

AGENDA

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 17, 2013 – 9 A.M.

COUNCIL CHAMBER SECOND FLOOR, CIVIC CENTRE 300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1 www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR) Councillor Jim Tovey, Ward 1 (VICE-CHAIR) Robert Cutmore, Citizen Member David Dodaro, Citizen Member Mohammad N. Haque, Citizen Member James Holmes, Citizen Member Rick Mateljan, Citizen Member Cameron McCuaig, Citizen Member Deanna Natalizio, Citizen Member Michael Spaziani, Citizen Member Michelle Walmsley, Citizen Member Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181 Julie.Lavertu@mississauga.ca

September 17, 2013

CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Gregory H. Dell, Greg Dell & Associates, with respect to a request to demolish a heritage listed property located at 200 Oakhill Road.
- B. Gregory H. Dell, Greg Dell & Associates, with respect to a heritage designated property, the Dowling House, located at 2285 Britannia Road West.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held July 23, 2013.

RECOMMEND APPROVAL

2. Request to Demolish a Heritage Listed Property, 200 Oakhill Road, Ward 1

Corporate Report dated August 6, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 200 Oakhill Road.

RECOMMENDATION

That the property at 200 Oakhill Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL

3. <u>Request to Alter a Heritage Designated Property, Meadowvale Village Heritage</u> <u>Conservation District, 1125 Willow Lane, Ward 11</u>

Corporate Report dated August 29, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property in the Meadowvale Village Heritage Conservation District located at 1125 Willow Lane.

RECOMMENDATION

That the request to alter the property at 1125 Willow Lane, as described in the report from the Commissioner of Community Services, dated August 28, 2013, be approved and that the issuance of a heritage permit be subject to satisfying the conditions outlined within the body of this corporate report.

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(3.) <u>RECOMMEND APPROVAL</u>

4. <u>Request to Demolish Structures on a Heritage Listed Property, 800 Hydro Road, Ward 1</u>

Corporate Report dated August 15, 2013 from the Commissioner of Community Services with respect to a request to demolish structures on a heritage listed property located at 800 Hydro Road.

RECOMMENDATION

- 1. That the request by the property owners of 800 Hydro Road listed on the City's Heritage Register to demolish three remaining structures, as described in the report from the Commissioner of Community Services, dated August 15, 2013 be permitted and allowed to follow the applicable process.
- 2. That the property at 800 Hydro Road, formerly known as the Lakeview Generation Plant, be removed from the City's Heritage Register.

RECOMMEND APPROVAL

5. <u>Request to Demolish a Heritage Listed Property, 1392 Stavebank Road, Ward 1</u>

Corporate Report dated August 6, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1392 Stavebank Road.

RECOMMENDATION

That the property at 1392 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL

6. <u>Request to Demolish a Heritage Listed Property</u>, 1285 Minaki Road, Ward 1

Corporate Report dated August 17, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1285 Minaki Road.

RECOMMENDATION

That the property at 1285 Minaki Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process as described in the report from the Commissioner of Community Services, dated August 17, 2013.

RECOMMEND APPROVAL

7. Request to Demolish a Heritage Listed Property, 3669 Mississauga Road, Ward 8

Corporate Report dated August 14, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 3669 Mississauga Road.

RECOMMENDATION

That the dwelling located on the property at 3669 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.

RECOMMEND APPROVAL

8. Heritage Impact Statement, 2610, 2620, and 2630 Mississauga Road, Ward 8

Memorandum dated August 13, 2013 from Laura Waldie, Heritage Coordinator, with respect to the Heritage Impact Statement for 2610, 2620, and 2630 Mississauga Road.

RECOMMEND RECEIPT

9. <u>2014 Heritage Advisory Committee Meeting Dates</u>

Memorandum dated September 4, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the 2014 Heritage Advisory Committee meeting dates.

RECOMMEND RECEIPT

10. Heritage Conservation Districts & Heritage Property Insurance Workshop

Correspondence from Community Heritage Ontario and the Town of Ajax with respect to the Heritage Conservation Districts & Heritage Property Insurance Workshop on October 3, 2013 at the Doric Masonic Hall (formerly the Quaker Meeting House) in Ajax, Ontario.

DIRECTION REQUIRED

11. <u>Status of Outstanding Issues from the Heritage Advisory Committee</u>

Chart dated September 17, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPT

SUBCOMMITTEE UPDATES FROM CHAIRS

- 12. <u>Heritage Designation Subcommittee</u>
- 13. <u>Heritage Tree Subcommittee</u>
- 14. <u>Meadowvale Village Heritage Conservation District Review Committee</u>
- 15. <u>Public Awareness Subcommittee</u>

INFORMATION ITEMS

DATE OF NEXT MEETING - Tuesday, October 22, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

ADJOURNMENT

IT IS RECOMMENDED THAT HERITAGE ADVISORY COMMITTEE MEMBERS VISIT THE PROPERTIES LISTED ON THE AGENDA PRIOR TO THE MEETING.

Heritage Advisory Committee			
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MINUTES

HERITAGE ADVISORY COMMITTEE THE CORPORATION OF THE CITY OF MISSISSAUGA TUESDAY, JULY 23, 2013 – 9 A.M. **COUNCIL CHAMBER** SECOND FLOOR, CIVIC CENTRE 300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1 www.mississauga.ca Councillor George Carlson, Ward 11 (CHAIR) MEMBERS PRESENT: Councillor Jim Tovey, Ward 1 (VICE-CHAIR) Robert Cutmore. Citizen Member David Dodaro, Citizen Member Mohammad N. Haque, Citizen Member Rick Matelian, Citizen Member Cameron McCuarg, Citizen Member Michelle Walmsley, Citizen Member Matthew N. Wilkinson, Citizen Member (arrived at 9:15 a.m.) MEMBERS ABSENT: James Holmes, Citizen Member Deanna Natalizio, Citizen Member Michael Spaziani, Citizen Member STAFF PRESENT Karen Crouse, Community Planner Anne Farrell, Planner Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning Diane Relyea, Landscape Architect Intern, Community Services Department Laura Waldie, Heritage Coordinator Andrew Whittemore, Manager, Culture and Heritage Planning CONTACT PERSON: Julie Lavertu, Legislative Coordinator Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181 Julie.Lavertu@mississauga.ca

NOTE: The Committee changed the order of the Agenda during the meeting. These Minutes reflect the order of the meeting.

CALL TO ORDER - 9:05 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST - Nil

PRESENTATIONS/DEPUTATIONS

 Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Diane Relyea, Landscape Architect Intern, Community Services Department, with respect to the Credit River Parks Strategy Update.

Mr. Howard said that he would give the Committee a final update on the Strategy which will be considered by General Committee at their meeting on September 11, 2013. Mr. Howard and Ms. Relyea presented a PowerPoint presentation entitled "Credit River Parks Strategy" and discussed the Strategy's goal, study area, key themes, conceptual master plan, feature sites, community engagement, and importance to citizens and the City.

Committee members discussed the following:

- The Strategy's overall depth, importance, and components;
- The possibility of integrating outdoor cross-training exercise equipment (similar to what is now in place in Lake Aquitaine Park in Meadowvale) into the Strategy and throughout the City to draw citizens and visitors to various parks, especially in parks where there are already playgrounds in place;
- The Pinchin Barn's former use for housing turkeys;

• Interpretative signage commemorating the former dam in Erindale Park; and

The Strategy's lack of focus on parks located south of Erindale Park and whether the parks in south Mississauga were studied in another strategy by the City and incorporated various cultural heritage elements that are included in this Strategy.

Mr. Wilkinson arrived at 9:15 a.m.

Mr. Howard answered the Committee's above-noted comments and questions.

Recommendation

HAC-0059-2013

That the PowerPoint presentation, entitled "Credit River," by Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Diane Relyea, Landscape Architect Intern, Community Services Department, to the Heritage Advisory Committee on July 23, 2013 be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Received (J. Tovey)

MATTERS CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held June 18, 2013.

<u>Approved</u> (R. Cutmore)

7. <u>Proposed City-Initiated Amendments to Mississauga Official Plan and Zoning By-law</u> 0225-2007 for the Meadowvale Village Neighbourhood Character Area

Memorandum dated June 20, 2013 from Karen Crouse, Community Planner, Policy Planning Division, Planning and Building Department, with respect to proposed Cityinitiated amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area.

Ms. Crouse gave an overview of her Memorandum and discussed the Planning and Building Department's proposed changes to the Mississauga Official Plan, Zoning By-Law 0225-2007, and policies vis a-vis Heritage staff's work regarding the Meadowvale Village Heritage Conservation District Plan Review. In response to the Chair, Ms. Crouse said that she is working with Heritage staff to determine completion timelines. The Chair thanked Ms. Crouse and Heritage staff for their work and efforts on the Plan Review.

Recommendation

HAC-0060-2013

That the Memorandum dated June 20, 2013 from Karen Crouse, Community Planner, Policy Planning Division, Planning and Building Department, entitled "Proposed City-Initiated Amendments to Mississauga Official Plan and Zoning By-law 0225-2007 for the Meadowvale Village Neighbourhood Character Area," be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Received (M. Wilkinson)

2. <u>Request to Alter a Heritage Designated Property. Old Derry Road Right-of-Way, Ward</u> <u>11</u>

Corporate Report dated June 18, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Old Derry Road right-of-way.

Recommendation

HAC-0061-2013

That the request to alter the Old Derry Road right-of-way, as described in the Corporate

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Report dated June 18, 2013 from the Commissioner of Community Services, be approved, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Approved (D. Dodaro)

3. <u>Request to Alter a Heritage Designated Property, Meadowvale Village Heritage</u> <u>Conservation District, 7005 Pond Street, Ward 11</u>

Corporate Report dated July 2, 2013 from the Commissioner of Community Services with respect to a request to alter a heritage designated property in the Meadowvale Village Heritage Conservation District located at 7005 Pond Street.

Mr. Wilkinson discussed the proposed addition and its design, character, setback, and impact on the streetscape, the possibility of hiding the rear addition so that the original property stands out prominently by darkening and/or reversing the addition's colour palette like the nearby Hill house on Pond Street, the property's front door vis-à-vis the addition's front door and the possibility of highlighting the original property's main entrance even if it is no longer used, and the property owner's decision to incorporate vegetation to highlight the addition as a secondary element to the original property.

The Chair discussed the addition's colour palette and design. He noted that this alteration request has been long and difficult, but that it is an attractive and sensitive addition.

Ms. Waldie said that the addition will be separate and clad in board and batten. She said that Heritage staff could recommend to the property owner that the addition be done in a slightly different colour so that it is differentiated from the original property.

Martin Boeykens, the property owner, discussed the addition's proposed façade and its colour palette and design, the addition's incorporation into the original property and associated challenges, and the addition vis-à-vis the original property's heritage elements.

Recommendation

HAC-0062-2013

That the request to alter the property at 7005 Pond Street, as described in the Corporate Report dated July 2, 2013 from the Commissioner of Community Services, be allowed to proceed, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Approved (M. Wilkinson)

4. Request to Demolish a Heritage Listed Property, 1389 Glenwood Drive, Ward 1

Corporate Report dated June 18, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1389 Glenwood Drive.

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Ms. Walmsley discussed the large amount of natural heritage being lost, noting that 10 trees (including four mature oak trees) will be removed through the demolition.

Recommendation

HAC-0063-2013

That the property at 1389 Glenwood Drive, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal Bylaw 421-03 and, specifically, Section 89 of the By-law entitled.²⁴ Delegation to Staff during Summer and Election Recess."

Approved (J. Tovey)

5. <u>Request to Demolish Outbuildings on a Heritage Listed Property</u>, 2151 Camilla Road, Ward 7

Corporate Report dated July 2, 2013 from the Commissioner of Community Services with respect to a request to demolish outbuildings on a heritage listed property located at 2151 Camilla Road.

In response to Mr. Wilkinson, Ms. Waldie discussed the shed and its location. In response to Ms. Walmsley, the Chair said that the City bought the property roughly two years ago.

Recommendation

HAC-0064-2013

That the shed and three glass greenhouse roofs located on the property at 2151 Camilla Road, which is listed on the City's Heritage Register, are not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Approved (R. Matelian)

6. Request to Demolish a Heritage Listed Property, 1425 Stavebank Road, Ward 1

Corporate Report dated July 3, 2013 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1425 Stavebank Road.

Ms. Walmsley discussed the loss of a large tree, the changing streetscape, the need to strengthen the City's tree-related by-laws, and the public support for the latter.

In response to Ms. Walmsley, the Vice-Chair discussed the new tree by-law and its value and associated consultations with citizens. He emphasized the importance of obtaining broad community support for changes to the City's tree-related by-laws, the difficulty of obtaining consensus from citizens on various tree-related matters, and the need to

increase awareness of tree-related by-laws and issues to citizens across the City.

The Chair discussed the new tree by-law and said that the by-law may be strengthened and/or amended in the future to include heritage tree-related components. He discussed the challenges of passing this type of by-law and obtaining consensus from citizens and noted that progress has occurred, as this type of by-law did not exist 10 years ago.

Recommendation

HAC-0065-2013

That the property at 1425 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Approved (J. Tovey)

8. <u>Ontario Ministry of Transportation Notice of Filing: Transportation Environmental Study</u> Report, Highway 403 and Queen Elizabeth Way Improvements from Trafalgar Road to Winston Churchill Boulevard

Correspondence dated June 19, 2013 from Jim Dowell, P. Eng., Consultant Project Manager, McCormick Rankin, with respect to the Ontario Ministry of Transportation Notice of Filing: Transportation Environmental Study Report, Highway 403 and Queen Elizabeth Way improvements from Trafalgar Road to Winston Churchill Boulevard.

Recommendation

HAC-0066-2013

That the correspondence dated June 19, 2013 from Jim Dowell, P. Eng., Consultant Project Manager, McCormick Rankin, entitled "Ontario Ministry of Transportation Notice of Filing: Transportation Environmental Study Report, Highway 403 and Queen Elizabeth Way Improvements from Trafalgar Road to Winston Churchill Boulevard," be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Received (J. Tovey)

9. Heritage Planning Workshop: Huntsville

Correspondence dated June 19, 2013 from the Heritage Resources Centre with respect to the Heritage Planning Workshop: Huntsville on August 15-16, 2013 at the Waterloo Summit Centre for the Environment in Huntsville, Ontario.

Ms. Lavertu spoke to the matter and noted that some Committee members have attended the Workshop in the past and found it of value. She suggested that the Committee pass a recommendation authorizing two or three Citizen Members to attend the Workshop and

that she would email all Citizen Members information regarding the Workshop and ask those interested to contact her so that arrangements could be made. The Vice-Chair discussed the above-noted Workshop and its value, noting that he attended it in the past and found it informative and provided an opportunity for him to meet Heritage Advisory Committee members, staff, and professionals from various municipalities and sectors.

Recommendation

- 1. That the correspondence dated June 19, 2013 from the Heritage Resources Centre with respect to the Heritage Planning Workshop: Huntsville on August 15-16, 2013 at the Waterloo Summit Centre for the Environment in Huntsville, Ontario be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess"; and
- 2. That up to three Heritage Advisory Committee Citizen Members be authorized to attend the Heritage Planning Workshop: Huntsville on August 15-16, 2013 at the Waterloo Summit Centre for the Environment in Huntsville, Ontario and that funds be allocated in the Heritage Advisory Committee's 2013 budget (Account #28609) to cover approximately \$900 for registration fees, approximately \$850 for mileage, approximately \$1,200 for accommodations, and approximately \$360 for per diem allowances.

Received/Direction (J. Tovey)

10. <u>Status of Outstanding Issues from the Heritage Advisory Committee</u>

Chart dated July 23, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Recommendation

HAC-0068-2013

That the chart dated July 23, 2013 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Received (C. McCuaig)

SUBCOMMITTEE UPDATES FROM CHAIRS

- 11. <u>Heritage Designation Subcommittee</u> Nil
- 12. Heritage Tree Subcommittee

12.1 Correspondence dated July 9, 2013 from Sean Stuckless, Ward 6 resident, with respect to participation request, Heritage Tree Subcommittee.

The Chair said that Mr. Stuckless emailed him regarding joining the Subcommittee and suggested that the above-noted matter be deferred until David Marcucci, Manager, Park Planning, drafts a Corporate Report on the Subcommittee's work and mandate for consideration at a future Committee meeting in the fall of 2013. He added that heritage tree-related matters could be directed to the Committee and subsequently to General Committee and Council, that it is useful to reduce the number of inactive Subcommittees, and that it may be preferable to establish a joint tree-related Subcommittee with the Environmental Advisory Committee. The Chair said that it is useful for the Committee to give input on Subcommittee frameworks and mandates and encouraged Ms. Walmsley and other Citizen Members to share their feedback on this topic with Mr. Marcucci.

Ms. Walmsley discussed the Chair's suggestion and the Subcommittee's operations, role, importance, and potential role vis-à-vis trees on private lands and the City's Natural Heritage & Urban Forest Strategy. She also requested that staff email her any information regarding the Subcommittee's current status for her information and review.

Mr. Whittemore said that Mr. Marcucci would review the Subcommittee's mandate and bring forth a Corporate Report at a future Committee meeting for consideration. In response to the Chair and Ms. Walmsley, Ms. Lavertu discussed the Committee's Subcommittees and their membership, Terms of Reference, and overall operations.

Recommendation

HAC-0069-2013

That the correspondence dated July 9, 2013 from Sean Stuckless, Ward 6 resident, entitled "Participation Request, Heritage Tree Subcommittee" be received and deferred until the Heritage Advisory Committee considers a Corporate Report in the fall of 2013 regarding the Heritage Tree Subcommittee's mandate and future, in accordance with Bylaw 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Received/Deferred (R. Mateljan)

- 13. <u>Meadowvale Village Heritage Conservation District Review Committee</u> Nil
- 14. <u>Public Awareness Subcommittee</u> Nil

INFORMATION ITEMS

15. CBC News Article on Modernist Designation in Waterloo Region

Memorandum dated June 28, 2013 from Laura Waldie, Heritage Coordinator, with respect to a CBC news article on a modernist designation in Waterloo Region.

Recommendation

HAC-0070-2013

That the Memorandum dated June 28, 2013 from Laura Waldie, Heritage Coordinator, entitled "CBC News Article on Modernist Designation in Waterloo Region," be received, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

<u>Received</u> (R. Cutmore)

DATE OF NEXT MEETING - Tuesday, September 17, 2013 at 9 a.m., Council Chamber

OTHER BUSINESS

Heritage Walks in Port Credit

Mr. Cutmore said that the Port Credit Business Improvement Area has sponsored five heritage walks around Port Credit which will be coordinated and directed by Richard Collins, President, Mississauga South Historical Society. He said that the dates have not yet been finalized and encouraged Committee members to participate in the walks.

Bank Financing-Related Issues Affecting Sellers and Purchasers of Heritage Properties

Mr. Wilkinson discussed the recent sale of his grandmother's former house, a heritage listed property, in Erindale Village and said that the property owners were frustrated because two offers fell through as banks refused to issue mortgage funds because it is a heritage listed property and because of the so-called lack of resaleability of heritage homes. He discussed the challenges of marketing and selling heritage properties, the importance of the City and Heritage staff advising property owners of heritage properties about the heritage status of their homes (and associated implications), and the possibility of Heritage staff and/or Committee members developing materials for financial institutions like banks regarding heritage properties. Mr. Wilkinson said that he would be receiving materials from the real estate agent involved with the recent sale of the Erindale Village property which he would share with Committee members for their information.

ADJOURNMENT - 10.01 a.m. (M. Wilkinson)



Clerk's Files

Originator's Files

Heritage Advisory Committee	
SEP 1 7 2013	

DATE:	August 6, 2013
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services
SUBJECT:	Request to Demolish a Heritage Listed Property 200 Oakhill Road (Ward 1)
RECOMMENDATION:	That the property at 200 Oakhill Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.
BACKGROUND:	Section 27.3 of the <i>Ontario Heritage Act</i> states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least a 60 day notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation. The owner of the subject property submitted a Site Plan application under file SPI 13 56, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

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COMMENTS: The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by Paul Da Cunha Architect Inc., is attached as Appendix 1. It is the consultant's conclusion that the house at 200 Oakhill Road is not worthy of heritage designation. Staff concurs with this opinion.

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

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 200 Oakhill Road has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: Laura Waldie, Heritage Coordinator

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Clerk's Files

Originator's Files Heritage Advisory Committee SEP 1 7 2013

DATE:	August 29, 2013
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services
SUBJECT:	Request to Alter a Heritage Designated Property Meadowvale Village Heritage Conservation District 1125 Willow Lane (Ward 11)
RECOMMENDATION:	That the request to alter the property at 1125 Willow Lane, as described in the report from the Commissioner of Community Services, dated August 28, 2013, be approved and that the issuance of a heritage permit be subject to satisfying the conditions outlined within the body of this corporate report.
BACKGROUND	In 1980 the City designated the subject property as part of the Meadowvale Village Heritage Conservation District. Settled by United Empire Loyalist John Beatty in 1819, the subject property was the first property to be settled in the village. The stacked-plank dwelling is a one-and-one-half-storey residence which features board-and-batten siding, a gable roof with cedar shingling and eave returns. Staff believe the rear portion of the residential structure was built by Beatty. (A location map is attached as Appendix 1). West of the residential dwelling is a gable-roofed, cedar-shingled shed; and to the east, a two-storey gable-roofed

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barn/garage built on a concrete slab, which was added circa 1990.

The residential structure's size, scale and location contribute to the property's historical, architectural and contextual significance. Specifically, as the first known structure in the village, which is representative of early development in the village, there is both historic and architectural significance. Further, the cottage-like shape, and the modest scale relative to the size of the lot it is situated upon, is significant. The structure's location on the lot, the shallow setback to Willow Lane providing significant streetscape to the structure's south, east and west facades, and the generous open green space to the rear of the lot, where it backs directly onto the Credit River, collectively reinforces contextual significance. Moreover, because the lot has not been altered in size, shape and form since the 1856 Bristow Survey, its character is retained and reinforces its historical significance and relationship to neighbouring properties, and the Village.

COMMENTS: The property owners seek to build an addition onto the main structure, set off to the north-east side of, and behind, the original portion. The property forms part of the Meadowvale Village Heritage Conservation District, and is designated under the *Ontario Heritage Act*, and as such a heritage permit is required.

A Heritage Impact Statement and architectural drawings for the proposed alteration were prepared for the owner by Strickland Mateljan Design + Architecture (Appendix 2 & 3) and accepted by staff on July 3, 2013.

Pursuant to Section 6 of the Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District (2003), the Meadowvale Village Heritage Conservation District Review Committee must review the proposal before a heritage permit is issued. The Guidelines state "heritage permits shall only be issued on the basis of the Review Committee's recommendations".

As of the date of the report, a final decision by the Review Committee has yet to be reached. (Appendix 4) However, in accordance with section 33(4) of the Ontario Heritage Act, Council must provide a decision respecting the application "within 90 days after receipt of an

Heritage Advisory Committe	- 3 -	August 29, 2013
	application". Therefore, in order to satist opinion that Council provide consent to the following terms and conditions:	
	 the owners and/or their agent con Meadowvale Village Heritage C Committee on the proposed alter Committee's express written, un the owners' agent provide suppler required by staff, to complete the 	Conservation District Review ration, and receive the conditional acceptance; and ementary documentation, as
FINANCIAL IMPACT:	There is no financial impact.	
CONCLUSION:	The property owners seek to build an add structure. As the property is designated <i>Act</i> , a heritage permit is required prior to recommends approval, subject to the tern above.	under the <i>Ontario Heritage</i> altering the structure. Staff
ATTACHMENTS:	Appendix 1: Location Map Appendix 2: Heritage Impact Statemen Appendix 3: Architectural Drawings Appendix 4: Letter from MVHCD Rev	
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Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services

Prepared By: Elaine Eigl, Heritage Coordinator



Clerk's Files

Heritage Advisory Committee SEP 1 7 2013

1

Originator's Files

DATE:	August 15, 2013	
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013	
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services	
SUBJECT:	Request to Demolish Structures on a Heritage Listed Property 800 Hydro Road (Ward 1)	
RECOMMENDATION:	 That the request by the property owners of 800 Hydro Road listed on the City's Heritage Register to demolish three remaining structures, as described in the report from the Commissioner of Community Services, dated August 15, 2013 be permitted and allowed to follow the applicable process. That the property at 800 Hydro Road, formerly known as the Lakeview Generation Plant, be removed from the City's Heritage Register. 	
BACKGROUND:	Heritage Register. In 2005, the Ontario Power Generation's Lakeview Generation Plant site located at 800 Hydro Road was added to the City of Mississauga's Cultural Landscapes Inventory because of its long history and cultural heritage significance as an industrial site. In 2006, Ontario Power Generation approached the City of Mississauga to request the demolition of all structures located on this property. At that time, the plan also included the removal of the coal fired Lakeview Generation Plant, more commonly known as "The Four Sisters" which referred to the four smokestacks which were visible from Lake Ontario as far away as St. Catharine's. A Heritage Impact Statement was submitted in support of the application to demolish all the structures. It was the opinion of Heritage Planning staff in 2006 that none of the structures	

	4 - 2	
Heritage Advisory Committe	ee - 2 -	August 15, 2013
	located on the property held enough conservation and protection.	cultural heritage value to warrant
	All but three of the structures on site remained were simple sheds and a sn Heritage Property Permit to demolish for one year. If a structure is not dem frame, the owners must reapply for a	nall office building. However, a n any structure is only applicable nolished in that one year time
COMMENTS:	A Heritage Impact Statement is attac Planning staff have no concerns with structures on the property and, conse should be permitted and allowed to fe the subject property no longer retains former generating plant, it is recomm from the City's Heritage Register. Un section 27. (1) (1.3) a Municipal Her be consulted on the removal of a pro- Register.	a the removal of these three equently, the owners request follow the applicable process. As any physical evidence of the nended that the listing be removed nder the Ontario Heritage Act itage Advisory Committee must
FINANCIAL IMPACT:	There is no financial impact.	
CONCLUSION:	Heritage Planning staff believe the th at 800 Hydro Road hold no cultural h conservation and protection. Therefor no objection to the removal of these addition, as the property no longer re- former generating plant, it is recomm from the City's Heritage Register	heritage value to warrant ore, Heritage Planning staff have as requested by the owner. In etains any physical evidence of the
ATTACHMENTS:	Appendix 1: Heritage Impact State	ement
	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Service	ės

Prepared By: Laura Waldie, Heritage Coordinator

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Clerk's Files

Originator's Files Heritage Advisory Committee SEP 1 7 2013

DATE:	August 6, 2013
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services
SUBJECT:	Request to Demolish a Heritage Listed Property 1392 Stavebank Road (Ward 1)
RECOMMENDATION:	That the property at 1392 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.
BACKGROUND:	Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least a 60 day notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation. The owner of the subject property submitted a Site Plan application under file SPI 13 102, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early twentieth century development.

Heritage Advisory Con	nmittee - 2 -	August 6, 2013
COMMENTS:	The property owner requests permission to structure. The Heritage Impact Statement, attached as Appendix 1. It is the consultan at 1392 Stavebank Road is not worthy of I concurs with this opinion.	by David Small Designs, is nt's conclusion that the house
	The landscaping and urban design related part of the Site Plan review process to ens character of the surrounding community.	

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1392 Stavebank Road has requested permission to demolish a structure on a property listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: Laura Waldie, Heritage Coordinator

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Heritage Advisory Committee SEP 1 7 2013



Clerk's Files
Originator's Files

DATE:	August 17, 2013
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services
SUBJECT:	Request to Demolish a Heritage Listed Property 1285 Minaki Road (Ward 1)
RECOMMENDATION:	That the property at 1285 Minaki Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process as described in the report from the Commissioner of Community Services, dated August 17, 2013.
BACKGROUND:	Section 27.3 of the <i>Ontario Heritage Act</i> states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation. The owners of 1285 Minaki Road submitted a Heritage Impact Statement and a Heritage Property Permit application to replace the existing single detached dwelling with a new one. A Site Plan application is forthcoming on this property. The subject property is listed on the City's Heritage Register as it forms part of the Mineola
	West cultural landscape, noted for its original large lotting pattern, mature trees, undulating topography and overall character of early

6 - 1

Heritage Advisory Committee

- 2 -

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twentieth century development.

COMMENTS: The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by Paula Dilse, is attached as Appendix 1. It is the consultant's conclusion that the house at 1285 Minaki Road is not worthy of heritage designation. However, the heritage consultant recommends the property owners salvage the oak floors, glazed doors and fireplace in the north room. Staff agrees with the consultant's conclusions and suggests these items be removed by a heritage salvage firm who will make these items available to the public.

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

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1285 Minaki Road has requested permission to demolish a structure on a property listed on the City's Heritage Register. Heritage Planning staff concur with the Heritage Impact Statement that the building does not merit designation under the Ontario Heritage Act. In addition, staff recommend that the property owners salvage the oak floors, glazed doors and fireplace in the north room.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: Laura Waldie, Heritage Coordinator



10 1

Clerk's Files

Heritage Advisory Committee SEP 1 7 2013

Originator's Files

DATE:	August 14, 2013
TO:	Chair and Members of the Heritage Advisory Committee Meeting Date: September 17, 2013
FROM:	Paul A. Mitcham, P. Eng, MBA Commissioner of Community Services
SUBJECT:	Request to Demolish a Heritage Listed Property 3669 Mississauga Road (Ward 8)
RECOMMENDATION:	That the dwelling located on the property at 3669 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of designation, and consequently, that the owner's request to demolish proceed through the applicable process.
BACKGROUND:	Section 27.3 of the <i>Ontario Heritage Act</i> states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least a 60 day notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the structure in question merits designation. This property forms part of the Mississauga Road Scenic Route Cultural Landscape which is identified in the City of Mississauga's Official Plan. In 2010, the City of Mississauga acquired this property for the purpose of converting the land into park space. An In-Camera report was submitted by Park Planning to City Council in 2010 seeking a recommendation to purchase the property, which included the
	demolition the existing dwelling, to covert the land into park space. Council Resolution 0176-2010 permitted the City to acquire the property.

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- 2 -

COMMENTS:

The City of Mississauga wishes to demolish the dwelling in October 2013 to begin the process of converting the property for park use. A Building Condition Report was prepared by Carson Dunlop Engineers in July 2010 (Appendix 1). This Building Condition report states that the dwelling is in various states of decay. It is Heritage Planning staff's conclusion that this structure does not hold enough cultural heritage significance under the Ontario Heritage Act to warrant conservation or protection.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 3669 Mississauga Road has requested permission to demolish the dwelling on a property listed on the City's Heritage Register. Heritage Planning staff do not object to the removal of the structure.

ATTACHMENTS:

Appendix 1: Building Condition Report by Carson Dunlop Engineers



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

Prepared By: Laura Waldie, Heritage Coordinator

Heritage Advisory Committee SEP 1 7 2013



Memorandum Community Services Department Culture Division

SUBJECT:	Heritage Impact Statement 2610, 2620, 2630 Mississauga Road
FILE:	SPI 11/008
DATE:	August 13, 2013
FROM:	Laura Waldie, Heritage Coordinator
T O :	Chair and Members of the Heritage Advisory Committee

The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Corridor Cultural Landscape. The site plan application proposes a single family dwelling on each vacant lot. Because these properties are Listed, a Heritage Impact Statement was required. However, because the land is vacant, there was no request to demolish. Heritage Planning agrees with the Heritage Impact Statement that there is no cultural heritage significance to any of the properties. Therefore, the Heritage Impact Statement attached is for your information only.

Appendix 1: Heritage Impact Statement prepared by The Landplan Collaborative Ltd.

amandaldie

Laura Waldie Heritage Coordinator Culture Division 905-615-3200, ext. 5366 laura.waldie@mississauga.ca

Memorandum



Heritage Advisory Committee			
SEP	1	7	2013

то:	Chair and Members of the Heritage Advisory Committee
FROM:	Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee
DATE:	Wednesday, September 4, 2013
SUBJECT:	2014 Heritage Advisory Committee Meeting Dates

This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2014:

- Tuesday, January 21, 2014
- Tuesday, February 18, 2014
- Tuesday, March 18, 2014
- Tuesday, April 22, 2014
- Tuesday, May 20, 2014
- Tuesday, June 17, 2014
- Tuesday, July 22, 2014
- Tuesday, August 19, 2014
- Tuesday, September 16, 2014
- Tuesday, November 18, 2014

All meetings will be held at 9 a.m. in the Council Chamber located on the 2nd floor of the City of Mississauga's Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1, aside from the meeting on Tuesday, September 16, 2014 which will be held in Committee Room A. Please note that one or more of the above meetings may be cancelled due to insufficient agenda items and that no meeting has been scheduled in October 2014 due to the municipal election on October 27, 2014.

Kindly contact me in advance of meetings if you will be absent and/or late so that quorum issues can be anticipated and dealt with accordingly. Please let me know if you have any questions or concerns.

Sincerely,

Julie Lavertu, MPPA Legislative Coordinator, Heritage Advisory Committee Corporate Services Department, Legislative Services Division 300 City Centre Drive, 2nd Floor, Mississauga, ON, L5B 3C1 Telephone: 905-615-3200, ext. 5471; Fax: 905-615-4181 Email Address: Julie.Lavertu@mississauga.ca

Heritage Conservation Districts & Heritage Property Insurance Workshop

October 3, 2013 - 8:30 a.m. to Noom Doric Masonic Hall (formerly the Quaker Meeting House) 457 Kingston Rd., W., Ajax Registration Fee: \$30/person

Meet & Greet & Light Refreshments 8:30 - 9 a.m.

Heritage Conservation Districts Work!

9 - 10 a.m. Results of the University of Waterloo Heritage Resources Centre Research Kayla Jonas Galvin, Heritage Planner

Insurance & Heritage Properties

10 - 10:45 a.m. Question & Answer Session with Members from the Insurance Bureau of Canada Pete Karageorgos, Manager Community & Industry Relations Marc Lefebvre, Underwriting Coordinator

Break 10:45 - 11 a.m.

Heritage Conservation Districts Panel 11:00 a.m. - Noon

Communication Ideas for Creating HCDs - Christy Chrus, Town of Ajax The Role of the Consultant in Creating HCDs - Wayne Morgan, Heritage Consultant Success of HCDs - Regan Hutchinson, City of Markham

RSVP

Bob Martindale, martplan@sympatico.ca (905.427.7574) by September 26th, 2013.

Lunch

For those wishing to go for lunch after the session, reservations will be made at Safari Bar & Grill, 60 Randall Dr., Pickering Village Ajax

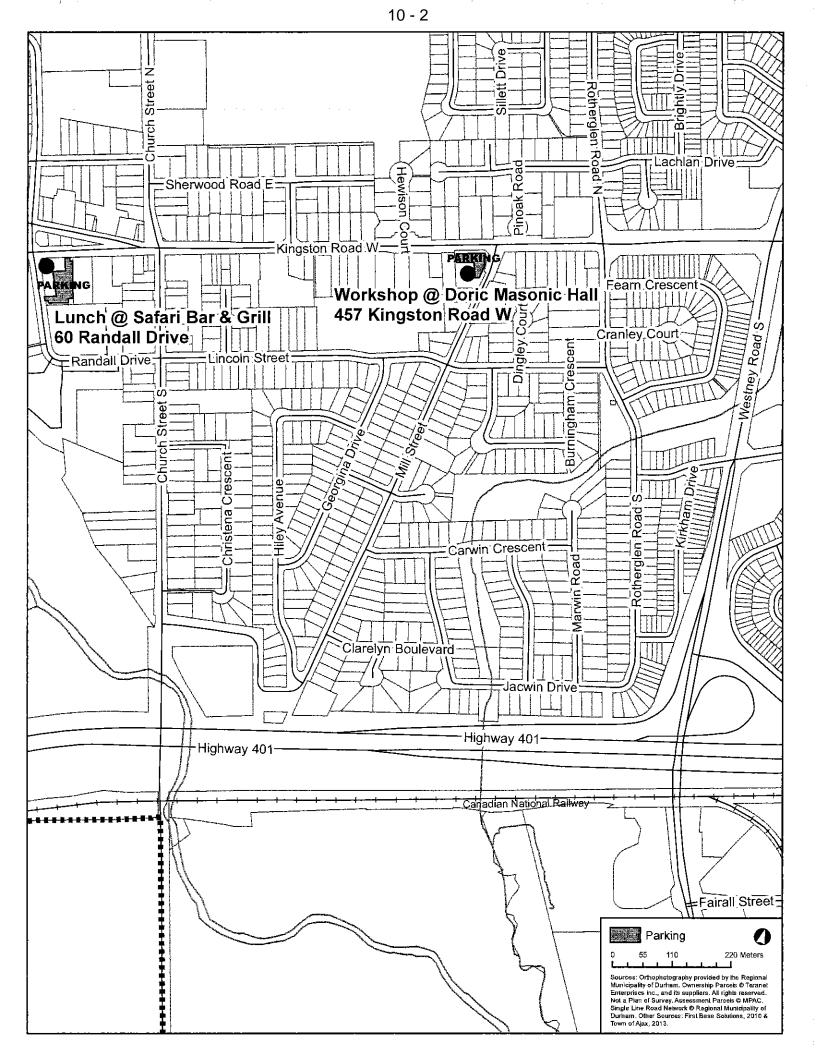
RSVP to Christy Chrus, christy.chrus@ajax.ca (905.619.2529, ext. 3200) by September 26th, 2013.

Lunch not included in registration fee.





CHO - PCO Community Heritage Ontario Patrimoine communautaire de VOntario



STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE Prepared by Julie Lavertu, Legislative Coordinator, for the September 17, 2013 Heritage Advisory Committee Agenda

Property Name	Property	HAC Recommendation	Latest Status
or Issue	Address	(if passed)	
Outdoor Rifle	1300 Lakeshore	N/A	Heritage staff is currently working with Region of Peel staff to
Range	Road East		designate this property.
Heritage Advisory Committee's Budget	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history. <i>Information regarding the Committee 's budget and spending</i> <i>history will be provided to the Committee after the completion of</i>
Heritage Tree Subcommittee	N/A	HAC-0069-2013	 the City Council Committee Structure Review in 2013. That the correspondence dated July 9, 2013 from Sean Stuckless, Ward 6 resident, entitled "Participation Request, Heritage Tree Subcommittee" be received and deferred until the Heritage Advisory Committee considers a Corporate Report in the fall of 2013 regarding the Heritage Tree Subcommittee's mandate and future, in accordance with By-law 0139-2013, A By-law to establish the Procedures of Council and its Committees and to Repeal By-law 421-03 and, specifically, Section 89 of the By-law entitled "Delegation to Staff during Summer and Election Recess."

Heritage Advisory Committee SEP 1 7 2013 11 - 1

<u>Item 2, Appendix 1</u> Heritage Advisory Committee Agenda – September 17, 2013



Heritage A	\dv	isor	y Committee
SEP	1	7	2013

200 Oakhill Road Residence Heritage Impact Statement

Prepared for Stany and Erika De Rango May 8, 2013 (Revised July 2, 2013)



Figure (1) View of existing dwelling from Gill Avenue.

1



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Section 3 Building Details	13
Section 4 Development Proposal	21
Section 5 Conclusion	33
Section 6 Author Qualifications	36
Section 7 Bibliography	37
Section 8 Appendix	38



Section 1 | Property Overview

Cultural Landscape Heritage Impact Statement (H.I.S.):

This Heritage Impact Statement (HIS) follows the City of Mississauga Cultural Heritage Landscape Heritage Impact Statement Terms of Reference (Appendix 1). The subject property is located within the Mississauga community known as the 'Mineola Neighbourhood'. This neighbourhood is listed on the City of Mississauga's heritage register. Therefore, the property is also listed on the City of Mississauga's heritage registrar, however is not designated.



Figure (2) Map outlining the extents of the Mineola Neighbourhood.

The neighbourhood of Mineola is categorized under the Cultural Landscape Inventory. Cultural landscapes are defined as places that serve to enhance a sense of community and place, as well as serving aesthetic value. The following is an excerpt from the City of Mississauga Cultural Landscape Inventory (Appendix 2):

Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and



because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.

-Appendix 2

Mineola Neighbourhood Unique Aspects

The neighbourhood of Mineola is known for a number of unique attributes including the following:

Vegetation:

A significant attribute of the Mineola area is the abundance of mature trees. Significantly, many of the street edges have been maintained with a line of mature vegetation, thereby creating canopies over properties and road sides. The result of this distinctive urbanism of suburban dwellings set within a 'forest' feel is rather unique to the area of Mineola.

Engineering Infrastructure:

The neighbourhood does not consist of contemporary "engineered streets". The majority of the roads do not have sidewalks or curbs, they are also often narrow. In addition, storm water management is predominately dealt through the use of road side ditches. The minimal engineered infrastructure results in a rather pastoral effect and unique charm that Mineola is known for.

Housing Variety:

The housing variety of the Mineola area is rather distinctive, from the post-war bungalows, to the Arts and Crafts as well as French Chateau inspired dwellings. A range occurs also in both the size of dwellings, as well as age, there exists a wide variety of both these attributes.



Historical Significance of Area:

The residence of 200 Oakhill Road is located within the community of Mineola. Mineola is bordered by the Queen Elizabeth Way to the North, the Canadian National Rail to the South, the Credit Valley River to the West and Hurontario Road to the East. The History of Mineola dates back to the late 17th century with the purchase of what is presently Mississauga from the native Mississauga Indians. The land was purchased by the British Government in 1805, however the Indians had the following conditions:

"Receiving for ourselves and the Mississauga nations, the sole right of the Fisheries in the Twelve Mile Creek, the Etobicoke River together with the flats and low ground on the said creeks which we had the right of Fishery on the River Credit and 1 mile on each side of the river." -Chapter 1, At the Mouth of the Credit, by: Betty Clarkson (1977)

The Natives wished to retain the rights to exclusively fish in the waters, as well as maintain a protected area of reserve in order to live and hunt. In the 1805 Treaty 13A signed on August 2nd, 1805 the native's conditions were enacted. Samuel Wilmot produced the first survey which distributed what is currently southern Mississauga into a series of concessions and maintaining the 1 mile tract on either side of the Credit River as an Indian Reserve, refer to figure (3) below.

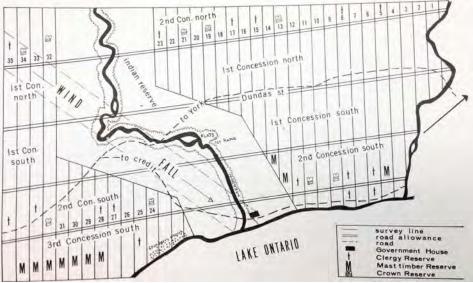
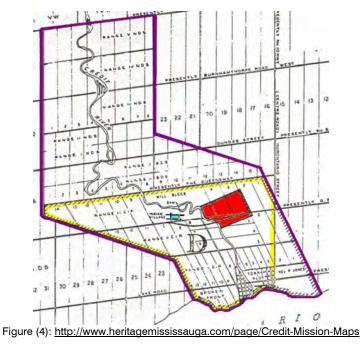


Figure (3) Samuel Wilmot Map, 1805. Port Credit: Past To Present, Kathleen A. Hicks (2007)

Gradually overtime the Native Reserve and their exclusive rights to the Fisheries were surrendered to the British with the signing of Treaty 22 and 23 in 1820. As illustrated in figure (4), the purple outline represents the boundary as signed by the first Treaty in 1805, while the yellow outline represents the reduced boundary as signed in the Second Treaties in 1820, and what became known as the Credit Indian Reserve (C.I.R.), with the area in red representing a 200-acre area reserved for the sole use of the Indians.





The Mississauga Indians land continued to be surrendered to the British, resulting in the tribe moving to a reserve near Brantford Ontario in the mid-19th Century.



Mineola Neighbourhood:

Following the resettlement of the Mississauga natives after the signing of the Treaties in 1820 the area of Port Credit and Mineola began to be developed. Following deforestation of the area, much of the land was used for agriculture up until the 1930's. With the growth of the surrounding infrastructure (Queen Elizabeth Way and GO train line), it was inevitable that the neighbourhood would become developed and subdivided into residential dwellings. The subdivision of the area took place over time, as well as by several developers (Appendix 3: 1996 Census Profile: Mineola).

Mineola l	Neighbourhood	L-RES-6
Location	Located north of La Hurontario on the	akeshore Road bounded by the Credit River on the west and east
Heritage or O	Other Designation	None
Landscape T	ype	Residential (Neighbourhood)
LANDSCAP	'E ENVIRONMENT	BUILT ENVIRONMENT
✓ Scenic and Vi	isual Quality	✓ Aesthetic/Visual Quality
🖌 Natural Envi	ronment	Consistent Early Environs (pre-World War II)

Consistent Early Environs (pre-World War II)

- Consistent Scale of Built Features
- Unique Architectural Features/Buildings
- Designated Structures

Historical or Archaelogical Interest

HISTORICAL ASSOCIATION

- ✔ Illustrates Style, Trend or Pattern
- Direct Association with Important Person or Event

✔ Landscape Design, Type and Technological Interest

- ✔ Illustrates Important Phase in Mississauga's Social or
- Physical Development

Horticultural Interest

Illustrates Work of Important Designer

Outstanding Features/Interest ▼ Significant Ecological Interest

Landmark Value

Figure (5): http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf

OTHER

Due to the neighbourhood's historical, environment and visual quality, Mineola has been identified under the City of Mississauga's Cultural Landscape Inventory. As seen in figure (5) it has been identified in all 4 categories.





Figure (6): Current map of the City of Mississauga





Section 2 | Property Details

Municipal Address	200 Oakhill Road
Legal description	Plan 440 Lot 4
Municipal Ward	1
Zoning	R 2-4 (0225-2007)
Lot Frontage	36.367 m
Lot Depth	32.82 m
Lot Area	1741.38 sqm (0.192ha)
Orientation	Front facing West
Туре	1 Storey single family detached dwelling
Vegetation	Several mature trees located throughout the property.
Access	Existing linear asphalt driveway.
Current Property Owner	Stany and Erica DeRango

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from March 12 1953 to present day. The information gathered and provided below has been acquired through the use of microfilm archives along with current Land Title search. Refer to Appendix 4.

In addition to the information gathered from the Ontario Land Registry office, information from the Township of Toronto Documents, dates the land parcel back to September 6, 1869:

Grantor:	Grantee:
Bank of Upper Canada	John Crickmore (September 6, 1869)
John Crickmore	Wm. B. Hunter (September 20, 1869)
Wm. B. Hunter	Peel General Mfg. Co. (September 20, 1869)
Bank of Upper Canada	Robert Cotton (April 27, 1870)
Peel General Mfg. Co	S.S. Lee et al (September 23, 1876)
S.S. Lee et al	Canada Life Assce. Co. (April 4, 1877)
Peel General Mfg. Co	Canada Life Assce. Co. (July 24, 1880))
Robert Cotton	Susan Cotton (December 30, 1885)
Canada Life Assce.	Peel General Mfg. Co (May 14, 1886)
Peel General Mfg. Co	Thos. W. Hector et al (October 18, 1889)
Thos. W. Hector et al	Wm. Andrew (June 26 1891)
Thos. W. Hector et al	John Gouinlock (January 6, 1892)
William Andrew	Janet Wingfield (February 13, 1984)
Edwin Crickmore et ux	Thos. W. Hector (October 30, 1896)
Thos. W. Hector et ux	Catherine Bedford (November 28, 1896)
Thos. W. Hector et ux	Fred. T. D. Hector (December 4, 1896)
Fred. T. D. Hector	David A. Boyd (May 15, 1899)
David A. Boyd et ux	John E. Hall (July 27, 1907)
Susan A. Cotton sur. Ext.	Dixie C. Cotton (October 21, 1908)
Robert Cotton Estate	
Dixie Cotton	Wm. Bowbeer (June 1, 1915)
Transferred through various owners during	
the time of the initial land subdivision in	

9



1948. Clarence Gill in 1950	
Clarence D. Gill	Harry A. Cornwall and Ellen Cornwall (April 9,
	1953)
Harry A. Cornwall and Ellen Cornwall	Edward G. Turner and Nancy M. Turner
	(December 9, 1971)
Edward G. Turner and Nancy M. Turner	Irene E. Russell (September 10, 1976)
Irene E. Russell	Stany De Rango and Erika De Rango
	(March 1, 2013)

The lot was transferred through various owners prior to the initial subdivision of the neighbourhood. It can be deduced that the dwelling was constructed sometime between 1948-1953, by either the Gill or Cornwall family.

In regards to the historical significance of the Gill family, it appears that the avenue between Oakhill Road and Donnelly Drive may have been named after them, Gill Avenue. However aside from the obvious connection through surname, no further information could be found on the Gill family. However through the connection to the naming of Gill Avenue it may be ascertained that the family may have been involved in the initial subdivision of the neighhourhood.

The subject property transferred ownership in 1952 to Harry A. Cornwall and Ellen Cornwall (Ellen A. Black). Some information pertaining to the Cornwall's has been located, such as the obituary of Harry A. Cornwall and the location of his burial in Springcreek Cemetery in Clarkson. However through correspondence with Heritage Mississauga Historian Matthew Wilkinson he has stated that the Cornwall's have left little in a way of a "heritage footprint," and therefore have no historical associative value to the property.



Property details from the City of Mississauga Online Services:

Property Details	Zoning Informatio	n Building Permits	Development Applications	Committ Adjustme		age Map It
PROPERT	Y HERITAG	E DETAILS			= <u>Vie</u> v	w Another Proper
lease conta	act the Planni	ing and Heritage o	office at 905 - 896-5	382 for further in	formation.	
Address:	2	200 OAKHILL RI	D			
Legal Des	cription: I	PLAN 440 LOT 4				
Roll Numb	er: 2	21-05-010-018-09	400-0000			
Heritage S	Status					
Status: Conservati Bylaw: Bylaw Date	on District:	LISTED ON	THE HERITAGE R	EGISTER BUT N	NOT DESIGNAT	ED
Inventory	Item					
	1211	erty Name	Constructed	Decade	Demolished	Year

N

Designation Statement

1

Designation Statement not available

Mineola Neighbourhood



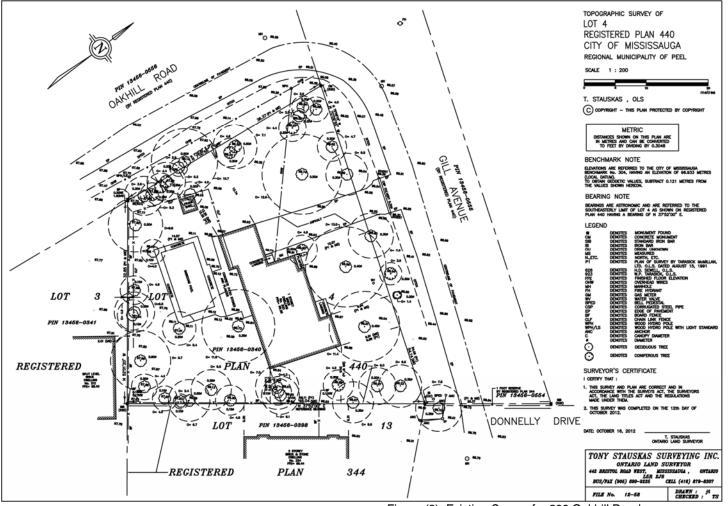


Figure (8): Existing Survey for 200 Oakhill Road



Section 3 | Building Details

Analysis of Existing Structure

The existing dwelling is a 1 storey bungalow with a basement, it is designed in the post war era vernacular. It is comprised of brick construction with vinyl cladding and an attached garage. The approximate size of the existing dwelling is 2366.63 sq ft [219.867 sq m] (including garage). The roof is finished in asphalt shingles, and the windows and door frames are of wood construction. The building does not appear to have had any major renovations since its construction in 1953. The only permit on the dwelling is from 1974 with the addition of the swimming pool, refer to the chart below for the history of building permits on the property. There does not appear to be any meaningful architectural elements that would be deemed worthy of preservation, see below for the existing floor plans and photographs. In addition, the dwelling does not appear to display any significance pertaining to a person, event, theme, activity, organization or institution from within the community. The existing dwelling does not appear to be the work of a known architect, designer, artist or builder. Thereby, there is no noteworthy justification for the preservation of the existing dwelling.



Zoning		Building Permits	Development Applications	Committee of Adjustment	Heritage	Map It
BUILDIN	IG PERMI	TS			• View And	other Property
iption:	PLAN 4	440 LOT 4				
	Inform BUILDIN	Information BUILDING PERMI 200 O iption: PLAN	Information Permits BUILDING PERMITS 200 OAKHILL RD iption: PLAN 440 LOT 4	Information Permits Applications BUILDING PERMITS 200 OAKHILL RD iption: PLAN 440 LOT 4	Information Permits Applications Adjustment BUILDING PERMITS 200 OAKHILL RD iption: PLAN 440 LOT 4	Information Permits Applications Adjustment BUILDING PERMITS 200 OAKHILL RD iption: PLAN 440 LOT 4

Building Permits

3 Permit(s) found Page: 1 - of 1

App Number	 Address 	 Scope 	Issue Date
App Date	 Description 	Type Description	Status
HC 74 334975	200 OAKHILL RD		
1974-06-24	POOL, FENCE & SHED CODE: 6341		HISTORY COMMENT PERMIT
HC 70 334977	200 OAKHILL RD		
1970-10-01	R. CHRISTENSEN STACK CHANGE		HISTORY COMMENT PERMIT
HC 70 334976	200 OAKHILL RD		
1970-09-01	S. SCAMURRA SAN.		HISTORY COMMENT

3 Permit(s) found Page: 1 - of 1

Exterior Photographs:





Figure (9): View of existing front entry from Gill Road.



Figure (10): Rear view of dwelling and existing pool.





Figure (11): View from Oakhill and Gill Road, looking south.



Figure (12): View of driveway.





Figure (13): View of garage.



Figure (14): View of side entry.



Interior Photographs:



Figure (15): View of front door from entry corridor.



Figure (16): View of family room.





Figure (17): View from solarium.



Figure (18): Detail from Solarium.





Figure (19): Bedroom Detail.



Figure (20): View from family room.





Figure (21): View of kitchen looking from the dining room.



Section 4 | Development Proposal

Proposed Development

The proposed development is to demolish the existing 1 storey bungalow and in ground pool, and replace with a new 2 storey single family residential dwelling and new in ground pool. The proposed size is in keeping with the general direction of new construction and development in the neighbourhood. In addition, the vernacular of the proposed construction is one very much in tune with the Arts and Craft aesthetic, and is reminiscent of the Frank Lloyd Wright Prairie School principles. In addition the use of stone and brick as a proposed material is in keeping with the existing dwellings in the subject property's adjacent surroundings. The proposed dwelling will serve to add visual interest and will service to enhance the character and charm to the neighbourhood through its aesthetic.



Figure (22): Rendered proposed front elevation, as seen from Gill Road.



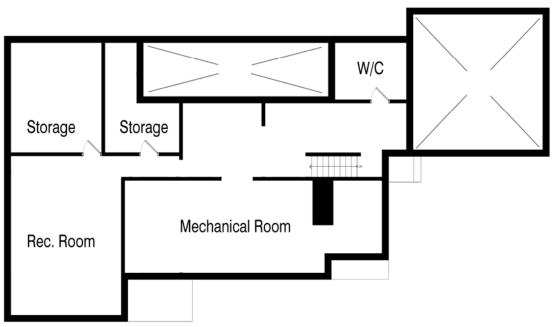


Figure (23): Sketch of existing basement floor plan.



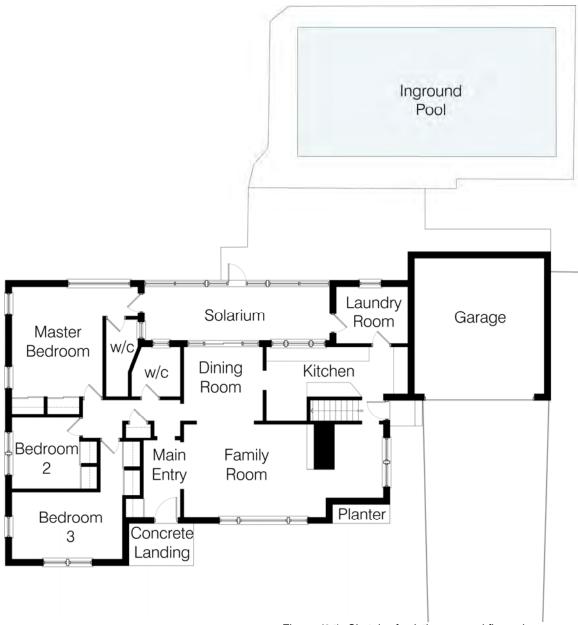


Figure (24): Sketch of existing ground floor plan.



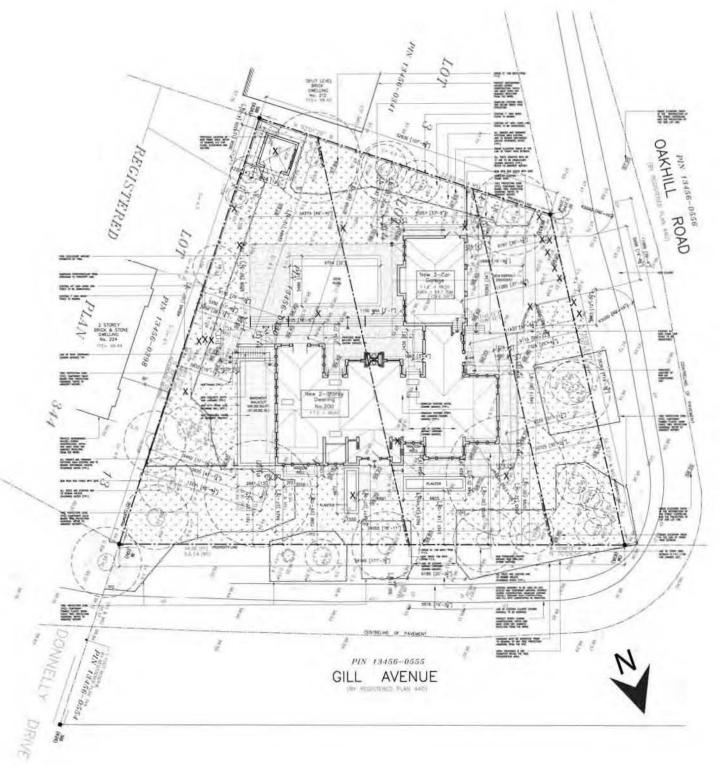


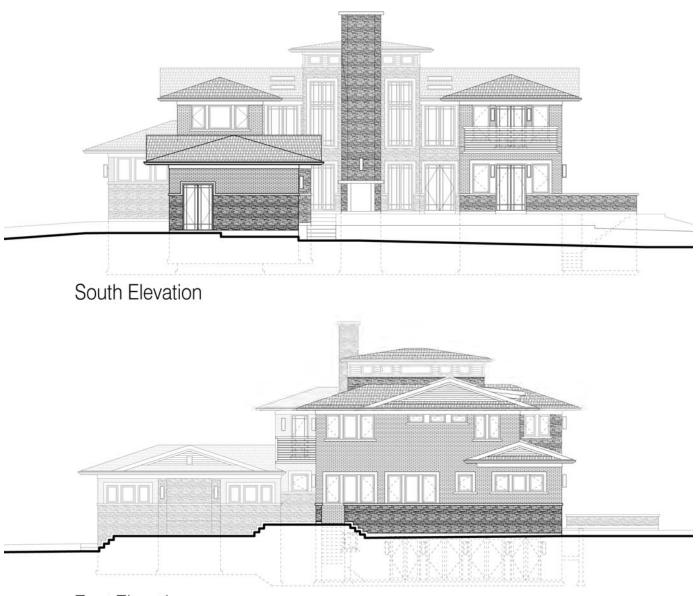
Figure (25): Proposed site plan





Figure (26): Proposed north elevation. Figure (27): Proposed west elevation.

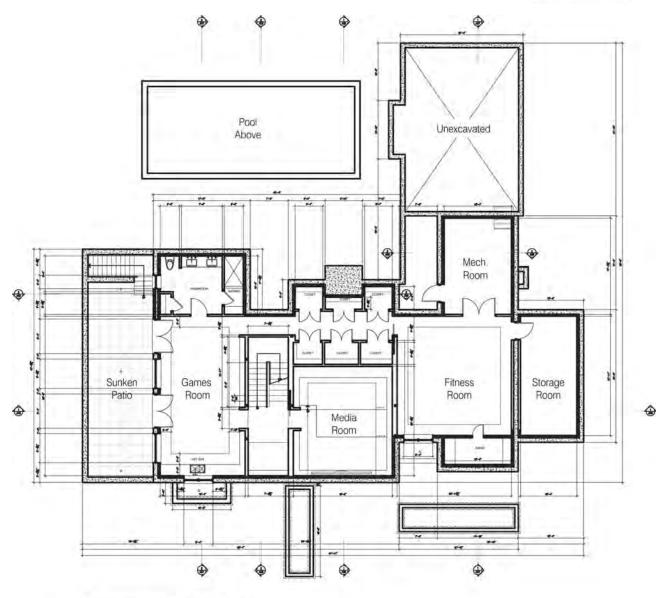




East Elevation

Figure (28): Proposed south elevation Figure (29): Proposed east elevation.

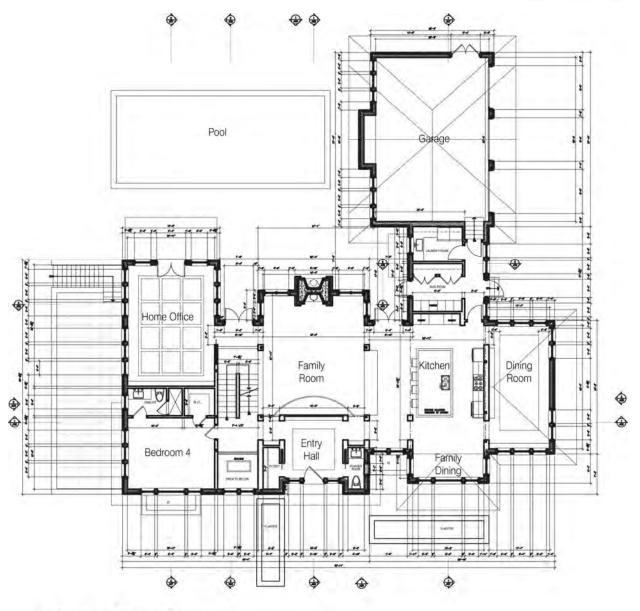




Basement Floor Plan

Figure (30): Proposed basement floor plan.

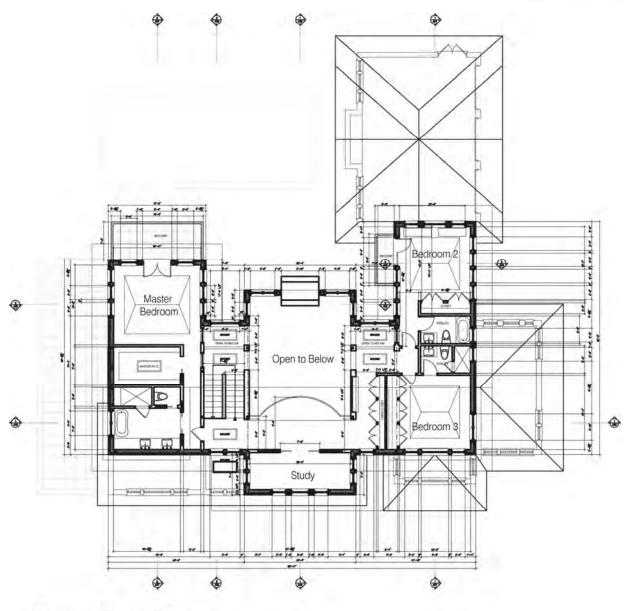




Ground Floor Plan

Figure (31): Proposed ground floor plan.

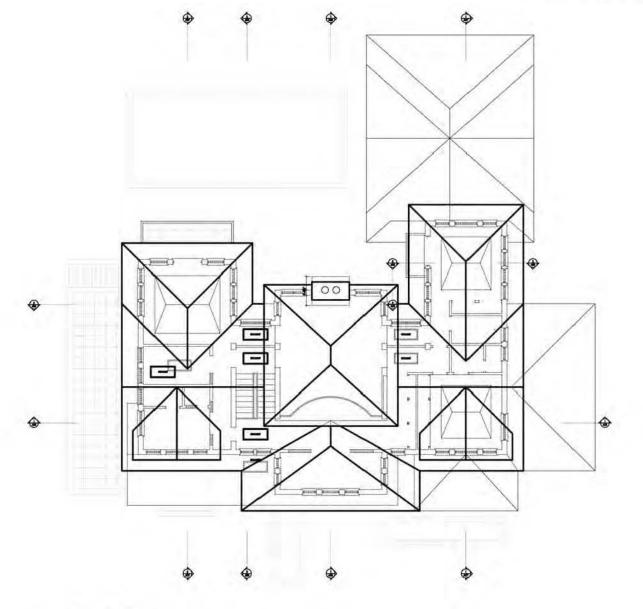




Second Floor Plan

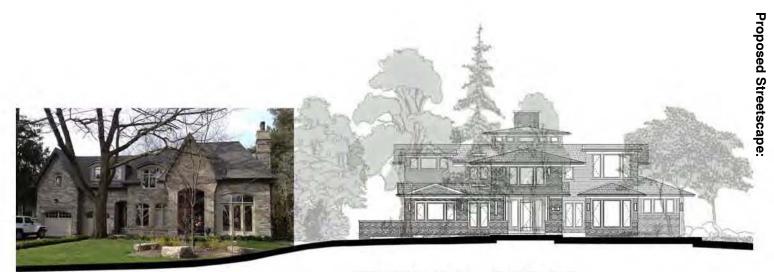
Figure (32): Proposed second floor plan.





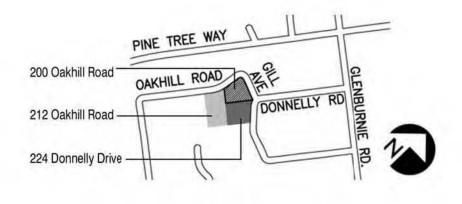
Roof Plan

Figure (33): Proposed roof plan.



224 Donnelly Drive

200 Oakhill Road (Proposed North Elevation)





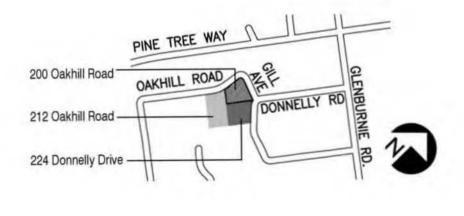
101 SILVERHILL DRIVE TORONTO ONTARIO M9B 3W4 P 416 234 9324 F 416 234 9326 PAUL.DACUNHA @ SYMPATICO.CA ARCHITECTURE URBAN DESIGN INTERIOR DESIGN

32



200 Oakhill Road (Proposed West Elevation)

212 Oakhill Road





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Section 5 | Conclusion

Ontario Regulation 9/06

Under Ontario regulation 9/06 part of the Ontario Heritage Act, the following criteria are considered in the determination of a specific property's cultural value or Interest. There are nine criteria for this evaluation including the following:

"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,"

The existing dwelling is comprised of a post-war era housing type from the original subdivision of the Mineola neighbourhood from the 1950's. It is a typical subdivision house with little to no apparent architectural or historic interest. Being a subdivision dwelling, it neither contributes to a rare or unique design, nor possesses any physical value worthy of preservation. The existing dwelling is listed on the heritage registrar, due its location within the Mineola Neighbourhood, however the dwelling itself has not been specifically designated.

"1 ii. displays a high degree of craftsmanship or artistic merit, or ... "

The house is not known to be of any artistic or historic merit. In addition, it does not appear to possess a high degree of craftsmanship or artistic merit. There are readily apparent aspects of the existing dwelling worth preserving as the house is not known to represent any significance related to theme, events, beliefs, persons, activities or organizations or institutions in the community.

"1iii. demonstrates a high degree of technical or scientific achievement."

The existing dwelling does not demonstrate a high degree of technical or scientific achievement. It is built following traditional construction methodologies of the post war era, as it is comprised of a brick and frame construction.

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

i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,"

The existing dwelling has no direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.

"2 ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or..."

The existing dwelling does not contribute to any information that may contribute to a better understanding of the Mineola neighbourhood and community in which it is located within.

"2 iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community."

The house is not known to be designed by an architect, artist, builder, designer or theorist who is significant to the community. The existing dwelling is a typical subdivision plan type and is thereby not attributed to anyone specifically.



"3. The property has contextual value because it,

i. is important in defining, maintaining or supporting the character of an area,"

The design of the existing dwelling is not important in defining, maintaining or supporting the character of the area of Mineola. As the neighbourhood is in a state of transition and new development, the current aesthetic of the existing dwelling is no longer on trend with the existing character of the neighbourhood of Mineola.

"3 ii. is physically, functionally, visually or historically linked to its surroundings, or..." The house is not physically, functionally or visually linked to its surroundings.

"3 iii. is a landmark."

The existing dwelling is not considered a landmark in the community.

Addressing the Cultural Landscape or Feature Criteria (Proposed Development)

Landscape Environment:

- Scenic and visual quality:

The proposed dwelling has been designed to greater address the conditions of the site/ corner lot. The lot is defined by the intersections of two streets, Oakhill Road and Gill Road. The existing dwelling did not address the Oakhill Road side. The proposed dwelling will greater define the corner condition of the lot, the main entrance will remain from Gill Road, however the driveway and attached garage will now have access from Oakhill Road. The spatial organization of the dwelling on the site is much more appropriate for a corner lot.

The scale of the proposed dwelling is in keeping with the massing of new dwellings on Oakhill Road and Gill, as well as the Mineola West Neighbourhood as a whole. The proposed coverage of the new dwelling is 26.2%, which is under the City's zoned maximum coverage of 30% for the property.

- Natural Environment:

Several mature trees and existing landscaping will be maintained, thus serving to preserve the visual integrity of the street. The proposed development will thereby maintain a strong street edge of mature trees that the neighbourhood is known for.

- Landscape Design:

There will be minimal impact on the existing topography. The existing property manages water on site, and the same is proposed for the new dwelling.

Built Environment:

-Aesthetic/ visual quality:

The character and quality of the proposed design will serve to integrate into the existing housing stock as well as the natural 'rural' feel the Mineola West Neighbourhood maintains. The proposed dwelling borrows from the Arts and Crafts as well as Frank Lloyd Wright's Prarire School aesthetic

-Consistent scale of built features:



Other:

-Significant Ecological Interest:

The proposed dwelling will have a minimal impact on existing topography. The preservation of the majority of the trees, existing as well as new landscaping will be incorporated.

Conclusion

Based on the review of the 9 criteria noted above, the existing dwelling does not convey cultural or historical value or interest, and is thereby appropriate for demolition as the existing dwelling does not warrant conservation. The removal of the existing dwelling will have no impact on the Mineola Cultural Landscape. The Mineola landscape is in fact currently undergoing a transition from post-war bungalows, to new larger 2 storey dwellings. The proposed dwelling will serve to add to this growing aesthetic and character of the neighbourhood. Therefore, it is recommended that the existing structure be demolished in favour of the proposed dwelling which will serve to enhance the Mineola Cultural Landscape.



Section 6 | Author Qualifications

Paul J. DaCunha, B.Tech, Dipl.Arch, OAA, MRAIC, ARIDO, NCIDQ <http://pauldacunhaarchitect.com/>

Architect and Interior Designer

Paul DaCunha is a graduate in Architectural Science (1986) from Ryerson Polytechnical Institute and a graduate in Architecture (1996) from the Royal Architectural Institute of Canada Syllabus. Paul is Principal Architect and Interior Designer with Paul DaCunha Architect Inc. since he established the firm in 2003.

Paul is a member of the Ontario Association of Architects, The Royal Architectural Institute of Canada, the Toronto Society of Architects and a member of the Association of Registered Interior Designers of Ontario.

Paul has extensive experience leading the design of residential projects, to complex multifaceted projects through his twenty - seven years of experience. His career history includes work in architectural practices such as Crang & Boake, Clarke Darling Downey, Robin Clarke Architect, and TD Architects and as an associate with Atkins Architects. Paul has also consulted for the practices of Harry Christakis, Rod Rowbotham and Rocco Maragna Architect, where Paul participated in the award winning design for an international competition for a museum in Damascus and the West Kentucky Visitors Centre.

Paul has also been a member of the faculty of Interior Design at Sheridan College in Oakville. He taught the Technical Design course sharing his broad experience and passion for architecture and interior design with his second year classes. Paul has also been a guest critic at Ryerson University and the University of Toronto School of Architecture at both the Bachelor and Master level programs.

Paul is extremely interested in maintaining the historical integrity through the preservation of existing details and motifs when historically challenging project arise. He is an avid traveller that counts New York, Chicago, Paris, London, Athens Lisbon, Porto, Barcelona, Bilbao, Nice, Vienna, Venice, Pisa, Rome and Florence among the many locations that he has visited and photographed extensively. His interests in architecture of the pre-modern era are found in the work of Sir Edwin Lutyens, Charles Vosey, Charles Rennie Macintosh, Stanford White, The Green Brothers, Otto Wagner, Adolf Loos and of course Frank Lloyd Wright.

Paul is currently working on the restoration of a 13,000 sq ft, circa 1900s's single family Victorian residential dwelling and its associated carriage house in the Rosedale area. This project has required Paul's continued involvement with the Heritage department in the City of Toronto and challenged him to integrate the details of this historical home into a truly updated home with all of the features of a newly built home.



Section 7 | Bibliography

Correspondence with Heritage Mississauga Historian, Matthew Wilkinson, June 17 – June 18, 2013

City of Mississauga Cultural Landscape Inventory <http://www.mississauga.ca/portal/residents/culturallandscapeinventory> < http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

City of Mississauga Services Online – eMaps http://www.mississauga.ca/portal/services/maps>

City of Mississauga – Heritage Mississauga <http://www.heritagemississauga.com/page/Credit-Mission-Maps>

Clarkson, Betty. At the mouth of the Credit. Boston Mills Press, 1977

Google Maps < http://maps.google.ca/maps>

Hicks, Kathleen A. Port Credit : Past to Present. Mississauga Library System, 2007.

Mississauga's Heritage : the Formative Years, 1798-1879. City of Mississauga, 1983



Section 8 | Appendix

Appendix 1

Culture Division Community Services Department City of Mississauga 201City Centre Dr, Suite 202 MISSISSAUGA ON L5B 2T4 www.mississauga.ca



Leading today for tomorrow

Cultural Landscape Heritage Impact Statement Terms of Reference

Introduction

The City of Mississauga adopted a Cultural Landscape Inventory in 2005. Cultural landscapes include neighbourhoods, roadways, waterways and more. The Cultural Landscape Inventory is available online at http://www5.mississauga.ca/pdfs/Cultural Landscape Inventory Jan05.pdf.

All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register. As such, as per section 7.4.1.10 of the Mississauga Official Plan, applications to develop such property require a Heritage Impact Statement. Properties adjacent to a property identified on the City's Heritage Register as a cultural heritage landscape may also require a Heritage Impact Statement.

1. General requirements include:

- A 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 (legible photographs we suggest no more than two per page) 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 addition to photographs of the adjacent properties
- Qualifications of the author completing the report
- Four hard copies and a PDF

The City reserves the right to require further information, or a full Heritage Impact Statement. These terms of reference are subject to change without notice.



2. Addressing the Cultural Landscape or Feature Criteria

Cultural Heritage Landscape Inventory Heritage Impact Statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The Heritage Impact Statement need only address the checked criteria for the pertinent cultural heritage landscapes or features. (Please note: some properties constitute more than one cultural heritage landscape.) Criteria include the following:

Landscape Environment

- scenic and visual quality
- natural environment*
- horticultural interest
- landscape design, type and technological interest

Built Environment

- aesthetic/visual quality
- · consistent with pre World War II environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

Historical Associations

- illustrates a style, trend or pattern
- · direct association with important person or event
- · illustrates an important phase of social or physical development
- · illustrates the work of an important designer

Other

- historical or archaeological interest**
- outstanding features/interest
- significant ecological interest
- landmark value

Descriptions of these criteria are available in the Cultural Landscape Inventory document (pages 13 to 16).

*For cultural landscapes or features noted for their **natural environment** (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a copy of a certified arborist's report will be included as part of the scope of the Heritage Impact Statement.

For cultural landscapes or features noted for their **archaeological interest (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a stage 1 archaeological assessment is required.

2



3. Property Information

The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories. Please note: Heritage Impact Statements are published online on the City's Heritage Advisory Committee agenda. As such, personal information may be redacted to ensure that reports comply with the Freedom of Information and Protection of Privacy Act.

4. Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the *Ontario Heritage Tool Kit* include, but are not limited to:

- · Destruction of any, or part of any, significant heritage attributes or features
- · Removal of natural heritage features, including trees
- 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 property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The proponent must demonstrate how the new proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape.

5. Mitigation Measures

The Heritage Impact Statement must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

- · 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 height and density
- Allowing only compatible infill and additions
- Reversible alterations

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6. Qualifications

The qualifications and background of the person(s) completing the Heritage Impact Statement will be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The Statement will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

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*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions should be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in 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. This may be addressed through a conservation plan or heritage impact assessment."

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Statement.

8. Approval Process

Four copies of the Heritage Impact Statement will be provided to Heritage staff, along with a PDF version. Hard copies must be single sided and pages must be no larger than 11×17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Statement will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff's comments and acceptance, or rejection of the report.

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All Heritage Impact Statements will be sent to the City Heritage Advisory Committee for information. I.e. please note: Heritage Impact Statements are included on the City's Heritage Advisory Committee agendas, which are published online.

An accepted Heritage Impact Statement will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Statement will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

References:

Applicants looking for professional assistance may wish to refer to the Canadian Association of Heritage Professionals website: www.caphc.ca.

Interpretation Services: http://www.mississauga.ca/portal/cityhall/languages

For more information on Heritage Planning at the City of Mississauga, visit us online at www.mississauga.ca/heritageplanning.



Appendix 2

http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan5.pdf

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🔄 CITY OF MISSISSAUGA 🛛 🕻

Cultural Landscape Inventory

L-RES-6

Mineola Neighbourhood

SITE DESCRIPTION

Mineola was developed before it became standard practice to regrode 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.



101 SILVERHILL DRIVE TORONTO ONTARIO M9B 3W4 P 416 234 9324 F 416 234 9326 PAUL.DACUNHA @ SYMPATICO.CA ARCHITECTURE URBAN DESIGN INTERIOR DESIGN



Appendix 3 1996 Census Profile: Mineola

www.mississauga.ca/data.

1996 Census Profile

February, 1999

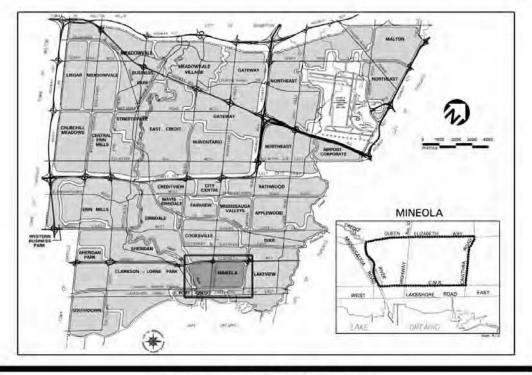
1996 Census of Canada, Statistics Canada

Mineola

History

From the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississauga's, a band of the Ojibway. They were nomadic hunters and fishers who travelled the entire length of the Credit River from Lake Ontario to Georgian Bay. In 1805, they relinquished most of their holdings to the British Government, with the exception of a strip of land one mile on each side of the Credit River - the Credit Indian Reserve, which now comprises part of Mineola, as we know it today. As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820. Following deforestation, the lands in Mineola were used for agriculture up to the 1930's. Growth pressures of Port Credit, together with construction of the Queen Elizabeth Way, including Canada's first "clover leaf" interchange at Hurontario Street, provided the impetus for development. Consequently, Mineola underwent suburban residential development on several parcels of land throughout the 1940's and 50's, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville. Since that time, infill development has continued to take place, abetted by the widening of Hurontario Street, and the introduction of GO train service in 1967.

Table 1 -	1996 Tota	I Popula	tion
Total	Population	Male	Female
Mineola	9,725	4,820	4,900
Mississauga	544,380	268,205	276,180
Mineola as a % of Mississauga	1.8%	1.8%	1.8%



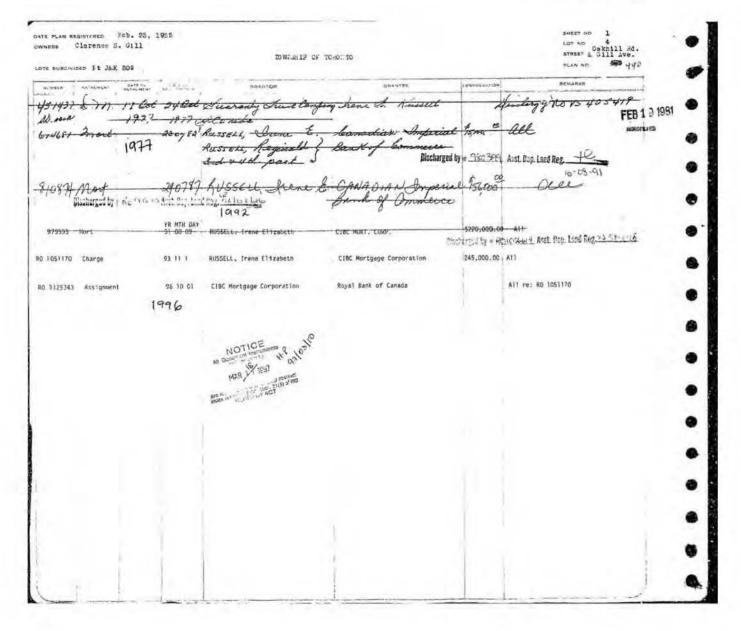
Mississauga, Leading Today for Tomorrow



Appendix 4

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Township of Toronto Documents

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Appendix 5

Neighbouring Context:

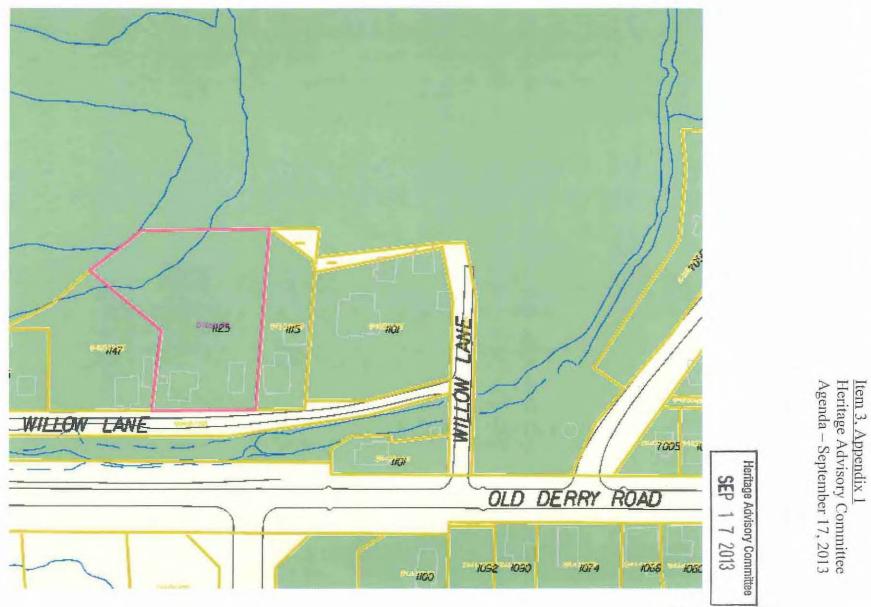












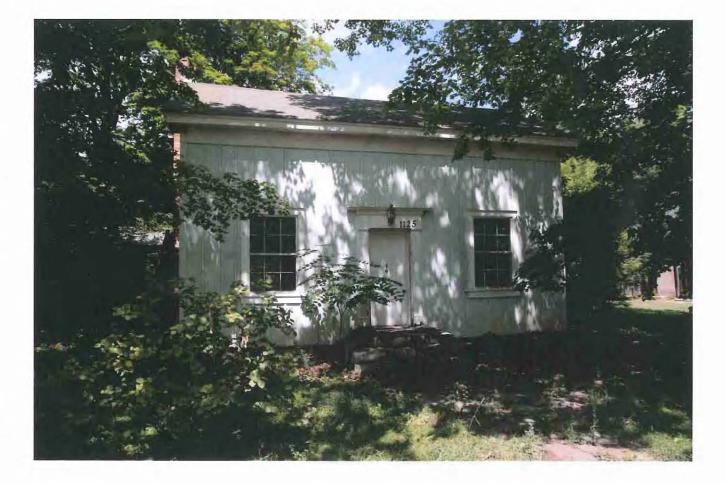
1125 Willow Lane

<u>Item 3, Appendix 2</u> Heritage Advisory Committee Agenda – September 17, 2013

MAY, 2012

Heritage Advisory Committee SEP 1 7 2013

HERITAGE IMPACT STUDY IMPACT OF PROPOSED RESIDENTIAL ADDITION 1125 WILLOW LANE, MISSISSAUGA





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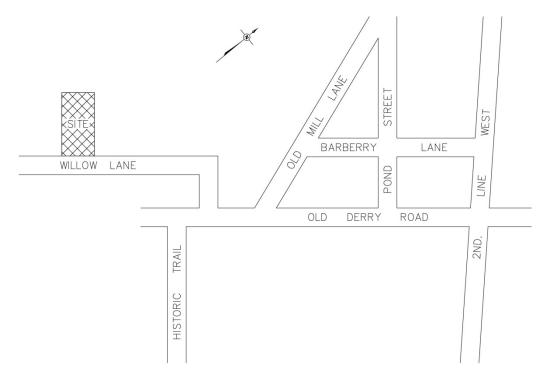
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Overview:

This report is prepared to address the proposed re-development of the property at 1125 Willow Lane, Mississauga, ON.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owner to design a sympathetic renovation and addition to this heritage building and to complete a Heritage Impact Study to assess the impact of this intervention. The site and existing dwelling were photographed and measured in November, 2012.

Key map:



Owner contact information:

Mr. Nezih Gamsiz & Ms. Ann McMenemy, mcmenemygamsiz@rogers.com, 416 451 6091

Meadowvale Village - Overview:

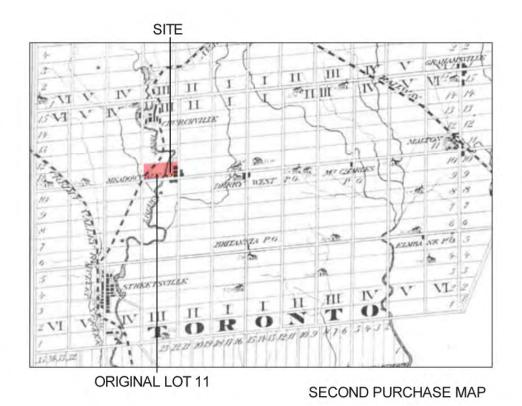
Meadowvale Village was first settled in 1819 when 26 United Empire Loyalist families emigrated from New York State and took advantage of government land grants in this area. The land was at that time covered by pine forest but the settlers quickly understood the agricultural promise of the land and the community prospered. By the 1850's there were several mills, two hotels, a wagon shop, foundry and a school.¹

¹ A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

The village retained its character and many of its original buildings through the 20th century. In 1980, in the face of a proposal to widen Derry Rd. West, demolish some original buildings and irreparably change the character of the community, local residents succeeded in having this designated Ontario's first Heritage Conservation District.

Site History:

1125 Willow Lane is part of the original Lot 11, Concession 3, west of Hurontario Street that was created by the Second Purchase of Land from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol. Lot 11 is a 200 acre parcel that is bounded by modern day Second Line West and Creditview Rd. (previously Third Line West) to the east and west, and Old Derry Rd. to the south. The northern boundary is no longer recognizable but it is approximately half-way between Old Derry Rd. and Highway 407.





One of the leaders of that original group of 26 families that settled this area was United Empire Loyalist John Beatty. Beatty, born in Ireland but living in New York City, in 1817 petitioned the Lieutenant-Governor of Upper Canada for a grant of land for himself and his community. His efforts were successful and in 1818 5,000 acres in Toronto Township were set aside "for the reception of about 150 families . . . in the rear of Toronto Township"².

Beatty's group left New York by caravan on May 1, 1819. They reached Toronto (then York) on May 28th and stayed for a while until their land grants were approved and then they headed west to what was known at the time as Toronto Township. Beatty's grant was all of Lots 11 and 12, Concession 3, West of Hurontario Street. This comprised about 400 acres and consisted of the area now bounded by Old Derry Rd., Second Line West, Creditview Rd. and Highway 407.

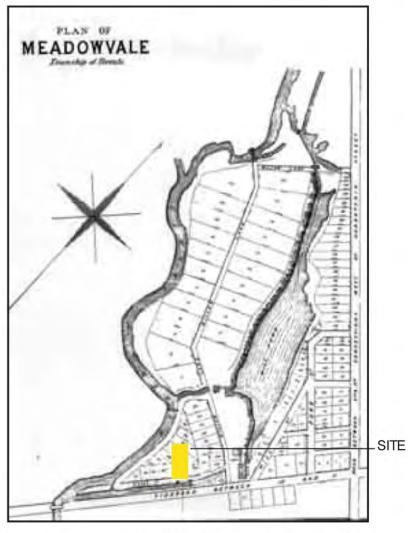
The law at the time required that within 18 months of taking a claim of land the recipient had to erect a dwelling on the property, clear and fence 5 acres of land and clear the roadway in front of the property. Beatty would have done this, and it is recorded that by 1821 his home was a gathering place in the community and was used for Wesleyan Methodist religious services (Beatty was a lay preacher at this time).³

² Surveyor-General Thomas Rideout to Lieutenant-Governor Peregrine Maitland, quoted in Hicks, Kathleen, <u>Meadowvale: Mills to Millennium</u>, Chapter 3

³ Hicks, Chapter 3

Beatty was apparently prospering in farming and was also engaged in some land speculation and sales. He was clearly a community leader. Kathleen Hicks history <u>Meadowvale: Mills to Millennium</u> records that "in 1825, he built a more substantial homestead for his family", although it is unclear if this refers to a new building or an addition to his existing property.⁴

Beatty's interests were more associated with the Church, however. He was ordained in 1830 and left the community shortly thereafter. The house at 1125 Willow Lane was sold to James Crawford, who would go on to be of note as owner of the first mill in the Village.⁵ Beatty sold off all of his Meadowvale properties by 1841. He spent the rest of his life residing in Cobourg, Ontario.⁶



SILVERTHORN'S PLAN OF MEADOWVALE - 1856

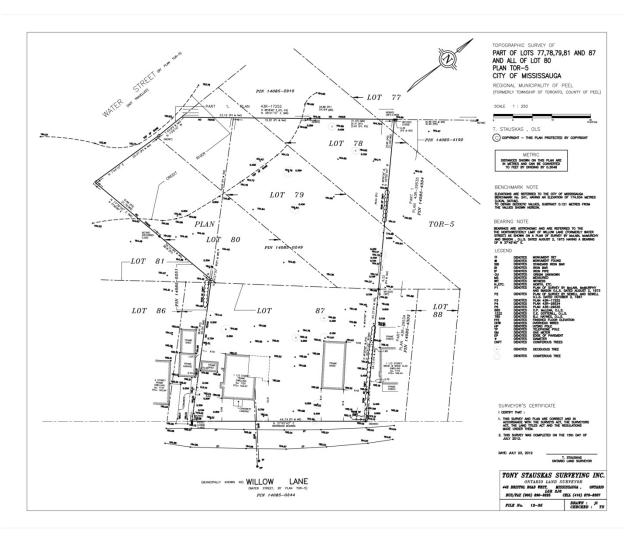
⁴ Hicks, Chapter 3, page 4

⁵ Heritage Mississauga Pamphlet, Meadowvale Village A Heritage Tour

⁶ Hicks, Chapter 3, page 4,5

Beatty's legacy in Meadowvale is somewhat mixed, therefore. He clearly is a founder of the community by virtue of his early arrival and religious activities, and because his original grant of property would became the site of the Village, but his time of residency there was short and he had departed prior to its founding. There is no evidence that he maintained any contact or interest with the Village following his departure.





The site is on the north side of Willow Lane (formerly known as Water St.). This is just north of Old Derry Rd. and west of Second Line West. Willow Lane is parallel to Old Derry Rd. but separated from it by the remnant of the historic Crawford Mill race. The properties on the north side of Willow Lane are believed to be the first properties deeded and developed in Meadowvale.⁷

The subject property is highly irregular and appears to be composed of some fragments of previous properties. It has a frontage of approx. 44m and depth of approx. 78m. At the rear the property abuts

⁷ Meadowvale Village Heritage Conservation District – List of Properties; City of Mississauga, Culture Division

the Credit River. There is one existing dwelling, one two-storey frame barn and one utility shed on the property.

The existing house is 27' wide x 38' deep with a secondary portion on the east side set back from the main front wall 11' wide x 21' deep. There is a simple, low-slope gable roof with ridge parallel to the street. There is a partial second storey. Exterior walls are painted board and batten siding above a rubble stone foundation. The foundation is only partially exposed. The exterior walls are painted light blue with white trims. The soffits and fascia are also wood and painted white. Roof is asphalt shingle. Windows are wood double hung on the main floor with some small casement units on the second floor. Frieze boards and soffit trims are classical and somewhat exaggerated in proportion. There is a classical pedimented portico at the front door.

The front elevation is a symmetrical 1 ½ storey gable form with a center door flanked by oversized double-hung windows on either side. The windows are 6 over 6 configuration with simple flat trims. To the rear is a one-storey element, also gabled with the ridge perpendicular to the street. This is sometimes referred to as the "addition" in various documentation of the building however discussion further in the report will reveal that this is probably the original building on the site. To the west is a one storey element with a second door facing the street. This is clad to match the rest of the home and features some older windows that were presumably sourced from another building, but this is known to be an addition built by the previous owner.

The board and batten cladding and associated trimwork is not original, poorly detailed and poorly installed. This was cleary not a professional effort. There is one area near the side addition where significant rotting of this cladding has taken place. Where the board and batten has been lost traces of previous horizontal wood siding can be seen. The board and batten was applied over this previous material.

The main floor consists of one large living room area, a dining room, kitchen, bathroom, utility room and a room with a fireplace whose use it indeterminate but may have been a bedroom. There are stairs to the second floor and a trap door in the floor of the kitchen to access a partial basement beneath. The dimensions of this partial basement are less than that of the kitchen addition – clearly this basement was a remnant of a former room or former building. Despite being in what is known to be the recent addition, the kitchen has been reasonably convincingly finished with reclaimed and/or reconstructed windows, cabinetry and flooring to mimic a historic building. Investigation of the wall assembly in this area reveals modern drywall, insulation and stud wall construction, however.

The dining room, bathroom and utility room are in the rear one-storey element of the home. The bathroom has been partially gutted of its interior finishes and the utility room completely so.

The living room, presumed bedroom and stairs to the second floor are located in the 1 ½ storey portion of the home. The finishes in this area appear older at first inspection but upon closer examination it becomes clear that the original building walls were strapped with 2 x 6 lumber at some point in the recent past, insulated and drywalled. All of the trims and millwork in this are on top of this drywall and of recent manufacture, although designed and detailed to look original. This is even true of the

windows, which upon inspection are revealed to be antique sash set into newer openings without benefit of hardware, counter-weights or even sash stops that would make them operational. The sash is little more than resting in place in replicated openings. The baseboards, door casings, etc., are upon examination similarly all found to be newer elements crafted to look old. The fireplace in the presumed bedroom is not original – available photographs from the early 20th century show a window in this location and no exterior chimney such as exists now.

It is unclear if the stairs are original or have been more recently replaced. The proportion of rise to run appears to be more like modern design than early 19th century practice and the turned spindles of the handrail appear to be later Victorian era. The stairs are also curious in that they begin at the back of the house and travel upward and to the front. Virtually all homes of this type and period would have had stairs that began near the front door and travelled up and to the rear. This anomaly cannot be explained.

The second floor consists of two bedrooms and a small corridor with built-in cabinetry at the top of the stairs. Like the main floor the finishes at first appear to be older but upon examination the original walls have been recently covered with a poly vapour barrier and drywalled (although, curiously, not insulated), and the trims applied on top of this drywall. The windows also are a curious mix of new and old. These are casement windows in the gable ends and the sash appears to be old but they are are mounted in ill-fitting frames of obvious recent manufacture.

One interesting element on the second floor are extremely wide floor boards – in some cases up to 16" wide. These appear to be pine and in very good condition. They may be original to the home, but they are layed upon a subfloor of plywood so clearly if original they were raised and re-layed or else obtained from elsewhere and installed as part of a recent renovation.

The replicated trimwork on the main and second floor of the home is generally very proficiently done and does a good job of conveying that it is authentic. It is only upon detailed investigation that the extent of modern renovation becomes obvious.

The basement consists of one small room accessible through the trap door in the kitchen. The basement room has rubble stone walls and earth floor. There appears to be a very shallow crawlspace beneath the rest of the house but this was not accessible and not investigated.

The house is generally in very poor condition. It appears to be generally water-tight but there is much mold obvious on walls and framing members. There are numerous gaps for air leakage and a general smell of dampness in the home. The is no operating plumbing or heating system and only partially operating electrical system. The building could not be inhabited. The floors feel solid, although there is a general sag in the main floor toward the center of the building. There is a minor but discernable sag in the main roof ridge. The City of Mississauga Building Department records no building permits issued in respect of any of the alterations described above.

One interesting aspect to this home is the use of board-on-board construction for the interior and exterior walls of the building. This was an unusual method which is seen locally only in Meadowvale

Village, where walls were constructed of horizontally laid planks approximately 1" thick x 6" wide. In other homes in Meadowvale these planks are laid one on top of the other with no airspace between⁸ but here they are laid with with spacers separating the individual planks and lapped at corners for strength. The assembled walls were then coated with stucco on the exterior and plaster on the interior to form a finished wall. The existing walls of this building appear to have all been built in this manner. In some places the stucco and plaster has been removed, in others it is still present.

There is a two-storey detached barn approximately 19' x 40' on the property. This appears to be an older construction but upon examination it is clearly new, with modern floor joists and sheathing materials. The barn is known to have been built by the previous owner and clad with reclaimed siding to create a false vintage appearance. The barn is in very bad condition. It is founded on a concrete slab that is obviously deteriorating and there has been recent shoring done on the main floor of the building to temporarily support the second floor. The main floor of this building appears to have been used for storage but there is a complete apartment suite on the second floor with kitchen, bathroom, bedroom and sitting room. This was apparently used as an artist studio by the former owner.⁹ There is a furnace and plumbing and the suite appears to have been inhabited recently. Because of the structural state of the barn and obvious sagging of the second floor when entered it was considered unwise to remain in the building, however, and this suite was not documented. It also appears that a building permit was not issued for this structure.

The detached shed in the side yard is a simple, home-built structure that would appear to have no heritage or contextual value.

Context:

To the east of the subject site is a newer single family residence at 1115 Willow Lane. This is a large, two-storey building built about 2005. It is designed in a faux-heritage manner with wooden siding, brick base and wide porch that extends across the front of the home. The detailing, windows and massing are not convincing, however, and the building clearly appears to be a new, although not inappropriate, addition to the street. The recent construction of the building is also evident because the main floor level of the building is significantly higher than its neighbours – this being a modern requirement of the Credit Valley Conservation Authority. This building replaced an earlier, much smaller 1-storey gabled residence demolished about 2001.¹⁰

To the west of the subject site is a 1 ½ storey wood siding home at 1147 Willow Lane. This is the former home of painter Frederick Stanley Haines, constructed in 1899. This home is interesting as an example of a somewhat later building in the Village. It is a gable building but with the roof ridge perpendicular to the road, and an assymetrical porch and one storey element, probably a former porch, on the west side of the front elevation. There is clearly more architectural intent in this building than in the simpler,

⁸ http://www.mississauga.ca/file/COM/Meadowvale_Oct_4_2012_Part_4.pdf

⁹ http://www.mississauga.ca/file/COM/Heritage PropertiesPart4.pdf

¹⁰ Meadowvale Village Heritage Conservation District – List of Properties; City of Mississauga, Culture Division

earlier homes in the Village (note historic photos in appendix – the existing porch replaced an earlier, hipped roof, wrapping porch across the front elevation).

Across the road from the site is the remnant of the former Crawford Mill race, then Old Derry Rd. and beyond that the new subdivision that accesses from Historic Trail. The combination of these elements and the rural nature of Old Derry Rd. combine to give the property a significant feeling of separation from modern development. To the rear of the site is the Credit River and beyond that lands owned by the Credit Valley Conservation Authority.

The site and the surrounding properties are significantly treed. There are limited views into, out of or through the property. There is also very limited traffic on Willow Lane and almost no ability to see the property from elsewhere in the Village.

The site is extremely flat, with a very slight incline from the street down toward the Credit River at the rear of the site. There is a raised area to the rear of the existing dwelling which is probably associated with a septic tank or bed.

Analysis:

The documentary evidence and written histories available generally support the position that this is one of the earliest houses in Meadowvale Village, that it was built in two sections with the rearmost part built first shortly after John Beatty's arrival in Meadowvale, the front portion built second and the more recent addition to the east much later. This seems a reasonable supposition, although it cannot be conclusively proven. The building appears in the 1856 Bristow Survey drawn as two elements, and the idea that the original part was the rear could explain why the staircase is reversed from typical practice. It was also a fairly common practice in rural Ontario to create two storey additions on the front of one-storey buildings as a family's social and economic situation improved.



BRISTOW SURVEY 1856

The situation will be more clear as work to the building commences and when we have the ability to study parts of the building that we presently cannot. Study of the floor assembly and foundation, for example, will be critical to understanding the sequence of construction. At the present time the amount of exposed framing material is insufficient to determine the construction sequence or even to definitively state that the building was built in two stages. Furthermore, the presence of the plank-on-plank construction throughout the home is somewhat surprising because this would mean that this was a very early example of this technique. There is evidence that there was a sawmill operated by Amaziah Church in nearby Churchville from about 1815.¹¹ Churchville was only about two kilometers north of Meadowvale and it is entirely possible that it could have been supplying planks to Meadowvale in 1819, although in the context of a new settler struggling to clear land a make a home it would seem more reasonable that they would use a traditional material and technology rather than experimenting with something new. The situation will be more clear once we are able to compare the planks from the supposed first and second stages of building and also to inspect the joints where these elements come together.

It is also unclear if John Beatty was responsible for both the first and second parts of the home. Kathleen Hicks history suggests that he is but the City of Mississauga Culture Division dates the front addition to 1840, which would have been long after Beatty's departure to Cobourg.¹²

¹¹ Cadieux, Kirsten Valentine & Taylor, Laura, Landscape and the Ideology of Nature in Exurbia: Green Sprawl, p. 38

¹² http://www.mississauga.ca/file/COM/Heritage PropertiesPart4.pdf

The City of Mississauga Heritage Register statement of Architectural Significance for 1125 Willow Lane records as follows:

The property is the first settled in the Village with the oldest structure dating to circa 1819. This is a one and one half storey residence featuring board and batten siding and a gable roof with cedar shingling and eave returns. The rear portion is believed to house the original 1819 structure. There is a south three bay symmetrical facade. The windows are double hung sash six over six. Noted features of the structure include decorative pilasters supporting an entablature at the front entrance. There is an externally bracketed brick chimney on the west side. The building has a one storey northwest addition that possesses a gabled roof. There is also a one storey enclosed entrance on the north-east side of the house. The size, scale and location of this residential structure has both historical and contextual significance as it was the first known structure in the Village and represents not only the early development of the Village but also the form, shape and style of cottage architecture known in the Village surrounded by generous open space. There is a gable roofed, cedar shingled shed to the west of the structure and a two storey gable roofed barn/garage also located on the property built on a concrete slab, added about 1990. The property backs directly onto the Credit River which is significant as to why this structure was built at this location from a historical perspective.

Heritage Attributes: - The significant historic association of the house and property with John Beatty, founder and first European settler of Meadowvale Village - The shape, form, style and materials of this modest house, the Village's first dwelling - The size, shape and form of the lot as it has not been altered since the 1856 Bristow Survey and the importance of this lot being the first settled in Meadowvale - The original location of the house and its relationship to the road, Willow Lane, and the Credit River, to the rear of the property - The open views from the road to the Credit River and open green space around the house forming an open yard to the river.

Statement of Significance: The property and structure at 1125 Willow Lane has significant historic association with Meadowvale Village as it was under the ownership of the founding first property owner and resident, James Beatty, in 1819, within the Village HCD. The house structure has significance in its size, shape, form, materials and style as it contains the earliest European Settlement residence in Meadowvale Village. The location of the residential structure on the lot has contextual significance as it has a shallow setback to Willow Lane, providing a significant streetscape to the structure's south, east and west facades and a large open green space to the rear toward the Credit River. The lot has both historical and contextual significance which has not been altered in size, shape and form since the 1856 Bristow Survey and therefore retains its character, historical significance and relationship to neighbouring properties, and the Village throughout time.¹³

This is an appropriate description of the building and its contribution to the Heritage Conservation District, although with the proviso that the person writing this probably did not know about the situation with the windows being simply old sash placed into re-constructed openings. Also, the statements about views around the building and toward the River are not really true – it is quite impossible to see the River from the street and indeed from most points on the site.

Proposal:

The renovation proposal for this site involves the removal of the existing late 20th century one-storey addition at the north-east corner of the building and the construction of a new, larger 1 ½ storey addition in this approximate location. The existing 1 ½ storey building will be renovated by removing the second floor assembly to create one vaulted volume within (this change will not be visible from the street) and second storey will exist only in the new addition. The building coverage will increase by 50% and gross floor area will increase from 1800 s.f. to approx. 2750 s.f.

The board and batten finish on the existing building is proposed to be maintained and the finish on the new building will also be board and batten, although it is proposed to paint the existing building a lighter colour to differentiate it from the existing. In a subsequent renovation it would be recommended to

¹³ City of Mississauga website: Property Heritage Detail

restore the existing building to a rough-cast stucco finish, which is what it would have had when first constructed. This would provide an appropriate contrast to the board and batten addition.

The windows on the front elevation of the existing building will be conserved as much as possible. This will probably involve making new frames to mount the existing sash where necessary. Windows elsewhere will be quality new wood thermal units with simulated divided lites to match the original profiles.

The addition has been designed as a series of simple, gabled volumes that will only minimally touch the existing building. They are designed as much as practical to be behind and beside the existing and to leave as many of the character-defining features intact as possible. The original building is a very simple form and the additions are designed to be also simple and not dominate the existing. The views into the site are not dramatically altered and the property maintains the generous setbacks and feeling of open space that characterizes the existing. Views from Willow Lane into the site are maintained.

New windows are painted wood, simulated-divided-lite units (thermal glazing with wooden muntin bars on both sides of the glass and a spacer bar within the glass) to give the appearance of antique true divided lites, in similar proportion and configuration to the existing.

Exterior detailing has been developed for the new elements and this features simple painted wood components and a minimum of applied decoration.

Summary Statement and Conservation Recommendations:

The City of Mississauga Heritage Register identifies the following elements to be of significance regarding this building:

-size, shape, form, materials and style -shallow setback to Willow Lane providing views of south, east and west facades -relationship to neighbouring properties -views into the site

The proposed alterations to this building leave these elements intact and largely unchanged. There is no unacceptable impact to the heritage resource.

Conservation measures during construction should include protection of the existing heritage fabric and conservation of any removed materials, including remnants of the board-on-board construction. Some of these planks will have to be removed from the rear and east side of the building and these should be carefully handled and kept for possible repair to the remaining parts of the building, saved for potential re-use on the site or offered to others in the area with similar homes for use in making repairs and alterations.

The building should also be extensively photographed during the initial demolition and construction phases and the opportunity given for interested individuals to observe and study the building. Particularly important here are recording differences in materials and construction methods between different parts of the building so as to better understand the sequence of construction. All demolition

should be carried out by hand and as much of the removed heritage fabric conserved on-site for potential re-use.

Mandatory Recommendation:

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

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: Although the building form remains similar to its original construction, the building's finishes and windows have been extensively and inappropriately modified since its initial construction. The remaining elements of historical interest are the board-on-board construction and the stone foundation. These will be largely left intact in the course of this renovation and addition.

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 building proposed to be renovated has associations with James Beatty, an early resident and partial founder of the community. The proposed work will not affect that association.

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 building proposed to be renovated has contextual value by its small size and simplicity of its design. It does support the character of the streetscape. It is functionally linked to its surroundings by virtue of its location near the Credit River. It is not a landmark.

Conclusion:

The house at 1125 Willow Lane does have architectural, contextual and historical value. These values will be conserved under this proposal.

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:

Under this definition, 1125 Willow Lane warrants conservation as regards its general massing, architectural intent and contribution to the streetscape and Heritage Conservation District. The proposed alterations do conserve these attributes.

Appendices:

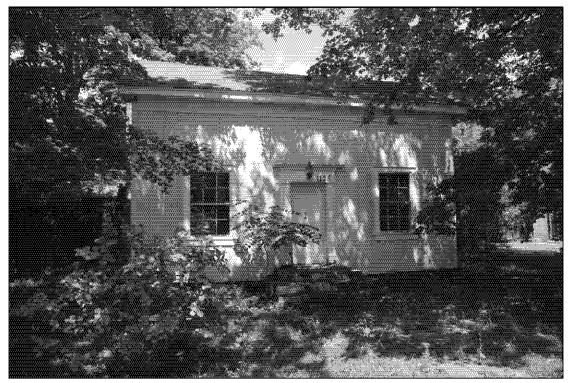
- Photographs of existing building
- Historic building photos
- Context photos
- Floor plans of existing building

Bibliography:

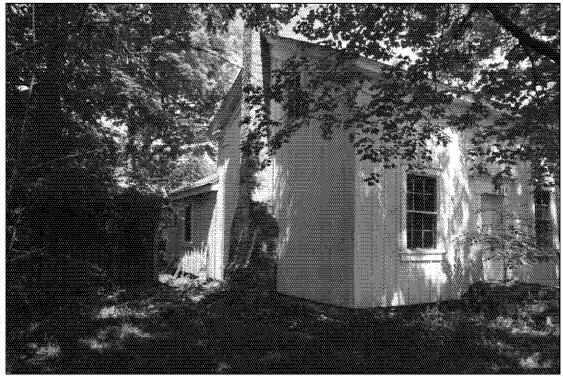
Hicks, Kathleen A., <u>Meadowvale: Mills to Millineum</u>, A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)(undated) Heritage Mississauga Images database City of Mississauga – Historic Images Database City of Mississauga – Building Department records Directory of the County of Peel 1873-1874

Websites:

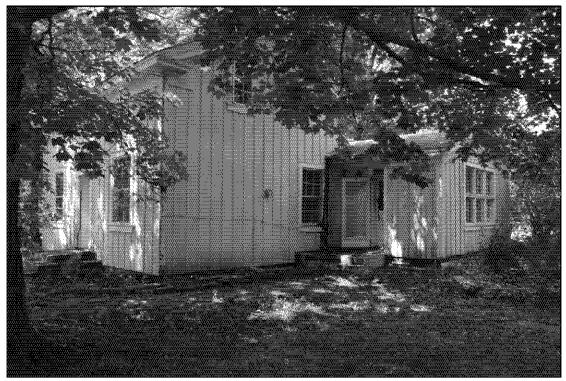
-as noted



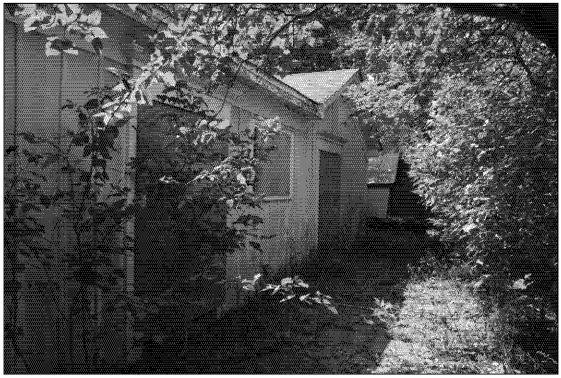
FRONT ELEVATION



PARTIAL WEST ELEVATION



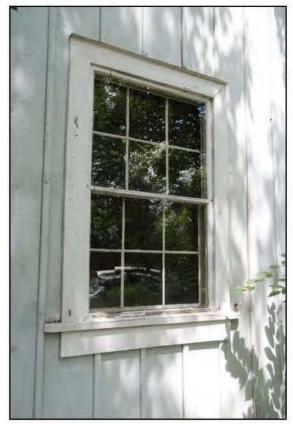
PARTIAL EAST ELEVATION



PARTIAL REAR ELEVATION



ROTTED SIDING FINISH (PREVIOUS HORIZONTAL SIDING VISIBLE BENEATH)



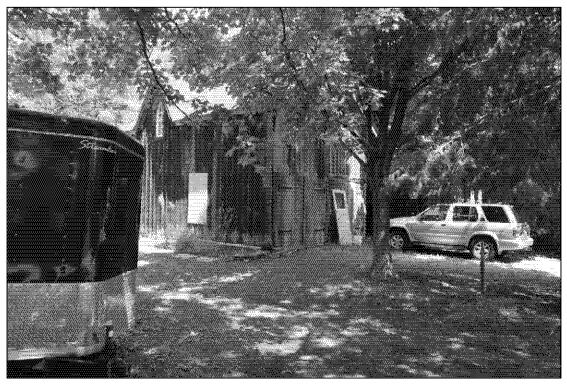
TYPICAL WINDOW (NOTE STORM PANEL CAULKED IN PLACE, NON-OPERABLE SASH BEHIND)



TYPICAL TRIM CONDITIONS



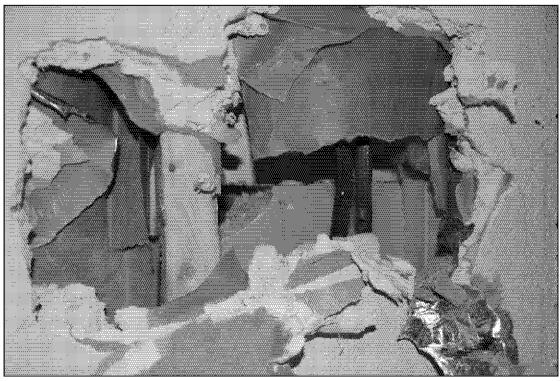
PARTIAL WEST ELEVATION (NOTE NON-STANDARD FRAME FOR CASEMENT WINDOW AT LEFT, NON-ORIGINAL CHIMNEY, ACCESSORY BUILDING AT RIGHT)



1 1/2 STOREY BARN CONSTRUCTED APPROX. 1990



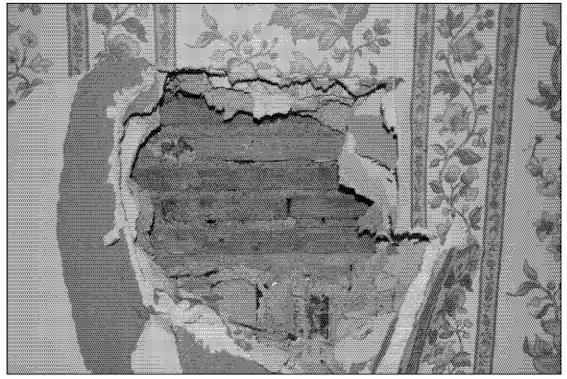
KITCHEN IN NEWLY CONSTRUCTED ADDITION (NOTE CABINETRY BUILT TO APPEAR OLD, USE OF RECLAIMED MATERIALS IN ROOF, FLOOR.



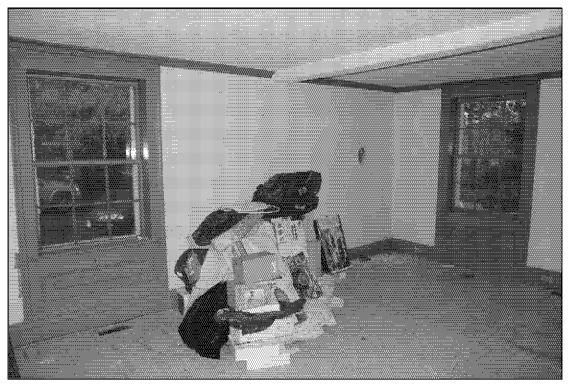
WALL ASSEMBLY IN KITCHEN SHOWING MODERN FRAMING, RIGID INSULATION, DRYWALL FINISH



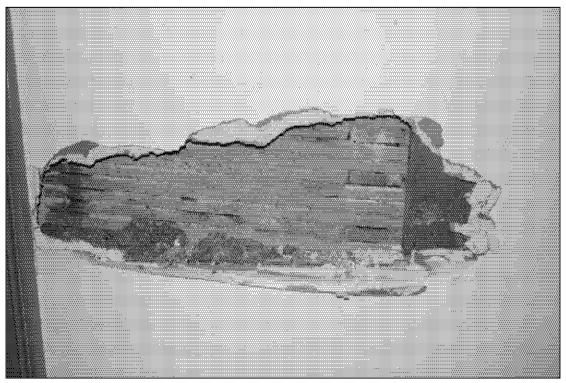
DINING ROOM IN EXISTING PRESUMED EARLIEST PART OF BUILDING (WALLS ARE DRYWALL FINISH, ALL TRIMS ARE NEW, EXPOSED JOISTS AT CEILING ARE NON-FUNCTIONAL, DOORS AT CENTER-REAR MAY BE ORIGINAL OR RE-CLAIMED)



WALL ASSEMBLY IN DINING ROOM SHOWING DRYWALL ON ORIGINAL BOARD-ON-BOARD FRAMING (NOTE OLDER WALLPAPER BENEATH)



LIVING ROOM IN EXISTING BUILDING (WALLS ARE DRYWALL FINISH, ALL TRIMS ARE NEW)



WALL ASSEMBLY IN LIVING ROOM SHOWING DRYWALL ON STRAPPING ON ORIGINAL BOARD-ON-BOARD FRAMING



LIVING ROOM WINDOW (NOTE LACK OF SASH STOPS OR HARDWARE – SASH JUST RESTS IN PLACE)



WALL ASSEMBLY NEAR FRONT DOOR (NOTE MODERN INSULATION, DRYWALL ON ORIGINAL BOARD-ON-BOARD FRAMING)



STAIRCASE (BLEED-THROUGH OF KNOTS ON STRINGER AND PROPORTIONS OF STAIR AND RAIL SUGGEST RECENT CONSTRUCTION)



MAIN FLOOR BEDROOM WINDOW DETAIL



MAIN FLOOR BEDROOM (NOTE WALL AND CEILING FINISHES ARE ALL NEW – WINDOW APPEARS OPERATIONAL)



WALL ASSEMBLY IN MAIN FLOOR BEDROOM (NOTE MODERN INSULATION, DRYWALL, ORIGINAL PLASTER BENEATH)



MAIN FLOOR UTILITY ROOM SHOWNG PARTIAL DEMOLITION, ACCRETION OF FINISHES



MAIN FLOOR UTILITY ROOM WINDOW (THIS MAY BE THE ONLY REMAINING ORIGINAL WINDOW IN THE HOUSE)



SECOND FLOOR BEDROOM WEST



SECOND FLOOR CASEMENT WINDOW (NOTE NON-ORIGINAL FRAME)



SECOND FLOOR BEDROOM EAST



1125 AND 1147 WILLOW LANE, YEAR UNKNOWN BUT PRESUMED LATE 1800'S, EARLY 1900'S (COMPARE FRONT PORCH OF 1147 WILLOW LANE IN THIS PHOTOGRAPH TO PHOTOGRAPH BELOW KNOWN TO BE 1910 – 1910 PHOTOGRAPH SHOWS LATER CONDITION



1125 AND 1147 WILLOW LANE DURING FLOODING, 1910

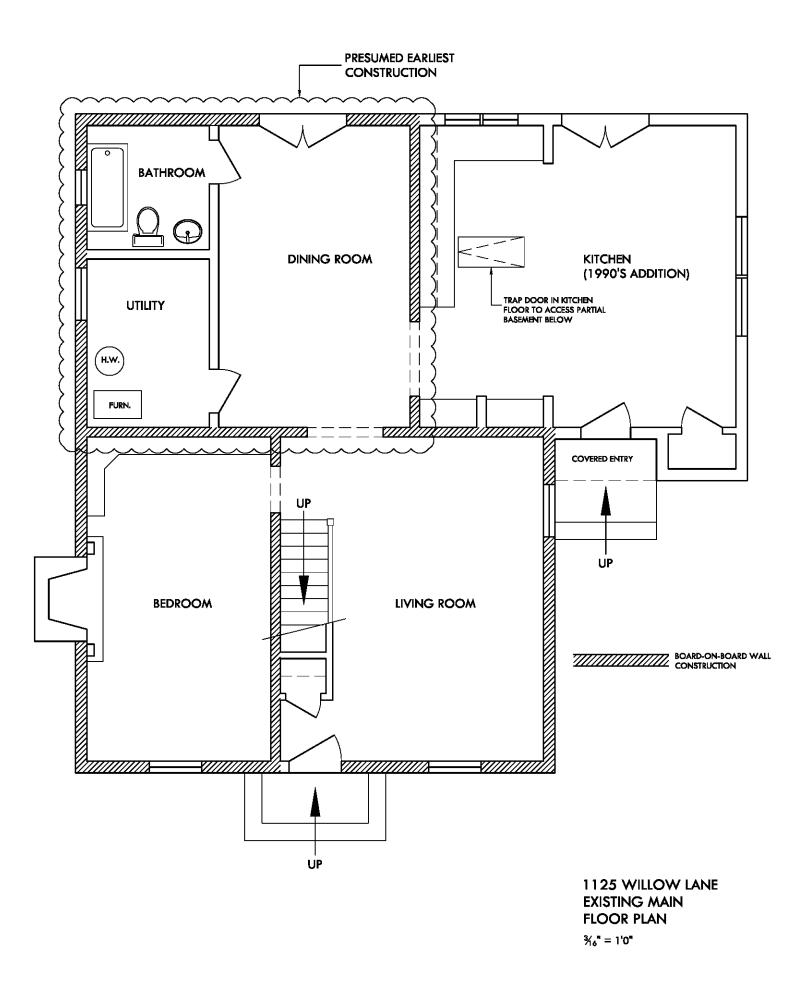
PHOTO CREDITS: REGION OF PEEL ARCHIVES

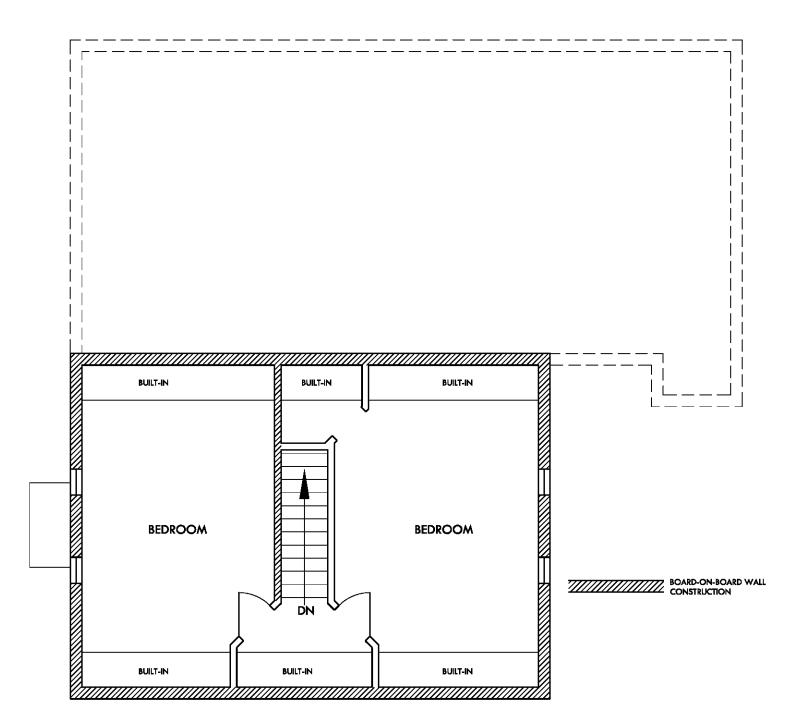


EXISTING HOME AT 1115 WILLOW LANE TO EAST OF SUBJECT SITE. THIS HOME BUILT APPROX. 2005 IN FAUX-HERITAGE STYLE. INSET: ORIGINAL BUILDING ON THIS SITE DEMOLISHED TO MAKE WAY FOR NEW RESIDENCE

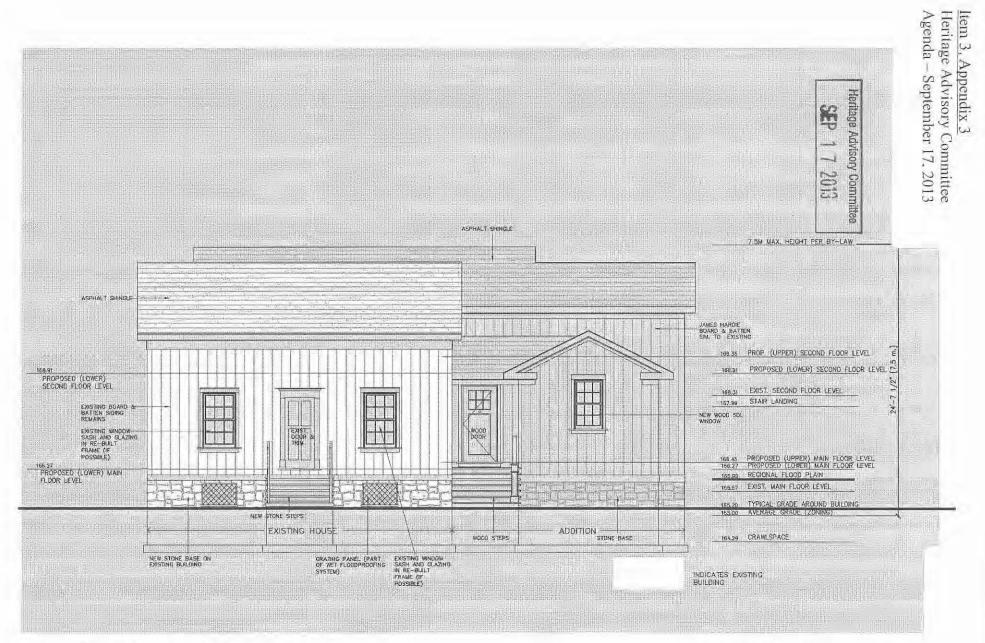


EXISTING HOUSE AT 1147 WILLOW LANE TO WEST OF SUBJECT SITE



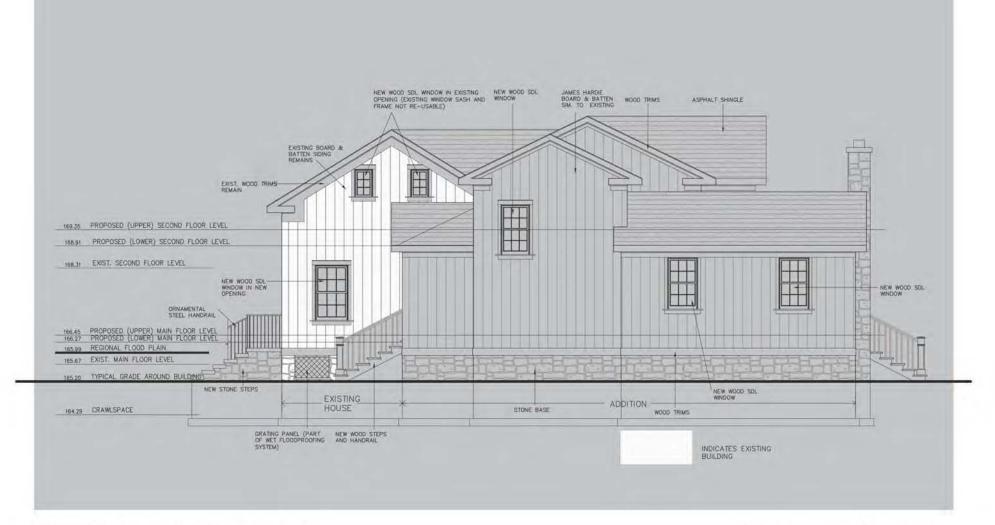


1125 WILLOW LANE EXISTING SECOND FLOOR PLAN

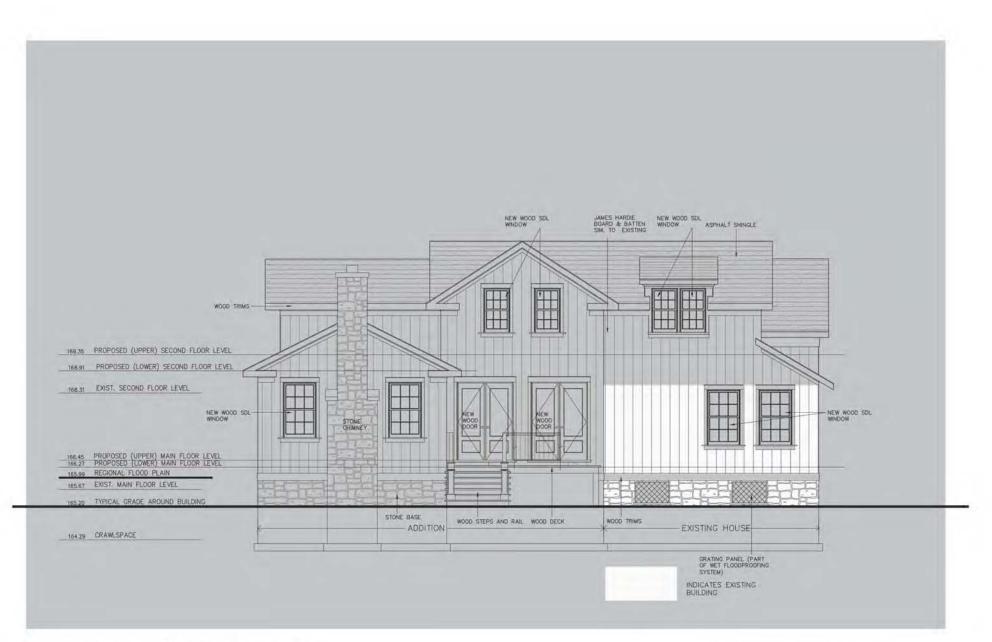


SM Strickland DA Mateljan Design + Architecture

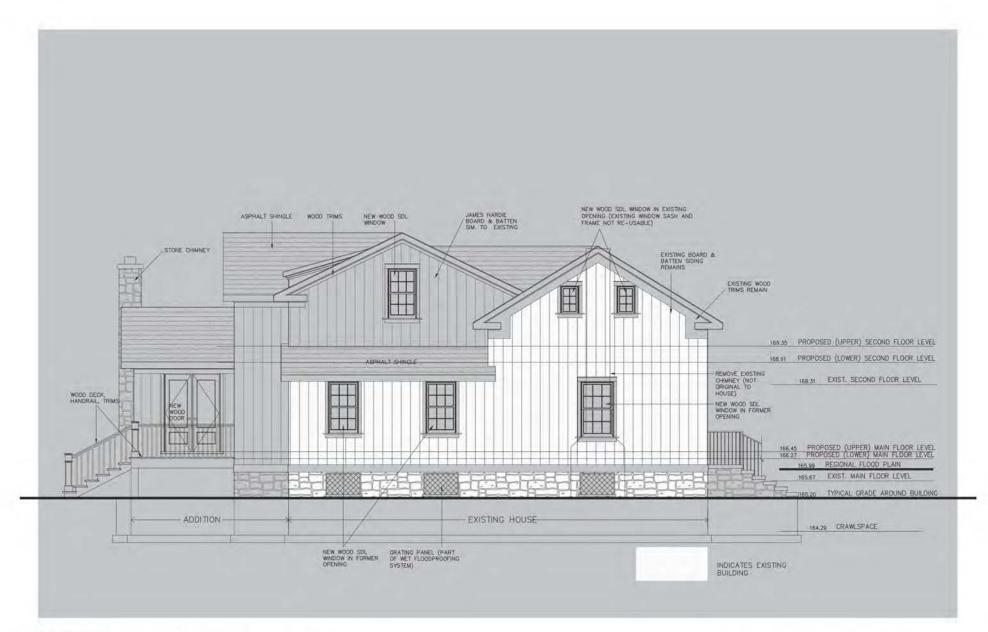
PROPOSED FRONT ELEVATION 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: % = 1'0"



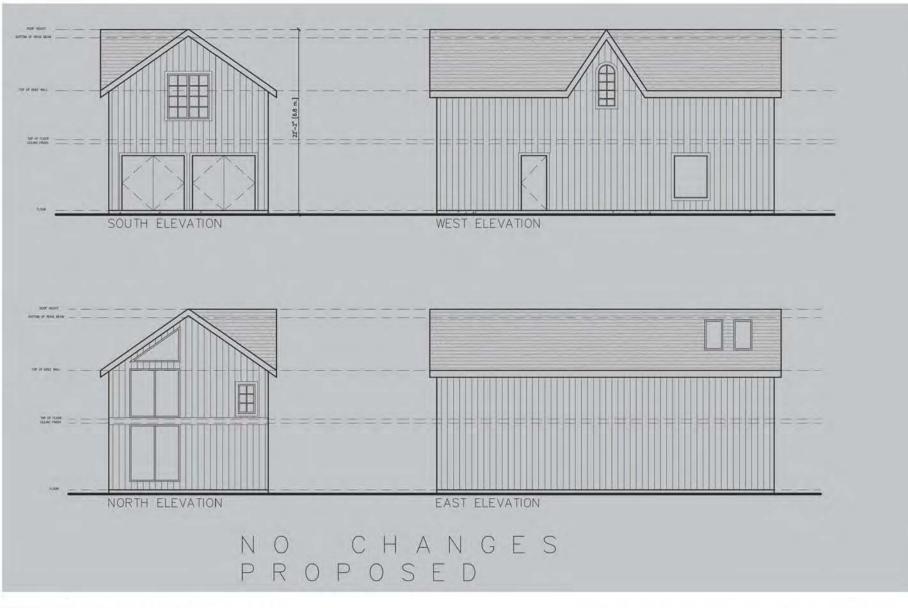
PROPOSED EAST ELEVATION 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: "&" = 1'0"



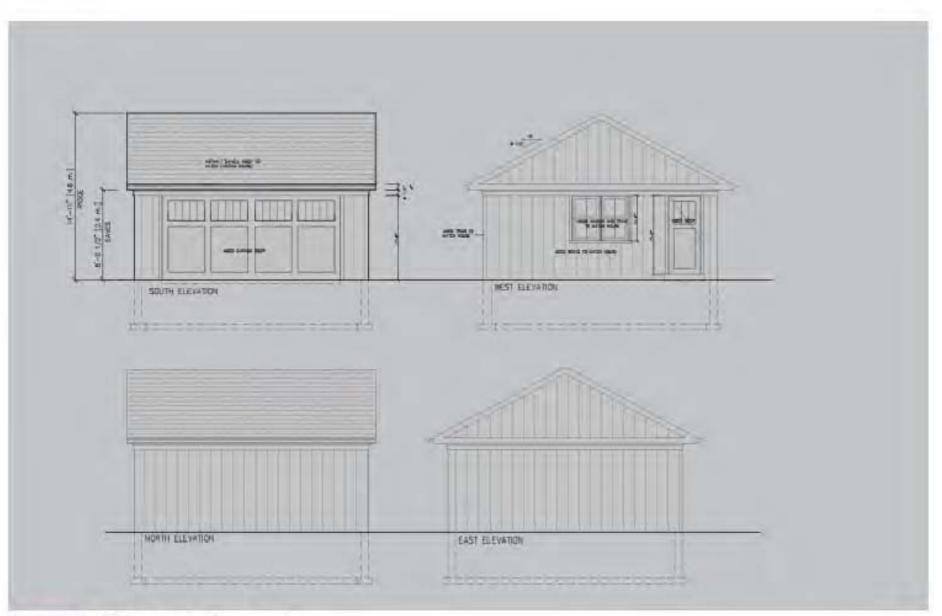
PROPOSED REAR ELEVATION 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: 1/8" = 1'0"



PROPOSED WEST ELEVATION 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: 1/6" = 1'0"

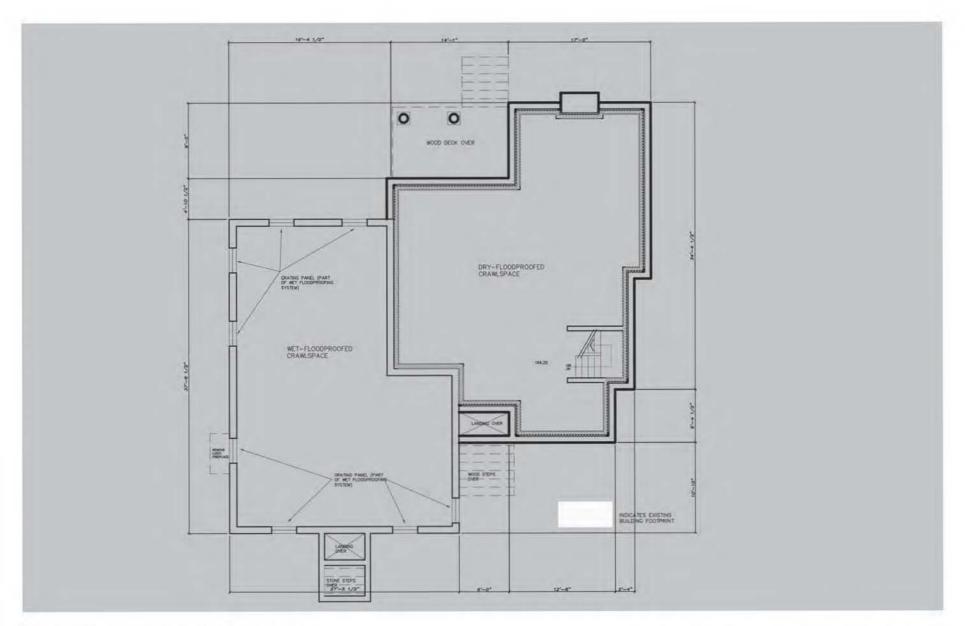


EXISTING ARTIST STUDIO – ELEVATIONS 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: 3/32" = 1'0"

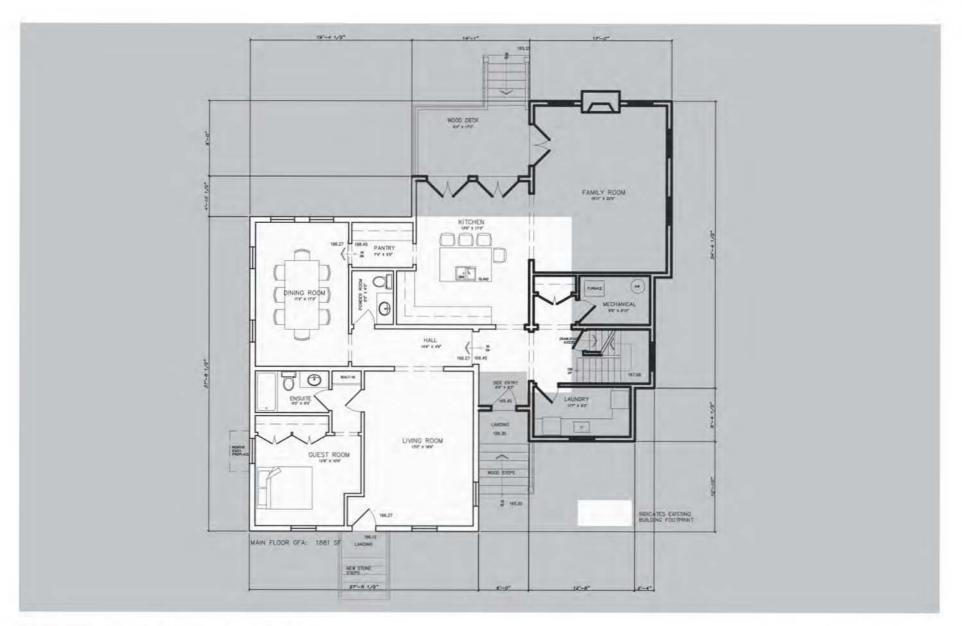


DA Strickland Mateljan Design + Architecture

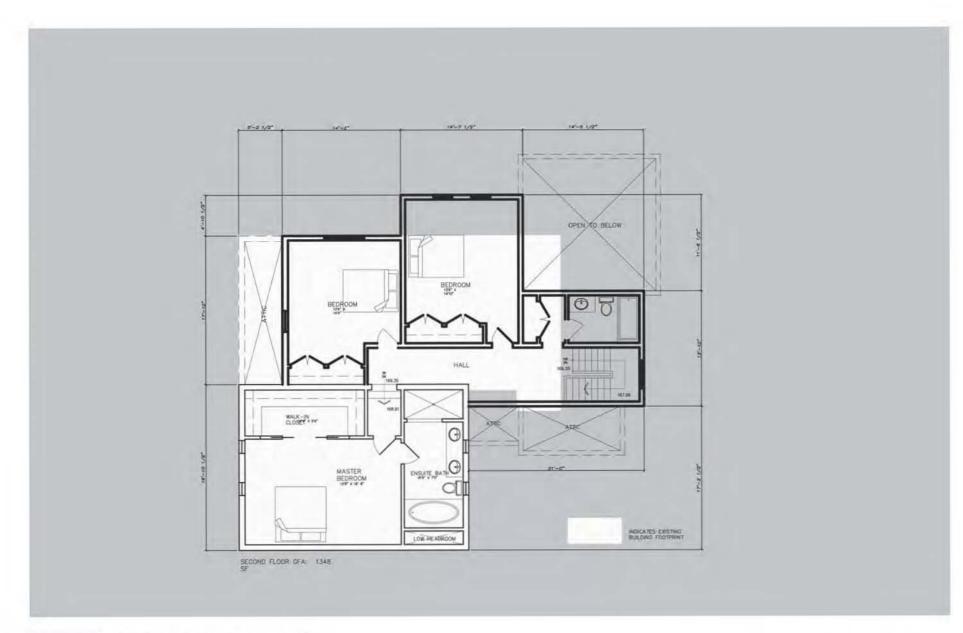
PROPOSED GARAGE ELEVATIONS 1125 WILLOW LANE MISSISSAUGA, OIL AUGUST 30, 2013 SCALE: Nº - 10



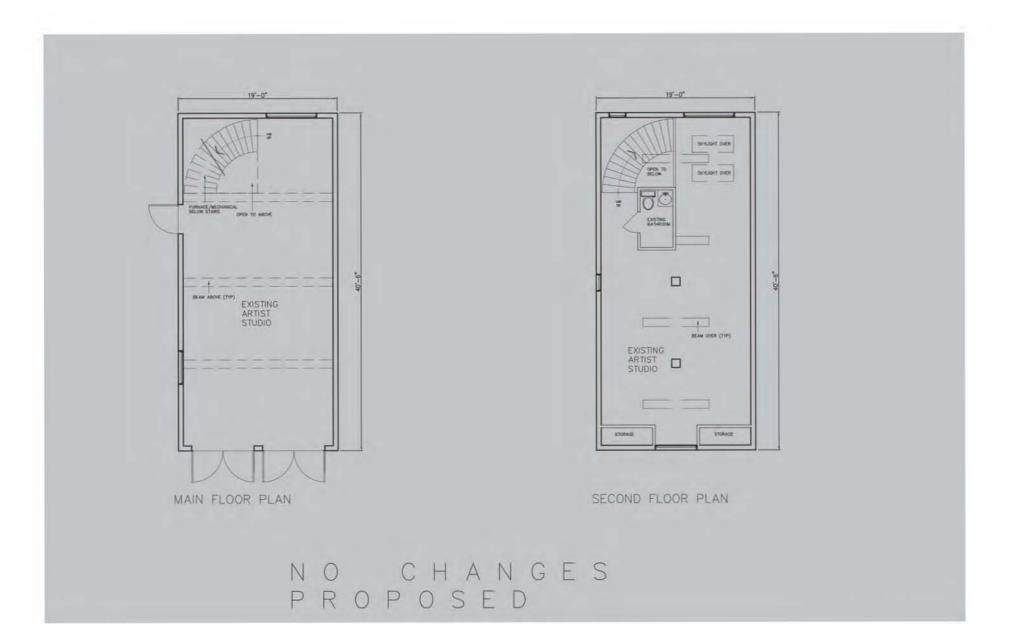
PROPOSED BASEMENT FLOOR PLAN 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: $\frac{3}{20}$ = 1'0"



PROPOSED MAIN FLOOR PLAN 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: $\frac{3}{32}$ " = 1'0"



PROPOSED SECOND FLOOR PLAN. 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: $\frac{3}{2}$ " = 1'0"





EXISTING ARTIST STUDIO – PLANS 1125 WILLOW LANE, MISSISSAUGA, ON AUGUST 30, 2013 SCALE: $\frac{3}{32}$ " = 1'0"

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	BADY BA A. S. COMPANY, B. COMPANY AND	LOT B1 LOT B1	T. STAUSKAS , OLS
SITE STATISTICS:			
ZONING: R1-32 LOT AREA (TABLE LAND ONLY): 36.000 SF EXISTING COVERAGE: 1252 SF (HOUSE) 770 SF (ARTIST STUDIO) 2022 SF TOTAL (5.6%) PROPOSED COVERAGE: 1252 SF (HOUSE) 624 SF (HOUSE) 624 SF (HOUSE) 625 SF (DETACHED GARAGE) 770 SF (ARTIST STUDIO) 3131 SF TOTAL (6.7%)	 A status to a second sec	NETRIC INSTANCES SHOWN OF IT IS AN ARE INSTANCES SHOWN OF IT IS AN ARE IN RETRES SHOWN OF IT IS AN ARE IN RETRES SHOWN OF IT IS AN ARE IN RETRES AND CAN USE CONVERTOR IN RETRES AND CAN USE CONVERTING AND	ELIEF THAT



Meadowvale Village Herizane Conservation District Review Committee

Item 3, Appendix 4 Heritage Advisory Committee Agenda – September 17, 2013

August 26, 2013.

Elaine Eigl, Heritage Co-ordinator City of Mississauga 300 City Centre Dr. Mississauga, ON L5M 3C1

Heritage Advisory Committee **SE**P 1 7 2013

Dear Elaine:

Re: 1125 Willow Lane, Gamsiz-McMenemy residence

Below is a recap of comments from Review Committee members relating to the proposed addition to the Gamsiz-McMenemy residence on Willow Lane:

- Several of the drawings appear to have some inconsistencies. The ground floor plan indicates the family room is the most eastern extension of the building but it is not shown on the front elevation. On the north elevation, the family room roof appears to be one long gable, however this would have the lower edge of the roof abutting the wall of the bedroom. A roof plan may be able to clear this up, however that will mean changes to the drawings.

- There is a concern regarding the appearance of the gable over the laundry room. It may be better to extend the shed roof over the entrance to cover the laundry room instead of a gable. Also the eastern most gable-end appears out of proportion being too narrow and looks like a silo. This could be widened to match up with the other gable forming the eastern wall of the bedroom (which may also resolve the roofing issue mentioned above).

- The gates on the barn are an attractive feature and should be retained if possible.

- The paired windows in the proposed garage are not in keeping with the village character.

- We are pleased to see that the proposed addition appears to give prominence to the original home which is believed to be one of the oldest buildings in Mississauga.

Thanks for the opportunity to comment. Should further information or comment be required, please do not hesitate to contact the writer.

Yours truly,

MEADOWVALE VILLAGE H.C.D.R.C.

Jas. P. Holmes, Chairman

Item 4, Appendix 1 Heritage Advisory Committee Agenda – September 17, 2013

> Heritage Advisory Committee SEP 1 7 2013

Ontario Power Generation

Lakeview Site

Heritage Impact Statement

Prepared by: Ernie U (OPG)

Date: 13 August, 2013

ť.

<u>Schedule 1 to the Demolition Permit Request Regarding Three</u> <u>Ancillary Buildings at the Lakeview Generating Station Site:</u> <u>Heritage Impact Statement</u>

Introduction

Ontario Power Generation Inc. (OPG) wishes to demolish three of the four remaining ancillary building at the site of the former Lakeview Generating Station (the Site). The City of Mississauga (the City) issued two permits authorizing the demolition of all buildings and structures on the Site on March 22nd, 2006 and April 26th, 2006 (see attached Appendix B). Pursuant to the City's approval, the demolition of the main structures of the Lakeview Generating Station commenced in 2006. The ancillary buildings subject to this application were included in the 2006 demolition permit approval, however, OPG retained those buildings to be used during site decommissioning. These buildings are temporary and portable in nature (see picture on page 21 of this document, below). These buildings serve no current purpose and thus, can now be demolished. Accordingly, in July 2013, OPG contracted Delsan –Aim Environmental. Services (DAES) of Concord, Ontario, to demolish these three buildings at the Site. OPG will retain the existing guardhouse at the entrance to the site for security purposes.

Background

In January 2005, the City listed the Lakeview Generating Station in its Heritage Inventory for, among other things, that it formed a significant cultural landscape and was a recognized landmark on Mississauga's waterfront. However, in March, 2001, the provincial government had announced that Lakeview would be required to stop burning coal by April, 2005. This was confirmed in October, 2003, when the provincial government directed OPG to decommission Lakeview by 2005. Given the province's coal closure policy, there was no future purpose for the facility. Thus OPG contracted Murray Demolition LP (Murray) for the demolition of the facility. Murray made an application to the City for this purpose and as required by the City, the package included a Heritage Impact Statement for the Site (see Appendix C). Murray received the attached demolition permit from the City. Accordingly, on June 12, 2006, the "Four Sisters" were demolished. On June 28, 2007, the rest of the powerhouse buildings were demolished. Thus, the primary aspects of heritage and cultural value contemplated in the City's Heritage Inventory no longer exists.

The following is a summary of the Heritage Impact Statement, prepared for your convenient reference.

Summary of Heritage Impact Statement for Lakeview Generating Station Site

Site History

Property Title Search

The Corporate Real Estate Division of Ontario Hydro conducted a property title search of the Lakeview Generating Station Site in the winter of 1996. The land assembly includes parts of Lots 7, 8 and 9, Concession 3 – SDS, all in the former Township of Toronto, County of Peel, which is now the City of Mississauga, Regional Municipality of Peel.

The title search revealed an extensive history of property transactions dating from as early as 1866. Ontario Hydro began acquiring most of the property rights at the subject site in 1959 with the last property obtained in 1970. In most instances property was granted from the Crown.

The Corporation of the Township of Toronto acquired several parcels of land from Ontario Hydro beginning in 1960, including a significant parcel of land north of the switchyard and south of Lakeshore Road which was to be sold off for industrial development. Also, in a 1983 licence agreement, Ontario Hydro permitted the Credit Valley Conservation Authority to use part of its land at the western edge of the property for the purpose of the construction of the Lakeview Promenade Park including breakwater.

The site is legally described as Part Lots 7, 8 and 9, Concession 3 SDS, and part of Water Lots, designated as Parts 1-49 on 43R-23371, City of Mississauga. The table shown on the following page lists the entities that were reported to be associated with ownership or occupation of the site during the specified time periods.

Table 1 – Property Title Search

Registered Owner(s)	Ownership Period	
Part Lot 7		
His Majesty The King	July 1881 – July 1914	
The Hydro-Electric Power Commission	July 1914 – June 1958	
The Hydro-Electric Power Commission of	June 1958 – Present	
Ontario (a.k.a. Ontario Hydro)		
Part Lot 8		
The Corporation of the City of Toronto	July 1892 – February 1932	
His Majesty The King	February 1932 – March 1958	
The Corporation of the City of Toronto	March 1958 – July 1958	
The Hydro-Electric Power Commission of	July 1958 – Present	
Ontario (a.k.a. Ontario Hydro)		
Part Lot 9		
T.S. Kennedy	January 1876 – Unknown	
Anna C. Cawthra	Unknown – September 1912	
His Majesty The King	September 1912 – February 1960	
The Hydro-Electric Power Commission of	February 1960 – Present	
Ontario (a.k.a. Ontario Hydro)		
Water Lot HY28		
The Crown	Prior to May 1960	
The Hydro-Electric Power Commission of	May 1960 – Present	
Ontario (a.k.a. Ontario Hydro)		
Water Lot in Front of Part Lot 9		
The Crown	Prior to January 1910	
Anna C. Cawthra	January 1910 – September 1912	
His Majesty The King	September 1912 – December 1958	
The Corporation of the Township of	December 1958 – February 1965	
Toronto		
The Hydro-Electric Power Commission of	February 1965 – Present	
Ontario (a.k.a. Ontario Hydro)		
Water Lot HY77		
The Crown	Prior to June 1967	
The Hydro-Electric Power Commission of	June 1967 – Present	
Ontario (a.k.a. Ontario Hydro)		
Water Lot HY116		
The Crown	Prior to April 1970	
The Hydro-Electric Power Commission of	April 1970 – Present	
Ontario (a.k.a. Ontario Hydro)		

Long Branch Rifle Ranges and Aerodrome – 1891 to 1958

At the end of the nineteenth century, there was a rifle range located on land neighbouring the property where the Lakeview Generating Station would eventually be constructed. The rifle range came into existence after the City of Toronto had deemed in a council meeting in 1881 that the rifle range located in the city limits at that time was unsafe. The Council subsequently made a request for the Federal government to locate a site outside the city that would be more suitable. About ten years later, a new rifle range was founded in 1891 when 100 acres (40 ha) of land in Toronto Township (Lakeview) was purchased by the Federal government. The land located south of Lake Shore Road was registered as Lot 5, Con. 3, SDS. The rifle range, which fell under the jurisdiction of the Ontario Militia Department, was named the Long Branch Rifle Ranges and steadily grew in popularity with membership increasing so that by 1908 more land was purchased to increase the range to 365 acres (147.7 ha). The land acquired was Lots 4, 6, 7, 8, 9, and part of 10. The present day Lakeview Generating Station is situated on some of the land that encompassed the Rifle Ranges.

During the life of the Rifle Ranges, it was used by the Ontario Rifle Association for not only recreation but also the training of young men to prepare them for the armed forces. The Department of National Defence used the site during the Second World War (1939 – 1945) for training purposes.

Toronto Curtiss Airplane Factory, which was owned by Hammondsport, New York based Curtiss Airplane Factory opened Canada's first aerodrome and flying school at the Lakeview Rifle Ranges in May, 1915. The manager, John Alexander Douglas McCurdy (b. 1886 in Baddeck, Nova Scotia), was Canada's first aviator. The school operated for two years before being closed down in December, 1916.

In January, 1917, the Royal Flying Corps was created and the site was used as a cadet training school. Many of the pilots that graduated from this school went to England to serve with the Royal Naval Air Services during the First World War. With the growth of the Royal Flying Corps, the Rifle Ranges airfield became too small and the operation was moved to Camp Borden in Penetanguishene.

There is an Ontario Archaeological and Historical Sites Board plaque as shown in the Photo 1 on Page 5, which is located at the corner of Lakeshore Road and Hydro Road and commemorates the site of the former Aerodrome. The plaque was dedicated on September 21, 1969, and unveiled by the former Toronto Mayor Bert S. Wemp who had been a graduate of the school.





Photo 1 Historical Plaque

During the 1950s, the Toronto Township was growing rapidly and the Council wanted the land for industrial development and public purposes such as a sewage and water plants and parks. In the summer of 1954, the 350 acres (141.7 ha) Rifle Ranges property was transferred from the Department of National Defence to the Toronto Township. The Ontario Rifle Association moved its school to the Ottawa Connaught Ranges

The Lakeview Generating Station – 1958 to 2005

Lakeview Generating Station was one of five coal-fuelled generating stations operated by Ontario Power Generation. The station is situated on the north shore of Lake Ontario, in the City of Mississauga.

The construction for an eight unit coal burning generating plant by Ontario Hydro began on June 1, 1958, on 85 acres (34 ha) on the shore of Lake Ontario in Lakeview, which was purchased from the City of Toronto. The units were brought into service over the seven-year period between 1962 and 1969. Photo 2 shows an aerial photo of the site circa 1958 prior to the commencement of construction. The first unit produced power in November, 1962 and is shown in Photo 3. The road leading into the plant is called Hydro Road, where the property was used for the Rifle Ranges and the first Aerodrome. Eventually the plant would occupy 144 acres. When the first two units began operating, they were the only 300 megawatt generators in Canada. When the eight units were completed in 1968, the station was reputed to be the largest fossil station in the world, capable of producing 2400 megawatts of power and employed more than 600 staff. The eight-300 mega-watt turbo generators were built by Canadian General Electric in Peterborough.

The official opening of the Lakeview Generating Station took place on June 20, 1962, with Prime Minister John Robarts and Ontario Hydro chairman W. Ross Strike pushing the button to start up the first 300,000 kilowatt unit to produce electricity. The station was the first 3, 000,000 kilowatt thermal-electric plant in Canada. Robarts commented that, "The Lakeview Generation Station is a tangible expression of confidence in the contribution electricity would make to the continued growth and well being of the citizens of Ontario." A plaque was unveiled that paid tribute to the spirit of cooperation that prevailed during construction.

Upon completion in 1968 at a cost of \$274 million, it became the world's largest fossil generating station capable of producing 2.4 billion watts of power. Lakeview ran at its highest capacity during from the late 1960s and early 1980s, supplying 2,400 megawatts of the province's electrical needs. The most dominant feature of the station is its stacks, affectionately known as the "The Four Sisters", which are about 150 metres (490 feet) tall. The stacks as shown in the following photograph are visible for miles and are used by boaters and commercial pilots as a navigational landmark.



Photo 2 Official Opening June 20, 1962 (Courtesy: Larry Onisto, OPG)



Photo 3 "The Four Sisters" (Courtesy: Larry Onisto, OPG)

When Lakeview's eight generating units were first built, they played an important role in providing customers with a reliable supply of electricity 24 hours a day, seven days a week. Recently, the station had four operating units, which supplied electricity primarily during winter and summer peaking hours for Ontario customers, operating about 20 per cent of the time.

In the early 1990s, four units of the station were rehabilitated, which upgraded major equipment and extended the service life of the units. These improvements helped Lakeview Generating Station produce electricity for customers more efficiently and reliably and with less impact on the environment.

In 1960, a docking causeway was constructed. Built of steel cells 48 feet (14.8 m) in diameter weighed down with rock and concrete, it extended 2,000 feet out into Lake Ontario. Here self-unloading ships would discharge coal onto conveyor belt that would carry it, at a rate of 2,000 tons an hour, to the storage area that could hold 2,500,000 tons of coal.



Chronology of Major Milestones June 1, 1958

• Construction begins on 52 hectares of land purchased from the City of Toronto

July 24, 1959

• Ontario Hydro announces the addition of a third and fourth 300,000 kilowatt generating unit to Lakeview by 1964

1961

• Unit 1 produces first electricity on October 30th

1962 - 1965

• Units 2 – 4 in service



Photo 4 Aerial Photo of Units 1 – 4, Circa 1964 (Courtesy: Larry Onisto, OPG)

1967 - 1969

• Units 5 – 8 in service

1969 – 1980's

- On the waterfront of Lake Ontario, "The Four Sisters" Lakeview's four 150 metre concrete stacks became a familiar navigational beacon for boats, ships and airplanes.
- Lakeview ran at its highest capacity as a base load plant from the late 1960s to the early 1980s and met about 17 per cent of the province's energy needs. During this time, Lakeview played an important role in providing an around-the-clock, reliable supply of electricity to Ontario's energy customers.



Photo 5 Aerial Photo, 1972 (Courtesy: Larry Onisto, OPG)

1980s

• In 1980, as fuel alternatives such as nuclear units came on line at Pickering and Bruce, Lakeview's role in the electricity marketplace changed. It transitioned to a four-unit peaking plant, due to its higher costs operating only when electricity demands were highest, or other generating units were not available. In 1986, the station began to use lower-sulphur coal to reduce emissions of sulphur dioxide and nitrogen oxides.

1990 -1993

- \$1.1 billion was invested in rehabilitation to increase efficiency and reliability, and the addition of acid gas control equipment to all eight units.
- By 1992, only four units had been overhauled when repairs were halted due to the changing future outlook and to a decline in the consumer use of energy, due to economic recession.



Photo 6 Aerial Photo, 1992 (Courtesy: Larry Onisto, OPG)

1993 – 2000

- In January, 1993, reduced load forecasts resulted in the decommissioning of Units 3, 4, 7 and 8. In 1994, the plant returned to service as a four-unit peak-demand generating station, but with a much improved environmental performance.
- Lakeview continued to provide customer with a safe, reliable source of power when demand was highest, and became a key asset in times of uncertainty in the electricity marketplace. The station's location in the Greater Toronto Area made its output invaluable to some of Ontario's largest municipal utilities and industries especially when nuclear and other generation was not available.

1998 – 2002

- In December, 1998, Ontario Hydro announced a joint venture to pursue the development of a 550 MW natural gas-fired combined cycle power plant at Lakeview. The venture was dissolved in May, 2000.
- In March, 2001, the provincial government announced that Lakeview would be required to stop burning coal by April, 2005.

2003 - 2005

• In October, 2003, the provincial government confirmed that Lakeview would close on April, 2005, with the remainder of OPG's fossil-fuelled plants removed from service by the end of 2007.

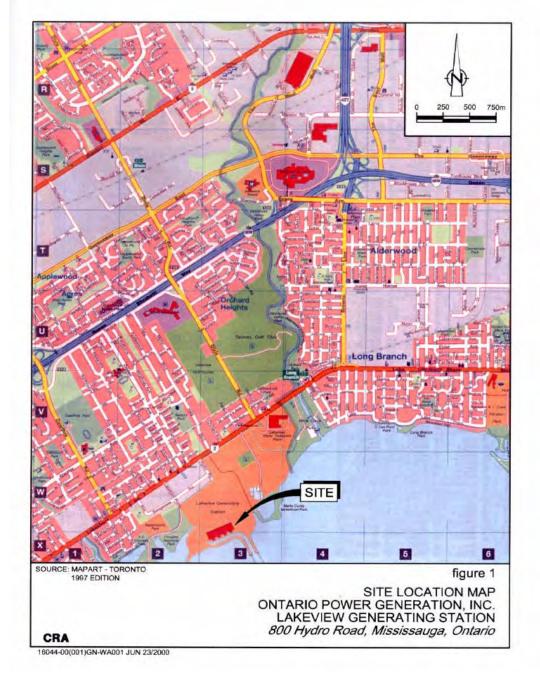
2006 - 2007

- In June12, 2006, 'The Four Sisters' were successfully imploded by Murray Demolition LP, in order of east to west, falling to the east with a stack toppling every 4 seconds. Over a thousand spectators came to a nearly park to observe the demolition. Helicopters filled the sky, each taking footage of the event.
- June 28, 2007, The rest of the powerhouse building was demolished at 11:04am EST.

Description of the Site and the Surrounding Area

Location and Land Use

The Lakeview Generating Station is located on the north shore of Lake Ontario on 128 acres (51.2 hectares) of land in the District of Lakeview in the City of Mississauga, Ontario as shown on the following Site Location Map. The City of Mississauga Lakeview District Land Use Map (Amendment No. 11 to the City Plan) dated March 2002 shows the land use designation of the site as "Utility – Generating Station". The City of Mississauga, Planning and Building Department, Map 01 (Schedule "B" to Bylaw 5500) dated April 20, 2005, shows the site zoning as "M1 Industrial".



The Surrounding Area

The area immediately surrounding the generating station consists of different land uses from "Utility" to the east, "Business Employment" to the north and "Open Space – City Park" to the west. The Lakeview Water Pollution Control Plant is located on the neighbouring property immediately east of the plant along the shoreline of Lake Ontario. There is a greenbelt that runs southward between the two plants where a small creek called Serson Creek, flows to the lake. Bordering the west side of the property is the Lakefront Promenade Park and located a little further west is the Ministry of the Environment South Peel Lakeview Water Treatment Plant. The park and the treatment plant can be seen in the foreground of the following aerial photo with the generating station in the background.

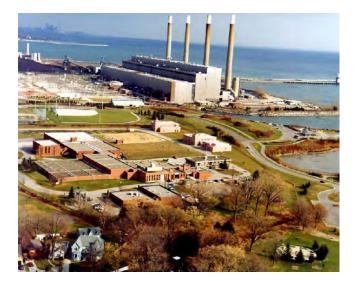


Photo 7 Aerial Photo Looking South-East (Courtesy: Larry Onisto, OPG)

Site Description

A large storage area dominates the eastern side of the property where coal and fly ash used to be stockpiled during the operation of the plant. The storage area, as shown on the Lakeview G.S. Natural Areas Map in black, had a capacity of 2.5 million tons (2.3 million Mg) of coal and along with the conveyor equipment and associated buildings, was known collectively as the Coal Yard. The storage area was also used to store fly ash at the northern and southern ends and is surrounded by gravel areas. The conveyor equipment and structures, that were used to transport the coal from the unloading dock to the coal pile and the plant, are located adjacent to the Main Service Road on the west side of the Coal Yard. Along the shoreline, south of the Coal Yard, there are areas of rock and gravel that have been naturally re-vegetated and to the north of the fence line, cultural meadow and thicket.



On the western half of the property, the station infrastructure is dominated by the main building that houses the boilers, coal bunkers and electrical generating equipment and rises to a height of 190' (58 m) with a footprint of 391,900 square feet (36,408 m²). This massive structure called the Powerhouse is the most prominent man-made feature on the site with four, 490' (149 m) chimneys towering above the south side of the building. Ancillary buildings housing equipment to pump water are situated along the shoreline. As well, there are offices and a water treatment plant connected to the east side of the Powerhouse and storage buildings to the north. Around these building, the surrounding land is covered with asphalt, concrete and gravel as shown on the natural areas map.

There is a large switchyard, which is covered with gravel, north of the Powerhouse where the generated electricity was transmitted through power lines. Outside the fence line north of the switchyard, the remainder of the property slopes upward onto meadow and a field of mowed grass where there are two baseball diamonds and soccer pitch. There are some trees dispersed in this area. Standing in this field are transmission towers that supported the power lines leaving the generating station. A series of transmission towers further conveyed the power lines northward connecting them to the power grid system through a utility right-of-way running parallel to Hydro Road and beyond.

The southern extent of the property is bounded by Lake Ontario, which is a 7,550 square mile (19,300 km) body of fresh water. The lake connects to the St. Lawrence Seaway and the Atlantic Ocean allowing coal-carrying ships to transport coal to the plant and unload at the plant docking facility. The lake also played an essential role in the functioning of the generating station providing water for not only the boilers in order to produce steam but also cooling the condensers and controlling dust in the Coal Yard. The shoreline was modified to accommodate the water intake requirements of the plant and to allow ships to dock and unload coal. The following aerial photo of the site, looking north, shows the early stages of plant construction in 1958, which gives an idea of the original shoreline.



Photo 8 Aerial Photo (Circa 1958) (Courtesy: Larry Onisto, OPG)

By the time the plant opened in 1962, the shoreline had been transformed. A 1000 foot (305 m) breakwater had been constructed to create an Intake Channel and Forebay, as shown on the site plan that would provide shelter for the intake pumps supplying water for the generating station. The breakwater was formed using rocks and boulders –some weighing up to 11 tons – hauled to the site by truck. A docking causeway extended from the breakwater 1,970 feet (600 m) off shore. It was constructed using 48' (14.6 m) diameter steel cells that were filled with rock and concrete. On the west side of the site, the shoreline was further altered with the construction of a Discharge Channel, which was used for the return of water to Lake Ontario. The aerial photo on the following page, shows the readily identifiable man-made features of the Intake Channel, Forebay and Discharge Channel. In subsequent years, the eastern groin of the Intake Channel, as shown on Photo 5, was extended into the lake with the addition of the hauls of three steel barges that were set in place and filled with concrete. The shoreline along the entire extent of the property has been protected with gravel and rock, as shown on the natural areas map, with the breakwater and areas south of the Coal Yard having been naturally re-vegetated with some trees, grasses and shrubs.

There are some treatment ponds on site as shown on the natural areas map – one that used to be located west of Coal Yard, as well as the Coal Yard Run-Off Pond to the south and the Ash Settling Ponds, west of the Powerhouse.





Photo 9 Aerial Photo (Circa 1962) (Courtesy: Larry Onisto, OPG)

The main entrance to the property is at the end of Hydro Road, which starts at Lakeshore Road (Hwy. 2) and runs southward. The site is secured with a chain-link fence that lines the perimeter of the property as delineated on the site plan. There are electronic gates at the main entrance where a guard house is located (Structure No. 5). Site security personnel, who are posted in this building, patrol the site and control entry into the plant. Inside the gate, an asphalt-paved roadway, called the Main Service Road, continues southward towards the lake providing access to parking areas adjacent to the Administration Building (Structure No. 78) as well as the Coal Yard Utility Building (Structure No. 79). On the east side of this roadway, there is a drainage ditch as shown on the natural areas map that drains southward toward the lake. On the other side of the ditch the property rises up slightly to the Coal Yard. There is a row of cultivated trees that line the same side of the road as well as trees that were planted in a mowed grass area east of the Administration Building. Roads branch off to the west on both sides of the Powerhouse allowing access to all sides of the plant as well as the storage area to the north and the pump houses to the south. A roadway runs along the shoreline around the Forebay eastward on top of the breakwater and onto the docking causeway. This roadway also continues westward along the shoreline and turns northward at the west extent of the property where it is identified as the West Access Roadway. Intersecting the Main Service Road, just inside the main gate, is the Switchyard Road that runs westward to provide access to the Switchyard Area as well as the Tour Centre (Structure No. 17) and some storage buildings. There is some additional landscaped areas with shrubs and trees and naturally re-vegetated areas along the Discharge Channel.

Running southward, parallel to Hydro Road, a Canadian National Rail spur line enters the plant east of the main gate. The line, which is no longer operational, spits into two with one section running parallel to the Main Service Road where it ends; the other line continues towards the north-west corner of the Powerhouse and enters the building in an area referred to as the Loading Bay.

Documentation of Site and the Existing Structures

Introduction

The following section describes the Lakeview Generating Station Site in detail including the natural and man-made features and gives a complete listing and description of all the existing structures located on the property. Only those structures that are scheduled to be demolished are documented in this report. The report references the following drawings that were provided by Ontario Power Generation, Inc. (OPG) and are reproduced in Appendix I.

- Lakeview G.S. Site Plan Buildings & Miscellaneous Structures, General Arrangement
- Lakeview G.S. Natural Areas Map

OPG has identified each of the structures on the site plan by number. This numbering system is used in this report in order to locate each of the structures on site.



Structure No. 1 – Lakeview Rehabilitation Commissioning Office / Fitness Centre

The Lakeview Rehabilitation Commissioning Office, later re-named the Fitness Centre, is not shown on the site plan that was provided with this report. It is, however, located south of the Tour Centre just east of the Switchyard. The building was constructed in 1989 and is a single storey, 50'(15.2 m) by 72' (22 m) structure that was used as office space during the rehabilitation of the plant in the early 1990s. The building floor, walls and roof are framed with timber and covered with plywood and supported on concrete piers. There are aluminium-framed windows around the building with the exterior walls being clad with steel siding. The interior walls are clad with vinyl covered drywall and the floors with vinyl tile and rug. The ceiling consists of acoustical lay-in panels and fluorescent lights supported on a suspended metal grid of tees.



Photo 1 Structure No.1 – Lakeview Rehabilitation Commissioning Office South Elevation



Photo 2 Structure No. 4 – Lakeview Rehabilitation Commissioning Office Interior

Structure No. 9 & No. 10 - HEPCO Building

Structure No. 9, identified as the HEPCO Building, is a 34' 6" by 32' (10.5 m by 9.8 m) by 10' (3 m) high structure constructed of masonry bearing walls of concrete block. The interior partition walls are also concrete block. The roof is flat steel framed with a metal pan and built-up roof and the building is founded on reinforced concrete footings with the floor being a reinforced concrete slab on grade. The building functioned as offices for personnel operating the adjacent weigh scale, which is identified on the site plan as Structure No. 10.



Photo 16 Structure No. 9 – HEPCO Building South Elevation

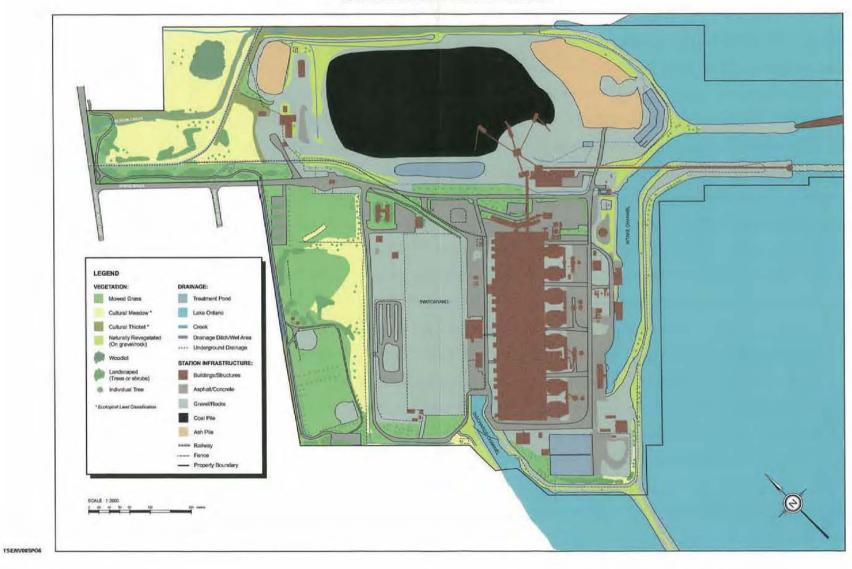
Structure No. 3 - Lakeview Rehabilitation Project office / Tour Centre

The Lakeview Rehabilitation Project Office, later re-named the Tour Centre, is shown on the site plan that was provided with this report. The building was constructed in 1989 and is a single storey, 108'-0" (32.9 m) by 86' -9" (26.4 m) by 10'h (3m) structure that was used as office space during the rehabilitation of the plant in the early 1990s. The shape of the building is similar to the letter "H". A walk-in vault is attached to a wall to the building. The building walls and roof are framed with timber and covered with plywood rest on a slab on grade. There are aluminium-framed windows around the building with the exterior walls being clad with steel siding. The interior walls are clad with vinyl covered drywall and the floors with vinyl tile and rug. The ceiling consists of acoustical lay-in panels and fluorescent lights supported on a suspended metal grid of tees.





Appendix A – Site Plan



LAKEVIEW GS NATURAL AREAS MAP