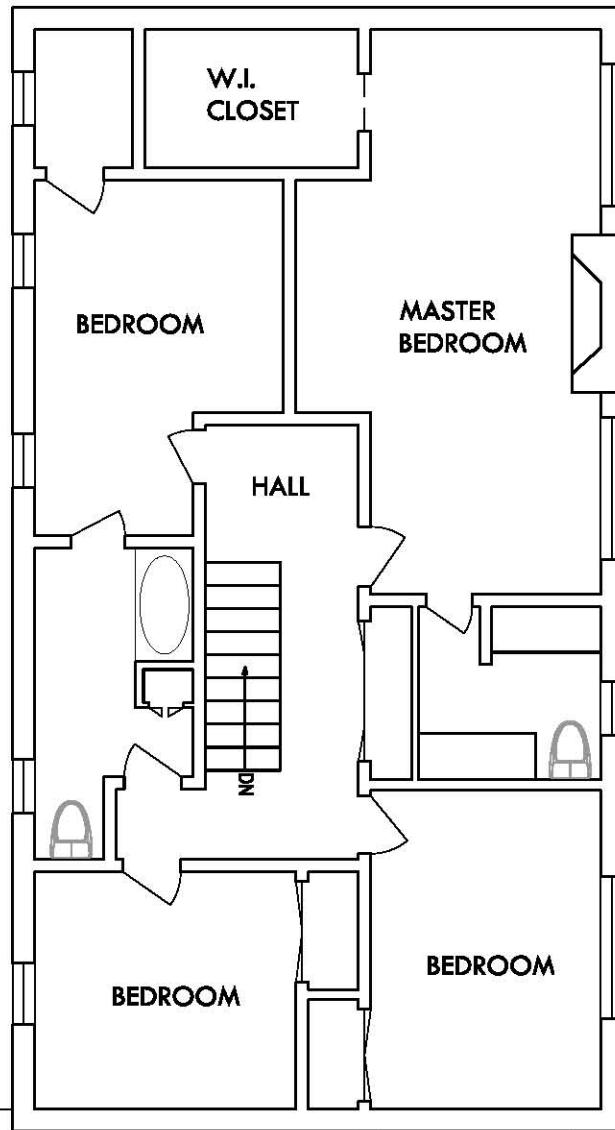
**Appendices:**

- Floor plans of existing buildings
- Photographs of existing buildings
- Site plan, floor plans and front elevation of proposed development



MAIN FLOOR

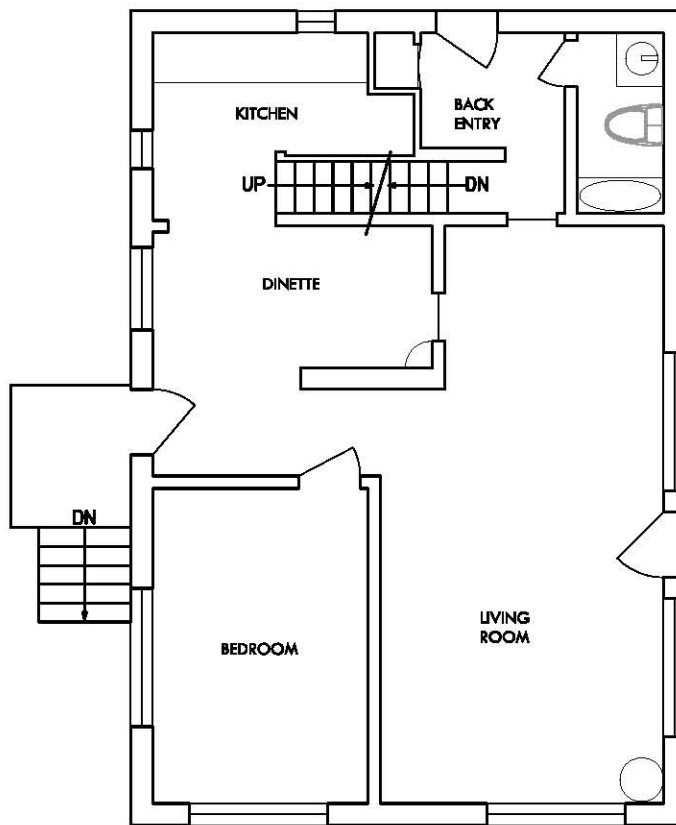
1661 BLYTHE RD  
2-STOREY HOUSE  
EXISTING PLANS  
1:100



SECOND FLOOR

1661 BLYTHE RD  
2-STOREY HOUSE  
EXISTING PLANS  
1:100

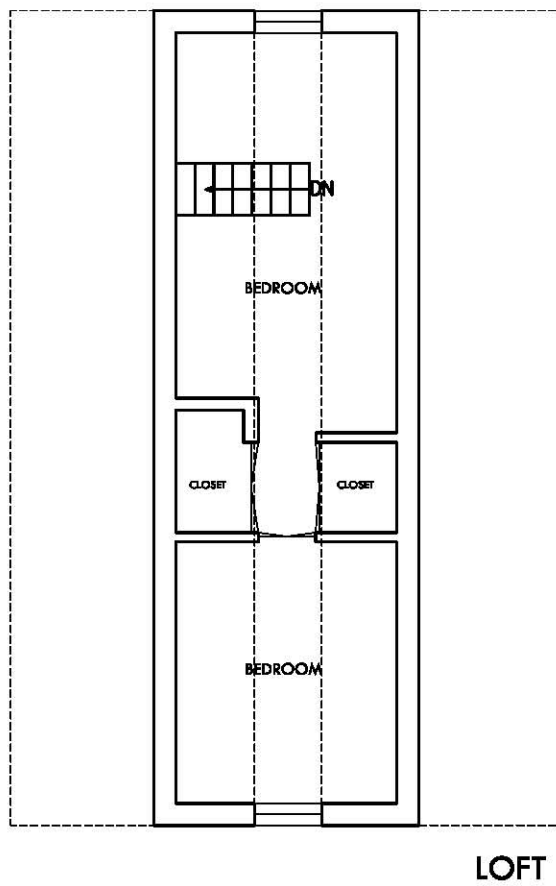
Main Floor



MAIN FLOOR

1661 BLYTHE RD  
1-STOREY HOUSE  
EXISTING PLANS  
1:100





1661 BLYTHE RD  
1-STOREY HOUSE  
EXISTING PLANS  
1:100



2-STOREY HOME – FRONT ELEVATION



2-STOREY HOME – EAST ELEVATION





2-STOREY HOME – REAR ELEVATION



2-STOREY HOME – BAY WINDOW



2-STOREY HOME – FRONT PORTICO



2-STOREY HOME – KITCHEN



2-STOREY HOME – LIVING ROOM – DINING ROOM





2-STOREY HOME – FRONT DOOR



2-STOREY HOME – HALL – NOTE DAMAGE  
FROM WATER LEAKAGE



2-STOREY HOME – POWDER  
ROOM – NOTE WATER DAMAGE



2-STOREY HOME – MASTER  
BEDROOM FIREPLACE



2-STOREY HOME – UPPER HALL



2-STOREY HOME – SECOND  
FLOOR BATHROOM





1-STOREY HOME – NORTH ELEVATION



1-STOREY HOME – EAST ELEVATION





1-STOREY HOME – SOUTH ELEVATION



1-STOREY HOME – FRONT ELEVATION





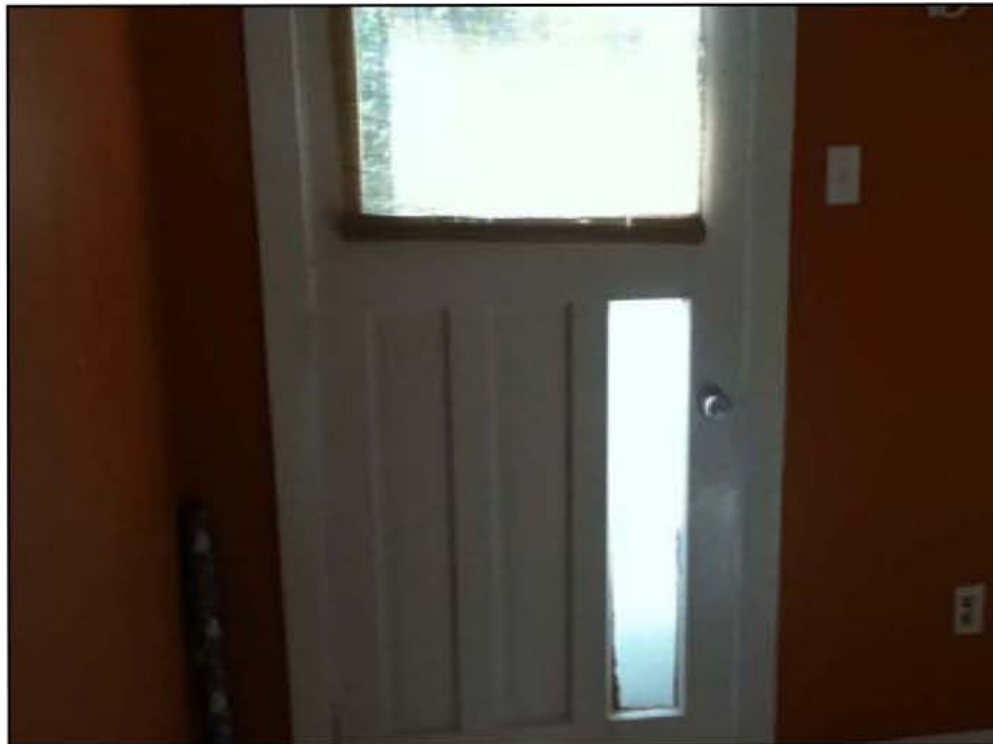
1-STOREY HOME – LIVING ROOM SHOWING WINDOWS



1-STOREY HOME – KITCHEN



1-STOREY HOME - DINING ROOM



1-STOREY HOME - FRONT DOOR



1-STOREY HOME – TYPICAL WINDOW MUNTIN DETAIL



1-STOREY HOME – BATHROOM

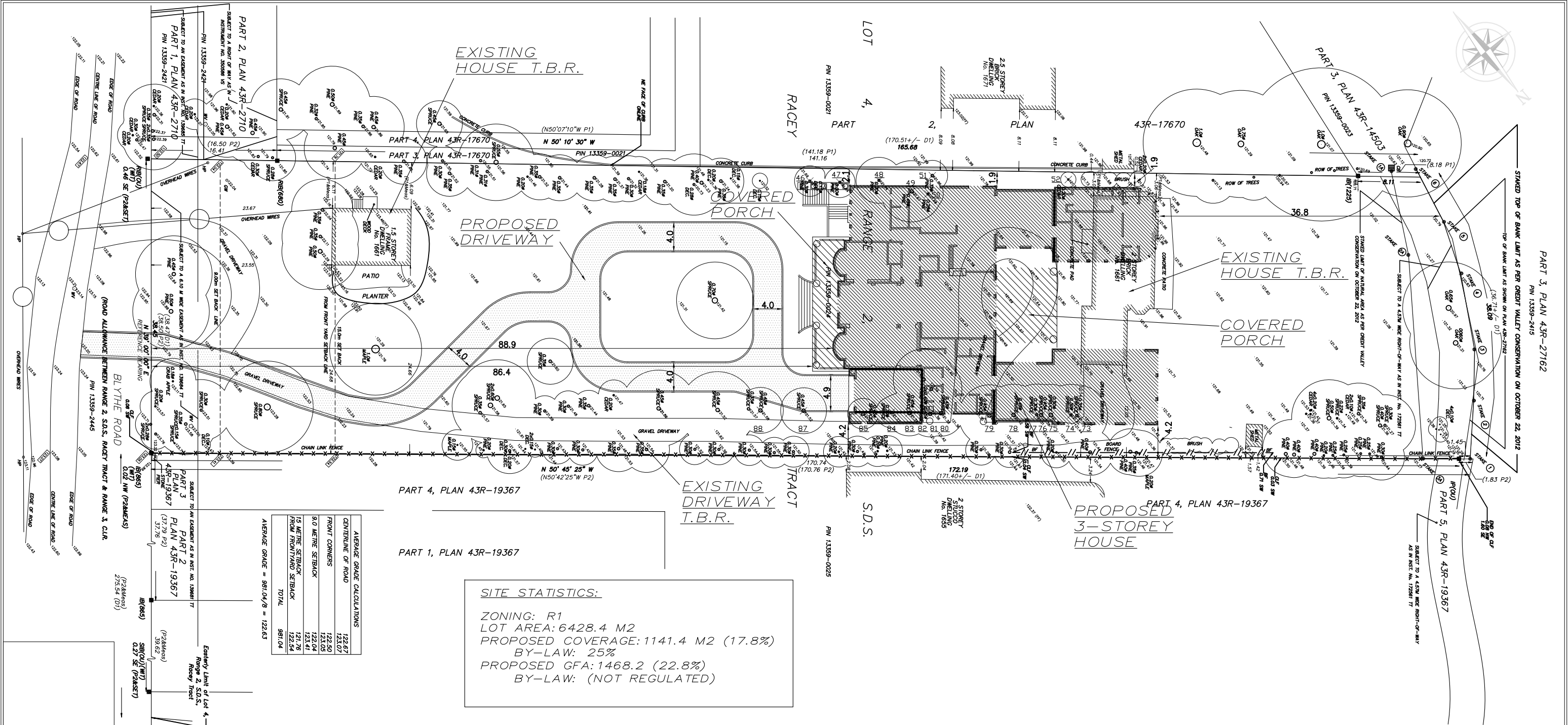


1-STOREY HOME - BEDROOM



1-STOREY HOME - LOFT





SURVEYORS REAL PROPERTY REPORT - PART 1	
PLAN OF SURVEY AND TOPOGRAPHIC SURVEY OF PART OF LOT 4, RANGE 2, SOUTH OF DUNDAS STREET, RACEY TRACT CITY OF MISSISSAUGA REGIONAL MUNICIPALITY OF PEEI (FORMERLY TOWNSHIP OF TORONTO, COUNTY OF PEEI)	
SCALE 1 : 250	2012
1. H. Gasham Surveying Limited Ontario Land Surveyors	1. H. Gasham Surveying Limited Ontario Land Surveyors
NOTES	
Note the location of the fences along Northeast Property Line of the Subject Property.	
LEGEND	
■ Survey Monument Found □ Survey Monument Set SIB Standard Iron Bar SIB Standard Iron Bar RIB Round Iron Bar C. Post, O.L.S. (680) D.P. McLean, O.L.S. (685) D.B. Seaton, O.L.S. (125) D.B. Seaton, O.L.S. P1 Plan 43R-19367 P2 Plan 43R-19367 D1 Instrument No. 113674 TT D2 Instrument No. 113674 TT D3 Instrument No. 113674 TT D4 Instrument No. 113674 TT D5 Instrument No. 113674 TT D6 Instrument No. 113674 TT D7 Instrument No. 113674 TT D8 Instrument No. 113674 TT D9 Instrument No. 113674 TT D10 Instrument No. 113674 TT D11 Instrument No. 113674 TT D12 Instrument No. 113674 TT D13 Instrument No. 113674 TT D14 Instrument No. 113674 TT D15 Instrument No. 113674 TT D16 Instrument No. 113674 TT D17 Instrument No. 113674 TT D18 Instrument No. 113674 TT D19 Instrument No. 113674 TT D20 Instrument No. 113674 TT D21 Instrument No. 113674 TT D22 Instrument No. 113674 TT D23 Instrument No. 113674 TT D24 Instrument No. 113674 TT D25 Instrument No. 113674 TT D26 Instrument No. 113674 TT D27 Instrument No. 113674 TT D28 Instrument No. 113674 TT D29 Instrument No. 113674 TT D30 Instrument No. 113674 TT D31 Instrument No. 113674 TT D32 Instrument No. 113674 TT D33 Instrument No. 113674 TT D34 Instrument No. 113674 TT D35 Instrument No. 113674 TT D36 Instrument No. 113674 TT D37 Instrument No. 113674 TT D38 Instrument No. 113674 TT D39 Instrument No. 113674 TT D40 Instrument No. 113674 TT D41 Instrument No. 113674 TT D42 Instrument No. 113674 TT D43 Instrument No. 113674 TT D44 Instrument No. 113674 TT D45 Instrument No. 113674 TT D46 Instrument No. 113674 TT D47 Instrument No. 113674 TT D48 Instrument No. 113674 TT D49 Instrument No. 113674 TT D50 Instrument No. 113674 TT D51 Instrument No. 113674 TT D52 Instrument No. 113674 TT D53 Instrument No. 113674 TT D54 Instrument No. 113674 TT D55 Instrument No. 113674 TT D56 Instrument No. 113674 TT D57 Instrument No. 113674 TT D58 Instrument No. 113674 TT D59 Instrument No. 113674 TT D60 Instrument No. 113674 TT D61 Instrument No. 113674 TT D62 Instrument No. 113674 TT D63 Instrument No. 113674 TT D64 Instrument No. 113674 TT D65 Instrument No. 113674 TT D66 Instrument No. 113674 TT D67 Instrument No. 113674 TT D68 Instrument No. 113674 TT D69 Instrument No. 113674 TT D70 Instrument No. 113674 TT D71 Instrument No. 113674 TT D72 Instrument No. 113674 TT D73 Instrument No. 113674 TT D74 Instrument No. 113674 TT D75 Instrument No. 113674 TT D76 Instrument No. 113674 TT D77 Instrument No. 113674 TT D78 Instrument No. 113674 TT D79 Instrument No. 113674 TT D80 Instrument No. 113674 TT D81 Instrument No. 113674 TT D82 Instrument No. 113674 TT D83 Instrument No. 113674 TT D84 Instrument No. 113674 TT D85 Instrument No. 113674 TT D86 Instrument No. 113674 TT D87 Instrument No. 113674 TT D88 Instrument No. 113674 TT D89 Instrument No. 113674 TT D90 Instrument No. 113674 TT D91 Instrument No. 113674 TT D92 Instrument No. 113674 TT D93 Instrument No. 113674 TT D94 Instrument No. 113674 TT D95 Instrument No. 113674 TT D96 Instrument No. 113674 TT D97 Instrument No. 113674 TT D98 Instrument No. 113674 TT D99 Instrument No. 113674 TT D100 Instrument No. 113674 TT	
BENCHMARK	
Elevations are Related to the City of Mississauga Benchmark No. 899 having an Elevation of 120.103m.	
NOTE	
This report can be updated by this office, however NO ADDITIONAL DATE OF CERTIFICATION. REPORT will be issued, subsequent to the All building lines are perpendicular to property lines unless otherwise This report was prepared for the purpose of providing information to the undersigned accepts no responsibility for use by other parties.	
NOTE	
Distances shown on this plan are in metres and can be converted feet by dividing by 0.3048.	
BEARING NOTE	
Bearings are astronomic, and are referred to the Northwesterly limit Blythe Road as shown on Plan 43R-19367, having a Bearing of N 39° 00' 00" E.	
SURVEYORS' CERTIFICATE	
I, H. Gasham Surveying Limited 1. This survey and plan are correct and in accordance with the survey act, the surveyors act, and the regulations made under them. 2. The survey was completed on the day of October, 2012.	
DATE	
12-12-22	
1. H. Gasham Surveying Limited 400 Gordon Road, Unit 102, Oakville, Ont., L6K 4W4 Phone: (905) 339-6210 Fax: (905) 339-9446	

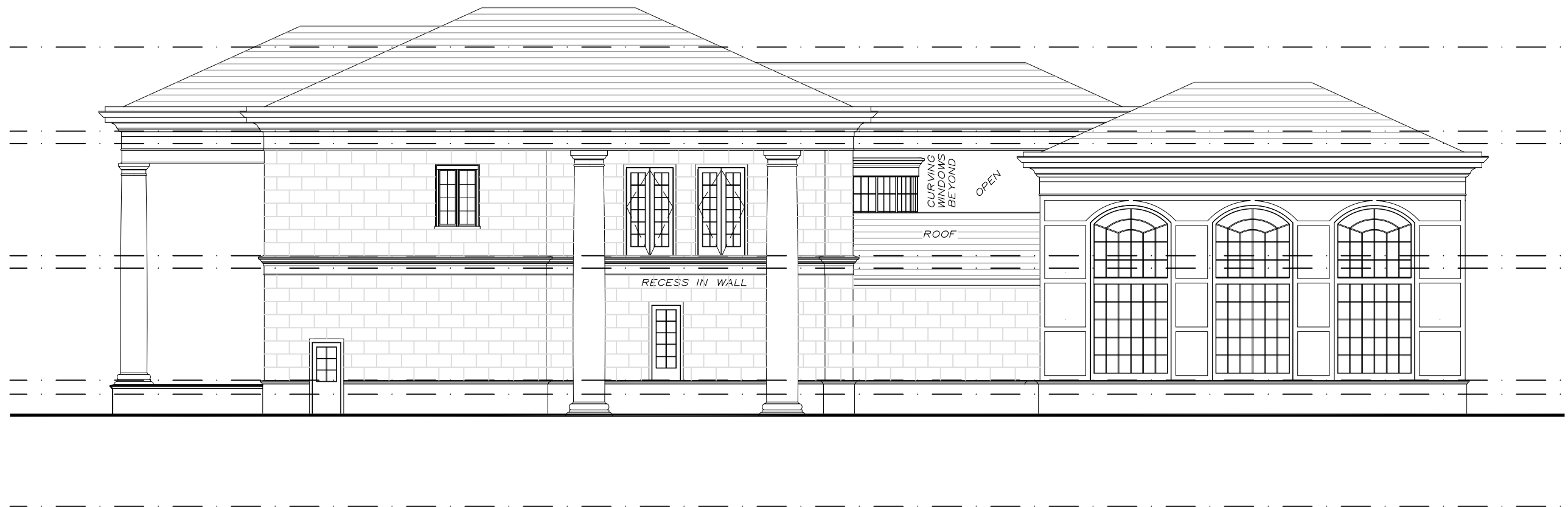
AMBASSADOR  
FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

PROPOSED SITE PLAN  
GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON  
SCALE: 1:500  
MAY 3, 2013



**AMBASSADOR**  
 FINE CUSTOM HOMES INC.  
 2400 DUNDAS ST. WEST, SUITE 109  
 MISSISSAUGA, ON L5K 2R8  
 416 777 AFCH (T)

**PROPOSED FRONT ELEVATION**  
 GUPTA RES.  
 1661 BLYTHE RD., MISSISSAUGA ON MAY 3, 2013  
 SCALE: 1:150

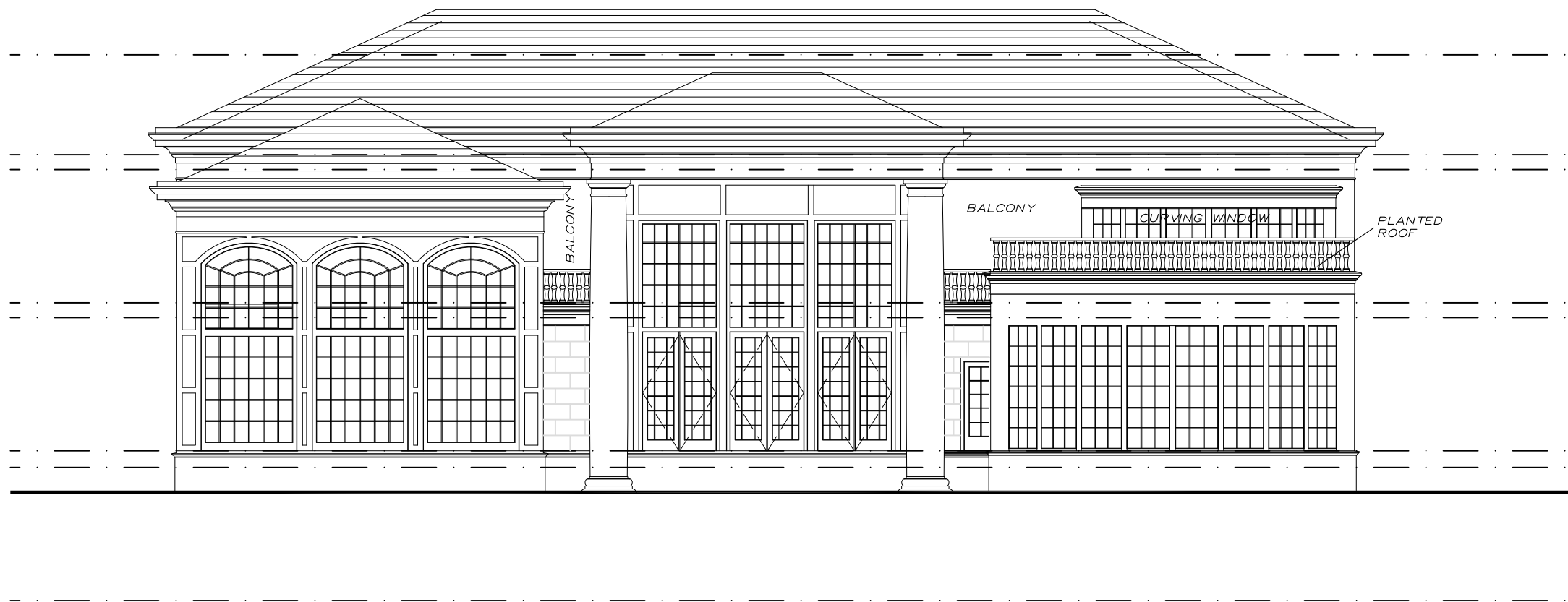


## AMBASSADOR

FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

## PROPOSED EAST ELEVATION

GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON MAY 3, 2013  
SCALE: 1:150



## AMBASSADOR

FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

## PROPOSED NORTH ELEVATION

GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON MAY 3, 2013  
SCALE: 1:150

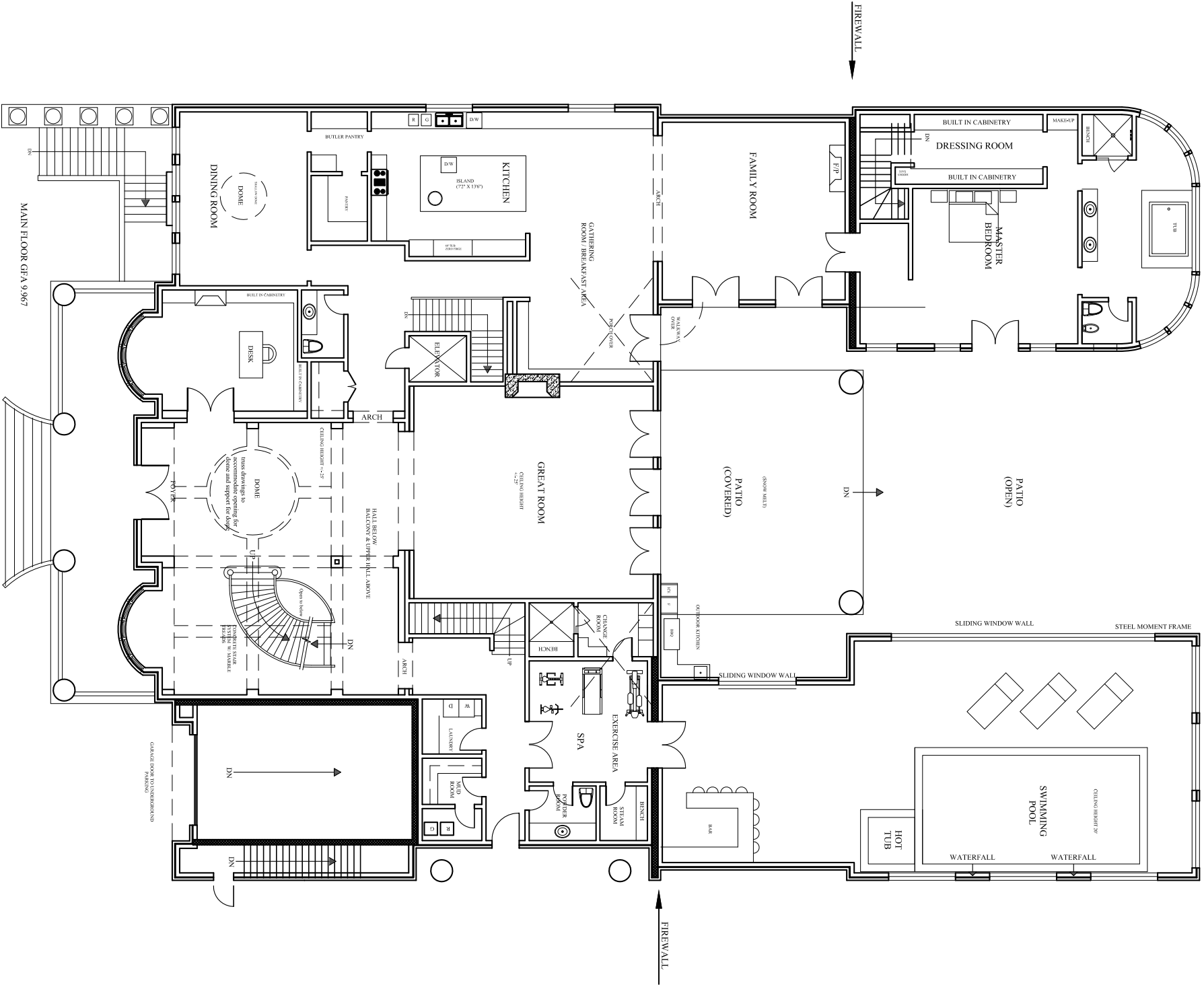




**AMBASSADOR**  
 FINE CUSTOM HOMES INC.  
 2400 DUNDAS ST. WEST, SUITE 109  
 MISSISSAUGA, ON L5K 2R8  
 416 777 AFCH (T)

**PROPOSED WEST ELEVATION**  
 GUPTA RES.  
 1661 BLYTHE RD., MISSISSAUGA ON      MAY 3, 2013  
 SCALE: 1:150

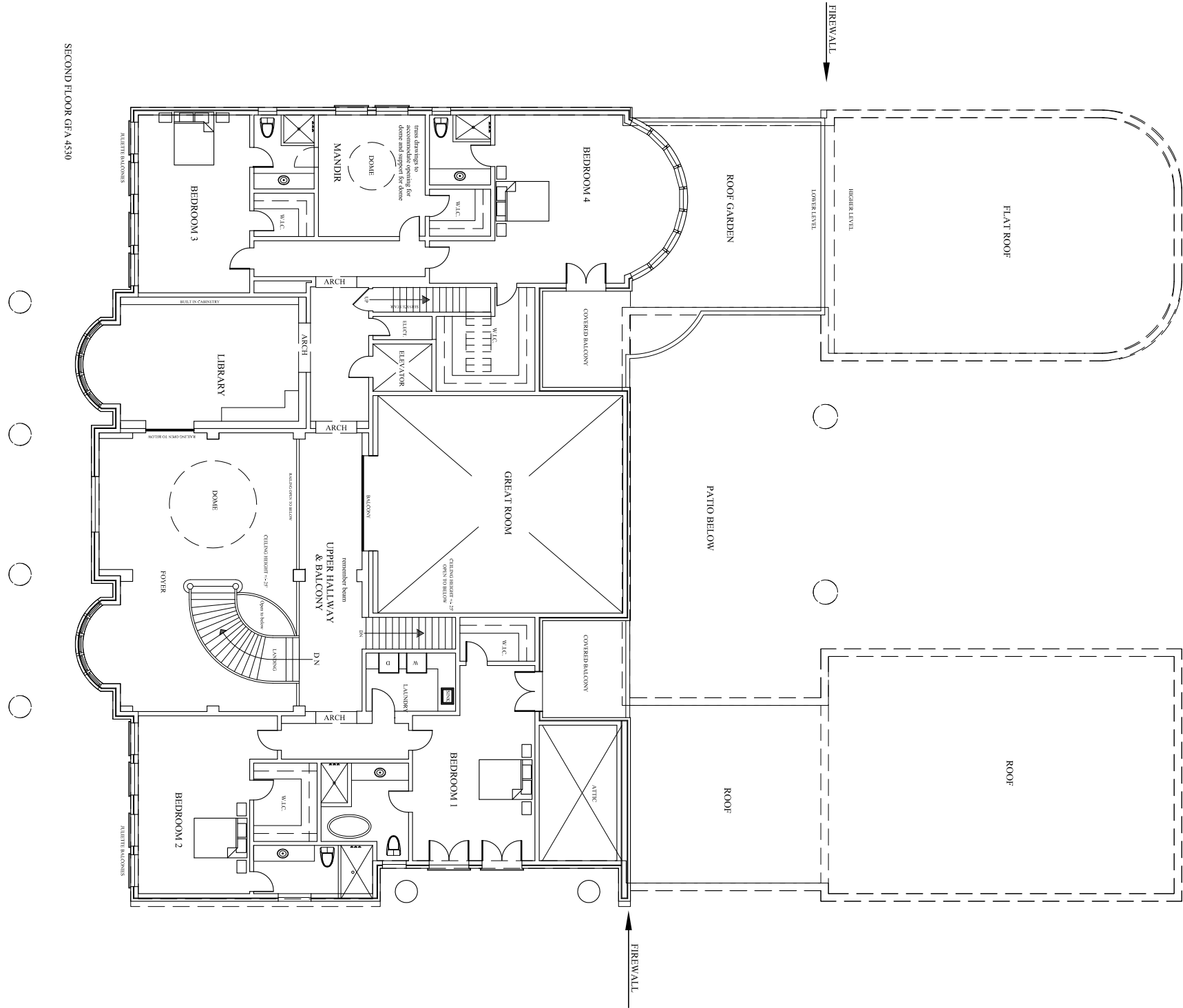
**AMBASSADOR**  
 FINE CUSTOM HOMES INC.  
 2400 DUNDAS ST. WEST, SUITE 109  
 MISSISSAUGA, ON L5K 2R8  
 416 777 AFCH (T)



PROPOSED MAIN FLOOR PLAN  
 GUPTA RES.  
 1661 BLYTHE RD., MISSISSAUGA ON  
 SCALE: 1:200

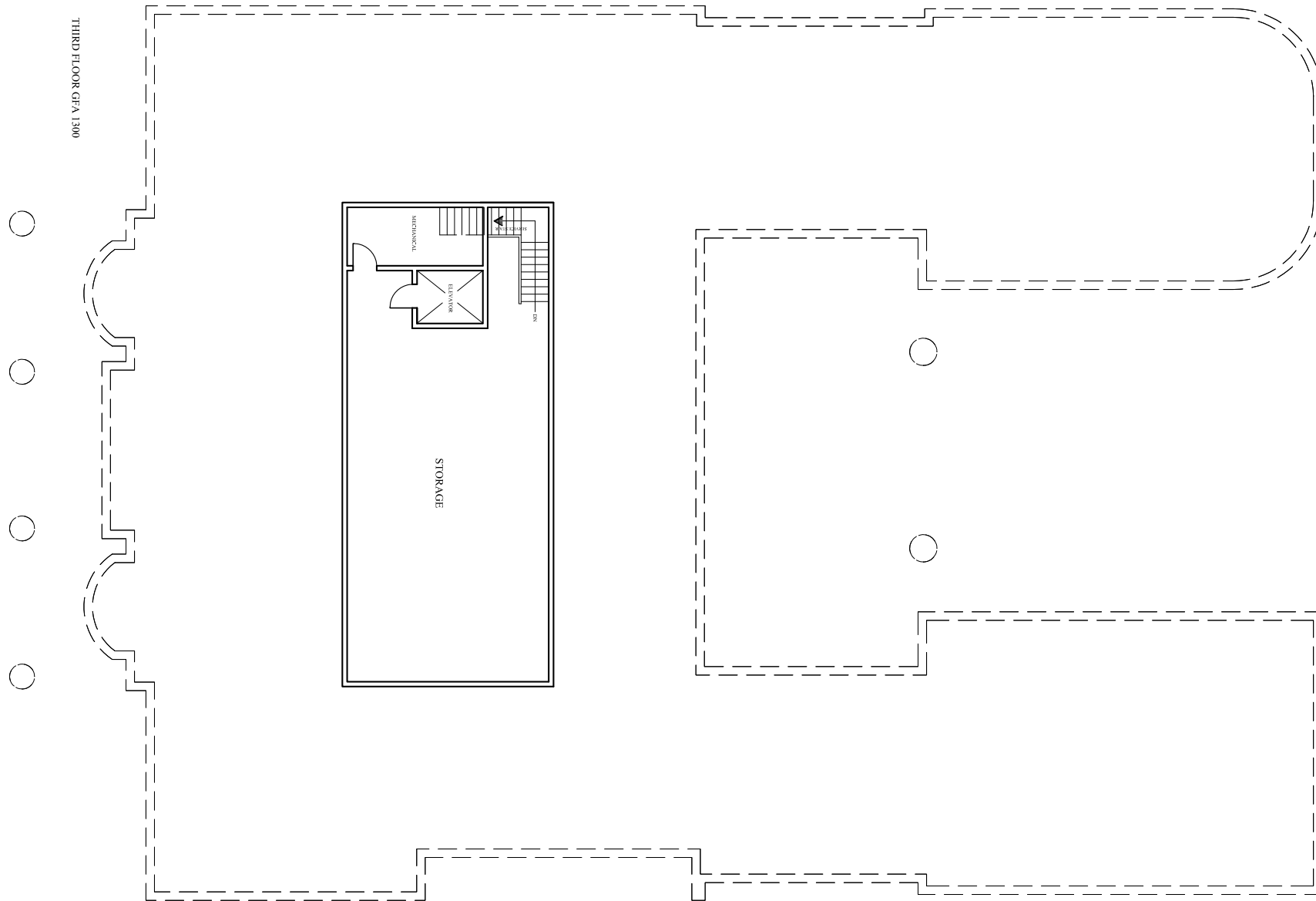
MAY 3, 2013

SECOND FLOOR GFA 4530



**AMBASSADOR**  
FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

**PROPOSED SECOND FLOOR PLAN**  
GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON  
SCALE: 1:200  
MAY 3, 2013



## AMBASSADOR

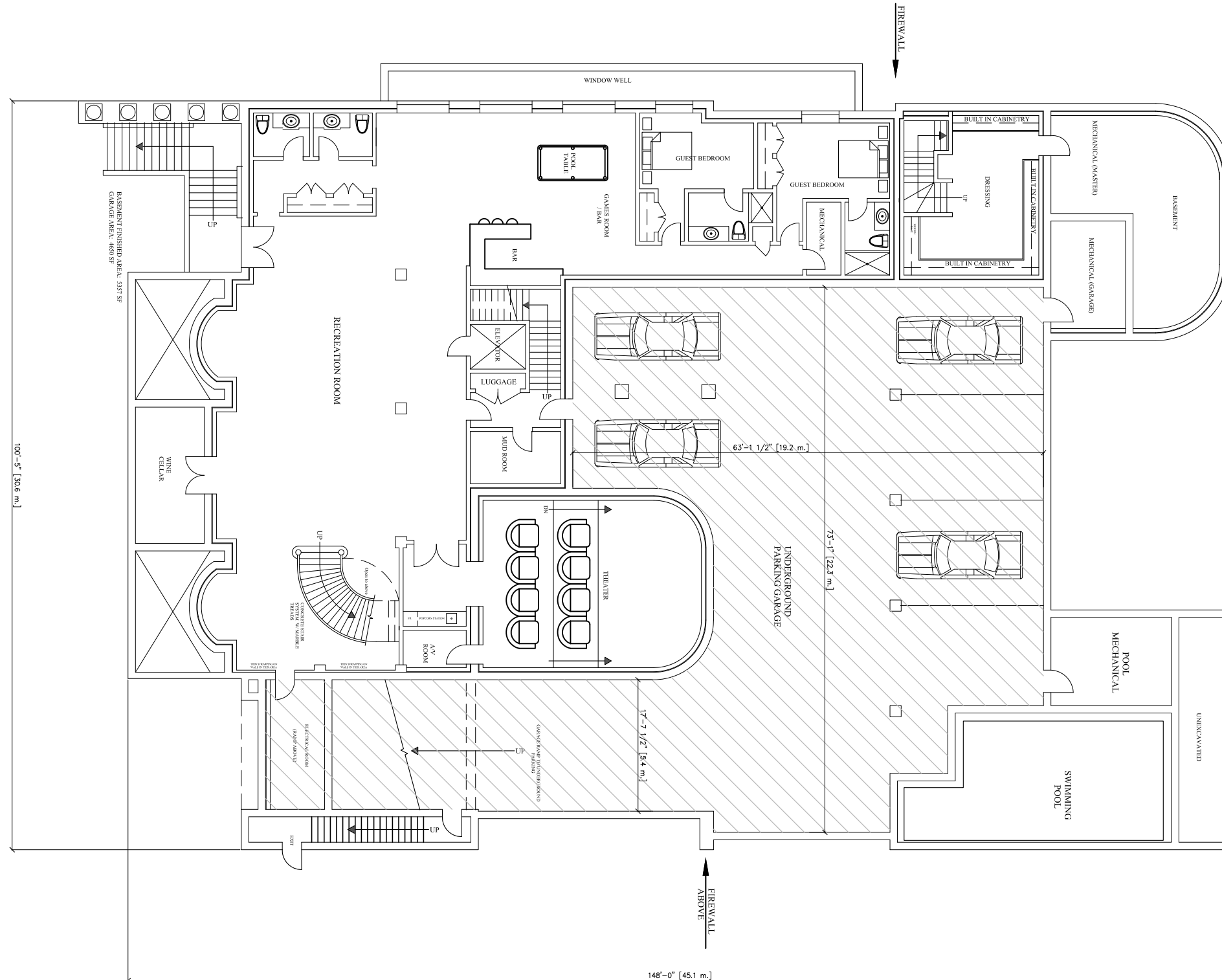
FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

## PROPOSED THIRD FLOOR PLAN

GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON  
SCALE: 1:200

MAY 3, 2013





**AMBASSADOR**  
FINE CUSTOM HOMES INC.  
2400 DUNDAS ST. WEST, SUITE 109  
MISSISSAUGA, ON L5K 2R8  
416 777 AFCH (T)

**PROPOSED BASEMENT PLAN**  
GUPTA RES.  
1661 BLYTHE RD., MISSISSAUGA ON  
SCALE: 1:200

MAY 3, 2013

Heritage Advisory Committee  
**JUN 18 2013**



Arborist Report for  
1661 Blythe Road,  
Mississauga, Ont.

**Prepared for:**

Ambassador Fine Custom Homes  
**2400 Dundas Street West, Suite 109**  
**Mississauga, ON L5K 2R8**  
[mcerny@ambassadorfinecustomhomesinc.com](mailto:mcerny@ambassadorfinecustomhomesinc.com)  
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**Prepared by:**

Stephen Shelton ON-0542  
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April 25, 2013



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### **Background Information**

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

### **Methodology**

The tree inventory and assessment was conducted on January 21, 2013. There are 129 trees included in this report. The existing trees have been numbered and identified on the site plan provided by Ambassador Fine Custom Homes. Each tree was assigned a unique number and detailed data was collected.

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

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

Tree valuations for the municipal trees were calculated using the Trunk Formula Method as described in the Guide to Plant Appraisal 9<sup>th</sup> Edition. Species ratings were determined from the Ontario Supplement of this text.

### **Municipal Trees**

There are 5 municipal tree included in this report.

Tree number one is a 24 cm DBH White Cedar that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number two is a 16 cm DBH White Cedar that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number three is a 29 cm DBH White Spruce that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number four is a 29 cm DBH White Spruce that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number five is a 27 cm DBH White Spruce that is located on the Western property line. This tree is in fair condition and protective measures have been recommended. Additional information on these trees can be found in Appendix 1, and a valuation of these trees can be found in Appendix 8.

### **Neighbouring Trees**

There are 16 neighbouring trees included in this report.

Tree number six is a 20 cm DBH White Cedar that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number seven is a 49 cm DBH Austrian Pine that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number eight is a 15 cm DBH White Cedar that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number nine is a 42 cm DBH Scots Pine that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number 10 is a 62 cm DBH White Fir that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 11 is a 33 cm DBH Scots Pine that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 12 is a 50 cm DBH White Fir that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number 13 is a 46 cm DBH Scots Pine that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 14 is a 33 cm DBH Scots Pine that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 15 is a 45 cm DBH Scots Pine that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 16 is a 47 cm DBH Norway Spruce that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 17 is a 51 cm DBH Norway Spruce that is located on the Northern property line. This tree is in fair condition and protective measures have been recommended. Tree number 18 is a 89 cm DBH Red Oak that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number 19 is a 73 cm DBH Red Oak that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number 20 is a 92 cm DBH Red Oak that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Tree number 21 is an 86 cm DBH Red Oak that is located on the Northern property line. This tree is in good condition and protective measures have been recommended. Additional information on these trees can be found in Appendix 1.



There are 108 private trees included in this report

4

5

### **Tree Protection Recommendations**

The Following recommendations shall serve as guidelines for specific trees. These recommendations are intended to protect specific trees throughout the construction process.

Trees numbered 1-21, 29- 45 shall have protective tree hoarding erected as a one piece unit no closer than 3.6m from the base of the trees on all four sides, or at the edge of the subject property if that distance is closer than the recommended hoarding distance.

Trees numbered 22, 23 shall have protective tree hoarding erected as a one-piece unit no closer than 3.6m from the base of any of the trees on all four sides.

Trees numbered 24, 25 shall have protective tree hoarding erected as a one piece unit no closer than 2.4m from the base of the trees on all four sides, or at the edge of the subject property if that distance is closer than the recommended hoarding distance.

Trees numbered 26-27 shall have protective tree hoarding erected, as a one-piece unit no closer than 3m from the base of any of the trees on all four sides.

Trees numbered 53, 54 shall have protective tree hoarding erected as a one-piece unit no closer than 4.2m from the base of any of the trees on all four sides.

Trees numbered 56-70 shall have protective tree hoarding installed 3m from the base of the trees on all four sides, or at the edge of the subject property if that distance is closer than the recommended hoarding distance.

Tree number 86 shall have protective tree hoarding erected 4.8m from the base of the tree on all four sides.

Trees numbered 88-99 shall have protective tree hoarding installed 2.4m from the base of the trees on all four sides, or at the edge of the driveway on the south side if that distance is closer than the recommended hoarding distance.

Tree number 100 shall have protective tree hoarding installed on the subject property only, 6m from the base of the tree on all four sides.

Trees numbered 101-129 shall have protective tree hoarding installed 2.4m from the base of the trees on all four sides, or at the edge of the subject property on the south side or to the edge of the driveway on the north side if that distance is closer than the recommended hoarding distance.

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

### **Conclusions**

There are 129 trees associated with the property, several of which will be affected by the proposed construction. There are 5 municipally owned trees associated with this project. Tree preservation recommendations have been provided for trees that will be affected by construction activities within their root zones. Tree removals shall be carried out in accordance with the City of Mississauga's Private Tree Protection By-Law.



## Appendix 1 Detailed Tree Data Graph

Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Biological Health	Structural Condition	Minimum Required TPZ	Municipal Tree	Recommendation	Recommendation Based on Health & Structure	Final Recommendation	Observations
1	White Cedar	<i>Thuja occidentalis</i>	1671	24	7	4	M	M	2.4	Y	P	P	P	TK(3), RP, DW, UW
2	White Cedar	<i>Thuja occidentalis</i>	1671	16	7	5	M	M	2.4	Y	P	P	P	TK(2), UW, RP, DW
3	White Spruce	<i>Picea glauca</i>	1671	29	10	6	M	M	2.4	Y	P	P	P	TK(2), UW, DW, RP
4	White Spruce	<i>Picea glauca</i>	1671	29	9	4	M	M	2.4	Y	P	P	P	UW, ML, DW, RP
5	White Spruce	<i>Picea glauca</i>	1661	27	8	4	M	M	2.4	Y	P	P	P	TK(2), ML, DW
6	White Cedar	<i>Thuja occidentalis</i>	1671	20	7	5	M	M	2.4	N	P	P	P	TK(2), DW, RP
7	Austrian Pine	<i>Pinus nigra</i>	1671	49	8	8	H	H	3	N	P	P	P	PP, WC, RP, ML, DW
8	White Cedar	<i>Thuja occidentalis</i>	1671	15	7	6	M	M	2.4	N	P	P	P	TK(6), RP, DW
9	Scots Pine	<i>Pinus sylvestris</i>	1671	42	10	7	H	H	3	N	P	P	P	PP, WC, DW, RP
10	White Fir	<i>Abies concolor</i>	1671	62	11	6	M	M	4.2	N	P	P	P	FK2@2M, DW, RP, PP, WC
11	Scots Pine	<i>Pinus sylvestris</i>	1671	33	10	4	M	M	2.4	N	P	P	P	DW, RP, FK2(2.5M),
12	White Fir	<i>Abies concolor</i>	1671	50	11	6	H	H	3	N	P	P	P	DW, RP, ML
13	Scots Pine	<i>Pinus sylvestris</i>	1671	46	9	6	M	M	3	N	P	P	P	DW, RP, ML
14	Scots Pine	<i>Pinus sylvestris</i>	1671	33	9	5	M	M	2.4	N	P	P	P	DW, RP, ML, LN(L)
15	Scots Pine	<i>Pinus sylvestris</i>	1671	45	9	6	M	M	3	N	P	P	P	DW, RP
16	Norway Spruce	<i>Picea abies</i>	1671	47	10	7	M	M	3	N	P	P	P	TK(2), RP, DW, ML
17	Norway Spruce	<i>Picea abies</i>	1671	51	10	8	M	M	3.6	N	P	P	P	ML, DW, RP
18	Red Oak	<i>Quercus rubra</i>	1671	89	12	8	H	H	5.4	N	P	P	P	ML, DW, RP
19	Red Oak	<i>Quercus rubra</i>	1671	73	11	7	H	H	4.8	N	P	P	P	DW, RP, PP
20	Red Oak	<i>Quercus rubra</i>	1671	92	11	8	H	H	6	N	P	P	P	RP, DW, LN(L), ML
21	Red Oak	<i>Quercus rubra</i>	1671	86	11	6	H	H	5.4	N	P	P	P	DW, RP, ML
22	Scots Pine	<i>Pinus sylvestris</i>	1661	44	9	7	H	H	3	N	P	P	P	PP, WC, DW, RP
23	Scots Pine	<i>Pinus sylvestris</i>	1661	51	9	7	H	H	3.6	N	P	P	P	PP, WC, DW, RP
24	White Cedar	<i>Thuja occidentalis</i>	1661	31	8	5	M	M	2.4	N	P	P	P	RP, ML
25	White Spruce	<i>Picea glauca</i>	1661	28	9	5	M	M	2.4	N	P	P	P	RP, PP, WC, DW
26	Scots Pine	<i>Pinus sylvestris</i>	1661	49	9	6	M	M	3	N	P	P	P	PP, WNC, RP, DW, VC
27	Scots Pine	<i>Pinus sylvestris</i>	1661	33	8	5	M	M	2.4	N	P	P	P	ML, DW, VC, RP
28	Scots Pine	<i>Pinus sylvestris</i>	1661	32	5	4	P	P	2.4	N	R	P	P	RP, DW
29	White Cedar	<i>Thuja occidentalis</i>	1661	22	6	4	M	M	2.4	N	P	P	P	TK(3), ML, RP
30	Scots Pine	<i>Pinus sylvestris</i>	1661	36	8	5	M	M	2.4	N	P	P	P	DW, RP, ML, PP, WC
31	Scots Pine	<i>Pinus sylvestris</i>	1661	28	8	4	M	M	2.4	N	P	P	P	DW, RP, ML
32	Scots Pine	<i>Pinus sylvestris</i>	1661	37	9	6	M	M	2.4	N	P	P	P	DW, RP, ML, PP
33	Scots Pine	<i>Pinus sylvestris</i>	1661	30	9	6	M	M	2.4	N	P	P	P	LN(H), DW, RP
34	Scots Pine	<i>Pinus sylvestris</i>	1661	31	9	5	M	M	2.4	N	P	P	P	DW, RP, ML, PP
35	Norway Spruce	<i>Picea abies</i>	1661	54	10	7	M	M	3.6	N	P	P	P	RP, DW, PP, WC
36	Scots Pine	<i>Pinus sylvestris</i>	1661	20	10	8	M	M	2.4	N	P	P	P	DW, RP, PP, WC
37	Scots Pine	<i>Pinus sylvestris</i>	1661	34	9	8	M	M	2.4	N	P	P	P	RP, DW, PP
38	Scots Pine	<i>Pinus sylvestris</i>	1661	36	9	7	M	M	2.4	N	P	P	P	ML, RP, DW
39	Scots Pine	<i>Pinus sylvestris</i>	1661	37	8	6	M	M	2.4	N	P	P	P	RP, DW, ML
40	Scots Pine	<i>Pinus sylvestris</i>	1661	31	8	5	M	M	2.4	N	P	P	P	PP, DW, WC, RP
41	Scots Pine	<i>Pinus sylvestris</i>	1661	37	9	8	M	M	2.4	N	P	P	P	LN(L), RP, DW, ML
42	Scots Pine	<i>Pinus sylvestris</i>	1661	32	9	7	M	M	2.4	N	P	P	P	RP, DW, PP
43	Siberian Elm	<i>Ulmus pumila</i>	1661	22	6	5	M	M	2.4	N	P	P	P	ML, RP, DW, LN(L)
44	Scots Pine	<i>Pinus sylvestris</i>	1661	41	9	6	M	M	3	N	P	P	P	DW, RP, PP
45	Scots Pine	<i>Pinus sylvestris</i>	1661	35	9	4	M	M	2.4	N	P	P	P	PP, WC, RP, DW
46	Austrian Pine	<i>Pinus nigra</i>	1661	29	6	5	M	M	2.4	N	P	R	R	DW, RP, ML
47	Austrian Pine	<i>Pinus nigra</i>	1661	31	6	5	M	M	2.4	N	P	R	R	ML, RP, DW
48	Austrian Pine	<i>Pinus nigra</i>	1661	30	6	5	M	M	2.4	N	P	R	R	PP, WC, RP, ML
49	Scots Pine	<i>Pinus sylvestris</i>	1661	46	7	4	M	M	3	N	P	R	R	FK2(4M), RP, DW, ML
50	Scots Pine	<i>Pinus sylvestris</i>	1661	21	9	4	M	M	2.4	N	P	R	R	FK2(4M), RP, DW, PP
51	Austrian Pine	<i>Pinus nigra</i>	1661	36	6	4	M	M	2.4	N	P	R	R	PP, WC, DW, RP
52	White Cedar	<i>Thuja occidentalis</i>	1661	15	4	2	M	M	2.4	N	P	R	R	TK(25), ML, RP
53	Black Cherry	<i>Prunus serotina</i>	1661	62	8	7	H	H	4.2	N	P	P	P	PP, WC, DW, CS, RP
54	Red Oak	<i>Quercus rubra</i>	1661	66	8	6	H	H	4.2	N	P	P	P	DW, RP, ML
55	Siberian Elm	<i>Ulmus pumila</i>	1661	22	5	5	P	P	2.4	N	R	P	P	REMOVE
56	Scots Pine	<i>Pinus sylvestris</i>	1661	31	7	5	M	M	2.4	N	P	P	P	RP, DW
57	Scots Pine	<i>Pinus sylvestris</i>	1661	26	8	6	M	M	2.4	N	P	P	P	DW, LN(L)
58	Scots Pine	<i>Pinus sylvestris</i>	1661	24	8	4	P	P	2.4	N	R	P	P	REMOVE
59	Scots Pine	<i>Pinus sylvestris</i>	1661	25	8	6	P	P	2.4	N	R	P	P	REMOVE
60	Scots Pine	<i>Pinus sylvestris</i>	1661	27	6	5	M	M	2.4	N	P	P	P	LN(H), DW, RP
61	Scots Pine	<i>Pinus sylvestris</i>	1661	21	9	2	M	M	2.4	N	P	P	P	DW, RP
62	Scots Pine	<i>Pinus sylvestris</i>	1661	43	8	3	M	M	3	N	P	P	P	LN(M), RP, DW
63	Scots Pine	<i>Pinus sylvestris</i>	1661	41	9	5	M	M	3	N	P	P	P	LN(L), RP
64	Scots Pine	<i>Pinus sylvestris</i>	1661	39	9	6	M	M	2.4	N	P	P	P	SF
65	Norway Spruce	<i>Picea abies</i>	1661	40	8	5	H	H	2.4	N	P	P	P	TK(2), RP, DW
66	Norway Spruce	<i>Picea abies</i>	1661	37	8	6	M	M	2.4	N	P	P	P	RP, DW, ML
67	Norway Spruce	<i>Picea abies</i>	1661	21	9	7	M	M	2.4	N	P	P	P	RP, DW, LN(L)
68	Norway Spruce	<i>Picea abies</i>	1661	48	8	4	M	M	3	N	P	P	P	PP, WC, DW
69	Norway Spruce	<i>Picea abies</i>	1661	20	8	6	M	M	2.4	N	P	P	P	TK(2), DW, RP, ML
70	Norway Spruce	<i>Picea abies</i>	1661	31	9	5	M	M	2.4	N	P	P	P	TK(2), RP, DW, ML
71	White Cedar	<i>Thuja occidentalis</i>	1661	20	6	20	M	M	2.4	N	P	P	P	TK(20), RP, DW, ML
72	White Cedar	<i>Thuja occidentalis</i>	1661	15	5	12	M	M	2.4	N	P	P	P	TK(15), DW, RP

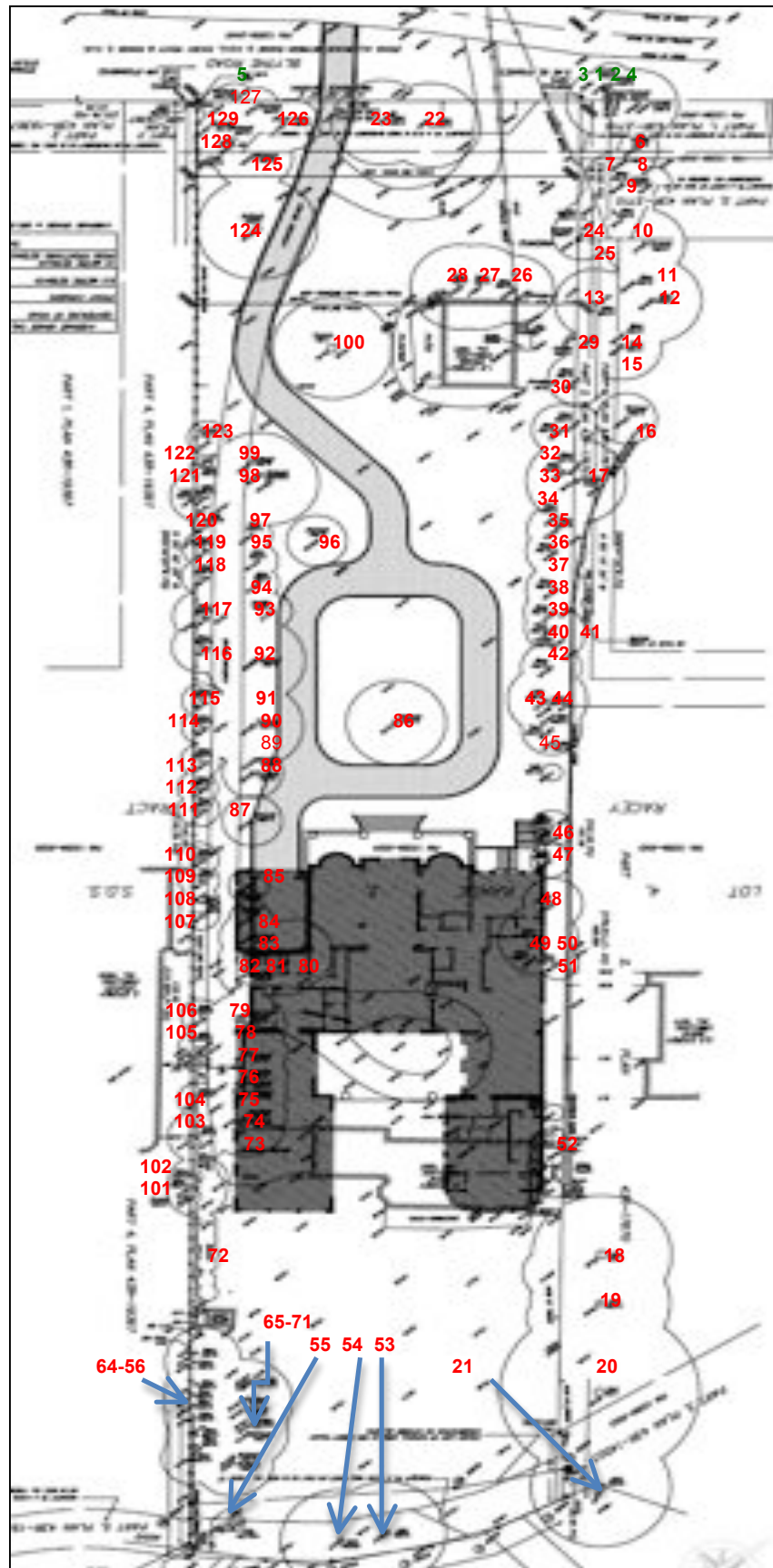


73	Norway Spruce	<i>Picea abies</i>	1661	34	12	9	H	H	2.4	N	P	R	R	PP, WNC, ER
74	Norway Spruce	<i>Picea abies</i>	1661	31	13	8	H	H	2.4	N	P	R	R	PP, WNC, ER
75	Norway Spruce	<i>Picea abies</i>	1661	48	11	7	H	H	3	N	P	R	R	PP, WC, WNC
76	Norway Spruce	<i>Picea abies</i>	1661	44	13	9	H	H	3	N	P	R	R	PP, WNC, WC
77	Norway Spruce	<i>Picea abies</i>	1661	28	14	8	H	H	2.4	N	P	R	R	PP, WNC
78	Norway Spruce	<i>Picea abies</i>	1661	47	14	9	H	H	3	N	P	R	R	TK(2), PP, WNC, ER
79	Norway Spruce	<i>Picea abies</i>	1661	48	14	8	H	H	3	N	P	R	R	TK(2), PP, WNC, WC
80	White Pine	<i>Pinus strobus</i>	1661	44	12	7	M	M	3	N	P	R	R	TK(2), PP, WNC, WC, DW
81	Norway Spruce	<i>Picea abies</i>	1661	45	11	8	M	M	3	N	P	R	R	TW, PP, WNC, WC
82	Norway Spruce	<i>Picea abies</i>	1661	46	12	7	M	M	3	N	P	R	R	TW, PP, WNC
83	Norway Spruce	<i>Picea abies</i>	1661	43	13	5	H	H	3	N	P	R	R	PP, WNC
84	Norway Spruce	<i>Picea abies</i>	1661	27	11	6	H	H	2.4	N	P	R	R	PP, WNC
85	Norway Spruce	<i>Picea abies</i>	1661	47	12	5	H	H	3	N	P	R	R	PP, WNC, WC
86	White Pine	<i>Pinus strobus</i>	1661	71	14	9	H	H	4.8	N	P	P	P	DW, RP, LN(M)
87	Norway Spruce	<i>Picea abies</i>	1661	26	11	5	H	H	2.4	N	P	R	R	LN(L), PP, WC, WNC
88	Norway Spruce	<i>Picea abies</i>	1661	45	12	6	H	H	3	N	P	R	R	PP, WC, WNC, DW
89	Norway Spruce	<i>Picea abies</i>	1661	44	12	7	H	H	3	N	P	P	P	PP, WC, WNC, DW
90	Norway Spruce	<i>Picea abies</i>	1661	36	13	6	H	H	2.4	N	P	P	P	DW, RP, PP, WNC
91	Norway Spruce	<i>Picea abies</i>	1661	43	11	5	H	H	3	N	P	P	P	PP, WC
92	Norway Spruce	<i>Picea abies</i>	1661	48	11	6	H	H	3	N	P	P	P	PP, WC, DW, GR, ER
93	White Cedar	<i>Thuja occidentalis</i>	1661	21	8	4	M	M	2.4	N	P	P	P	TK(6), RP, DW, ML
94	Norway Spruce	<i>Picea abies</i>	1661	34	11	6	M	M	2.4	N	P	P	P	RP, DW, PP, WC
95	Norway Spruce	<i>Picea abies</i>	1661	31	12	5	M	M	2.4	N	P	P	P	DW, RP
96	White Spruce	<i>Picea glauca</i>	1661	37	9	4	P	P	2.4	N	R	P	P	RP, DW
97	Norway Spruce	<i>Picea abies</i>	1661	45	11	6	M	M	3	N	P	P	P	RP, DW, PP
98	Norway Spruce	<i>Picea abies</i>	1661	51	10	5	M	M	3.6	N	P	P	P	TK(2), TW, DW, RP
99	Scots Pine	<i>Pinus sylvestris</i>	1661	38	8	4	P	P	2.4	N	R	P	P	RP, DW
100	Silver Maple	<i>Acer saccharinum</i>	1661	92	10	7	M	M	6	N	P	P	P	ML, DW, RP, ER, CS
101	Scots Pine	<i>Pinus sylvestris</i>	1661	36	9	6	M	M	2.4	N	P	P	P	PP, WC, RP
102	Scots Pine	<i>Pinus sylvestris</i>	1661	37	9	4	M	M	2.4	N	P	P	P	PP, WNC, WC, DW
103	Scots Pine	<i>Pinus sylvestris</i>	1661	41	9	5	M	M	3	N	P	P	P	DW, ML, RP
104	Scots Pine	<i>Pinus sylvestris</i>	1661	22	9	3	P	P	2.4	N	R	P	P	RP, DW
105	Scots Pine	<i>Pinus sylvestris</i>	1661	29	8	5	M	M	2.4	N	P	P	P	PP, WC, ML
106	Scots Pine	<i>Pinus sylvestris</i>	1661	33	8	4	M	M	2.4	N	P	P	P	PP, WC, ML
107	Scots Pine	<i>Pinus sylvestris</i>	1661	21	9	5	M	M	2.4	N	P	P	P	RP, DW, PP
108	Scots Pine	<i>Pinus sylvestris</i>	1661	20	9	6	M	M	2.4	N	P	P	P	LN(L), DW, RP
109	Scots Pine	<i>Pinus sylvestris</i>	1661	28	9	5	M	M	2.4	N	P	P	P	RP, DW, PP
110	Scots Pine	<i>Pinus sylvestris</i>	1661	22	9	4	M	M	2.4	N	P	P	P	LN(L), RP, DW, PP
111	Scots Pine	<i>Pinus sylvestris</i>	1661	31	9	5	M	M	2.4	N	P	P	P	ML, RP, DW
112	Scots Pine	<i>Pinus sylvestris</i>	1661	32	9	6	M	M	2.4	N	P	P	P	TW, RP, DW
113	Scots Pine	<i>Pinus sylvestris</i>	1661	29	8	7	M	M	2.4	N	P	P	P	TW, PP, WC
114	Scots Pine	<i>Pinus sylvestris</i>	1661	28	8	6	M	M	2.4	N	P	P	P	PP, WC
115	Scots Pine	<i>Pinus sylvestris</i>	1661	33	9	8	M	M	2.4	N	P	P	P	PP, WC, DW
116	Scots Pine	<i>Pinus sylvestris</i>	1661	35	9	5	M	M	2.4	N	P	P	P	PP, WC, ML
117	Scots Pine	<i>Pinus sylvestris</i>	1661	36	9	6	M	M	2.4	N	P	P	P	PP, DW, RP
118	Scots Pine	<i>Pinus sylvestris</i>	1661	29	9	6	M	M	2.4	N	P	P	P	TW, DW, PP, WC
119	Scots Pine	<i>Pinus sylvestris</i>	1661	31	8	5	M	M	2.4	N	P	P	P	PP, WC, TW
120	Black Cherry	<i>Prunus serotina</i>	1661	18	5	2	M	M	2.4	N	P	P	P	ML, DW, RP
121	Scots Pine	<i>Pinus sylvestris</i>	1661	28	8	5	M	M	2.4	N	P	P	P	PP, WNC, DW, RP
122	Scots Pine	<i>Pinus sylvestris</i>	1661	21	8	3	P	P	2.4	N	R	P	P	RP, DW
123	Norway Maple	<i>Acer platanoides</i>	1661	15	5	2	M	M	2.4	N	P	P	P	FC, ML, DW, RP
124	Norway Spruce	<i>Picea abies</i>	1661	78	12	8	H	H	4.8	N	P	P	P	PP, WNC, DW, RP
125	White Spruce	<i>Picea glauca</i>	1661	32	9	6	M	M	2.4	N	P	P	P	DW, RP, ML
126	Apple	<i>Malus spp.</i>	1661	20	5	4	P	P	2.4	N	R	P	P	RP, DW
127	White Spruce	<i>Picea glauca</i>	1661	36	8	5	M	M	2.4	N	P	P	P	RP, DW
128	White Spruce	<i>Picea glauca</i>	1661	21	8	4	M	M	2.4	N	P	P	P	PP, DW, RP
129	White Cedar	<i>Thuja occidentalis</i>	1661	15	4	10	M	M	2.4	N	P	P	P	TK(12), RP, ML

Trees highlighted in Yellow are recommended for removal  
Trees highlighted in Green are municipally owned



## Appendix 2 Tree Locations





## Appendix 3 Tree Inventory Methodology

<b>DBH (cm)</b>	Diameter at breast height, 1.4m above ground, measured in centimeters.
<b>Height (m)</b>	Height of tree from ground to top of crown.
<b>Crown Reserve (m)</b>	Crown diameter (tree's canopy) measured at intervals of 1, 3, 5, 7.5, 10, 15 meters.
<b>Biological Health</b>	<p>Related to presence and extent of disease/disease symptoms and the vigour of the tree.</p> <p><b>H (high)</b> - No disease or disease symptoms present, moderate to high vigour.</p> <p><b>M (Moderate)</b> - Presence of minor diseases/disease symptoms, and/or moderate vigour.</p> <p><b>L (Low)</b> - Presence of diseases/disease symptoms, and/or severely poor vigour.</p>
<b>Structure Condition</b>	<p>Related to defects in a tree's structure, (i.e., lean, co dominant stems).</p> <p><b>H (High)</b> - No structural defects, well-developed crown.</p> <p><b>M (Moderate)</b> - Presence of minor structural defects.</p> <p><b>L (Low)</b> - Presence of major structural defects.</p>
<b>Position on Site</b>	AP—above ground planter; ED - edge of forest or woodland; IN— interior of forest or woodland; HR - hedgerow, or group of trees in a line; OG-open grown; PI - planting island.
<b>Preservation Priority</b>	<p>A rating of each tree's projected survival related to existing conditions.</p> <p><b>1 (high)</b> - high to moderate biological health, and well developed crown. Well suited as a shade tree of screen planting. Will survive existing conditions indefinitely.</p> <p><b>2 (moderate)</b> - one or more moderate to severe defects in biological health and/or structural condition. Marginally suited as a shade tree or screen planting. Can survive at least 3 - 5 years under existing conditions. This category also includes stock planted within past 2 years that is not yet established.</p> <p><b>3 (low)</b> - low biological health and/or severely damaged/defective structural condition, and/or unsuitable for urban uses. If biologically defective, survival for more than 1 - 3 years under existing conditions is unlikely.</p>
<b>Tree Location</b>	Tree is located on Subject Property – 0; Tree is located off of subject property – 1; Tree is located on property line – 2
<b>Municipal tree</b>	Tree is located on the property of the local municipality/town. 1– Municipal tree.
<b>Site Dev. Impact</b>	Impact to tree is anticipated from proposed development at or near the tree, and/or grade changes (cut/fill) of which the tree is not likely to survive. 1 - Site dev. impact.
<b>Rec. Action</b>	<p>A recommendation to preserve or remove a tree based on i) anticipated impacts from proposed development, ii) the tree's current biological health and structural condition, and iii) having a moderate to high hazard potential.</p> <p><b>P (preserve)</b> - tree having moderate to high biological health and moderate to low structural defects. Tree is likely to survive at least 3-5 years.</p> <p><b>R (remove)</b> - tree having low biological health and/or severe structural defects, and is not likely to survive more than 1-3 years, and/or will not survive proposed development.</p> <p><b>C (conditional)</b> - tree's preservation or removal is related to potential relocation/modification of the limit of construction, and/or known treatments that will likely improve the biological health and/or structural condition of the tree. May require review of tree's condition, e.g., roots, at time of construction/excavation. Also applies to trees that may require further or regular evaluation.</p>



## Appendix 4 Tree Inventory Methodology

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

**Directions (N,S,E,W)**  
minor lean to the south

**Quantified Conditions (defects, diseases)** e.g. LN(L-S) =  
L (low, minor), M (moderate), H (high, severe)  
e.g. CT(H) = severely crooked stem





## **Appendix 5 Management Recommendations**

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

### **A. Prior to Construction:**

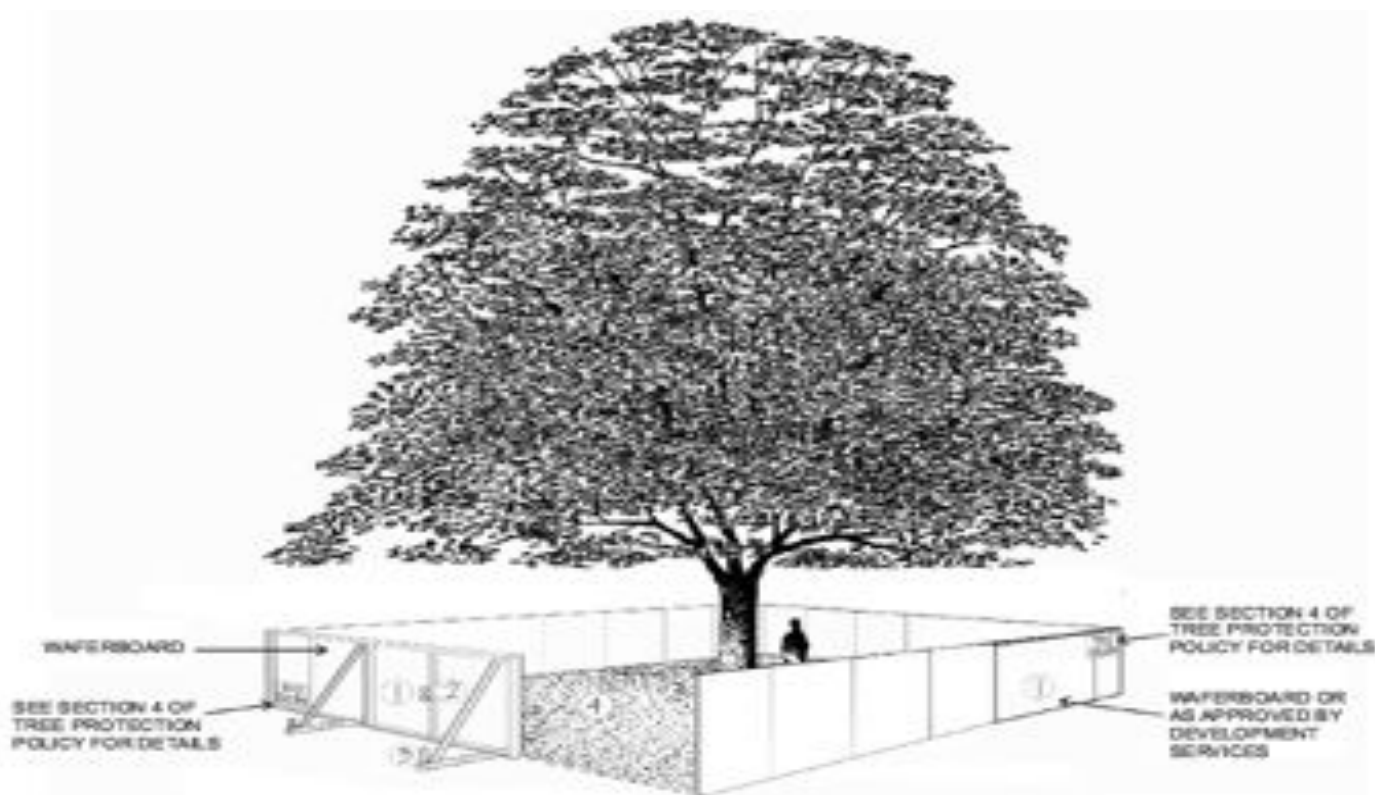
- 1 Mark trees for treatments as outlined in the detailed tree assessment descriptions. Ensure that branches and/or trees are removed so as not to damage trees to be preserved. Prune trees to correct/improve structure; remove deadwood, snags, and clear limbs that are likely to be impacted from proposed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

### **B. During Construction:**

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

### **C. Following Construction Including Lot Grading:**

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



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

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



## Appendix 7 Municipal Tree Photo

**Municipal Tree 1, and 2**



**Municipal Tree 3, and 4**





**Municipal Tree 5**







## Appendix 8 Appraisal Calculations

Tree No.	Tree Species	Replacement Cost of the Largest Locally Available Tree (\$)	Basic Price (\$)	Trunk Area of Appraised Tree (cm)	Trunk Area of Replacement Tree (cm)	ISA Accepted Species Rating (%)	Condition Rating (%)	Location Rating (%)	Appraised Value (\$)
1	White Cedar	437.50	22.29299363	452.16	19.625	66.00%	70.00%	75.00%	3570.81375
2	White Cedar	437.50	22.29299363	200.96	19.625	66.00%	75.00%	75.00%	1746.871875
3	White Spruce	770	39.23566879	660.185	19.625	72.00%	65.00%	75.00%	9196.9878
4	White Spruce	770	39.23566879	660.185	19.625	72.00%	70.00%	75.00%	9904.4484
5	White Spruce	770	39.23566879	572.265	19.625	72.00%	65.00%	75.00%	7986.1782



## **Appendix 9 Limitations of Assessment**

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

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

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

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

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

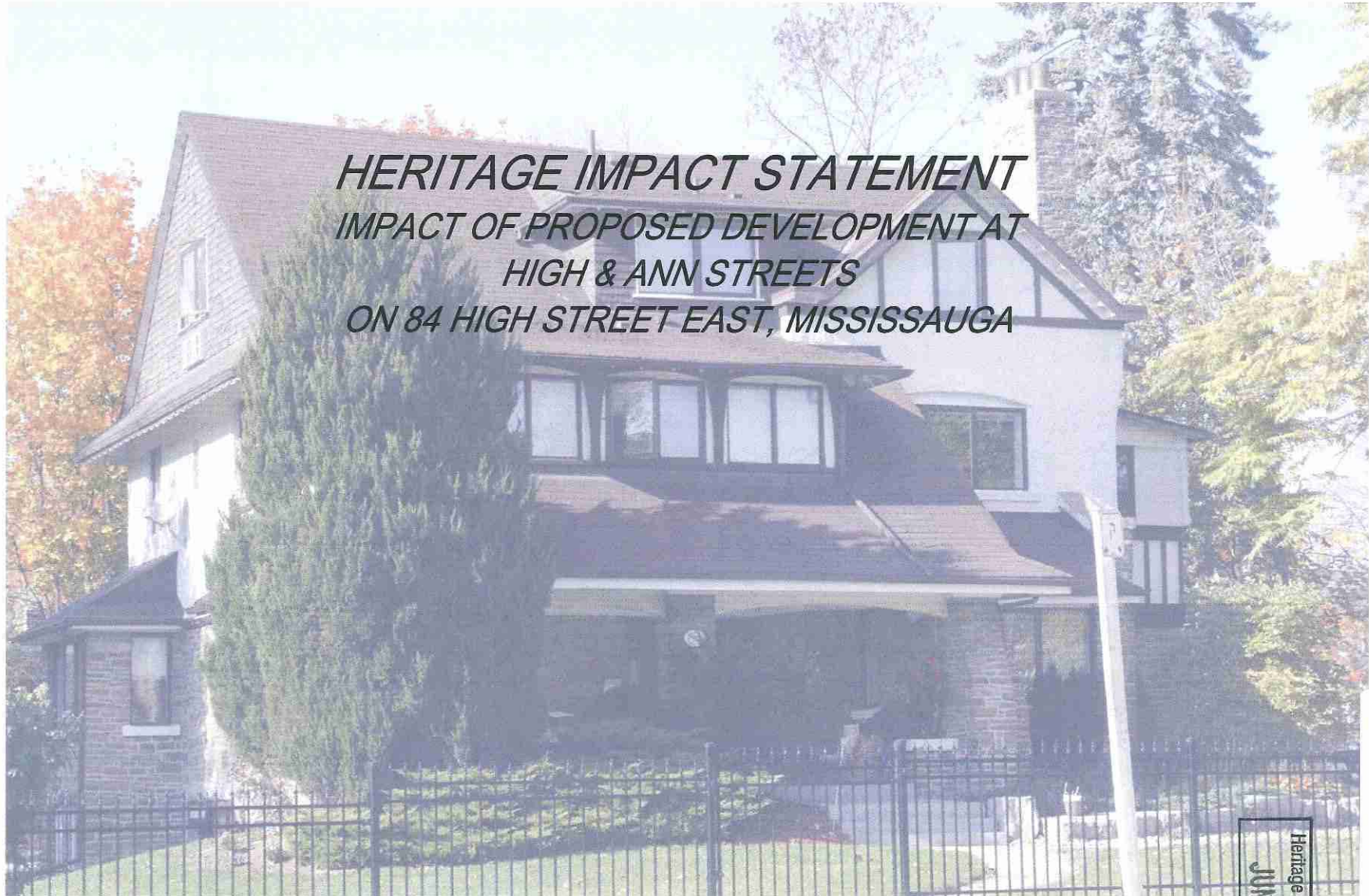
Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of the inspection.

This 17 Page report was prepared by

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

MAY, 2012

*HERITAGE IMPACT STATEMENT  
IMPACT OF PROPOSED DEVELOPMENT AT  
HIGH & ANN STREETS  
ON 84 HIGH STREET EAST, MISSISSAUGA*



**SM**  
**DA** Strickland  
Mateljan  
Design + Architecture

Heritage Advisory Committee  
JUN 18 2013

Item 6, Appendix 1  
Heritage Advisory Committee  
Agenda – June 18, 2013



## 1. Introduction

This Heritage Impact Statement focuses on the property at 84 High Street East, Mississauga, ON and its immediate surroundings. This property is designated under Part IV of the Ontario Heritage Act and is located at the north-east corner of Ann St. and High St. East diagonally across from a proposed 22-storey, mixed use building. The proposed building is composed of 168 m<sup>2</sup> of commercial space in a two-storey podium surmounted by a 20-storey residential condominium dwelling to be located on properties currently known as 6, 8 & 10 Ann St.

This Heritage Impact Statement was requested by Planning Staff at the City of Mississauga to support an application by F.S. 6810 Limited Partnership (FRAM Building Group and Slokker Real Estate Group,) for an Official Plan and Zoning By-Law amendments to allow the proposed development.

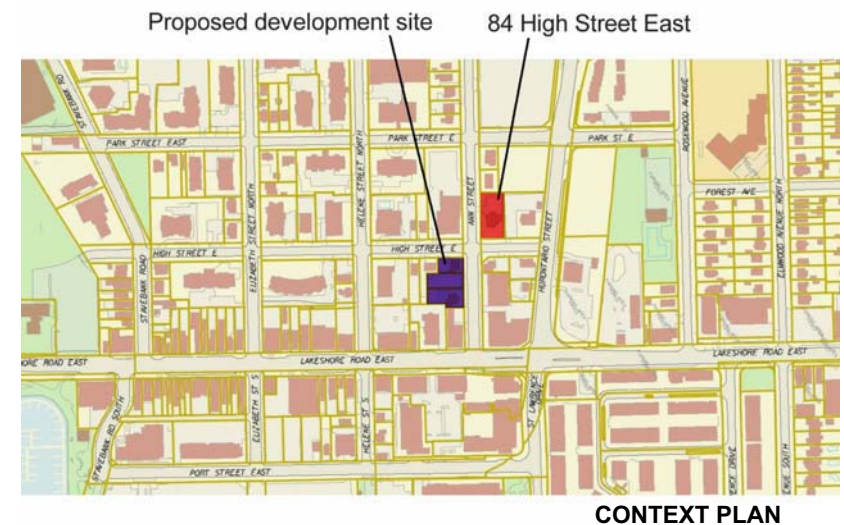
The necessity for a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

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

Where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment”.



Where “significant” means “in regard to cultural heritage





The Mississauga Official Plan also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

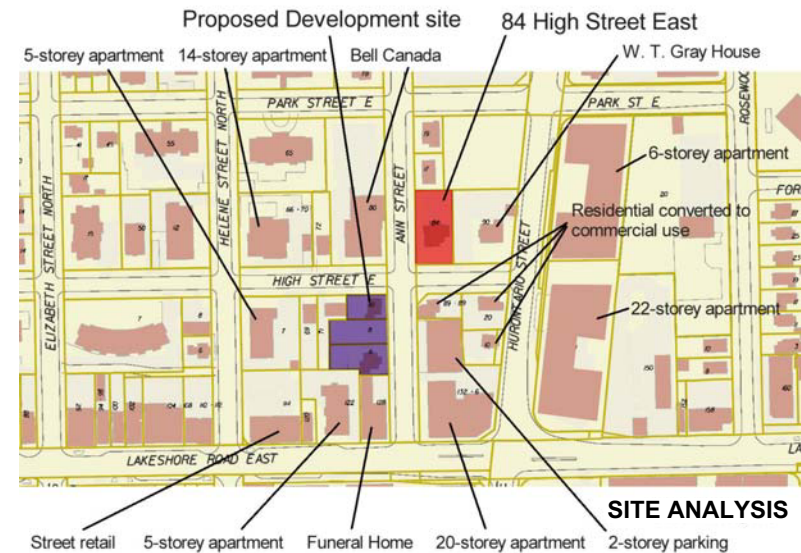
Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail. (1.1.4 (e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

... valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character ... it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)



**84 HIGH STREET EAST**



### 1.1. Context

84 High Street East is located north of Lakeshore Rd. East and west of Hurontario Street. The Old Port Credit Heritage Conservation District is located to the south-west of this area. To the north are the railroad tracks and the Port Credit GO commuter station.

Lakeshore Rd., Hurontario Street and the railroad tracks were all formative elements in the historical development of the Village of Port Credit and their proximity continues to be important here.

The area defined by the Old Port Credit Heritage Conservation District is characterized by older homes and by more recent infill that has generally respected the scale and massing of the historic community. The area north of Lakeshore Rd and east of the Conservation District (including the subject site) has seen much less retention of heritage buildings and character and more intense infill including much high-rise apartment development and the adaptive re-use of older residential buildings to commercial uses. These adaptive re-uses have generally preserved the residential scale of the buildings but not their historic context.

#### 1.1.1 The Proposed Development Site Includes:

-6, 8 and 10 Ann Street (the development site)

#### 1.1.2 The Heritage Properties Studied Include:

-84 High Street East (the subject site)

### 1.2 Site Analysis

The subject site is surrounded by a mix of disparate uses and building forms. To the east at 90 High Street East is the W. T Gray house, a fine and highly articulated stone and half-timbered Part IV designated building built about 1908. Further east and across



W. T. GRAY HOUSE - 90 HIGH STREET EAST

Hurontario Street are two recently constructed contemporary condominium buildings; the Port Credit Residences at 33 Hurontario St., a 6-storey mid-rise nearest the site and North Shore Condominiums at 1 Hurontario St., a 22-storey high-rise further south. To the south of the site are 2 ½ -storey residential buildings at 89 High Street East and 10 & 20 Hurontario St. now converted to commercial uses. These are of early 20<sup>th</sup> century construction and were significant dwellings in their day. South of this is a complex at 5 Ann St. which includes a 20-storey apartment building at the corner of Ann and Lakeshore with retail uses at grade and a structured, above-ground parking garage facing Ann St. directly opposite the proposed development site. This is a typical 1970's era apartment block with repetitive projecting balconies, punched windows and minimal articulation. The building has been recently re-clad. The above ground parking structure is an unusual and unattractive feature.

To the west of the subject site at 80 High Street is a rectangular brick and stone two-storey, flat roof industrial building owned by Bell Canada. This building is an unfortunate addition to the streetscape. Nearly window-less, it presents a blank and inhospitable wall along both High and Ann Streets.

To the north of the subject site is a one-storey brick single family dwelling at 17 Ann St. and north of this is 33 Ann St. is a former single family dwelling now converted to business uses. The building at 33 Ann St. appears to have once been a 1 ½ storey gothic farmhouse type dwelling and may have some heritage value, but it has been significantly altered by unsympathetic additions.



**5 ANN STREET**



**PARKING GARAGE - 5 ANN STREET**



### 1.2.1 Development Site

The development site consists of 6, 8 and 10 Ann St.

The existing building at 6 Ann Street is a 1 ½ storey brick single family dwelling with attached garage. City of Mississauga building department records indicate a permit was issued in 1971 for demolition and new construction on this site and the building seems consistent with early 1970's construction. There is no heritage value or interest here.

8 Ann Street is presently a vacant lot and currently serves as a parking for the Funeral Home to the south at 128 Lakeshore Rd. E.

10 Ann Street is a 1-storey single family dwelling used as a business office. It appears to be of brick construction but it has been extensively covered with vinyl siding and faux architectural details. The form suggests 1950's or 1960's construction. It is unlikely that there is heritage value or interest here.

### 1.3 Description of Heritage Property

84 High Street East was constructed in 1912 for Charles Hamilton, whose significance is described in section 1.3.1. It is a large, 2 ½ - storey residence with un-coursed rubble stone base that exhibits both Bungalow and Tudor design elements. It features a broad, moderately sloping roof to the street that becomes a generous porch supported by splayed stone columns, generous overhangs and prominent gables with half-timber detailing at the



**BELL CANADA - 80 HIGH STREET EAST**



**6 ANN STREET**



**10 ANN STREET**



front and shingle-style detailing at the sides. The roof is broken by wide shed dormers at the second and third storey levels. These dormers are characteristic of the Bungalow style although somewhat exaggerated. Dormers and gable ends feature exposed rafter tails and exposed tongue & groove sheathing. Sills are cut stone on the first and second floor.

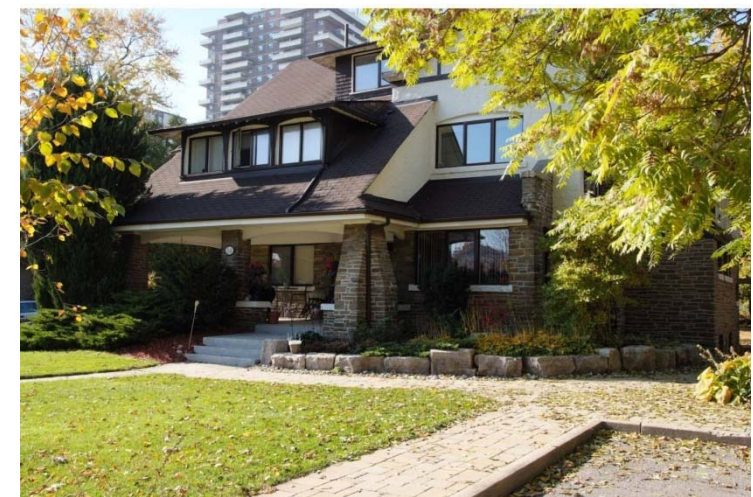
The home was used as a single family residence until the early 1950's when it came to be used for commercial purposes. Recently it has been re-converted to residential uses but as six individual apartments.

Unsympathetic renovations and lack of maintenance have diminished the heritage value of the building over time, however. The former wood shingle roof has been replaced with asphalt shingles. Given the prominence of the roof in the design this represents a major change to a character defining element of the building. More significant, however, the original windows have all been replaced with undivided casement units whose scale, proportion and character are completely inappropriate to the design intent of the building. The replacement windows give the building a vacant, gaunt appearance. The building was recently converted to a six-unit residential building and this necessitated significant renovations to the rear of the dwelling including new entrances and an exposed fire escape system.

A photograph from 1970 (available from the City of Mississauga Historic Images Database) gives us an interesting perspective on the nature of the recent modifications to the building and the impact on its architectural value. The photograph reveals that the present



**84 HIGH STREET EAST**



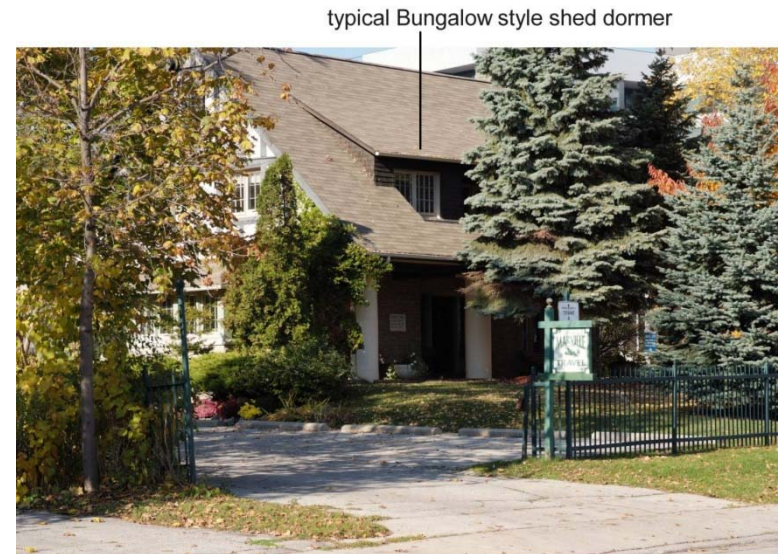
**84 HIGH STREET EAST**

stucco gable on the east side of the front elevation is not original. This was formerly brick and was finished with a parapet wall detail with cut stone coping. The loss of this detail and of the brick finish was significant to the building. The half-timber affectation on the present gable appears weak and poorly defined and this photograph proves that it was not part of the original design intent. The parapet detail would have visually raised the building, would have been an effective foil to the sloping roof and the cut stone detailing was an expression of craftsmanship and ornamentation.

The photograph reveals that the original windows were still present at this date, but also reveals that the windows on the second floor dormer did not match the others. This calls into question the originality of this dormer. Shed dormers are a feature of the Bungalow style but they were typically less prominent than those found on 84 High Street East. Windows located in these dormers were usually smaller and detailed in a way to make them secondary to the other windows on the elevation. The dormer windows at 84 High Street East are very large and dominate the front elevation in a way that is atypical of the style and detracts from the architectural value of the building.

### 1.3.1 Reasons for Designation 84 High Street East

The City of Mississauga gave notice on July 6, 2005 that it intended to designate this property under Part IV of the Ontario Heritage Act for Architectural, Historical and Contextual reasons. The property owners were not supportive and contested the designation.



90 HIGH STREET EAST



84 HIGH STREET EAST CIRCA 1970



The Architectural reasons given were that the building was a good example of the Bungalow style including the roof and porch, gables, generous eaves and extensive use of stone as a building material and in detailing. They identified the form and proportion of the building as significant and noted that this was largely unchanged from the original, although they admitted to the replacement windows and work at the rear to facilitate the renovation to six dwelling units.

The City also identified that the architects for the home were Chadwick & Beckett of Toronto, a firm that was of some prominence at the time of construction because of work in the Lawrence Park neighborhood in Toronto.

The Historical reasons to support the designation were largely related to the prominence of Charles Hamilton and the Hamilton family in the Port Credit community. Hamilton was a wealthy merchant, educated at Upper Canada College and patron of several local charities and civic groups. He was post-master (a prestigious office at that time) from 1894 to 1921 and served as a Village councillor from 1926 to 1927. He died in a car accident in 1928 and his funeral was a public event held on the lawn of his home.

The Contextual reasons to support the designation were that the building supported the designated building at 90 High Street West in maintaining a streetscape that was representative of early 20<sup>th</sup> century executive residential development; that it maintained an association to both Lakeshore Road East and to Hurontario Street and that it was visible from those streets and that it was associated with the historical importance of this immediate area due to the long-time presence of the St. Lawrence Starch Company plant



**LISTED PROPERTY: 10 HURONTARIO STREET  
(5 ANN STREET IN BACKGROUND)**



**LISTED PROPERTY: 20 HURONTARIO STREET**

(despite the fact that neither the house nor Mr. Hamilton had nothing to do with St. Lawrence Starch).

### **1.3.2 Conservation Review Board**

The owners of 84 High Street East did not support the City's designation of the property and appealed to the Conservation Review board. A hearing was held on July 6, 2006.

On the issue of Historical Significance, the Board found that while the Hamilton family were wealthy and well educated, and clearly "pulled its weight in the community" it had not been proven that Charles Hamilton "stood out as a prominent community builder and leader". The Board rejected this argument.

On the issue of Architectural Significance, the Board felt that the 84 High Street, along with its neighbor 90 High Street, were unique and significant in the local area. They further noted, however, that 90 High Street was in much better overall condition and that it had not suffered major loss of significant architectural features or unsympathetic alterations as had 84. The Board found that "as it stands today, 84 High Street is only a shadow of its former self". The Board did not accept that designation of 84 was indicated for architectural reasons or that it was necessary or required to support the designation of 90 High Street.

On the issue of Contextual Significance, the Board rejected the argument that the relationship of the building to the intersection of Lakeshore Road and Hurontario, or to the St. Lawrence Starch Company, was significant, noting that the Hamiltons were not associated with St. Lawrence Starch and that the City had allowed

other buildings formerly owned by the Starch Company to be demolished.

The Board did agree that 84 and 90 High Street were a pairing of similar buildings but found that "this pairing is not of itself sufficient contextual grounds for designation. The state of preservation and authenticity to original design of the two buildings are not comparable. 90 High Street has retained most of its original features while 84 High Street has had its features significantly compromised."

The Board recommended that the City not proceed with designation of 84 High Street East.

### **1.3.3 City response to Conservation Review Board**

The findings of the Conservation Review Board are suggestive only and the municipality is not required to accept them. Mississauga City Council elected to receive the Board's report but not to act on it, and designation of 84 High Street East proceeded.



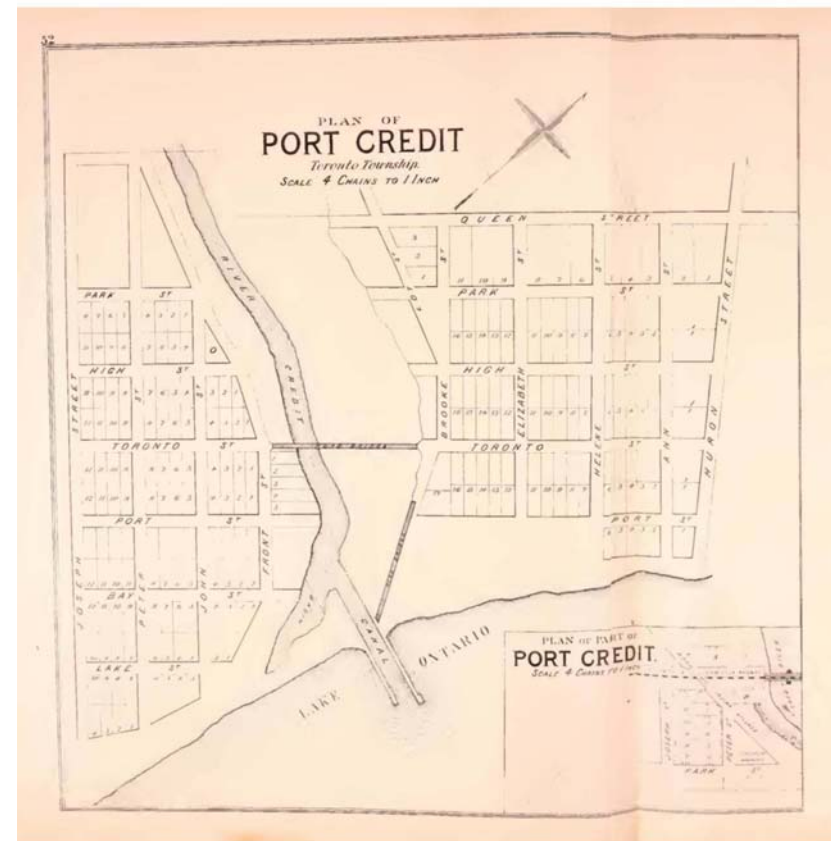
## 2.1 Historical Summary

European settlement of the Port Credit area began about 1720, when French fur traders are known to have traded with members of the Mississauga First Nation at the mouth of what is now the Credit River. With the decline of French influence in this area, the British established a trading post and Inn in this area about 1798. In 1805, the British signed what is now known as the “First Purchase” of land from the Mississaugas at the mouth of the Credit River. The effect of this purchase, and two subsequent ones in 1818 and 1820, was to give to the British all of what is modern Peel County.

Port Credit was surveyed in 1834 and construction of the port began immediately. The community thrived because of trade associated with the Credit River although by the 1850's the construction of the Grand Trunk and Great Western Railways, which diverted this trade away, caused a long period of economic hardship.

The port was primarily engaged in fishing and stone-hooking through the latter 19<sup>th</sup> century, until the coming of the St. Lawrence Starch company in 1889 and Port Credit Brick Yard in 1891 marked the beginning of a period of industrialization. In 1932 an oil refinery was built on the brick yard site.

Port Credit acquired the status of “police village” in 1909, village in 1914 and was incorporated as a Town in 1961.



MAP OF PORT CREDIT FROM PEEL ATLAS OF 1877

Throughout this time it also developed a reputation as a vacation and cottaging destination, especially after the paving of the Lakeshore Highway (now Lakeshore Rd.) in 1915.

Port Credit resisted the amalgamation of the majority of the settlements of Toronto Township into the Town of Mississauga in 1968, electing to remain independent until 1974 when it joined the newly incorporated City of Mississauga.

In the 1960's and '70's Port Credit underwent a period of significant growth and intensification, much of it associated with the development of high-rise apartments in the area north of Lakeshore Rd. and west of Hurontario Street. An article in the Globe & Mail of October 4, 1970, announces that the "Blue Horizons", now 5 Ann Street, is almost complete. Featuring apartments above a two-storey concourse of shops, this was "the latest in combined commercial and luxury apartment living".



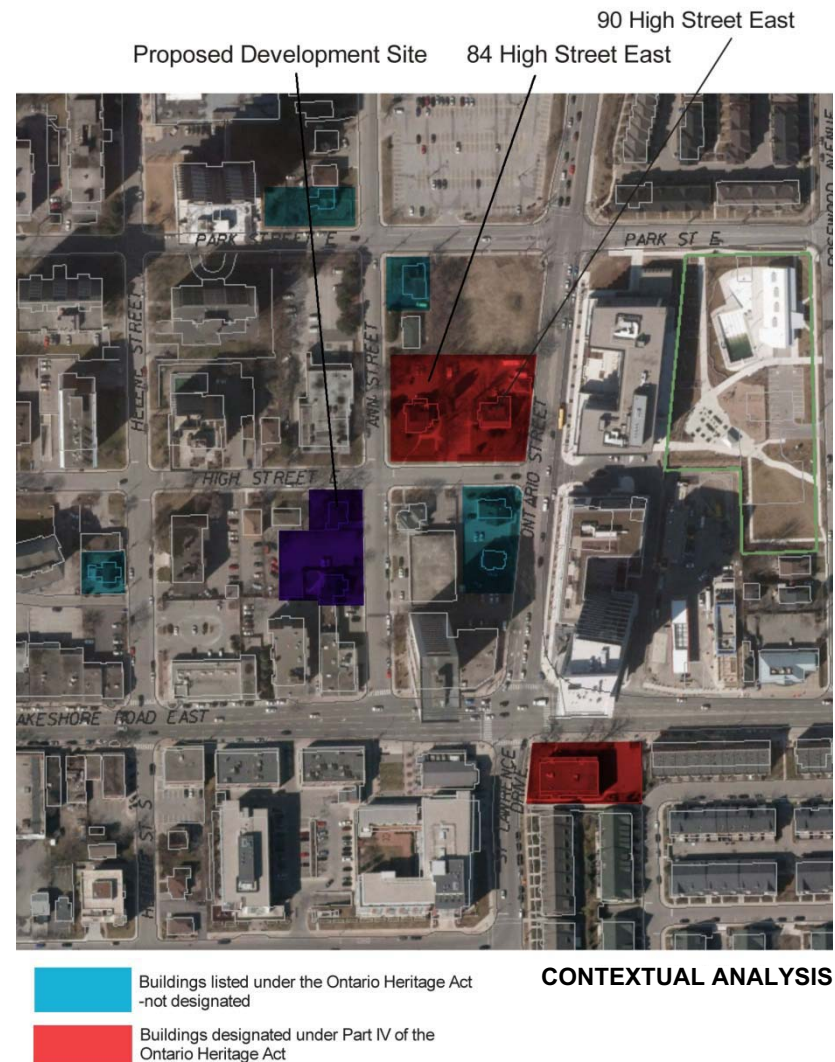
5 ANN STREET

THE GLOBE & MAIL, OCT. 4, 1970

### 3.1 Contextual Analysis

As a Part IV designated property, 84 High Street East exists in a complex contextual situation. Its massing, form, materiality and architectural expression tie it to its neighbouring building at 90 High Street East, and indeed it seems clear that without that relationship the designation of this building would probably not have happened. The only other Part IV designated building in the immediate community, the former St. Lawrence Starch building at 141 Lakeshore Road East (corner of Lakeshore & Hurontario) is a significant piece of architecture as well as a historically and contextually important building for the Port Credit area, but it is too far away from 84 & 90 High Street East to support them visually and also the wrong building type to support them contextually. There is a historical connection between these buildings (William T. Gray was the son of St. Lawrence Starch founder John Gray and served as President of the company from 1938 to 1965), but there is no strong visual connection or relationship between these buildings and no interpretive device to make the connection. The relationship is known only to those who have specialized knowledge of the community history.

Several listed but not designated buildings are in the immediate vicinity of 84 & 90 High Street East but these are also not supportive in a significant way. The nearest of these buildings, 10 & 20 Hurontario Street, address Hurontario Street and present side and rear elevations to the subject site. They are supportive in that they retain their residential massing and detailing, but they are significantly compromised by having lost much of their residential landscaping quality, this having been lost to monotonous parking surrounding the buildings





The other listed buildings in the immediate area, further north on Ann St., on Park St. and Helene St. are too far away and too challenged by unsuitable infill to support 84 High Street East visually or contextually.

The existing building at 89 High Street East, although not listed on the Heritage Register, supports to a greater extent. This retains its residential character despite conversion to business uses, addresses on to High Street directly across from 84 and retains much of its original front yard landscaping.

### 3.1.1 Contextual Relationship between 84 & 90 High Street East

Despite the differences between 84 & 90 High Street East with respect to architectural rigour, authenticity and the relative way that these buildings have been maintained, and despite the finding of the Conservation Review Board that the test of Part IV designation had not been met, it must be acknowledged that these buildings share a strong and mutually supportive contextual relationship. They are situated on similar sized lots, with similar setbacks, orientation, general massing and materiality. Each has undergone a conversion from single family residential use to commercial, and in the case of 84 to commercial and then to multi-family, with the most significant part of their landscaping, siting and architectural character intact. In the case of 84 this was accomplished by creating a parking area and auxiliary exiting features at the rear; at 90 this was by extensive screening of the parking area located at the front of the building. Each building has a perimeter fence along High Street and these fences are similar in appearance and respect a common setback from the street. The sense of precinct that these buildings create together is very strong

and quite independent of other influences in the immediate area, in part because the neighbouring lotting patterns, built forms and land uses are so widely differentiated.



**89 HIGH STREET EAST**



### 3.1.2 Views

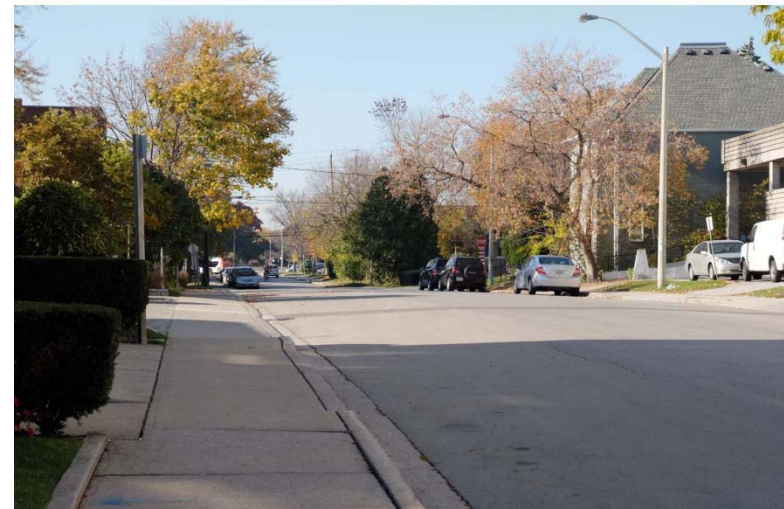
Views into and toward 84 High Street East are generally limited and unremarkable. Despite the assertions of the City in their reasons for designation, it is not possible to see this building with any clarity from either Lakeshore Rd or Hurontario Street. There may be some limited views from Hurontario Street in the winter months but the grade change along Ann Street as well as existing buildings and tree cover make views from Lakeshore Rd impossible at all times.

The only significant view into the site is from the south-west corner of Ann and High Streets; exactly at the point where the entry to the new building is proposed to be located. Many more people than at present will, therefore, enjoy experiential views of the site. This is a benefit to the heritage resource.

There are no significant views out of the site. The only significant view, toward the south-west corner of Ann and High Streets, will be changed completely with the construction of the proposed building. The present view toward a random assortment of residential, commercial and converted dwellings does nothing to support the heritage context of the site and its loss is not considered a detriment.



**VIEW LOOKING OUT OF SITE TO SOUTH-WEST**



**VIEW LOOKING NORTH FROM LAKESHORE RD.**

#### 4.1 Proposal

The proposed building is a distinctive, contemporary architectural expression. It will feature a 2-storey podium with commercial uses at grade and 20 stories of condominium dwelling above. The podium is of brick and glass construction, highly articulated especially at the corner of Ann and High Streets. The residential tower is set back from the face of the podium and clad in lighter and contrasting materials. The effect is to strongly ground the building and to create a horizontal datum at the second storey level that forms a strong relationship to the residential-scale buildings to the north, east and west and to the existing low-rise commercial development to the south.

The condominium tower is a sculptural, expressive form that contrasts well with the harder and more defined character of the podium.

The use of brick at the podium is significant. By its colour, texture and residential associations, brick ties the new building to its surroundings and creates an appropriate relationship between the new building and the heritage buildings at 84 & 90 High Street.

The importance of the podium as an element to create an appropriate scale at the street level is shown in Appendix 1. This is a drawing that is not truly a streetscape but a representation of the various building forms and their relationship along Ann St. The drawing demonstrates an appropriate scale and height relationship between the proposed building and 84 High Street.



**PODIUM VIEW**



**VIEW LOOKING NORTH FROM LAKESHORE UP ANN ST.**

#### 4.1.1 Effect of the Proposal on the Heritage Context

The Standards and Guidelines for the Conservation of Historic Places in Canada defines “character defining elements” as:

*The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.*

The context of this definition and of the 14 Guidelines that follow it are mostly to do with restoration and conservation of heritage building fabric, which clearly is outside the bounds of this report.

The definition is interesting, though, because it sets out the parameters by which character is defined and by extension, what must be conserved to preserve it.

We must consider whether the proposed redevelopment will contribute to a loss of character defining elements at 84 High Street East and do this in two ways – by considering the impact of the removal of the existing buildings and by considering the impact of the construction of the new.

It is clear that the existing dwellings at 6 and 10 Ann Street do little to support the heritage context of 84 High Street. They are an entirely different form, are of an entirely different era, are built and clad with disparate and unrelated materials, have completely different lotting characteristics and address to the street. They have no associations with the early development of the community. They share a single family residential character but little else. They are not significant in supporting the character of 84 High Street.

The proposed new building will have a significant impact on the streetscape but also a net beneficial relationship to the heritage building. The present situation, exemplified by the view out of the site toward the location of the proposed building, is of a haphazard and undefined streetscape of mid and high-rise residential development, street commercial, converted dwellings and parking lots. There is neither a strong context of heritage buildings complimentary to 84 High Street East to reflect it nor a strong context of contemporary development to contrast it.

The proposed building will create a strong focus at the corner and will define the boundary of the precinct that is created by the inter-relationship of 84 & 90 High Street East and supported by the buildings on the south side of High Street east of Ann. Its podium will create a focus and intensity at the street level and encourage pedestrian traffic, which is a benefit to the appreciation of the heritage building.

The contemporary articulation and materiality of the proposed building will be an appropriate foil for the Heritage buildings. Standard 4 of the Standards and Guidelines is:

*Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*

This standard clearly encourages contemporary design and discourages the creation of false historical contexts. There is no inherent detriment in locating a contemporary architectural

expression adjacent to a heritage building; indeed there are good and mutually beneficial reasons to do so.

The Architect has studied the shadow impacts on the community as part of this proposal. This study reveals that the proposed building will create some additional shadow impacts on 84 High Street East, but these are generally later in the day and during the winter months only and are not considered to be significant.

### **5.1 Conclusion**

The heritage building at 84 High Street exists in a complex contextual environment.

Significantly and unsympathetically altered from its more grand beginnings, with a weak and unremarkable history and with its suitability for designation highly questionable, it does nevertheless form a strong contextual association with and delivers significant support to its neighbour at 90 High Street and to the other former residential buildings on the south side of Ann Street.

84 and 90 High Street together form an obvious grouping of buildings; similar in age, style, massing, form, setback and character. With generous lawns, complimentary planting and fencing at the street edge they are distinct from anything else present in the local community. They do not rely upon the local context to support them, rather the disparate nature of the local context weakens their impact on the streetscape and limits their ability to be recognized and enjoyed by the community.

Consideration could be given to strengthening the nature of the contextual relationship between 84 & 90 High Street and better defining this as a recognizable precinct within the urban fabric. This would probably take the form of a planting program along the street edge of both properties that would reflect their commonality and shared history. The idea would not be to create a planted wall to screen the buildings from the street nor to screen views of the new building from within these properties, but to create an edge to visually define them.

It would also be beneficial to create some interpretive element such as a panel or plaque adjacent to these buildings that would give their history and importance in the local context.

Often in situations where new, larger buildings are located proximal to smaller heritage resources there is a benefit to creating some kind of visual stepping in the new building to soften the transition between buildings and to create a gesture of respect to the heritage resource. In this case, given the height and massing of the proposed building and 84 High Street and the fact that these buildings are located not side-by-side but across an intersection, any stepping in the upper floors of the proposed building would be imperceptible at street level and of no benefit to the heritage building. The critical relationship between these buildings is at street level, and the combination of the choice of brick as the cladding material for the podium, the heavily sculptural recess in the building at the corner of Ann and High Streets and the stepping back of the residential tower above the podium create an appropriate relationship between these buildings.



The proposed development meets the requirements of the Official Plan, Provincial Policy Statement and Standards and Guidelines for the Preservation of Historic Places in Canada. It will have no detrimental effects on the heritage buildings or their context and will have demonstrable benefits to their appreciation.

**Bibliography:****Published materials-**

Clarkson, Betty, The Story of Port Credit

Hicks, Kathleen A., Port Credit: Past to Present

Weeks, Verna Mae, Port Credit – A Glimpse of Other Days

**Newspapers –**

Port Credit Weekly

Globe & Mail

Mississauga News

**Non-published materials and collections-**

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection

City of Mississauga Heritage Designation Statements and Files, 84 High Street East & 90 High Street East

Conservation Review Board Files, 84 High Street East

**Websites-**

Historic Images database, City of Mississauga

Property Information database, City of Mississauga

**Other-**

Interview with Matthew Wilkinson, Historian, Heritage Mississauga

