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## Heritage Advisory Committee

### Date

2016/11/15

### Time

9:30 AM

### Location

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

### Members

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

### Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5425  
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appendices in this agenda can be viewed at:  
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

1. CALL TO ORDER  
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2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
- 4.1. Approval of Minutes of October 11, 2016 Meeting
5. DEPUTATIONS - Nil
6. PUBLIC QUESTION PERIOD - 15 Minute Limit (In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, persons who wish to address the Heritage Advisory Committee about a matter on the Agenda may ask their question limiting it to 5 minutes, as the public question period total time limit is 15 minutes.)
7. MATTERS TO BE CONSIDERED
- 7.1. Proposed Heritage Designation Amendment: 5155 Mississauga Road (Ward 11)  
Corporate Report dated October 20, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

1. *That Designation By-law 368-82, designating the property known as the William Barber House located at 5155 Mississauga Road be amended, per Section 30.1 (1) of the Ontario Heritage Act, for its physical and design; historical and associative; and contextual value as reflected in the proposed Schedule A included as Appendix 4 of the Corporate Report dated October 20, 2016 from the Commissioner of Community Services, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.*
  2. *That, if there are objections to the amendment of Designation Bylaw 368-82, City Council direct the City Clerk to refer the matter to the Conservation Review Board.*
- 7.2. Request to Alter a Heritage Designated Property: 1620 Orr Road (Ward 2)  
Corporate Report dated October 20, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

*That the proposal for new, wood, operable shutters as depicted in the appendix to the report from the Commissioner of Community Services, dated October 20, 2016, be approved for the Anchorage building at 1620 Orr Road, which is designated under Part IV of the Ontario Heritage Act.*

- 7.3. Request to Demolish a Heritage Listed Property: 1251 Stavebank Road (Ward 1)  
Corporate Report dated October 14, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

*That the property at 1251 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.*

- 7.4. Request to Demolish a Heritage Listed Property: 1276 Woodland Avenue (Ward 1)  
Corporate Report dated October 17, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

*That the property at 1276 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.*

- 7.5. Request to Demolish an outbuilding at a Heritage Listed Property: 1548 Dundas Street West (Ward 7)  
Corporate Report dated October 17, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

*That the outbuilding at the property at 1548 Dundas Street West, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.*

- 7.6. Removal or reduction of Cultural Landscape Properties from the City's Heritage Register  
Corporate Report dated October 17, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

*That the report regarding the Removal or reduction of Cultural Landscape Properties from the City's Heritage Register, from the Commissioner of Community Services, dated October 24, 2016, be received.*

- 7.7. Vacancy on Heritage Advisory Committee - Resignation of Paul McGuigan

- 7.8. Heritage Planning Work Plan

8. SUBCOMMITTEE UPDATES

- 8.1. Heritage Designation Sub-Committee

- 8.2. Public Awareness Sub-Committee

9. INFORMATION ITEMS

- 9.1. 2017 Heritage Advisory Committee Meeting Dates

- 9.2. Maintenance Priorities for City Owned Properties - Email dated 09/30/16 from Facilities and Property Management Division

10. OTHER BUSINESS

11. DATE OF NEXT MEETING – January 10, 2017

12. ADJOURNMENT

City of Mississauga  
**Minutes**



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## Heritage Advisory Committee

### Date

2016/10/11

### Time

9:30 AM

### Location

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

### Members Present

Rick Mateljan, Citizen Member **(Vice-Chair)**  
Councillor Carolyn Parrish, Ward 5 (left 10:07 am)  
Michael Battaglia, Citizen Member  
Elizabeth Bjarnason, Citizen Member  
Robert Cutmore, Citizen Member  
David Dodaro, Citizen Member  
Lindsay Graves, Citizen Member  
Cameron McCuaig, Citizen Member  
Matthew N. Wilkinson, Citizen Member

### Members Absent

Councillor George Carlson, Ward 11 **(Chair)**  
James Holmes, Citizen Member  
Paul McGuigan, Citizen Member

### Staff Present

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division  
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division  
Mumtaz Alikhan, Legislative Coordinator

### Find it online

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



## 1. CALL TO ORDER

In the absence of Councillor Carlson, R. Mateljan, Vice Chair, called the meeting to order at 9:34 am.

## 2. APPROVAL OF AGENDA

**APPROVED** (C. McCuaig)

## 3. DECLARATION OF CONFLICT OF INTEREST - Nil.

## 4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes of Heritage Advisory Committee Meeting held on September 13, 2016

**APPROVED** (Councillor C. Parrish)

## 5. DEPUTATIONS - Nil

6. PUBLIC QUESTION PERIOD - 15 Minute Limit (*Persons who wish to address the Heritage Advisory Committee about a matter on the Agenda. Persons addressing the Heritage Advisory Committee with a question should limit preamble to a maximum of two statements sufficient to establish the context for the question. Leave must be granted by the Committee to deal with any matter not on the Agenda.*)

None.

## 7. MATTERS TO BE CONSIDERED

7.1. Request to Demolish a Heritage Listed Property: 1216 Mississauga Road (Ward 8)

Corporate Report dated September 19, 2016 from the Commissioner of Community Services.

R. Cutmore, R. Mateljan and Councillor Parrish raised the following concerns with the staff recommendation:

- There was a significant heritage reason that the property was placed on the Heritage Register and should not be removed;
- The alterations that have been done compliments the house and gives it more character;
- The report contradicts itself by recommending demolishing the property yet requiring a heritage recognition;

- Properties less worthy have been preserved and this one is an excellent example of a craftsman style house, which has been well kept with sensitive interventions;
- The subject property has more architectural integrity than an average house.

M. Wilkinson stated that staff faced a challenge in trying to determine the heritage value of the house based on William Elmer Wright's contributions to the community with the information available.

Cecilia Nin Hernandez, Heritage Coordinator, advised that Heritage staff conducted extensive research and had considered declaring the property as a rare example, but found the alterations had chipped away at the integrity of the property. She stated that there is evidence either way, however there is also a wide range of interpretation of the *Ontario Heritage Act Regulation 9/06* (Act), and in the end the Act gives the authority of the final decision to the Committee and Council.

Councillor Parrish said that the fact that the property has been changed meant that it was well taken care of, and it will be a shame to tear down a unique building. She moved that the staff recommendation be refused.

Nick Perrotta, Owner, addressed the Committee noting that his father purchased the property in 1973 and his family has more roots in Port Credit than Mr. Wright who was also not the original builder of the house. He noted that as far as he was aware, despite the contributions made by Mr. Wright to the community, there is no plaque, park or a street dedicated to him either by the Credit Valley Conservation Authority or Toronto Hydro. Mr. Perrotta stated that the house was designed to be on a one acre lot, but it now sits on a quarter acre lot, and is not in keeping with the new construction occurring in the neighbourhood with more attractive features than the subject building.

Mr. Mateljan said that heritage conservation is not about making a property look pretty or to believe newer or bigger is better.

After further discussion, the Committee expressed support for the staff recommendation.

### **RECOMMENDATION**

HAC-0051-2016

1. That the property at 1216 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.
2. That prior to demolition, the owner provide measured drawings of the structure currently on the property as described in the corporate report.
3. That the owner provides a demolition documentation report with information as described in the corporate report.

**APPROVED** (C. McCuaig)

7.2. Request to Demolish a Heritage Listed Property: 243 Oakhill Road (Ward 1)

Corporate Report dated September 15, 2016 from the Commissioner of Community Services.

Councillor Parrish expressed objection to the proposed demolition citing that the subject property looks the same era and shape as the preserved "Harding House".

At this point, Councillor Parrish left the meeting at 10:07 am.

**RECOMMENDATION**

HAC-0052-2016

That the property at 243 Oakhill Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

**APPROVED** (D. Dodaro)

7.3. Request to Demolish a Heritage Listed Property: 1343 Milton Avenue (Ward 1)

Corporate Report dated September 14, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

HAC-0053-2016

That the property at 1343 Milton Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

**APPROVED** (B. Bjarnason)

7.4. Request to Demolish a Heritage Listed Property: 1377 Milton Avenue (Ward 1)

Corporate Report dated September 14, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

HAC-0054-2016

That the property at 1377 Milton Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

**APPROVED** (M. Wilkinson)

7.5. Request to Demolish a Heritage Listed Property: 99 Veronica Drive (Ward 1)

Corporate Report dated September 15, 2016 from the Commissioner of Community Services.

**RECOMMENDATION**

HAC-0055-2016

That the property at 99 Veronica Drive, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process

**APPROVED** (M. Wilkinson)

## 8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee

C. McCuaig advised there was no update this month largely due to the fact that there was a report expected to assess the viability of removing cultural landscapes. Ms. Paula Wubbenhorst, Senior Heritage Coordinator, advised that a report on this matter will be on the next meeting agenda.

Mr. McCuaig reminded staff that the Heritage Designation Sub-Committee is at their disposal to provide input and assist with controversial items prior to them being considered by the Heritage Advisory Committee.

8.2. Public Awareness Sub-Committee – Nil.

## 9. INFORMATION ITEMS – Nil.

## 10. OTHER BUSINESS

(a) Contentious Agenda Items

The Committee discussed items on the agenda such as Item 7.1 and requested staff to consider not making a recommendation if there is uncertainty with respect to a controversial application. Ms. Nin Hernandez advised that staff will look into the feasibility of this with Legal Services and the legislated 60 day timeline. The Committee also suggested that site visits by its members would be prudent to provide guidance and feedback prior to a staff recommendation report.

(b) M. Wilkinson asked about damage to the property located at 915 North Service Road. R. Cutmore asked about a zoning by-law infringement at the property located on 42 Front Street South. Ms. Wubbenhorst advised that she will bring this to the attention of the appropriate City staff.

(c) C. McCuaig provided a brief update on the Lakeshore Connecting Communities Technical Advisory Committee meeting that he attended recently representing the Heritage Advisory Committee.

(d) The Committee requested that the staff Work Plan become a standard item on

future agendas in order to provide a snapshot of what is coming up.

- (e) Ms. Wubbenhorst advised that members of the Committee are invited to attend a *Speakeasy Cabaret* at the Benares Visitor Centre on October 20, 2016 featuring the swinging 1920's. She also advised that the Culture Division is reviewing its Culture Master Plan and members of the Committee will be provided opportunities to engage in the exercise in the coming months.

11. DATE OF NEXT MEETING – November 15, 2016

12. ADJOURNMENT – 10:47am

City of Mississauga  
**Corporate Report**



Date: 2016/10/20

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
 2016/11/15

## Subject

**Proposed Heritage Designation Amendment: 5155 Mississauga Road (Ward 11)**

## Recommendation

1. That Designation By-law 368-82, designating the property known as the William Barber House located at 5155 Mississauga Road be amended, per Section 30.1 (1) of the *Ontario Heritage Act*, for its physical and design; historical and associative; and contextual value as reflected in the proposed Schedule A included as Appendix 4 of the Corporate Report dated October 20, 2016 from the Commissioner of Community Services, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.
2. That, if there are objections to the amendment of Designation Bylaw 368-82, City Council direct the City Clerk to refer the matter to the Conservation Review Board.

## Background

The William Barber House property is significant as the home of one of the founders of the Toronto Woollen Mills, a thriving industry throughout much of the 19<sup>th</sup> century and one of the largest employers in the area, William Barber. (A location map is attached as Appendix 1). It was constructed in the Regular Villa style. The property is located in close proximity to the Barber's historic Toronto Woollen Mill, which supports the understanding of the area's historic lot pattern and development.

The current designation by-law dates to 1982, prior to the enactment of Regulation 9/06, which provides Criteria for Designation under the *Ontario Heritage Act*. Section 30.1 (1) of the *Ontario Heritage Act* states that Council may amend a by-law designating property made under section 29.

## Comments

To merit designation under the *Ontario Heritage Act*, a property must meet the criteria for determining cultural value or interest as per Regulation 9/06. A property must have physical, design, historical, associative, and /or contextual value to merit designation. The full regulation is included in Appendix 2. After a full analysis of the property, FGMDA Architects, in their report dated September 2016, concludes that the property meets the criteria as follows, in summary:

The property's cultural value lies in its design, associative and contextual values. The house is a representative example of the Regular Villa style of architecture, a popular style in the mid to late 19<sup>th</sup> century in the design of estate houses for the upper middle class. The villa's form and massing together with its applied architectural features with a variety of stylistic influences such as the veranda treillage, paired brackets and others are cultural heritage attributes, as referred to in the consultant's report. (See Appendix 3).

The property also has contextual cultural heritage value as one of the few remaining estates of one of Streetsville's prominent families, the Barber family, as a landmark for the historic southern approach to town. Its front and side setbacks, central placement on the lot and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's house located on Barbertain Road. Its placement on Mississauga Road as part of the Mississauga Scenic Route Cultural Landscape, has influenced the pattern of residential development along this historic road.

For these summarized reasons, Heritage Planning staff recommends that the property's heritage designation by law be amended under the *Ontario Heritage Act* per the Proposed Schedule A, attached as Appendix 4. The proposed Schedule A was discussed with the property owner's heritage consultant Owen Scott, at a meeting on October 14, 2016. Schedule A incorporates minor changes in wording that capture Scott's input.

## Financial Impact

There is no financial impact.

## Conclusion

The proposed amendment to the designation by-law, seeks to clarify the property's cultural heritage value or interest, therefore it is recommended that it be approved.

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## Attachments

Appendix 1: Location Map

Appendix 2: Ontario Regulation 9/06

Appendix 3: Cultural Heritage Resource Assessment and Identification

Appendix 4: Proposed Schedule A

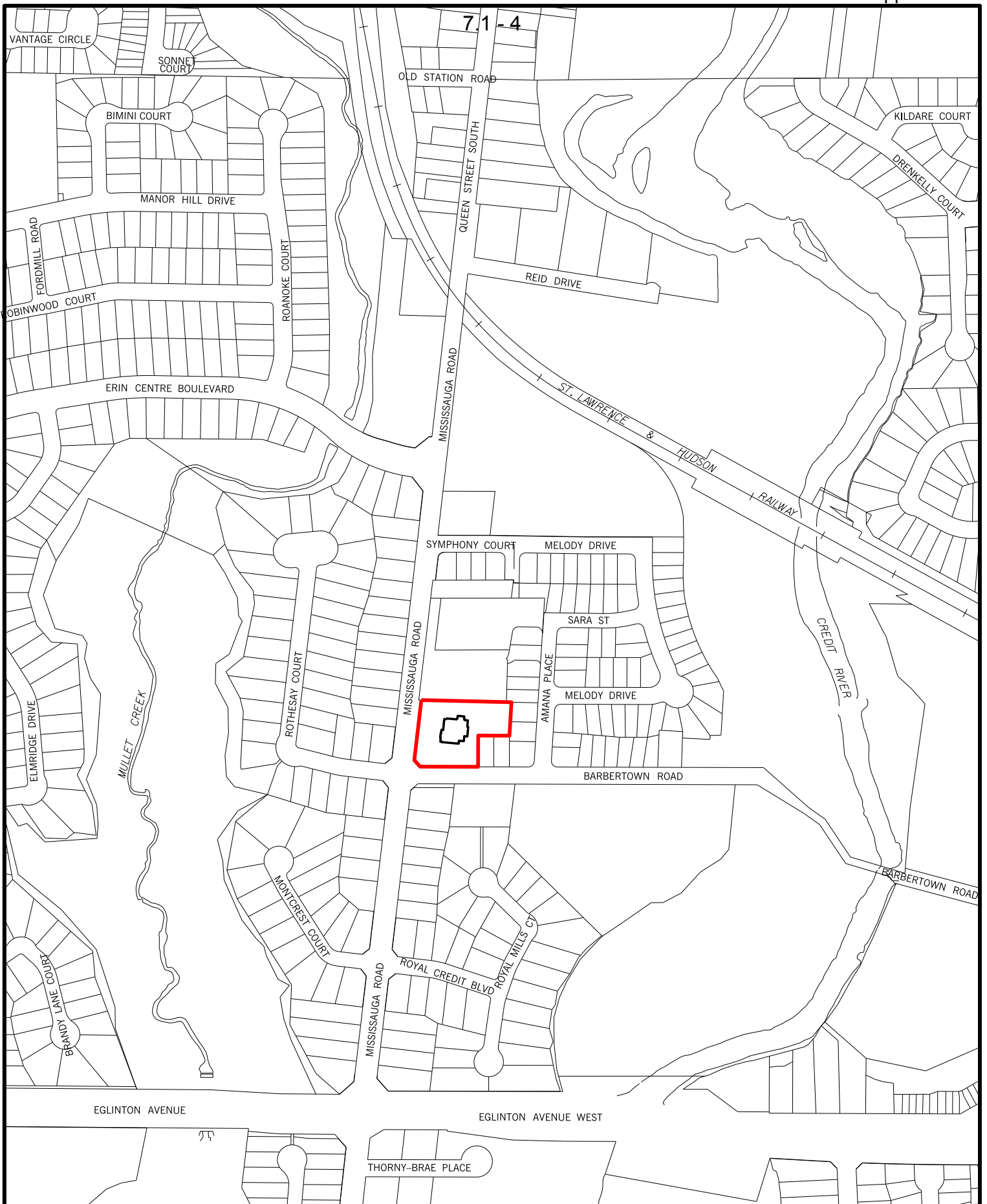


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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator





# 5155 MISSISSAUGA ROAD LOCATION MAP

0 60 120  
SCALE

 **MISSISSAUGA** Produced by T&W, Geomatics

Français

**Ontario Heritage Act****ONTARIO REGULATION 9/06****CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST****Consolidation Period:** From January 25, 2006 to the [e-Laws currency date](#).

No amendments.

*This is the English version of a bilingual regulation.***Criteria**

**1.** (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act. O. Reg. 9/06, s. 1 (1).

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
  - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
  - ii. displays a high degree of craftsmanship or artistic merit, or
  - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
  - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
  - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
  - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
  - i. is important in defining, maintaining or supporting the character of an area,
  - ii. is physically, functionally, visually or historically linked to its surroundings, or
  - iii. is a landmark. O. Reg. 9/06, s. 1 (2).

**Transition**

**2.** This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

Français

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**CULTURAL HERITAGE RESOURCE ASSESSMENT AND IDENTIFICATION**

**5155 MISSISSAUGA ROAD**

**MISSISSAUGA, ONTARIO**

Prepared for: The City of Mississauga

Prepared by: FGMDA Architects

September 2016

## EXECUTIVE SUMMARY

The subject of this Cultural Heritage Resource Assessment and Identification report is the property located at 5155 Mississauga Road in the City of Mississauga, also known as the Barber House. The current building on the property and the secondary outbuilding were constructed in 1865 for William Barber, co-owner of Toronto Woollen Mills, Member of Provincial Parliament, and prominent citizen within the towns of Streetsville and Georgetown, as well as Halton and Peel Regions. The purpose of the report was to evaluate the property according to criteria established in the Ontario Heritage Act to determine if it contained cultural heritage value, and, if so, to recommend a Statement of Cultural Heritage Value and a list of Heritage Attributes in support of a by-law designating the property under Part IV of the Ontario Heritage Act.

The property in question was designated under the Ontario Heritage Act in 1982; as a result, a significant amount of research existed on the property, primarily relating to its association with the Barber family. This research was re-examined, and additional research pursued, to more fully develop an understanding of the historical, associative, design, physical and contextual values of the property. This research uncovered associations with other prominent figures, such as the pioneering patent attorney Charles Riches and the contractor Robert Leslie. It also more fully developed an understanding of the design of the villa and estate, and its contribution to conveying the story of Ontario's architectural and social history.

Following an evaluation of existing research, the undertaking of additional research, a thorough visual analysis and review of applicable legislation, it was determined that the existing designation by-law does not fully recognize the cultural heritage value or interest of 5155 Mississauga Road as allowed under Criteria 9/06 of the Ontario Heritage Act. In particular, the existing by-law does not recognize the physical value of the building as it relates to its placement within the property, its associative value with prominent figures aside from William Barber, or its contextual value in regards to its location on the Mississauga Road Scenic Route, its relation to the former Toronto Woollen Mills complex, its proximity to the historic town of Streetsville, or its prominent corner location.

This report concludes that 5155 Mississauga Road has sufficient cultural heritage value to be designated under Part IV of the Ontario Heritage Act. This report recommends the City of Mississauga prepare a new designation by-law that will recognize those heritage attributes of the property that have been determined to contribute to its cultural heritage value.

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# 1. INTRODUCTION

## 1.1 LOCATION

5155 Mississauga Road is located on the northeast corner of Mississauga Road and Barbertown Road, approximately 200 metres north of Eglinton Avenue West. The property is located in the City of Mississauga, Ontario.

The property's legal description is Concession 4 WHS, Lot 1, Part 1.

## 1.2 PURPOSE

The City of Mississauga retained Fournier Gersovitz Moss Drolet et associés architectes (FGMDA) to conduct a cultural heritage value assessment and identification report, to review the existing designation by-law for 5155 Mississauga Road, which was designated under Part IV of the Ontario Heritage Act in 1982, and to provide recommendations as may be required to reflect the 2005 extensive amendments to the Ontario Heritage Act and the adoption of the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* as a guiding document in 2009 by the City of Mississauga. FGMDA was asked to provide a third party unbiased professional opinion on the cultural value of the property, with supporting documentation and analysis reflecting best practices in research and heritage conservation. Following this assessment and review, it was determined that the existing designation by-law requires revisions so as to fully recognize the cultural heritage value of the property.

## 2. METHODOLOGY

### 2.1 PROVINCIAL POLICY FRAMEWORK

#### 2.1.1 PROVINCIAL POLICY STATEMENT 2014

The Provincial Policy Statement provides policy direction relating to land use planning and development on issues of provincial concern. The statement establishes the policy foundation for the regulation of land and its development in the best interests of the residents of Ontario. Section 2.6 sets forth the provincial policy intent relating to cultural heritage and archaeology:

#### 2.6 Cultural Heritage and Archaeology

- 2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*
- 2.6.2 *Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.*
- 2.6.3 Planning authorities shall not permit *development and site alteration on adjacent lands to protected heritage property* except where the proposed *development and site alteration* has been evaluated and it has been demonstrated that the *heritage attributes* of the *protected heritage property* will be conserved.
- 2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.
- 2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

#### 2.1.2 ONTARIO HERITAGE ACT

The *Ontario Heritage Act* (OHA) permits the designation of individual privately-owned properties by municipalities under Part IV, Section 29:

#### Designation by municipal by-law

29. (1) The council of a municipality may, by by-law, designate a property within the municipality to be of cultural heritage value or interest if,
- (a) where criteria for determining whether property is of cultural heritage value or interest have been prescribed by regulation, the property meets the prescribed criteria; and
  - (b) the designation is made in accordance with the process set out in this section.

The OHA permits municipalities to amend existing designating by-laws under Section 30.1:

**Amendment of designating by-law**

30.1 (1) The council of a municipality may, by by-law, amend a by-law designating property made under section 29 and section 29 applies with necessary modifications to an amending by-law as though it were a by-law to designate property under that section.

The OHA extends protections to properties designated under Section 29 in the event of a proposed alteration, demolition or removal:

**Alteration of property**

33.(1) No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

**Demolition or removal of structure**

34. (1) No owner of property designated under section 29 shall demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the demolition or removal.

### **2.1.3 ONTARIO REGULATION 9/06**

Ontario Regulation 9/06 provides the criteria that must be met in order for a property to be designated under section 29 of the Ontario Heritage Act:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29(1)(a) of the Act.
1. (2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

**Design or Physical Value**

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.



**Historical or Associative Value**

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

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

**Contextual Value**

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.

**2.1.4 BY-LAW 368-82**

5155 Mississauga Road was designated in 1982 under Part IV of the Ontario Heritage Act for its architectural and historical interest. The full text of the by-law is below.

Whereas the Ontario Heritage Act, R.S.O. 1980, Chapter 337, authorizes the Council of a municipality to enact by-laws to designate real property including all the buildings and structures thereon, to be of historic or architectural value or interest; and

Whereas notice of intention to so designate the “William Barber House” located on the north-east corner of Mississauga Road and Barbertown Road, having been duly published and served and no notice of objection to such designation having been received by the Council of The Corporation of the City of Mississauga.

Whereas the reasons for the said designation are set out as Schedule “A” hereto;

Therefore the Council of The Corporation of the City of Mississauga enacts as follows:

1. That the real property, more particularly described in Schedule “B” hereto, known as the “William Barber House” located on the north-east corner of Mississauga Road and Barbertown road be designated as being of architectural and historic value or interest.

2. That the City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Mississauga.

Enacted and Passed this 25<sup>th</sup> day of May, 1982.

#### Schedule "A" – Short Statement of the Reasons for the Proposed Designation

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

#### Schedule "B" – Description: Part of Lot 1, Concession 4 West of Hurontario Street

All and singular, that certain parcel or tract of land and premises, situate, lying and being in the City of Mississauga, Regional Municipality of Peel, (formerly in the Township of Toronto, County of Peel), Province of Ontario, and being composed of that part of Lot 1 in the Fourth Concession West of Hurontario Street in the said City, designated as Part 2 on a reference plan deposited in the Land Registry Office for the Registry Division of Peel (no. 43) as 43R-9468.

## 2.2 MUNICIPAL POLICY FRAMEWORK

### Mississauga Official Plan

The City of Mississauga's Official Plan recognizes the value of cultural heritage resources and advocates for the preservation of heritage properties, districts and landscapes. The Official Plan establishes policy directives relating to cultural heritage resources.

#### 9.2.4 Cultural Heritage Resources

Cultural heritage resources are valued and should be preserved for future generations. Heritage properties, districts and landscapes create a unique sense of place and local identity. In addition to their historic associations, cultural heritage resources are landmarks and focal points that contribute to the overall city image.

9.2.4.1 Opportunities to conserve and incorporate cultural heritage resources into community design and development should be undertaken in a manner that enhances the heritage resources and makes them focal points for the community.

9.2.4.2 Development and open spaces adjacent to significant cultural heritage resources will:

- a. contribute to the conservation of the heritage attributes of the resource and the heritage character of the area;
- b. emphasize the visual prominence of cultural heritage resources; and
- c. provide a proper transition with regard to the setting, scale, massing and character to cultural heritage resources.

9.2.4.3 Streetscape components such as signage, furniture and lighting, within areas with cultural heritage resources should be sympathetic to the character of the heritage area.

The Official Plan recognizes the value of gateways, routes and landmarks, and establishes policy to protect public views from streets and scenic routes of these features.

### **9.3.3 Gateways, Routes, Landmarks and Views**

Gateways, routes and landmarks are important building blocks of the city and contribute to city pattern and urban experience. Some sites within the city are uniquely located, given their topography, views or gateway condition. The design and function of these sites have the opportunity and responsibility to contribute to an area's character. Public buildings and structures with a prominent role and function should stand out from their context to support their role as landmarks.

Public views of important natural or man-made features along streets and scenic routes need to be protected since they add value to the built form and contribute to neighbourhood identity. When opportunities arise, new development must maintain, and in some cases, enhance those views and vistas to prominent features.

9.3.3.1 An appropriate gateway treatment will be created at city boundaries, major Provincial highway interchanges and at entry points to Intensification Areas through high quality development, massing of buildings, open spaces, landscaping and streetscape.

9.3.3.2 Tall buildings have a greater presence on the skyline and are required to have the highest quality architecture.

9.3.3.3 Sites with prominence, high visibility and access should be considered as a priority for civic buildings and community infrastructure.

9.3.3.4 Buildings that serve the community such as places of religious assembly, colleges and hospitals, should be designed to be the focus of the community, highly visible, universally accessible and attractive and serve as landmarks for future generations.

9.3.3.5 Special attention will be given to major intersections to create a sense of enclosure and identity, as well as heightened architectural interest.

9.3.3.6 Developments on major corners, prominent sites or that terminate a view will be held to a higher design standard.

9.3.3.7 New streets may be introduced to create prominent view corridors.

- 9.3.3.8 Views of significant natural and man-made features should be created, maintained and enhanced where appropriate.
- 9.3.3.9 Development will preserve, promote and enhance public views to the Lake Ontario waterfront.
- 9.3.3.10 Special care will be taken with development along scenic routes to preserve and complement the scenic historical character of the street.
- 9.3.3.11 Lands abutting the Mississauga Road right-of-way between the St. Lawrence and Hudson Railway and Lakeshore Road West (frontage, flankage and rear yards) which is a designated scenic route, will be subject to the following:
- a. direct frontage lots with direct access or flankage lots with buildings that have front doors facing Mississauga Road will be encouraged;
  - b. service road and reverse frontage lot development will be discouraged;
  - c. existing residential lot frontages will be retained;
  - d. building massing, design and setback should be consistent with buildings on surrounding lots;
  - e. projecting garages will be discouraged;
  - f. tree preservation, enhancement and replacement on private lands will be required;
  - g. alternative on-site turn-arounds, such as hammerhead driveways, will be encouraged to reduce reverse movements and the number of driveway entrances. Circular driveways will be evaluated on an individual basis;
  - h. preservation of existing landscape features (retaining walls, fences, hedgerows) will be encouraged; and
  - i. the location of utilities should minimize the impact on existing vegetation.

### 3. HISTORICAL SUMMARY

#### 3.1 1825 – 1844: WILLIAM COMFORT AND THE UPPER CANADA REBELLION

Lot 1 of Concession 4 West of Hurontario Street (WHS) was transferred from The Crown to Henry Stiver on March 8<sup>th</sup>, 1828, who soon after sold the property to William Comfort for of 62 pounds. William Comfort established a saw and grist mill on the banks of the Credit River<sup>1</sup>, a relatively small business south of the Town of Streetsville. Comfort, like many other millers in the region, recognized the industrial possibilities of the strong Credit River currents and its proximity to market in the Town of York.

As the first private owner of Concession 4 Lot 1 WHS, Comfort would have been expected to ‘improve’ the property, a condition attached to property when conceded by The Crown to settlers. Improvements often took the form of a residence or barn, as well as the clearance of trees and construction of roads and side roads<sup>2</sup>. As this particular lot spanned the Credit River, it is possible that what is now Barbertown Road was originally laid out by William Comfort. This is significant, as this road would have provided one of the few crossings of the Credit River within the immediate area, and ensured travellers approach Streetsville from the southeast would pass by Comfort’s milling operation, and, later, William Barber’s estate.

In 1837, William Comfort is recorded as having provided refuge to the fleeing leader of the Upper Canada Rebellion, William Lyon Mackenzie, following Mackenzie’s failed attempt at overthrowing the ruling British colonial government and the Family Compact at the Battle of Montgomery’s Tavern.<sup>3</sup> Comfort was arrested and subsequently released, upon which he returned to his Streetsville property.

Comfort sold the property to William and Robert Barber in 1844. At the time of sale, the property is recorded as having been the full 100 acre lot size as sold by The Crown at first title,<sup>4</sup> however this could not be verified in the review of the Abstract Index to Deeds.

#### 3.2 1845 – 1890: WILLIAM BARBER AND TORONTO WOOLLEN MILLS

William and Robert Barber immigrated as children to Canada with their family in 1822, settling in the community of Crooks Hollow, a milling town on Spencer Creek just west of Dundas, Ontario. After gaining work experience in local mills, the brothers purchased a woollen mill on the Credit River in Georgetown in 1837.<sup>5</sup> In 1844, the Barber brothers decided to expand their business and purchased William Comfort’s mills just south of the town of Streetsville; that same year, William Barber was elected to county council for Gore District, and would go on to serve as Reeve of Esquesing Township (1856) and as a Member of Provincial Parliament for Halton in 1875.

Upon acquiring Comfort’s mill, William and Robert, along with their brother-in-law Bennett Franklin, began to construct a mill town to support their Streetsville operation. Activity picked up following the sale of their Georgetown operation in the early 1850s. A map of the Town of Streetsville from 1856 (fig. 1) indicates that a

<sup>1</sup> Kathleen A. Hicks, *Streetsville: From Timothy to Hazel*, Mississauga Library System, 2009, 296.

<sup>2</sup> Blake, Verschoyle Benson, Ralph Greenville. *Rural Ontario*. University of Toronto Press, 1969, 7.

<sup>3</sup> Hicks, *Streetsville: From Timothy to Hazel*, 296.

<sup>4</sup> *ibid*, 297.

<sup>5</sup> *ibid*.

foundry, dye house, saw mill, carpenter's shop, wool house, and multiple private residences had been built by this time.<sup>6</sup> In its first decade of operation the Toronto Woollen Mills operation flourished, with 90 employees and a payroll of \$1600 per month recorded in 1861.<sup>7</sup>

A fire caused significant damage to the Toronto Woollen Mills complex in 1862, prompting a massive reconstruction effort. It was around this time that the brothers, now established manufacturers and well-respected members of the community, built two villas on the property: 5155 Mississauga Road, a 2-storey red brick house in the vernacular Regular Villa style, was built by William Barber at the north-east corner of Mississauga Road and Barbertain Road. Robert Barber built a 2-storey wood-frame house in the Second Empire style just east of his brother's on Barbertain Road, which burnt down at the turn of the 20<sup>th</sup> century. As illustrated in the County Atlas of 1880 (fig. 2-3), both estates included acreage for gardens and nurseries, symbols of establishment that would convey the wealth and respectability of the Barber family to those travelling into or out of Streetsville.

The design of 5155 Mississauga Road is similar to a pattern for a "Two-Storey Farm-House" included in the April 15<sup>th</sup>, 1865 edition of *The Canadian Farmer* (fig. 4-5). Through the 1800s, builders in agricultural communities relied upon patterns disseminated through popular literature to derive building plans; many builders lacked an academic training in architecture, and books dedicated to building patterns would have remained economically out of reach of many small town builders. *The Canadian Farmer*, along with other agricultural trade journals, had a wide circulation and would have been readily accessible – it is reasonable to assume that a professional builder operating at this time would have come into contact with this publication and plan. The specific plan for the "Two-Storey Farm-House" is attributed to a Mr. J. Smith of Toronto, most likely referring to the prolific Toronto architect James Avon Smith. Smith operated independently through the 1860s, designing residential, commercial and religious buildings in the Toronto region before partnering with brothers William and John Gemmell to establish the well-known architectural firm of Smith & Gemmell<sup>8</sup>.

The lack of professional-trained architects in Upper Canada, especially outside the primary urban centres of Toronto and Kingston, created a market for the design and construction of country villas by local builders and contractors. While lacking in academic training, these builders would absorb plans and ornamental features from pattern books and trade journals, and apply those elements to vernacular forms. The construction of 5155 Mississauga Road has been credited to the builder Robert Leslie (1812-1886), a contractor and builder was operating out of Streetsville in the mid-19<sup>th</sup> century.<sup>9</sup> Robert Leslie's family had settled in the area in the early 1820s, soon after building the Leslie Log Cabin to the north of the town of Streetsville; the cabin has subsequently been relocated to Mississauga Road south of Eglinton Avenue West. Robert trained as a carpenter in Streetsville after which he moved to New York City in 1836, before returning to Streetsville in 1840 and

<sup>6</sup> Bristow, Fitzgerald & Spencer, *A New Plan of Streetsville, 1856* [map]. Library and Archives Canada. [http://collectionscanada.gc.ca/pam\\_archives/index.php?fuseaction=genitem.displayItem&lang=eng&rec\\_nbr=4137370&rec\\_nbr\\_list=3692568,4137370,3838614,4136970,4137009,4156854,4149394,101042,3692595,3995757](http://collectionscanada.gc.ca/pam_archives/index.php?fuseaction=genitem.displayItem&lang=eng&rec_nbr=4137370&rec_nbr_list=3692568,4137370,3838614,4136970,4137009,4156854,4149394,101042,3692595,3995757)

<sup>7</sup> Hicks, *Streetsville: From Timothy to Hazel*, 299.

<sup>8</sup> <http://dictionaryofarchitectsincanada.org/node/1313>

<sup>9</sup> William Perkins Bull, "Leslie Family", Families of Peel County. Mississauga Central Library.

setting up a business with Charles Dingwall. In 1857 Leslie and Dingwall constructed the Benares House in Clarkson (fig. 6),<sup>10</sup> followed by the Barber House in 1862.<sup>11</sup>

The company of Leslie & Dingwall became insolvent in 1865, unable to meet their financial obligations and forced to publicly auction their machinery and business.<sup>12</sup> The final house credited to Leslie is the Hammond House in Erindale (fig. 7), which completed construction in 1866. The three homes (Barber, Benares and Hammond) are stylistically similar vernacular Regular Villas, with variations in their applied ornament used to differentiate them and reflect the tastes and sensibilities of their owners, as well as popular trends in architectural detailing.

Toronto Woollen Mills continued to operate successfully under William and Robert's guidance through the 1860s and 1870s. In 1877 the operation was noted as "...one of the most extensive manufacturers in the province of Ontario."<sup>13</sup> Business declined as fashions and popular tastes changed in the 1880s. In 1884, Toronto Woollen Mills was seized by the Canadian Bank of Commerce, and was closed in 1885.<sup>14</sup> William Barber passed away soon after in 1887, and his brother Robert in 1890.

### 3.3 1890 – 1976: COUNTRY HOME

A lack of accurate information regarding changes to the legal definition of the property has hindered an accurate evaluation of the chain of title prior to 1944. The following research and conclusions regarding chain of title has been ascertained through tracing ownership from the most recent known owner identified in the Abstract Index of Deeds [Carol and Jerry Townsend] backwards, however there is a possibility that the property was subdivided and not adequately recorded. A historical survey of the property's legal definition and any changes made to it would clarify any questions regarding ownership and under which owners the property was subdivided.

Around the time of the closure of the Barber Mills complex [circa 1880] it appears that the property was subdivided amongst the Barber family, with residential lots (6-7 acres) being passed into the ownership of the brothers' wives, and the industrial lot (~71 acres) being sold and/or assigned separately. The Abstract Index also indicates that, while the milling operation failed and was seized by the bank, the Barber family retained some real estate interests in the lot. In 1888 (following William Barber's death) a 7 acre parcel was sold by Elizabeth Barber (his second wife) to John C. Hurst; ownership was then passed to the Mahoney family, who in 1906 sold 7 acres to Henry Everton Hern. In 1909 Hern sold the property to Elizabeth Poliwka, however the exact size of the parcel sold is not noted; it is possible that it was at this time that the parcel was further subdivided.

The Poliwka family owned the property through much of the 1910s; the 1911 Canadian Census indicates an Eliza (49 yrs), Emil (62 yrs) and Earnest (10 yrs) Poliwka residing on Lot 1, Concession 4 WHS. Emil is noted as having

<sup>10</sup> "Clarkson." Heritage Mississauga. Web. Accessed 24 Mar. 2016.

<sup>11</sup> Joanne Doucette, "Robert: The Other Leslie of Leslieville" Leslieville History. Accessed February 21, 2016. <http://leslievillehistory.com/robert-the-other-leslie-of-leslieville/>.

<sup>12</sup> Advertisement, *The Globe*, October 9<sup>th</sup>, 1865. 3.

<sup>13</sup> Hicks, *Streetsville: From Timothy to Hazel*, 300.

<sup>14</sup> "Old Clipping Traces Barbertown History", *Streetsville Review*, July 12, 1967. 8.

immigrating to Canada in 1867 from Germany, and at the time of the census was employed as a wholesale importer.<sup>15</sup>

In 1918 the Poliwka family sold the property to Alfred Strong, who then sold it in 1919 to Barbara Riches. Barbara Riches was the daughter of Lt. Col. Charles Henry Reid Riches, a prominent attorney in Canada who established one of the country's first patent law practices in Toronto in 1887. Notably, Charles Riches was instrumental in patenting the anti-diabetic product insulin discovered by Sir Frederick Banting and Dr. Charles Best; Riches went on to represent the University of Toronto (the patent holder) through the course of the international dissemination of insulin as a pharmacological product.<sup>16</sup> The 1921 Canadian census lists Charles, his daughter Barbara, his sons Charles, Clarence and George, George's wife (illegible) and George's daughter Margaret as living together in Toronto Township. Charles Riches died in 1934 in Streetsville, and is buried in Toronto's Mount Pleasant Cemetery.

In 1944 the estate of Charles Riches sold the property to Dudley R. Dewart. The 1921 census notes that a Dudley R. Dewart was residing in Toronto, the son of Edward and Julia Dewart, and brother of Edward, George, Julia, Eric and Honor Dewart. Dudley's grandfather was the influential Methodist essayist and editor Edward Hartley Dewart, who spearheaded the unification of the various Methodist churches across Canada into the Methodist Church of Canada (1874).<sup>17</sup> In spite of his well-known grandfather and relative position in society, little is known of Dudley Dewart or his mother Julia, with whom he lived at 5155 Mississauga Road. Both Dudley (62 yrs) and Julia (83 yrs) died in 1967 of unlisted causes, and are buried in Streetsville Cemetery.

In 1968 the property was sold by the estate of Dudley Dewart to Carol and Jerry Townsend. The Townsend family lived in the house until 1978, at which point the house was being evaluated for its heritage significance by the Local Architectural Conservation Advisory Committee. In 1978, LACAC deliberated on its designation, but for reasons unstated was not prepared to make a recommendation.<sup>18</sup>

### 3.4 1976 – PRESENT: RESTAURANT

The chain of title between the Townsends and Alex Trajkovski, who submitted the application in 1981 to have the villa converted into a restaurant, is unclear. In 1981, LACAC recommended the Barber House be designated for its historic and architectural interest.<sup>19</sup> The property was designated in 1982 under Part IV of the Ontario Heritage Act (by-law 368-82). As noted from archival aerial photography, between 1980 and 1985 the rear portion of the property (fronting onto Amana Place) was subdivided and developed.

At the present date the property is occupied by the Old Barber House, a restaurant and event venue.

<sup>15</sup> Ancestry.com. 1911 Canadian Census [database on-line].

<sup>16</sup> Thea Cooper, Arther Ainsberg. *Breakthrough: Banting, Best, and the Race to Save Millions of Diabetics*. Penguin Canada, 2010. 169.

<sup>17</sup> David B. Marshal "DEWART, EDWARD HARTLEY" Dictionary of Canadian Biography. Accessed February 26, 2016. [http://www.biographi.ca/en/bio/dewart\\_edward\\_hartley\\_13E.html](http://www.biographi.ca/en/bio/dewart_edward_hartley_13E.html).

<sup>18</sup> John D. Murray. *Proposed Designation of the William Barber House* [memorandum]. City of Mississauga, 1978.

<sup>19</sup> Mary Lou Evans, *The William Barber House, Mississauga Road at Barbertain Road, northeast corner, Conc. IV, W.H.S., Pt.Lt. 1, W ½* [memorandum], City of Mississauga, 1981.



### 3.5 ORIGINAL DESIGN INTENT AND EVOLUTION

A complete architectural description of the property can be found in Section 4.3; the following description is of the villa at the time of construction, and notes significant changes made to the villa and surrounding landscape. As no original blueprints of the villa have been found, the original design has been ascertained through an evaluation of the current building, historic photographs, and drawings.

As originally built, 5155 Mississauga Road was a 2-storey brick building, with its primary elevation oriented towards Mississauga Road (formerly Queen Street). The primary 5-bay west elevation was defined by the central portico on the ground floor, with a second floor balcony above. A tent-roofed bay window on the second floor that led onto the balcony has since been enclosed, as was the portico (pre-1977). A flight of six stairs led to the main entrance, recessed within the central portico and within a vestibule (fig. 8).

Following the conversion of the villa into a restaurant in 1982, the landscape was significantly altered; the raise of land surrounding the villa seen in the 1880 sketch (fig. 2) and 1978 photograph (fig. 8) was removed, and the grade was made even with the surrounding property.

As seen in the photograph of the estate from the 1870s (fig. 9), the gable end above the central bay of the west elevation had decorative bargeboard; this has since been removed, with the drop finial post remaining. The five double chimneys had brick corbelling at their caps; this has since been removed and replaced with chimney caps, and the brick stuccoed (pre-1977).

The original estate was composed of the villa, with a projecting 2-storey service wing on the east elevation. An interior survey of the basement crawlspace confirmed original foundations below the main house and east wing. The property included a cross-gabled secondary outbuilding building that was designed to be compatible with the architectural expression of the villa (fig. 10). It is plausible that the outbuilding was originally used as privy, as rural and suburban estates in the mid-19<sup>th</sup> century often lacked indoor water closets. The Two-Storey Farmhouse plan did not include one. Where outhouses were not easily hidden from sight, it was common practice for wealthy homeowners to have them designed to be complimentary to the main house, as illustrated by a stylistically similar privy designed for Korner's Folly (1880, North Carolina). Architectural pattern books from the period of construction included mention of privy placement in relation to the main house, and on occasion included designs<sup>20</sup> (fig. 12).

By the 1960s, the south veranda and second storey balcony at the west elevation had been enclosed, and a greenhouse and service extension appended to the east wing (fig. 13 - 14). In 1984 (following conversion of the villa into a restaurant) a major addition was built at the east and north elevations, demolishing and replacing the greenhouse extension and adding a 1-storey gable end addition on the north. In 2003 most of the 1984 addition was demolished, and replaced by a substantially larger 1.5 - 2-storey addition. The villa's relationship to Mississauga and Barbertown Roads remains unchanged from the time of construction. The design of the estate

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<sup>20</sup> Gervase Wheeler, *Homes for the People, in Suburb and Country*, New York: Charles Scribner, 1855. 296, 373, 428-430. archive.org, retrieved on July 13, 2016.

at the time of construction was focused on drawing attention to the villa, emphasizing its visual prominence, and controlling how visitors perceived the building upon approach. The curved, semi-circular driveway with two access points on Mississauga Road was the primary point of entry to the property, providing a picturesque view of the villa set within its landscaped lot (fig. 2, 9). The south veranda faces Barbertown Road emphasizing the relationship between the house and the road that lead down to the family mill business and was the primary east-west thoroughfare south of Streetsville. It also provided a secondary entrance to the villa. The reading of the property as an estate of significance was further achieved through the placement of the villa on a slight raise of land (fig. 8), elevating it above the common grade of the curved drive and surrounding gardens. When originally built, the villa, outbuilding, and surrounding landscaped grounds were designed as a cohesive 'estate'; traditionally defined as "a landed property usually with a large house on it"<sup>21</sup> and "an extensive area of land in the country, usually with a large house, owned by one person, family, or organization"<sup>22</sup>, its use here continues this definition to refer to the property as a whole, recognizing a singular design intent at the period of construction. The 1880 drawing (fig. 2) and 1870 photograph (fig. 9) illustrate that an understanding of the Barber house, like many rural estates at the time, required an appreciation of the villa's placement within the property as a whole, including the curved driveway, surrounding change in grade, the secondary outbuilding and landscaped gardens.

The curved driveway and change of grade surrounding the villa were removed as part of the 1984 renovation, however the fieldstone posts at the northernmost entrance on Mississauga Road remain, and the location of the north driveway entrance remains the same as well. The gardens seen in figure 9 were removed at an unknown date. The subdivision of the property from 7 acres to its current size (approximately 2 acres) resulted in the loss of its landscaped garden surroundings seen in the 1880 drawing.

## 4. DESCRIPTION OF PROPERTY

### 4.1 CONTEXT

5155 Mississauga Road is located within a low density residential area, defined primarily by 2 to 3-storey single family homes, the majority of which have been constructed in the past 30 years as residential subdivision development. It is immediately west of the Credit River and east of Mullet Creek. The property is south of the village of Streetsville (annexed in 1974 by the City of Mississauga), a neighbourhood defined by 19<sup>th</sup> and early 20<sup>th</sup> century structures. To the east of the property on the banks of the Credit River is the former Toronto Woollen Mills complex, now ADM Milling. A large religious institution is located to the east on Barbertown Road. The Canadian Pacific Railway line runs north of the property before crossing Mississauga Road south of Reid Drive. A spur runs off the line to service the mill to the east of the property.

<sup>21</sup> "Estate." Merriam-Webster.com. 2016. Web. 23 March, 2016.

<sup>22</sup> "Estate" Oxford English Dictionary, <http://www.oxforddictionaries.com/definition/english/estate>, September 2016

## 4.2 SITE DESCRIPTION

Part 1 of Lot 1, Concession 4 W.H.S. is approximately 2 acres, primarily rectangular in shape, with a smaller rectangular extension at the northeast corner which extends behind the neighbouring properties on Barbertown Road.

The property is extensively paved; landscaped lawns with plantings and trees of approximately 3-4 metres depth line the western and southern property lines abutting the public right of way. A small fenced garden is located on the northern property line, next to the secondary outbuilding. Directly surrounding the main building on the west, south, and south-eastern elevations are landscaped areas, with lawns, plantings and trees. The building is situated on a gradual raise of land, above the common grade of the surrounding parking lot and driveway. It is not believed that any of the landscape (gardens and trees) is original to the property.

The villa is located equidistant to Mississauga and Barbertown Roads; approximately 30 metres set back from the primary western (Mississauga Road) and secondary southern (Barbertown Road) property lines.

Primary access to the property is via two driveways; one at the north-west corner, and the other at the south-east corner. Parking surrounds the building on the west, south and east elevations, and a larger parking lot is located in the northeast corner of the property.

In addition to the main building, there is a secondary outbuilding located on the northern edge of the property line. Other property features include stone gate posts on either side of the north-western and south-eastern entrances. A white picket fence runs the length of the southern property line, broken intermittently by stone posts. Signage and a stone garden wall are located at the south-western corner of the property.

## 4.3 ARCHITECTURAL DESCRIPTION

### *Existing Conditions*

5155 Mississauga Road is a 2-storey building, constructed in the vernacular Regular Villa style. The building is oriented with its primary façade facing west towards Mississauga Road. There is a contemporary extension on the north elevation (2003). The exterior walls have been painted a uniform white, with black painted stone window sills and shutters, and red wood doors on the main house. The foundations are cut stone, and the walls are running bond brick. No brick face was visible at the time of survey; however, deteriorated brick visible at the central portico would indicate the brick to be a burnt-orange colour (fig. 15). There is a possibility that certain features – voussoirs, quoins – are of yellow brick, as the use of polychrome brick was common at the time of construction in southern Ontario. The paint at the enclosed second storey balcony was chipped exposing both red and potentially yellow brick. (fig. 16)

The hipped and gabled roofs are clad in asphalt shingles, above a simple wood cornice painted white with paired wood brackets, dentils and fascia. A gable protrudes from the west elevation above the centre bay, with a profiled wood finial and drop at its peak and a triangular recessed scalloped-edged brick pattern set within the gable end. There are five stuccoed internally bracketed chimneys, two on both the north and south elevations and one on the east wing

The non-original windows are simulated six-over-six set within the original wood frames and brick moulds, with black painted stone sills and black wood shutters. The original double hung wood sashes in the east wing extension have been modified and fixed in place. The ground floor windows have double-height flat brick arches, while the second floor windows, which are slightly shorter, have single-height flat arches.

The symmetrical west elevation is composed of 5 bays, with an enclosed portico projecting from the centre bay within which is the primary entrance. The second storey of the centre bay was formerly a balcony; however, it has been enclosed with glass, set behind a simple wood balustrade, with balusters supporting a profiled railing. Below the balustrade, a simple wood cornice with miniature paired brackets, dentils and fascia wraps the enclosed portico, intersecting the tented asphalt shingled veranda roofs on either side. The primary entrance to the villa is set within the enclosed portico, with elliptical openings defined by chamfered corners. The portico was enclosed in 1984 with the addition of a four-paned wood door painted red with transom and sidelights. An entry canopy extends from the portico down a short flight of stairs to the parking lot. Two non-original low white painted brick retaining walls extend from the portico towards the parking lot, with rectangular newel posts atop which are two lanterns. Verandas extend from the north and south of the portico. The verandas' asphalt shingled tent roofs (original) rest on wood brackets and paired columns, between which span ornamental wood elliptical arches which meet in the centre at drop pendants. In 1984 white painted wooden railings with simple balusters were added to both verandas.

The symmetrical south elevation is composed of three bays, with two windows in each bay. The two windows in the westernmost bay are blind windows, included to maintain symmetry in spite of the interior fireplace placement. The north elevation of the main building has been significantly covered by the 2003 addition.

A two-storey service wing with gabled roof original to the building extends from the centre of the east elevation. A former veranda with a shed roof on the south elevation of the wing was enclosed at a later date. In 1984 and 2003 two 1- and 1.5-storey extensions were added to the wing, connecting to the 2003 addition on the north elevation.

An addition, built in 2003, is located on the north elevation, with a layered asphalt shingled mansard roof. The addition is slightly set back from the main building's west elevation. This extension has a veranda running the length of its west elevation, punctuated by five multi-pane windows with stone sills. A gable protrudes on the west elevation, resting atop a simple wood cornice with paired brackets and dentils, emulating the cornice and fascia on the main building. The cornice wraps around the addition's north elevation. A secondary entrance to the building is located at the northeast corner, below an awning supported by four columns.

The secondary outbuilding located on the north property line is rectangular in plan, with a cross-gabled roof clad in asphalt shingles. There is a rectangular wood door on the south elevation, and pointed windows with stone

sills set within 3 of the 4 gable ends. The building is constructed of white painted running bond brick, with brick foundations.

### *Design Precedence*

The architecture of the villa is a representative example of the **Regular Villa** style, as identified and described by Janet Wright in *Architecture of the Picturesque in Canada*. This style is best seen in the surviving suburban estates outside Toronto and Kingston, dating from the early to mid-19th century. Prominent Upper Canada architects, including John George Howard, employed the style in the design of respectable upper and upper-middle class clients' villas. The style was particularly well-suited for suburban and country settings, and did not require the extensive use of expensive building materials. Buildings of this style are often clad in brick, with applied wood, stone and metal ornamentation. The style is similar to the Regency and Italianate styles, with Neo-classical and Georgian features, reflecting the tastes and sensibilities of Ontario's aspirational middle and upper class population who had strong connections to Britain and sought to distance themselves from the Federal style of architecture advocated for by American architects. Common features of the Regular Villa style include:

- Architectural features<sup>23</sup>
  - 2-storeys
  - Low-hipped roof
  - French windows or floor-length sashes on ground floor
  - Shorter windows on second floor
  - Veranda with flared roof on thin posts
  - Wide cantilevered eave
  - Paired modillions, scalloped edgings, exposed rafters
  - Slight projections and recessions (bay windows, chamfered corners, recessed panels)
- Layout and Orientation<sup>24</sup>
  - Symmetrical in elevation but not plan
  - Interior arrangement responds to site orientation
    - Entrance and principal rooms face the public realm
    - Main living rooms facing south
  - Situation within a landscape and vistas to and from the villa

The Regular Villa style as described by Wright was employed by professional architects; however, a secondary style, the Vernacular Villa, has been identified as an interpretation of the Regular Villa style commonly used by builders and contractors who were rooted in conservative vernacular traditions. These builders continued to use elements of the Vernacular Villa style in the design of suburban and rural estate well after architects had abandoned the Regular Villa style. Common features of the Vernacular Villa style include:<sup>25</sup>

- Architectural features

<sup>23</sup> Janet Wright, *Architecture of the Picturesque In Canada*. National Historic Parks and Sites Branch, Parks Canada, Environment Canada, 1984. 77 – 78.

<sup>24</sup> *ibid.* 87.

<sup>25</sup> *ibid.* 87.

- 2-storeys
- Symmetrical elevations
- Three to five bays wide
- Square or rectangular in plan
- Sparse ornamentation
- Hipped roof
- French windows
- Veranda

While the design and construction of 5155 Mississauga Road has been credited to a builder and not an architect, it contains architectural and landscape features closer to those identified as being reflective of the Regular Villa style rather than the Vernacular Villa style. The use of applied ornamentation (bargeboard at gable end, veranda posts, tented veranda roofs, blind windows), the landscaping of the property (semi-circular driveway, change of grade), the orientation of the main reception rooms to the south, the placement of the villa on the property to take advantage of the views upon approach on Mississauga and Barbertown Roads and the vistas from the villa, reflect an intent on the part of the builder to impart a picturesque quality upon the estate appropriate for its owner's position in society.

To be appreciated as a picturesque estate, the builder integrated landscape and architecture to impart a sense of permanence, cohesion and congruency. The introduction of designed elements within the landscape (such as the secondary outbuilding) and of architectural 'intrusions' from the main building into the landscape (such as the tent-roofed verandas and central portico) serve to blur the lines between architecture and landscape and contribute to the property's overall picturesque qualities. The congruency, or agreement, between the landscape and the villa has however been compromised with the subdivision of the lot, the 1984 and 2003 additions (including the enclosure of the central portico and second storey balcony), the levelling out of the surrounding grade change, and the significant alteration of the driveway. These later additions and alterations have further compromised the symmetry of the original design; although symmetry is not a defining feature of the picturesque or the Regular Villa style, it was considered appropriate for specific contexts (agricultural and sub-urban) and had associations with English gentry<sup>26</sup>. As a result, few attributes remain to relate the property to its original picturesque design intent beyond its setback and siting in relationship to Mississauga and Barbertown Roads, its principle rooms oriented to the south, and its elevated ground floor; however, the attributes that define the building as being of the Regular Villa style remain.

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<sup>26</sup> Holly, Henry Hudson. *Holly's Country Seats*. 66.

## 5. CULTURAL HERITAGE RESOURCE EVALUATION

### 5.1 DESIGN / PHYSICAL VALUE

DESIGN / PHYSICAL VALUE	
i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.	<b>X</b>
ii. Displays a high degree of craftsmanship or artistic merit.	
iii. Demonstrates a high degree of technical or scientific achievement.	

**i. Is a rare, unique, representative or early example of a style, type, expression, material or construction method.**

5155 Mississauga Road is a representative example of the Regular Villa style, a vernacular style of architecture employed in Upper Canada in the early to mid-19<sup>th</sup> century. The attributes that define it as being of the Regular Villa style include:

- 2-storeys
- Low-hipped roof
- Veranda with flared roof on thin posts
- Wide cantilevered eave
- Paired modillions, scalloped edgings, exposed rafters
- Slight projections and recessions (portico, recessed gable-end panel, verandas)
- Layout and Orientation
  - Symmetrical (of the original 1862 house) in elevation but not plan
  - Interior arrangement responds to site orientation
    - Entrance and principal rooms face the public realm

5155 Mississauga Road is one of a handful of remaining examples of the Regular Villa style that is largely intact, in spite of minor alterations and additions. Surviving examples of this style include the Hugh Richardson House (1848, Woodstock, ON), the Hammond House (1866, Erindale, ON), the Benares House (1857, Clarkson, ON), the Martin Snider House (1865, Toronto, ON – figure 16), and the James Boyd Davis House (1857, Toronto, ON – figure 17). These houses are stylistically similar to 5155 Mississauga Road, and have retained their set-back from the public road. The Benares House in particular is a close match to 5155 Mississauga Road, albeit with a less prominent frontispiece, shortened ground floor windows, and less ornate veranda. In addition, the surrounding landscaping that would have visually lifted the Benares from the ground has been levelled, exposing the crawlspace below the veranda and building foundations. The additions to 5155 Mississauga Road have been designed to be subordinate to the original house and do not impair one's ability to understand the main building as being of the Regular Villa style and have not impacted on the primary view of the building from Mississauga and Barbertain Roads.

## 5.2 HISTORICAL / ASSOCIATIVE VALUE

HISTORICAL / ASSOCIATIVE VALUE	
i. It has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	<b>X</b>
i. It yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	
ii. It demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	<b>X</b>

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

5155 Mississauga Road derives associative value through its connection with William Barber, one of Upper Canada's most successful industrialists in the 1860s and 1870s. As the owner at the time of construction, it can be assumed that William Barber had influence on the design of the estate. Built concurrent to the reconstruction of the Toronto Woollen Mills complex, the residence is a symbol of Barber's economic success and ambitions. Its prominent location on Mississauga Road - the primary artery leading through Toronto Township to Port Credit - the estate was highly visible to the general public, reinforcing Barber's prominence in the region.

5155 Mississauga Road derives associative value through its connection to Charles H. R. Riches, a pioneering and entrepreneurial attorney in Canada who has been credited with founding one of Upper Canada's first patent law practices. While residing at 5155 Mississauga Road, Charles Riches is noted for having advised Sir Frederick Banting and Charles Best in the patenting of Insulin. Riches went on to advise the University of Toronto's Insulin Committee, which controlled the licensing, patenting and trademarking of insulin as a pharmaceutical product.

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

5155 Mississauga Road reflects the work of local builder Robert Leslie, a contractor of some prominence in Toronto Township and the City of Toronto who is also credited with having constructed the Benares and Hammond Houses, both located within the City of Mississauga. Leslie is a significant person in the history of Streetsville and the surrounding communities later incorporated into the City of Mississauga, both for his being a part of the Leslie family as well as for his role in constructing many buildings through the 1850s and early 1860s in the surrounding communities under the partnership of Leslie & Dingwall. The Leslie family were early settlers in the region, constructing the landmark Leslie Log House north of Streetsville in 1826 (relocated). Robert's brother George went on to establish Toronto Nurseries, one of the largest nurseries in Canada, and lent his name to the Leslieville neighbourhood of Toronto where his nurseries were located. Following the insolvency of Leslie & Dingwall, Robert Leslie moved to Toronto, where he is credited with constructing a number of buildings in the neighbourhood of Leslieville.



In addition to 5155 Mississauga Road, Leslie & Dingwall are credited with building the Benares House in Clarkson (1857) and the Hammond House in Erindale (1866). Having lived in New York City for four years, it is plausible that Leslie absorbed popular trends used in architectural design in the eastern United States and brought them back to Canada upon his return. The combination of ornamental features on 5155 Mississauga Road from popular architectural styles (Gothic Revival, Neo-classical, Italianate) reflect a common builder's approach to architectural design, a type of conspicuous consumption wherein the proliferation of stylistic elements is favoured over an adherence to any one particular style.

### 5.3 CONTEXTUAL VALUE

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

#### **i. It is important in defining, maintaining or supporting the character of an area.**

5155 Mississauga Road is a significant and rare remnant of the area's historic character, supporting an understanding of Streetsville as a 19<sup>th</sup> century mill town. It is one of the few remaining estates of Streetsville's prominent founding families, and contributes to an understanding of the historic pattern of estate development that existed on the outskirts of town.

5155 Mississauga Road is a significant feature in defining, maintaining and supporting the heritage character of the Mississauga Road Scenic Route, and is an important heritage asset that contributes to an understanding of the scenic route's history and function as an early link between the former mill and agricultural towns now within the boundaries of the City of Mississauga. The property's large lot size and the significant setback of the building from Mississauga and Barbertown Roads are significant features in defining and supporting the historic streetscape character of Mississauga Road. These features are reflected in the 20<sup>th</sup> century development patterns along Mississauga Road, characterized by similarly sized lots, with setbacks and landscaping abutting the public right of way.<sup>27</sup>

#### **ii. It is physically, functionally, visually or historically linked to its surroundings.**

5155 Mississauga Road is physically and historically linked to its surroundings, both its placement on Mississauga Road and its close proximity to the Credit River. The property has important contextual value due to its prominent location on Mississauga Road, and is a visual reminder of the Barber family who contributed to the development of Streetsville, as well as marking the historic southern approach to the town. The house has marked the southern extent of the Town of Streetsville for a century and a half; the property is noted in the 1856 Plan of Streetsville and the 1880 county map, illustrative its importance in defining the area.

<sup>27</sup> City of Mississauga, Planning and Building Department, *Mississauga Road Scenic Route Study*, May 1997, p.10

The property also has contextual value as it serves as a visual reminder of the history of large-scale milling on the Credit River in Streetsville, most notably the Toronto Woollen Mills complex which was located at the foot of Barbertown Road on the banks of the river. The property is historically linked to the extant, modified general store and main mill of the Toronto Woollen Mills complex, and the purpose-built worker's houses located on Barbertown Road on the north side of Eglinton Avenue West.

**iii. It is a landmark.**

5155 Mississauga Road is a landmark property within the City of Mississauga<sup>28</sup>. It is visually prominent against the surrounding 20<sup>th</sup> century residential subdivision development, and provides a point of reference along Mississauga Road. The property serves as an archetype for residential development along Mississauga Road, and is a surviving example of mid-19<sup>th</sup> century estate development. Its significant setback from the front and side lot lines, the landscaping of the property abutting the public realm, its corner lot location, and its central placement on the lot character established the pattern of development for estates along Mississauga Road through the late 19<sup>th</sup> and 20<sup>th</sup> centuries, and support its landmark quality. The property is also a significant landmark as it marks the formal entrance to the former Toronto Woollen Mills complex, located on Barbertown Road. This includes the locally listed main mill and general store building, Barbertown Road Bridge, and the workers' cottages on Barbertown Road.

The property was designated under Part IV of the Ontario Heritage Act in 1982, recognized for its architectural and historical value. At the time of designation, the property had already been placed on the municipal heritage register. The designation of the property shortly after the passing of the Ontario Heritage Act speaks to its landmark quality for the surrounding community.

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<sup>28</sup> City of Mississauga, Planning and Building Department, *Mississauga Road Scenic Route Study*, May 1997, p.12

## 6. RECOMMENDATIONS

Following an evaluation of existing research, the undertaking and review of additional research, a thorough visual analysis of the property and review of applicable legislation, it has been determined that the existing by-law 386-82 does not adequately recognize the cultural heritage value or interest of 5155 Mississauga Road, and does not reflect the 2005 extensive amendments to the Ontario Heritage Act and the adoption of the Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* as a guiding document in 2009 by the City of Mississauga. Significantly, the by-law does not fully recognize the physical value of the main house, its associative value relating to previous owners and the builder, or its contextual value in regards to its location on the Mississauga Road Scenic Route, its relation to the former Toronto Woollen Mills complex, its proximity to the historic town of Streetsville, or its prominent corner location.

It is for these reasons that we recommend the City of Mississauga amend by-law 386-82 to include the draft Statement of Cultural Heritage Value or Interest and Heritage Attributes, as follows.

### 6.1 STATEMENT OF CULTURAL HERITAGE VALUE OR INTEREST

5155 Mississauga Road's cultural heritage value is derived from its design, associative, and contextual values.

The villa is a representative example of the Regular Villa style of architecture, popular style employed in the regions surrounding Ontario's urban centres (Toronto and Kingston) in the mid to late 19<sup>th</sup> century in the design of estate houses for the upper middle class. The villa's relatively simple form and massing is made elaborate with applied architectural features of various stylistic influences, such as the paired brackets, dentils, veranda treillage, and the balustrade enclosing the second-storey balcony at the west elevation's centre bay.

The property's cultural heritage value resides in its association with William Barber, the original owner of the house and co-owner of the successful Toronto Woollen Mills complexes, remnants of which exist and are located on the nearby banks of the Credit River, and was one of the area's largest employers. The property is also associated with Charles H. R. Riches, an entrepreneurial attorney who founded one of the first patent law practices in Upper Canada. It was constructed by Robert Leslie, a prolific Streetsville-based contractor who was a part of one of Streetsville's early settler families, and who is credited with the construction of other significant surviving 19<sup>th</sup> century estates within the contemporary boundaries of the City of Mississauga.

The property's cultural heritage value is also reflected in its contextual importance as one of the few remaining estates of one of Streetsville's prominent families, and as a landmark for the historic southern approach to the town. Its significant setback from the front and side lots lines, its central placement on the lot, and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's houses located on Barbertown Road.

The property's cultural heritage value is closely related to its placement on Mississauga Road, a designated Scenic Route that has been an important artery through the region historically and to the present day. As one of

the earliest and more prominent estates along the road, and, having persisted through the 20<sup>th</sup> century relatively unchanged, 5155 Mississauga Road is significant in having influenced the pattern of residential development along Mississauga Road, defined by large lots, single-family homes, and generous front lot setbacks with extensive landscaping.

## 6.2 DESCRIPTION OF HERITAGE ATTRIBUTES

The attributes below contribute to an understanding of the identified cultural heritage value and interest of 5155 Mississauga Road, and should be preserved. An illustrated statement of significance (appendix B) indicates the location of each of the heritage attributes below on the property. The 2003 and remnants of the 1984 additions have not been identified as heritage attributes.

### Design / Physical Value

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the six-over-six configuration of the windows: the original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
  - the pointed arch windows in the gable ends, and
  - the running bond brick walls;
- location of original driveway and stone markers;

### Contextual Value

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from the Mississauga and Barbertown Roads property lines.



Figure 1: 1856 Streetsville Map [Barber Property indicated]

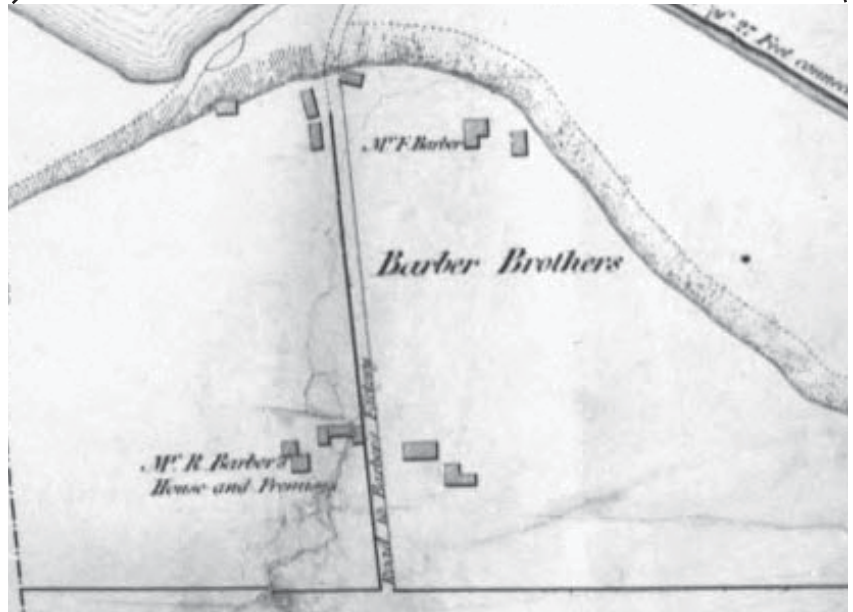






Figure 2: William Barber Residence, 1880 [Peel County Atlas]



Figure 3: Robert Barber Residence, 1880 [Peel County Atlas]



Figure 4: Two-Storey Farmhouse, elevation [Canadian Farmer, 1865]

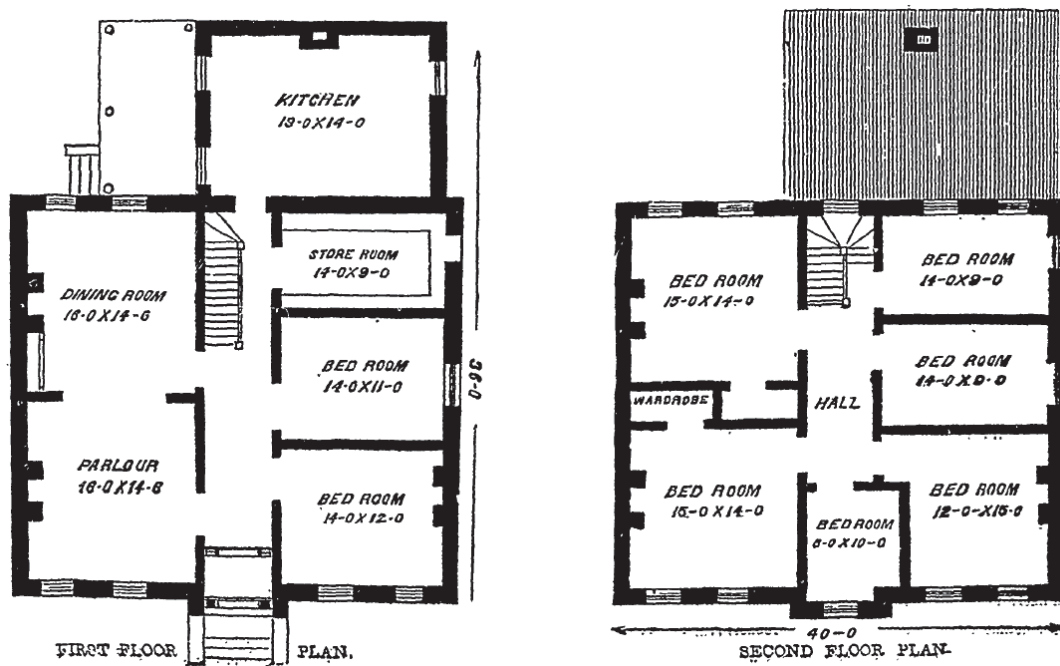


Figure 5: Two-Storey Farmhouse, plan [Canadian Farmer, 1865]





Figure 6: Benares House



Figure 7: Hammond House





Figure 8: Barber House, south-west elevation, 1978



Figure 9: Barber House, circa 1870 [Streetsville Historical Society]



Figure 10: Secondary building, 2016



Figure 11: Privy, Korner's Folly, 1880 [Library of Congress, HABS NC, 24-KERN,1A-1]



PL. XCII.—EXTERIOR.

Figure 12: Illustration of an outbuilding including wood-house [Homes for the People, in Suburb and County]





Figure 13: Barber House, south-east elevation, 1960s



Figure 14: Barber House, east elevation showing greenhouse and extension, 1960s



Figure 15: Paint loss showing brick colour at front entrance [July 2016]



Figure 16: Paint loss showing possible yellow brick at second storey enclosed patio [July 2016]





Figure 16: Martin Snider House, Toronto (1865) 744 Duplex ave, Toronto (Toronto Public Library)



Figure 17: James Boyd Davis House, Toronto (1857) 124 Park Road. (Sotheby's International Realty)

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## APPENDIX B: ILLUSTRATED STATEMENT OF SIGNIFICANCE





HERITAGE ATTRIBUTE	IMAGE
<b>Design / Physical Attributes</b>	
Scale and massing of the two-storey villa	
Running bond brick walls	
Hipped roof of the villa, with shingles	






HERITAGE ATTRIBUTE	IMAGE
Gabled roof of the east wing, with shingles	
Paired internally bracketed chimneys	
Symmetrical division of the south façade into 3 bays	



HERITAGE ATTRIBUTE	IMAGE
Symmetrical division of the west façade into 5 bays	
Central projecting bay of the west façade	
Elliptical arch opening at the central project bay	

HERITAGE ATTRIBUTE	IMAGE
Wood framed windows in a six-over-six configuration with wood sills	
Eaves, cornice and fascia, with paired brackets, dentils, and gable end with profiled finial and dropped finial post, and triangular scallop-edged brick inset	
Verandas, with tented roofs, thin posts, elliptical arches and drop pendants	
Secondary outbuilding, with pointed arch windows and running bond brick walls	

HERITAGE ATTRIBUTE	IMAGE
Approach to the villa from Mississauga Road	

Contextual Attributes	
Setback of the villa from Mississauga Road and Barbertown Road	
Views from Mississauga and Barbertown Roads	

## APPENDIX C: CONTEXT AND BUILDING EVOLUTION

Neighbourhood Scale

**1954**



### LEGEND

- Subject Property
- Related Properties
- Property Line

### Notes

*\*Barbertown Road Bridge is the primary east-west crossing point of the Credit River within the immediate area*

**1966**



### LEGEND

- Subject Property
- Related Properties
- Significant Change
- Property Line

### Notes

*\*Eglinton Avenue Bridge constructed*

*\*Property and building outlines are for illustrative purposes only*



**1985****LEGEND**

- Subject Property
- Related Properties
- Significant Change
- Property Line

**Notes**

- \*Subdivision introduced
- \*Religious institution built
- \*property line change
- \*Dam at Credit River removed

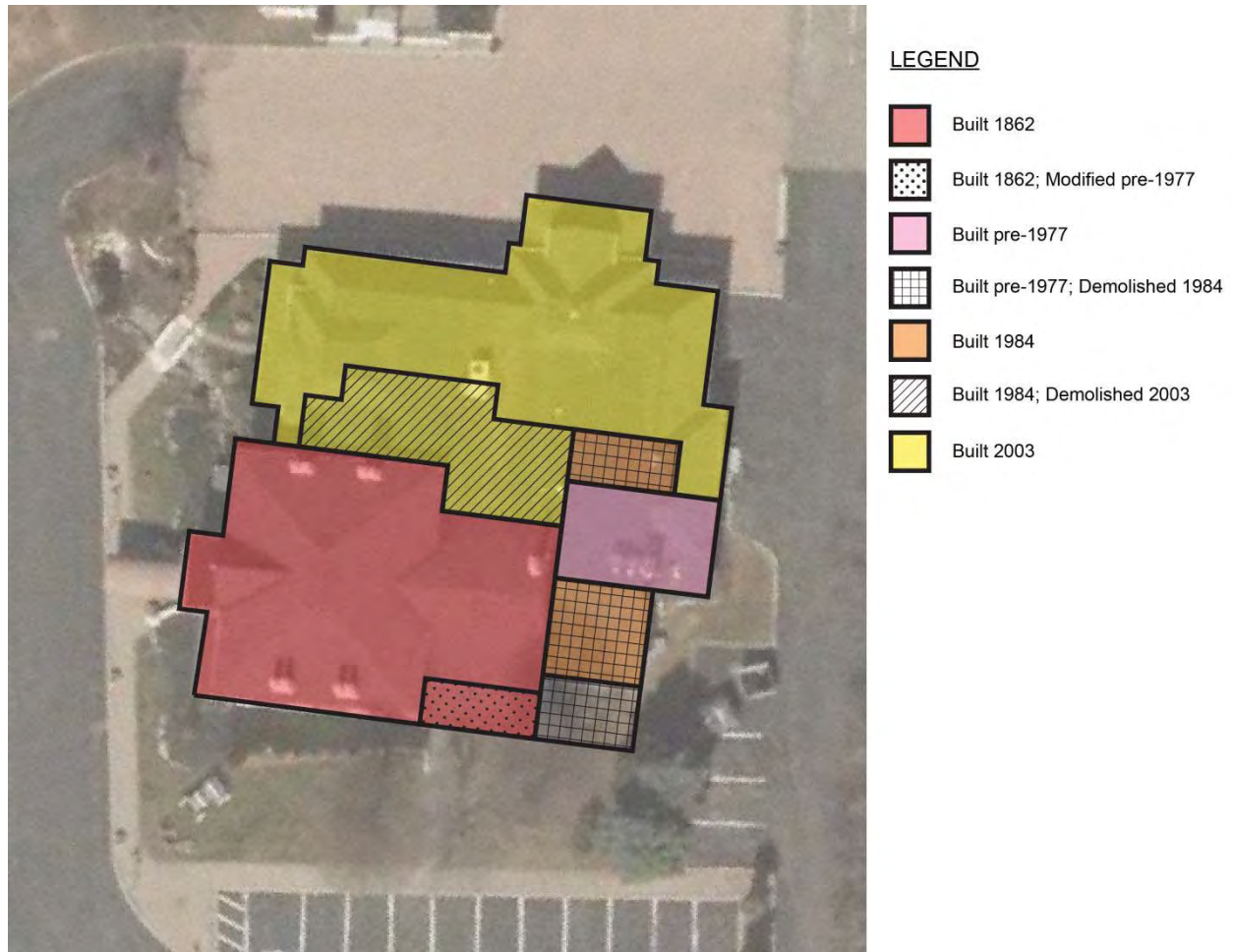
**1992****LEGEND**

- Subject Property
- Related Properties
- Significant Change
- Property Line

**Notes**

- \*Extensive subdivision development
- \*loss of remaining agricultural use
- \*Eglinton Avenue widened

*\*Property and building outlines are for illustrative purposes only*



## Building evolution and additions



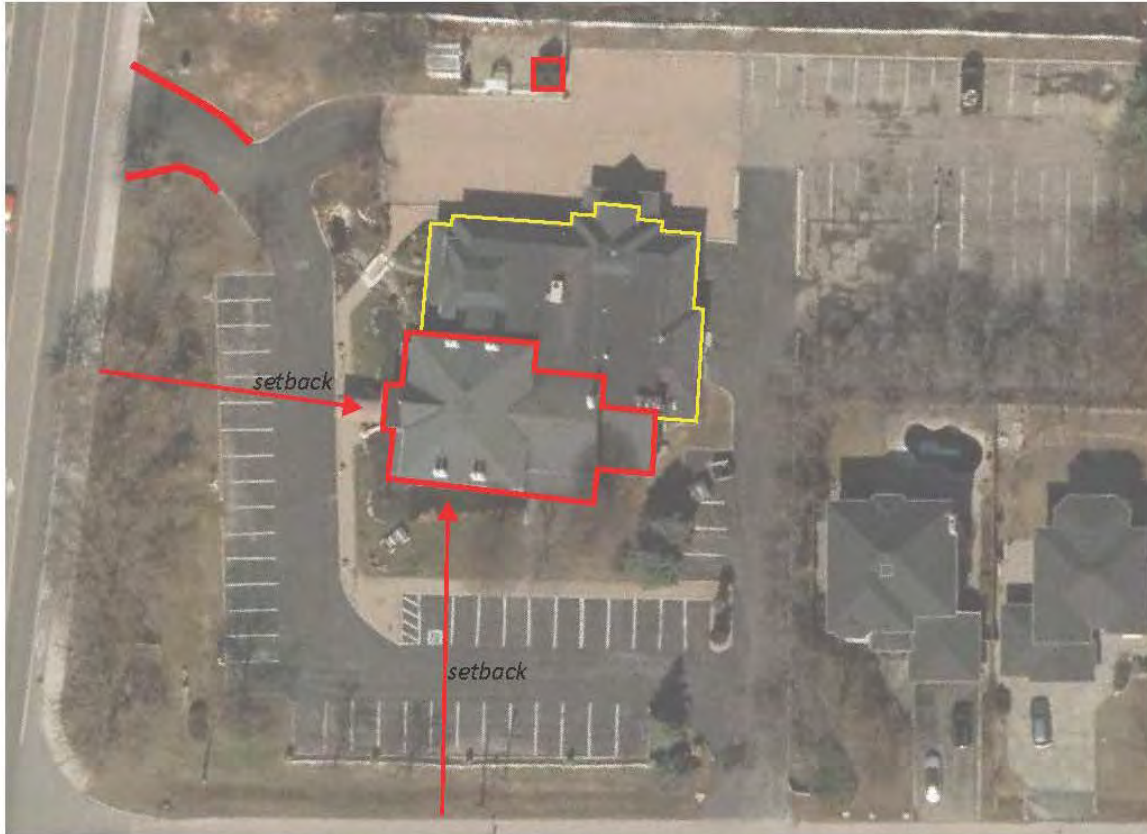


- ENCLOSED PORTICO
- BARGEBOARD REMOVED
- PAINTED BRICK
- REAR VERANDA ENCLOSED
- SECOND STOREY PATIO ENCLOSED
- GRADE MADE LEVEL
- CHIMNEY CAPS REMOVED AND CHIMNEYS STUCCOED (ALL FIVE ON THE BUILDING)





**Exterior alterations: 1870s (top) 2016 (bottom)**

## APPENDIX D: HERITAGE MAPPING



### LEGEND

-  Heritage attribute
-  Non-heritage attribute

*\*Building outlines are for illustrative purposes only*



## APPENDIX E: ABSTRACT INDEX OF DEEDS

Concession 4 WHS, Lot 1 (1828 - 1863)						
#	Instrument	Transaction	Date	Grantor	Grantee	Amount
1		Patent	1828/03/08	The Crown	Henry Stiver	
2	6262	B&S	1828/03/21	Henry Stiver	William Comfort	£ 62.10
3	23220	B&S	1844/09/04	William Comfort	William Barber et al	£ 1,375

S.W. 1/4 Lot No. 4 Concession West						
①	Patent	8. Mch 1828	The Crown	Henry Stiver	100 acres	
②	6262	B&S	21. Mch 1828 24. Mch 1828	Henry Stiver	William I Comfort	£ 62.10
	30007	M	27 July 1842 1 Aug 1842	William I Comfort	William Hume Blake	£ 98.6.10
	30264	M	5 Oct 1842 28 Oct 1842	William I Comfort	George Duggan Junr	£ 7. -
	22364	D.M.	19 Mch 1844 21 Mch 1844	George Duggan Jr.	William I Comfort	£ 202.64
③	23220	B&S	10 Sept 1844 11 Sept 1844	William I Comfort	William Barber et al	£ 1375. -
	33321	M	" " " " " "	William Barber et al	William I Comfort	£ 1000. -
	23952	D.M.	9 " " 30 Jan 1845	William H Blake	William I Comfort	£ 20007
	39436	"	11 Jan 1851 12 Feb 1851	William I Comfort	William Barber et al	£ 33221
	1154	M	1 Dec 1854 12 Dec 1854	Barber Brothers	John Russell	£ 450. -
	6888	"	20 May 1859 22 May 1859	William Barber et al	John Hervey	£ 1500. -
	7740	D.M.	25 Nov 1859 15 Jan 1860	James Russell	Robert Barber	£ 1154
	11362	D.M.	11 May 1863 27 May 1863	John Hervey (per atty)	Robert Walker	£ 1500. -

## Concession 4 WHS, Lot 1 (1866 - 1888)

#	Instrument	Transaction	Date	Grantor	Grantee	Remarks
4	2638	B&S	1876/09/05	Robert Barber	Elizabeth Barber	7 acres

④

1964	TrustDeed	5 Jul1876	8 Jul1876	Wm. Barber et al	Robert Barber et al	1 r. 4.22 per.
1981	Will	29Feb1876	7 Aug1876	Bennett Franklin	Sarah Franklin et al	Part and O.L.
2638	B.&S.	5 Sep1876	22Jan1879	R. B. Barber	Elizabeth Barber	1.00 7 ac.
2639	B.&S.	30Aug1876	22Jan1879	Robert Barber et ux	Robert B. Barber	1.00 7 ac.
2640	B.&S.	30Aug1876	22Jan1879	Wm. Barber et ux	Robert B. Barber	1.00 7 ac.
2641	B.&S.	5 Sep1876	22Jan1879	Robert B. Barber	Mary A. Barber	1.00 7 ac.
2847	By-Law		15Oct1879	Corporation of Toronto Twp.		2 43/100 ac. for a road
3119	MORTGAGE Not Recorded in Full	22Jun1880	24Jun1880	Wm. Barber et al	John R. Barber	1.00 All and O.L.
3123	MORTGAGE Not Recorded in Full	2 Jul1880	5 Jul1880	Wm. Barber et al	John R. Barber	1.00

## Concession 4 WHS, Lot 1 (1888 - 1901)

#	Instrument	Transaction	Date	Grantor	Grantee	Remarks
5		B&S	1888/09/01	Elizabeth Barber	John C. Hurst	7 acres
6		B&S	1889/05/21	John C. Hurst et al	Patrick Mahoney	7 acres
7		B&S	1900/03/14	Mahoney (widow)	Stephen Mahoney	7 acres

⑤

⑥

B.S.	1 Sep1888	11May1889	Elizabeth S. Barber	John C. Hurst	3000.00	7 ac.
B.&S.	21May1889	18May1889	John C. Hurst et ux	Patrick Mahoney	3500.00	7 ac.
Q.C.	23May1889	12Jun1889	E. R. C. Clarkson Assignee	Sarah J. Franklin	1.00	6 ac.
Q.C.	28May1889	12Jun1889	Mary A. Barber et al	Sarah J. Franklin	1.00	6 ac.
B.S.	23Aug1889	7 Sep1889	Mary A. Barber et al	Elizabeth A. Harris	10000.00	7 ac.
Agreet.	19Apr1890	23Apr1890	Elizabeth A. Harris	Wm. McCabe		Exchange & Subj. to Mort. 7 ac.
B.&S.	21Apr1890	24Apr1890	Elizabeth A. Harris et al	William McCabe	700.00	and exchange. 7 ac.
Cert.	6 Jun1890	21Jun1890	Thomas Long (Liqu.)			7.90 ac. and O.L.
B.&S.	6 Jun1890	21Jun1890	Thomas Long (Liq.)	Wm. T. Kirby	57000.00	71.90 ac. and O.L.
B.&S.	6 Jun1890	21Jun1890	Wm. T. Kirby et ux	John J. Long	38000.00	71.90 ac. and O.L.
B.&S.	24Sep1890	13Nov1890	Wm. T. Kirby et ux et al	Streetsville Woollen M.Co.	1.00	71.90 ac.
B.&S.	4 Nov1891	9 Nov1891	William McCabe	Walter T. Newman et al	1.00	7 ac.
B.S.	16Aug1892	27Aug1892	Sarah J. Franklin	John Hudson	500.00	6 ac.
MORTGAGE Not Recorded in Full	18Aug1892	27Aug1892	John Hudson et ux	John Stinson	2000.00	6 ac.
B.&S.	1 Mar1893	16Mar1893	John Hudson et ux	Mary A. Radley et al	3200.00	6 ac.
B.&S.	16Apr1894	12Feb1895	Patrick Mahoney et ux	Stephen Mahoney	1.00	parts.
MORTGAGE Not Recorded in Full	16Apr1894	12Feb1895	Stephen Mahoney	Freehold L.&S. Co.	4500.00	parts
B.&S.	22Feb1893	27Apr1895	Wm. T. Newman et ux	Alfred H. Newman	500.00	7 ac.
Q.C.	20Apr1895	27Apr1895	Alfred H. Newman	William McCabe	1.00	7 ac.
B.&S.	22May1895	24Oct1895	William McCabe	Edward J. Smith	1300.00	7 ac.
B.&S.	30Apr1896	9 May1896	Edward J. Smith	Sarah A. Smith &		7 ac.
				Ada R. Boddy		
Q.C.	12Feb1898	25Mar1898	Mary A. Radley (widow)	John Stinson	10.00	6 ac.
ASST OF MORT. Not Recorded in Full	9 Jun1898	20Jun1898	James Barber	Henry W. Barber Trustee	1.00	7 ac.
B.&S.	14Mar1900	3 Apr1900	Minnie Mahoney, Annie (Mahoney) Kidd, et mar, and Catherine Mahoney widow of Patrick Mahoney deceased.	Stephen Mahoney	1.00	7 ac. Catherine Mahoney releases all her dower.

⑦



Concession 4 WHS, Lot 1 (1904 - 1909)						
#	Instrument	Transaction	Date	Grantor	Grantee	Remarks
8	12335	B&S	1906/05/28	Stephen Mahoney	Henry Everton Hern	7 acres
9	6312	B&S	1909/03/30	Henry Everton Hern	Elizabeth C. Poliwka	part

[illegible]

Concession 4 WHS, Lot 1 (1918 - 1921)						
#	Instrument	Transaction	Date	Grantor	Grantee	Remarks
10	19373	Release	1918/11/14	Eliza C. Poliwka	Alfred Strong	
11	19374	B&S	1919/10/15	Alfred Strong	Barbara M. Riches	

10  
11

10. Page 390

Lot: 1. Con. of West. from

19373 Release 14 Nov. 1918 30 Nov 1919 Eliza E. Polinaka <sup>Elmer</sup> Alfred Stong

19374 Bos 15 Oct. 1919 30 Oct. 1919 Alfred Stong Barbara M. Riches

19395 m. " " " Barbara M. Riches Alfred Stong

19390 Release 21 " " " Mary E. Way John S. Kidd

19435 ~~Bos~~ 8 Nov. 1919 19 Nov 1919 Wm J. Fletcher etix John O. Gorman 6

19436 Bos - " " " John O. Gorman etix Wm J. Fletcher .

19437 m 31 Oct. 1919 " " Wm J. Fletcher etix Wm E. Rennie .

19557 Ann - - 1919 8 Jan 1920 John O. Gorman Wm Stewart .

19678 m 18 Mar 1920 28 Jun 1920 John S. Kidd Alie. Fasken 85

20561 Ann 30 Dec " 3 Jan 1921 Lorne W. Dallman John E. McQuinn

## Concession 4 WHS, Lot 1 (xxxx - xxxx)

#	Instrument	Transaction	Date	Grantor	Grantee	Remark
12		B&S	1944/04/27	Charles Riches	Dudley R. Dewart	

## Concession 4 WHS, Lot 1 (1967 - 1968)

#	Instrument	Transaction	Date	Grantor	Grantee	Remark
13	91618	Grant	1968/09/25	Estate of Dudley R. Dewart	Carol A. Townsend	

⑬

1968	1968	Messurers's Consent	Dudley R. Dewart
12 Nov. 1968	28 Nov. 1968	Honors H. Dewart, Esters	Esters of Dudley R. Dewart, Est.
25 Sept. 1968	28 Nov. 1968	Honors H. Dewart & Ralph	Carol A. Townsend
		McCrath, Esters of	Dudley R. Dewart, Est.
			Leading to Wollen Pa



## APPENDIX F: PROPERTY PHOTOGRAPHS



South-west elevation [July 2016]



West elevation, 2003 addition [February 2016]





North-west elevation [February 2016]



North elevation, 2003 addition [July 2016]





North-east elevation [July 2016]



East elevation [July 2016]





South elevation [February 2016]



Secondary outbuilding [July 2016]





Doors to enclosed portico, west [L] and from veranda [R] [July 2016]



Veranda treillage [July 2016]





Enclosed patio, west elevation [July 2016]



Eaves detail, with brackets, dentils and fascia [July 2016]





Blind window at south elevation [July 2016]



Enclosed south veranda [July 2016]

**Proposed Schedule A****Description of Property**

The Barber Villa is a 19<sup>th</sup> century large brick building, originally constructed as the residence for William Barber, mill owner, and his family, on a large estate property in close proximity to the south end of Streetsville, in the Regular Villa style including a two-storey service wing. The property also contains a secondary brick outbuilding, partial original driveway and stone markers and has a prominent setback from Mississauga Road and Barbertown Road, being visible from the property lines along both roads. The property is located at 5155 Mississauga Road, in Part of Lot 1, Concession 4, West of Hurontario Street (WHS), City of Mississauga, designated as Part 2, Plan 43R-9468.

**Statement of Cultural Heritage Value or Interest**

5155 Mississauga Road's cultural heritage value is derived from its design, associative, and contextual values.

The villa is a representative example of the Regular Villa style of architecture, popular style employed in the regions surrounding Ontario's urban centres (Toronto and Kingston) in the mid to late 19th century in the design of estate houses for the upper middle class. The villa's relatively simple form and massing is made elaborate with applied architectural features of various stylistic influences, such as the paired brackets, dentils, veranda treillage, and the balustrade enclosing the second-storey balcony at the west elevation's centre bay.

The property's cultural heritage value resides in its association with William Barber, the original owner of the house and co-owner of the successful Toronto Woollen Mills complexes, remnants of which exist and are located on the nearby banks of the Credit River, and was one of the area's largest employers. The property is also associated with Charles H. R. Riches, an entrepreneurial attorney who founded one of the first patent law practices in Upper Canada. It is attributed to have been constructed by Robert Leslie, a prolific Streetsville-based contractor who was a part of one of Streetsville's early settler families, and who is credited with the construction of other significant surviving 19th century estates within the contemporary boundaries of the City of Mississauga.

The property's cultural heritage value is also reflected in its contextual importance as one of the few remaining estates of one of Streetsville's prominent families, and as a landmark for the historic southern approach to the town. Its significant setback from the front and side lots lines, its central placement on the lot, and its raised ground floor reinforce its prominence. It also provides a link between the extant Toronto Woollen Mills complex on the Credit River and the purpose-built worker's houses located on Barbertown Road.

The property's cultural heritage value is closely related to its placement on Mississauga Road, a designated Scenic Route that has been an important artery through the region historically and to the present day. As one of the earliest and more prominent estates along the road, and, having persisted through the 20th century relatively unchanged, 5155 Mississauga Road is significant in having influenced the pattern of residential development along Mississauga Road, defined by large lots, single-family homes, and generous front lot setbacks with extensive landscaping.

### Description of Heritage Attributes

The attributes below contribute to an understanding of the identified cultural heritage value and interest of 5155 Mississauga Road, and should be preserved. An illustrated statement of significance (appendix B) indicates the location of each of the heritage attributes below on the property. The 2003 and remnants of the 1984 additions have not been identified as heritage attributes.

#### Design/Physical Value:

- the scale and massing of the two-storey main building, including east wing;
- the running bond load bearing brick walls;
- the stone foundations;
- the raised ground floor;
- the hipped roof of the villa, and gabled roof of the east wing, both clad in shingles;
- the paired internally bracketed chimneys;
- the symmetrical division of the south and west elevations into 3 and 5 bays, respectively;
- the central projecting portico on the west elevation;
- the elliptical arch openings at the central portico;
- the original masonry window and door openings and their flat brick arches;
- the interior and exterior front doors, transom and sidelights;
- the upstairs door to umbrage and balcony;
- the six-over-six configuration of the windows: the remaining original wood frames, brick moulds and wood lugsills;
- the eaves, cornice and fascia, with paired brackets and dentils;
- the gable end on the west elevation, with cornice, profiled finial and dropped post, and triangular scalloped-edge brick inset;
- the verandas with tented roofs resting on thin paired posts, between which span elliptical arches with drop pendants and fretwork;
- the secondary outbuilding to the north of the villa, including:
  - the pointed arch windows in the gable ends, and
  - the running bond brick walls;
- location of original driveway and stone markers;

#### Contextual Value:

- the villa's prominent set-back from Mississauga and Barbertown Roads;
- views of the building from the Mississauga and Barbertown Roads property lines.

City of Mississauga  
**Corporate Report**



Date: 2016/10/20

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
 2016/11/15

## Subject

**Request to Alter a Heritage Designated Property: 1620 Orr Road (Ward 2)**

## Recommendation

That the proposal for new, wood, operable shutters as depicted in the appendix to the report from the Commissioner of Community Services, dated October 20, 2016, be approved for the Anchorage building at 1620 Orr Road, which is designated under Part IV of the Ontario Heritage Act.

## Background

Section 33 of the Ontario Heritage Act requires permission from Council in order to make alterations to a Part IV property.

Staff at Museums of Mississauga has submitted a heritage permit application to install wood, operable shutters on the front elevation of the Anchorage building at 1620 Orr Road. The property, known as the Bradley Museum site, is designated under Part IV of the Ontario Heritage Act. The Anchorage building is one of the heritage attributes of the property. The Anchorage's cultural significance lies in it being a fine example of the Ontario Regency architectural style, dating to the 1830s. Noting its exterior physical attributes, the designation statement for the property refers to its "...five-bay facade, square plan and hipped roof with broad projecting eaves. It has a fine Neo-classical door case with sidelights and engaged pilasters." Presently the building does not have shutters. See Appendix 1.

The City's Building and Facilities Property Management staff will be coordinating the execution of the work.

## Comments

Staff at Museums of Mississauga has requested permission to install new wood, painted, horizontal louvre style, operable shutters on the Anchorage building. The applicant has submitted an application, drawings depicting detailed shutter design drawings, a drawing of the front elevation of the Anchorage depicting the visual effect of the shutters once installed,

material notes and hardware information. Refer to the appendix. Operable wood shutters were a common functional part of residential structures in the 19<sup>th</sup> century, providing a barrier to severe weather, as well as security and privacy. A photo of the shutters presently on the Bradley House has been provided in the submittal as an example the applicant will follow. Heritage Planning finds that the shutters as proposed are sympathetic to the heritage attributes of the Anchorage building.

## Financial Impact

There is no financial impact.

## Conclusion

The applicant has submitted drawings supporting the request to install the shutters on the Anchorage. Staff finds that the shutters depicted in the proposal are sympathetic to the heritage attributes of the Anchorage and should be approved.

## Attachments

Appendix 1: Submitted drawings

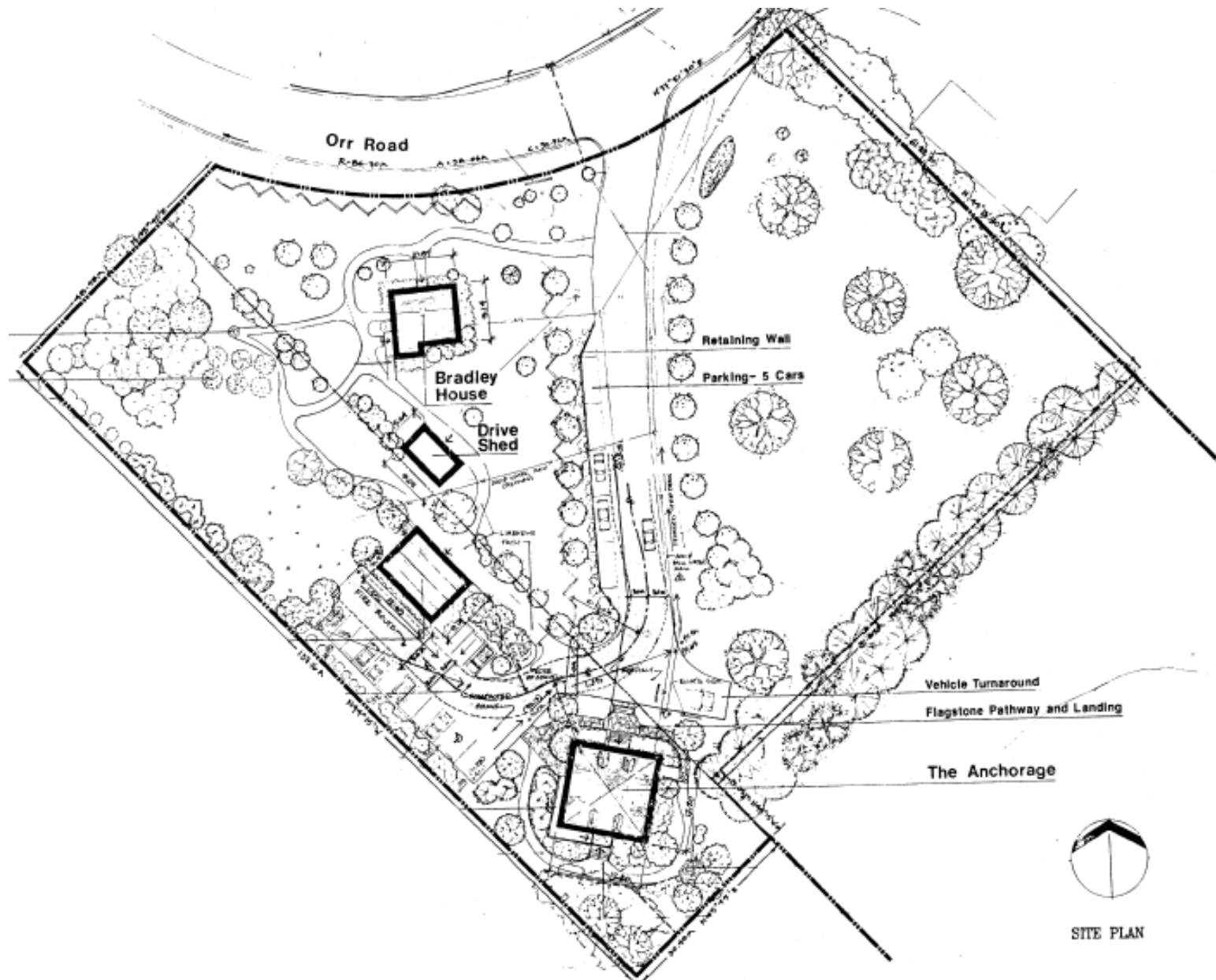


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Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



Site Plan

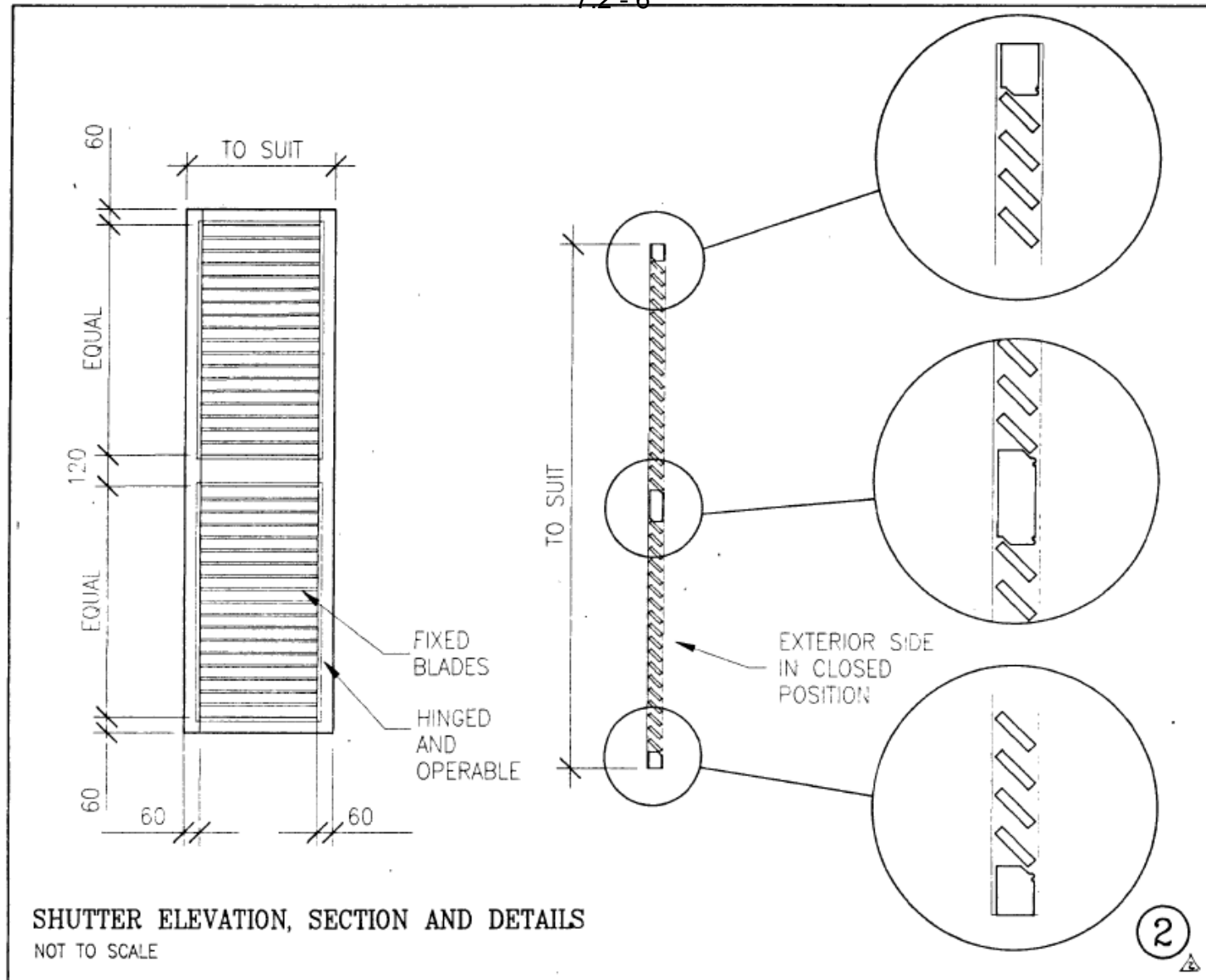


Existing North Elevation

7.2 - 5



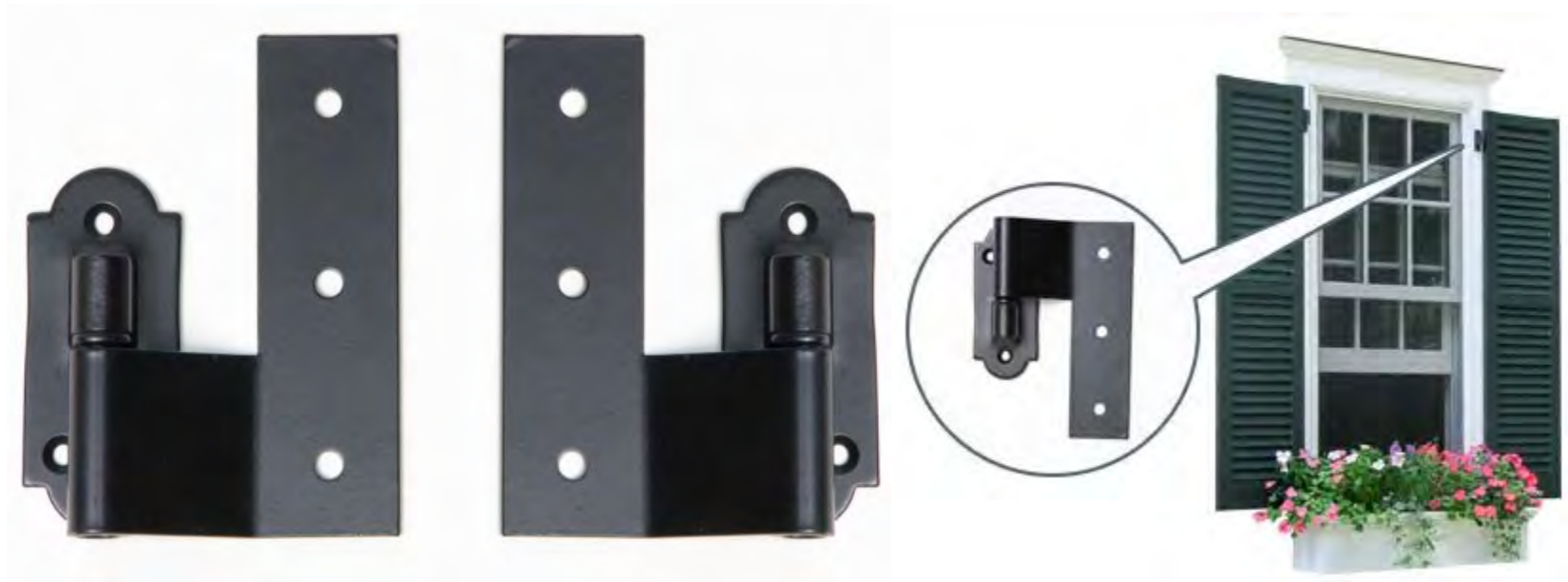
Proposed North Elevation



### Shutter Elevation, Section and Detail

Notes: Shutters to be made of pine, and painted with black semi -gloss exterior grade paint, and no lap detail.

Shutter width shall be half the width of its respective window width, to endure they are operable and can close properly.

**Shutter Hardware**

Stainless Steel Shutter Flat Hinge (<http://www.hooksandlattice.com/stainless-steel-flat-hinge.html#> )

These hinges are intended for operable window shutters. They are made from forged 304 series stainless steel with a matte black powder-coated finish that won't rust even when they are exposed to the rains and mist of winter. The best part is that these hinges won't show when they are in the open position, and only show minimally when your shutters are closed.



7.2 - 8



7" Stainless Steel "S" Shutter Dog Hold Black (<http://www.hooksandlattice.com/stainless-steel-shutter-dogs.html#> )

Beveled "S" shaped shutter dogs. They come in a black powder coat finish that gives them a truly classic look as well as protecting them from inclement weather. Even in very rainy or moist coastal regions, you can count on this shutter hardware to keep its perfectly elegant appeal for years and years without rusting or corroding. With a beautifully intricate curving "S" form, these shutter holdbacks are forged from durable 304 series stainless steel.





12in. Stainless Steel Shutter Slide Bolt (<http://www.hooksandlattice.com/slide-bolt.html#> )

12" x 2"H, Slide Bolts made from 304 series forged stainless steel. Slide bolts help to secure shutters into a closed position while adding an authentic feel to architecture. This product is given a matte black powder-coated finish that is corrosion-resistant and a natural complement to any shutter color.



**Shutters at Neighbouring Bradley Museum**

City of Mississauga  
**Corporate Report**



Date: 2016/10/14

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
 2016/11/15

## Subject

**Request to Demolish a Heritage Listed Property: 1251 Stavebank Road (Ward 1)**

## Recommendation

That the property at 1251 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

## Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mineola Neighbourhood cultural landscape. This cultural landscape is significant due to development of the area at a time when natural elements respected the lot pattern and road system. The area is notable for its rolling topography, its natural drainage and its mature trees. The area is characterized by a balance between the built form and the natural surroundings with a softened transition from landscaped yards to the street edge with no curbs and a variety of quality housing stock.

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

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## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment compiled by David W. Small Designs. It is attached as Appendix 1. The consultant has concluded that the house at 1251 Stavebank Road is not worthy of designation. Staff concurs with this finding.

## Financial Impact

There is no financial impact.

## Conclusion

The owner of 1251 Stavebank Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act.

## Attachments

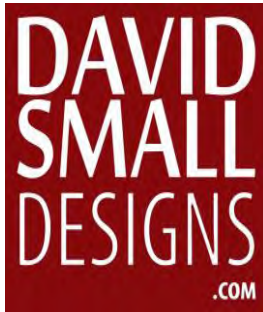
Appendix 1: Heritage Impact Statement



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



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## Heritage Impact Statement

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**1251 Stavebank Road  
Mississauga ON L5G 2W1**

**July 15, 2016  
REVISED  
August 23, 2016**

**Report prepared by**

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

David W. Small

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

David Brown

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## Section 1 | Introduction

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David W. Small Designs Inc. has been engaged by the owners of the residential property located at 1251 Stavebank Road in the City of Mississauga to design a new residential dwelling. The subject property is located in the Mineola West neighbourhood of the City of Mississauga.

The subject property is listed on the City's Heritage Register as being part of the Mineola Neighbourhood Cultural Landscape. The property is listed on the City's Heritage Register, however it is not a designated property.

The City of Mississauga Official Plan Policy 7.4.1.12 states;

*'The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement , prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.'*

Accordingly, this Heritage Impact Statement is being submitted to the City of Mississauga in support of the proposed development.

## Section 2 | About the Authors

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### David Small

David Small is the owner of David W. Small Designs Inc., a custom home design firm based in Mississauga. The firm has developed a specialized expertise in the area of infill housing being the redevelopment of existing properties in established mature neighbourhoods. David Small was born to design houses having grown up watching and learning from his Father and Grandfather, both of whom were homebuilders and land developers. Growing up with such a 'heritage of housing', David's passion for the business was ignited and this passion has driven him to the success he enjoys today.

Over the past two decades, David W. Small Designs Inc. has recognized the value of heritage as a firm and have been engaged and involved in the design of over 400 new homes and renovations in South Mississauga. Over 100 of those homes located within the City's Mineola West neighbourhood. When designing a custom home, David considers the heritage of the community and the cultural landscape in question. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of the existing natural landscape and the development that has occurred within the surrounding community.

As a natural evolution of the designs created by David W. Small Designs Inc., the firm has prepared over thirty Heritage Impact Assessments for the City of Mississauga in connection with the proposals located within the Mineola Cultural Landscape over the past eight years. The unique expertise that has been acquired by this breadth of work uniquely positions the firm to prepare the Heritage Impact Assessment for the Mineola Cultural Landscape.

A list of the Heritage Impact Assessments prepared by David W. Small Designs Inc. is provided below:

1. 906 Whittier Crescent – November 2015
2. 866 Tennyson Avenue – February 2015
3. 1312 Stavebank Road – January 2015
4. 156 Indian Valley Trail – June 2014
5. 1392 Stavebank Road – March 2014
6. 40 Veronica Drive – November 2013
7. 930 Whittier Crescent – November 2013
8. 57 Inglewood Drive – April 2013
9. 1162 Vesta Drive – March 2013
10. 250 Pinetree Way – March 2013
11. 1296 Woodland Avenue – March 2013

12. 29 Cotton Drive – March 2013
13. 1373 Glenwood Drive – August 2012
14. 1394 Victor Avenue – May 2012
15. 1570 Stavebank Road – May 2012
16. 2494 Mississauga Road - April 2012
17. 162 Indian Valley Trail – March 2012
18. 500 Comanche Road – March 2012
19. 277 Pinetree Way – January 2012
20. 1000 Sangster Avenue – September 2011
21. 1362 Stavebank Road – August 2011
22. 1448 Stavebank Road – July 2011
23. 1359 Milton Avenue – July 2011
24. 1380 Milton Avenue – April 2010
25. 1248 Vista Drive – March 2010
26. 64 Veronica Drive – February 2010
27. 125 Veronica Drive – January 2010
28. 224 Donnelly Drive – October 2009
29. 1570 Stavebank Road – October 2009
30. 1379 Wendigo Trail – September 2008
31. 142 Inglewood Drive – September 2008
32. 1524 Douglas Drive – September 2008
33. 1443 Aldo Drive – July 2008
34. 1397 Birchwood Height Drive – July 2008
35. 1285 Stavebank Road – May 2008

## David Brown

David Brown is a Land Use Planning Consultant who has been working in the land development industry in the City of Mississauga for over 25 years. David grew up in Mississauga watching the City mature from farm fields and scattered subdivisions to the large suburban City that Mississauga has become today. David studied Land Surveying at the University of Toronto before joining the R.E.Winters Consulting Engineering Firm in 1987. In May 1988, David joined the City of Mississauga in the office of the Committee of Adjustment. David served as the Secretary-Treasurer of the Committee of Adjustment for 8 years from 1991 to 1999. David acquired a broad appreciation for the impact of the City's Zoning By-laws and Official Plans on the development of the City. His experience at the Committee of Adjustment provided a unique understanding of infill development as the applicants and applications before the Committee often reflected emerging trends and development concepts. It was during his eleven year tenure at the City, that David was on the front line of the renewal that was being experienced in the Mineola, Clarkson and Lorne Park communities. The issues of the character of the community, the appropriateness of development and the impacts of infill development were being defined and interpreted in front of David at the Committee of Adjustment's weekly public hearings.

During David's tenure at the City of Mississauga, he served on the executive of the Ontario Association of Committee's of Adjustment and Consent Authorities. David served two terms as President of the Association and chaired the Legislation Committee including making presentations to the Provincial Legislature's standing committee reviewing the amendments to the Planning Act.

David started his own Land Use Planning Consulting Firm in 1999 and during the next 16 years, David honed his skills at the often difficult challenge of introducing renewal into established neighbourhoods such as the Mineola community. David specializes in matters before the Committee of Adjustment and negotiating settlements with applicants, neighbours and staff and elected officials. With his deep roots in the City of Mississauga and his vast experience in shepherding development applications through the approval process, David has a unique appreciation and insight into the compatibility test within a neighbourhood.

In 2014, David joined David Small Designs in the position of Planning Associate. David had been working closely with David Small Designs for over a decade and joining this progressive custom home design firm in Mississauga with David's wealth of experience was a natural evolution. David Small Designs has been a significant part of the evolution and renewal of the Mississauga's custom housing market and joining these two personalities and capabilities creates a relationship and experience that is unmatched in the City.

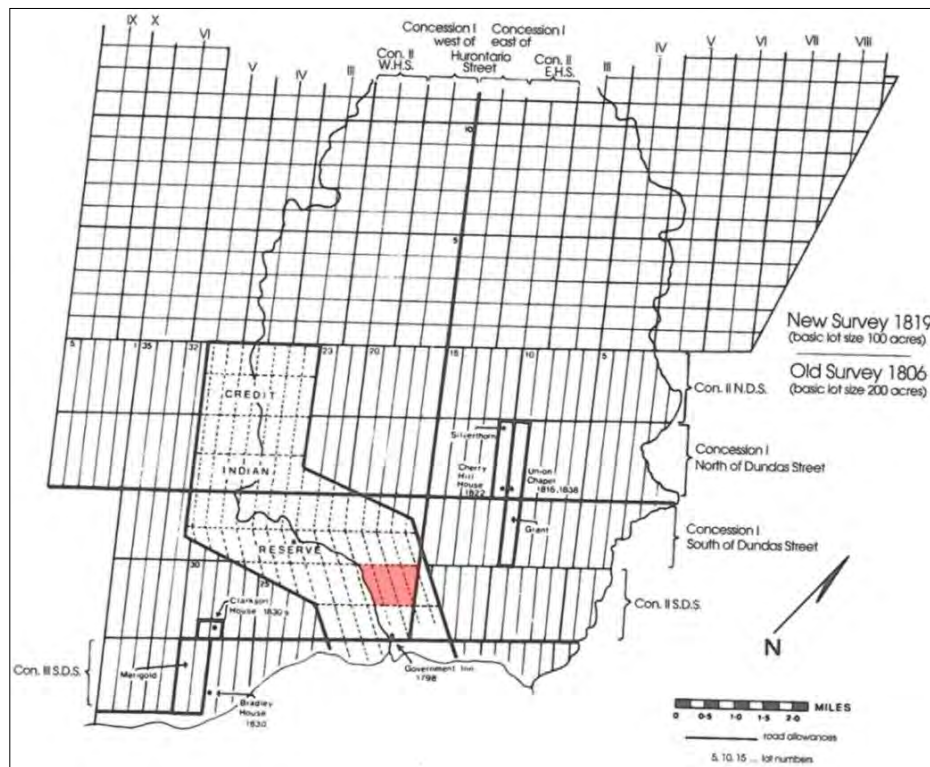
David Brown has been an influential figure in the infill development of Mississauga for 25 years. He is well suited to provide a land use planning perspective on the cultural landscape of the Mineola neighbourhood.

## Section 3 | Property Overview

### The Mineola West Neighbourhood

The Mineola West Neighbourhood is bordered along the westerly limit by the Credit River, the easterly limit by Hurontario Street (Highway #10), the northerly limit by the Queen Elizabeth Way and the southerly limit by the CN Rail Corridor. The area includes a significant portion of the former Credit Indian Reserve (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississauga Indians. The graphic provided below indicates the area known as the Mineola West Neighbourhood (shaded) within the context of the Township of Toronto's Lot Survey.

### A Plan of the Township of Toronto's Lot Survey:



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



**Current City of Mississauga Map:**



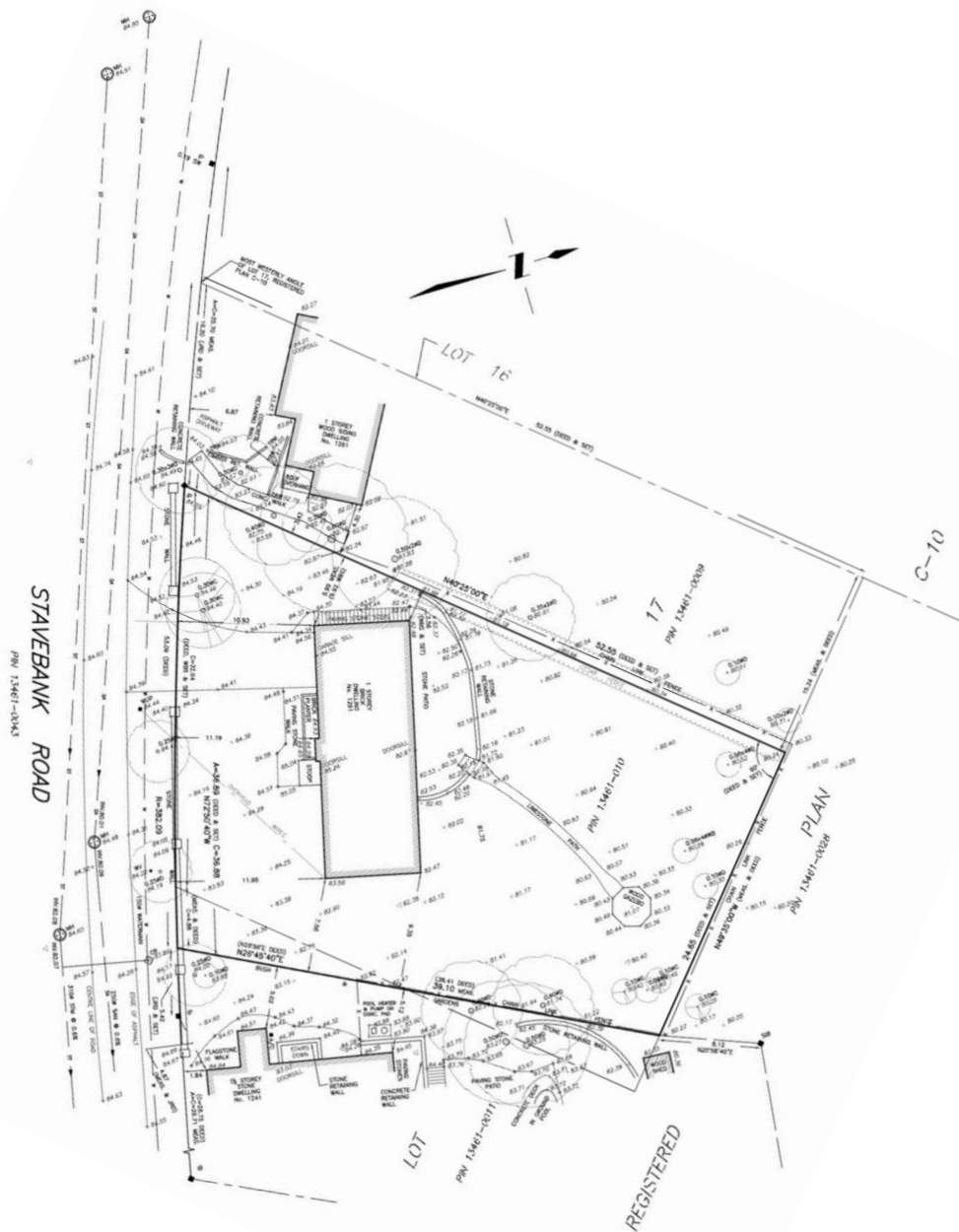
# Mineola West Neighbourhood Map:



**Aerial Photography / Mapping:**



## Topographic Survey:



Excerpt of the Plan of Topography for Part of Lot 17, Registered Plan C-10, prepared by Tarasick McMillan Kubicki Limited, Ontario Land Surveyors dated December 16, 2015.



## Section 4 | Property Details

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### Property Description:

<b>Municipal Address</b>	1251 Stavebank Road
<b>Legal Description</b>	Part of Lot 17, Registered Plan C-10, City of Mississauga
<b>Municipal Ward</b>	1
<b>Zoning</b>	R1-1 (0225-2007)
<b>Lot Frontage</b>	36.89 m
<b>Lot Depth</b>	31.10 m
<b>Lot Area</b>	1368.15 m <sup>2</sup> (0.137 ha)
<b>Lot Orientation</b>	Front facing West
<b>Vegetation</b>	Mature trees located around the periphery of the property. Two trees in the front yard to the north side of the existing driveway and smaller trees in the rear yard at the rear property line.
<b>Access</b>	Asphalt driveway accessing a municipal road

### House Description:

<b>Building Type</b>	One storey dwelling with rear walkout basement and attached garage
<b>Floor Area</b>	Approximately 1,600 square feet
<b>Construction</b>	Wood Frame
<b>Exterior Cladding</b>	Brick Veneer
<b>Roofing Material</b>	Asphalt Shingles
<b>Setbacks</b>	Front Yard: 11.95 m
	Right Side: 5.99 m
	Left Side: 7.56m
	Rear Yard: 22.06 m
<b>Construction Date</b>	Approximately 1965



**Parcel Register:**

Information compiled at the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from July 11, 1854 to present. The information provided has been acquired through use of microfilm archives along with current Land Title search.

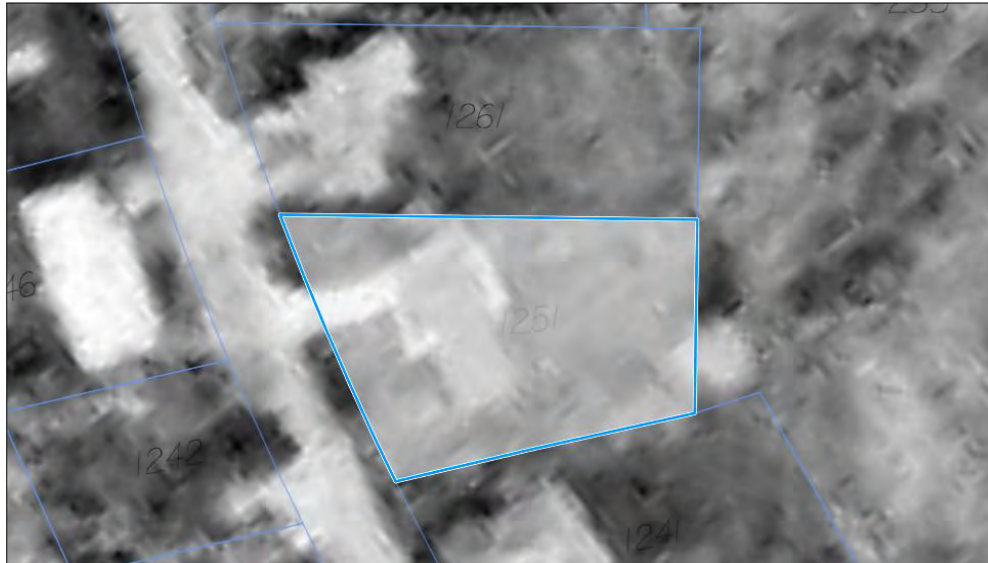
The property description today is described as being Part of Lot 17 on Registered Plan C-10. The Registered Plan of Subdivision, C-10, would have been the third subdivision registered in the year 1910.

The following ownership transfers have taken place since the earliest records of the property on title:

<b>1251 STAVEBANK ROAD - PLAN C10, PART LOT 17</b>		
<b>DATE</b>	<b>TRANSFEROR</b>	<b>TRANSFeree</b>
<b>July 11, 1854</b>	The Crown	James Cotton
<b>October 24, 1885</b>	James Cotton	Susan A. Cotton
<b>September 23, 1910</b>	Susan A. Cotton	Cyril E. Cotton
<b>March 5, 1912</b>	Cyril E. Cotton	Philip C. Tidy
<b>April 3, 1948</b>	George M. Kelly Exr. Of Charles J. Tidy & Philip C. Tidy	Hugh J. Plaxton & Grace L. Plaxton
<b>January 18, 1951</b>	Hugh J. Plaxton & Grace L. Plaxton	Peel Realty Company Limited
<b>June 27, 1955</b>	Peel Realty Company Limited	Hugh J. Plaxton & Grace L. Plaxton
<b>June 27, 1955</b>	Hugh J. Plaxton & Grace L. Plaxton	R. and C. Code Limited
<b>October 28, 1955</b>	R. and C. Code Limited	George Henderson & Enid Henderson
<b>May 13, 1961</b>	George Henderson & Enid Henderson	Helen Stickley
<b>January 3, 1973</b>	Helen Stickley	David Heron & Kathleen Heron
<b>June 15, 1979</b>	David Heron & Kathleen Heron	Paul Hayes
<b>October 14, 1983</b>	Paul Hayes & Constance Hayes	George Owen Hollands & Mary Roberta Grace Hollands
<b>September 15, 2005</b>	George Owen Hollands & Mary Roberta Grace Hollands	Mary Margaret Cermel-Watson & Douglas Watson
<b>July 7, 2011</b>	Mary Margaret Cermel-Watson	Bernadette Grace Chartrand & Patrick Joseph Jean Chartrand
<b>March 1, 2016</b>	Bernadette Grace Chartrand & Patrick Joseph Jean Chartrand	

It is assumed that the structure on the property was built sometime between 1963 & 1966, after the sale of the property in 1961.

Through close analysis of aerial photography provided on the City of Mississauga website, it appears that the dwelling may have been completed prior to 1966.



This conclusion is supported by the fact that the roof outline and driveway are visible from the street on the aerial photograph excerpt below from 1966 shown above.

Exterior Photos



Front Elevation



Right – Side Elevation



**Exterior Photos (continued)**



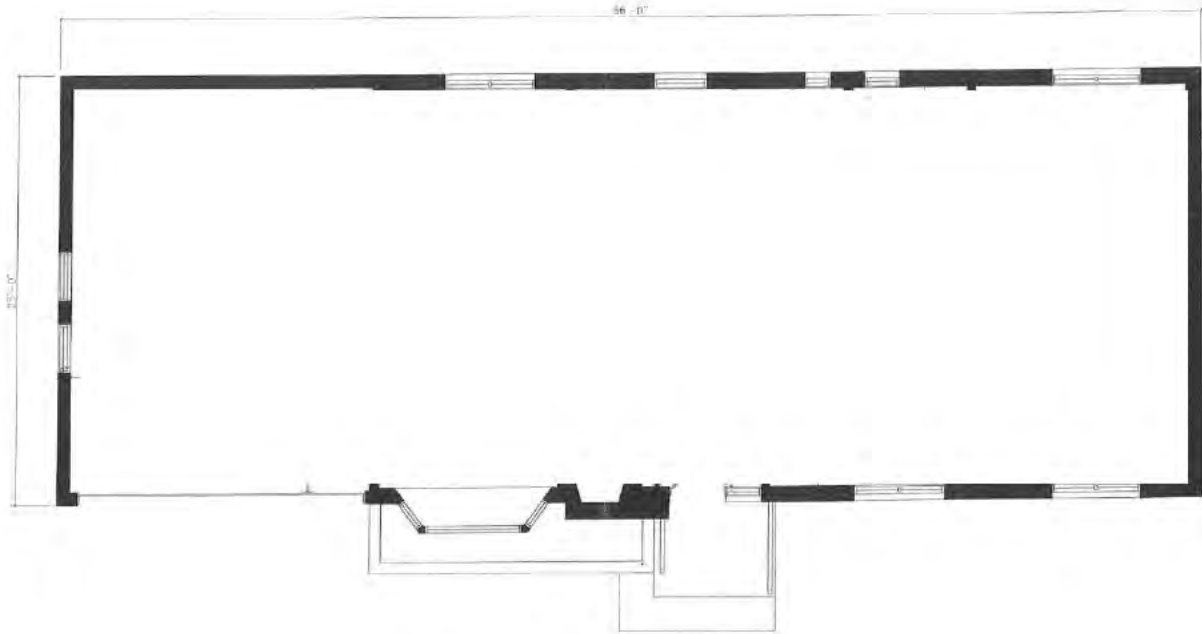
Rear Elevation



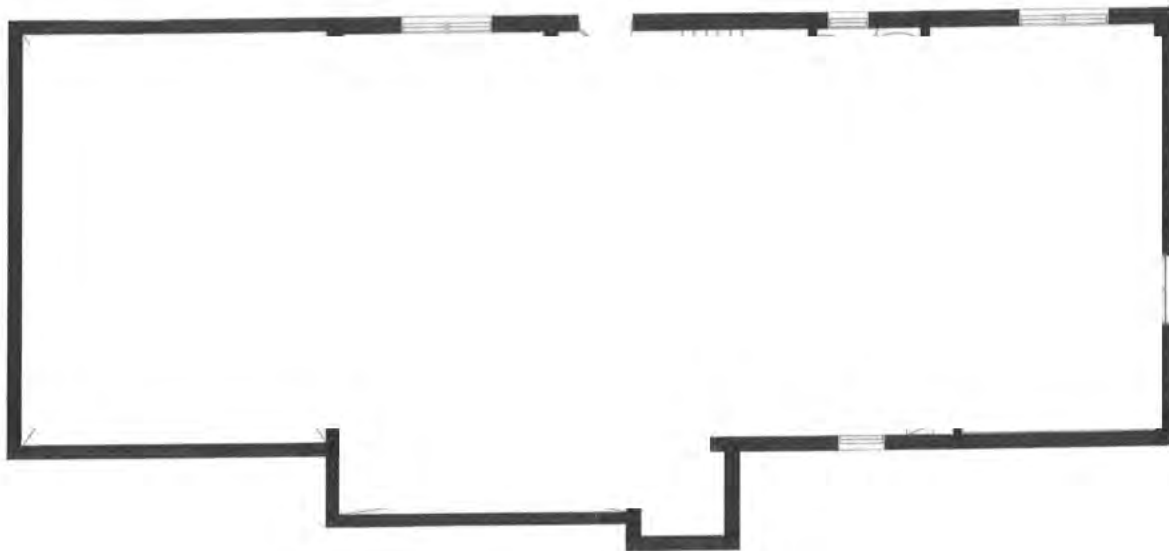
Left – Side Elevation

**Floor Plans** (Site measurement taken place on January 18<sup>th</sup> 2016)

**Ground Floor Plan - Interior Photo Reference Plan**  
(Drawing not to scale)

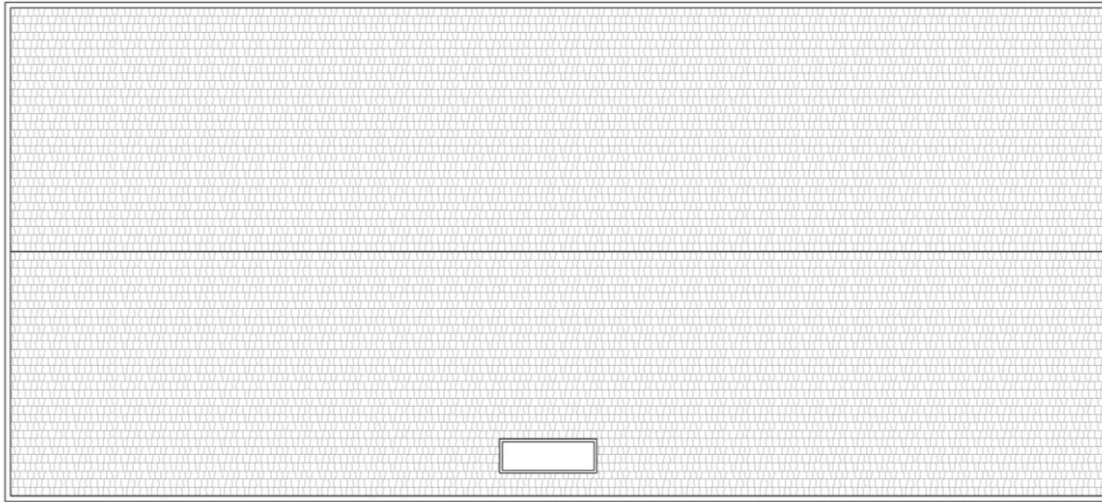


**Basement Floor Plan**  
(Drawing not to scale)





**Roof Plan** (Drawing not to scale)



**Interior Photos**

**Interior Photos (continued)**

**Interior Photos (continued)**

### Alterations to the Original House

The existing home is estimated to have been constructed in or around 1965. We have contacted the City of Mississauga and there are no building permit records or files to show any firm evidence of the construction date.

The records available at the City of Mississauga are described below. There appears to have been a permit for an alteration to the existing building in 1988. An application for an addition was filed in 2005, however there is no record of the permit having been issued.

▪ App Number ▪ App Date	▪ Address ▪ Description	▪ Scope ▪ Type Description	▪ Issue Date ▪ Status
BP 9NEW 5 7897 2005-09-30	1251 STAVEBANK RD 1 STOREY & 2ND STOREY ADDITIONS & ALTERATIONS	ADDITION AND ALTERATION DETACHED DWELLING	WITHHELD
BPC 88 2485 1988-03-24	1251 STAVEBANK RD	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1988-03-24 ISSUED PERMIT



### Analysis of Existing Structure

The existing dwelling is a one-storey post war suburban style home. The roof structure is a basic gabled roof with the ridge running from side to side finished with asphalt shingles. There is no evidence that the roof has been altered from the time that the original home was built circa 1960s.

The dwelling is a wood frame construction with a smooth cut angel stone brick veneer. The gable roof ends are finished with an aluminum siding.

The windows throughout the home are mostly all operating double hung style windows with brick sills. The exceptions are the two windows at the front of the house that have concrete sills and are flanked with wood shutters. These architectural elements provide an aesthetic enhancement to the front elevation. In addition, the chimneybreast in the center of the house creates a visually dominating feature that breaks up an otherwise very wide non-eventful front elevation. The chimney does detract from the bay window and front entry door. The front entry door has been replaced however, the original glass block sidelight was retained. The front of the home includes a landscape planter to the left of the front door which is occupied with large grade related coniferous shrubbery and to the right of the front door, the same plantings occur without the planter structure.

The one storey floor plan has all the main rooms on the main level. There is an open dining and living room with a modified kitchen that has been 'opened' up to the living and dining area. The kitchen is located in the centre of the home at the rear of the house. The right side of the house has a main three-piece bathroom, a master bedroom and a den. The original floor plan would have included three bedrooms and the floor plan was modified to expand the master bedroom and convert the third bedroom to create a large walk-in closet to serve the master bedroom. The basement has also been renovated to create two bedrooms with a shared three-piece bathroom, a large mechanical / storage room and a recreation room. The interior finishes around the home have a mix of original and new material. The original finished includes crown moulding, wood baseboards and wood window trim on the main floor. The interior of the main entry door has a newer wood trim which is different from the other trim found throughout the main floor. The existing wood burning fireplace consists of the original angel stone brick painted white with a new granite mantel. The flooring throughout the home has been replaced with tile and carpet. The kitchen has been renovated with upgraded cabinetry and granite counter tops.

The dwelling has not undergone any major renovations on the exterior or the interior.

The existing house is representative of circa 1960s, one storey, post war suburban family home. The house does not display any outstanding degree of craftsmanship, technical achievement or artistic merit. The dwelling is a very simple structure that was very common during this time in New Toronto and Port Credit.

The existing house and property are not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community.

The existing house and property are not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture.

The existing house is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. Our research did not reveal the identify the architect or builder of the existing dwelling.

The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings and is not a landmark. The property is separated from the street by a low fieldstone wall that has some historic context however this does not impact the contextual value of the property.

The existing home plays only a moderate role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Stavebank Road.

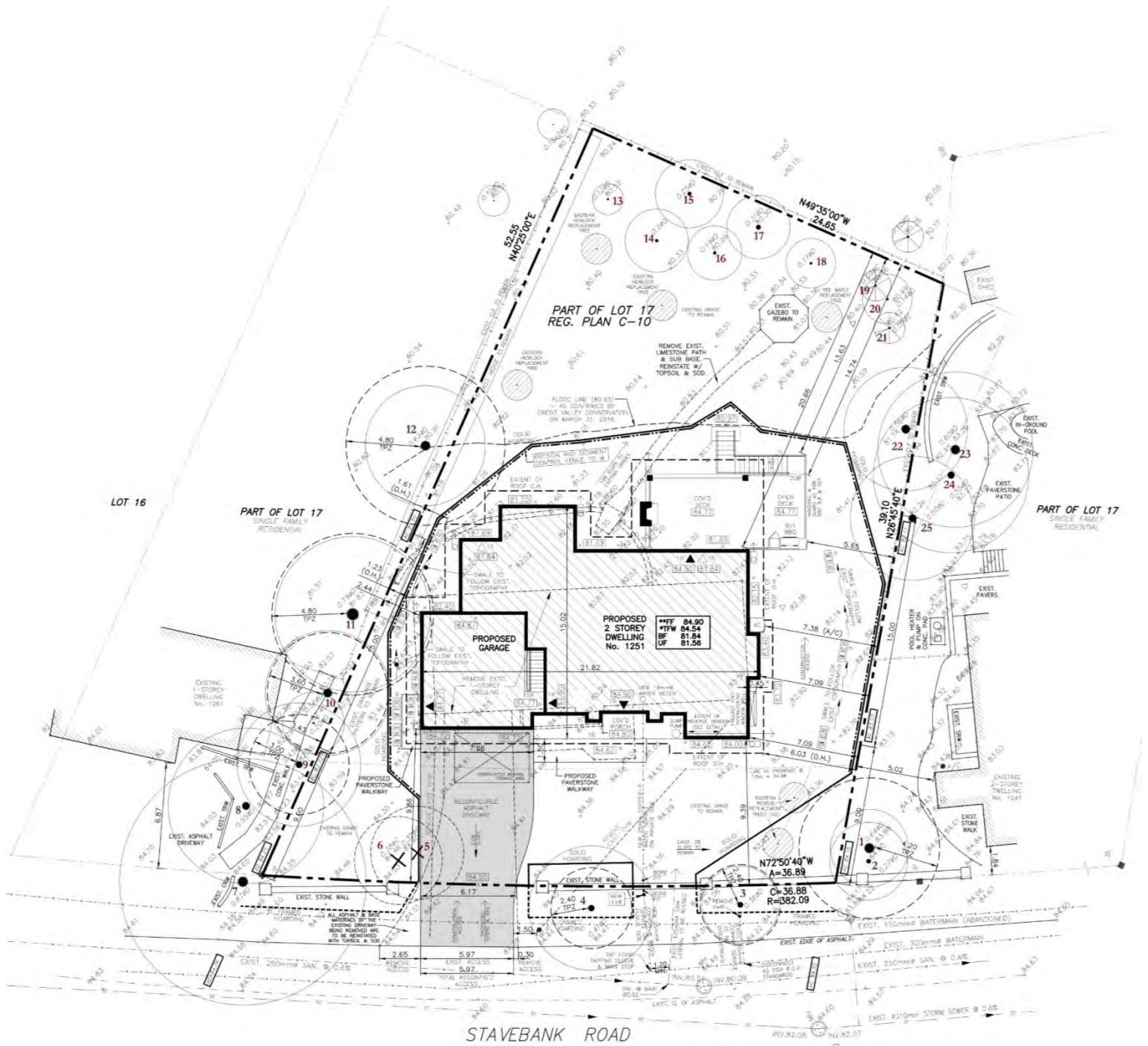
## Section 5 | Development Proposal

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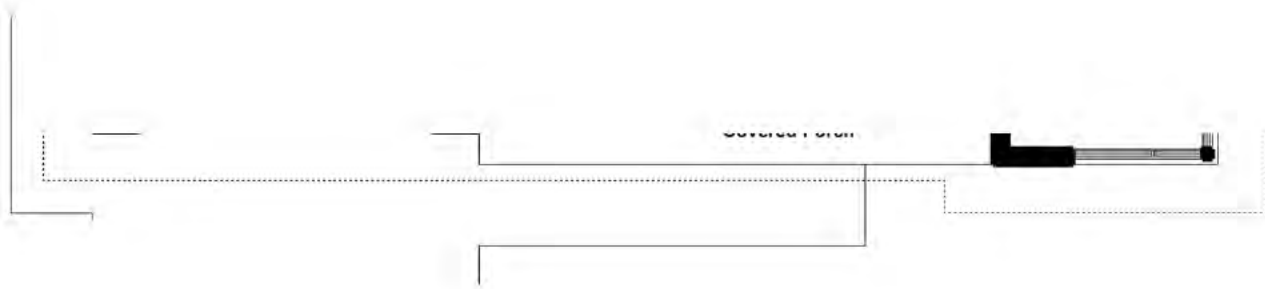
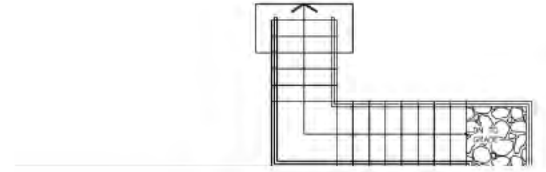
The proposal is to demolish the existing house and replace it with a new two storey residential dwelling. The proposed dwelling has been designed to take advantage of the topography of the property with a rear walkout basement and implementing features that relate the dwelling to the lot. This is achieved through the use of landscape planters incorporated into the home with natural stone veneers that create a landscaped setting for the dwelling. The planters finished with a natural stone veneer will create a relationship with the existing low stone wall that located across the front of the property. The use of natural materials, such as natural cut stone, wood and metal on the exterior create a more 'natural' appearance. This architectural style of home has been coined as natural modern. This design represents a blend of prairie architecture and modern architecture to create a unique appearance that elegantly transitions the styles together. The inspiration for this design comes out of studying the themes and concepts employed by the architecture of Frank Lloyd Wright.

The following pages include the site plan, floor plans and architectural elevation plans. We have provided a rendered streetscape of the proposed dwelling between the two adjoining properties.

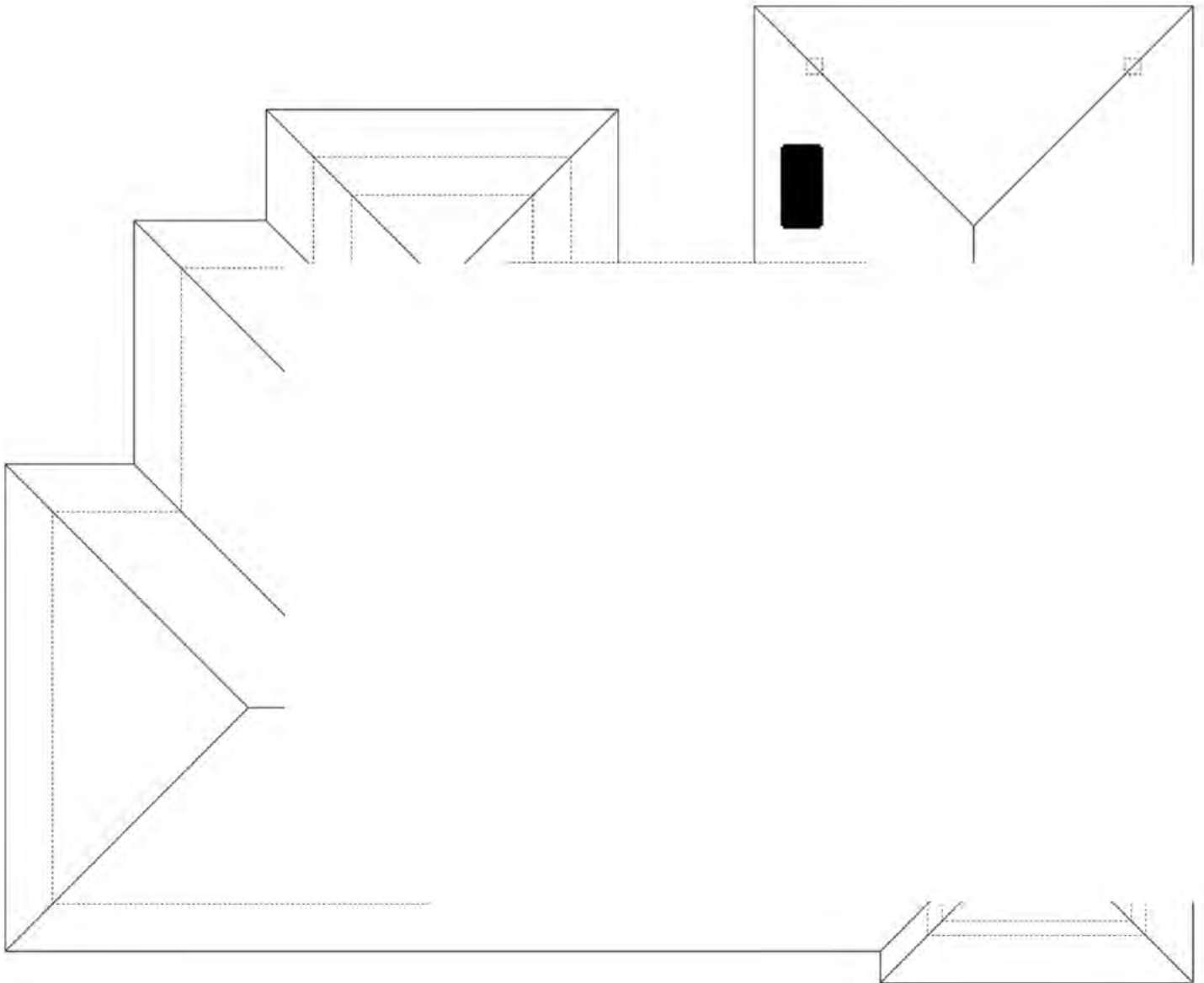
## Site Development Plan



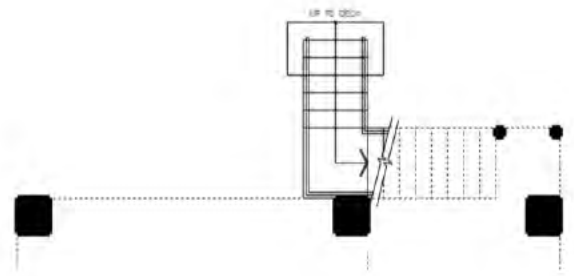
**Proposed Ground Floor Plan:**





**Proposed Second Floor Plan:**

**Proposed Basement Floor Plan:**



Proposed Front & Right Elevations:



# Proposed Rear & Left Elevation



Proposed Streetscape Elevation:



Stavebank Road Streetscape



## Section 6 | Cultural Landscape Inventory

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### **The Mineola Neighbourhood (L-RES-6):**

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

Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6

The Cultural Landscape or Feature Criteria that have been identified as being applicable to the Mineola Neighbourhood are:

**LANDSCAPE ENVIRONMENT:**

- Scenic and Visual Quality
- Natural Environment
- Landscape Design, Type and Technological Interest

**BUILT ENVIRONMENT:**

- Aesthetic / Visual Quality
- Consistent Scale of Built Features

**HISTORICAL ASSOCIATION:**

- Illustrate Style, Trend or Pattern
- Illustrates Important Phase in Mississauga's Social or Physical Development

**OTHER:**

- Significant Ecological Interest

The following will focus on the above items and expand on them.

### The Mineola Neighbourhood Landscape Environment:

More than most neighbourhoods in Mississauga, Mineola is characterized by the presence of mature trees. They are perhaps the dominant physical feature that shape one's impression as you visit this neighbourhood. Most trees are located along property boundaries and street lines, therefore easily preserved through the years as renewal and redevelopment occurs with the neighbourhood.



A street in the Mineola West neighbourhood

The topography of the subject property generally slopes towards the east being the rear of the site. This severe change in grade results in a walk-out basement condition across the rear of the home. The change from the front door elevation to the rear walk-out occurs along the side yards of the home. The southerly side yard of the property is considerably lower than the street and the adjoining property to the south. There are a number of mature trees around the periphery of the property and there is a stone wall across the frontage of the property that predates the existence of the existing dwelling. There are remnants of the wall north and south of the subject property on both sides of Stavebank Road.



1251 Stavebank Road – looking over the stonewall



1251 Stavebank Road – the rear basement walk-out condition

The existing driveway at front of the existing garage on the lot is generally flat and can accommodate as many as four vehicles. The existing stone wall across the front of the property is currently located partially on the subject property. The Site Plan Approval application circulation resulted in the Transportation and Works Department requesting a road widening across the frontage of the property in the width of 1.4m. The granting of the requested road widening as a condition of approval of the Site Plan Approval will effectively transfer ownership of the wall to the City of Mississauga. This will enable the City to maintain this structure as they determine appropriate.



1251 Stavebank Road – The Stonewall



**Credit Valley Conservation Authority**

The subject site is within the floodplain associated with the Kenollie Creek. The Site Plan Approval application has been circulated to the Credit Valley Conservation Authority for their review and comment.

The Conservation Authority requested that the lands below the Regional Floodline be protected by way of the granting of an easement in favour of the City of Mississauga for conservation purposes. In general terms, the regulatory flood line is located just beyond the rear wall of the proposed home. An easement has been requested to provide a mechanism to protect the valley corridor of the creek and thus preserve the creek valley and natural asset that is on the property.

The Kenollie Creek valley is occupied in large measure by residential properties, north and south of the subject lands. Further, to the immediate east of the subject property there is a large home that has been constructed which sides along the rear property line. The existence of this home and the associated landscaping has significantly impacted on the Kenollie Creek valley corridor.



1251 Stavebank Road – the rear of the property looking to the east into the Kenollie Creek flood plain



The proposed development will introduce a new two storey dwelling on the subject property. The architectural design employed in the proposed home will create a visually complimentary dwelling to the surrounding properties. The use of natural materials on the dwelling will blend the home into the property taking advantage of the natural topography found on the lot. The stone wall will be preserved across the frontage of the property as will the existing boulevard trees. The natural stone veneers of the proposed home will tie into the scenic value that the stone wall creates along this section of Stavebank Road creating the appearance that the home belongs on this lot and has been there for some time.

The natural environment is preserved with the combination of the dedication of an easement over the Kenollie Creek flood plain lands to the City of Mississauga. Additional tree planting is proposed at the front of the property and at the rear of the property to support the existing tree canopy of the Mineola community to ensure its continued growth and protect the character into the future. The development of the property at the rear of the subject property has created an impact on the overall integrity of the flood plain of the Kenollie Creek

The architectural design of the home has incorporated landscape planters around the home to ensure that there is more than a manicured lawn around the proposed home and this will enhance the visual impact of the landscaping on the property supporting the character of the neighbourhood.

## The Mineola Neighbourhood Built Environment



Narrow Roads, roadside ditches and mature vegetation

### Engineering Infrastructure:

Unlike most neighbourhoods, the Mineola neighbourhood is comprised of very few “Engineered Streets”. Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is managed with a network of roadside ditches. This is in contrast to the more intrusive storm sewer systems found throughout most of the City. Large trees are often in very close proximity to roads which reinforce the overall ‘soft’ impression of the neighbourhood.

**Housing:** The Mineola Neighbourhood consists of a broad range of housing sizes, configurations and styles. The area has homes that represent most decades since development has started occurring in this area in early half of the twentieth century. Below are examples of broad range of housing in the Mineola West Neighbourhood





The housing stock continues to evolve as many new families are attracted to the neighbourhood's unique qualities and attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. Below are examples of newer and older homes, larger and smaller homes and homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

### THE EXISTING BUILT FORM

The existing one storey dwelling has a low profile and is well setback from the street. The house has an appropriate relationship to the street in terms of front door elevation relative the street line. The stone wall and the mature grade related landscaping across the frontage of the house create a visual impact of the house belonging on the property. The house has no significant architectural features and is a simple bungalow structure.



### THE SURROUNDING BUILT FORM



nothing of significance hinges on the timing of the construction of the wall, the authors noted that the exterior finishes of the house suggest that it is an early 1900 home. Of greater interest is that use natural materials on the exterior veneers. The house appears to be constructed with a field stone, a true natural stone, and three different styles and colours of painted wood.

The property to the south is occupied with a one and half storey style of home. The house is situated close to the front property line with the appearance of being located 'on the street'. The stone wall appears to end at the northerly corner of the house and then continue south of the house. This would suggest that the wall was constructed after the house. Further, the field stone that has been used to on the front wall of the house is different from the field stone that has been used to construct the stone wall. While



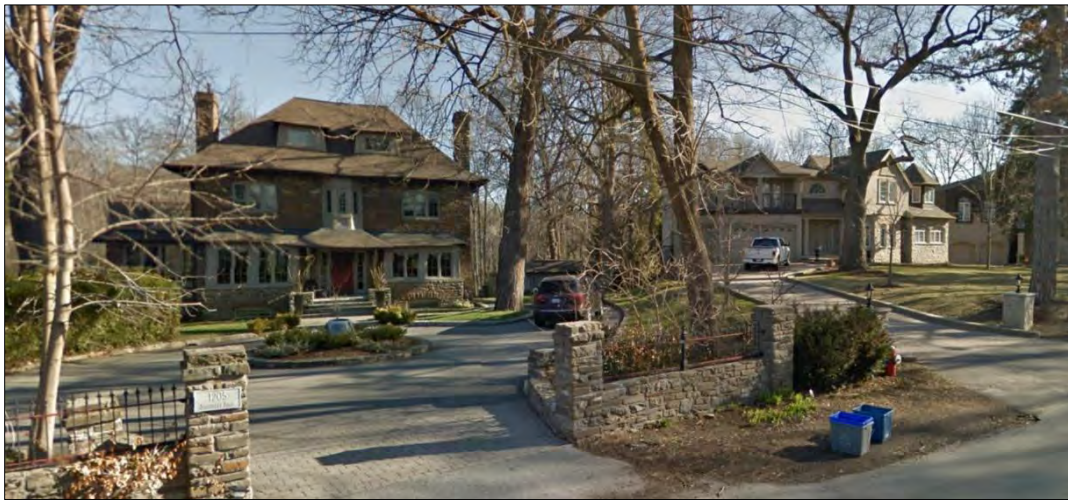


1242 Stavebank Road – across the road from the subject property

The house to the north of the subject lot is situated closer to the street edge and is sighted lower than the street. The stone wall has been replaced with poured concrete retaining walls.

The houses situated on the west side of Stavebank Road opposite the subject property are characterized by shallow front yards. This is due in large measure to the Credit River Valley immediately behind the building envelopes of these lots. Of the immediate surrounding properties, the dwellings are one storey and storey and a half style houses.

Farther north or south of the subject property along Stavebank Road are a range of two storey homes of varying sizes and architectural styles. Immediately behind the subject property is a significant two storey dwelling.



**THE PROPOSED HOME**

The proposed dwelling design has been designed with a sensitivity to the topography of the property. The front door and garage door have maintained their relationship to the street in terms of their relative elevations. The front and side yards have been maintained to provide an appropriate resultant streetscape. The new home will be two storeys in height. This will have the greatest impact on the streetscape. The character of the area supports two storey homes and the renewal along Stavebank is dominated by two storey homes. The rear of the home is a walk-out basement condition taking advantage of the natural topography.

The exterior finishes of the proposed dwelling will be a mix of natural materials including natural stone, wood siding and metal panels that will be natural or earth colours to complement the natural setting. The dwelling includes landscape planters at the front which will create a natural landscaping setting for the home on the property.

## The Mineola Neighbourhood Historical Associations

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

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

In 1854 James W. Cotton took ownership of the S.W part of lot 3 Range 2 C.I.R from the Crown. The change of ownership from township book A James W. Cotton in 1854 to Elizabeth Dixie in 1887 from township book C. In 1869 Frederick Chase Capreol purchased a great amount of land on the S.W. of the C.I.R from John Crickmore. Frederick’s plan was to open a Peel General Manufacturing Company along the Port Credit River, but in the end Frederick did not have the financial backing to build his company and in 1888 he sold what was left to Thomas W. Hector. In 1888 to 1903 different parts of the land was being bought and sold between individuals, and in 1908 Kenneth Skinner purchased 60% of the S.W land from George W. Payne and Ellen O’Brien Payne.

## The Skinner Family - 1893

KENNETH SKINNER CAME to Port Credit in 1893. He had been born in Schomberg, Ontario, on August 2, 1865, to George and Christina MacDonald Skinner. George had emigrated from Yorkshire, England, in 1844, and Christina from Scotland. On April 2, 1894, Kenneth bought an acre (0.4 ha) of land from Margaret Graham. It had a small house on it, 18 feet by 24 feet (5 m x 6.4 m), which he relocated to the river side of his property. Also on the same date, he purchased eight acres (3.2 ha) from Edwin Crickmore. This acreage was part of Lot 3, Range 2, of the former Mississauga Indian Reserve.



▲ Kenneth Skinner, 1870

Kenneth married Mary Ann South on June 2, 1897. Mary Ann, who was called Ollie, had been born on Upper Middle Road (now the Queensway) on March 13, 1866, to Edwin and Elizabeth Morris South. Edwin came to Canada from England and Elizabeth from Ireland in the 1850s. Kenneth and Mary Ann had two sons, Victor Kenneth on October 5, 1899, and Milton Douglas on April 3, 1902.



▲ The Kenneth Skinner Family

As his family grew, he added onto the house until it had five bedrooms, a large living room, a kitchen, parlour and par. It also had a wrap-around veranda. Their address became 1372 Stavebank Road.

In 1909, Kenneth Skinner purchased 60 acres of land between Mineola Road and Kenollie Road and east of the Credit River to Hurontario. He purchased this farmland from Washington Payne, and from then on, between the 1930s to the late 1950s he began to subdivide his land into properties. With his two sons Victor Skinner and Milton Skinner, they designed and built about 50 homes within the Kenollie area. Throughout the development of the subdivision, Kenneth Skinner named streets such as Kenollie Avenue after him and his wife Mary Ann South (Ollie). He also named streets and after his sons Victor and Milton. He also created other street names such as Glenwood Drive and Wendigo Trail.



The original homestead was located at 1372 Stavebank Road. Kenneth and his wife lived there until 1962. The original home was constructed in the 1890s as a 2-bedroom house. Over the next century and a quarter, the house was renovated seven times. Since this last renovation, their original homestead has been demolished and new residential dwelling was constructed by Susan and Paul Hansen.



Hanen Home 2011/Skinner  
Homestead c.1911

On the next property north, 1388 Stavebank Road, Kenneth constructed the cattle barn which supported the market farm that he and his family operated. The family built a number of summer cottages for summer guests and boarded military personnel during World War 1. The cattle barn site is now the home of Mark and Gianni Lisetto.



Victor Skinner and his family lived at 113 Mineola Road for many years. Victor built a home for his family at 1420 Stavebank Road where he lived until well into his retirement. Victor sold the property to the Mitchell Family, who redeveloped the property 2000.



1420 Stavebank Road,  
Mitchell Residence

Throughout our research we were able to produce a brief history of the Skinner family and Mineola West community residential infill from Milton Skinner's grandson, Donald Skinner Jr. Donald Jr. and his wife Jennifer Skinner purchased the family estate 1392 Stavebank Road from his grandfather Milton Skinner in 1996. Donald was a graduate of Dalhousie who earned his Masters in Architecture in 1993. Throughout his career Donald has won many awards for his work and was offered multiple teaching positions at different universities. Donald and his wife and two boys, Indigo and Jasper moved to Bracebridge where Donald and Jennifer now focus on urban renewal of many historic properties. Today Donald still designs summer residences in Ontario.



1354 Glenwood Drive  
Present and Past

Donald's grandfather Milton Skinner built many homes in the Kenollie area that have shaped Mineola today. 1392 Stavebank Road was one of Milton's first attempts at building a bungalow, but is not one of his seminal works. His inspiration for building 1392 Stavebank Road are from his two finest and personal favorites; 1354 Glenwood Drive and 201 Mineola Road. These two homes were built in the 1930's during the depression. Donald suggested that they both represent an English shingle style arts and crafts home with aesthetic proportions and a frugal use of material that were intended to create a meaningful design. 201 Mineola Road was often referred to as Milton and his wife Mary's dream home among family members. Donald Jr. recalls when he was with his grandmother Mary, passing by the home telling him stories about when Milton was in the process of building the house before it went up sale. These two homes are the inspiration of what we see at both 1392 and 1401 Stavebank Road.





Other homes that are also reflective of the work that shaped Mineola are 1375, 1391 and 1401 Stavebank road. The homes have been renovated and have had additions, but they still remain very comparable to Milton's original designs. Please see Appendix 1 for further information written by Donald on the history of the Skinner family and Mineola Wests Residential renewal.





1391 Stavebank Road



1401 Stavebank Road

Images above provided from Donald Skinner, 2011

The existing house and property, while being situate on one of the oldest streets in the Mineola Neighbourhood, are not an integral part of the history or character of the area as it has evolved. The existing house represents a time when significant growth was occurring in the Township of Toronto and does not reflect any notable character or historical significance as it relates to the Cultural Landscape of Mineola Neighbourhood.

## Section 7 | Summary and Conclusions

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The proposed home at 1251 Stavebank Road has been designed with similar massing characteristics of other homes along Stavebank Road and adjacent streets throughout the neighbourhood. Although the massing of the proposed home does not represent the immediate adjacent neighbours, the streetscape rendering in this report supports that the house has been designed in a manner in which it can successfully co-exist with the existing dwellings. The design uses a combination of architectural elements and components to minimize the impact of the two storey dwelling including stepping back the second floor wall and proposing a second floor plate that is smaller than the ground floor.

The proposed dwelling has been designed to take advantage of the topography of the property with a rear walkout basement and implementing features that relate the dwelling to the lot. This is achieved through the use of landscape planters incorporated into the home with natural stone veneers that create a landscaped setting for the dwelling. The planters finished with a natural stone veneer will create a relationship with the existing low stone wall that located across the front of the property. The use of natural materials, such as natural cut stone, wood and metal on the exterior create a more 'natural' appearance.

As seen on the site plan sketch in Section 5 of this report and the site photos on the following pages of this report, this property and surrounding properties contain mature trees, manicured lawns and landscaping. The proposed development will require the removal of two trees that come into conflict with the reconfigured driveway. The proposed reconfigured driveway is located in a very similar location to the existing driveway and the access is will remain substantially unchanged. The driveway will be modified to be wider at the front of the proposed attached garage to facilitate access to the garage.

The current City Policy requires that for every tree removed as a result of a new development that a new tree be planted on the property. In this particular development proposal a replacement ratio of 3 trees to be replaced for every one tree removed applies. The proposed site plan include the planting of six new native species trees as a condition of approval. This will preserve the character of this neighbourhood into the future.





View of where driveway access is being maintained on the left



View looking north on Stavebank Road past the subject property

Stavebank Road is one of the oldest roads in the Mineola community predating most homes which and lots which currently front onto the street. Over the years trees have been removed and replaced, landscaping has been implemented and then removed. The unique feature of this particular stretch of Stavebank Road is that the road is flanked by a low stone wall. The proposed development will not result in the removal of this road. The character of the street will be preserved.



View looking northward across the frontage of the subject property



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

### Summary Statement and Conservation Recommendations:

The existing suburban style home located at 1251 Stavebank Road has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural Landscape. The existing house does not represent significance related to theme, event, person, activity or organization. The existing house does not possess any characteristics that contribute to the local community or culture. The existing house is not known to represent any work of significant person in the community. The existing house has only moderate contextual value in terms of the area character. As such, the significance of the existing dwelling does not merit conservation measures.

The impact of the proposed development in terms of both the proposed home and the streetscape presence was part of the consideration when designing the home. The proposed dwelling was designed to respect the front yard setbacks and adjacent properties. The proposed dwelling was designed in such a manner that the frontage represents a 2 storey dwelling with mixed exterior materials and architectural features which mitigate the impact on adjacent properties and compliments the streetscape of Stavebank Road . The proposed redevelopment will result in the removal of two trees and the planting of six new native species trees on the property.

The development proposal is sensitive to the Landscape Environment of the Cultural Landscape in terms of proposing a development that; respects the scenic streetscape of Stavebank Road, the visual quality of a home that is respectful of its surroundings and natural environment. The development respects the natural feature of the Kenollie Creek Valley at the rear of the property.

The development proposal compliments the Built Environment of the Cultural Landscape in the context that the proposed built form will create an aesthetically pleasing design that has been intentionally created to take advantage of the existing topography of the property and respect the streetscape. The proposed home will represent an appropriate relationship to the adjoining properties and houses.

The development proposal supports the Historical Association of the Cultural Landscape through maintaining the character of the street and the retention of the unique feature of the property being the low stone wall. The proposed architectural style is a unique blend of prairie architecture and modern architecture. This style has been created by a Mississauga based designer that has been recognized for his work in the Mineola community. The community has a very diverse collection of architectural styles, including other examples of this exact architecture designed by the same designer. This new trend is becoming increasingly popular and as the market continues to evolve this architectural style will leave its mark on Mississauga and the Greater Toronto Area with it's origin right here in the City of Mississauga.

The development proposal does not impact on any significant ecological features of the Cultural Landscape. The dedication of an easement over the rear a rear portion of the property will protect the Kenollie Creek valley into the future and mitigate the impacts of the development that have occurred within the valley to the rear of the property.

Based on the above, the proposed development complies with the policy directives of the Mineola West Cultural Landscape designation. Accordingly, we do not recommend conservation or alternative development measures be applied to for the subject property and proposed development.

**Mandatory Recommendation:**

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

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

The property is listed on the heritage register under the Mineola West Cultural Landscape; however, the existing dwelling has not been listed.

The dwelling does not represent any architectural significance and does not significantly contribute to the character of the Mineola Neighbourhood. The property does not represent any significant event in the evolution of the community. The property was developed with the construction of a single detached residential dwelling during a time of considerable growth in the Toronto Township and Port Credit communities. The existing house is simply another example of unremarkable suburban house that was constructed during a time of expansion of the suburban area that is part of the City of Mississauga today.

Based on the conclusions and recommendations contained in this report, it is the opinion of the authors the existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act for consideration for designation or preservation.

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

The review of the title transfers of the property and the historic records of the City of Mississauga it was concluded the existing home and property do not represent significance related to theme, event, belief, activity, organization or institution in the community.

The assessment of the existing structure in context of the ownership and architecture did not reveal that the structure possessed any characteristics that contribute to an enhanced understanding of the community or local culture.

The assessment of the existing structure in context of the ownership, architecture or construction do not connect the existing structure or property to the work of any architect, artist, builder, designer or theorist in the community.

The property and building have very little contextual value as far as its support of the character of the area. The property is separated from the street by a low fieldstone wall that has some historic context however this does not impact the contextual value of the property.

There is no link to its physical, functional, visual or historic surroundings. The stone wall across the frontage of the property is the only visual and historic link to the neighbourhood. The proposal includes the retention of the wall structure. The dwelling has no link physical, functional, visual or historic surroundings.

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

Section 2.6 of the Provincial Policy Statement, 2014 sets out that significant cultural heritage landscapes shall be conserved.

Conserved is specifically defined in the Provincial Policy Statement as:

*“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.”*

The property is listed on the City of Mississauga’s Heritage Register as being within the Mineola West Cultural Landscape. The City has development policies require the preparation of Heritage Impact Assessment. This report constitutes that assessment.

This report has considered the context of the Cultural Landscape and how the existing development of the property supports the heritage values, attributes and integrity of the cultural heritage landscape. It was determined that the existing dwelling does not contribute to the heritage values, attributes or integrity of the community.

This report then considered the context of the Cultural Landscape and how the proposed development would impact the heritage values, attributes and integrity of the cultural heritage landscape. The assessment speaks to the criteria as set out in the City of Mississauga’s Policy documents and concludes that the proposed development will preserve values, attributes and integrity of the character of the Mineola Cultural Landscape. The sensitive architectural design relates the house to the topography of the



property, increases the number of trees on the property and recognizes the ecological feature in the form of the creek valley at the rear of the site. The new development is sensitive to the adjoining properties in terms of massing, architectural finish and separation between the homes. The introduction of the new home along Stavebank Road has been carefully planned to compliment the streetscape and enhance the character of the Mineola Landscape.

As such, it is the conclusion of this report that the policies of the Mineola Neighbourhood Cultural Landscape have been appropriately addressed and that no further designation is required for the subject property.

## Section 8 | Bibliography

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## Section 9 | Appendix 1

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### A brief History of the Skinner family and Mineola West Residential infill

By Don Skinner, 2011

Kenneth Skinner's father George had immigrated to Canada, as a child, from Hull, Yorkshire, England in 1834. He and his wife Margaret Pallett (married in Canada, 1851). Ultimately George and Margaret settled near Schomberg and raised five children. Kenneth Skinner Being about the middle of the group relocated further south, to Port Credit, and married Mary South (Ollie, her nick name). Together they operated a market farm located in the heart of Mineola that evolved into summer guest cottages. Ollie and Ken had two boys Milton and Victor. As the family of 4 matured they; farmed, took in summer guests, boarded military personnel during World War 1, built a series of summer cottages along their frontage on the Credit River and by the 1930s began to subdivide home lots off the family farm. As time passed Milton and Victor developed to be passionate and skilled builders. In their careers from the early 1930s to the late 1950s they built almost 50 homes in the Kenollie area.

The final results, of this small scale development, was the subdivision and creation of the streets: Milton Avenue, Victor Avenue, Glenwood, Wendigo and Kenollie (a mix of Ken's name and Mary's nickname). With the growth of this picturesque enclave of homes the creation, a joint effort by Milton and education then Director of Education Jack Brown resulted in the construction of Kenollie Public School. This final step ensured the Mineola West residential area would become attractive for generations to raise families and benefit from the uniqueness of the once berry fields, pasture land, vegetable patches and river front cottages.

The original homestead farm house was located at 1372 Stavebank. It was moved off the current Stavebank road site, with oxen in the winter at some time in the 1890s, by Kenneth. It was then a 2 room house. It was ultimately renovated 7 times over its 125 year history. That site is now occupied by Susan and Paul Hansen's home. 1388 Stavebank was the cattle barn site for the successful market farm and is now the home of Mark and Gianni.

Milton was the more prolific of the two builder brothers, building not only houses but number apartments in the Mississauga Road area. Local to his personal retirement home, he built at 1392 Stavebank he built 1375, 1391 and 1401 Stavebank respectively. All three of these homes have been renovated a number of times however remain very similar in appearance to the original designs by Milton.

Victor built his own home and retired to 1420 Stavebank, since redeveloped in the late 1990s by the Mitchell family. The tradition of Construction and Architecture carries on with generations of the Skinner's. Milton's two boys Paul and the late

Donald E. both became architects, graduates of U of T. Paul still practicing at 70 continues to have an impact on his hometown London, Ontario. Together with his son Brad, another architectural graduate of U of T, they continue to design some of the most accomplished homes in London. Donald Sr. designed focused his practice on schools designing a remarkable 60 Ontario schools in 30 years. His son, Don Jr. entered the Masters of Architecture program at Dalhousie in the fall of 1988 when unfortunately Don Sr. succumbed to a severe asthma attack.

Don Jr. graduated with distinction from the Master's program in 1993. In 1991, still a student Don won Japan architect magazines "Another Glass House" international competition judged by American icon Architect Philip Johnson and Japanese architect Tadao Ando. His entry was selected from 600 submissions including the work of numerous international architects. This gave Don the opportunity to do a work term in Manhattan for American architect, theorist and professor Peter Eisenman. Returning to Halifax Don's final thesis, a conservation/adaptive re-use was based on a redesign of the Port Credit, St. Lawrence Starch Works. A critical success it was reviewed by guest professors from Harvard and University of Toronto. Shortly after Don was offered short term teaching contracts at both Harvard and Dalhousie. He opted to return to Port Credit and begin his personal career and married life. In 1996 Don and Jennifer had the unique opportunity to purchase Milton Skinner's retirement house at 1392 Stavebank from the family estate. A big financial leap at the time the history and beauty of the property were key motivation to make the purchase work.

In 1998 Don's design build for a client won a City of Mississauga Urban Design award. 2438 Doulton Drive has is a very pure Georgian style home built with traditional reclaimed red brick, Newfoundland Slate, gas lamps and copper details. It's sensitivity to site, use/preservation and re-use of trees on the property, material salvage and re-use and attention to authentic details began to reflect a sharpening of Don's 'architectural lens'. At that time he and Jennifer began investing in century old buildings in the Historic Downtown Heart of Ontario's Cottage Country, Bracebridge. At the moment Don and Jen reside in Bracebridge, with their two boys Indigo and Jasper focusing on the decade long urban renewal of numerous historic and storied properties. Don still designs numerous 'one of a kind' summer residences for select notable Ontario.

**Section 9 | Appendix 2**

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**Arborist Report and Tree Preservation Plan**

**Prepared by Welwyn Consulting**

**Dated January 26, 2016**





Welwyn Consulting

January 26, 2016

**David W. Small Designs Inc.**

c/o Julie Odanski  
1440 Hurontario Street, Suite 200  
Mississauga, Ontario  
L5G 3H4

**SUBJECT: Arborist Report and Tree Preservation Plan  
1251 Stavebank Road, Mississauga**

Dear Julie:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the City of Mississauga.

This report includes an evaluation of all trees on or within 6 metres of the subject site's property lines with a diameter at breast height (DBH) of **15cm or greater**. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*. Included in the report (if required) are Valuation Appraisals of any City-owned trees as required by the City of Mississauga to obtain the necessary tree permits.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

Tom Bradley B.Sc. (Agr)  
ASCA Registered Consulting Arborist #492  
ISA Certified Arborist #ON-1182A  
ISA Certified Tree Risk Assessor  
Butternut Health Assessor #257 (OMNR)  
Welwyn Consulting  
[welwyntrees@gmail.com](mailto:welwyntrees@gmail.com)  
(905) 301-2925



Welwyn Consulting

# Arborist Report and Tree Preservation Plan

**1251 Stavebank Road, Mississauga**

Prepared For  
**David W. Small Designs Inc.**

1440 Hurontario Street, Suite 200  
Mississauga, Ontario  
L5G 3H4

Prepared By  
Tom Bradley  
ASCA Registered Consulting Arborist #492  
ISA Certified Arborist #ON-1182A  
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Prepared On  
January 26, 2016



Welwyn Consulting

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### Summary

This Arborist Report and Tree Preservation Plan addresses all trees with a diameter at breast height (D.B.H.) of 15cm or greater and within 6 metres of the subject site that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are **25 trees** that may be affected by the proposed site development plan:

- 12 trees on the subject site
- 11 neighbouring trees within 6 metres of the subject site property line
- No shared ownership trees along any subject site property lines
- 2 City-owned trees within proximity to the subject site

**Table 1:** Tree Preservation and Removal

<b><u>TREES TO PRESERVE</u></b>	<b><u>TREE NUMBER</u></b>	<b><u>TOTAL</u></b>
i) Subject Site Trees	13, 14, 15, 16, 17, 18, 19, 20, 21, 22	10
ii) Neighbouring Trees	1, 2, 7, 8, 9, 10, 11, 12, 23, 24, 25	11
iii) City-owned Trees	3, 4	2
	<b>#of Trees To Be Preserved:</b>	<b>23</b>
<b><u>TREES TO BE REMOVED</u></b>	<b><u>TREE NUMBER</u></b>	<b><u>TOTAL</u></b>
i) Subject Site Trees	5, 6	2
ii) Neighbouring Trees	0	0
iii) City-owned Trees	0	0
	<b>#of Trees To Be Removed:</b>	<b>2</b>
	<b>Total trees on or adjacent to subject site:</b>	<b>25</b>

### **Specific tree-related issues on this site:**

There are no specific tree-related issues on this site at this time.



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## Introduction

This Arborist Report and Tree Preservation Plan provides the current condition of all trees with a D.B.H of 15cm or greater on or adjacent to the subject site that may be affected by the proposed site development plan, including any City and/or neighbouring trees within 6 metres of the subject site's property lines as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

## Assignment

I was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. My report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

## Limits of Assignment

This report is limited to assessing and documenting the health and structural condition of the trees with a D.B.H of 15cm or greater on or 6 metres from the subject site during my site survey on January 21, 2016. My evaluation is based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

### Unless specifically stated in the report:

- 1.) Neither aerial inspections nor root excavations were performed on any trees on site or within 6 metres of the subject site.
- 2.) A Level 2 "Basic" assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations within this report.

## Purpose and Use

The purpose of this report is to document the current health and structural condition of the trees with a D.B.H of 15cm or greater on and within 6 metres of the subject site property, and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*.

This report is intended for the exclusive use of **David Small Designs Inc.** Upon submission by and payment to Welwyn Consulting, this report will become the property of **David Small Designs Inc.** to use at their discretion.





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### Observations

The proposed development is located in an established residential area near the intersections of Mineola Road West and Stavebank Road within the City of Mississauga. This site presently contains a residential dwelling that will be demolished and replaced with a new home. I visited the site on January 21, 2016 to conduct my tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



**Photo #1**



**Photo #2**

**Figure #1:** These 2 photos show the front and back yard of the property at 1251 Stavebank Road as they appeared during the tree inventory conducted on January 21, 2016.

### Appendices

**Appendix A** contains the most current site plan supplied by **David Small Designs Inc.** and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

**Appendix B** contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and physical location/ownership provide the basis for their recommended preservation or removal.

**Appendix C** contains the Tree Appraisal values for any City-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

**Appendix D** contains selected photos of trees on this site.



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### Trees to Preserve (23)

Prior to any work commencing, an on site meeting should take place with the following people to discuss the Tree Preservation Plan:

- A Certified Consulting Arborist
- A representative from the City of Mississauga's Urban Forestry Department
- The property owner(s) and any Architects, Engineers, and contractors involved with the project

#### ▪ **Trees #1 and 2**

##### **Tree of Heaven and Linden (neighbour)**

These 2 trees are located on the neighbour's property east of the subject site at 1251 Stavebank Road. These 2 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 2 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.

#### ▪ **Trees #3 and 4**

##### **Red Maples (City trees)**

These 2 trees are located in the boulevard area of the front yard at 1251 Stavebank Road on lands owned by the City of Mississauga. These 2 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 2 City-owned trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.

#### ▪ **Trees #7-12**

##### **Neighbouring trees (west of subject site)**

These 6 trees are located on the neighbour's property west of 1251 Stavebank Road. These 6 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 6 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.

#### ▪ **Trees #13-22**

##### **Rear yard trees (subject site)**

These 10 trees are located in the rear yard at 1251 Stavebank Road. These 9 trees shall be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 10 subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.



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■ **Trees #23-25** **Neighbouring trees (east of subject site)**

These 3 trees are located in the rear yard of the neighbour's property east of 1251 Stavebank Road. These 3 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 3 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 10 of this report should result in the trees' continued survival.

**Trees to Remove (2)**

Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors. Removal or injury of greater than three (3) trees will require the completion of an "Application to Permit the Injury or Destruction of Trees on Private Property" form available from the link below:

<https://www.mississauga.ca/portal/services/formsonline>

■ **Trees #5 and 6** **White Cedar and Norway Spruce (subject site)**

These 2 trees are in conflict with the proposed site plan and should be safely removed to grade level prior to the commencement of on-site construction activities.



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### Replacement Tree Planting

Below is the Tree Replacement Plan Policy from The City of Mississauga's *Private Tree Protection By-Law 254-12*:

- (2) Where the planting of a Replacement Tree(s) has been imposed as a condition, the Commissioner may require any one or more of the following:
  - (a) the Replacement Tree(s) be located on the same Lot in a location, number, size, and/or species to the satisfaction of the Commissioner;
  - (b) a replanting plan be filed to the satisfaction of the Commissioner;
  - (c) a written undertaking by the Owner to carry out the replacement planting;
  - (d) monies or a letter of credit in a form satisfactory to the Commissioner be delivered to the Commissioner to cover the costs of the Replacement Trees, and the maintenance of the Tree(s) for a period of up to two (2) years; or
  - (e) payment of each Replacement Tree not replanted on the Owner's Lot be made into the City's Replacement Tree Planting Fund. The payment for each such Tree shall be the cost of each street Tree planting as provided in the Fees and Charges By-law.

Where applicable, and based upon a 1:1 ratio, the City of Mississauga requires replacement trees to be planted as compensation for the trees over 15cm DBH being removed as a result of site plan re-development. In accordance with the Tree By-Law, replacement trees are to be native in species, a minimum 60mm caliper for deciduous trees and a minimum 1.80m high for coniferous trees.

The payment in lieu of replacement tree planting has been set by the City of Mississauga at \$452.00/tree.



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## Tree Care Recommendations

### Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- **There are no trees recommended for cabling on this site at this time.**

### Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1<sup>st</sup> year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

*Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.*

### Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

- **There is no pruning required on this site at this time.**





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### Root Pruning/Air Spade/Hydro-Vac

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade and Hydro-Vac technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

#### General Methodology (other than air spade/hydro-vac)

Under the direction of a Certified Consulting Arborist and using hand and/or mechanical excavation techniques, the soil shall be carefully removed starting approximately 4-6m (where feasible) from the tree's base perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in shallow layers to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There is no root pruning required on this site at this time.**

### Irrigation

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30 cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



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### Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10 cm (2–4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem must be avoided. Fresh wood chip mulch shall be applied to a depth of 30 cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- **There are no specific mulching requirements at this time.**

### Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- **There are no root zone aeration improvements required on this site at this time.**

### Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10 cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- **There are no trees to be transplanted on this site at this time.**



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### Tree Preservation Plan

The following Tree Preservation Plan should be implemented prior to any on-site construction activity.

#### **Hoarding**

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding should be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ should be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

*As required by the City of Mississauga, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supported by t-bar supports when protecting street trees where site line obstruction is a concern. TPZ signage should be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Mississauga's Development and Design Department.*

The architect of record for the project should update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated.

#### **Hoarding Installation**

A diagram of the proposed hoarding plan for this site can be found in Appendix A on Page 18 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 19 of this report, and the hoarding should be installed using the following guidelines:

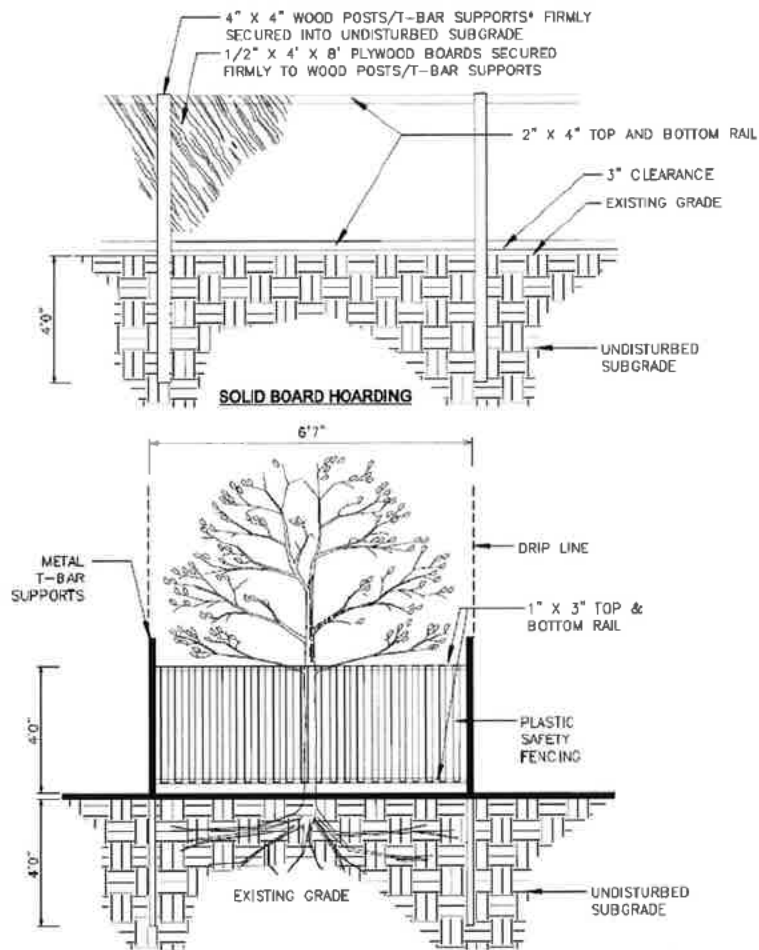
- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection should have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the City of Mississauga and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.



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## City of Mississauga TPZ Hoarding Specifications

The diagram below provides the City of Mississauga's standards for Tree Protection Zone (T.P.Z) hoarding.



### NOTES:

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.

\* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.

**MISSISSAUGA**  
Development and Design

SCALE: N.T.S.  
DATE: JAN, 2008

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING



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## Tree Preservation Plan Summary

### I.) Pre-Construction Phase

- If necessary, have the Certified Consulting Arborist schedule an on-site meeting with a representative from the City of Mississauga's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If feasible, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

### II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- Prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

### III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Mississauga.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

#### NOTE:

#### Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.





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### ASSUMPTIONS AND LIMITING CONDITIONS

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



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### CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)*, and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A)*. I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: \_\_\_\_\_

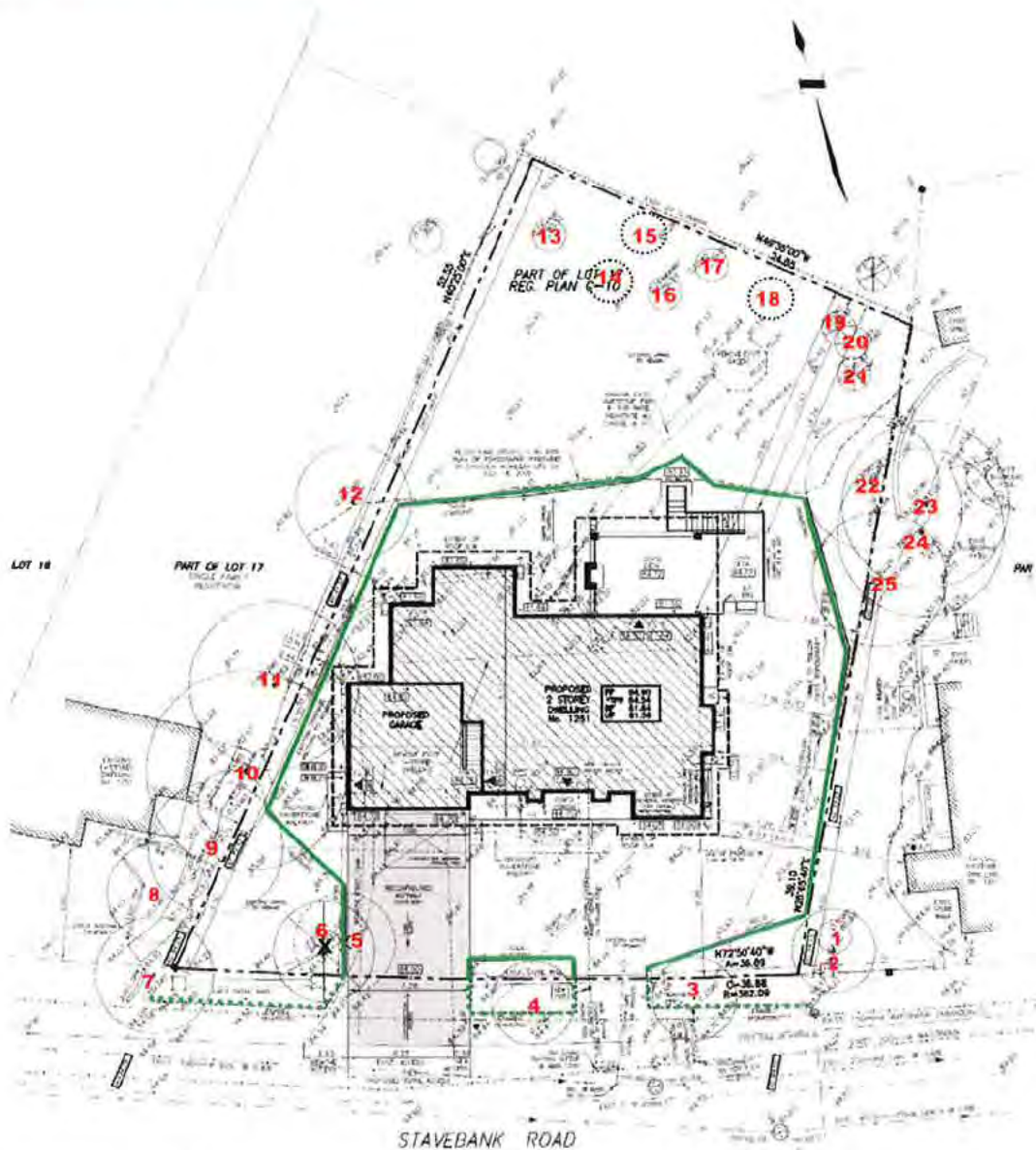
Date: January 26, 2016



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## Appendix A: Proposed Site Plan – 1251 Stavebank Road

Note: The locations of Trees #14, 15 and 18 are approximations. The proposed Tree Protection Zone (TPZ) hoarding is shown as green lines and is not to scale on this drawing.



Two (2) trees to be removed from this site (conflict with proposed site plan)

- 1.) Tree #5: White Cedar – DBH = 31.5cm (subject site)
- 2.) Tree #6: Norway Spruce – DBH = 38cm (subject site)

### Legend:

Solid Hoarding



Framed Hoarding





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**Appendix B: Tree Survey – 1251 Stavebank Road, Mississauga**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	Neighbour	Tree of Heaven	<i>Ailanthus altissima</i>	21, 60 (64)	16	11	Good	Fair	Small-caliper deadwood in canopy; co-dominant stems with included bark union at tree base	Preserve: TPZ = 4.2m
2	Neighbour	Basswood	<i>Tilia americana</i>	27	10	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m	Preserve: TPZ = 1.8m
3	City of Mississauga	Red Maple	<i>Acer rubrum</i>	36	12	12	Good	Fair	Small-caliper deadwood and epicormics in canopy; branch canopy above 2m; center canopy clearance pruned from overhead utility lines; rock wall on north side of tree stem	Preserve: TPZ = 2.4m
4	City of Mississauga	Red Maple	<i>Acer rubrum</i>	40.5	12	11	Good	Fair	Small-caliper deadwood in canopy; branch canopy above 2m; center canopy clearance pruned from overhead utility lines; frost crack/canker due to southwest injury on lower tree stem; rock wall on north side of tree stem	Preserve: TPZ = 2.4m
5	Subject Site	White Cedar	<i>Thuja occidentalis</i>	31.5	9	4	Good	Fair	Small-caliper deadwood in canopy; co-dominant stems with narrow included bark union 1.5m from tree base; branch canopy shaded and reduced on west side	<b>Remove: Proposed site plan in conflict with the tree</b>
6	Subject Site	Norway Spruce	<i>Picea abies</i>	38	18	8	Good	Good	Small-caliper deadwood in canopy; canopy branching reduced on east side due to adjacent tree species	<b>Remove: Proposed site plan in conflict with the tree</b>
7	Neighbour	Siberian Elm	<i>Ulmus pumila</i>	32, 40, 42 (66.5)	18	17	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 4.2m
8	Neighbour	Black Walnut	<i>Juglans nigra</i>	55	24	14	Good	Good	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 14m from tree base with branch canopy above union	Preserve: TPZ = 3.6m
9	Neighbour	Siberian Elm	<i>Ulmus pumila</i>	43	18	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 4m from tree base with branch canopy above union	Preserve: TPZ = 3.0m



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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
10	Neighbour	Siberian Elm	<i>Ulmus pumila</i>	55.5	22	8	Good	Fair	Small-caliper deadwood in canopy; branch canopy above 9m and heavily thinned	Preserve: TPZ = 3.6m
11	Neighbour	Siberian Elm	<i>Ulmus pumila</i>	54, 58 (79)	24	18	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union at tree base; upper canopy thinned with stubbed branches from improper pruning	Preserve: TPZ = 4.8m
12	Neighbour	Black Locust	<i>Robinia pseudoacacia</i>	42, 45 (61.5)	24	18	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union at tree base with branch canopy above 10m	Preserve: TPZ = 4.2m
13	Subject Site	Pyramidal European Hornbeam	<i>Carpinus betulus</i> 'Fastigiata'	4, 4, 4, 4, 8 (11.5)	12	4	Good	Good	Small-caliper deadwood in canopy; multi-stem pyramidal form; <u>below 15cm DBH threshold for protection under City of Mississauga's Private Tree Protection By-Law</u>	Preserve: TPZ = 1.8m  <i>Client may choose to preserve or remove</i>
14	Subject Site	River Birch	<i>Betula lenta</i>	7, 9, 10, 13 (20)	12	8	Good	Good	Small-caliper deadwood in canopy; multi-stem form with co-dominant stems at tree base	Preserve: TPZ = 1.8m
15	Subject Site	Paper Birch	<i>Betula papyrifera</i>	4, 10, 18 (25)	12	6	Fair	Poor	Small-caliper deadwood in canopy; one stem still alive (other 2 dead due to infestation from Bronze Birch Borer)	Preserve: TPZ = 1.8m  <u>Remove 2 dead stems</u>
16	Subject Site	Paper Birch	<i>Betula papyrifera</i>	7, 9, 9, 12 (19)	12	5	Fair	Poor	Small-caliper deadwood in canopy; only 1 stem on south side is alive (other 3 dead due to infestation from Bronze Birch Borer)	Preserve: TPZ = 1.8m  <u>Remove 3 dead stems</u>
17	Subject Site	Dawn Redwood	<i>Metasequoia glyptostroboides</i>	31	13	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy shaded and reduced by adjacent shrubs	Preserve: TPZ = 2.4m
18	Subject Site	European Ash	<i>Fraxinus excelsior</i>	17	12	6	Good	Good	Small-caliper deadwood in canopy; branch canopy above 1.5m	Preserve: TPZ = 1.8m
19	Subject Site	White Cedar	<i>Thuja occidentalis</i>	9	7	2	Good	Good	Small-caliper deadwood in canopy; <u>below 15cm DBH threshold for protection under City of Mississauga's Private Tree Protection By-Law</u>	Preserve: TPZ = 1.8m  <i>Client may choose to preserve or remove</i>





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I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
20	Subject Site	Bur Oak	<i>Quercus macrocarpa</i>	14	8.5	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 1.5m; below 15cm DBH threshold for protection under City of Mississauga's Private Tree Protection By-Law	Preserve: TPZ = 1.8m  Client may choose to preserve or remove
21	Subject Site	White Cedar	<i>Thuja occidentalis</i>	2, 6, 6 (9)	7	3	Good	Good	Small-caliper deadwood in canopy; branch canopy shaded and reduced on east side; below 15cm DBH threshold for protection under City of Mississauga's Private Tree Protection By-Law	Preserve: TPZ = 1.8m  Client may choose to preserve or remove
22	Subject Site	Black Locust	<i>Robinia pseudoacacia</i>	56	16	12	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 7m from tree base with branch canopy above union; neighbour's retaining wall adjacent to east side of tree base	Preserve: TPZ = 3.6m
23	Subject Site	Black Walnut	<i>Juglans nigra</i>	60	24	18	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 16m from tree base with branch canopy above 14m	Preserve: TPZ = 3.6m
24	Neighbour	Black Walnut	<i>Juglans nigra</i>	55	23	14	Good	Fair	Small-caliper deadwood in canopy; epicormic shoots in lower canopy on north side; branch canopy above 18m	Preserve: TPZ = 3.6m
25	Neighbour	Black Locust	<i>Robinia pseudoacacia</i>	50	16	12	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 8m from tree base with branch canopy above union	Preserve: TPZ = 3.0m



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**Appendix C: Tree Valuation Appraisals (Trunk Formula Method)**

## TREE APPRAISAL

### Trunk Formula Method

Tree Number: Three (3)  
 Address: 1251 Stavebank Road, Mississauga  
 Owner: City of Mississauga  
 Date of Appraisal: January 21, 2016  
 Appraiser: Tom Bradley  
 Certification Number: R.C.A. #492 (A.S.C.A.)

*Field Observations (based on Guide for Plant Appraisal, 9th Edition)*

1	Species:	Red Maple	<i>Acer rubrum</i>
2	Condition:	72 %	
3	DBH:	36 cm	
4	Location:	72 %	

*Regional Plant Appraisal Committee Information - Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	65 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm <sup>2</sup>
7	Replacement Plant Cost:	\$270.00
8	Installation Cost: (1.5x Plant Cost)	\$405.00
9	Installed Tree Cost:	\$675.00
10	Unit Tree Cost:	\$10.62

*Calculations by Appraiser Using Field and /or Regional Information*

11	Appraised Trunk Area (using Table 4.6) :	1017 cm <sup>2</sup>
12	Appraised Tree Trunk Increase (#11 - #6b):	953 cm <sup>2</sup>
13	Basic Tree Cost (#12 x #10 + #9) :	\$10,796.18
14	Appraised Value (#13 x #5 x #2 x #4) :	\$3,614.75
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$3,610



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## TREE APPRAISAL Trunk Formula Method

Tree Number: Four (4)  
 Address: 1251 Stavebank Road, Mississauga  
 Owner: City of Mississauga  
 Date of Appraisal: January 21, 2016  
 Appraiser: Tom Bradley  
 Certification Number: R.C.A. #492 (A.S.C.A.)

### Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Red Maple	<i>Acer rubrum</i>
2	Condition:	72 %	
3	DBH:	40 cm	
4	Location:	72 %	

### Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	65 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm <sup>2</sup>
7	Replacement Plant Cost:	\$270.00
8	Installation Cost: (1.5x Plant Cost)	\$405.00
9	Installed Tree Cost:	\$675.00
10	Unit Tree Cost:	\$10.62

### Calculations by Appraiser Using Field and /or Regional Information

11	Appraised Trunk Area (using Table 4.6) :	1256 cm <sup>2</sup>
12	Appraised Tree Trunk Increase (#11 - #6b):	1192 cm <sup>2</sup>
13	Basic Tree Cost (#12 x #10 + #9) :	\$13,333.33
14	Appraised Value (#13 x #5 x #2 x #4) :	\$4,464.24
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$4,460



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**Appendix D: Site Photos**



**Photo #3**

**Figure #2:**

The above photo shows the two (2) trees proposed for removal from the site at 1251 Stavebank Road due to their conflict with the site plan.

Please refer to Pages 8 and 18 of this report for further information.

# City of Mississauga

## Corporate Report



Date: 2016/10/17

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
2016/11/15

### Subject

**Request to Demolish a Heritage Listed Property: 1276 Woodland Avenue (Ward 1)**

### Recommendation

That the property at 1276 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

### Background

Section 27.3 of the Ontario Heritage Act states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish and replace the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mineola Neighbourhood cultural landscape. This cultural landscape is significant due to development of the area at a time when natural elements respected the lot pattern and road system. The area is notable for its rolling topography, its natural drainage and its mature trees. The area is characterized by a balance between the built form and the natural surroundings with a softened transition from landscaped yards to the street edge with no curbs and a variety of quality housing stock.

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



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## Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment compiled by David W. Small Designs. It is attached as Appendix 1. The consultant has concluded that the house at 1276 Woodland Avenue is not worthy of designation. Staff concurs with this finding.

## Financial Impact

There is no financial impact.

## Conclusion

The owner of 1276 Woodland Avenue has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the Ontario Heritage Act.

## Attachments

Appendix 1: Heritage Impact Statement

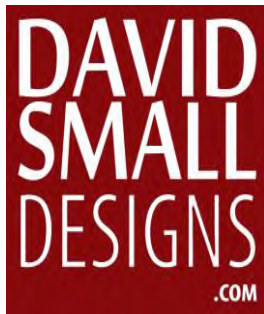
Appendix 2: Arborist Report



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



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## Heritage Impact Statement

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**1276 Woodland Avenue  
Mississauga ON L5G 2X9**

**August 4, 2016**

**Report prepared by**

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

David W. Small

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

David Brown

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## Section 1 | Introduction

---

David W. Small Designs Inc. has been engaged by the owners of the residential property located at 1276 Woodland Avenue in the City of Mississauga to design a new residential dwelling. The subject property is located in the Mineola West neighbourhood of the City of Mississauga.

The subject property is listed on the City's Heritage Register as being part of the Mineola Neighbourhood Cultural Landscape. The property is listed on the City's Heritage Register, however it is not a designated property.

The City of Mississauga Official Plan Policy 7.4.1.12 states;

*'The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.'*

Accordingly, this Heritage Impact Statement is being submitted to the City of Mississauga in support of the proposed development.

## Section 2 | About the Authors

---

David Small is the owner of David W. Small Designs Inc., a custom home design firm based in Mississauga. The firm has developed a specialized expertise in the area of infill housing being the redevelopment of existing properties in established mature neighbourhoods. David Small was born to design houses having grown up watching and learning from his Father and Grandfather, both of whom were homebuilders and land developers. Growing up with such a 'heritage of housing', David's passion for the business was ignited and this passion has driven him to the success he enjoys today.

Over the past two decades, David W. Small Designs Inc. has recognized the value of heritage as a firm and have been engaged and involved in the design of over 400 new homes and renovations in South Mississauga. Over 100 of those homes located within the City's Mineola West neighbourhood. When designing a custom home, David considers the heritage of the community and the cultural landscape in question. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of the existing natural landscape and the development that has occurred within the surrounding community.

As a natural evolution of the designs created by David W. Small Designs Inc., the firm has prepared over thirty Heritage Impact Assessments for the City of Mississauga in connection with the proposals located within the Mineola Cultural Landscape over the past eight years. The unique expertise that has been acquired by this breadth of work uniquely positions the firm to prepare the Heritage Impact Assessment for the Mineola Cultural Landscape.

A list of the Heritage Impact Assessments prepared by David W. Small Designs Inc. is provided below:

1. 906 Whittier Crescent – November 2015
2. 866 Tennyson Avenue – February 2015
3. 1312 Stavebank Road – January 2015
4. 156 Indian Valley Trail – June 2014
5. 1392 Stavebank Road – March 2014
6. 40 Veronica Drive – November 2013
7. 930 Whittier Crescent – November 2013
8. 57 Inglewood Drive – April 2013
9. 1162 Vesta Drive – March 2013
10. 250 Pinetree Way – March 2013
11. 1296 Woodland Avenue – March 2013
12. 29 Cotton Drive – March 2013
13. 1373 Glenwood Drive – August 2012

| David W. Small Designs Inc. |



14. 1394 Victor Avenue – May 2012
15. 1570 Stavebank Road – May 2012
16. 2494 Mississauga Road - April 2012
17. 162 Indian Valley Trail – March 2012
18. 500 Comanche Road – March 2012
19. 277 Pinetree Way – January 2012
20. 1000 Sangster Avenue – September 2011
21. 1362 Stavebank Road – August 2011
22. 1448 Stavebank Road – July 2011
23. 1359 Milton Avenue – July 2011
24. 1380 Milton Avenue – April 2010
25. 1248 Vista Drive – March 2010
26. 64 Veronica Drive – February 2010
27. 125 Veronica Drive – January 2010
28. 224 Donnelly Drive – October 2009
29. 1570 Stavebank Road – October 2009
30. 1379 Wendigo Trail – September 2008
31. 142 Inglewood Drive – September 2008
32. 1524 Douglas Drive – September 2008
33. 1443 Aldo Drive – July 2008
34. 1397 Birchwood Height Drive – July 2008
35. 1285 Stavebank Road – May 2008

## David Brown

David Brown is a Land Use Planning Consultant who has been working in the land development industry in the City of Mississauga for over 25 years. David grew up in Mississauga watching the City mature from farm fields and scattered subdivisions to the large suburban City that Mississauga has become today. David studied Land Surveying at the University of Toronto before joining the R.E.Winters Consulting Engineering Firm in 1987. In May 1988, David joined the City of Mississauga in the office of the Committee of Adjustment. David served as the Secretary-Treasurer of the Committee of Adjustment for 8 years from 1991 to 1999. David acquired a broad appreciation for the impact of the City's Zoning By-laws and Official Plans on the development of the City. His experience at the Committee of Adjustment provided a unique understanding of infill development as the applicants and applications before the Committee often reflected emerging trends and development concepts. It was during his eleven year tenure at the City, that David was on the front line of the renewal that was being experienced in the Mineola, Clarkson and Lorne Park communities. The issues of the character of the community, the appropriateness of development and the impacts of infill development were being defined and interpreted in front of David at the Committee of Adjustment's weekly public hearings.

During David's tenure at the City of Mississauga, he served on the executive of the Ontario Association of Committee's of Adjustment and Consent Authorities. David served two terms as President of the Association and chaired the Legislation Committee including making presentations to the Provincial Legislature's standing committee reviewing the amendments to the Planning Act.

David started his own Land Use Planning Consulting Firm in 1999 and during the next 16 years, David honed his skills at the often difficult challenge of introducing renewal into established neighbourhoods such as the Mineola community. David specializes in matters before the Committee of Adjustment and negotiating settlements with applicants, neighbours and staff and elected officials. With his deep roots in the City of Mississauga and his vast experience in shepherding development applications through the approval process, David has a unique appreciation and insight into the compatibility test within a neighbourhood.

In 2014, David joined David Small Designs in the position of Planning Associate. David had been working closely with David Small Designs for over a decade and joining this progressive custom home design firm in Mississauga with David's wealth of experience was a natural evolution. David Small Designs has been a significant part of the evolution and renewal of the Mississauga's custom housing market and joining these two personalities and capabilities creates a relationship and experience that is unmatched in the City.

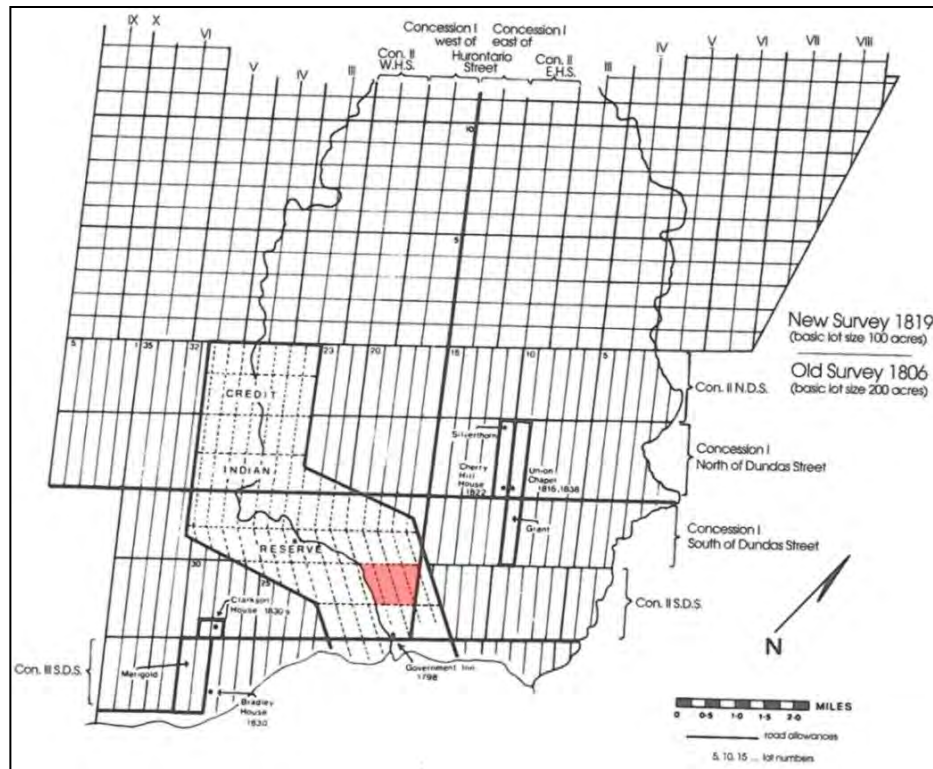
David Brown has been an influential figure in the infill development of Mississauga for 25 years. He is well suited to provide a land use planning perspective on the cultural landscape of the Mineola neighbourhood.

## Section 3 | Property Overview

### The Mineola West Neighbourhood

The Mineola West Neighbourhood is bordered along the westerly limit by the Credit River, the easterly limit by Hurontario Street (Highway #10), the northerly limit by the Queen Elizabeth Way and the southerly limit by the CN Rail Corridor. The area includes a significant portion of the former Credit Indian Reserve (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississauga Indians. The graphic provided below indicates the area known as the Mineola West Neighbourhood (shaded) within the context of the Township of Toronto's Lot Survey.

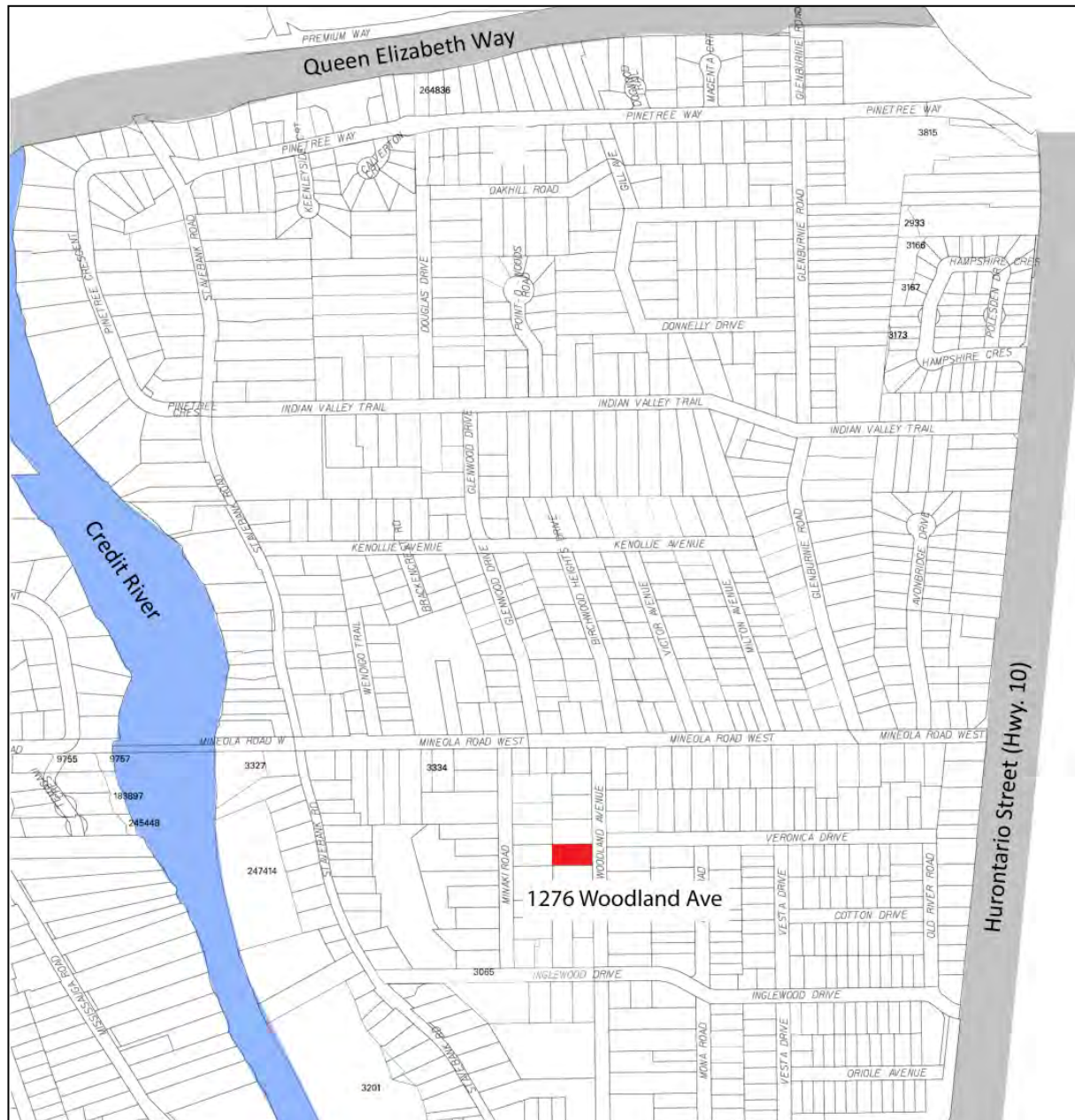
### A Plan of the Township of Toronto's Lot Survey:



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

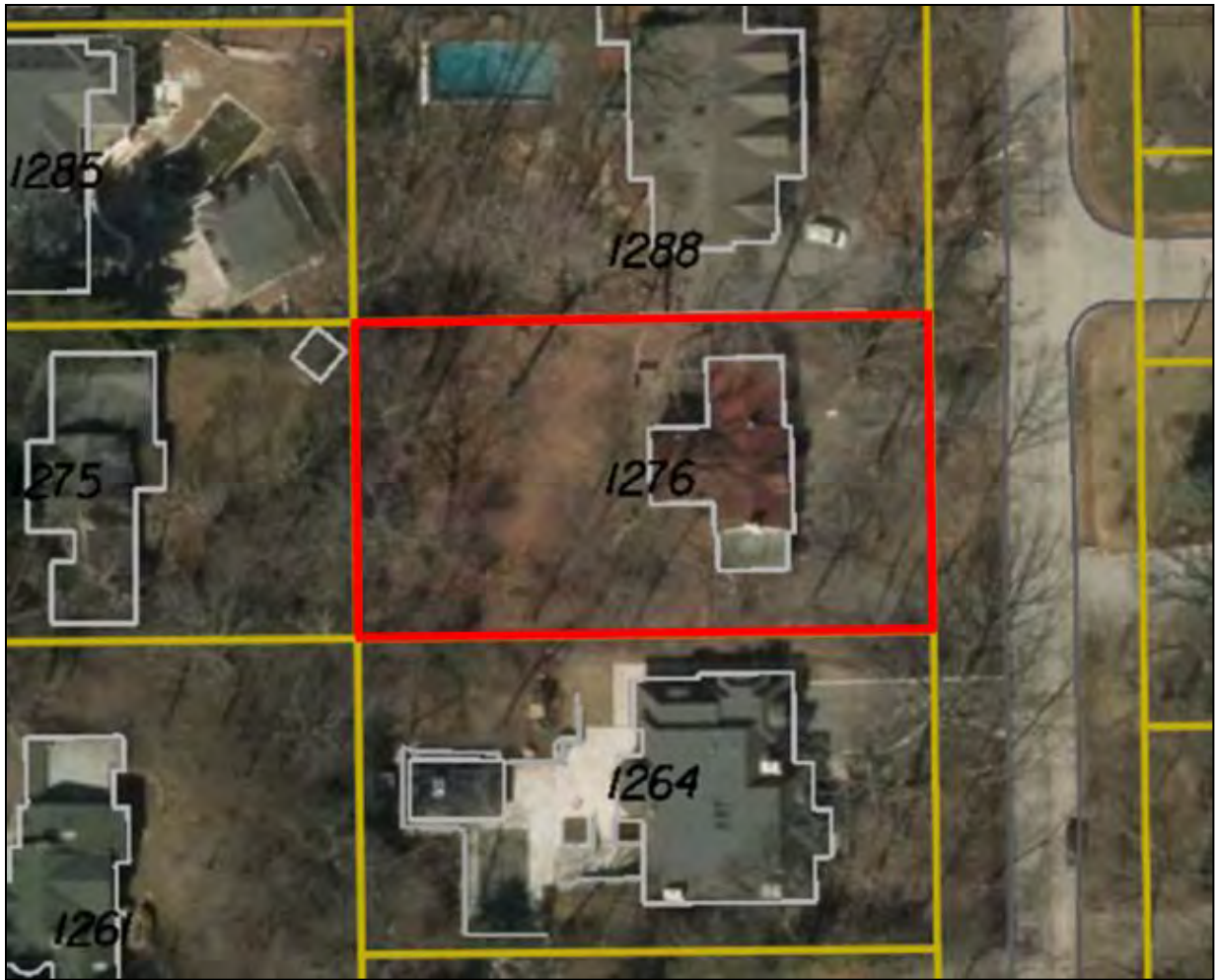
**Current City of Mississauga Map:**

# Mineola West Neighbourhood Map:



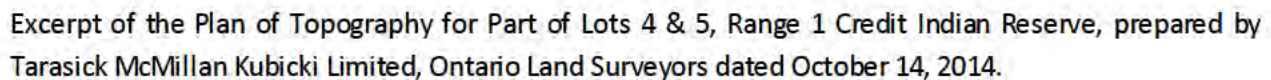


**Aerial Photography / Mapping:**



Aerial photography from [www.mississauga.ca](http://www.mississauga.ca)

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## Section 4 | Property Details

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### Property Description

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<b>Municipal Address</b>	1276 Woodland Ave
<b>Legal description</b>	Part of Lots 4 & 5, RANGE 1 Credit Indian Reserve
<b>Municipal Ward</b>	1
<b>Zoning</b>	R2-5, Zoning By-law 0225-2007, as amended
<b>Lot Frontage</b>	30.49 m
<b>Lot Depth</b>	55.41 m
<b>Lot Area</b>	1691.70 m <sup>2</sup> (0.169 ha)
<b>Lot Orientation</b>	Front facing East
<b>Vegetation</b>	Several mature trees located throughout property. The previous owners removed a many trees from the property reducing the tree coverage significantly.
<b>Access</b>	Asphalt circular driveway accessing the municipal street

### House Description:

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<b>Building Type</b>	1 1/2 Storey Dwelling w/ rear 2 storey addition
<b>Floor Area</b>	Approximately 2,900 square feet
<b>Building Type</b>	2 storey masonry dwelling with 2 storey wood frame addition
<b>Wall Construction</b>	Concrete block and wood frame
<b>Exterior Cladding</b>	Brick veneer and vinyl siding
<b>Roofing Material</b>	Asphalt Shingles
<b>Setbacks</b>	Front Yard: 13.91 m
	Right Side: 4.29 m
	Left Side: 6.26 m
	Rear Yard: 28.14 m
<b>Construction Date</b>	Approximately 1949

**Parcel Register:**

Information compiled at the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from July 11, 1854 to present. The information provided has been acquired through use of microfilm archives along with current Land Title search.

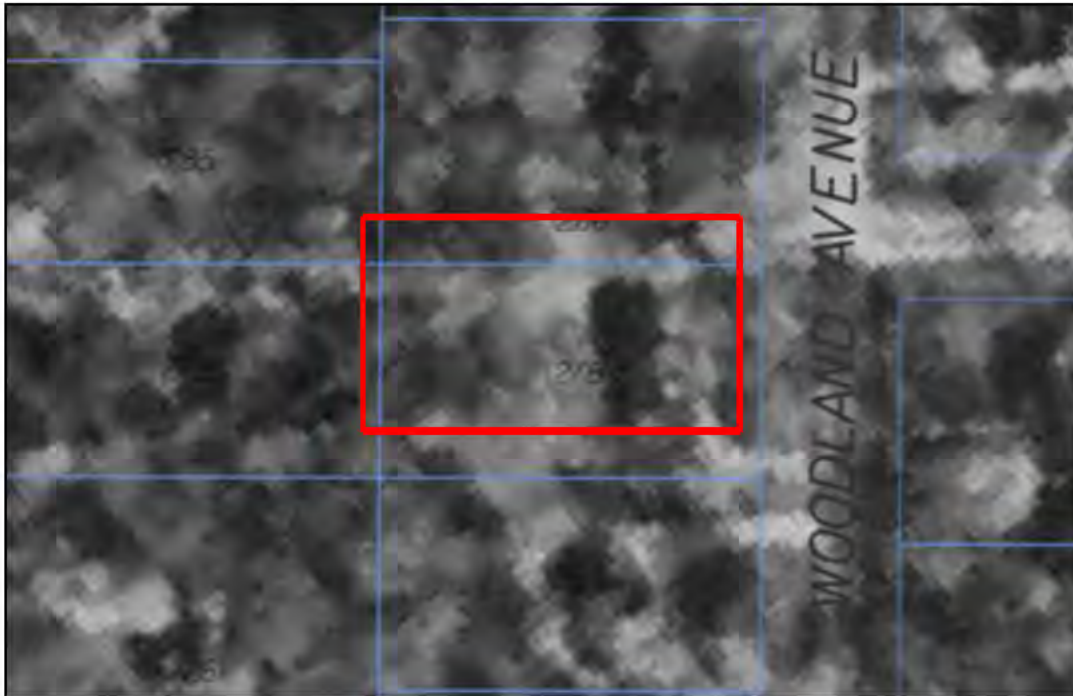
The property description today is PART OF LOTS 4 & 5, RANGE 1 CREDIT INDIAN RESERVE.

The following ownership transfers have taken place since the earliest records of the property on title :

<b>1276 WOODLAND AVE – PART OF LOTS 4 &amp; 5, RANGE 1 CREDIT INDIAN RESERVE</b>		
DATE	TRANSFEROR	TRANSFeree
<b>July 11, 1854</b>	The Crown	James W.Cotton
<b>November 17, 1865</b>	Federick W. Jarvis	Bank of Upper Canada
<b>December 5, 1867</b>	Bank of Upper Canada	James W.Cotton
<b>March 31, 1905</b>	James W.Cotton (Will)	Cyril E. Cotton
<b>January 16, 1936</b>	Cyril E. Cotton	Shareholders Securities Limited
<b>November 5, 1948</b>	Shareholders Securities Limited	George & Eleanor Matthews
<b>May 25, 1953</b>	George & Eleanor Matthews	Robert & Florence Dickson
<b>August 30, 1967</b>	Robert & Florence Dickson	Paul & Blanche Gibson
<b>November 15, 1996</b>	Paul Gibson	William Joseph & Erin Lea Furlong
<b>July 8, 2002</b>	William Joseph & Erin Lea Furlong	Kerry Houlding
<b>October 1, 2014</b>	Kerry Houlding	Anne & Bimal Fernando
<b>April 9, 2015</b>	Anne & Bimal Fernando	Domenico & Domenica Figliomeni
<b>November 27, 2015</b>	Domenico & Domenica Figliomeni	

It is assumed that the structure on the property was built sometime during 1949, by or for George & Eleanor Matthews. The property would have been sold by Shareholders Securities Limited to the Matthews for them to construct a home.

This below photograph from the City of Mississauga website, although very pixilated, appears to reveal a roof outline (dark area) and the circular driveway that connects to the street. The date of the photograph is from 1954.



Aerial photography from [www.mississauga.ca](http://www.mississauga.ca)



**Exterior Photographs** (photographs taken February 12, 2016)



Front Elevation



Right – Side Elevation

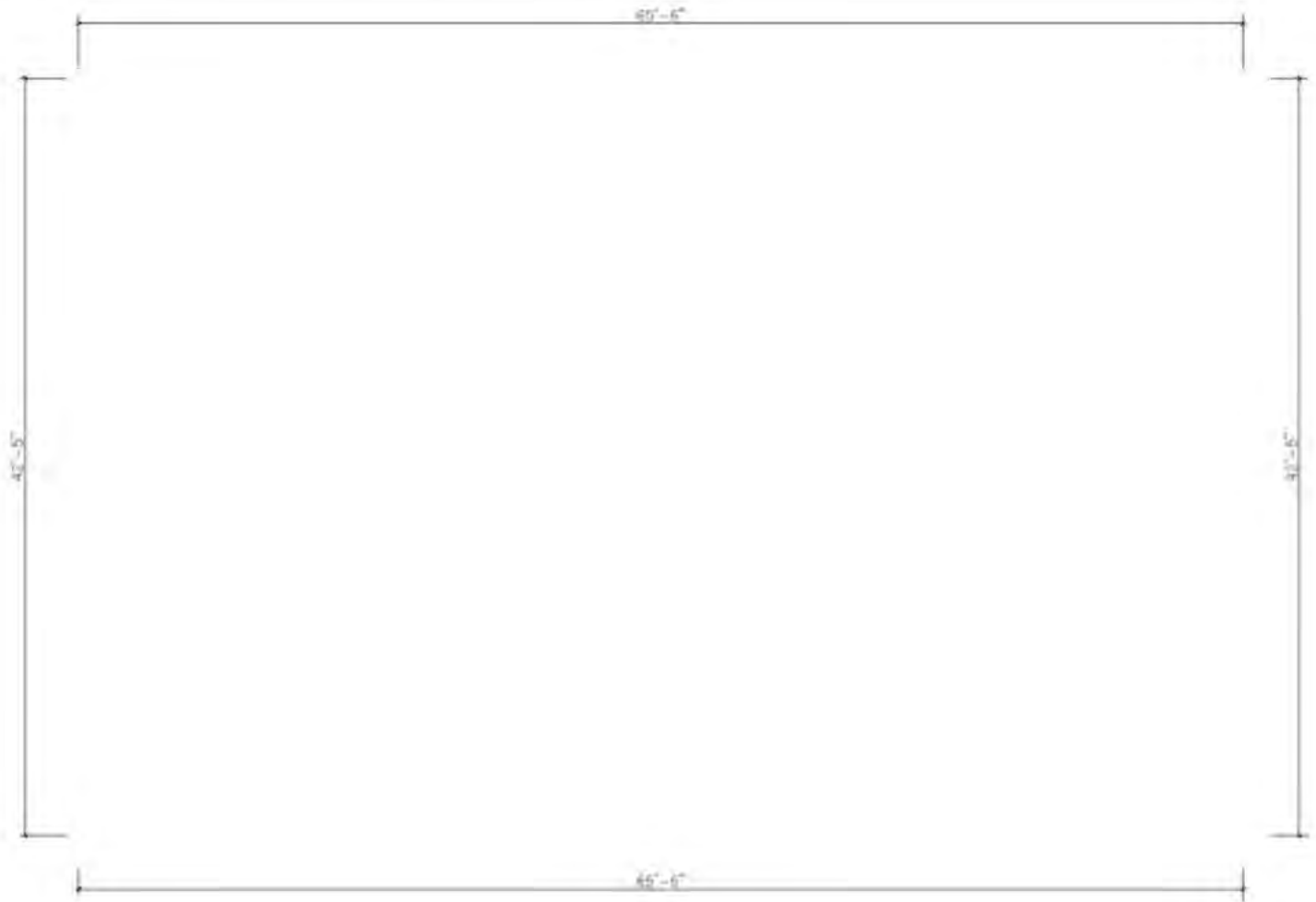
**Exterior Photographs (continued)**



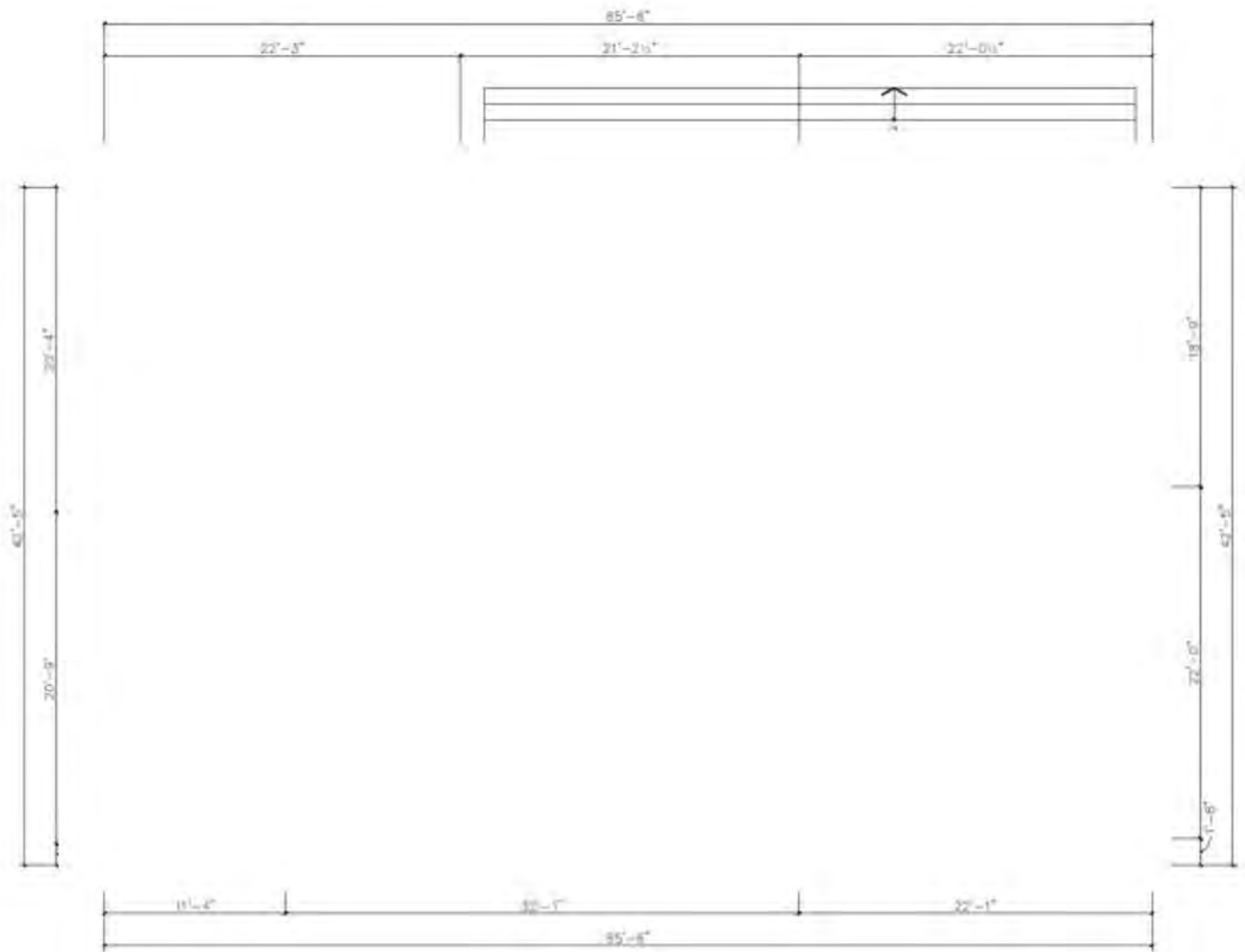
Rear Elevation



Left – Side Elevation

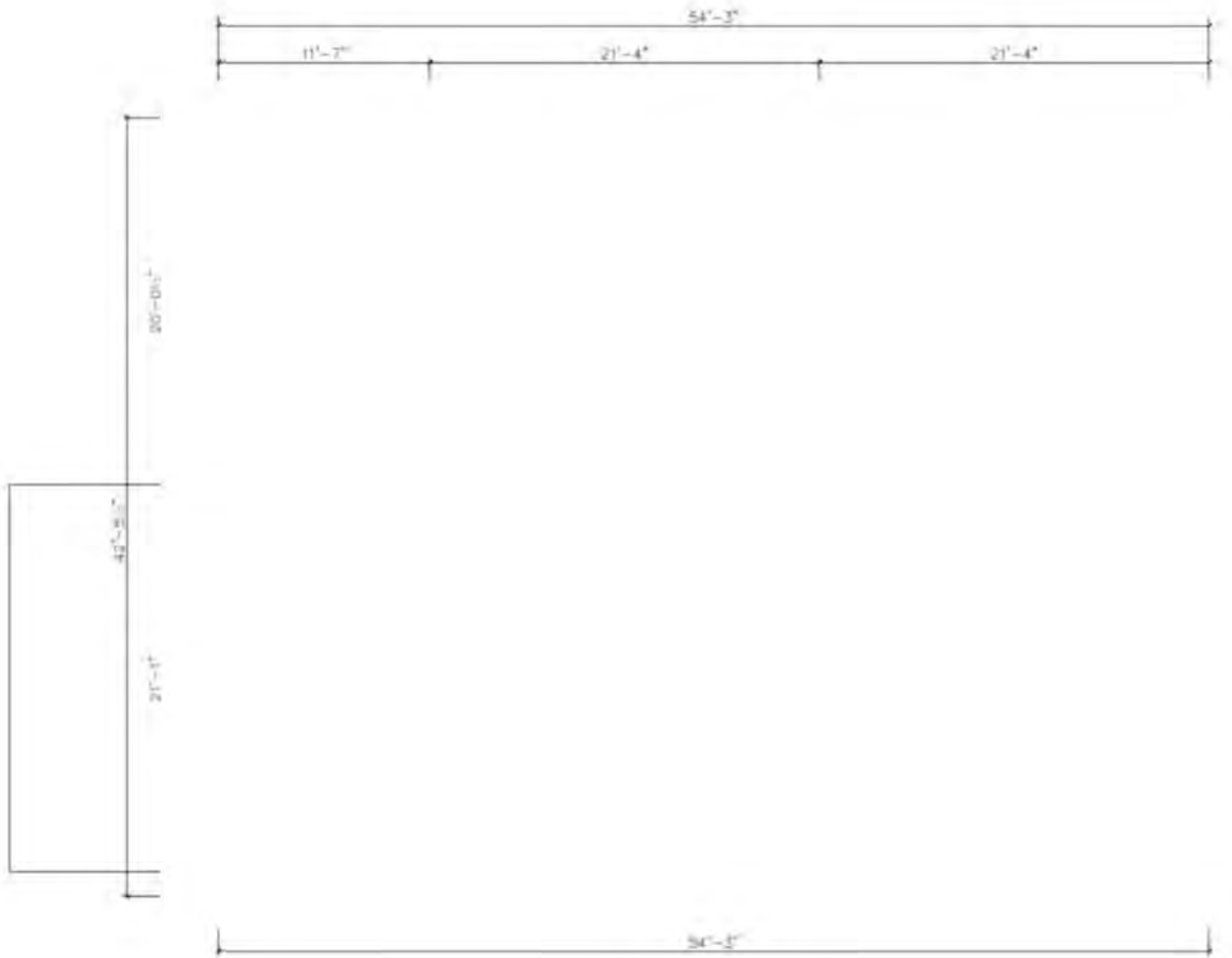
**Floor Plans** (Site measurements taken on February 12, 2016)**Basement Floor Plan** (drawing not to scale)

**Ground Floor Plan - Interior Photo Reference Plan**  
 (Drawing not to scale)

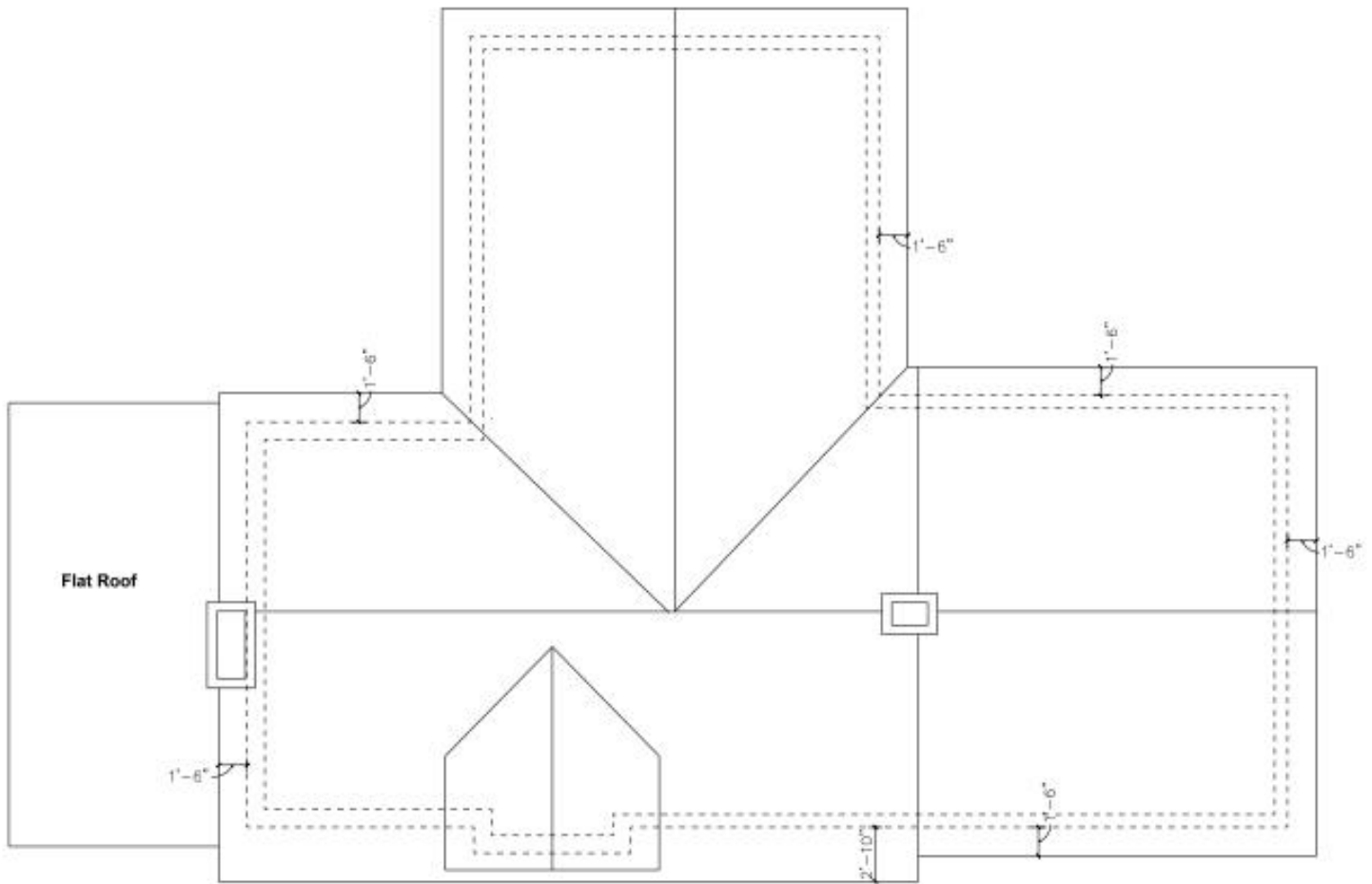




**Second Floor Plan – Interior Photo Reference Plan**  
 (Drawing not to scale)





**Roof Plan** (Drawing not to scale)

**Interior Photographs** (photographs taken February 12, 2016)

Interior Photo 2 – Fire Place in south room off the living room

**Interior Photographs (continued)**

Interior Photo 3 – Kitchen

Interior Photo 4 – Stairs at Entry

**Interior Photographs (continued)**

Interior Photo 5 – Family Room on second floor

Interior Photo 6 – Second Floor Stair/Hall Way

### Alterations to the Original House

The existing home is estimated to have been constructed in or around 1949. We have contacted the City of Mississauga and there are no building permit records or files to show any firm evidence of the construction date.

The records available at the City of Mississauga are described below.

App Number App Date	Address Description	Scope Type Description	Issue Date Status
BP 9ALT 2 3069 2002-05-24	1276 WOODLAND AVE ADDITION-2STOREY	ADDITION TO EXISTING BLDG DETACHED DWELLING	2002-07-05 COMPLETED -ALL INSP SIGNED OFF
BP HVAC 96 9356 HEA 1996-11-14	1276 WOODLAND AVE FURNACE REPLACEMENT	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1996-11-26 COMPLETED -ALL INSP SIGNED OFF
BPC 89 4488 H 1989-06-06	1276 WOODLAND AVE	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1989-10-04 ISSUED PERMIT
HCC 67 261253 1967-11-23	1276 WOODLAND AVE PLUMBING PERMIT 38999		HISTORY COMMENT PERMIT
HCC 67 261252 1967-11-16	1276 WOODLAND AVE DRAIN PERMIT 38814		HISTORY COMMENT PERMIT
HCC 66 261251 1966-10-05	1276 WOODLAND AVE PLUMBING PERMIT 29792		HISTORY COMMENT PERMIT
HCC 66 261250 1966-08-17	1276 WOODLAND AVE ADDITION TO HOUSE PERMIT 23514		HISTORY COMMENT PERMIT

The City records indicate that a building permit and plumbing permit was issued for an addition in 1966. Observation made during the attendance at the property by the authors on November 30, 2015 and February 12, 2016 would support that the addition in 1966 was the second floor addition over the attached garage and ensuite washroom. There is a one storey addition on the south side of the dwelling



that could have been constructed at that time or possibly predates the Building Department records. A further permit was issued in 1989 for an addition which would have been for a one storey addition at the rear of the dwelling. The two storey rear addition that was the subject of the 2002 building permit engulfed the one storey addition. The basement foundation works support the premise of that the one storey rear addition was incorporated into the two storey addition that consists today. The red shingle roof was installed in 2003 after the completion of the two storey addition at the rear of the house.

### **Analysis of Existing Structure**

The existing house is representative of circa 1940s Cape Cod Salt Box style of home. The one and a half storey masonry block dwelling has a single dormer on the front elevation and a rear two-storey vinyl addition. The original attached, flat roof garage has been altered with a second floor addition. The house does not display any outstanding degree of craftsmanship, technical achievement or artistic merit.

The existing house is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community.

The existing house is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture.

The existing house is also not known to represent the work of any architect, artist, builder, designer or theorist in the community.

The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings and is not a landmark.

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

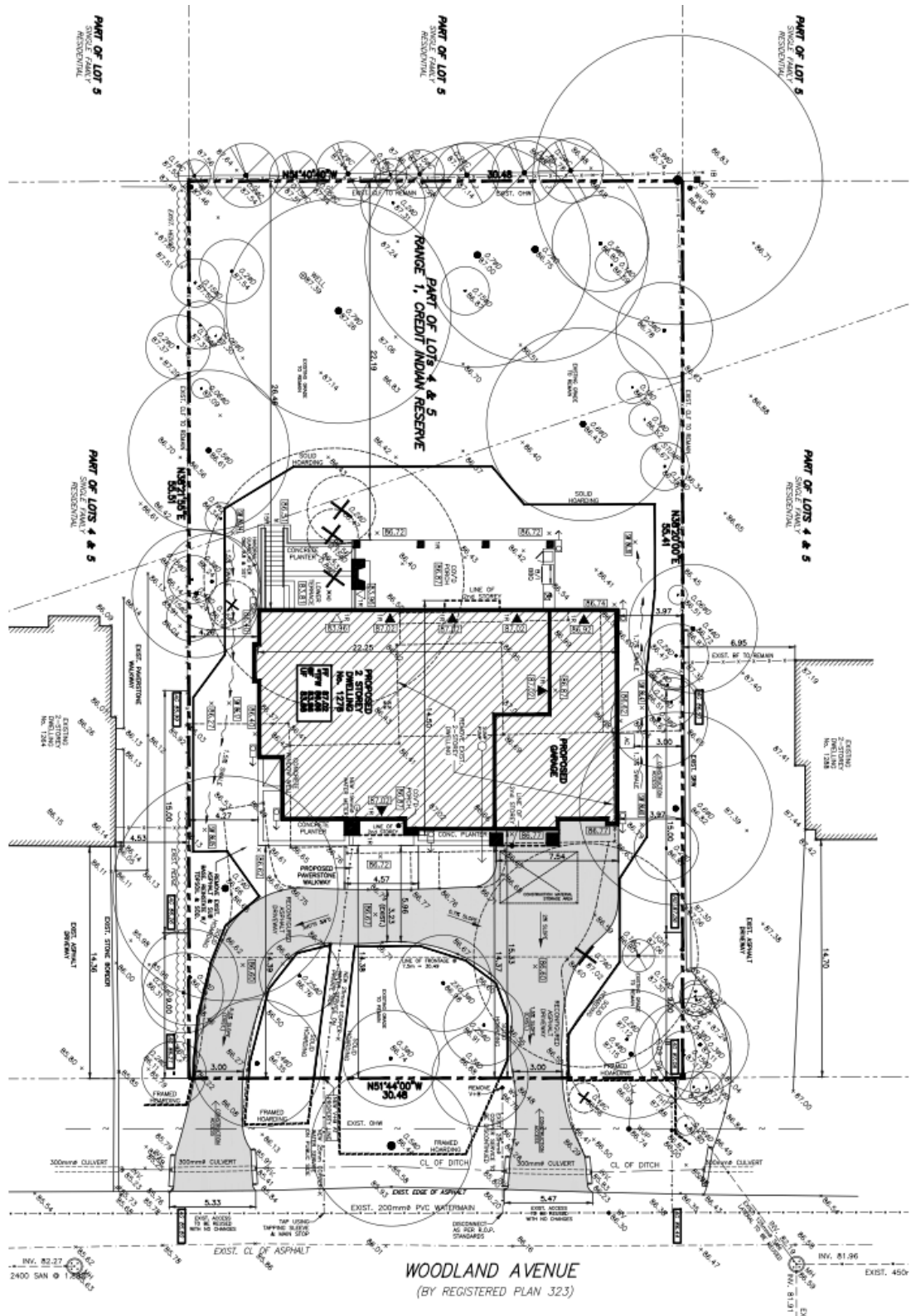
## Section 5 | Development Proposal

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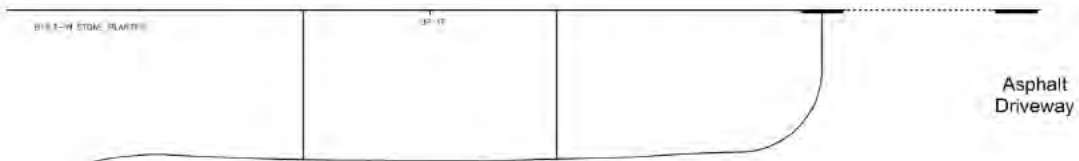
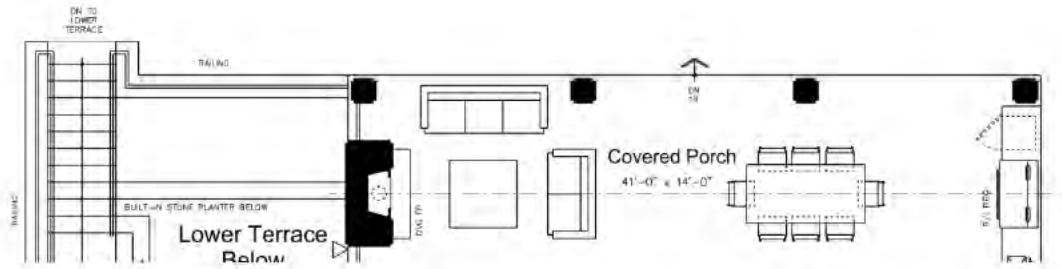
The proposal is to demolish the existing house and replace it with a new two storey residential dwelling. The proposed dwelling has been designed to take advantage of the topography of the property and implementing features that relate the dwelling to the lot. This is achieved through the use of landscape planters incorporated into the home with natural stone veneers that create a landscaped setting of base for the dwelling. The use of natural materials, such as natural cut stone, wood and metal on the exterior create a more 'natural' appearance. This architectural style of home has been coined as natural modern. This design represents a blend of prairie architecture and modern architecture to create a unique appearance that elegantly transitions the styles together. The inspiration for this design comes out of studying the themes and concepts employed by the architecture of Frank Lloyd Wright.

The following pages include the site plan, floor plans and architectural elevation plans. We have provided a rendered streetscape of the proposed dwelling between the two adjoining properties.

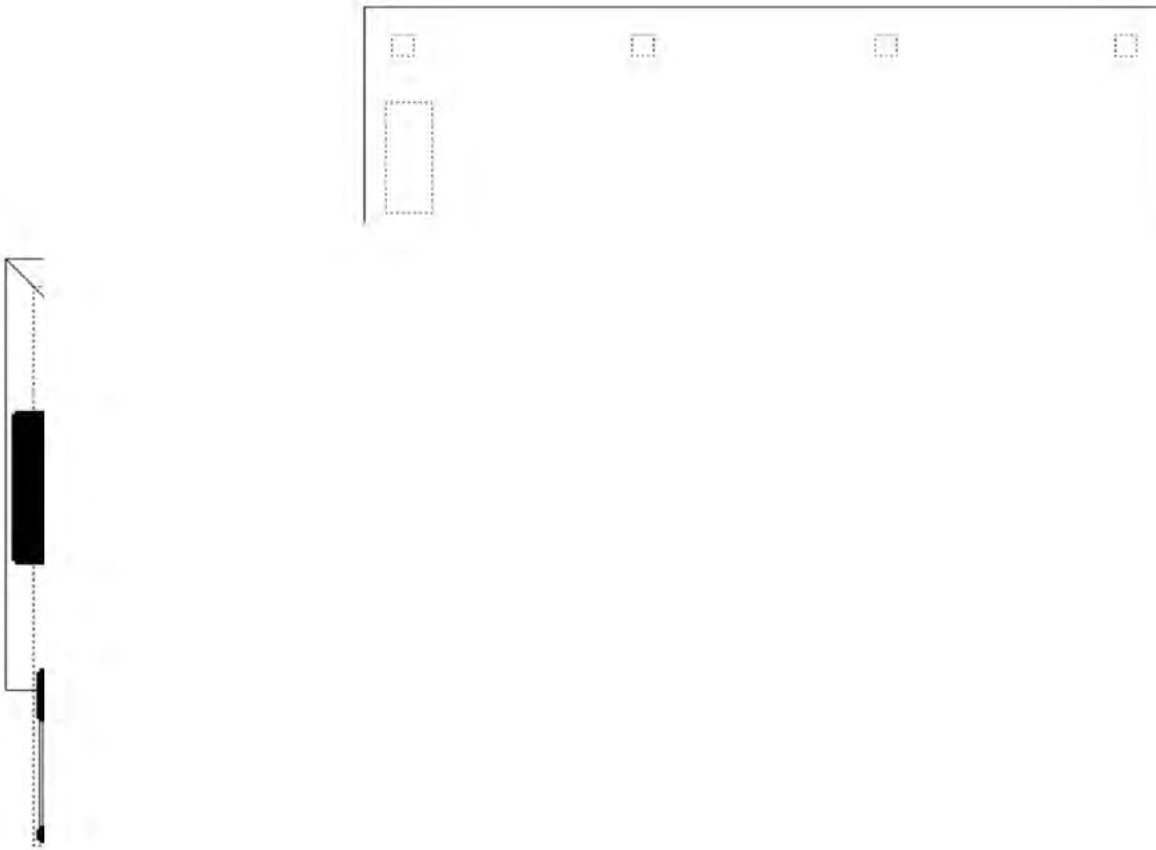
## Page | 27



### Proposed Ground Floor Plan:



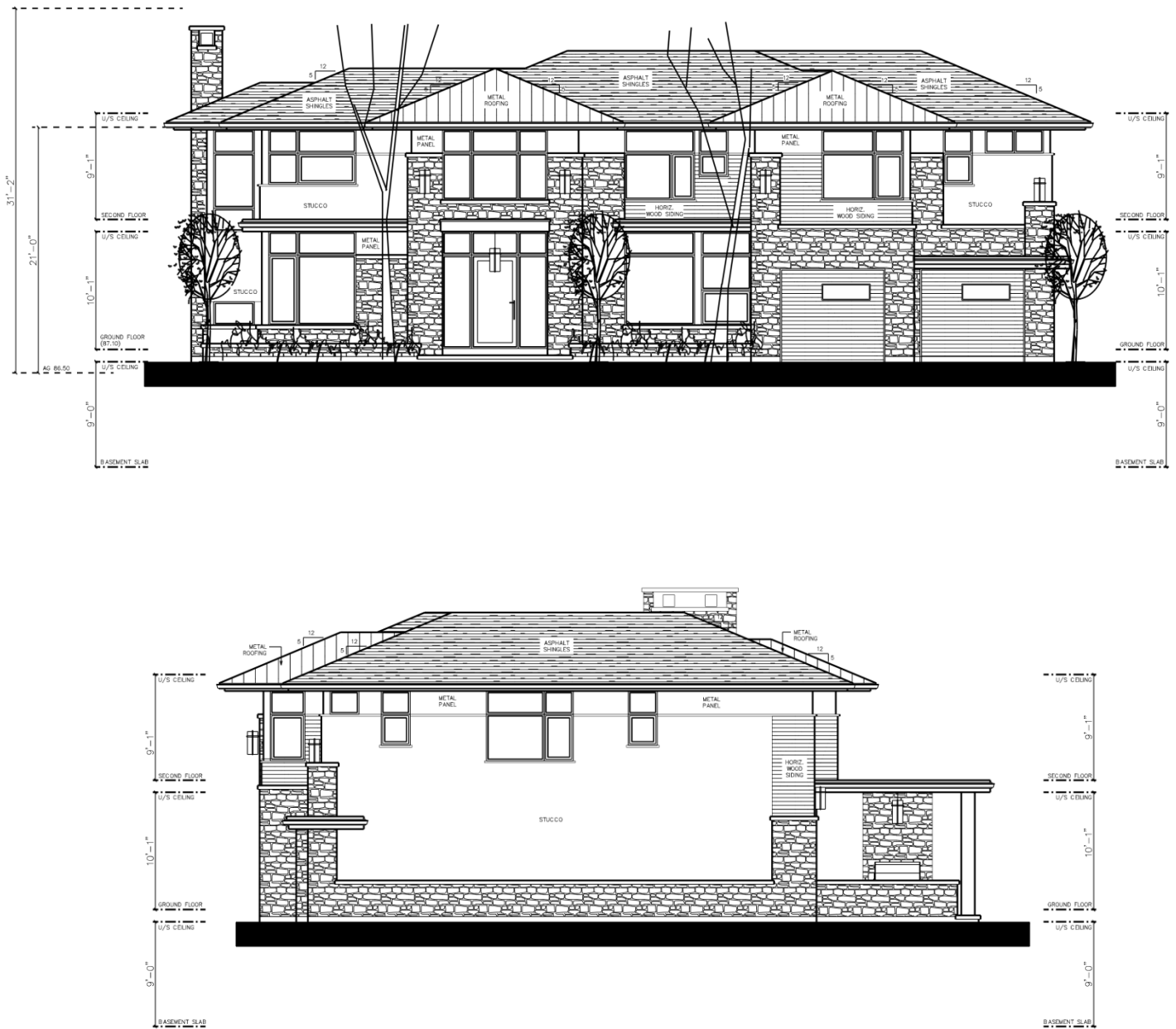
**Proposed Second Floor Plan:**





**Proposed Basement Floor Plan:**

## Proposed Front &amp; Right Elevations:



## Proposed Rear &amp; Left Elevations:



Proposed Streetscape Elevation:



## Section 6 | Cultural Landscape Inventory

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### **The Mineola Neighbourhood (L-RES-6):**

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

Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6



The Cultural Landscape or Feature Criteria that have been identified as being applicable to the Mineola Neighbourhood are:

**LANDSCAPE ENVIRONMENT:**

- Scenic and Visual Quality
- Natural Environment
- Landscape Design, Type and Technological Interest

**BUILT ENVIRONMENT:**

- Aesthetic / Visual Quality
- Consistent Scale of Built Features

**HISTORICAL ASSOCIATION:**

- Illustrate Style, Trend or Pattern
- Illustrates Important Phase in Mississauga's Social or Physical Development

**OTHER:**

- Significant Ecological Interest

The following will focus on the above items and expand on them.

### The Mineola Neighbourhood Landscape Environment:

More than most neighbourhoods in Mississauga, Mineola is characterized by the presence of mature trees. They are perhaps the dominant physical feature that shape one's impression as you visit this neighbourhood. Most trees are located along property boundaries and street lines, therefore easily preserved through the years as renewal and redevelopment occurs with the neighbourhood.



A street in the Mineola West neighbourhood

The topography of the subject property is generally level with a slight rise towards the rear of the property. There are numerous trees around the property, Unfortunately the previous owners removed a number of mature trees in the rear yard of the property which did diminish the aesthetic impact of trees at the rear of the property. The level property permits a house with a good solid and even relationship to the natural grade. The first floor is relatively close to grade and the rear access is one step down to natural grade. The house appears centered on the lot and has a comfortable relationship to the street.



1276 Woodland Ave – First floor showing close to grade



1276 Woodland Ave – Rear one-step down to grade

The existing driveway is a circular driveway across the front of the house with an access to the attached two car garage at the north side. The front yard is well treed and with the exception of one large tree that is currently growing into the driveway, the proposed development will preserve the front yard trees and driveway configuration.



1276 Woodland Ave – Entrance into driveway



1276 Woodland Ave – Exit from driveway



## The Mineola Neighbourhood Built Environment



Narrow Roads, roadside ditches and mature vegetation

### Engineering Infrastructure:

Unlike most neighbourhoods, the Mineola neighbourhood is comprised of very few “Engineered Streets”. Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is managed with a network of roadside ditches. This is in contrast to the more intrusive storm sewer systems found throughout most of the City. Large trees are often in very close proximity to roads which reinforce the overall ‘soft’ impression of the neighbourhood.

**Housing:** The Mineola Neighbourhood consists of a broad range of housing sizes, configurations and styles. The area has homes that represent most decades since development has started occurring in this area in early half of the twentieth century. Below are examples of broad range of housing in the Mineola West Neighbourhood





The housing stock continues to evolve as many new families are attracted to the neighbourhood's unique qualities and attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. Below are examples of newer and older homes, larger and smaller homes and homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

### THE EXISTING BUILT FORM

The existing one and half storey dwelling has a two storey appearance from the rear through the use of gables and dormers. The dwelling is a modest size in the context of the immediate area. The dwelling is well setback from the street with a relatively wide building envelope. The well treated front yard and street setback is typical along this side of the Woodland Avenue and the two newer homes on each side have preserved this streetscape.



1276 Woodland Ave – preserved trees

### THE SURROUNDING BUILT FORM

The two properties next door to the existing home are both two-storey homes. The home to the north has the appearance of sitting higher than the street, whereas the home to the south has a very similar relationship to the street as the existing dwelling on the subject property.



1288 Woodland Avenue (to the north)



1264 Woodland Avenue (to the south)



The houses on the opposite side of Woodland Avenue have a very appropriate relationship to the street in terms of elevation relative to the streetline.



Property opposite to 1271 Woodland Avenue



159 Veronica Drive – East of subject t property

The existing dwelling has a painted brick veneer and vinyl siding on the rear addition. The colour of the home is an off-white. The roof is shingled with a red colour of shingle which contrasts sharply with the off-white colour of the house. The colour of the home and dramatic contrast of the roof do very little to create a dwelling that the blends to it environment. In fact the impact is that the house stands out notably from its environment.



1276 Woodland Ave – View of different house materials

## THE PROPOSED HOME

The proposed dwelling design has employed many of the same principles that appear to have been employed with the designs of the new homes built along the Woodland Avenue. The proposed architectural style will complement the eclectic mix of architecture that has been very effectively introduced along Woodland Avenue.

The proposed dwelling with the attached two car garage will maintain the same building line as the existing home and thus maintain the streetscape character. The home will sit appropriately on the property with the front door having a very comfortable relationship to the existing grades on the property. The circular driveway will be maintained as will the bulk of the mature trees which contribute to the streetscape and neighbourhood character.

The exterior finishes of the proposed dwelling will be a mix of natural materials including natural stone, wood siding and metal panels that will be natural or earth colours to complement the natural setting. The dwelling includes landscape planters at the front which will create a natural landscaping setting for the home on the property.

## The Mineola Neighbourhood Historical Associations

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

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

In 1854 James W. Cotton took ownership of the Southwest Part of Lot 3, Range 2 C.I.R. and Part of Lots 4 & 5, Range 1, C.I.R. from the Crown. The change of ownership from Township Book A, shows James W. Cotton in 1854 to Elizabeth Dixie in 1887 in Township Book C. In 1869 Frederick Chase Capreol purchased a great amount of land on the Southwest of the Credit Indian Reserve from John Crickmore. Frederick’s plan was to open a Peel General Manufacturing Company along the Port Credit River, but in the end Frederick did not have the financial backing to build his company and in 1888 he sold what was left to Thomas W. Hector. In 1888 to 1903 different parts of the land was being bought and sold between individuals, and in 1908 Kenneth Skinner purchased 60% of the holdings from George W. Payne and Ellen O’Brien Payne.

James W. Cotton reacquired part of Lots 4 and 5, Range 1 C.I.R. from the Bank of Upper Canada in 1867 and with his passing, he willed the lands to his son, Cyril E. Cotton. The lands were ultimately subdivided and sold off as building lots. Woodland Avenue was one of the streets created through this redevelopment of the area which occurred after the second World War.

The existing house are not an integral part of the history or character of the area as it has evolved. The existing house represents a time when significant growth was occurring in the Township of Toronto and does not reflect any notable character or historical significance as it relates to the Cultural Landscape of Mineola Neighbourhood.

The property exhibits the character that is defined as part of the Mineola Cultural Landscape and as such care is to be taken in the redevelopment of this property.



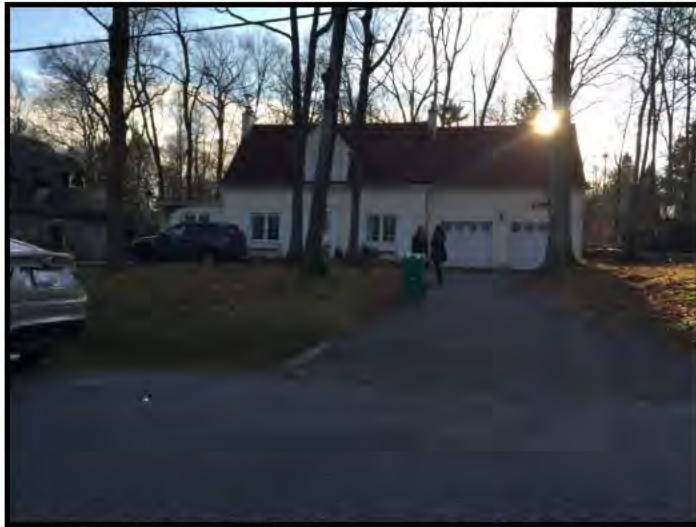
## Section 7 | Summary and Conclusions

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The proposed home at 1276 Woodland Avenue has been designed with similar massing characteristics of other homes on Woodland Avenue and adjacent streets throughout the neighbourhood. The massing of the proposed two storey home will complement the immediate adjacent neighbours and the house has been designed in a manner in which it can successfully co-exist with the existing dwellings.



Property opposite to 1271 Woodland Avenue



1276 Woodland Ave – Existing driveway where it will be modified to access and trees and landscaping in the front yard. The driveway will be modified at the front of the proposed attached garage to facilitate access to the garage; however, it maintains the same access to Woodland Avenue.

The scale of the proposed dwelling is similar to other dwellings located throughout the neighbourhood. As seen on the site plan sketch in Section 5 of this report and the site photos on the following pages of this report, this property and surrounding lands contain mature trees, manicured lawns and landscaping. The proposed development will require the removal of some trees which come into conflict with the proposed site plan or pose a safety risk as they are in poor health. The existing driveway is to be maintained and thus preserving the streetscape as it relates



Photo 1 – View looking north along Woodland Avenue from the subject property



Photo 2 – View looking south along Woodland Avenue from the subject property

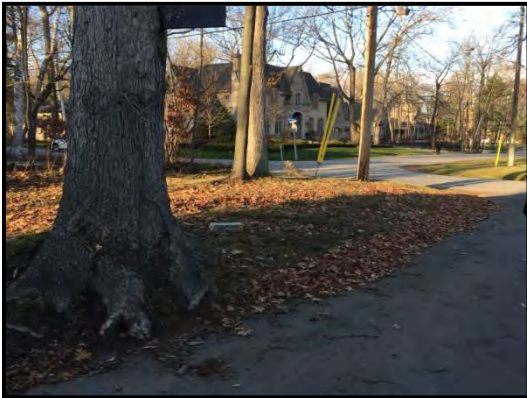


Photo 3 – View from the subject property looking east towards Veronica Drive



Photo 4 – View from street looking across the front yard of the subject property

The characteristic that is most prevalent as it relates to the character of this area within the Mineola Cultural Landscape is the mature trees that dominate the front yards and along the street line. The proposed home will respect that streetscape character as the house will be sited at the same setback from the street as the existing home on the property and will maintain the existing driveway such that no trees are required to be removed, save one. As such, the proposed redevelopment of this property with a new residential dwelling will preserve the characteristics of the Mineola Neighbourhood Cultural Landscape and is consistent with all planned redevelopment efforts throughout the area.

**Summary Statement and Conservation Recommendations:**

The existing Cape Cod, salt box style home located at 1276 Woodland Avenue has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural Landscape. The existing house does not represent significance related to theme, event, person, activity or organization. The existing house does not possess any characteristics that contribute to the local community or culture. The existing house is not known to represent any work of significant person in the community. The existing house has little contextual value in terms of the area character. As such, the significance of the existing dwelling does not merit conservation measures.

The impact of the proposed development in terms of both the proposed home and the streetscape presence was part of the consideration when designing the home. The proposed dwelling was designed to respect the front yard setbacks and adjacent properties. The proposed dwelling was designed in such a manner that the frontage represents a two storey dwelling with mixed exterior materials and architectural features which mitigate the impact on adjacent properties and complements the streetscape of Woodland Avenue.

The development proposal is sensitive to the Landscape Environment of the Cultural Landscape in terms of proposing a development that; respects the streetscape of Woodland Avenue, the visual quality of a home that is respectful of its surroundings and natural environment.

The development proposal complements the Built Environment of the Cultural Landscape in the context that the proposed built form will create an aesthetically pleasing design that has been intentionally created to take advantage of the existing topography of the property and respect the streetscape. The proposed home will represent an appropriate relationship to the adjoining properties and houses.

The development proposal supports the Historical Association of the Cultural Landscape through maintaining the character of the street and the retention of the treed street line and generous landscaped front yards along Woodland Avenue. The proposed architectural style is a unique blend of prairie architecture and modern architecture. This style has been created by a Mississauga based designer that has been recognized for his work in the Mineola community. The community has a very diverse collection of architectural styles, including other examples of this exact architecture designed by the same designer. This new trend is becoming increasingly popular and as the market continues to evolve this architectural style will leave its mark on Mississauga and the Greater Toronto Area with it's origin right here in the City of Mississauga.

There are no ecological considerations with the redevelopment as there are no Conservation Authority regulations applying to the property. The removal of trees is addressed through the City of Mississauga Urban Forestry section. Through the Site Plan Approval process, the requirement for replacement trees will be determined and implemented.

The proposed redevelopment upholds the policies and objectives of the Mineola Neighbourhood Cultural Landscape designation applying to the property. For the aforementioned reasons we do not recommend conservation or alternative development measures be applied to for the subject property.



**Mandatory Recommendation:**

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

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

The property is listed on the City of Mississauga Heritage Register under the Mineola Neighbourhood Cultural Landscape; however, the existing dwelling has not been listed.

Based on the conclusions and recommendations contained in this report, it is the opinion of the authors the existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act for consideration for designation or preservation.

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

The review of the chain of title of the property and the historic records of the City of Mississauga it was concluded the existing home does not represent significance related to theme, event, belief, activity, organization or institution in the community.

The assessment of the existing structure in context of the ownership and architecture revealed that the structure does not possess any characteristics that contribute to an enhanced understanding of the community or local culture.

The assessment of the existing structure in context of the ownership and architecture does not connect the existing structure to represent the work of any architect, artist, builder, designer or theorist in the community.

The property and building have very little contextual value as far as its support of the character of the area.

There is no link to its physical, functional, visual or historic surroundings.



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

Section 2.6 of the Provincial Policy Statement, 2014 sets out that significant cultural heritage landscapes shall be conserved.

Conserved is specifically defined in the Provincial Policy Statement as:

*“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.”*

The property is listed on the City of Mississauga’s Heritage Register as being within the Mineola Neighbourhood Cultural Landscape. The City has developed policies which require the preparation of Heritage Impact Assessment. This report constitutes that assessment.

This report has considered the context of the Cultural Landscape and how the existing development of the property supports the heritage values, attributes and integrity of the cultural heritage landscape. It was determined that the existing dwelling does not contribute to the heritage values, attributes or integrity of the community.

This report then considered the context of the Cultural Landscape and how the proposed development would impact the heritage values, attributes and integrity of the cultural heritage landscape. The assessment speaks to the criteria as set out in the City of Mississauga’s Policy documents and concludes that the proposed development will preserve values, attributes and integrity of the character of the Mineola Cultural Landscape. The sensitive architectural design relates the house to the topography of the property, preserves the trees on the property. The new development is sensitive to the adjoining properties in terms of massing, architectural finish and separation between the homes. The introduction of the new home along Woodland Avenue has been carefully planned to complement the streetscape and enhance the character of the Mineola Cultural Landscape.

As such, it is the conclusion of this report that the policies of the Mineola Neighbourhood Cultural Landscape have been appropriately addressed and that no further designation is required for the subject property.

## Section 8 | Bibliography

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**Section 9 | Appendix 1**

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**Arborist Report and Tree Preservation Plan**  
**Prepared by Welwyn Consulting**  
**Dated March 18, 2016**



Welwyn Consulting

March 18, 2016

David W. Small Designs Inc.  
c/o Larissa Rojenko  
1440 Hurontario Street, Suite 200  
Mississauga, Ontario  
L5G 3H4

**SUBJECT: Arborist Report and Tree Preservation Plan  
1276 Woodland Avenue, Mississauga**

Dear Larissa:

Attached please find the Arborist Report and Tree Preservation Plan which has been prepared for the above listed property. It is the client's responsibility to review the entire report to ensure all required tree permit application forms are filed with the City of Mississauga.

This report includes an evaluation of all trees on or within 6 metres of the subject site's property lines with a diameter at breast height (DBH) of 15cm or greater. This evaluation includes the DBH, height, canopy spread, health, and structural condition of all trees that may be affected by the currently proposed site plan. This report also provides a Tree Preservation Plan for the property, including the appropriate Tree Protection Zones (TPZ).

This information complies with The City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*. Included in the report (if required) are Valuation Appraisals of any City-owned trees as required by the City of Mississauga to obtain the necessary tree permits.

This letter is part of the Arborist Report and Tree Preservation Plan and may not be used separately. Please feel free to contact me to discuss this report further.

Best regards,

A handwritten signature in black ink, appearing to read "Tom Bradley".

Tom Bradley B.Sc. (Agr)  
ASCA Registered Consulting Arborist #492  
ISA Certified Arborist #ON-1182A  
ISA Certified Tree Risk Assessor  
Butternut Health Assessor #257 (OMNR)  
Welwyn Consulting  
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(905) 301-2925



Welwyn Consulting

# **Arborist Report and Tree Preservation Plan**

## **1276 Woodland Ave., Mississauga**

### **Prepared For**

**David W. Small Designs Inc.**  
c/o Larissa Rojenko  
1440 Hurontario Street, Suite 200  
Mississauga, Ontario  
L5G 3H4

### **Prepared By**

Tom Bradley  
ASCA Registered Consulting Arborist #492  
ISA Certified Arborist #ON-1182A  
ISA Certified Tree Risk Assessor  
Butternut Health Assessor #257 (OMNR)  
**Welwyn Consulting**  
1222 Welwyn Drive  
Mississauga, Ontario  
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### **Prepared On**

March 18, 2016





Welwyn Consulting

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**Welwyn Consulting**

### Summary

This Arborist Report and Tree Preservation Plan addresses all trees with a diameter at breast height (D.B.H.) of 15cm or greater and within 6 metres of the subject site that may be affected by the proposed property development and provides recommendations for their preservation and/or removal. This report also includes hoarding distances for the Tree Protection Zones (TPZ) and provides recommendations for current and future tree health care.

Based upon the Tree Inventory for this property, there are 40 trees that may be affected by the proposed site development plan:

- 17 trees on the subject site
- 19 neighbouring trees within 6 metres of the subject site property line
- 3 shared ownership trees (neighbour and City)
- 1 City-owned tree within proximity to the subject site

**Table 1: Tree Preservation and Removal**

<b>TREES TO PRESERVE</b>	<b>TREE NUMBER</b>	<b>TOTAL</b>
i) Subject Site Trees	6, 7, 8, 10, 11, 18, 21, 24, 25, 29, 34, 35, 36, 38, 39	15
ii) Neighbouring Trees	1, 2, 4, 12-16, 19, 22, 23, 26, 27, 28, 30-33, 37	19
iii) Shared ownership Trees	3, 20 (neighbour) 9 (City)	3
iv) City-owned Trees	5	1
	<b>#of Trees To Be Preserved:</b>	<b>38</b>
<b>TREES TO BE REMOVED</b>	<b>TREE NUMBER</b>	<b>TOTAL</b>
i) Subject Site Trees	17, 40 (site plan conflict)	2
ii) Neighbouring Trees	0	0
iii) Shared ownership Trees	0	0
iv) City-owned Trees	0	0
	<b>#of Trees To Be Removed:</b>	<b>2</b>
	<b>Total trees on or adjacent to subject site:</b>	<b>40</b>

#### Specific tree-related issues on this site:

- 1.) The area to the west of the proposed hoarding for Trees #38 and 39 shall be horizontally mulched to Tree #39's drip-line using the standard described in the "Horizontal Mulching" section on Page 16 of this report to minimize the potential for soil compaction during the proposed adjacent construction activities.



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### **Introduction**

This Arborist Report and Tree Preservation Plan provides the current condition of all trees with a D.B.H of 15cm or greater on or adjacent to the subject site that may be affected by the proposed site development plan, including any City and/or neighbouring trees within 6 metres of the subject site's property lines as indicated by the attached site plan in Appendix A. The intent of the Tree Preservation Plan is to retain as many trees on the site as is reasonable through the use of Tree Protection Zones (TPZ) and other generally recognized arboricultural practices and to minimize the potential impact of construction injury to the trees.

### **Assignment**

I was contacted by **David Small Designs Inc.** to provide an Arborist Report and Tree Preservation Plan, as required by the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006* to minimize the impact that the proposed construction may have on the trees on or adjacent to this property. My report shall list specific trees to be preserved or removed, recommend any immediate maintenance required to create a safer environment for contractors and the property owner and provide a long-term tree preservation and management plan for the site.

### **Limits of Assignment**

This report is limited to assessing and documenting the health and structural condition of the trees with a D.B.H of 15cm or greater on or 6 metres from the subject site during my site survey on March 12, 2016. My evaluation is based upon a visual inspection of the trees from the ground, and the analysis of photos and any samples taken during that inspection.

#### **Unless specifically stated in the report:**

- 1.) Neither aerial inspections nor root excavations were performed on any trees on site or within 6 metres of the subject site.
- 2.) A Level 2 "Basic" assessment using the 2011 International Society of Arboriculture (I.S.A.) *Best Management Practices* was used for tree evaluations within this report.

### **Purpose and Use**

The purpose of this report is to document the current health and structural condition of the trees with a D.B.H of 15cm or greater on and within 6 metres of the subject site property, and to provide an Arborist Report and Tree Preservation Plan that complies with the City of Mississauga's *Private Tree Protection By-Law 254-12* and *Site Plan Control By-Law 0293-2006*.

This report is intended for the exclusive use of **David Small Designs Inc.** Upon submission by and payment to Welwyn Consulting, this report will be licensed for use by **David Small Designs Inc.** at their discretion.



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### Observations

The proposed development is located in an established residential area near the intersections of Mineola Road West and Woodland Avenue within the City of Mississauga. This site presently contains a residential dwelling that will be demolished and replaced with a new home. I visited the site on March 12, 2016 to conduct my tree inventory and take photographs of the trees on site, as well as any neighbouring or City-owned trees that may be affected by the proposed site plan.



Photo #1



Photo #2

**Figure #1:** These 2 photos show the front and back yard of the property at 1276 Woodeden Avenue as they appeared during the tree inventory conducted on March 12, 2016.

### Appendices

**Appendix A** contains the most current site plan supplied by David Small Designs Inc. and provides the following information:

- The location of the trees on or adjacent to the subject site
- Property lines for the subject site and neighbouring properties
- Property lines for City-owned lands adjacent to the subject site
- All existing buildings and hard surfaces
- An outline of the proposed building

**Appendix B** contains the Tree Inventory for this site. All trees were assigned numbers, and measured for diameter at breast height (DBH=1.4m), height, and canopy spread. The trees' health, structural condition and physical location/ownership provide the basis for their recommended preservation or removal.

**Appendix C** contains the Tree Appraisal values for any City-owned trees on municipal property adjacent to the subject site that may be impacted by the proposed site plan.

**Appendix D** contains selected photos of trees on this site.



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### Trees to Preserve (38)

#### NOTES:

- 1.) It is the responsibility of the client to ensure that all architects, engineers, and contractors involved with the project be provided with a copy of the entire Arborist Report and Tree Preservation Plan for review prior to the commencement of construction activities on this site.
- 2.) All trees 15cm DBH or greater require a permit to injure. Removal of three (3) trees or more over 15cm DBH will require the completion of an "Application to Permit the Injury or Destruction of Trees on Private Property" form available from the link below:

[www.mississauga.ca/portal/service/formsonline](http://www.mississauga.ca/portal/service/formsonline)

#### ■ Trees #1, 2, 4 (neighbour) and 3 (shared)

These 4 trees are located in the front yard of the neighbouring property east of the subject site at 1276 Woodland Avenue. Tree #3 has shared ownership with the subject site and the neighbour. These 4 trees must be protected for the duration of the proposed construction activities on this site.

These 3 neighbouring trees and 1 shared ownership tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

#### NOTES:

- 1.) The existing driveway base shall be re-used for the re-configured driveway (no excavation – grading only) to minimize the potential for root injury.
- 2.) Permeable paving materials shall be used within the drip-lines of Trees #1-4 to increase the potential for water penetration into the trees' root zones.

#### ■ Tree #5

##### Red Oak (City tree)

This tree is located in the front yard of 1276 Woodland Avenue on lands owned by the City of Mississauga. This tree must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

This City-owned tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the tree's continued survival.

#### NOTE:

Installation of the proposed 25mm water service for 1276 Woodland Avenue shall take place outside the drip-line of Tree #5.





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#### ■ Trees #6, 7, 8 (subject site) and 9 (shared with City)

These 4 trees are located in the front yard of 1276 Woodland Avenue. These 4 trees shall be protected for the duration of the proposed construction activities on this site.

The 3 subject site trees shall be preserved and the 1 shared City tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

#### NOTES:

- 1.) The existing driveway base shall be re-used for the re-configured driveway (no excavation – grading only) to minimize the potential for root injury to Trees #6-9.
- 2.) Permeable paving materials shall be used within the drip-lines of Trees #6-9 to increase the potential for water penetration into the trees' root zones.

#### ■ Trees #10 and 11

#### White Oak and Red Maple (subject site)

These 2 trees are located in the front yard of 1276 Woodland Avenue. These 2 trees shall be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 2 subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

#### ■ Trees #12-16

#### Neighbouring trees west of subject site

These 5 trees are located on the neighbour's property west of the subject site at 1276 Woodland Avenue. These 5 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 5 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

#### ■ Tree #18

#### Red Maple (subject site)

This tree located in the front yard of 1276 Woodland Avenue. These 2 trees shall be protected for the duration of the proposed construction activities on this site and no injury is anticipated. Note that this tree is below the 15cm DBH threshold for protection under the City of Mississauga's Private Tree Protection By-Law and may be removed at the client's discretion without a permit.

This subject site tree shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the tree's continued survival.



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### ■ Tree #19

#### American Beech (neighbour)

This tree is located on the neighbour's property west of 1276 Woodland Avenue and is separated from the subject site by a chain-link fence. This tree must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

This neighbouring tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the tree's continued survival.

### ■ Tree #20

#### White Oak (shared ownership tree)

This tree is located on the south property line of 1276 Woodland Avenue and has shared ownership with the neighbour to the south. This tree must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

All shared trees must be preserved unless their removal is agreed upon in a 'Letter of Agreement' signed by all owners. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the tree's continued survival.

### ■ Trees #22, 23, 26-28 and 30-33

#### White Spruces (neighbouring trees)

These 9 trees are located on the neighbour's property south of 1276 Woodland Avenue and are separated from the subject site by a chain-link fence. These 9 trees must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 9 neighbouring trees must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

### ■ Trees #21, 24, 25, 29, and 34-36

#### Rear yard trees (subject site)

These 7 trees are located in the rear yard of 1276 Woodland Avenue. While outside the scope of the currently proposed site plan, these 7 trees shall be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

These 7 subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.



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### ■ Tree # 37

#### **Yellow Birch (neighbour)**

This tree is located on the neighbour's property east of the subject site at 1276 Woodland Avenue. This tree must be protected for the duration of the proposed construction activities on this site and no injury is anticipated.

This neighbouring tree must be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the tree's continued survival.

### ■ Trees #38 and 39

#### **Red Oak and Black Cherry (subject site)**

These 2 trees are located in the rear yard of 1276 Woodland Avenue. These 2 trees shall be protected for the duration of the proposed construction activities on this site

These 2 subject site trees shall be preserved. Full implementation of the Tree Care Recommendations, Tree Preservation Plan and Tree Preservation Guidelines starting on Page 14 of this report should result in the trees' continued survival.

#### **NOTES:**

- 1.) Excavation for the proposed building foundation will occur outside the minimum 3.0m Tree Protection Zone (TPZ) for Tree #39.
- 2.) The area to the west of the proposed hoarding for Trees #38 and 39 shall be horizontally mulched to Tree #39's drip-line using the standard described in the "Horizontal Mulching" section on Page 16 of this report to minimize the potential for soil compaction during the proposed adjacent construction activities.



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### Trees to Remove (2)

Prior to construction, all trees scheduled for removal should be removed to grade level to increase the safety for both the property owner and any contractors.

#### NOTES:

- 1.) All trees 15cm DBH or greater require a permit to injure. Removal of three (3) trees or more over 15cm DBH will require the completion of an "Application to Permit the Injury or Destruction of Trees on Private Property" form available from the link below:

[www.mississauga.ca/portal/services/formsoutline](http://www.mississauga.ca/portal/services/formsoutline)

- 2.) Guidelines for Tree Removal can be found at the following City of Mississauga link:

[www.mississauga.ca/portal/business/communityservicesstandards?pf\\_rd\\_id=9700018&itemId=300012](http://www.mississauga.ca/portal/business/communityservicesstandards?pf_rd_id=9700018&itemId=300012)

#### ■ Trees #17 and 40

#### White Oak and Beech (subject site)

These 2 trees are in conflict with the proposed site plan and should be safely removed to grade level prior to the commencement of on-site construction activities.



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### Replacement Tree Planting (3 trees)

Below are the City of Mississauga's Tree Replacement Plan Policy from The City of Mississauga's *Private Tree Protection By-Law 254-12* and the 2016 Forestry Fee Schedule:

- (2) Where the planting of a Replacement Tree(s) has been imposed as a condition, the Commissioner may require any one or more of the following:
- (a) the Replacement Tree(s) be located on the same Lot in a location, number, size; and/or species to the satisfaction of the Commissioner;
  - (b) a replanting plan be filed to the satisfaction of the Commissioner;
  - (c) a written undertaking by the Owner to carry out the replacement planting;
  - (f) monies or a letter of credit in a form satisfactory to the Commissioner be delivered to the Commissioner to cover the costs of the Replacement Trees, and the maintenance of the Tree(s) for a period of up to two (2) years; or
  - (g) payment of each Replacement Tree not replanted on the Owner's Lot be made into the City's Replacement Tree Planting Fund. The payment for each such Tree shall be the cost of each street Tree planting as provided in the Fees and Charges By-law.

#### **Forestry Fees and Charges Effective January 1, 2016-December 31, 2016**

Street Tree Planting: Up to 60mm (2.5in) Caliper Tree	\$510
Street Tree Planting: Up to 200cm (6.5 ft height) Coniferous Tree	\$536
Forestry Section Administration Fee (applicable on Forestry Services provided within road allowance and to all related City By-law contraventions)	Greater of \$393 or 8% of total service cost
<b>Requested Maintenance Work on City Owned Trees (Hourly)</b>	
Caliper up to 40cm (15.75in)	\$388
Caliper of 41cm to 80cm (16in to 31.5in)	\$693
Caliper greater than 80cm (31.5in)	\$729
<b>Replacement of Damaged or Destroyed Street Trees</b>	<b>\$687</b>
<b>Tree Removal Permit or Permission</b>	
Dead, Dying or Hazardous Tree (as deemed by the Forestry Section)	\$0
Removal of Three (3) Trees, each with a diameter greater than 15cm (6in)	\$383
Removal of Additional Trees, each with a diameter greater than 15cm (6in)	\$87
Commemorative Tree Donation	\$1071
Site Plan Control Application Surcharge: Forestry Inspection	\$100
Site Visit Non-Compliance Charge	\$75

Based upon a 1:1 ratio (a 2:1 ratio for trees over 50cm DBH), the City of Mississauga requires three (3) replacement trees to be planted as compensation for trees over 15cm being removed as a result of site re-development. In accordance with the Tree By-Law, replacement trees are to be native in species, a minimum 60mm caliper for deciduous trees and a minimum 1.80m high for coniferous trees. The "cash in lieu of tree replacement planting" fee for 2016 is set at \$510.00





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**Tree Replacement Planting Plan for 1276 Woodland Avenue**

<b>ID.#</b>	<b>Tree Species</b>	<b>Suggested Location</b>
R1 (1 tree)	Sugar Maple <i>Acer saccharum</i>	Back yard (full sun)
R2 - R3 (2 trees)	White Pine <i>Pinus strobus</i>	Back yard (full sun)

**NOTE:**

Three (3) replacement trees and their proposed locations are marked with the symbol Rx on the site plan in Appendix A on Page 22 of this report.



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## Tree Care Recommendations

### Cabling

Cabling is a practice which provides physical support for trees with structurally weak limbs, co-dominant stems, any branch or trunk unions with included bark, and tree species generally known to be weak-wooded. An aerial inspection of the tree's structural condition should be performed prior to cable installation, and any dead, diseased, or hazardous wood should be removed. Cabled trees should be inspected annually to assess both the cabling hardware and the tree's structural condition. Cabling reduces but does not eliminate a tree's hazard or failure potential.

- There are no trees recommended for cabling on this site at this time.

### Fertilization

Current research conducted through the International Society of Arboriculture (I.S.A.) indicates that preserved trees within close proximity of proposed construction activities should not be fertilized during the 1<sup>st</sup> year following construction injury. Uptake of nutrients and water in compacted soils can be reduced and fertilizer salts may actually remove water from a tree's root zone. If and when supplemental fertilization is deemed necessary, products which stimulate root growth should be employed over those that stimulate shoot and foliage growth and be applied at low application rates.

*Supplemental fertilization needs should be assessed by a Certified Consulting Arborist upon completion of all on-site construction activities, and any recommendations should be based on site-specific soil nutrient deficiencies determined primarily through soil testing and secondarily by visual analysis of nutrient deficiencies in foliage, twigs, buds, and roots.*

### Pruning

Pruning is a practice which removes dead, diseased, broken, rubbing, crossing, and hazardous limbs 2.5 cm and larger from trees to create a safer working environment and improve tree health and vigor. Pruning also provides an excellent opportunity for an aerial inspection of the structural integrity of the tree(s). All pruning should be completed prior to any site demolition or construction.

**Tree #3 (Red Oak – shared) and Tree #20 (White Oak – shared)**

- Remove large-caliper hazardous deadwood from these 2 trees



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### **Root Pruning/Air Spade/Hydro-Vac**

Root pruning is performed to minimize a tree's potential loss of structural stability through root removal and/or injury due to excavation within close proximity of its root zone. While not always feasible for all projects, root pruning should occur in late autumn during tree dormancy and ideally one full growing season prior to any on-site construction or demolition to allow for root regeneration. Root pruning should be performed by a Certified Arborist in accordance with generally recognized standards and principles within the field of Arboriculture. *Air-Spade and Hydro-Vac technologies provide two of the least invasive methods for root zone excavation, and should be performed under the supervision of a Certified Arborist.*

#### General Methodology (other than air spade/hydro-vac)

Under the direction of a Certified Consulting Arborist and using hand and/or mechanical excavation techniques, the soil shall be carefully removed starting approximately 4-6m (where feasible) from the tree's base perpendicular to the edge of the proposed building foundation area. Digging in a line parallel to the roots rather than across them should minimize cracking of any large roots near the tree's base. The soil shall be removed in shallow layers to minimize the potential for striking any large roots that may have been close to the soil surface.

- **There is no root pruning required on this site at this time.**

### **Irrigation**

An irrigation plan for preserved trees should be designed and implemented with the assistance of a Certified Consulting Arborist. The amount and frequency of irrigation will depend on factors such as soil type, local and seasonal precipitation patterns, duration of droughts, and the amount of construction activity near specific trees.

The top 30 cm of soil in a tree's root zone should be kept moist without being saturated. Infrequent deep watering produces trees with deeper roots, while frequent shallow watering produces shallow-rooted trees. *When combined with soil aeration improvement techniques such as vertical mulching, drill holes, and radial trenching, an adequate but not excessive supply of moisture to a tree's root zone can be an effective and efficient way to help alleviate construction injury.*

Preserved trees should be monitored at regular intervals by a Certified Consulting Arborist for signs of drought stress or excess irrigation.

- **An irrigation plan will be developed upon determination of tree injury levels after completion of any required root pruning.**



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### Horizontal Mulching

It may be determined by the Certified Consulting Arborist that trees within close proximity of construction activities will require a layer of composted wood chip mulch applied to the root zones inside the TPZ hoarding. Decomposed wood mulch 5–10 cm (2–4 inches) deep applied to a tree's root zone should help to retain soil moisture, regulate soil temperature, and provide a natural organic source of nutrients in their elemental form over time. Piling of mulch against the tree stem must be avoided. Fresh wood chip mulch shall be applied to a depth of 30 cm beneath steel plates or plywood on vehicle and equipment traffic areas within close proximity to the TPZ to distribute weight on the soil and help reduce potential root zone soil compaction.

- The area west of the proposed hoarding for Trees #38 and 39 shall be horizontally mulched to Tree #39's drip-line using the above underlined standard. Refer to Appendix A on Page 22 for mulch placement.

### Root Zone Aeration Improvements

Aeration improvement techniques such as drill holes, vertical mulching, soil fracturing, and radial trenching have the ability to reduce various degrees of soil compaction by increasing the amount of soil macro and micropores. Any form of root zone aeration improvement should be performed post-construction and under the supervision of a Certified Consulting Arborist to help remediate soil compaction caused by construction activity near preserved trees.

- There are no root zone aeration improvements required on this site at this time.

### Transplanting

Transplanting of larger caliper trees, through either hand digging or tree spade, allows for relocation and retention of desirable trees that might have otherwise been removed due to conflict with the proposed property construction design. Trees should be tree-spaded out by a reputable operator, and are best transplanted during dormancy in late autumn. No construction activity should take place near re-located trees either before or after transplantation.

Any transplanted trees should be fertilized using a complete fertilizer with a preferred nitrogen/phosphorus/potassium ratio of 1-2-2, with the Nitrogen component in slow release form. A 10 cm layer of composted wood mulch should be applied to the root zone, and the tree should receive regular irrigation for a period of at least one year. The tree may also require staking for a period of 1 year to provide stability while it re-establishes its root system.

- There are no trees to be transplanted on this site at this time.



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### Tree Preservation Plan

The following Tree Preservation Plan should be implemented prior to any on-site construction activity.

#### **Hoarding**

Hoarding is used to define the **Tree Protection Zone (TPZ)**, which protects a tree's root zone, trunk, and branches from injury during both construction and landscaping phases of the project. Hoarding should be installed prior to any construction activity, and remain intact until construction and landscaping is completed. **No** TPZ should be used for the temporary storage of building materials, storage or washing of equipment, or the dumping of construction debris, excess fill, or topsoil.

*As required by the City of Mississauga, hoarding shall be constructed of 4x8 plywood sheets using 2x4 top and bottom rail construction supported by 4x4 wooden posts. A TPZ may be constructed of orange safety fencing using 2x4 top and bottom rail construction and supported by t-bar supports when protecting street trees where site line obstruction is a concern. TPZ signage should be posted in visible locations on the TPZ hoarding. T-bar supports for solid hoarding will only be allowed through pre-approval from the City of Mississauga's Development and Design Department.*

The architect of record for the project should update the most current site plan/grading plan to include all existing trees properly plotted and numbered and all TPZ hoarding locations clearly indicated.

#### **Hoarding Installation**

A diagram of the proposed hoarding plan for this site can be found in Appendix A on Page 22 of this report. The recommended radial distances from the trunk for installation of TPZ hoarding are listed in Appendix B starting on Page 23 of this report, and the hoarding should be installed using the following guidelines:

- 1) All TPZ hoarding shall be placed at the recommended radial distance from the base of all trees to be protected or up to all existing and/or proposed hard surfaces to allow for construction.
- 2) Any large numbers of trees that can be grouped together in a closed box or continuous line system for protection should have their TPZ hoarding placed at the recommended radial distance from the base of all of the largest peripheral trees of the system, or up to all existing and/or proposed hard surfaces to allow for construction.
- 3) Encroachment within a tree's TPZ will require a special permit from the City of Mississauga and/or on-site supervision by a Certified Consulting Arborist during any proposed excavation activities for root pruning and assessment.

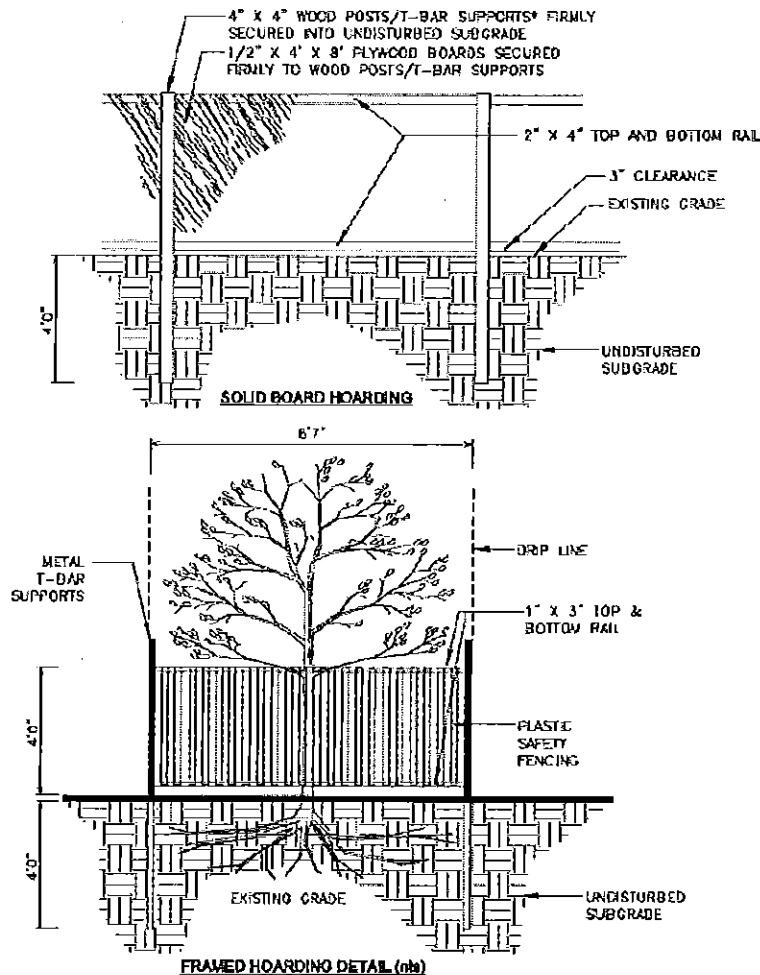




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## City of Mississauga TPZ Hoarding Specifications

The diagram below provides the City of Mississauga's standards for Tree Protection Zone (T.P.Z) hoarding.



### NOTES:

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
  2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
  3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
  4. DO NOT ALLOW WATER TO COLLECT AND POOL BEHIND OR WITHIN HOARDING.
- \* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.



SCALE: N.T.S.  
DATE: JAN, 2008

DEVELOPMENT & DESIGN CONSTRUCTION HOARDING



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## Tree Preservation Plan Summary

### I.) Pre-Construction Phase

- If necessary, have the Certified Consulting Arborist schedule an on-site meeting with a representative from the City of Mississauga's Urban Forestry Department, the property owner(s), and any Architects, Engineers, and contractors involved with the project to discuss the Tree Preservation Plan.
- Complete all Tree Care Recommendations, including pruning and any required tree removals.
- Install Tree Protection Zone (TPZ) hoarding as required.
- Where required, apply composted wood mulch to tree root zones within the TPZ hoarding, and apply fresh wood mulch over steel plates and/or plywood to any high-traffic areas immediately adjacent to the TPZ hoarding to help reduce soil compaction.
- If feasible, root-prune any preserved trees adjacent to excavation areas prior to construction under the supervision of a Certified Consulting Arborist.
- Establish an irrigation plan with the assistance of a Certified Consulting Arborist.

### II.) Construction Phase

- Maintain and respect TPZ hoarding throughout the construction phase. Do not store or dump materials in this area.
- Continue irrigation plan as directed by a Certified Consulting Arborist.
- Prune any roots exposed during excavation under the supervision of a Certified Consulting Arborist.
- On-going monitoring by a Certified Consulting Arborist to evaluate construction injury/stress and make recommendations.

### III.) Post-Construction Phase

- Remove hoarding only after permission from the City of Mississauga.
- Continue irrigation program as directed by a Certified Consulting Arborist.
- Supplemental fertilizer needs assessment by a Certified Consulting Arborist.
- Post-construction monitoring of all trees by a Certified Consulting Arborist.

#### NOTE:

#### Post-Construction Monitoring

Construction injury may take several years to become apparent. All preserved trees should be inspected by a Certified Consulting Arborist on a semi-annual basis for a period of up to 2 years to pro-actively address any tree health related issues as they occur.



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### **ASSUMPTIONS AND LIMITING CONDITIONS**

Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, by-laws, or other governmental regulations.

Care has been taken to obtain all information from reliable sources, and all data has been verified insofar as possible. The consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

Loss or alteration of any part of this report invalidates the entire report.

Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without the prior expressed written or verbal consent of the consultant/appraiser.

Neither all nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media without the prior expressed written or verbal consent of the consultant/appraiser particularly as to value conclusions, identity of the consultant/appraiser, or any reference to any professional society, institute, or any initialed designation conferred upon the consultant/appraiser as stated in his/her qualification.

This report and the values expressed herein represent the opinion of the consultant/appraiser, and the consultant/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as either engineering or architectural reports or surveys.

Unless expressed otherwise: 1) Information contained in this report covers only those items that were examined and reflections the condition of those items at the time of inspection, and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.



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## CERTIFICATE OF PERFORMANCE

I, Tom Bradley, certify that:

- I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of any evaluation or appraisal is stated in the attached report and the Limits of Assignment.
- I have no current or prospective interest in the vegetation of the property that is the subject of this report, and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions stated herein are my own, and are based on current scientific procedures and facts.
- My compensation is not contingent upon the reporting of a pre-determined conclusion that favours the cause of the client or any other party, or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am a Registered Consulting Arborist through the *American Society of Consulting Arborists (A.S.C.A)*, and both a Certified Arborist and Certified Tree Risk Assessor with the *International Society of Arboriculture (I.S.A)*. I have been involved in the fields of Arboriculture and Horticulture in a full-time capacity for a period of more than 20 years.

Signed: \_\_\_\_\_

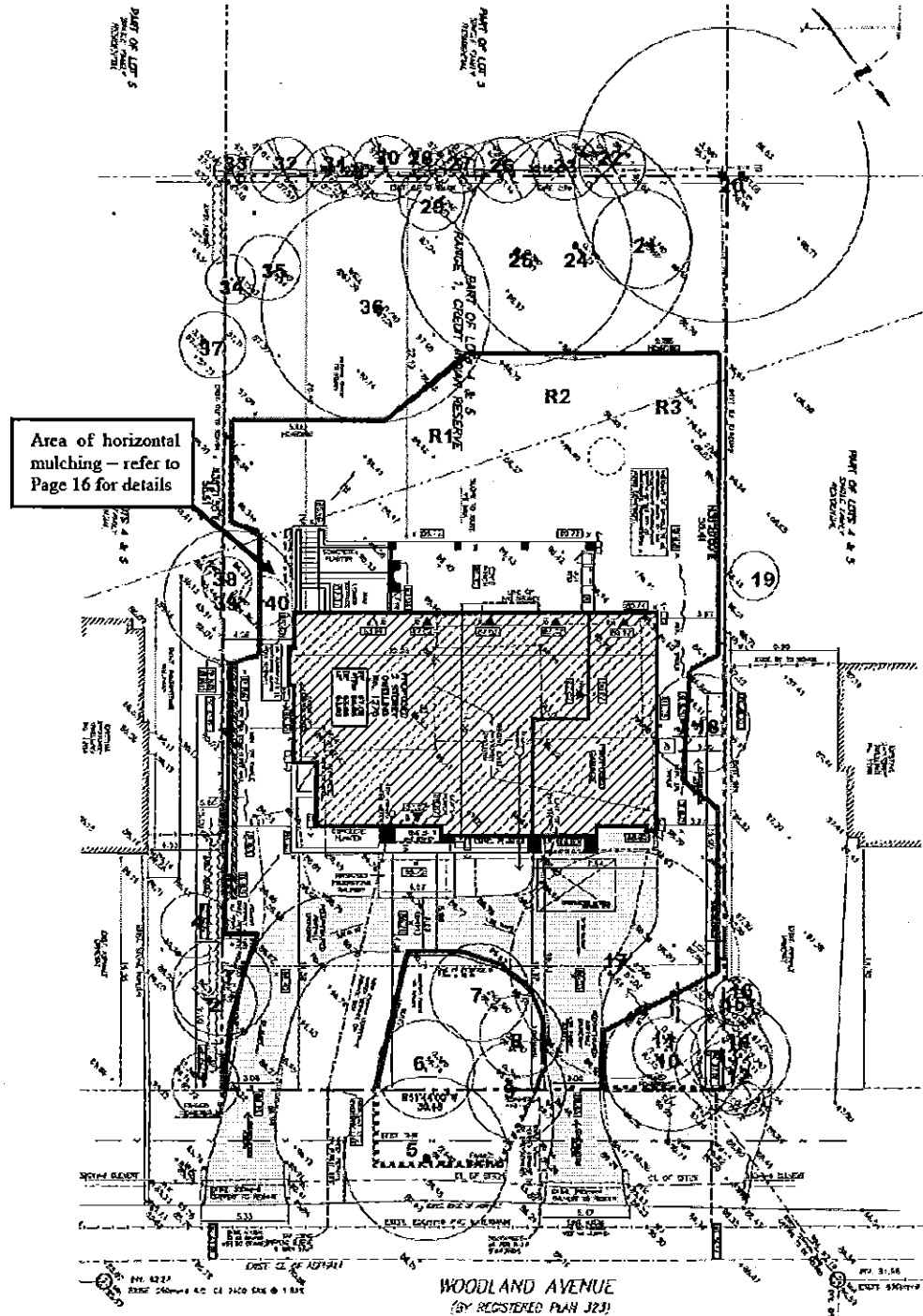
Date: March 18, 2016



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## **Appendix A: Proposed Site Plan – 1276 Woodland Ave., Mississauga**

Note: The locations of Trees #4 and 19 are approximations. The proposed Tree Protection Zone (TPZ) hoarding is shown as green lines and is not to scale on this drawing. Rx denotes three (3) replacement trees and their proposed locations.



### **Legend:**

Solid Hoarding —————

Framed Hoarding .....





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**Appendix B: Tree Survey – 1276 Woodland Ave., Mississauga**

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
1	Neighbour	Red Maple	<i>Acer rubrum</i>	22	18	9	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2.5m	Preserve: TPZ = 1.8m
2	Neighbour	Red Oak	<i>Quercus rubra</i>	26	22	7	Good	Good	Small-caliper deadwood in canopy; lower branch canopy shaded and reduced on north side with branch canopy above 4m	Preserve: TPZ = 1.8m
3	Shared Ownership	Red Oak	<i>Quercus rubra</i>	32	22	9	Good	Good	Large-caliper deadwood in canopy; branch canopy above 12m	Preserve: TPZ = 2.4m
4	Neighbour	Horse Chestnut	<i>Aesculus hippocastanum</i>	17	10	6	Good	Good	Small-caliper deadwood in canopy; branch canopy above 2m	Preserve: TPZ = 1.8m
5	City of Mississauga	Red Oak	<i>Quercus rubra</i>	48	22	13	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m; lower branch canopy clearance pruned at 8-10m from overhead utility lines	Preserve: TPZ = 3.0m
6	Subject Site	Sugar Maple	<i>Acer saccharum</i>	40	22	10	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow included bark union 6m from tree base and canopy above union	Preserve: TPZ = 2.4m
7	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	51	18	11	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow adpressed included bark union 0.5m from tree base and branch canopy above 8m	Preserve: TPZ = 3.6m
8	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	24	18	7	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m; upper branch canopy shaded and reduced on all sides	Preserve: TPZ = 1.8m
9	City/shared ownership	Paper Birch	<i>Betula papyrifera</i>	36	22	10	Good	Good	Small-caliper deadwood and 1 hanging hazardous failed branch in canopy; branch canopy above 10m	Preserve: TPZ = 2.4m
10	Subject Site	White Oak	<i>Quercus alba</i>	42	30	12	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow included bark union 16m from tree base and branch canopy above ; upper branch canopy shaded on south side	Preserve: TPZ = 3.0m



## Welwyn Consulting

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
11	Subject Site	Red Maple	<i>Acer rubrum</i>	23	21	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m	Preserve: TPZ = 1.8m
12	Neighbour	Red Maple	<i>Acer rubrum</i>	16	14	10	Good	Good	Small-caliper deadwood in canopy; branch canopy above 4m and shaded on south side	Preserve: TPZ = 1.8m
13	Neighbour	Red Oak	<i>Quercus rubra</i>	33	26	14	Good	Good	Small-caliper deadwood in canopy; branch canopy above 10m	Preserve: TPZ = 2.4m
14	Neighbour	Paper Birch	<i>Betula papyrifera</i>	34	26	6	Good	Good	Small-caliper deadwood in canopy; branch canopy above 10m with approx. 5 degree stem bend west	Preserve: TPZ = 2.4m
15	Neighbour	Red Maple	<i>Acer rubrum</i>	12, 12 (17)	14	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union at tree base	Preserve: TPZ = 1.8m
16	Neighbour	Red Maple	<i>Acer rubrum</i>	14	14	6	Good	Good	Small-caliper deadwood in canopy; branch canopy above 6m	Preserve: TPZ = 1.8m
17	Subject Site	White Oak	<i>Quercus alba</i>	68	30	14	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with wide included bark union 12m from tree base and branch canopy above union; existing driveway adjacent to east tree base	Remove: Proposed site plan in conflict with the tree
18	Subject Site	Red Maple	<i>Acer rubrum</i>	14	13	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 8m from tree base with east stem topped; branch canopy above union; below 15cm DBH threshold for protection under City of Mississauga Private Tree Protection By-Law	Preserve: TPZ = 1.8m  Client may choose to preserve or remove tree without a permit
19	Neighbour	American Beech	<i>Fagus grandifolia</i>	22	30	8	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow included bark union 16m from tree base with branch canopy above 20m	Preserve: TPZ = 2.4m
20	Shared ownership	White Oak	<i>Quercus alba</i>	89	33	20	Good	Good	Large-caliper deadwood in canopy; branch canopy above 14m	Preserve: TPZ = 5.4m



## Welwyn Consulting

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
21	Subject Site	American Beech	<i>Fagus grandifolia</i>	39	22	14	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 10m from tree base and canopy above union	Preserve: TPZ = 2.4m
22	Neighbour	White Spruce	<i>Picea glauca</i>	22	15	7	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
23	Neighbour	White Spruce	<i>Picea glauca</i>	26	16	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 1.8m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
24	Subject Site	Red Maple	<i>Acer rubrum</i>	70	33	12	Good	Good	Small-caliper deadwood in canopy; large aspect ratio co-dominant stems with included bark union 12m from tree base and branch canopy above union; visible lower stem torsion	Preserve: TPZ = 4.2m
25	Subject Site	White Oak	<i>Quercus alba</i>	71	36	14	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with included bark union 14m from tree base and branch canopy above union	Preserve: TPZ = 4.8m
26	Neighbour	White Spruce	<i>Picea glauca</i>	21.5	16	5	Good	Good	Small-caliper deadwood in canopy; branch canopy above 1.8m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
27	Neighbour	White Spruce	<i>Picea glauca</i>	13.5	12	4.5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m; lower branch canopy shaded; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
28	Neighbour	White Spruce	<i>Picea glauca</i>	9	6	3	Good	Good	Small-caliper deadwood in canopy; shaded and suppressed; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
29	Subject Site	Black Cherry	<i>Prunus serotina</i>	23	18	9	Good	Good	Small-caliper deadwood in canopy; branch canopy above 10m	Preserve: TPZ = 1.8m
30	Neighbour	White Spruce	<i>Picea glauca</i>	20	14	6	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m



## Welwyn Consulting

LD #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
31	Neighbour	White Spruce	<i>Picea glauca</i>	14	12	4	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
32	Neighbour	White Spruce	<i>Picea glauca</i>	23	19	5	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 4m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
33	Neighbour	White Spruce	<i>Picea glauca</i>	10.5	12	3	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 3m; chain link fence on north side of tree stem	Preserve: TPZ = 1.8m
34	Subject Site	Black Cherry	<i>Prunus serotina</i>	17	20	4	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m; branch canopy shaded and reduced on west side; chain link fence on east side of tree stem	Preserve: TPZ = 1.8m
35	Subject Site	Yellow Birch	<i>Betula alleghaniensis</i>	24	23	8	Good	Good	Small-caliper deadwood in canopy; branch canopy above 5m; branch canopy shaded and reduced on south side	Preserve: TPZ = 1.8m
36	Subject Site	American Beech	<i>Fagus grandifolia</i>	73	28	20	Good	Good	Small-caliper deadwood in canopy; branch canopy above 12m; approx. 10 degree stem bend south at 2m	Preserve: TPZ = 4.2m
37	Neighbour	Yellow Birch	<i>Betula alleghaniensis</i>	16	16	5	Good	Fair	Small-caliper deadwood in canopy; small aspect ratio co-dominant stems with narrow included bark union 4m from tree base; branch canopy 2m above union; chain link fence on west side of tree stem	Preserve: TPZ = 2.4m
38	Subject Site	Red Oak	<i>Quercus rubra</i>	15	16	7	Good	Good	Small-caliper deadwood in canopy; branch canopy above 3m; approx. 10 degree stem bend southeast at 3m; chain link fence on east side of stem	Preserve: TPZ = 1.8m
39	Subject Site	Black Cherry	<i>Prunus serotina</i>	45	25	8	Good	Good	Small-caliper deadwood in canopy; upper canopy branching reduced and begins above 6m; chain-link fence on east side of stem	Preserve: TPZ = 3.0m



# Welwyn Consulting

I.D #	Owner	Tree Species Common Name	Tree Species Botanical Name	DBH (cm)	Height (m)	Canopy (m)	Tree Health	Structural Condition	Comments	Minimum TPZ unless otherwise indicated
40	Subject Site	American Beech	<i>Fagus grandifolia</i>	16	16	9	Good	Good	Small-caliper deadwood in canopy; lower branch canopy clearance pruned 2m from tree base	Remove: Proposed site plan in conflict with the tree





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**Appendix C: Tree Valuation Appraisals (Trunk Formula Method)**

## TREE APPRAISAL

### Trunk Formula Method

Tree Number: Five (5)  
 Address: 1276 Woodland Avenue, Mississauga  
 Owner: City of Mississauga  
 Date of Appraisal: March 12, 2016  
 Appraiser: Tom Bradley  
 Certification Number: R.C.A. #492 (A.S.C.A.)

**Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)**

1	Species:	Red Oak	<i>Quercus rubra</i>
2	Condition:	75 %	
3	DBH:	48 cm	
4	Location:	73 %	

**Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition***

5	Species Rating:	81 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm <sup>2</sup>
7	Replacement Plant Cost:	\$340.00
8	Installation Cost: (1.5x Plant Cost)	\$510.00
9	Installed Tree Cost:	\$850.00
10	Unit Tree Cost:	\$13.37

**Calculations by Appraiser Using Field and /or Regional Information**

11	Appraised Trunk Area (using Table 4.6) :	1809 cm <sup>2</sup>
12	Appraised Tree Trunk Increase (#11 - #6b):	1745 cm <sup>2</sup>
13	Basic Tree Cost (#12 x #10 + #9) :	\$24,182.59
14	Appraised Value (#13 x #5 x #2 x #4) :	\$10,773.34
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$10,800



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## TREE APPRAISAL

### Trunk Formula

### Method

Tree Number: Nine (9)  
 Address: 1276 Woodland Avenue, Mississauga  
 Owner: Shared (City of Mississauga/subject site)  
 Date of Appraisal: March 12, 2016  
 Appraiser: Tom Bradley  
 Certification Number: R.C.A. #492 (A.S.C.A.)

#### Field Observations (based on *Guide for Plant Appraisal, 9th Edition*)

1	Species:	Paper Birch	
2	Condition:		75 %
3	DBH:		36 cm
4	Location:		73 %

*Betula  
papyrifera*

#### Regional Plant Appraisal Committee Information - *Guide for Plant Appraisal, 9th Edition*

5	Species Rating:	60 %
6	Replacement Plant Size:	9 cm
	Trunk	
6b	Area:	63.585 cm <sup>2</sup>
7	Replacement Plant Cost:	\$250.00
8	Installation Cost: (1.5x Plant Cost)	\$375.00
9	Installed Tree Cost:	\$625.00
10	Unit Tree Cost:	\$9.83

#### Calculations by Appraiser Using Field and /or Regional Information

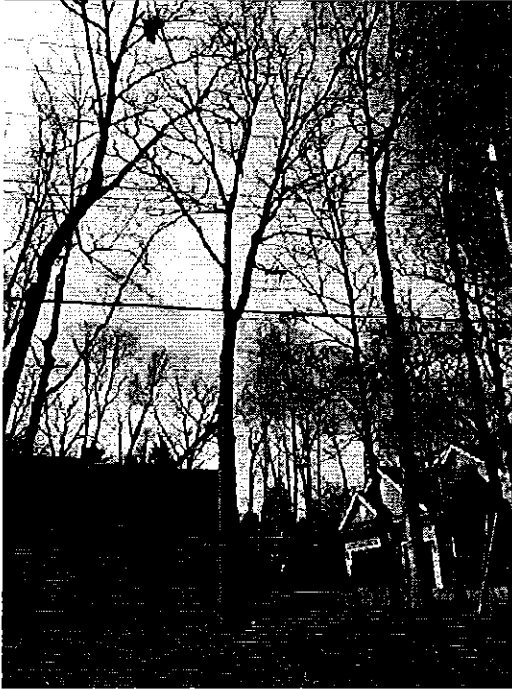
11	Appraised Trunk Area (using Table 4.6) :	1017 cm <sup>2</sup>
12	Appraised Tree Trunk Increase (#11 - #6b):	953 cm <sup>2</sup>
13	Basic Tree Cost (#12 x #10 + #9) :	\$9,996.46
14	Appraised Value (#13 x #5 x #2 x #4) :	\$3,298.83
15	Appraised Value > \$5000.00 is rounded to the nearest \$100.	
16	Appraised Value < \$5000.00 is rounded to the nearest \$10.	

APPRAISED VALUE: \$3,300



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## **Appendix D: Site Photos**



**Photo #3 (Tree #17)**



**Photo #4 (Tree #40)**

### **Figure #2:**

The above photos show the two (2) trees proposed for removal to accommodate the proposed site plan for 1276 Woodland Avenue.

Please refer to Page 11 and Appendix A on Page 22 of this report for further information.

# City of Mississauga

## Corporate Report



Date: 2016/10/24

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
2016/11/15

### Subject

**Request to Demolish an outbuilding at a Heritage Listed Property: 1548 Dundas Street West (Ward 7)**

### Recommendation

That the outbuilding at the property at 1548 Dundas Street West, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

### Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

The owner of the subject property has submitted a heritage permit application to demolish the rear outbuilding at the subject address. The subject property is listed on the City's Heritage Register as it forms part of the Erindale Village Residential cultural landscape. This cultural landscape is notable as a residential enclave defined by mature trees and common scale of structures. It includes remnants of the village of Erindale.

### Comments

The owner of the subject property has requested permission to demolish the outbuilding at the subject address. The applicant has provided a Heritage Impact Assessment compiled by Richard Collins. It is attached as Appendix 1. The consultant has concluded that the outbuilding at 1548 Dundas Street West is not worthy of designation. Staff concurs with this finding.

### Financial Impact

There is no financial impact.

## Conclusion

The owner of 1548 Dundas Street West has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report which provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

## Attachments

Appendix 1: Cultural Landscape Heritage Impact Assessment



---

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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT

GARAGE at

**1548 DUNDAS STREET WEST**

MISSISSAUGA, ONTARIO





## 0.0

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- 
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  - 2** General Requirements
    - 2.1 location map
    - 2.2 site plan drawings
    - 2.3 written and visual inventory, with photographs
    - 2.4 measured floor plans to scale
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  - 3** Addressing the Cultural Landscape
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    - 3.3 historical associations
      - 3.3.1 - illustrates a style, trend or pattern
      - 3.3.2 - direct association with important person or event
      - 3.3.3 - illustrates an important phase of social/physical development
      - 3.3.4 - illustrates the work of an important designer
    - 3.4 other
      - 3.4.1 - historical or archaeological interest
      - 3.4.2 - outstanding features/interest
      - 3.4.3 - significant ecological interest
      - 3.4.4 - landmark value
  - 4** Property Information
    - 4.1 list of property owners from the Land Registry office
    - 4.2 building date, architect, landscape architect, personal histories
-

- 5** Impact of Development
  - 5.1 assessment of impact of proposed development
    - 5.1.1 - destruction of significant heritage attributes or features
    - 5.1.2 - removal of natural heritage features, including trees
    - 5.1.3 - unsympathetic alteration
    - 5.1.4 - shadows
    - 5.1.5 - isolation of a heritage attribute
    - 5.1.6 - direct or indirect obstruction of significant views or vistas
    - 5.1.7 - a change in land use
    - 5.1.8 - land disturbances that affect cultural heritage resources
    - 5.1.9 - reflecting the values of the cultural landscape
- 6** Mitigation Measures
- 7** Qualifications
  - 7.1 author's background
  - 7.2 references
- 8** Recommendation
  - 8.1 Criteria for Determining Cultural Heritage Value or Interest
  - 8.2 does the property meet the criteria for heritage designation
  - 8.3 Provincial Policy Statement - 2014, under the Planning Act

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## 1.0

## GENERAL INFORMATION

### Name(s)

- 1.11 Historic Place Name
  - none
- 1.12 Other Name(s)
  - Thomas Weller property

### Recognition

- 1.21 Authority
  - City of Mississauga
- 1.22 Inventory Code
  - L-RES-11; #1113

### Location

- 1.31 Address
  - 1548 Dundas Street West
- 1.32 Postal Code
  - L5C 1E4
- 1.33 Lower Tier
  - City of Mississauga

### Coordinates of the Building Proposed for Demolition

- 1.41 Latitude
  - 43° 32' 47" north
- 1.42 Longitude
  - 79° 39' 07" west

### Boundaries

- 1.51 Lot
  - Toronto Township 7, Erindale; east half of Lot 6, south of Dundas St.
- 1.52 Property Area
  - 920.23 m<sup>2</sup>
- 1.53 Depth
  - 60.35 m

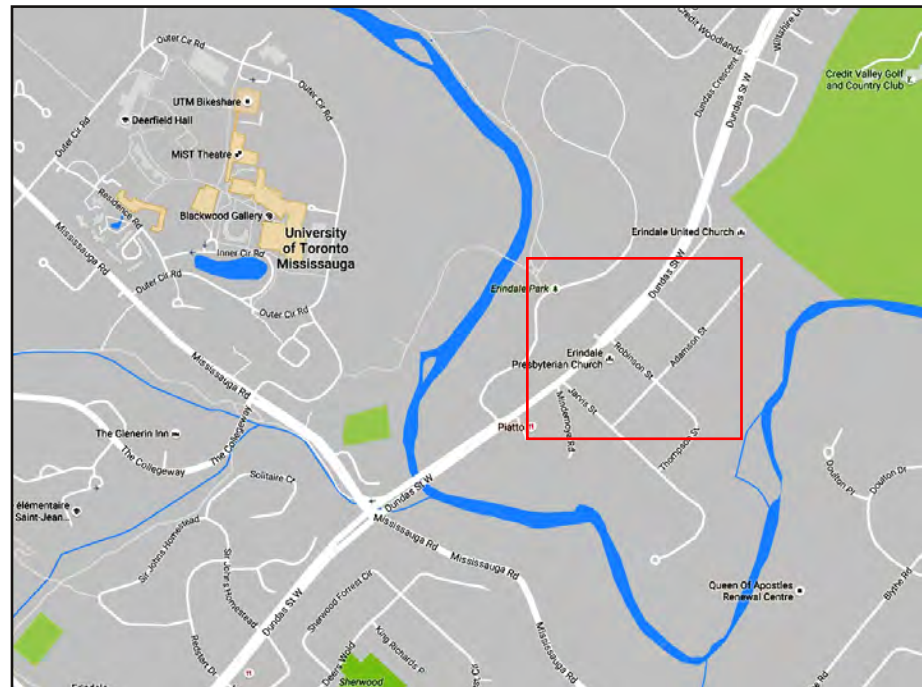
### Zoning

- 1.61 Zoning
    - C4-7
  - 1.62 Status
    - listed, but not designated,  
as part of the Erindale Village Cultural Landscape
  - 1.63 Bylaw
    - n/a
-

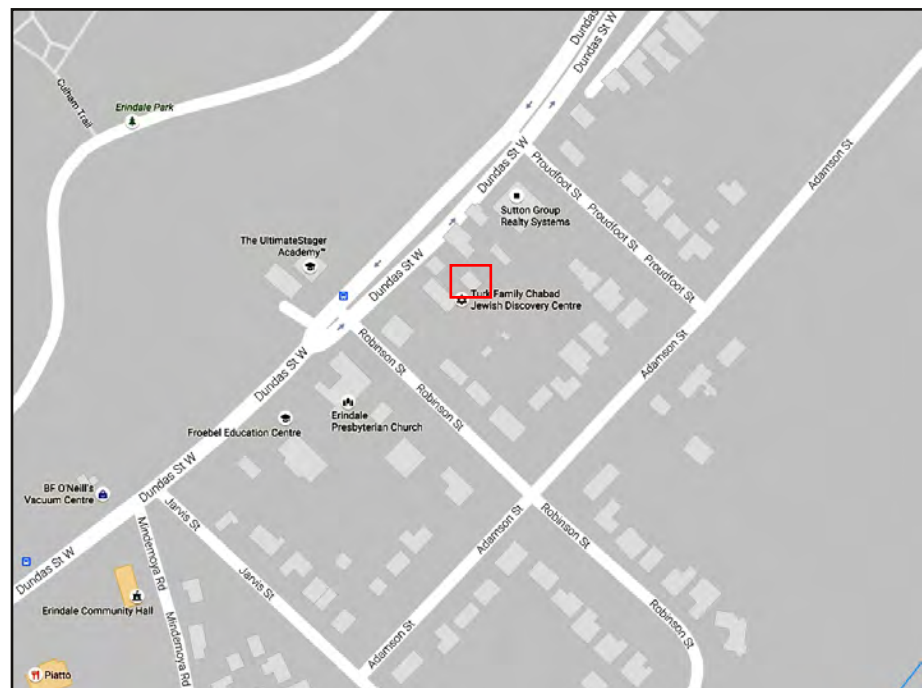
## 2.0

## GENERAL REQUIREMENTS

## 2.1 Location Map



Erindale Village

1584 Dundas Street West  
as part of Erindale Village.



Looking north.  
(Bing Maps)



Looking east.  
(Bing Maps)

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Looking south.  
(Bing Maps)

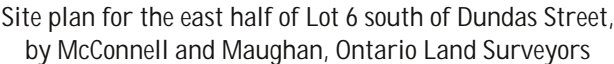


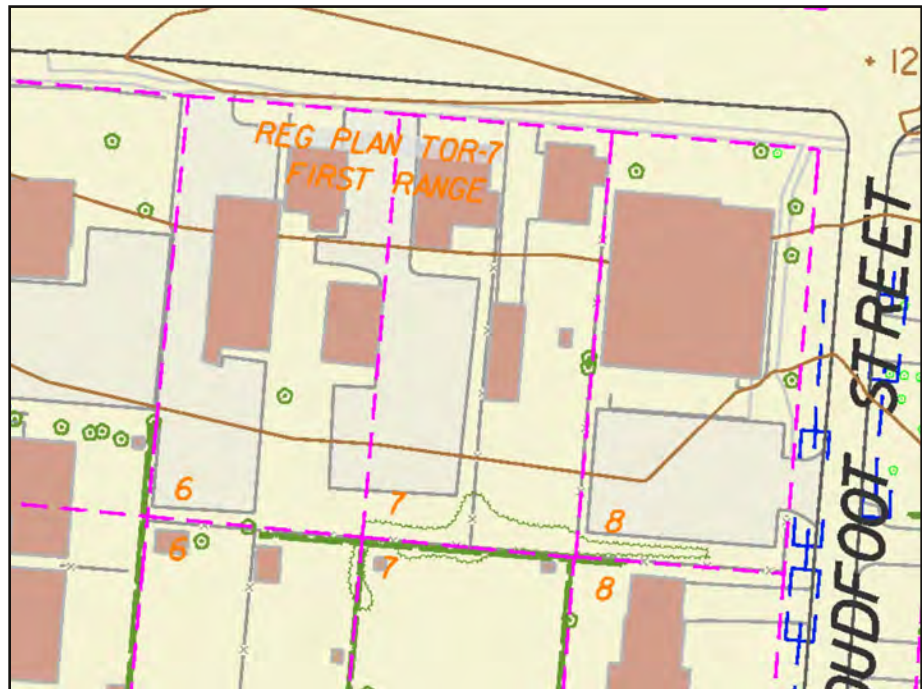
Looking west.  
(Bing Maps)

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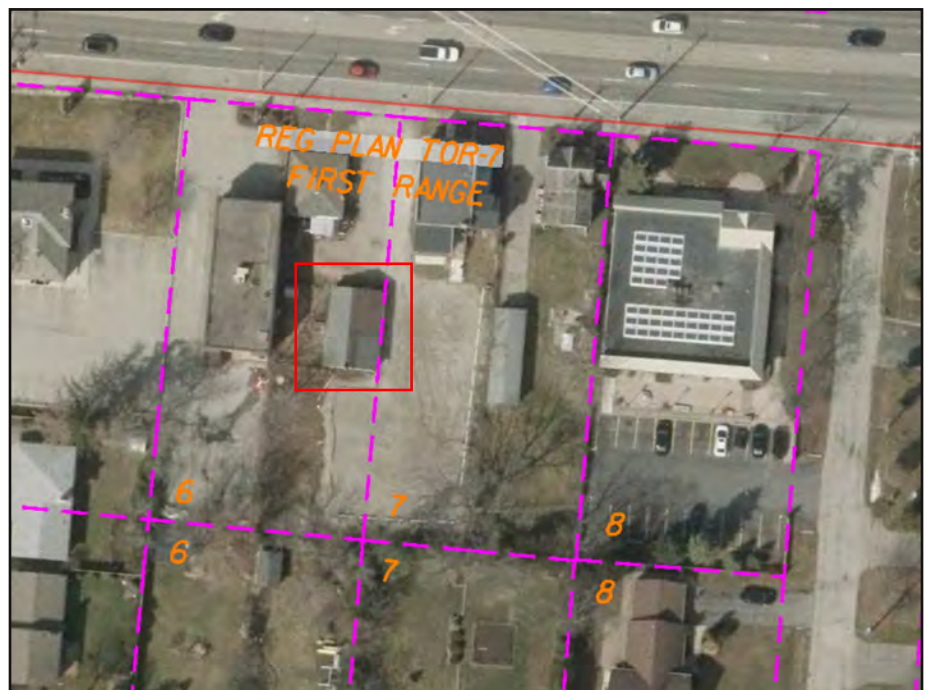








Solid fill map.  
(City of Mississauga, I-Maps)



2015 aerial image, with subject building for proposed demolition highlighted.  
(City of Mississauga, I-Maps)





2015 aerial image, without current property lines.  
(City of Mississauga, I-Maps)



2015 aerial image, showing current property lines.  
(City of Mississauga, I-Maps)

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### 2.3 Written and Visual Inventory

The subject property is located on the south side of Dundas Street West, between Proudfoot Street and Robinson Street in the historic village of Erindale, in the City of Mississauga. This property and others in the historic village are defined by the City of Mississauga as being in the Erindale Village Cultural Landscape.

There are two main structures on the property. The main residence, now unoccupied, is set to the northwest corner of the lot, facing north towards Dundas Street West.

The second structure, being the one structure on the property for which demolition is proposed, is the former garage, which is set back south and east of the main residence. It is physically detached from the main residence.

The garage is a one storey, wood frame structure with a medium-pitched, asphalt-shingled gable roof. The garage is built on a rectangular, concrete foundation, but with no basement.

The garage has a ground floor area of about 90 m<sup>2</sup>. The front of the garage is set back ~25 metres from the front property line.



1548 Dundas Street West, garage  
looking south.





1548 Dundas Street West, garage  
north and east façades.



1548 Dundas Street West, garage  
north and west façades.



1548 Dundas Street West, garage  
south and east façades.



1548 Dundas Street West, garage  
south and west façades.

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1548 Dundas Street West, garage  
south façade and lot.



1548 Dundas Street West, garage  
south façade.



1548 Dundas Street West, garage  
east façade.



1548 Dundas Street West, garage  
west façade.

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Back yard, looking south.



Looking south to subject property.

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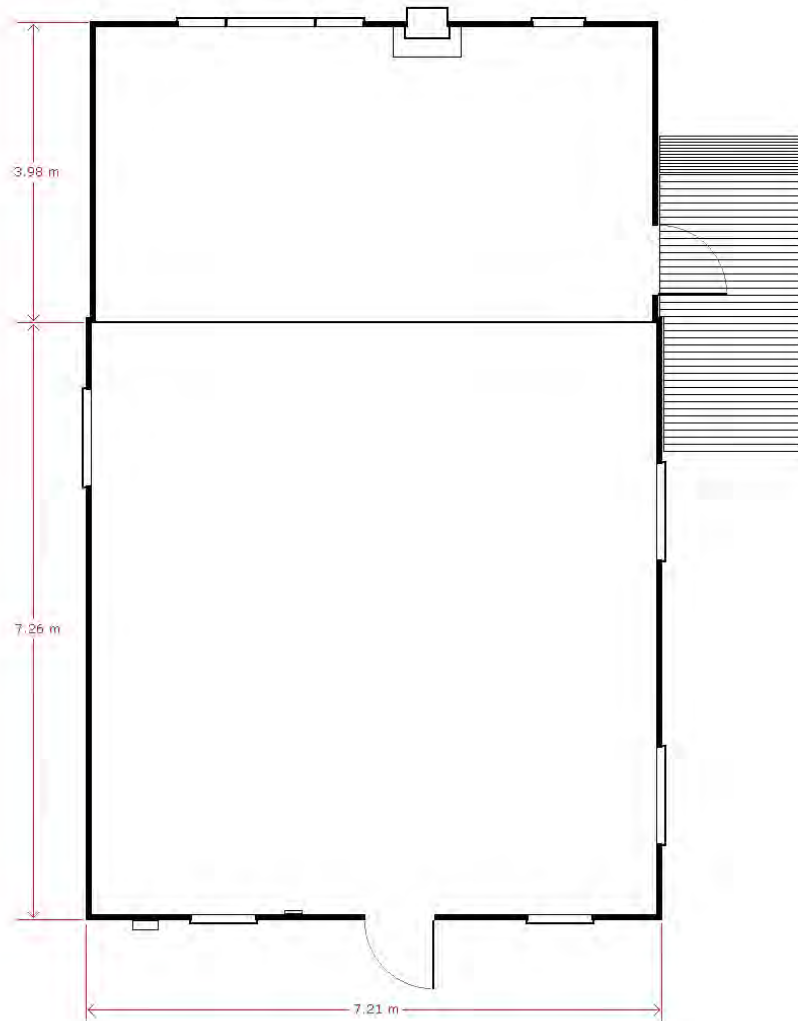


## 2.4 Measured Floor Plans

1548 Dundas Street West

Garage

## PLAN



Plan of the current garage at 1548 Dundas Street West.

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1548 Dundas Street West

Garage

### NORTH ELEVATION



North elevation of the current garage at 1548 Dundas Street West.

1548 Dundas Street West

Garage

### SOUTH ELEVATION



South elevation of the current garage at 1548 Dundas Street West.

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2.6 Streetscape



current view



proposed view

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## 2.7 Photographs of the Adjacent Properties

### 1542 Dundas Street West

The property immediately to the east of the subject property is a two-storey commercial building, likely built prior to World War II as a commercial building with a residential component on the second floor. This property is listed on the City of Mississauga's register of heritage properties; inventory number 261. In the 1950s and early 1960s, this structure was the residence of R.F. Eichler.

### 1552 Dundas Street West

The structure on the property west of the subject property is a two-unit commercial building built in 1975. It is a two-storey building in a modern, functional style, with a red brick main floor and a faux-mansard shingle-roofed second floor.

### Open Land North of the Subject Property

There is no development on the property directly north of the subject property. This land is part of the City of Mississauga's Erindale Park, which occupies the area of the former "Erindale Pond"; the reservoir created by the 1910 Erindale Power Company dam on the Credit River, further west.



Erindale Park.  
Property north of the subject property.

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1542 Dundas Street West.  
Property east of the subject property.



1552 Dundas Street West.  
Property west of the subject property.

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## 3.0

## ADDRESSING the CULTURAL LANDSCAPE

### 3.1 Landscape Environment

The subject property and the neighbouring lots that comprise the Erindale Village Cultural Landscape were originally part of the lands occupied by the Credit Mississauga nation. In 1805, when the Mississauga nation sold the “Mississauga Tract” to the British crown, the Mississauga nation retained ~1.6 kilometres (one mile) on both sides of the Credit River, to protect the habitat of their sacred river. This reserve includes the subject property.

The Mississauga nation sold this land in two 1820 treaties – Numbers 22 and 23 – at which time the land was surveyed into ranges for sale to settlers as the Credit Indian Reserve (CIR). The subject property is part of Treaty 22, Range 1 SDS; being all lands within the CIR for a quarter of the length of a concession (~500 m) south of Dundas Street.

An early investor Thomas Racey arranged with the Crown to lease Ranges 1 and 2 SDS and Ranges 2 NDS with a guarantee to build a sawmill within the tract, on the Credit River. Racey proposed to pay off the lease by selling lots to settlers locating near the mill. Lacking the funds to expand the mill and to build a much-needed grist mill to attract settlers, Racey surrendered the tract in 1828. Back in the colony's hands, Crown surveyor William Chewett completed a survey in May 1830, identifying the lot that includes the subject property as Lot 6, Dundas Street south side.

In December 1922, this lot was divided into east and west halves. The subject property is the east half.

At around the time that Lot 6 was divided, a small commercial district began to form along “the Dundas Highway”. Typical of commercial districts of this time, buildings were sited close to the road. The buildings were often two-storeys, with the main floor being the retail business and the upper floor being the residence of the retailer and his family. Downtown Erindale today is defined by its many narrow, two-storey buildings located close to the front of the property line.

The main residence at the subject property is a single-storey residence, currently unoccupied. The garage on the subject property, for which an application for demolition has been made, is set back from and to the east of the main residence.

#### 3.1.1: scenic and visual quality

There will be minimal change to the scenic and visual characteristic of the Erindale Village Cultural Landscape by the demolition of the garage at 1548 Dundas Street West. The garage is set back from the road farther than the structures on the neighbouring properties in the village. The garage is uncharacteristic of the village. This garage, and a garage of similar style and position on the property at 1534 Dundas Street West are the only detached garages on either side of Dundas Street West along the length the village, between the Credit River and the Credit Woodlands.

Except from head on, along Dundas Street, the current garage is nearly inconspicuous. In the satellite images on pages 7 and 8 of this report, the garage is

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obscured in all four cardinal views. As a result there will be minimal change in the scenic and visual characteristics of the cultural landscape with the demolition of this structure.

3.1.2: natural environment

No alterations are to be made to the vegetation or to the lay of the land as it currently exists.

3.1.3: horticultural interest

The subject property has no horticultural features, landscaped terrain or gardens, watercourse and/or ravine characteristics. See photographs, pages 13 to 18. Except for a treed slope at the far rear of the lot, and small lawns at the front and rear of the residence, the property consists of gravel.

3.1.4: landscape design, type and technological interest

There are no visual or technologically interesting features at 1548 Dundas Street West.



1548 Dundas Street West,  
residence and garage.

### 3.2 Built Environment

The built form along both sides of Dundas Street West in Erindale village consists primarily of brick or wood residences set relatively close to the road. Most of these homes had a considerable setback with a front lawn when built; mostly from the 1870s to the 1920s. Dundas Road was widened in 1927, becoming Highway 5, and was widened again in 1957 and finally in 1975 onto the north part of the subject lot and its neighbouring lots to accommodate four lanes of through traffic, plus additional turning lanes. As a result the homes on Dundas Street West have lost much of their historical character and context.

#### 3.2.1: aesthetic/visual quality

The garage is conventional in style, consisting of a basic rectangular plan, with a medium-pitch, lengthwise gable roof. The garage is of wood frame construction. It bears no aesthetic styling and has no architectural elements that add visual character to the streetscape.

#### 3.2.2: consistent with pre World War II environs

Based on land registry records, the residence and garage likely date from 1922, so both the residence (not to be demolished) and the garage (proposed for demolition) were built prior to World War II. The southernmost third of the garage is narrower, crosswise, than the section closer to the road, indicating that the 1922 garage may have been widened slightly towards the forward end at an undetermined date, possibly to accommodate the wider cars being built in the 1950s. A chimney to the back (south) end of the building may be an indication that the narrow, southernmost section was an addition to the 1922 garage, used perhaps as a work area requiring space heating. Unlike built forms for residential use, it is generally difficult to date changes and additions to garages.

#### 3.2.3: consistent scale of built features

On both sides of Dundas Street West, through the length of the village of Erindale, only two lots have detached garages. The garage at 1548 Dundas Street West is generally not consistent with the scale of the built heritage in the village, which otherwise consists of one-and-a-half storey and two-storey residences and "live-work" structures. The garage is set back farther from the road than the main residence on the same lot, and the structures on neighbouring lots.

#### 3.2.4: unique architectural features/buildings

The garage on the subject property displays no unique architectural features. There are no architectural adornments on this simple rectangular, gable-roofed structure.

#### 3.2.5: designated structures

The current property is not designated under the terms of the Ontario Heritage Act.

### 3.3 Historical Associations

The land on which the subject property is located was transferred to the British Crown in 1820, but the first record of a transfer of land after this time is a bargain and sale transfer of the land of all of CIR Range 1, Lot 6, south side of Dundas, to Donald Cameron, et al (and others) in 1869. He sold the land seven years later to Elijah Weller at almost triple its value, suggesting that Cameron may have built a residence on part of Lot 6; likely on the west half of the lot (west of the subject property) which was later transferred to Elijah's granddaughter, Lucinda.

Elijah Weller married Catharine Anne Newman of Port Credit. They had daughters, Frances ("Fannie"), Lucinda ("Lizzie") and Maud, and three sons; William, Thomas and Louis. Elijah's second son, Thomas Henry Weller married Margaret Robinson (Robbinson) in 1921, and Elijah passed the subject property to Thomas a year later. The 1921 date on the marriage license and the 1922 date of the land transfer is a strong indication that the residence on the subject property was built in 1922 as a home for the new couple. Made of the same building materials, it is likely that the garage was also built in 1922.

Research into Thomas' genealogy has not determined his birth or death date. His parents and his sister Lizzie are buried at St. Peter's Anglican Cemetery in Erindale, but according to St. Peter's cemetery records, Thomas is not. A number of articles in the social pages of the Port Credit News and Port Credit Weekly in the 1950s and 1960s state that Thomas and Margaret attended St. Andrew's Presbyterian Church in Port Credit.

In the 1935 voters list, Thomas was listed as a "gentleman"; a term that normally indicated a landowner who did not work, and who earned revenue from his property, usually as a farm. Too old to serve in the military, Thomas appears to have taken work during World War II. In 1940 he is a labourer, and is a machinist in 1945. In the 1949 and 1957 voters lists, Thomas is listed as a clerk.

Margaret died in 1989, in her 102nd year.

#### 3.3.1: illustrates a style, trend or pattern

The garage, being the only structure on the property proposed for demolition, is a simple rectangular plan building that displays no unique or aesthetic style trend or pattern of architecture.

#### 3.3.2: direct association with important person or event

Using provincial and federal voters lists and the local Port Credit newspapers from 1927 to 1970 as a resource, there is little indication that the Wellers were a prominent family in Erindale. Thomas and Margaret appear occasionally in the social pages of the Port Credit weekly papers regarding their involvement with church activities at St. Andrew's in Port Credit, but otherwise do not appear to have made notable or outstanding contributions to Erindale or Mississauga.

3.3.3: illustrates an important phase of social or physical development

Even where a person, persons or family have made contributions to the community, a garage located on the property is not generally regarded as a significant part of the character of the person or family. The garage, in this case, is a simple utility building.

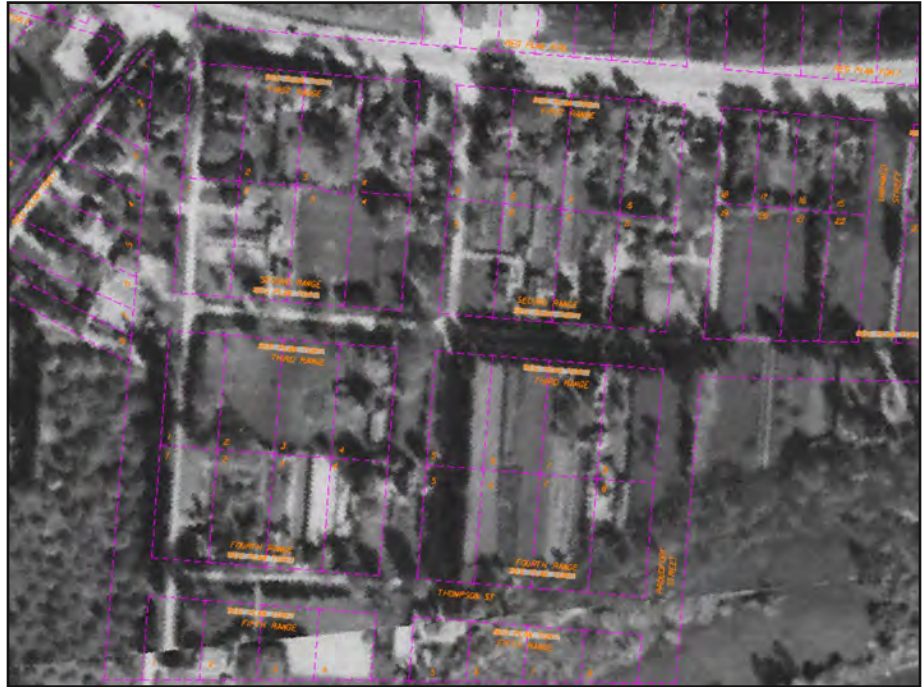
3.3.4: illustrates the work of an important designer

No records regarding the architect of either the main residence or the garage at 1548 Dundas Street West have been found. The design of the garage is sufficiently conventional in style to indicate that an architect of prominence was not involved in its design and construction.



Erindale Village,  
looking east.





Erindale Village, with registered lot lines.  
1954 aerial view.



Erindale Village, with registered lot lines.  
2016 aerial view.



Block defined by Dundas Street West, Produfoot Street, Adamson Street and Robinson Street, 1960.

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### 3.4 Others

#### 3.4.1: historical or archaeological interest

Based on research in local history archives at the Mississauga Library and from newspapers resources, it does not appear that the Weller family or later inhabitants, as listed in the land registry records made significant contributions to the Erindale community or to the City of Mississauga. No archaeological research has been conducted on the property.

#### 3.4.2: outstanding features/interest

The lay of the property is generally flat. There are no features of natural interest on the subject property. There are only two structures on the subject property. The garage, for which demolition is proposed, does not show any features of interest.

#### 3.4.3: significant ecological interest

There are no hedge rows, wind rows, or other compositions of trees that can be defined as specialized landscape features on the subject property.

#### 3.4.4: landmark value

The garage, and the property at 1548 Dundas Street West in general, are not recognized locally as a landmark.

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## 4.0

## PROPERTY INFORMATION

### 4.1 list of property owners from the Land Registry office

The subject property was part of the Mississauga nation until February 28, 1820, when the reserve was purchased by the British Crown and surveyed as the Credit Indian Reserve (CIR). The crown granted the section of the reserve, which includes the subject property to Donald Cameron, et al for \$100. The “et al” suffix indicates that Cameron “and others” were not likely residents on the lot and were possibly speculators or early land developers who purchased land in the growing village of Erindale for resale as the village grew.

Range 1, Lot 6, south side of Dundas Street was sold in December 1876 to Elijah Weller for \$350. The \$250 increase in the property’s value during that seven years is an indication that the property was improved in some manner. This may have included a residence, but may also have been a clearing of the land of trees and brush and possibly turning of the soil to make the lot suitable for farming.

Between 1906 and 1922, Elijah subdivided Lot 6 to provide land for his daughter Fannie and his two youngest sons, Thomas and Louis.

In 1931, Lot 6 was formally divided into two halves, with the west half being retained by Lucinda (“Lizzie”) and the east half – being the subject property – granted by Elijah to Thomas. It is likely that the residence and garage on the subject property predate this 1931 land transfer, indicated by the rise in property value in 1922; a year after Thomas married Margaret Robinson.

Based on the land registry item dated February 1971, identifying a resurvey of the lot under the name “Thomas H. Weller Estate”, it is likely that Thomas died on or before that date. The property was transferred to Duomo Construction, in 1975, but based on the current condition of the property, with the 1922 residence and garage still in place, no development has since taken place on the property.

Information regarding the current property owner has been excluded from this Heritage Impact Assessment in compliance with the City of Mississauga’s terms of reference, and the Freedom of Information and Protection of Privacy Act.

### 4.2: building date, architect, landscape architect, or personal histories

Based on the transfer of land from Elijah Weller to his son Thomas in 1922, the increase in the value of the land that year, and the marriage record for Thomas Weller and Margaret Robinson in 1921, it is likely that the residence was built in 1922, and that the garage was likely built at the same time, based on the use of similar construction materials.

The design of the residence is conventional. There is no evidence that an architect of prominence was involved in its design and construction. There are no natural or horticultural features, leaving no evidence that a landscape architect contributed to the development of this site. There is no evidence based on local newspaper resources and the records of Mississauga South Historical Society and Heritage Mississauga that indicate that any of the residents related to the subject property played a significant role in the development of Erindale or of Mississauga.





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## 5.0

## IMPACT of DEVELOPMENT

### 5.1 Assessment of Impact of Proposed Development

The current property owner has made an application only to demolish the existing garage at 1548 Dundas Street West. The residence is to be retained and no application has been made at this time for a new development on the property. The purpose of this report is to determine the impact of demolition of the garage on the character of the Erindale Village Cultural Landscape.

In terms of architectural style, the removal of the garage at 1548 Dundas Street West will have no notable impact on the Erindale Village Cultural Landscape. The garage is not architecturally significant. Except for the brief direct line of view of the property from Dundas Street West, the garage is inconspicuous. Referring to the aerial photos on pages 7 and 8 of this Heritage Impact Assessment, the garage is largely obscured by trees and other buildings in all directions.

The garage at 1548 Dundas Street West does not represent an architectural style or pattern of building type that is relevant to the local cultural landscape.

5.1.1: destruction of any, or part of any, significant heritage attributes or features

Only the garage on this property is to be removed. As indicated in Section 3.2, the garage has no heritage attributes or features.

5.1.2: removal of natural heritage features, including trees

No trees are to be removed.

5.1.3: alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

No alterations are to be to the remaining structure on the property.

5.1.4: shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings  
not applicable

5.1.5: isolation of a heritage attribute from its surrounding environment, context or a significant relationship

The garage on the property has no identifiable heritage value, or any direct heritage link to the neighbourhood.

5.1.6: direct or indirect obstruction of significant views or vistas within, from, or of built and natural features  
not applicable

5.1.7: a change in land use where the change in use negates the property's cultural heritage value

There is to be no change to the current C4-7 zoning.

5.1.8: land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

There are to be no changes to the topography of the land by the removal of the garage. No trees are to be removed.

5.1.9: demonstration of how the proposed built form reflects the values of the identified cultural landscape  
not applicable

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## 6.0

## MITIGATION MEASURES

Based on the condition of the structure proposed for demolition, and the minimal architectural or historical value of that structure, mitigation measures are not required.



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## 7.0

## QUALIFICATIONS

### 7.1 Author's Background

Since 2007 Richard Collins has prepared Heritage Impact Statements for sites in Burlington, Gravenhurst, Mississauga, Oakville and Welland Ontario.

- Clarkson 1808-2008 Committee; heritage coordinator
- City of Mississauga; 2012 Civic Award of Recognition
- Heritage Mississauga; volunteer, recipient of the 2007 Lifetime Membership Award and the 2008 Member's Choice Award
- Mississauga HAC; member of the Heritage Designation Subcommittee
- Mississauga South Historical Society; past president
- Museums of Mississauga, historical interpreter
- Muskoka Steamship Society, restoration fundraiser for R.M.S. Segwun
- Page+Steele Architects, Toronto; past archivist
- Peel District School Board Heritage Fair, member and adjudicator
- Port Credit 175th Anniversary Committee; project leader and secretary
- Port Credit Village Project; secretary and co-chair of the Heritage Circle
- The Booster; author of over 200 articles on Mississauga's history

### 7.2 References

Ancestry.ca

Ontario and Canada voters' lists, 1935-1980

Blumenson, John

Ontario Architecture: Guide to Styles and Terms

City of Toronto archives

aerial photos, 1960

Google Maps

Heritage Mississauga

image archive

Kalman, Harold D.

A History of Canadian Architecture

mississauga.ca - Services Online - e-maps

mississauga.ca - Services Online - Property Information

Mississauga South Historical Society

records and image archive

Port Credit News (1927-1937) / Port Credit Weekly (1937-1959)

Service Ontario at [www.e-laws.gov.on.ca](http://www.e-laws.gov.on.ca)

Ontario Heritage Act, RSO 1990, Chapter O.18

Land Registry records

Toronto Daily Star (1896-1971) / Toronto Star (1971-present)

Walker and Miles

Historical Atlas of Peel County, 1877

Weeks, Verna Mae

Erindale: The Pretty Little Village

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## 8.0

## RECOMMENDATION

### 8.1 Criteria for Determining Cultural Heritage Value or Interest

A municipal council may designate heritage resources by by-law pursuant to Section 29 of the Ontario Heritage Act based on criteria set forth in Ontario Regulation 9/06; Criteria for Determining Cultural Heritage Value or Interest.

#### Section 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.

#### Section 2

The property has historical value or associative value because it;

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

#### Section 3

The property has contextual value because it is;

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

## 8.2 Does the property meet the criteria for heritage designation?

### Section 1

The property has design value or physical value:

- i: The garage on the subject property is a conventional, rectangular-plan, wood frame structure. Aside from being functional, the garage is not of any identifiable architectural style.
- ii: The garage does not display a degree of craftsmanship or artistic merit.
- iii: As with Item ii, the garage on the subject property does not demonstrate a high degree of technical or scientific achievement.

### Section 2

The property has historical value or associative value:

- i: There is no evidence, based on research conducted of local newspaper resources, that the Weller family, or later owners played a significant role in the development and growth of Erindale, or of Mississauga.
- ii: Being a utility building, the garage at 1548 Dundas Street West has little potential to help define the character of the Erindale Village Cultural Landscape.
- iii: Being of a conventional design, and made of common wood siding and brick, it is unlikely that the garage at the subject property is the work of a skilled architect, artists, builder, designer or theorist.

### Section 3

The property has contextual value:

- i: Being a neighbourhood of predominantly storey-and-a-half, and two-storey residences or live-work buildings, located close to the road in the common configuration of a commercial district, the small, one-storey garage at 1548 Dundas Street West, setback from the road, does not adequately define, maintain or support the unique character of the Erindale Village Cultural Landscape.
- ii: As per Section 3, subsection i: the garage at the subject property it is not historically linked other residential and/or commercial buildings on Dunads Street West, in the village of Erindale.
- iii: The garage at the subject property is not regarded locally as a landmark.

## 8.3 Provincial Policy Statement - 2014, under the Planning Act

The preamble to the Provincial Policy Statement – 2014 states that “the Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.”

No new development is currently proposed for the subject property. The garage, which is proposed for demolition, does not exhibit characteristics that would define it as suitable for protection as a site of provincial interest, or of built environment.

In specific regard to Section 2.6 of the PPS, the garage at the subject property has no identifiable value as a built heritage resource.

City of Mississauga  
**Corporate Report**



Date: 2016/10/24

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:  
 2016/11/15

## Subject

**Removal or reduction of Cultural Landscape Properties from the City's Heritage Register**

## Recommendation

That the report regarding the Removal or reduction of Cultural Landscape Properties from the City's Heritage Register, from the Commissioner of Community Services, dated October 24, 2016, be received.

### Report Highlights

- The City adopted a Cultural Landscape Inventory in 2005 and simultaneously added all (approximately 3000) of the impacted properties to the City's Heritage Register
- All of these properties are now subject to review by Heritage Planning staff for any building permit and/or development application
- The process is unmanageable with the current staff compliment and has had little impact in conserving the City's cultural heritage resources
- A revision of the Cultural Landscape Inventory is set for 2018
- In the meantime, options are discussed below for managing the City's large Heritage Register

## Background

In July 2016, the City's Heritage Advisory Committee made the following recommendation, (HAC-0042-2016) subsequently adopted by Council:

That staff be directed to prepare a report summarizing the current data on Mississauga's Cultural Landscapes, the pros and cons of the process of listing/delisting, and maintaining of the list, with a focus on the Mineola Neighbourhood.



This report responds to that request.

The City of Mississauga is a leader in identifying cultural landscapes; it was the first municipality in Ontario to propose a Heritage Conservation District and to produce a Cultural Landscape Inventory. (The document is available online at: [http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf).)

The City adopted the Cultural Landscape Inventory in 2005. Simultaneously, all of the impacted properties were added to the City's Heritage Register, then known as the Heritage Inventory. As per the original Corporate Report, attached as Appendix 1: "The purpose of the Cultural Landscape Inventory is to have it fully integrated into the City's existing Heritage Inventory. [...] As with all property currently listed on the Heritage Inventory, when a development proposal is received, it will be reviewed for cultural heritage resources and appropriate comments will be made toward how the resources may be conserved." It is important to note that listing had no legal status at this time.

The Cultural Landscape Inventory included approximately sixty landscapes, which include large neighbourhoods, streetscapes and the Credit River Corridor. As such, more than 3000 properties were added to the existing 300 individually listed heritage properties. It should be noted that Mississauga's heritage register is one of the largest in the province. As a point of comparison, Toronto has 2498 listed properties versus Mississauga's 3300.

Amendments to the *Ontario Heritage Act* made in April 2005 gave legal status to the Heritage Register and amendments made in June 2006 provided interim protection for listed properties (subsections 27 (3)-(5)). Owners of listed properties must give the council of the municipality at least 60 days notice of their intention to demolish or remove a building or structure on the property. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property.

The City's 2016 Heritage Management Strategy's sixth recommendation is that the City's Cultural Landscape Inventory and its applicable policies be revised. The eleven year-old inventory needs to be re-assessed based on current Provincial definitions, the integrity of the existing landscapes, consideration of new ones, etc. More importantly, an implementation plan that focuses on planning controls is required. The implementation plan would include consideration of delisting landscapes as well as adding Part IV (individual) and Part V (district) heritage designations where warranted. Capital funding is required for such a project. The Culture Division leadership team has committed to requesting funds in the 2017 business planning process for a 2018 start date.

## Present Status

Of the approximately forty heritage permits that Heritage Planning staff process annually, approximately half are redevelopment applications for properties that fall within the cultural landscapes. While some individually listed properties that **also** have cultural landscape status

have been designated under the *Ontario Heritage Act* during this time, **no property** with cultural landscape status only **has been designated under the *Ontario Heritage Act*** to date. Staff recommended one for heritage designation but Council did not uphold the recommendation.

As all demolition applications require a Heritage Impact Assessment, the process has allowed for the documentation of resources subsequently lost. Additionally, to a degree, the Cultural Landscape Inventory has provided some impetus for staff to attempt to mitigate new proposals that are not sympathetic to the character of the cultural landscapes. However, in the absence of coordinated zoning by-laws, and more specific guidelines for the areas, comments cannot be enforced. Likewise, some heritage consultants have advised that cultural landscape status helps them to influence design to be more compatible with surroundings. Simultaneously some heritage consultants have expressed frustration when their advice cannot be enforced.

In addition to managing approximately twenty heritage permits per year as a result of the Cultural Landscape Inventory, as well as corresponding site plan applications, staff also spend considerable time fielding “tire kicking” inquiries from property owners and potential property owners about redevelopment options for heritage properties. As a point of interest, 40% of the Culture Division’s 311 inquiries to date this year are Heritage Planning calls. Additionally, due to applicable law, Heritage Planning staff are flagged on every building permit application that pertains to property listed on the City’s Heritage Register. As such, a considerable amount of staff resources are engaged due to the fact that the Cultural Landscape Inventory is listed on the City’s Heritage Register. Heritage Planning staff review over 2800 applications a year, and that number does not include informal pre-applications.

Heritage listing is an interim tool to protect buildings or structures from demolition or removal without an evaluation against Regulation 9/06, the criteria for determining cultural heritage value or interest. Without the full protection of a heritage designation by-law, heritage listing alone cannot protect the collective physical, associative and contextual cultural heritage character of an area. Over the past decade, the experience has shown **enforceable planning tools are required to preserve the character of these cultural landscapes.**

## Comments

Cultural landscapes can be viewed as a precursor to heritage conservation district designation. Interest in heritage conservation district designation needs to stem from impacted property owners in order to be successful. Although staff, Heritage Advisory Committee members and others find merit – on a very preliminary basis – in designating some of these cultural landscapes under the *Ontario Heritage Act*, there has been little if any interest by affected property owners in upgrading any landscape’s heritage listed status to district designation under the *Ontario Heritage Act*.

Streetsville is the exception. A feasibility study for this potential heritage conservation district is noted in the City’s unfunded Capital Budget. It should be noted that staff have had some

success in conserving the character of the Streetsville Core Cultural Landscape as well as the “low stone walls” cultural features.

In summary, the pros and cons of the inclusion of the Cultural Landscape Inventory on the City’s Heritage Register are as follows:

PROS	<ul style="list-style-type: none"> <li>Minimizes risk of properties that merit Part IV heritage designation being demolished</li> </ul>
	<ul style="list-style-type: none"> <li>Provides opportunity for heritage staff and consultants to attempt to mitigate proposals that are not sympathetic to the character of the landscape</li> </ul>
	<ul style="list-style-type: none"> <li>Documents Mississauga’s property history</li> </ul>
	<ul style="list-style-type: none"> <li>Demonstrates City belief in the cultural heritage value of the properties</li> </ul>
CONS	<ul style="list-style-type: none"> <li>Diverts the few (2.5) staff resources available from projects that may be more effective in conserving Mississauga’s cultural heritage resources, most notably implementing the Heritage Management Strategy. Additionally, other staff, i.e. Legislative Services, Planning &amp; Building and administrative staff, are also impacted.</li> </ul>
	<ul style="list-style-type: none"> <li>Impacts property owner resources due to Heritage Impact Assessment requirement and timelines associated with the production of same as well as the heritage permit process</li> </ul>
	<ul style="list-style-type: none"> <li>Creates frustration for many, both internally and externally, as there is a perception that the “listed” status of a property, that is also included in the Cultural Landscape Inventory, authorizes the City to enforce the maintenance of the cultural landscape character.</li> </ul>

#### Mineola Neighbourhood

As the chart attached as Appendix 2 shows, an inordinate amount of building permit and site plan work is attributed to the Mineola Neighborhood and the Mississauga Road Scenic Route cultural landscapes (2013-15). As the Heritage Advisory Committee recommendation suggests, Mineola has been particularly high in the number of heritage permit applications for demolition that have come before the Committee and Council.

Over the years, there have been attempts to mitigate the challenges associated with the high volume of heritage permit applications in the Mineola Cultural Landscape. In 2007 HAC recommended that Planning and Building be requested to examine the feasibility of strengthening planning tools for Mineola. The department found the existing policies, zoning regulations and design guidelines were sufficient. In 2009, HAC member Matthew Wilkinson spearheaded a group, including volunteers and staff photographed all of the properties in the area, for documentary purposes. These photos were subsequently uploaded into MAX, the City’s planning approval process software/database. In 2012, staff investigated the feasibility of streamlining the Heritage Impact Assessment terms of reference but found that it would undermine both the objectives of the Cultural Landscape Inventory and the heritage policies in the official plan.

## Options

The estimated timing for the Cultural Landscape Inventory review, as per the recommendation of the Heritage Management Strategy, is a few years away, as noted in the background of this report. Interim measures to address some of the more immediate issues discussed above could be considered. Below are some options. They all have varying degrees of feasibility, risk and resource requirements. They are offered here as a point of discussion.

Please note that any removal of properties from the heritage register would require a transition plan to ensure that applicants that are currently in the process of applying for a heritage permit are treated fairly.

### Option #1

Canvas property owners in potential heritage conservation districts to determine level of interest, if any, in designating the area as a heritage conservation district. Consider removing landscapes wherein there is little interest.

### Option #2

Remove cultural landscapes from the City's Heritage Register wherein the original objective of the Inventory – to conserve cultural heritage resources – is proving ineffective. Criteria would need to be determined to define “ineffective.” For example, for landscapes wherein built heritage was not a major identifying criteria, our only conservation tool – preventing demolition with heritage designation – would be less effective.

### Option #3

Assign Heritage Advisory Committee members in teams of three to conduct half day or day long site visits to each of the cultural landscapes with the most redevelopment pressures – including Mineola, Mississauga Road, Lorne Park Estates, Malton War Time Housing and Erindale Neighbourhood – to conduct a preliminary evaluation against the original Inventory, i.e. the criteria used to identify the landscape originally. If appropriate, recommend reduction of properties from the City's Heritage Register. The focus of this study may be on the potential to designate properties under Part IV of the *Ontario Heritage Act* rather than preserving character.

For all of these options, properties that are individually listed should remain so and, through any survey/study more properties that merit individual listing could be identified.

Some combination of the above options may be most effective. Again, these potential solutions are brought forward as a point of discussion.

## Financial Impact

There is no financial impact.

## Conclusion

Heritage Planning staff have processed approximately twenty heritage permit demolition applications per year in the City's Cultural Landscapes for over a decade. The only mechanism of preventing demolition is with designation of the property under the *Ontario Heritage Act*. No property with Cultural Landscape listing status only has been designated through this process.

The Inventory needs to be reassessed and, more importantly, an effective Planning implementation plan is required should there be community support. The Culture Division plans to seek funding for such a multi-year project, to begin in 2018. As a point of discussion, options on interim solutions to the challenges associated with the listing of all properties within Cultural Landscapes are included in the report.

## Attachments

Appendix 1: Cultural Landscape Inventory – Supplementary Report

Appendix 2: Major Building Permits and Site Plan Applications in Cultural Landscapes, 2013-15



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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator





## Corporate Report

Clerk's Files

Originator's  
Files

HAC

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**DATE:** January 18, 2005

**TO:** Chairman and Members of the Heritage Advisory Committee  
Meeting Date: February 22, 2005

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

**SUBJECT:** **Cultural Landscape Inventory – Supplementary Report**

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**ORIGIN:** Community Services Department

**BACKGROUND:** The Heritage Advisory Committee, at its meeting of November 2003, recommended approval in principle of the initial study on a Cultural Landscape Inventory. (Exhibit 1) In addition it was recommended that a sub-committee be established to review the accuracy of the contents and possible additions or deletions to the Inventory.

At the March 2004 meeting of HAC the sub-committee to review the report was confirmed. The committee made recommendations to staff for improvements to the study which have now been incorporated in the current report. (Exhibit 2)

**COMMENTS:** Alterations to the report included the elimination of various transportation corridors as landscapes and/or features, greater consideration of the importance of historic and landmark woodlands and trees, as well as the clarification of the definitions of cultural landscapes and cultural features.

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The definitions now read:

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

**Cultural Features** can be defined as **visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures.** These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports.

The revised report was circulated to the Planning and Building Department and the Transportation and Works Department for a final review. Planning and Building Department comments related to editorial changes which have been incorporated into the study and issues surrounding mapping which will be reviewed through the implementation of the report. Transportation and Works had no comments on the study.

A section has been added to the report which explains the implementation process and integration of the report into the planning process. The purpose of the Cultural Landscape Inventory is to have it fully integrated into the City's existing Heritage Inventory. In this way cultural landscapes will be noted as a type of cultural heritage resource.

As with all property currently listed on the Heritage Inventory, when a development proposal is received, it will be reviewed for cultural heritage resources and appropriate comments will be made toward how the resource may be conserved. The Cultural Landscape Inventory conforms to Section 3.17, Heritage Resources of the Mississauga Plan.

The Cultural and Landscape Inventory will be expanded as both the City and local communities gather more information and analysis about the landscapes within each community. As with all inventories, it is a living document and is expected to change and expand with time.

Staff have found through research and discussion with other municipalities and the Ontario Ministry of Culture that the City of Mississauga is the first municipality in Canada to complete a cultural landscape study and propose its implementation.

**CONCLUSION:**

In order to enhance our understanding of Mississauga's past and be in a position to better preserve selected cultural heritage resources, a Cultural Landscape Inventory has been prepared.

The purpose of the Inventory is to identify and document cultural landscapes, or geographical areas that will be added to the Heritage Inventory. The addition of landscapes to the existing Heritage Inventory will provide the background for assessing development proposals and ensure that all cultural heritage resources are noted for appropriate evaluation.

**RECOMMENDATION:**

That the City's Heritage Inventory be expanded to include the Cultural Landscape Inventory, as presented to the Heritage Advisory Committee on February 22, 2005.



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

MW

K:\RECOM\SECTION\GROUP\2005\Planning and Heritage\MW\Cultural Landscapes 2005

<b>Landscape</b>	<b>Permits</b>	<b>%</b>	<b>Site Plan</b>	<b>%</b>
Credit River Corridor	23	6	5	4.2
Creditview Road Scenic Route	16	4.2	1	0.8
Erindale Village Neighbourhood	8	2.1	0	0
Lakefront Promenade	3	0.8	1	0.8
Lorne Park Estates	6	1.6	7	5.9
Low Stone Walls	4	1	1	0.8
<b>Mineola Neighbourhood</b>	<b>82</b>	<b>21</b>	<b>66</b>	<b>55</b>
Civic Centre Precinct	18	4.7	0	0
<b>Mississauga Road Scenic Route</b>	<b>132</b>	<b>35</b>	<b>20</b>	<b>17</b>
Ratray Marsh	1	0.3	0	0
Sheridan Research Park	28	7.3	8	6.7
St. Lawrence Starch	1	0.3	1	0.8
Streetsville Memorial Park	1	0.3	0	0
Streetsville Village Core	36	9.4	9	7.6
Trelawny	7	1.8	0	0
War Time Housing	16	4.2	0	0
<b>TOTAL</b>	<b>382</b>	<b>100</b>	<b>119</b>	<b>100</b>

City of Mississauga  
**Memorandum**



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Date: 2016/10/26  
To: Chair and Members of Heritage Advisory Committee  
From: Mumtaz Alikhan, Legislative Coordinator, Office of the City Clerk  
Meeting Date: 2016/11/15  
Subject: **Vacancy on Heritage Advisory Committee - Resignation of Paul McGuigan**

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On October 25, 2016, Paul McGuigan, resigned from the Heritage Advisory Committee (HAC) with immediate effect.

This has resulted in a vacancy on HAC and in accordance with Council Procedure By-law 0139-2013, the seat of a Member of a Committee shall be declared vacant and the filling of the vacancy shall be made by Resolution of Council.

**Attachments**

Appendix 1: Resignation Letter from Paul McGuigan, Citizen Member

A handwritten signature in black ink, appearing to read 'Mumtaz Alikhan', with a stylized flourish at the end.

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Prepared by: Mumtaz Alikhan, Legislative Coordinator



October 25, 2016

Councillor George Carlson  
Chair, City of Mississauga Heritage Advisory Committee  
Mississauga City Hall  
300 City Centre Drive  
Mississauga, ON L5B 3C1

Dear Councillor Carlson,

Further to our recent telephone discussion regarding my service as a volunteer member of the City of Mississauga Heritage Advisory Committee (HAC), I regret that I am no longer able to continue attending and participating in the regularly-scheduled committee meetings.

In late March of this year, I accepted a position with a new employer in Toronto and it has proven to be unexpectedly difficult to attend to external commitments during business hours. Moreover, my continuing role as a volunteer committee member within my own professional association (Ontario Architects Association) has resulted in a coincidental and ongoing direct conflict with HAC meetings.

If my present circumstances thus oblige me to step down as a member of HAC, then I fully accept this outcome and offer my sincere best wishes for the continued success of the committee. Having subsequently spoken with Mark Warrack on this matter, I would be pleased to continue to offer my services to HAC where possible, if the committee determines I may continue be of assistance in some capacity. This could include review and commentary on committee matters and /or potential support to sub-committee or special project work, outside of regular business hours.

I am proud of my history of volunteer service over the years with the City of Mississauga Heritage Advisory Committee and look forward to continuing to be of service to the City in the future.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul McGuigan', with a stylized, flowing script.

Paul McGuigan

City of Mississauga  
**Memorandum**



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Date: 2016/10/28  
To: Chair and Members of Heritage Advisory Committee  
From: P. Wubbenhorst, Senior Heritage Coordinator  
Meeting Date: 2016/11/15  
Subject: Heritage Planning Work Plan

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Please find attached the Heritage Planning Work Plan, as per the Heritage Advisory Committee request.

**Attachments**

Appendix 1: Work Plan 2016/17

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Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

**Heritage Planning Core Workload**

<b>TASK</b>	<b>Estimated % of Time</b>
1. Respond to numerous incoming inquiries re: the 3500+ properties included on the City's Heritage Register	15
2. Guide changes to heritage property through heritage planning process and negotiation	40
3. Serve as team member on multiple City projects with a potential heritage component	
4. Manage approximately forty incoming heritage permit applications per annum	
5. Analyze, evaluate and comment on all Official Plan Amendment, Plan of Subdivision and Rezoning applications	25
6. Analyze, evaluate and comment on all Site Plan applications that are on or adjacent to heritage property	
7. Review all Committee of Adjustment applications and analyze, evaluate and comment on those of heritage interest	5
8. Provide clearance to building permit office on heritage property proposals that do not require a heritage permit	3
9. Ensure heritage property grant program is rolled out in accordance with Heritage Planning standards and timelines	1
10. Serve as subject matter expert for annual heritage property grant program	
11. Contribute to City planning policies, visioning studies, strategic and master plans	5
12. Work with by-law enforcement and prosecutions staff, if necessary, on contraventions related to heritage properties	8
13. Advance preparation and/or managing recommendations/decisions related to Conservation Review Board and Ontario Municipal Board hearings	8
<b>TOTAL</b>	<b>110</b>

**Additional Projects**

<b>TASK</b>	<b>Status</b>
14. Complete Museums and Heritage Planning Strategic Plan – includes finalizing report content, drafting reports for Leadership Team and Council, coordinating presentations and roll-out	Complete
15. Activate implementation plan for the Museums & Heritage Planning Strategic Plan and re-set priorities	In process
16. Designate three heritage listed properties owned by the City of Mississauga – includes researching and drafting cultural heritage assessment if required, drafting designation by-laws and corporate reports, and liaising with relevant City departments	In process
17. Create RFP, hire consultants and project manage the Old Port Credit Village Heritage Conservation District Plan	In process
18. In coordination with Legal services, complete heritage permit by-law revision	Complete

19. Manage UTM intern's heritage property tax relief project	Complete
20. Research, compose copy and coordinate design, production and installation of requested designated property plaques	On hold
21. Complete design and implement policy/process for interpretive panel requests	In process
22. Determine priority properties for designation or by-law updates	On hold
23. "Lean" process improvement project to streamline heritage permit process	On hold

City of Mississauga  
**Memorandum**



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Date: 2016/10/06  
To: Chair and Members of Heritage Advisory Committee  
From: Mumtaz Alikhan, Legislative Coordinator  
Meeting Date: 2016/11/15  
Subject: 2017 Heritage Advisory Committee Meeting Dates

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This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2017:

- Tuesday, January 10
- Tuesday, February 14
- Tuesday, March 7
- Tuesday, April 11
- Tuesday, May 9
- Tuesday, June 13
- Tuesday, July 11
- Tuesday, September 5
- Tuesday, October 17
- Tuesday, November 14

All meetings will be held at 9:30 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. Please note that one or more of the above meetings may be cancelled due to insufficient agenda items.

It is important to contact the City Clerk's Office in advance of meetings if you will be absent and/or late so that quorum issues can be anticipated and dealt with accordingly.

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Prepared by: Mumtaz Alikhan, Legislative Coordinator

Corporate Services Department, Legislative Services Division  
300 City Centre Drive, 2<sup>nd</sup> Floor, Mississauga, ON, L5B 3C1  
Telephone: 905-615-3200, ext. 5425; Fax: 905-615-4181  
Email Address: [Mumtaz.Alikhan@mississauga.ca](mailto:Mumtaz.Alikhan@mississauga.ca)



From: [Laila Gablazon](#)  
 To: [Raj Sheth](#)  
 Cc: [Anna Cascioli](#); [Jasbir Raina](#); [Debbie Mendonca](#); [Mark Vanderhelm](#)  
 Subject: RE: Heritage Advisory Committee Request  
 Date: 2016/09/29 12:05:00 PM  
 Attachments: [HAC Minutes.pdf](#)  
[RE HAC-0043-2016.msg](#)  
 Importance: High

Raj,

Further to below, page 6 of the minutes of HAC last July (attached) indicated that Matthew Wilkinson from Heritage Mississauga assumed that there was a report generated by F&PM with regards to needed repairs/upkeep of heritage-owned facilities. I've since asked Paula Wubbenhorst from Culture about this report and it appears that she too has yet to see that F&PM report mentioned. Both Paula and I have reverted back to Matthew to clarify on it (refer to attached email correspondence). Based on my conversation with Matthew, he only "assumed" that there was a report generated as he met with Mark Vanderhelm together with a consultant some years back and toured Adamson, Benares and Chappell. To date, Matthew has advised that he will clarify this with Mark and get back to me once he gets hold of Mark.

It would appear that the existence of an F&PM report on heritage properties, as mentioned during the HAC meeting and which Council is asking that we provide a copy of, is only an "assumption" from Matthew.

Laila

---

From: Raj Sheth  
 Sent: 2016/09/14 10:25 PM  
 To: Laila Gablazon  
 Cc: Anna Cascioli; Jasbir Raina; Debbie Mendonca  
 Subject: Fwd: Heritage Advisory Committee Request

Laila,

Can I ask you to follow up with Heritage and get a copy of the documents listed below.

Once you have had a chance to digest, please coordinate a time to review with Anna, Jasbir and myself.

Debbie can help set up the meeting but please note deadline date below.

Thanks

Raj

Raj Sheth  
 Director of Facilities & Property Management  
 905-815-2571

Begin forwarded message:

**From:** Mumtaz Alikhan <[Mumtaz.Alikhan@mississauga.ca](mailto:Mumtaz.Alikhan@mississauga.ca)>  
**Date:** September 14, 2016 at 12:22:39 PM EDT  
**To:** Raj Sheth <[Raj.Sheth@mississauga.ca](mailto:Raj.Sheth@mississauga.ca)>  
**Cc:** Gary Kent <[Gary.Kent@mississauga.ca](mailto:Gary.Kent@mississauga.ca)>, Paul Mitcham <[Paul.Mitcham@mississauga.ca](mailto:Paul.Mitcham@mississauga.ca)>, Paul Damaso <[Paul.Damaso@mississauga.ca](mailto:Paul.Damaso@mississauga.ca)>, Paula Wubbenhorst <[Paula.Wubbenhorst@mississauga.ca](mailto:Paula.Wubbenhorst@mississauga.ca)>, Mark Warrack <[Mark.Warrack@mississauga.ca](mailto:Mark.Warrack@mississauga.ca)>, George Carlson <[George.CARLSON@mississauga.ca](mailto:George.CARLSON@mississauga.ca)>  
**Subject:** Heritage Advisory Committee Request



At its meeting held on July 12, 2016, members of the Heritage Advisory Committee recalled that Facilities and Property Management Division had conducted a review of maintenance priorities of City owned heritage properties several years ago, and the Committee therefore requested staff to obtain a copy of this report for review per Recommendation HAC-0043-2016. The Recommendation below was considered by General Committee on September 7, 2016 and subsequently adopted by Council on September 14, 2016 – Resolution 0168-2016:

**HAC-0043-2016**

*That Facilities and Property Management Division be directed to provide to the Heritage Advisory Committee the report on maintenance priorities for City owned heritage buildings prepared approximately five years ago.*

The Heritage Advisory Committee would appreciate receiving this Report at your earliest convenience for its review. The next meeting of the Committee is scheduled for October 11, 2016.

Please let me know if I can be of further assistance.

Thank you,

Mumtaz Alikhan, Legislative Coordinator,  
 Heritage Advisory Committee (x5425)



**Mumtaz Alikhan**  
 Legislative Coordinator, Legislative Services  
 T 905-615-3200 ext.5425  
[mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

[City of Mississauga](#) | Corporate Services Department,  
 Legislative Services Division

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