
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

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
Paul McGuigan, Citizen Member
Matthew N. Wilkinson, Citizen Member

Contact

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1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
 - 4.1. Approval of Heritage Advisory Committee Minutes - September 13, 2016
5. DEPUTATIONS
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.*)
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.

RECOMMENDATION

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.*
- 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.

RECOMMENDATION

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.

- 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

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.

- 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

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.

- 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

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.

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee

8.2. Public Awareness Sub-Committee

9. INFORMATION ITEMS

10. OTHER BUSINESS

11. DATE OF NEXT MEETING – November 15, 2016

12. ADJOURNMENT

City of Mississauga Minutes



Heritage Advisory Committee

Date

2016/09/13

Time

9:30 AM

Location

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

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
Rick Mateljan, Citizen Member **(Vice-Chair)**
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Lindsay Graves, Citizen Member
Cameron McCuaig, Citizen Member

Members Absent

Elizabeth Bjarnason, Citizen Member
James Holmes, Citizen Member
Paul McGuigan, Citizen Member
Matthew N. Wilkinson, Citizen Member

Staff Present

Mark Warrack, Manager, Culture and Heritage Planning
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 – 9:31 pm

2. APPROVAL OF AGENDA

APPROVED (Councillor C. Parrish)

3. DECLARATION OF CONFLICT OF INTEREST

R. Mateljan declared a conflict with Item 7.2.

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Heritage Advisory Committee Minutes - July 12, 2016

APPROVED (R. Cutmore)

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.)

6.1. Public Question Period on Heritage Committee Agenda

Councillor Carlson advised that Council had recently approved the inclusion of a public question period of 15 minutes on all Committees of Council agendas. The public is invited to speak about a matter on a meeting agenda.

RECOMMENDATION

HAC-0044-2016

That the Memorandum dated August 2016 from Mumtaz Alikhan, Legislative Coordinator, advising of an addition of a Public Question Period, with a 15 minute limit, on future Heritage Advisory Committee Agendas, be received for information.

RECEIVED (R. Mateljan)

7. MATTERS TO BE CONSIDERED

- 7.1. Request to Demolish a Heritage Listed Property: 2494 Mississauga Road (Ward 8)
Corporate Report dated August 11, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0045-2016

That the property at 2494 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.

APPROVED (L. Graves)

- 7.2. Request to Demolish a Heritage Listed Property: 1405 Glenwood Drive (Ward 1)

R. Mateljan excused himself at 9:33am for this Item.

Corporate Report dated August 11, 2016 from the Commissioner of Community Services.

RECOMMENDATION

HAC-0046-2016

That the property at 1405 Glenwood 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 (D. Dodaro)

At this point R. Mateljan returned to the Meeting.

- 7.3. Request to Demolish a Heritage Listed Property: 1142 Mona Road (Ward 1)

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

Councillor Carlson spoke to an email dated September 9, 2016 from Matthew Wilkinson who was unable to attend the meeting today. Mr. Wilkinson expressed concern that the proposed infill development seems to be at odds with the surrounding land use and the cultural heritage landscape of Mineola.

Ms. Cecilia Nin Hernandez, Heritage Coordinator, noted that the decision at this time is only on the demolition but staff will provide the Committee's and staff's comments on the development application. She said Heritage staff's observation is that the development will have an impact on the cultural landscape. With respect to the removal of trees, Ms. Nin Hernandez noted that this will be captured in the site plan process of the

development.

RECOMMENDATION

HAC-0047-2016

1. That the property at 1142 Mona 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 the email dated September 9, 2016 from Matthew Wilkinson, expressing concern with the infill development, be received for information.

APPROVED (R. Mateljan)

7.4. Potential Heritage Conservation District – "Clarkson Corners"

Memorandum dated August 19, 2016 from Paula Wubbenhorst, Senior Heritage Coordinator.

Lindsay Graves noted that it would be prudent to conduct a feasibility study and said that if the community does not support a heritage conservation district (HCD), it will not work. Ms. Graves also stated that the Huron District is the smallest in the Province.

David Dodaro suggested that before presenting the proposition to the local Councillor, more discussion on what the boundary will be is needed.

RECOMMENDATION

HAC-0048-2016

That the Memorandum dated August 19, 2016 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled *Potential Heritage Conservation District* for the area known as "Clarkson Corners", be received for information.

RECEIVED (Councillor C. Parrish)

7.5. Significant Tree Nomination – Miles Lane Tree 1 "Walterhouse" et al.

Memorandum dated August 19, 2016 from Paula Wubbenhorst, Senior Heritage Coordinator.

RECOMMENDATION

HAC-0049-2016

That the Memorandum dated August 19, 2016 from Paula Wubbenhorst, Senior Heritage Coordinator, entitled *Significant Tree Nomination – Miles Lane Tree 1 "Walterhouse" et al.*, be received for information.

RECEIVED (R. Mateljan)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee - Nil8.2. Public Awareness Sub-Committee - Nil

9. INFORMATION ITEMS

Ms. Wubbenhorst advised that a review of the Port Credit Heritage Conservation District will be conducted shortly. She noted that the current HCD is twelve years old.

10. OTHER BUSINESS

10.1. Lakeshore Connecting Communities Technical Advisory Committee

Mark Warrack, Manager, Culture and Heritage Planning, said that the transportation corridor will include the public realm and therefore the study is comprehensive, and goes beyond traditional transportation studies.

Mr. McCuaig volunteered to represent the Heritage Advisory Committee on the Lakeshore Connecting Communities Technical Advisory Committee.

RECOMMENDATION

HAC-0050-2016

That Cameron McCuaig be appointed to represent the Heritage Advisory Committee on the Lakeshore Connecting Communities Technical Advisory Committee as per the request from the Transportation Planning, Transportation and Works Department, dated August 26, 2016.

APPROVED (R. Mateljan)

11. DATE OF NEXT MEETING - October 11, 2016

12. ADJOURNMENT 9:57 am

City of Mississauga
Corporate Report



Date: 2016/09/19

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
 2016/10/11

Subject

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

Recommendation

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.

Report Highlights

- The property owner has submitted a heritage permit application to demolish 1216 Mississauga Road, a property listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route Cultural Landscape.
- Council may prevent the demolition of heritage listed properties by protecting them with a notice of intent to designate it under the Ontario Heritage Act.
- Staff finds that while the house is of cultural interest due to its rare architectural attributes as described in the report and its association with William Elmer Wright, who is attributed as a significant figure in Mississauga, this particular house has undergone alterations that have taken away from its wholesome physical cultural value or interest.
- Full documentation prior to demolition is recommended, as well as the owner is encouraged to work with his consultant and local heritage groups to commemorate the Wright family.

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 Mississauga Road Scenic Route cultural landscape. This cultural landscape is significant due to its scenic and visual quality as the road traverses a variety of topography and land use, from old established residential neighbourhoods to new industrial and commercial uses. Its landscape is of archaeological, design, technological interest as well as having historical interest and associations, illustrating important phases of Mississauga's history and displaying a consistent scale of built features.

The permit application does not include information on future planned redevelopment. The landscaping, urban design and conservation authority related aspects will be reviewed as part of the development review process, once an application is made to the City, to ensure the project respects the character of the surrounding community. A Heritage Impact Assessment addendum showing future plans for redevelopment will be required at the time that a development application is submitted to the City.

Comments

Regulation 9/06 of the Ontario Heritage Act provides the criteria for heritage designation under three broad categories of physical or design, historical or associative, and contextual value. The subject property has some merit in the historical and contextual values but it is lacking in the physical/design merit as discussed below.

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Assessment (HIA) compiled by WSP-MMM Group Ltd. and Built Heritage Consultant Meagan Hobson. It is attached as Appendix 1. The consultant has concluded that the house at 1216 Mississauga Road is not worthy of designation.

Of note, the information in the Heritage Impact Assessment and additional research by staff reveals that the house was constructed sometime between 1926 and 1929. The HIA notes that "the building on the subject property is a Craftsman Bungalow..." (HIA, 11). Staff concurs with this statement. Moreover, the house displays rare attributes of the Craftsman Bungalow style in Mississauga, such as the cross-clipped gable roof (cross jerkin-head roof), iron casement windows with true divided lights, arranged in a variety sizes and of compositions (singles, or threes, with two, three or four rows of divided lights in height) a deep front porch with stone tapered columns, red rough textured brick with burnt units arranged in diamond like patterns in random sized (some more or less defined), laid on a running bond. The HIA states that "the

window style imitates the multi-paned leaded casement windows of Tudor and Jacobean style buildings that influenced the English and American Arts and Crafts movements and filtered down into the Craftsman Bungalow. The window latches are brass and are very plain, almost industrial” (HIA, 13). Staff concurs with this statement. The house displays more typically found craftsman bungalow style characteristics such as the one and half storey massing, almost square plan with front porch extending past the north side, punched windows, cladding material distribution accentuating horizontality, assigned in bands wrapping around the house, first patterned (panel style) concrete block, then brick, then stucco, orientation of the house with the front facade and front door facing the access road. Together these characteristics give the home a country cottage look in line with the Craftsman Bungalow style. The house maintains its original orientation to Mississauga Road and sits on its original foundation, contributing to the varied character of this historic road at a stretch where it extends north, out of the Port Credit Village street grid, and an area where in the first decades of the 20th century, the train track some meters south, delineated the edge of the Village and the start of farmland.

Staff was able to visit the property with the owner’s consent on September 16, 2016. Staff found that the house had been somewhat altered, such as the soffits which are presently clad in aluminum, the stucco was possibly updated mid-century, the extended porch has been enclosed, two column capitals removed and one entire column removed and basement windows replaced. All other windows are original. At the rear elevation at the second floor, a glazed wooden single door paired with an iron window that may have had a French balcony or a walkout to a deck or balcony has been bricked and stuccoed over, only half way. The house was given two readily visible additions, a garage at the basement level, and a side door entrance room at the ground floor level. The original home’s massing is still discernable. The garage addition is roofed with a concrete slab that serves as a terrace accessible at the rear elevation from the dining room’s double French doors. It is not clear what type of porch or decking may have existed as the French doors show no signs of being later additions. The interior also contains some characteristic features, as the original layout, millwork, leaded came double doors, original radiators and fireplace appeared in place. However, the fireplace has been painted, kitchen has been renovated in the 1970s, upstairs bathroom fixtures have received some updates and carpet has been installed on the first floor.

The proponent’s Heritage Impact Assessment suggests that Joseph Lolato may have built the house. However, according to WSP-MMM Group et al, he did not acquire the property until 1936. This date does not correspond with the 1920s style of the house.

Staff research suggests that William E. Wright and Lillian M. Dudgeon acquired the property in 1923 from the Madigan family prior to the couple’s 1926 marriage. The purchase was likely made while Wright was studying electrical engineering at the University of Toronto. The Port Credit Weekly article partially reproduced in the Heritage Impact Assessment states that Wright graduated in 1925. It is possible that the couple finally settled in the home after living in Montreal and giving birth to son William in August 1929 at Stratford General Hospital. Wright’s July 1992 Mississauga News obituary states that he “lived in the same house on Mississauga Rd. for more than 50 years.” The couple sold the property in 1973.

The obituary headlines with “CVCA founder Elmer Wright dies at age 93.” Wright was a “prime backer” of the Credit Valley Conservation Authority (Port Credit Weekly May 6, 1954). The Mississauga News states that: “Wright served as a member of the authority and was its unpaid secretary from its inception until the first full-time manager was hired in 1965.”

According to Heritage Mississauga records, Wright served as hydro commissioner of Toronto Township (a three person commission) in 1946, 1947, 1950, 1951, 1953 and 1954. An ad in a 1952 edition of the Port Credit Weekly suggests that this was an elected position. He was also a school trustee and Chair of the local School Board, another elected position (Port Credit Weekly January 18, 1939). The full Mississauga News obituary is attached as Appendix 2.

Staff finds that while the house is of cultural interest due to its rare architectural attributes and its association with William Elmer Wright, a late former Commissioner of Hydro Electric for Toronto Township and attributed as a significant figure in the start of the Credit Valley Conservation Authority, this particular house has undergone alterations that have taken away from its wholesome physical cultural value or interest.

Staff's Analysis

Although the interior features and stylistic characteristics discussed above suggest the design could have been informed by a commercially available pattern book or catalogue, such as Sears Roebuck, Aladdin Homes, Eaton's or others available at the time, no information has been found to confirm the designer or if it is a variation of a pattern book design. Therefore, Staff finds that there is insufficient evidence to recommend designation at this time.

As staff was able to visit and photograph the property on September 16, 2016, staff concur with the recommendations provided in the HIA by WSP-MMM group and Meagan Hobson for recording and documentation and conservation strategies as follows:

1. That the owner provides two hard copies and a digital copy of to-scale detailed architectural measured drawings of the interior layout and the exterior facades of the original bungalow. This information will be submitted to the City and a copy provided to Peel Art Gallery Museum and Archives (PAMA).
2. “Destructive testing prior to demolition to provide further information about the original bungalow such as removal of the vinyl siding on the porch... removal of paint on the interior fireplace to reveal the of original brick, removal of brick units to check for brick – maker's stamp, removal of a sample of the exterior stone to confirm that it was locally sourced stone.” (HIA, 23) This information is to be included in a demolition documentation report to be submitted to the City and PAMA.
3. The HIA also recommends commemoration of the Wright family. The owner is encouraged to work with his heritage consultant and local heritage groups to commemorate the Wright family.

Financial Impact

There is no financial impact.

Conclusion

The owner of 1216 Mississauga 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

Appendix 2: William E. Wright Obituary 1992

A handwritten signature in blue ink, appearing to read "Paul Mitcham", is shown on a light-colored background.

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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator and Paula Wubbenhorst, Senior Heritage Coordinator

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Cultural Landscape Heritage Impact Assessment

1216 Mississauga Road, Mississauga ON

8/4/2016
Revised and Resubmitted 8/30/2016

In association with:
Megan Hobson
M.A. Dipl. Heritage Conservation
Built Heritage Consultant
45 James Street, Dundas, ON L9H 2J5
905.975-7080
mhobson@bell.net

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Appendix A: Land Registry Summary

Appendix B: Property Survey

Appendix C: Property Photographic Documentation

1 INTRODUCTION

WSP-MMM Group Limited was retained by

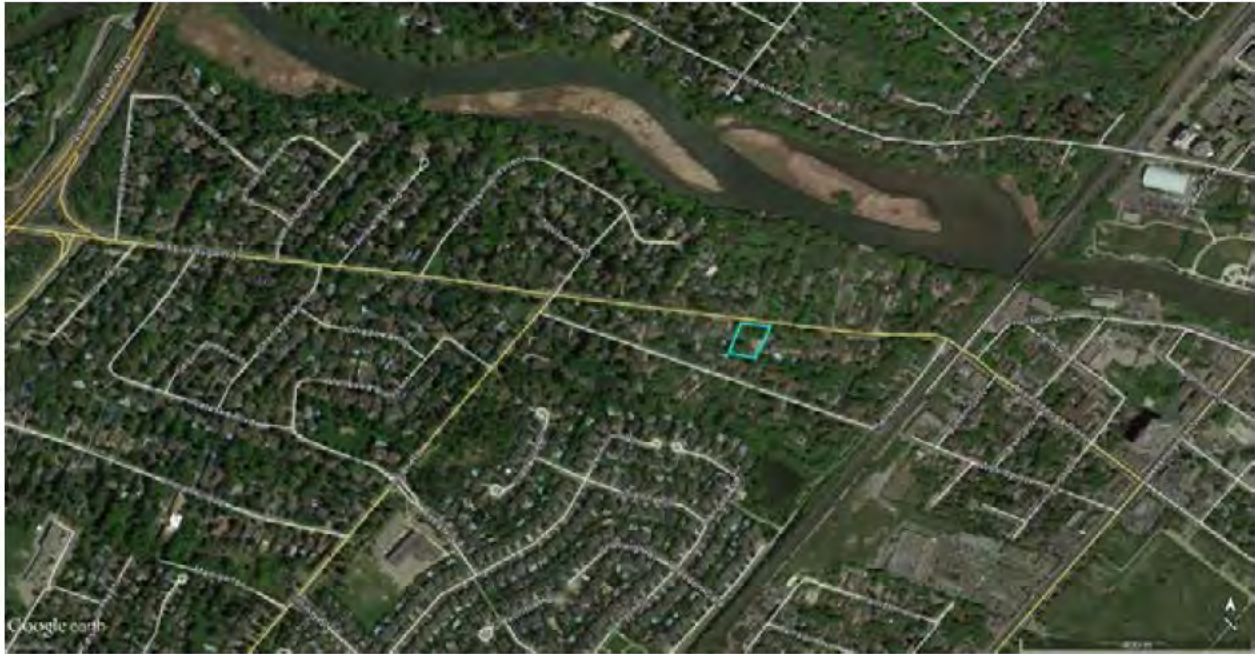
the current owner of 1216 Mississauga Road, to complete a Heritage Impact Statement (HIS). As the property is located within the Mississauga Road Scenic Route Cultural Heritage Landscape and is listed on the Heritage Register as "William Wright House" but not designated, the HIS is one of the requirements of the City of Mississauga's Heritage Planning Department to obtain a permit for demolition of the existing house. This Heritage Impact Statement describes the features of the cultural landscape and historic associations of the property, assesses the impact of the proposed development and discusses mitigation measures.

2 METHODOLOGY

The proposed development of the property is to demolish the existing building. On July 27, 2016 an on-site visual inventory and photo documentation was completed to document the features of the existing property and interior/exterior of the dwelling (please refer to Appendix C). A streetview inventory was also conducted in Google Earth, to compare with neighbouring properties. Research was conducted at the Peel Land Registry Office and the Heritage Mississauga Library to ascertain the history and context of the development of Mississauga Road and the local area, as well as the historical significance of the previous owners of the property. This context will help to further convey the significance of the Mississauga Road Scenic Route Cultural Landscape and the property's place within it, as well as shed light on the historical associations of the property.

3 HISTORICAL RESEARCH, SITE ANALYSIS AND EVALUATION

3.1 SITE DESCRIPTION, LOCATION, AND CONTEXT



Context Map, 2014, Google Maps. Subject Property outlined in cyan.

The subject property is located at 1216 Mississauga Road. The property is on the south side of Mississauga Road, west of the Credit River and south of the Queen Elizabeth Way highway. The property backs onto and is surrounded by other residential properties.



Subject Site at 1216 Mississauga Road (panoramic view distorts plane).



Mississauga Road, Google Earth Streetview looking west (left) and east (right) from the property.



Google Earth Streetview of properties across from 1216 Mississauga Road.

3.2 CULTURAL HERITAGE LANDSCAPE

Mississauga Road is a recognized Cultural Landscape and one of the City's oldest thoroughfares.¹ The name originates from the French-appointed name for the Ojibway First Nation, a corruption of the Ojibwa-named Mississagi River, or 'river with a large outlet', located on the north shore of Lake Huron where the Ojibway were first encountered.² The Ojibway gradually settled Southern Ontario after the Iroquois had withdrawn from the area. At one point, the Ojibway occupied one kilometre on either side of the Credit River from Lake Ontario north to Streetsville. Mississauga Road "was once the Indian hunting and fishing trail that linked the Mississauga natives' fishing grounds at the mouth of the Credit River with their farms and their woodlots and hunting grounds in the interior".³ The Ojibway were gradually squeezed into tighter areas due to successive treaties, population decline, and conflicts with new settlers. By 1847, the Ojibway population was reduced to only 28 families and were moved to a reservation at New Credit, near Brantford.⁴

Mississauga Road is an exception in an otherwise rectilinear road grid laid out in a military plan by British surveyors.⁵ The road follows high land west of the Credit River, often severing properties in half. As settlers arrived, small communities became established, including Port Credit at the mouth of the Credit River on Lake Ontario, and Streetsville to the north of today's highway 403. Port Credit grew as a

¹ City of Mississauga Property Information.

² Skeoch, A. *Mississauga: Where the River Speaks*. 2000.

³ Ibid, p.34.

⁴ Ibid.

⁵ Ibid.

port to ship goods from the interior such as logs, stone, grain, milled goods and fish to Toronto's markets.⁶ Streetsville was first surveyed in 1818-1819 by Timothy Street, who was also given land here as a result of his services.⁷ He did not immediately develop the land. James Glendinning was the first to settle here in 1819, enticed by the area's rich agricultural land between the Credit River and Mullet Creek.⁸ Many others soon followed and the area became a prosperous farming and milling community. Mississauga Road would come to link Port Credit, Streetsville, and other villages in the area.

John Embleton surveyed the First Nations trail in the 1820s, which would eventually become Mississauga Road.⁹ It became a stagecoach route from Streetsville to Port Credit starting in 1831.¹⁰ It was not until 1931 that the road between Dundas and Streetsville, named the Streetsville-Erindale road, was paved, ceremoniously opened for use, and renamed Mississauga Road.¹¹ The road now stretches north and joins Erin Mills Parkway north of Streetsville, and Mississauga Road continues into Brampton.



Mississauga Road prior to paving in 1931.¹²

3.3 SUBJECT PROPERTY

The property was purchased on June 24, 1937 by William E. Wright from Sadie Lolato et mar, according to the records at the Peel Land Registry Office. Mr. Wright married teacher Lillian Maude Dudgeon (d. 1982) in 1926, she was the daughter of Port Credit United Rev. Dudgeon.¹³ The property stayed in the Wright's possession from 1937 until October 1, 1973, when they sold the house and property to .¹⁴ The property was transferred to .¹⁵

⁶ Skeoch, A. *Mississauga: Where the River Speaks*. 2000.

⁷ Streetsville Historical Society. *A History of Streetsville*. 2008.

⁸ Ibid.

⁹ Hicks, K. *Streetsville: From Timothy to Hazel*. 2008.

¹⁰ Hicks, K. *Erindale: Early Times to Evolution*. 2009.

¹¹ Ibid.

¹² Hicks, K. *Erindale: Early Times to Evolution*. 2009.

¹³ City of Mississauga, Property Information.

¹⁴ Ibid.

According to the homeowner's son, _____, his father severed the property in 1980 to create two new lots at the back of the property fronting on Kane Street.¹⁶ He further noted that an easement had been created shortly thereafter to extend the sewer main to service the two new lots.¹⁷ This was confirmed by the records in the Land Registry Office which note Reference Plans deposited in June and July of 1980 and the transfer of an easement to the Regional Municipality of Peel in April of 1981. All of the properties are currently developed with single detached dwellings. The subject property and surrounding properties are zoned Residential 1-1 (R1-1) or R2-1 (R2-1) in the City of Mississauga's Zoning By-law.¹⁸

Prior to 1937, the subject property was part of the Madigan family farm that included land in Lot 8 on both sides of Mississauga Road. When James Madigan emigrated to Port Credit from Ireland in 1850, Mississauga Road was just a rough trail through the bush. James acquired 100 acres of land in Port Credit and his son Timothy acquired a further 100 acres when C.E. Anderson defaulted on his property in 1863. Anderson's name appears on the 1859 Tremaine Map. In the late 1870s, James's son John purchased the west half of his father's 100 acres in Lot 8 and it is his name that appears on the 1877 County Atlas map.



From left: 1859 Tremaine Map; 1877 County Atlas Map; and Madigan farmhouse on Mississauga Road, relocated by Joseph Lolato in 1936.

John Madigan's house was located at the south end of the property, on the west side of Mississauga Road just above the railway tracks. John was a successful farmer who "planted a great deal of small fruit." John's house is no longer standing but there is a picture in the Mississauga Library of members of the Madigan family standing in front of the house.¹⁹

The Madigan farm house was still standing when Joseph Lolato acquired the property in 1936, because a newspaper clipping in the Perkins Bull Collection states that when he purchased the property he moved the Madigan farmhouse about a mile to the west of its original site.²⁰ Joseph Lolato was presumably clearing the property so that it could be divided up into residential lots. Lolato had purchased the Madigan farm after it was seized in a foreclosure. The plaintiff to whom the Madigan's owed money was

¹⁵ City of Mississauga, Property Information.

¹⁶ Personal Communication, Nick Perrotta, July 27 2016.

¹⁷ Ibid.

¹⁸ City of Mississauga, Zoning By-law.

¹⁹ Perkins Bull Collection; Madigan family file, PAMA

²⁰ Ibid.

Achille Grossi.²¹ Grossi must have already died, so the executors of his will, Arthur J. and Joseph J. Grossi, sold the property to Joseph Lolato the following year. Joseph Lolato (1886-1956) is identified on the land deed as a "Concrete Block & Tile Manufacturer".²² In a Voter's List from 1945 he is described as a "Contractor". Joseph and his wife Sadie Lolato are buried in the Saint Mary's Catholic Cemetery in Port Credit.²³



Aerial, 1954, City of Mississauga. Subject site identified in cyan.

An aerial photo from 1954 shows the area south and east of the subject property to be predominantly farmland and orchards, a major industry of Mississauga during much of the 20th century.²⁴ This use continued until the late 1960's to early 1970's, when a number of residences were developed east of the property on former orchard lands.²⁵ It appears that the residence at 1216 Mississauga Road was already constructed in the 1954 aerial and subsequent aerial imagery.

The area further south of the property formed part of the Texaco Oil Refinery Lands (site of the Port Credit Brickworks prior to its closing in the 1920s), established in 1932 as the Lloyd Refinery.²⁶ It was purchased by Good Rich Oil in 1937, became Regent Refinery Company in 1946, was purchased by McColl-Frontenac in 1955 and then renamed the Texaco Canada Refinery in 1959.²⁷ From the aerials it is apparent that there was significant growth over this period as the 3 cylinders visible in the 1954 aerial became 11 between 1954 and 1963.²⁸ The refinery had a major fire and subsequent evacuation on

²¹ No information on Achille Grossi could be found in local historical collections.

²² Land Records. Peel Registry Office. Part Lot 8, CIR 1st Range

²³ Ancestry.ca [Accessed August 29, 2016]

²⁴ City of Mississauga, Heritage Mapping.

²⁵ Ibid.

²⁶ Personal Communication, Matthew Wilkinson, Historian, Heritage Mississauga.

²⁷ Ibid.

²⁸ City of Mississauga, Heritage Mapping.

October 2 1978 and was decommissioned seven years later in 1985.²⁹ By 2002, the lands were being developed into the subdivision which exists to this day.³⁰

3.4 BUILT ENVIRONMENT

Mississauga Road is known to feature “some of the City’s most interesting architecture and landscape features”, and this stretch of road is consistent with that statement.³¹ Large estate homes are a predominate feature in this area of Mississauga Road, the majority of which were built around the mid to late 1960s onwards. The style of homes is eclectic and diverse, with a wide range of architectural styles and materials.



Perrin-Bonner-Bluett Residence.³²

A half kilometre west from the subject property, along Mississauga Road, is the Perrin-Bonner-Bluett Residence located at 1362 Mississauga Road. Built in the Gothic and Queen Anne style in 1888 by Addison Perrin, this house was designated under the terms of the Ontario Heritage Act for its architectural features which are representative of the style.³³ The home remained in the Perrin family until 1971.³⁴

There are also several buildings in the Port Credit area, approximately 1 km east of the subject property, which are designated under the Ontario Heritage Act, including the Clarke Memorial Hall (1922), Port Credit Fire Station (1955), and the Masonic Temple (1896).³⁵ These buildings, along with approximately 90 others, form the Old Port Credit Village Heritage Conservation District.³⁶

²⁹ Personal Communication, Matthew Wilkinson, Historian, Heritage Mississauga.

³⁰ City of Mississauga, Heritage Mapping.

³¹ City of Mississauga. *Cultural Landscape Inventory*. 2005.

³² City of Mississauga Heritage Designated Properties.

³³ Ibid.

³⁴ Ibid.

³⁵ City of Mississauga Heritage Designated Properties.

³⁶ Ibid.



Left: Clarke Memorial Hall (1922) Right: Masonic Temple (1896).³⁷

³⁷ City of Mississauga Heritage Designated Properties.

4 IDENTIFICATION OF THE SIGNIFICANCE AND HERITAGE ATTRIBUTES OF THE CULTURAL HERITAGE RESOURCE

Criteria identified by the City of Mississauga that recognizes Mississauga Road as a Cultural Heritage Landscape are divided into four categories; Landscape Environment, Built Environment, Historical Associations and Other. Within these categories, several attributes apply to the subject property and Mississauga Road which are: Scenic and Visual Quality, Horticultural Interest, Landscape Design, Type and Technological Interest, Consistent Scale of Built Features within the Built Environment, Illustration of a Style, Trend or Pattern, Illustration of a Phase in Social or Physical Development, and Historical or Archaeological Interest.³⁸ Each of these attributes is explored in more detail below.

4.1 LANDSCAPE ENVIRONMENT

4.1.1 SCENIC AND VISUAL QUALITY

Mississauga Road's scenic quality is "notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas."³⁹ This quality could have been destroyed, were it not for some concerned citizens.

After an initial vote by council in 1970 to widen the road to four lanes, protests began.⁴⁰ Among them was a resolution drafted by prominent botanist Dr. Paul Maycock of Erindale College, who wrote that they were against any plan that would "widen the roadbed, destroy the roadside plantings and environment and completely alter the natural and scenic regiment" of the area.⁴¹

In 1976, as concern mounted over proposed Regional road widenings, concerned local residents presented Council with a petition with over 200 signatures. The residents valued the scenic quality of the road, and it was officially designated a 'scenic route'. Due to increasing development pressures, residents were still convinced that the road could yet be widened. One particular development along Mississauga Road was appealed to the OMB, and on September 20th, 1976, it was decided that "in perpetuity, no road widening was to take place on Mississauga Road".⁴²

Since this time, Mississauga Road's scenic quality has been kept intact, features of which include winding roads following the Credit River Valley topography, mature trees and estate homes of high architectural quality.

³⁸ City of Mississauga. *Cultural Landscape Inventory*. 2005.

³⁹ City of Mississauga. *Cultural Landscape Inventory*. 2005. Page 162.

⁴⁰ Hicks, K. Erindale: *Early Times to Evolution*. 2009.

⁴¹ Ibid.

⁴² Ibid.

4.1.2 HORTICULTURAL INTEREST

Mississauga Road has been recognized as home to some of the oldest specimen trees in the City.⁴³ Residents were first attracted to these areas due to the presence of large Oak, Maple and Walnut trees, as well as a sign that the surrounding land was good for agriculture.⁴⁴ The City has begun a tree sculpture program which takes large trees that have died and creates a site specific work of art from the tree's remains. Many of these sculptures can also be found along Mississauga Road. The properties in the area have a number of mature specimens including ash, maple, oak and spruce, and several mature trees are found on the subject site, all of which are to remain.

4.1.3 LANDSCAPE DESIGN TYPE AND TECHNOLOGICAL INTEREST

Mississauga Road is recognized for its many low stone walls that define the landscape of the large estates.⁴⁵ While the subject property and neighbouring properties do not have this characteristic feature, several nearby properties do, either as complete stone walls, partial (just at the driveway) and occasionally just stone gates.



Google Earth Streetview of 1173, 1259 and 1375 Mississauga Road; 220m east, 70m west and 550m west of the subject property, respectfully.

4.2 BUILT ENVIRONMENT

4.2.1 CONSISTENT SCALE OF BUILT FEATURES

Generally, the houses along Mississauga Road are built far from the road, and at a similar scale of around two storeys. This gives the area its characteristic feel, along with the mature trees that tend to line the residents' large front yards. Near the subject property, this holds true as many of the houses are of a similar scale, the majority are two storeys with occasional larger estate residences and most were built from the 1950s onwards.⁴⁶

⁴³ City of Mississauga. *Cultural Landscape Inventory*. 2005.

⁴⁴ Skeoch, A. *Mississauga: Where the River Speaks*. 2000.

⁴⁵ City of Mississauga. *Cultural Landscape Inventory*. 2005.

⁴⁶ City of Mississauga. *Heritage Mapping*.

4.3 HISTORICAL ASSOCIATIONS

4.3.1 ILLUSTRATES A STYLE, TREND OR PATTERN

Mississauga Road is linked to the early settlement and development of several communities that would eventually form a part of the City of Mississauga. When the area of Mississauga was surveyed, it was measured using chains for distance, with 1 chain measuring 20 metres. This distance was used for the width of all early roads, many of which still retain this width to the present day.⁴⁷ Mississauga Road is very likely one of these roads that has retained its original surveyed width.

The building on the subject property is a Craftsman Bungalow that was most likely built by a local builder, possibly Joseph Lolato, and may have been a demonstration house for a row of bungalows he planned to build on the west side of Mississauga Road on farmland formerly owned by the Madigan family.⁴⁸



Left: View of the house at 1216 Mississauga Road from the front yard looking west. Right: View from the backyard (west corner) looking east.

The house has a compact square plan and the roof has a cross-gable with four clipped gables. There is a deep porch across the front façade. The roofline extends over the front porch and is supported by rugged stone pillars with a tapered profile. Some modifications to the original house were noted at the site visit and confirmed later with archival research. The porch has been extended beyond the corner of the house on the north side and has been enclosed to create a small sunroom off the main living room. A covered side entrance was added on the east side.

⁴⁷ Personal Communication, Matthew Wilkinson, Historian, Heritage Mississauga.

⁴⁸ The style and construction materials would suggest a date of construction around the late 1920's. The entry in the City of Mississauga's online property database states that the house was built in 1929. The source of this information could not be found. The present owner says that when his parents were having repairs done to the fireplace, a 1928 newspaper was found under the wood timbers supporting the fireplace in the basement. There are no other houses like this in the area, and the 1952 fire insurance plan indicates that development along this stretch of Mississauga Road was piecemeal and generally occurred later on the west side of Mississauga Road.



Left to right: Interior doors and one of the front windows of the house at 1216 Mississauga Road.

The foundation is concrete block with a decorative bevelled margin, typically referred to as a 'panel' style block. The walls are clad with red brick with stucco in the front gable. The brick has a rough textured surface and is pre-dominantly red brick with an even colour, but there are random patches of darker brick, referred to as 'clinker' brick because the bricks are over-fired and therefore burnt and blackened on the surface. There are also some units that have patches of bright red glaze applied to the surface for decorative effect, in the lintels above the door and windows on the main façade, and in a few other random locations.



Left: A Designated Craftsman Bungalow c. 1925 by a David Stevenson a local builder and entrepreneur (Bolder Villa in Clarkson). Right: 1917 Sears Catalogue displaying concrete block machine face plates, top right example showing a Panel Front.

While not entirely successful, the cladding materials reflect the Arts & Crafts inspired taste for hand-crafted rustic materials that is associated with the Craftsman Bungalow. These features were quickly standardized and mass-produced in North America to satisfy the large demand for relatively inexpensive and easily constructed middle-class housing. Designs for modest houses very similar to the subject property appeared in architectural and popular magazines in the 1920's and 1930's and entire kit houses could be ordered by catalogue from Sears and shipped to a building site to be easily assembled without

the need of specialized trades.⁴⁹ The concrete blocks for the foundation could be made on site with a simple block-making machine like those distributed by the Ideal Block Company in London, Ontario.

The windows on the exterior are metal casement windows that open outwards. The use of metal-framed windows was common on industrial buildings as a fireproofing measure. There was a small residential market for metal windows but they were not widely used for such modest dwellings. The window style imitates the multi-paned leaded casement windows of Tudor and Jacobean style buildings that influenced the English and American Arts & Crafts movements and filtered down into the Craftsman Bungalow. The window latches are brass and are very plain, almost industrial in style. There are wood sash windows on the interior that are single hung windows, with the exception of the large wood sash in the front dormer which is a casement window that has a fixed sash in the center flanked by casements that open inwards.

The deep porch across the front of the house and the use of tapered stone pillars is a typical feature of the Craftsman Bungalow, as is the random coursing and rugged rock-faced surface of the stone. This was often combined with exposed rafters ends in the eaves, a feature that is not evident in the Wright house, however this area is now clad with modern vinyl siding and may have been altered. The west end of the porch has been enclosed and although the stone is closely matched, the windows do not match and the composition is no longer balanced.

There is a side entrance on the east elevation that contains a small room opening into the kitchen. Again, the stone is closely matched, but investigation of the foundation indicated that this was added to the main block after it was constructed. It has a rubble stone foundation instead of concrete block, and the original exterior wall of the house is visible in the cold room located in the basement below it.

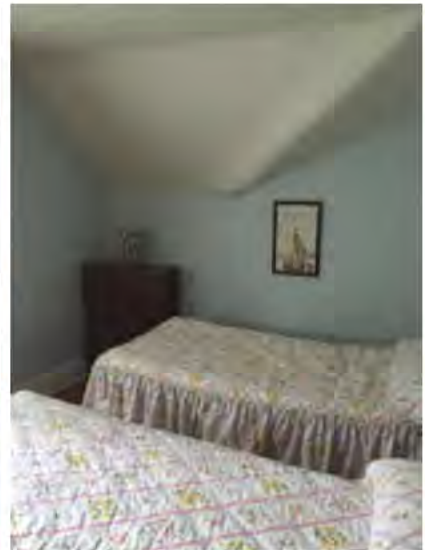
There is a garage on the basement level that is attached to the southwest corner of the house. Again the original exterior wall of the house was visible in this area, indicating the garage was added later, sometime before 1952 when it appears on the Fire Insurance map.



Left to right: Front veranda, cold room and view of the house from the south (eastern) corner of the property.

⁴⁹ Kalman, Harold. *History of Canadian Architecture*, vol. 2; 619-617.

The interior contains features that are associated with the Craftsman Bungalow style, such as the simple wood baseboards and trim used throughout and the brick fireplace with a plain wood mantle in the living room. (The fireplace bricks have been painted, so their original appearance could not be determined). In the front hallway, there is a built-in seat at the base of the stairs. This feature recalls, on a very limited scale, the elaborate wood panelling and built-in furnishings and fixtures associated with Arts and Crafts interiors. The walls and ceilings in the front hall and the stairwell have a heavily textured plaster finish. The brass light fixture in the front hall appears to be original and has a very simple cylindrical form. The interest in simplicity and the display of the traditional handcrafted building arts (ie; carpentry, brick-laying, plastering, metalwork) reflects the Arts & Crafts ideology that filtered down into the Craftsman Bungalow on a very modest and simplified scale.



Left to right: Fireplace in the living room, kitchen and one of the upstairs bedrooms.

4.3.2 DIRECT ASSOCIATION WITH IMPORTANT PERSON OR EVENT

1216 Mississauga Road was home to William Elmer Wright and his wife, Lillian Maude Wright for almost 40 years, and in that time William, or Elmer as he appeared to go by in his later years, was highly active in the Port Credit area and surrounding region.⁵⁰ Born December 17 1898, W. E. Wright began volunteering for his country at an early age, enrolling in the First World War at only 17.⁵¹ Following the war, Mr. Wright attended the University of Toronto where he graduated with a degree in electrical engineering in 1925.⁵² William Elmer Wright and Lillian Maude Dudgeon were married at the age of 27 on August 21 1926.⁵³ Mr. Wright went to work for the Bell Telephone offices in Montreal before moving back his home province and becoming the District Supervisor of Hydro in the rural hydro field centres of Kitchener, Stratford and Brampton, a position which he held for most of his life.⁵⁴



Clipping from the local newspaper, Feb. 8 1967.

At the age of 43 he was elected as a Commissioner of the Toronto Township Hydro Electric Commission and helped to pioneer the roll out of hydro in this region.⁵⁵ According to an article quoting Mr. Wright at the time, Toronto Township had the largest number of hydro customers and electrically heated homes in Canada.⁵⁶

It also appears that Mr. Wright played a hand in establishing what we now know as the Credit Valley Conservation Authority (CVC). According to a more recent article in the Mississauga News, "Elmer Wright, a former Public Utilities Commission member and school trustee, was busy organizing the board even before it was officially constituted."⁵⁷ From the CVC's own records, it notes W. Elmer Wright attending the first CVC Board meeting as its Secretary.⁵⁸

⁵⁰ Personal Communication, Matthew Wilkinson, Historian, Heritage Mississauga.

⁵¹ WWI Attestation Paper. Wright, William Elmer.

⁵² Mississauga Weekly Newspaper, February 8, 1967.

⁵³ Wright-Dudgeon Marriage Certificate, August 21, 1926.

⁵⁴ Mississauga Weekly Newspaper, February 8, 1967.

⁵⁵ Ibid.

⁵⁶ Ibid.

⁵⁷ The Mississauga News, May 12, 2014.

⁵⁸ Credit Valley Conservation Authority, *First Board Meeting*.



The existing house at 1216 Mississauga Road, which the Wrights owned from 1937-1973.

While a death record was not found for Mr. Wright, his wife, Lillian's obituary is featured in the *Toronto Star*, noting her passing of January 29 1982. At the time they had one surviving son, William J. Wright, and wife, Wendy Wright, as well as 4 grandchildren.⁵⁹

The association of Joseph Lolato is more difficult to document because there is very little information on him in local historical collections. Joseph Lolato was an Italian immigrant who appears to have been a long time resident of Port Credit and was involved in the building trades. His association with Achille Grossi and the foreclosure on the Madigan property is also unclear.

4.3.3 ILLUSTRATES IMPORTANT PHASE IN MISSISSAUGA'S SOCIAL OR PHYSICAL DEVELOPMENT

As noted above, Mississauga Road played a crucial role in the settlement and development of the communities in this area that would eventually form a part of the City of Mississauga. Mississauga Road was known as various names such as Streetsville Road, Cedar Swamp Road, Gravel Road, Stone Road, and Cold Springs Road until all parts from Lake Ontario to Brampton were renamed Mississauga Road beginning in 1944 until 1974.⁶⁰

Additionally, the association of the property with the Wrights between 1937 and 1973 is a significant period as this is when Mr. W. Elmer Wright was involved in both the establishment of the Credit Valley Conservation Authority and in helping to pave the way for hydro in the region.

⁵⁹ *Toronto Star. Births Deaths and Memorials.*

⁶⁰ Hicks, K. Erindale: *Early Times to Evolution*. 2009.

4.4 OTHER

4.4.1 HISTORICAL INTEREST

The Mississauga Road corridor has been associated with transportation since pre-European settlement times. From the First Nations trail to the stagecoach to the current two-lane roadway, the road has developed concurrently with the surrounding land uses.

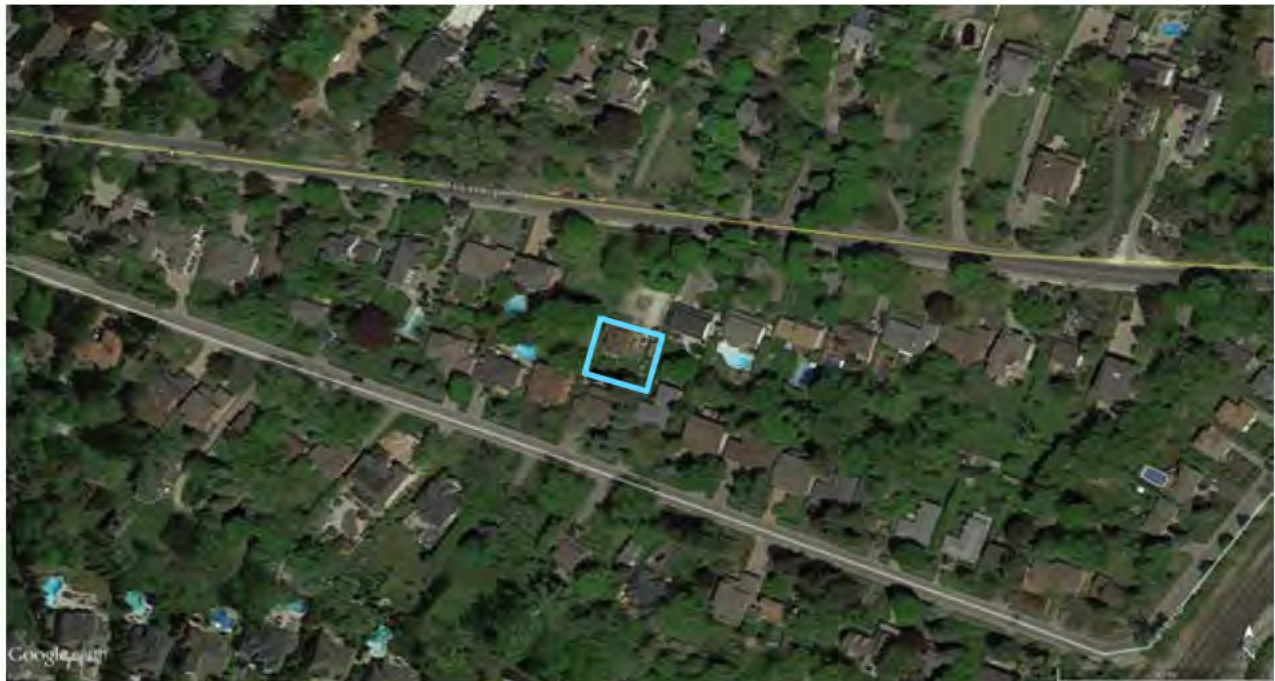
4.4.2 BUILT ENVIRONMENT

The subject property is currently developed with a single detached dwelling. The surrounding built context, as described above, is a mix of similar scale large estate homes mostly built after the 1960s. The nearest heritage designated home is roughly 0.5km west along Mississauga Road, with other designated structures in the historic Port Credit area which are roughly a kilometer to the east.

5 DESCRIPTION OF PROPOSED DEVELOPMENT OR SITE ALTERATION

5.1 RATIONALE AND PURPOSE OF THE PROPOSED DEVELOPMENT

The property is undergoing review and permit approval for the demolition of the existing residence. Since the property is within the Mississauga Road Scenic Route Cultural Heritage Landscape, a Cultural Landscape Heritage Impact Assessment must be prepared.



Approximate Location of Proposed Development Shown in Cyan.

5.2 RECOMMENDED PROTECTION AND ENHANCEMENT MEASURES

Mississauga Road is recognized as a Scenic Route Cultural Landscape due to its scenic quality, landscape design and context, consistent scale of built features, and historical associations with Mississauga's development. The effect of the proposed development on Mississauga Road's Cultural Landscape can be analyzed through criteria from the Ontario Heritage Toolkit as summarized in the Cultural Landscape Heritage Impact Assessment Terms of Reference. The table below describes an analysis of the proposed development against these criteria.

Negative Impacts on the Cultural Heritage Resource may include:

Potential Negative Impact	Analysis
Destruction of any, or part of any, significant heritage attributes or features	No perceived impact – there will be no destruction to the scenic quality, historical associations, consistent built form scale or landscape design of the cultural heritage landscape of Mississauga Road.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	Minimal perceived impact – no new residence is proposed. Future construction should retain the same consistent scale as the residences adjacent to the property. The setback from the road should also be maintained. Given the distance from the road, the visual barrier of several mature trees, and the empty neighbouring lot, it is unlikely that the removal of the existing house will create an interruption in the continuous streetscape along this stretch of Mississauga Road.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No perceived impact – the relationship between Mississauga Road and its surrounding architecture, scenic quality and landscape design will continue.
A change in land use where the change in use negates the property's cultural heritage value	Not applicable – the site will remain residential.
Removal of natural heritage features, including trees	No perceived impact - No trees are proposed for removal within the property for the demolition of the existing house.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact – no proposed residence / shadows being created.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	Minimal perceived impact – as there is no proposed residence, and the tree cover and distance the house is set back from the road make it less visible, the demolition of the existing house will minimally alter the view from Mississauga Road.
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources	Minimal to no perceived impact – some grading will likely be required, it is anticipated that drainage patterns will not be adversely impacted.

5.3 IMPACTS TO ADJACENT HERITAGE FEATURES

It is anticipated that the proposed development will have little to no perceived impact on any adjacent heritage features, as analyzed above.

6 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

6.1 SUMMARY OF ANALYSIS

As shown in the analysis above, the Mississauga Road Scenic Route Cultural Landscape is not anticipated to be impacted by the proposed development. The demolition of the existing house will not impact the surrounding properties and any proposed development should reflect a similar setback and scale of building as well as be consistent with the style of homes along this section of Mississauga Road. No trees will be removed, and the adjacent properties will not be negatively impacted. As Mississauga Road has long been recognized for its mature trees, further consideration could be given to increase planting where feasible. Tree preservation should be maintained around the existing trees on property during demolition to maintain the scenic quality that this vegetation is a part of.

As part of the Cultural Landscape Heritage Impact Assessment, the existing property must be considered for designation under the *Ontario Heritage Act*. The *Ontario Heritage Act's* criteria for determining cultural heritage value or interest are as follows:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the *Ontario Heritage 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.

The property does not meet the criteria for heritage designation for the following reasons:

- A. *The subject property contains a dwelling that has interest as a modified example of a bungalow inspired by the Arts & Crafts Movement in England and the United States and popular in Ontario in the 1920s & 1930s. It has some interest for the use of locally produced and sourced materials, including decorative concrete block foundation, tapered limestone porch columns, textured brick*

and stucco cladding, and multi-pane metal casement windows. Although there are few examples of this type of Craftsman Bungalow in Mississauga today, this type of modest dwelling was built extensively in Ontario and was based on designs transmitted through architectural and popular magazines that could be inexpensively constructed by local builders. The interior finishes and fixtures also reflect Arts & Crafts ideals in the honest use of materials, the lack of applied ornamentation and simple execution. As a one-of development by an entrepreneurial tradesman who rose from 'labourer' to 'Concrete Block & Tile Manufacturer' to 'Contractor', the house displays a moderate degree of craftsmanship, artistic merit and technical achievement.

With the above in mind, the property is not an exact representation or an early example of the Arts and Crafts style or construction, does not display a high degree of workmanship or artistic merit, and it does not demonstrate a high degree of technical or scientific achievement. Therefore the existing residence does not qualify as having design or physical value as outlined by the Act.

- B. *The subject property contains a dwelling that is primarily associated with William E. Wright and his wife Lillian M. Wright (nee Dudgeon) who owned the property and lived in the house between 1937 and 1973. The house was originally built by Joseph Lolato, a local concrete block and tile manufacturer c. 1928, and was modified by the Wrights to suit their needs. These alterations include the covered entry on the east side elevation, a sunroom addition at the north-west corner, and an attached garage at the south west corner. The house has some potential to yield information that contributes to an understanding of early residential development on the south side of Mississauga Road. It demonstrates the influence of the Arts & Crafts movement on domestic architecture and building crafts in Ontario in the 1920s & 30s and the spread of the American or Craftsman Bungalow through architectural and popular magazines, mail order catalogues, kit homes and early manufacturers of mass-produced specialty architectural components.*

The property has historical value or associative value given its direct association with William E. Wright. The house itself does not demonstrate the work or ideas of a significant architect, artist, builder, designer or theorist. While it does have direct associations with a person of significance to the area, this does not necessarily warrant assigning historical or associative value. Given proper mitigation methods, any associative or historic value may be preserved through records. Please refer to the following section for mitigation measures.

- C. *This is not a landmark building due to its modest scale and deep set-back from Mississauga Road. It is not important in defining, maintaining or supporting the character of the area which is primarily defined by later suburban development. Development in recent decades is on a much larger scale with larger homes occupying most of the lot. The house retains its physical, visual and historical link with Mississauga Road but the original frontage has been reduced and the rear yard has been truncated due to subdivision of the property that created one new lot on Mississauga Road and two new lots on Kane Road. The house now sits very close to the rear property line making the rear entry garage unusable.*

The property has contextual value given that it is a part of a larger cultural heritage landscape, however it does not uniquely support the character of the area, is not inseparably linked to its surroundings, nor is it a landmark. As is noted in the City of Mississauga Cultural Landscape Inventory, the character of Mississauga Road is varied both in topography and land use.

Through the above negative impact analysis, the property does not warrant individual designation as per the *Provincial Policy Statement* definition.

6.2 MITIGATION AND RECOMMENDATIONS

6.2.1 RECORDING AND DOCUMENTATION

A full heritage recording and documentation of the residence; photographic documentation; and commemoration of the Wright family through naming and interpretation is the recommended mitigation strategy for the property. Creating a record through appropriate documentation prior to demolition of the structure on the subject property will inform the work of historians and researchers in the future. Appropriate documentation involves high resolution photography of the exterior and interior and completion of measured floor plans. Documentation must be archived with a public institution that can appropriately store the information and make it available to the public.

Additionally, based on the criteria outline in Regulation 9/06, the subject property does not have a high degree of value that would strongly support Designation under the *Ontario Heritage Act*. However, the dwelling located on the subject property does have sufficient architectural interest to warrant the following mitigation measures if demolition is to occur:

6.2.2 HERITAGE CONSERVATION STRATEGIES

Consideration should be given to design elements that address the potential impacts of the future development on the character of the property. The following outlines the primary conservation and management issues that should be considered in future development of the property.

1. Photographic documentation of the exterior and interior of the original bungalow
2. Measured drawings of the interior layout and the exterior facades of the original bungalow
3. Destructive testing prior to demolition to provide further information about the original bungalow such as removal of the vinyl siding on the porch soffit, removal of paint on the interior fireplace to reveal the original bricks, removal of brick units to check for a brick-maker's stamp, removal of a sample of the exterior stone to confirm that it was locally sourced stone.

6.2.2.1 VISUAL RELATIONSHIPS

The visual relationships between a viewer and the landscape may define, in part, the character of that landscape. Existing vegetation should be retained to maintain visual relationships where possible and existing views to and from Mississauga Road should be preserved, where possible. Any new development should be in keeping with the consistent setback from Mississauga Road.

6.2.2.2 VEGETATION

Much of the Cultural Heritage Landscape of Mississauga Road is vegetated, and its character is defined by the mature tree species that line the corridor, such as *Acer rubrum* (Red Maple) and *Quercus macrocarpa* (Burr Oak), as well as more ornamental trees such as *Acer platanoides* (Crimson King Maple).

All of the vegetation that defines the site is anticipated to be retained as part of the demolition. Construction of a new dwelling on the lot or the abutting vacant lot may potentially require the removal of existing vegetation, however it is recommended that construction be undertaken judiciously in order to avoid tree removal where possible.

7 QUALIFICATIONS

Shannon Baker, BLA, MUD, OALA, CSLA, CAHP.

Shannon is an award-winning Senior Landscape Architect with WSP-MMM Group Limited. She is a full member of the Ontario Association of Landscape Architects, the Canadian Society of Landscape Architects and the Canadian Association of Heritage Professionals. Shannon's experience with historical research and site design have informed her in her work on restoration plans for national historic sites, design/development guideline packages for parks and open spaces with heritage elements, and historic streetscape design and rehabilitation guidelines. In addition, Shannon has been involved in numerous heritage conservation district studies and plans, as well as heritage impact assessments and statements of cultural heritage landscape significance.

Megan Hobson, M.A., Diploma in Heritage Conservation, CAHP Intern, Architectural Historian and Conservation Specialist

Megan Hobson has experience as a municipal heritage planner, project historian and built heritage consultant for a wide range of heritage projects including residential, commercial, industrial and institutional sites. With professional training in architectural history, heritage conservation and heritage planning, she brings together specialized skills in research, analysis, planning and conservation of built heritage resources. Megan has over 20 years' experience researching, writing and lecturing on built heritage in Ontario. She has taught art history courses at the University of Toronto and McMaster University and is currently an adjunct faculty member at the Willowbank School of Restoration where she has taught Research Methods and Conservation Planning.

Jennifer Sisson, BLA, MSc, OALA Associate

Jennifer is a Landscape Designer with experience in both the public and private sectors. With a background in both landscape architecture and planning, Jennifer has a strong understanding of the complex relationship between land use, people and the environment, which can be seen in the quality of her work. Jennifer has been involved with the preservation of cultural heritage through working in coordination with the local Heritage Committee in her previous role at a municipal office. This included the designation of Castleton Town Hall as a Heritage Building under the Ontario Heritage Act and updating the Township's Heritage Registrar. Jennifer's project experience includes work in heritage preservation and designation of key heritage buildings in Northumberland County and heritage impact assessments for private development and cultural heritage landscapes in Mississauga.

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<http://www.creditvalleyca.ca/sixty/>

In Person:

- Matthew Wilkinson, Historian – Heritage Mississauga. Personal Communication July 27 and 29, 2016.
- Nick Perrotta, homeowner's son. Personal Communication July 27, 2016.

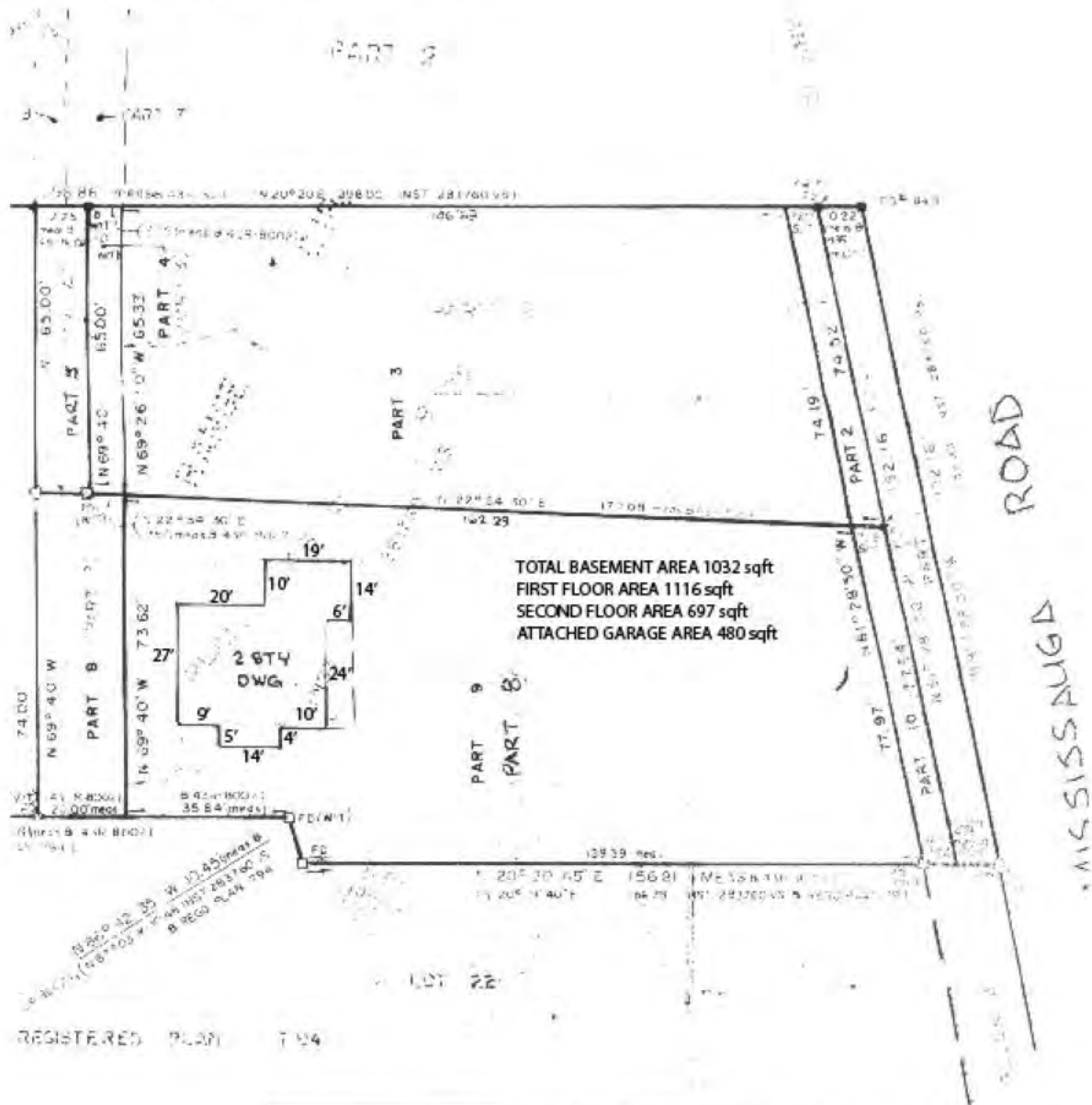
Appendix A: Land Registry Summary – Part of Lot 8, Range One, CIR, Toronto as in RP 43R8164 Parts 2,3,4,8,9,10

Date	Action	From	To	Instrument No.
1854/07/11	Patent	The Crown	James Cotton	
1857/12/01	Bargain & Sale	James Cotton	Rose E. Anderson (<i>C.E. Anderson</i> appears on the 1859 Tremaine Map)	4478
1863/09/05	Foreclosure	Frederick W. Jarvis (Sherriff)	Timothy Madigan	11608
1863/10/13	Quit Claim	Charles E. Anderson	Timothy Madigan (<i>T. Madigan</i> appears on the 1877 County Atlas Map)	11609
1894/01/01	Quit Claim	Timothy Madigan	John Madigan	8355
1907/04/01	Transfer (Probate)	John Madigan	Mary Ellen Madigan et al.	12947
1934/10/11	Foreclosure	Mary E. Madigan et al.	Achille Grossi (Plaintiff)	37214
1936/07/11	Grant	Arthur J. & Joseph J. Grossi, executors (both Real Estate Agents of the City of Toronto)	Joseph Lolato, of the Village of Port Credit (Concrete Block and Tile Manufacturer) & Sadie Lolato, wife of Joseph Lolato	37823
1937/08/20	Transfer	Sadie Lolato et mar.	William E. Wright	37823
1973/10/01	Transfer	William E. Wright Lillian M. Wright	Pardo Antonio Perrotta	28376OVS
1980/06/04	Plan Reference			43R8002
1980/07/25	Plan Reference			43R8164
1981/04/07	Transfer Easement		The Regional Municipality of Peel	RO574887
1998/10/07	Transfer	Pardo Antonio Perrotta	Filomena Perrotta	LT1874019



Property Index Map - Part of Lot 8, Range One, CIR, Toronto as in RP 43R8164 Parts 2,3,4,8,9,10

Appendix B: Survey of the Subject Property



SCHEDULE			
PART	AREA	DESCRIPTION	INST N ^o
1	1522 SQ FT	PART OF LOT 8, RANGE 1 CREDIT INDIAN RESERVE	283760 VS
2	320 SQ FT		
3	11124 SQ FT		
4	5.25 SQ FT		
5	8329 SQ FT		
6	8329 SQ FT		
7	8329 SQ FT		
8	14681 SQ FT		
9	14681 SQ FT		

Appendix C: Property Photographic Documentation



Plate 1: View of front of house looking south from driveway



Plate 2: View of side of house looking southwest from driveway. The side entry was not part of the original bungalow. The stone was carefully matched but the windows are wood framed and single paned and are grouped like a strip window.



Plate 3: View of verandah looking west. The sunroom juts out so that the porch is enclosed at the west end. This room was not part of the original bungalow. The stone work was carefully matched but the windows are wood frame casements with single panes.



Plate 4: View of verandah looking east.



Plate 5: Front door detail. A specialty brick is used for the caldding of the original bungalow. It has a textured surface and varied colouring.



Plate 6: Front window detail. The original bungalow has metal casement windows.



Plate 7: Lead lined glass panel doors leading from front hallway to living room



Plate 8: Front hallway

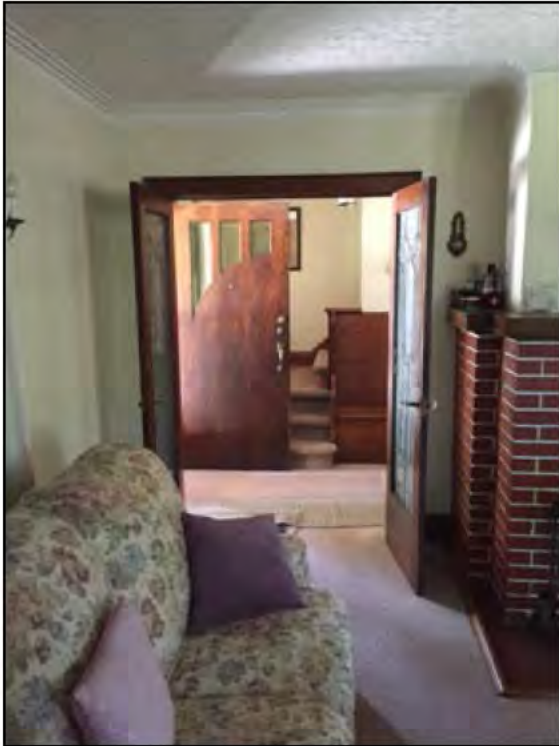


Plate 9: View from living room to front entrance



Plate 8: Fireplace in living room. The brick has been painted.

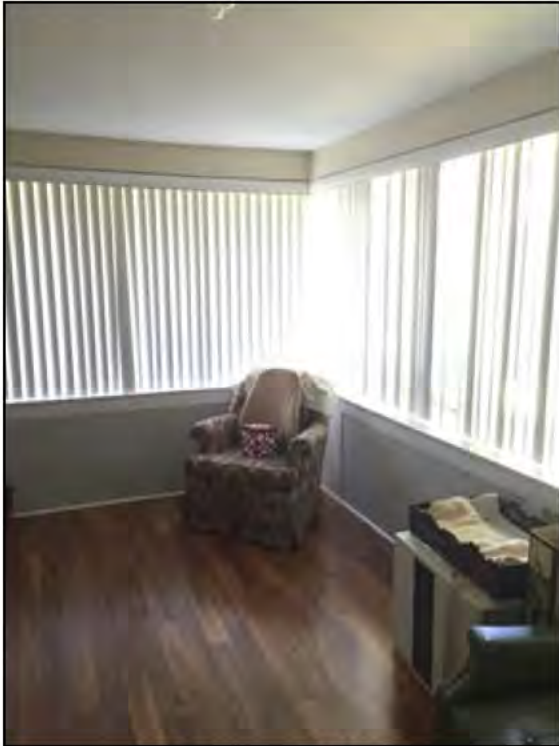


Plate 9: Additional room on west side of house (attached to living room), exterior visible in Plate 41



Plate 10: Doors leading from living room into the additional room (viewed from within additional room)



Plate 11: Dining room at southwest corner of building, showing radiator and exterior french doors which lead out to west deck, visible from outside in Plate 43



Plate 12: Dining room chandelier and ceiling detail



Plate 13: View to kitchen from south end of house, the door to basement and radiator (adjacent to doorframe to front hallway) are visible at the other end of the room. Just visible is the door to the addition on the east side of the house



Plate 14: View to kitchen looking south and breakfast nook beyond from the door to the basement



Plate 15: Addition looking north towards road,
exterior visible in Plate 2



Plate 16: Addition looking south towards back of
property



Plate 17: Stairway to basement (facing north towards road)



Plate 18: Basement from the bottom of the stairs looking west



Plate 19: Looking north towards area underneath stairs, door to cold room / root cellar room on right of image



Plate 20: Looking south from inside cold room / root cellar room



Plate 21: Looking south from the same position as Plate 19. Wine cellar / storage room door is visible at right edge of image



Plate 22: Looking west into the wine cellar / storage room, door at end leads to a garage space



Plate 23: View within garage looking south, garage doors are visible from outside on Plates 44 and 46



Plate 24: View within garage looking north



Plate 25: Looking towards front of house / verandah (to north east) from north western room / corner of basement



Plate 26: View east from north eastern room / corner of basement



Plate 27: Looking east at brick pillar in the center / north of the basement



Plate 28: View east to the bottom of the stairs from north west end of basement



Plate 29: Front hall looking east at built-in seat

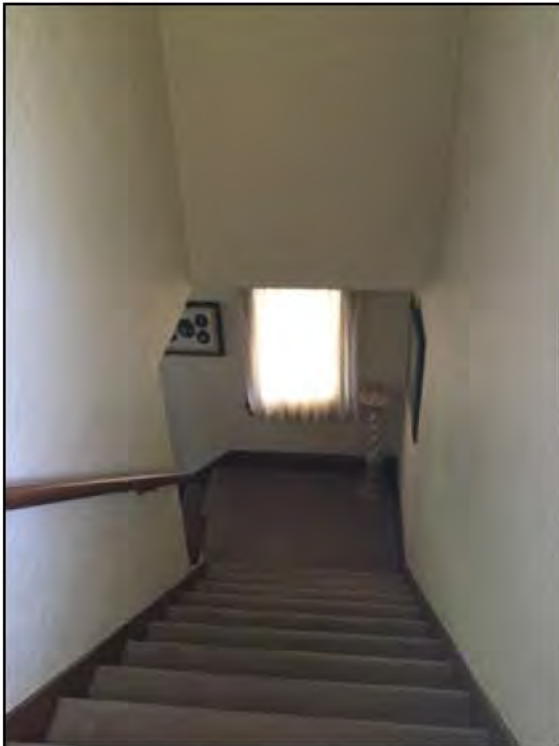


Plate 30: View from the second floor landing / top of stairs looking north towards the front of the house



Plate 31: Looking north from second floor hallway to first bedroom and linen closet, top of stairs visible at right

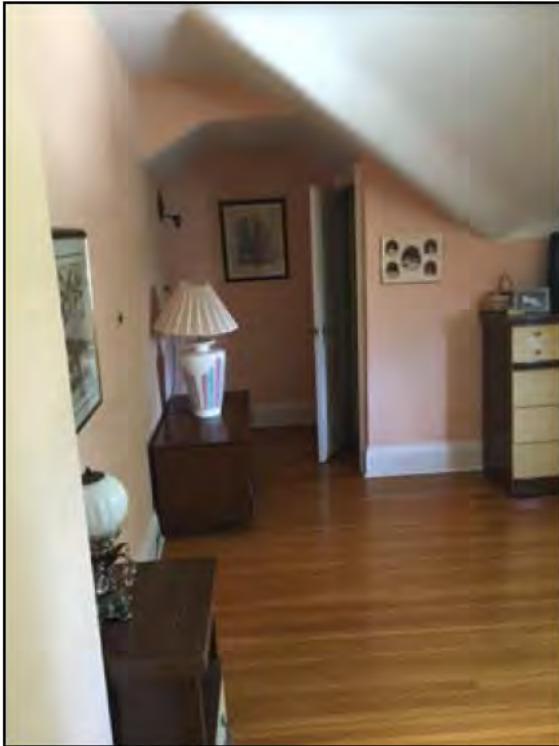


Plate 32: First bedroom looking west



Plate 33: First bedroom looking west



Plate 34: First bedroom west closet / alcove



Plate 35: View south from first bedroom doorway to second floor hallway, bathroom and separate room for toilet visible at left (east), second bedroom doorway center / right (south)



Plate 36: Second floor toilet room



Plate 37: Second floor bathroom, sink and combination shower / tub

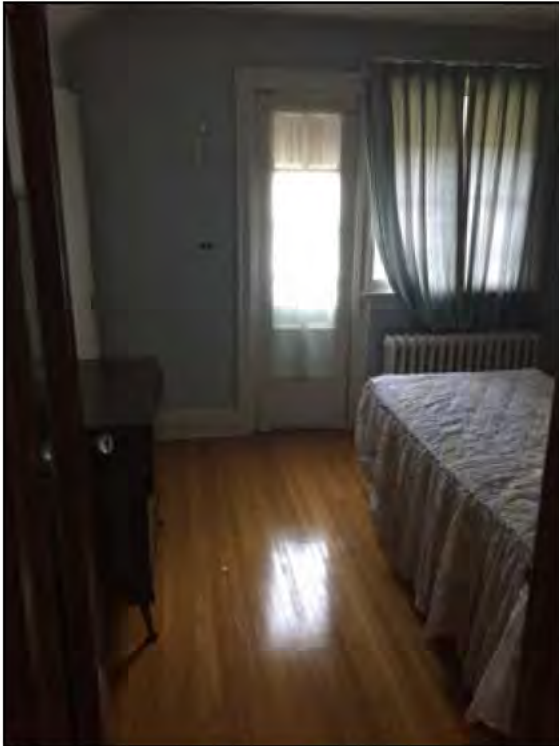


Plate 38: Second floor bedroom two at south end of house



Plate 39: Second floor second bedroom looking east at closet



Plate 40: Second floor third bedroom looking west



Plate 41: West face of house, additional room (looking southeast from west edge of property). The sunroom was added to the original bungalow.



Plate 42: View of west side of house (looking east from west edge of property)



Plate 43: View northeast from southwest edge of property



Plate 44: View northeast from southwest corner of property



Plate 45: South face
(of building and deck
view from south end
of property looking
northeast)



Plate 46: Outside of
garage doors. The
garage was added to
the original
bungalow.



Plate 47: View northwest from southeast corner of property



Plate 48: East face of building (viewed from east edge of property) The side entry was added to the original bungalow.

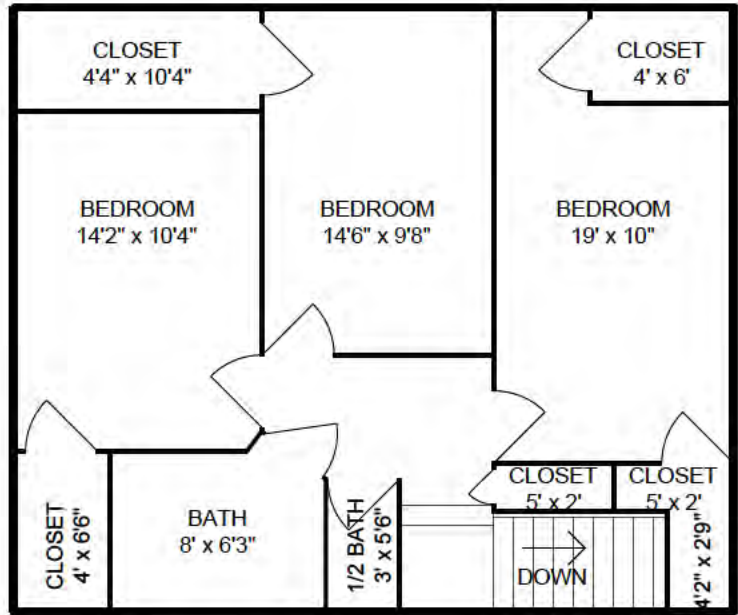


Plate 49: Mature trees in front yard (looking west from east edge of property)

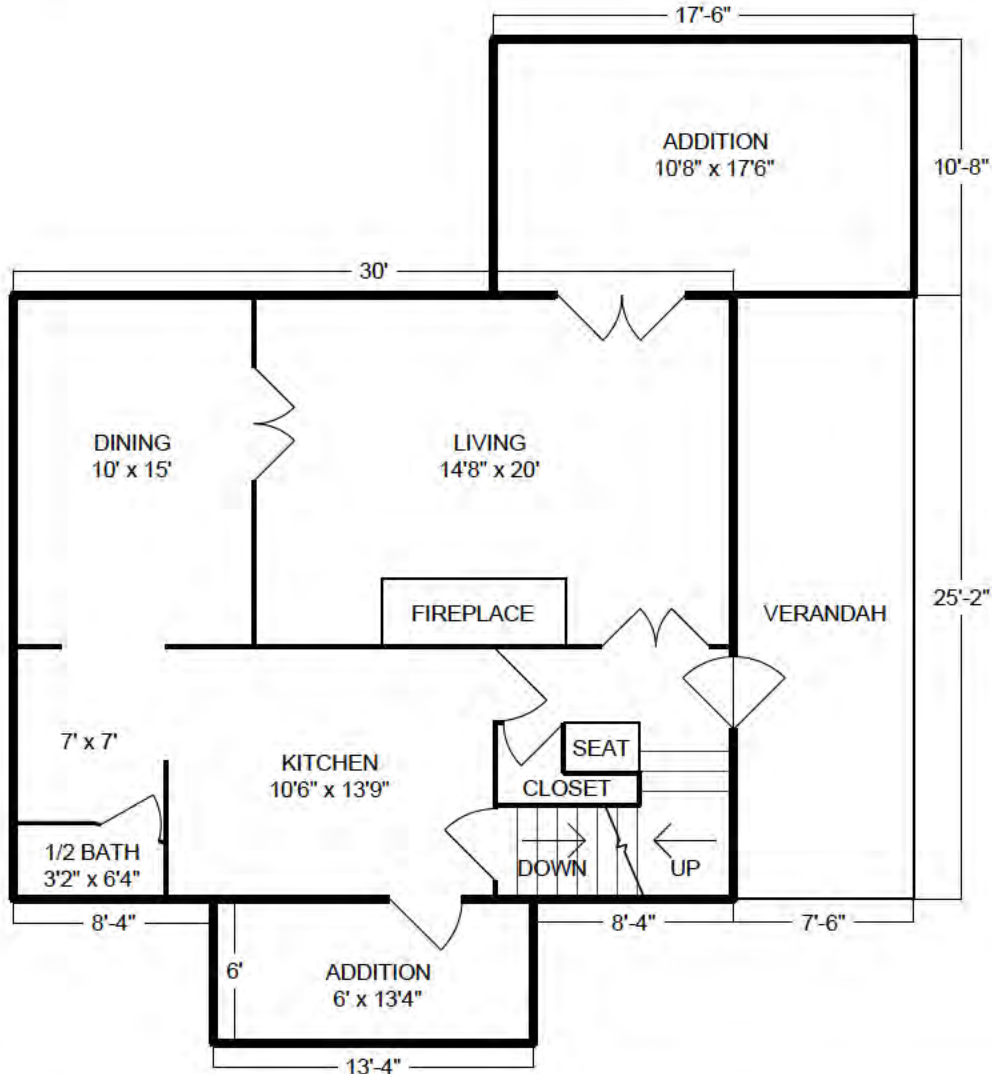


Plate 50: Mature trees in front yard (looking northwest from east edge of property)

Appendix D: Floor Plans

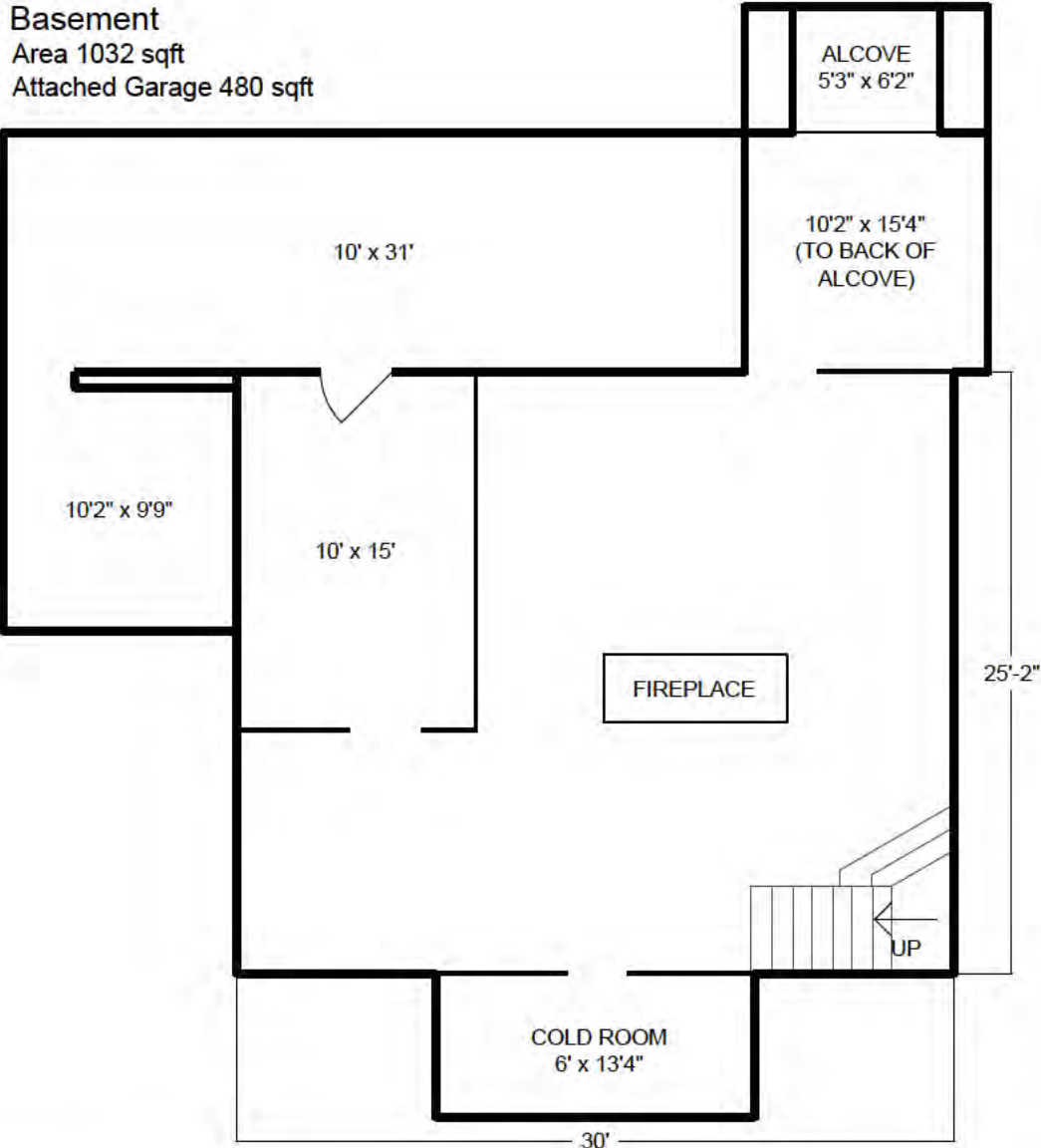


Second Floor
Area 697 sqft



Ground Floor
Area 1116 sqft

Basement
Area 1032 sqft
Attached Garage 480 sqft

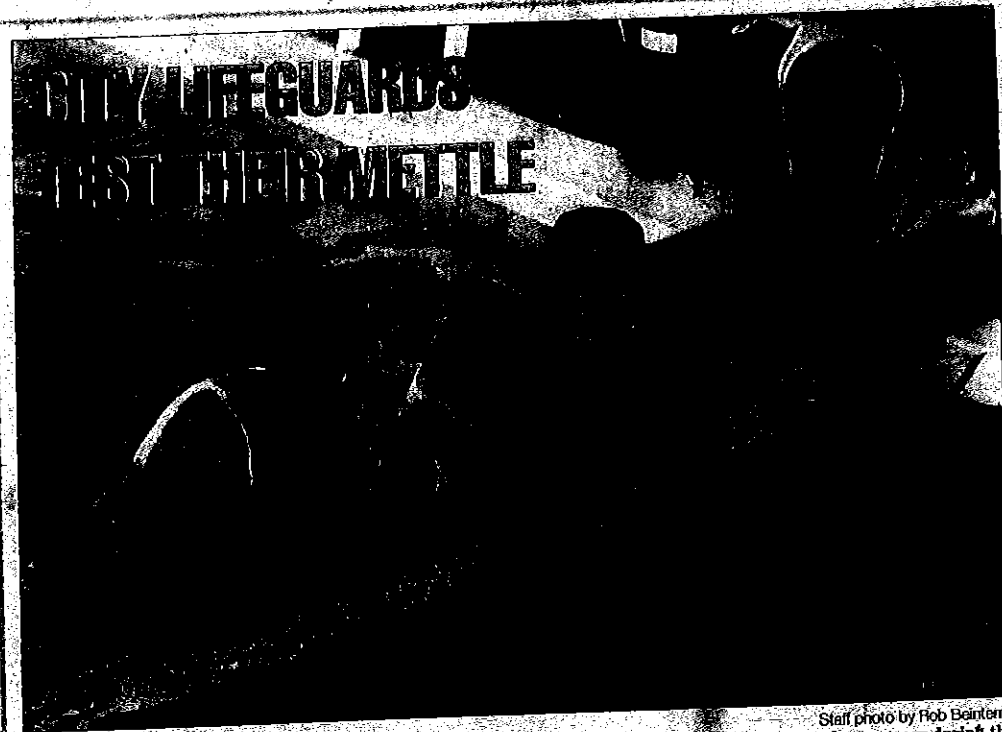


1	SEPT 2/16	ISSUED FOR HIA	JS	SB
NO	DATE	REVISION/ISSUED	BY	APPR



CLIENT	
PROJECT TITLE 1216 MISSISSAUGA ROAD HERITAGE IMPACT STUDY	
SITE ADDRESS 1216 MISSISSAUGA ROAD	
DRAWING TITLE FLOOR PLANS	
STAMP 	STAMP
MEASURED JS/MH	DRAWN JS
SCALE 1/8" = 1'	CHECKED SB
DATE SEPT 2 2016	PROJECT NUMBER 1416416-000-LA1
DWG. NUMBER FP-1	

Living plan can't be...



City lifeguards (from left) Natalie Kontakos, Andrea Booth and Andrea Ackers respond to a staged emergency during the annual Aquatic Challenge at Lewis Bradley Pool. The event tests City lifeguards' knowledge, skills and fitness abilities.

Staff photo by Rob Beintema

CVCA founder Elmer Wright dies at age 93

Elmer Wright was the kind of man who was involved in so many different community projects that they had to pass a law to limit his activities.

Wright, who lived in the same house on Mississauga Rd. for more than 50 years, died Sunday at the age of 93.

For many years, he served on both the local hydro commission and the local school board, when both were elected bodies. Former Mississauga South MPP Doug Kennedy, who served with Wright on the two groups over the years, says there was concern expressed about the possibility of elections being held at the same time and the province of Ontario passed legislation to prevent any individual from sitting on more than one public board at a time.



WRIGHT
1973 photo

Wright, who was first elected to the Toronto Township Hydro Commission in 1946 and served for more than two decades, decided to stay on the hydro commission when he had to make a choice.

Wright was also instrumental in the establishment of the Credit Valley Conservation Authority in 1954. A member of the Credit Valley Lions Club, Wright proposed the club promote improvement of the marshes and the outlet of the lower reaches of the river. In April 1949 he organized a meeting of four watershed Lions Clubs and, through considerable opposition from some local municipalities which were concerned about having to pay a conservation levy, he got the idea approved. Years later, when he was writing about those early days, Wright recalled that his new job as the voluntary secretary-treasurer of the CVCA cost him his place in the Lions Club as well. He was "purged" from the club because he chose to attend the conservation meetings, which were held the same night.

Wright served as a member of the authority and was its unpaid secretary from its inception until the first full-time manager was hired in 1965.

A long-time member of the Port Credit and South Peel Boards of Education, Wright also served one year as chairman there. He became chairman when he and Kennedy finished in a tie vote, and publisher Bert Smith of the Port Credit Weekly cast the deciding vote (he represented the area with the largest assessment) for Wright.

"Elmer, with all of his experience was the right choice," Kennedy said yesterday.

The father of one, grandfather of four and great grandfather of four more, Wright was also instrumental in the success of the Peel Music Festival and was one of the original movers behind the establishment of the Brindale campus of the University of Toronto.

A First World War veteran who graduated from university in 1926, Wright ran unsuccessfully for Mississauga council in 1973 and 1976. In describing his qualifications in 1973 a local newspaper said "Wright's list of community accomplishments could properly fill a book."

The funeral for the long-time Port Credit resident will be held at Skinner and Middlebrook Rd. Funeral Home at 11 a.m. today. Burial will be in Springbrook Cemetery in Jackson.

Province antes up, but what about local share?

School boards offered reno funds

By STEVE PECAR
Staff Reporter

Schools in Peel Region will be entitled to \$1.3 million in grant money from the provincial government to finance eight building projects.

However, the Peel Board of Education has yet to decide if it can afford to pay for its share of the projects which is approximately half of the total costs involved.

As part of the jobsOntarioCapital (sic) program, the grants are to be used to support renovations and alterations to schools between the period of October of this year and December, 1993.

But David Weldon of the public board said financial restraints and the fact the budget has been set for this year will ultimately determine if the projects can proceed.

Weldon said the projects have been identified as necessary improvements but the board might not be able to make up the difference between the entire cost of each project and what the Ontario Government is able to grant.

"We will have to take a look at the projects to see if we can accept the funding," Weldon said.

The work includes making Dixie, Hawthorn, Tecumseh and Westacres public schools more accessible to people with handicaps. As well, renovations to Lorne Park and Port Credit Secondary Schools, and Silverthorn and Westacres public schools are needed.

Meanwhile, under the plan, the province has granted \$797,000 to go towards the completion of St. James School of the

Dufferin-Peel Roman Catholic Separate School Board.

Peter Howarth of the separate board said the work on the school involves both a renovation and an addition and will proceed but other grants are being sought.

"Depending on how much grant money we receive will determine how much renovations will be done and how big the addition will be," he said.

Peel Region's credit line gets a triple-A rating

Peel Region's triple-A credit rating has been reaffirmed by a New York-based credit rating agency.

Moody's Investors Service confirmed the highest rate available and allows Peel to negotiate the most favorable interest rates possible.

Louise Eason, Treasurer and Commissioner of Finance for the Region, said the triple-A rating translates into a large savings for Peel, considering the amount of borrowing that has to be done for

capital projects.

For instance, if Peel had a double-A rating, the interest costs on its current outstanding debt would be in the range of \$150,000 to \$300,000 higher than it is.

"It means we can negotiate a savings by a quarter, or sometimes half a per cent lower than the regular rates," said Eason, adding that it also saves taxpayers money.

According to a release issued by Moody's, the rating is based on the continued strength of the Region's economic base and on the long-term planning performances of the government.

Regional chairman Emil Kolb said Peel residents can be proud of the fact the Region is one of the few that has been able to maintain the high standard in the face of the multiple affairs on the system caused by the current recession.

It is one of six regional governments in Ontario that has been granted triple-A status by Moody's.

Peel has a triple-A rating with other agencies, Standard & Poor's and

one man at the scene and another outside in a car.

Charged with robbery, wearing a disguise during the commission of an offense, weapons dangerous to the public peace and assault with a weapon is 26-year-old Steve Handyside, of Kanefit Cres.

Graham Green, 25, of Mississauga, is charged with robbery and driving with a blood alcohol level in excess of the legal limit.

Would-be robbers strike out

A bat-swinging thug and an accomplice are on deck awaiting trial after they tried to rob a Mississauga Valley Blvd. Pizza Pizzeria.

Peel police say a couple working at the restaurant at about 2 a.m. Sunday were confronted by a man wearing a scarf over his face and brandishing a baseball bat.

The suspect demanded cash and took a swing at the woman, severely bruising her arm. The husband managed to subdue the attacker and police were called, arresting

FARMER MARKET

FRIDAY'S FOCUS

THURSDAY'S FOCUS

City of Mississauga
Corporate Report



Date: 2016/09/15

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:

October 11, 2016

Subject

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

Recommendation

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.

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.

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 Gillespie Heritage Consulting. It is attached as Appendix 1. The consultant has concluded that the house at 243 Oakhill Road is not worthy of designation

Of note, the information in the Heritage Impact Assessment reveals that the house was constructed of concrete block in 1947 by a World War II veteran, Mr. Fidler. Mr. Fidler received financial assistance to acquire the property from the Veterans' Land Act. The analysis and summary section of the Heritage Impact Assessment report also states that "...it may be concluded that concrete block construction was almost as common as frame construction between 1947 and perhaps equally common immediately after the war ... for reasons that remain speculative without further research, the use of concrete block (except for foundation walls) declined in the course of the 1950s." (Gillespie 17). The report goes on to describe that today the standard form of construction for single family homes is platform wood framing. The report also indicates that the house has undergone renovations in 1995, including but not limited to the replacement of all windows and doors (except for a small octagonal window), addition of detail trim, a significant addition towards the rear, and interior renovations to connect the 1947 portion to the addition. A photo in the report shows what appears to be the resurfacing of the stucco exterior in 1995.

Staff finds that while the house may be of some cultural interest due to its association with the event of the Federal government shortage of housing facilitation efforts and construction methods employed in the post WWII era, this particular house has undergone alterations that have taken away from its physical cultural value or interest. Additionally, staff finds that more research is required to form a case regarding the significance of the use of concrete block construction methods for residential construction in the post WWII years in Mississauga. Therefore, staff finds that there is insufficient evidence to recommend designation at this time and that the house at 243 Oakhill Road is sufficiently documented.

Financial Impact

There is no financial impact.

Conclusion

The owner of 243 Oakhill 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



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

Heritage Impact Assessment

243 Oakhill Road

Mineola West Cultural Landscape

City of Mississauga

FINAL REPORT

29 August 2016



Gillespie Heritage Consulting

2 Mayfair Court, Dundas, ON, L9H 3P2 905 627 8607

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1 INTRODUCTION

1.1 Intent of Heritage Impact Assessment for 243 Oakhill Road

Figure 1; cover illustration

The property with the municipal address, 243 Oakhill Road, is located in the western portion of the Mineola residential neighbourhood, known as Mineola West and situated directly north of the Port Credit business district. The original lot (#10 of a small 1947 plan of subdivision) was occupied by a 1½ storey concrete-block dwelling built in 1947 with an attached garage, which in 1995 was substantially enlarged by a one-storey wrap-around addition built by the current owners. The property is listed on the City of Mississauga's Heritage Register as part of the *Mineola West Cultural Landscape*, which has been identified as a significant "cultural landscape" in the residential category of the 2005 *Cultural Landscape Inventory for the City of Mississauga*.¹ The prospective purchaser and builder has made a conditional offer to purchase the property, subject to obtaining a permit to demolish the existing building, with the intent of building a new residence, to be occupied by his own family.

Given that the all properties located within a cultural landscape have been added to the City of Mississauga's Heritage Register, the Building Department cannot be authorized to issue a Demolition Permit, until a Heritage Permit has first been issued. To obtain a Heritage Permit, a *Cultural Landscape Heritage Impact Assessment* must be first prepared by a qualified heritage consultant, in accordance with the current *Cultural Landscape Heritage Impact Statement Terms of Reference*, reviewed by Heritage staff and, deemed to be complete and satisfactory by the Senior Heritage Coordinator. The Heritage Permit must then be approved first by the Heritage Advisory Committee and second by City Council at one of their regular meetings. For any property listed on the Heritage Register, the Ontario Heritage Act imposes a 60-day delay of demolition.² Given that any proposed new development in Mineola West is subject to Site Plan Control, acceptance of the heritage impact assessment by Heritage staff is also a condition of final approval of the Site Plan Application.

1.2 Background on the Mineola West Cultural Landscape

Figure 1; Figure 2; Figure 3

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

Mineola West is part of a larger municipal planning unit, known as Mineola, located to the north-east of the Port Credit business district. It is bounded to the south by the CNR corridor

¹ Landplan Collaborative Ltd., *Cultural Landscape Inventory* (January 2005), L-RES-6 (residential category), pp. http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

² In the case of the City of Mississauga, the clock starts ticking as soon as the consultant's final report in PDF format (with two printed copies) has been received and accepted by Heritage staff, along with a completed Heritage Permit Application Form. However, the Heritage Permit must still be approved by City Council before the Building Department has the authority to issue a Demolition Permit.

just north of Lakeshore Road East, to the west by the Credit River, to the north by the Queen Elizabeth Way (QEW), and to the east by Cawthra Road. The eastern boundary of Mineola West is Hurontario Street. Only the westerly section of Mineola was determined to be worthy of classification as a cultural landscape, one of 13 in the residential category of the inventory, which includes estates, gardens, house museums and some unique low-density residential areas, including Mineola West, Lorne Park, Erindale Village, and Victory Village in Malton. The following character description is taken from the Heritage section of the Property Information for all individual lots within the Mineola West Cultural Landscape on the City of Mississauga website.³ A more detailed description may be found in the City of Mississauga's *Cultural Landscape Inventory* (L-RES-6).⁴

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

2 HISTORICAL BACKGROUND

2.1 Aboriginal Settlement

Figure 4

The earliest settlement of the Mississauga area can be traced back to the 1700s, with the arrival the Mississaugas, an Ojibwa band from the north shore of Lake Huron, who put down roots at the mouth of the Credit River, where they could fish, hunt, harvest wild plants and trade with the first European settlers. In August 1805, representatives of the British Crown and the native Mississaugas signed Treaty 13A, which surrendered a vast tract of land to the British Crown. Referred to as the “Mississauga Purchase” or the “First Purchase”, the Crown acquired over 74,000 acres of land. The First Purchase excluded a 1-mile strip on each side of the Credit River from the waterfront to the base line (now Eglington Avenue), which became known as the Credit Indian Reserve (Old Survey). The First Purchase was surveyed in 1806, then named Toronto Township, and subsequently opened up to settlement. On October 28th, 1818, Treaty 19 (known as the “Second Purchase”) was signed, which surrendered a further 600,000 acres of land, including most of today's Region of Peel. This vast area was surveyed and opened for settlement in 1819. Known as the “New Survey”, this area was divided into the townships of Toronto, Chinguacousy, Caledon, Albion and Toronto Gore. The Mississaugas signed two other treaties in 1820, which surrendered much of the Credit Indian Reserve lands set aside in 1805. In 1847, the Mississaugas of the Credit River left for the Six Nations Reserve and established the

³ www.mississauga.ca/portal/services/property

⁴ *Cultural Landscape Inventory*, Appendix 2: Cultural Landscapes.

New Credit Reserve just north of Hagersville (south of Brantford). They are known today as the Mississaugas of the New Credit First Nation.⁵

Mineola West is entirely located within the boundaries of the Credit Indian Reserve, with the subject property being located in Range 2. The area is still historically significant due to its association with the native Mississaugas but few tangible remains of their occupancy survive, except for some archaeological findings.

2.2 White Settlement

Figure 4

Settlement of Crown land in Upper Canada began with the arrival of the United Empire Loyalists in 1783, immediately following the end of the War of Independence. In southern Ontario, a survey system based on counties, townships, concessions, and farm lots was subsequently developed.⁶ After the land was surveyed, much of it was given by the Crown in the form of land grants to early settlers comprising a mix of people of British origin emigrating from overseas and south of the border.

As more settlers populated the township and set up farms and homesteads, a number of small settlements were established near waterways and natural resources to provide essential services and some grew into the eight villages, known as Clarkson, Cooksville, Dixie, Erindale, Malton, Meadowvale Village, Port Credit and Streetsville. In 1851, Toronto Township became part of Peel County.

2.3 Development of Port Credit and Mineola

Port Credit was originally a settlement of the Mississauga Ojibwa and a trading post established in 1720 for the exchange of goods from the Europeans for furs trapped by the Mississaugas. After the War of 1812, a harbour was jointly established by the Mississaugas together with the white settlers. The village of Port Credit thrived in the second half of the 19th century and was incorporated as an independent municipality in 1909.

Up to the 1930s, the lands encompassed today by the Mineola neighbourhood, were used for agricultural purposes. However, between 1931 and 1937, Middle Road (which originated in the early 19th century as a concession road between the 1st and 2nd Concessions South) was widened and reconfigured as a divided highway, the Queen Elizabeth Way (QEW), which was officially opened in 1937. This provided a major impetus for suburban development in the Port Credit area and elsewhere along its route; but it was not until after the Second World War, that highway improvements and the affordability of motor vehicles for personal use by middle-class families, spurred large-scale suburban growth.

This was the case in Mineola, where most of the original housing stock dates from the late 40s through the 1960s. Mineola comprised a patchwork of small residential areas created from

⁵ Heritage Mississauga website: www.heritagemississauga.com/page/History

⁶ A county grouped together several named townships of unequal size and shape. Each township was divided into strips called concessions, which were further divided into 100, 200, or 300-acre lots. Concessions were usually numbered first, second, third, etc., shown in Roman numerals as I, II, III, etc. Lots were also usually numbered, but with Arabic numerals as lot 1, lot 2, lot 3, etc. (https://familysearch.org/wiki/en/Ontario_Land_and_Property)

registered plans of subdivision, which varied considerably in scale, and were originally separated by agricultural or woodland areas. However, subsequent infill development resulted in the merging of these separate surveys into one continuous suburban area, encompassing residential and commercial uses. This is reflected first by the amalgamation of the township settlements of Lakeview, Cooksville, Lorne Park, Clarkson, Erindale, Sheridan, Dixie, Meadowvale Village, and Malton in 1968 to form the Town of Mississauga. Streetsville and Port Credit, which were excluded from this amalgamation, joined these other settlements as part of the City of Mississauga, which was incorporated in 1974.⁷

2.4 Veterans' Land Act

Figure 5

Some background on the Veterans' Land Act (VLA) is pertinent to this cultural heritage assessment as the first male occupant of the existing dwelling at 243 Oakhill Road, William Fidler, was a veteran of the Second World War. Immediately after the war, there was a great shortage of affordable housing, especially for war veterans. Their needs were addressed by the Veterans' Land Act, passed July 20th, 1942. With only a small down payment, ex-servicemen could purchase land with the help of a government loan. Favourable repayment terms allowed veterans to quickly obtain adequate family housing, without incurring heavy financial obligations. Funding was available for both the acquisition of small rural parcels of land, suitable for cultivation and growing food for a family, and urban or suburban lots.

According to a 1944 advertisement in *The Globe and Mail* entitled, Home Ownership in Town and City: "the maximum financing which can be arranged is \$4,800 for land and buildings, and, at the time he makes application the veteran must be prepared to pay down ten per cent of the cost of land and buildings in cash. The property is then sold to him for this down payment, plus two-thirds of the cost of land and buildings, which can be financed over a long term, with interest at 3½%".⁸ The VLA Director retained title to the land until the mortgage was paid off, often not until the veteran intended to sell his property. Under the Veterans' Land Administration, a branch of the Department of Veterans Affairs, over 140,000 ex-servicemen had sought assistance before the provision of new loans was terminated in 1977.⁹

3 PLANNING AND ARCHITECTURAL BACKGROUND

3.1 Character of Post-War Residential Suburbs

In terms of the street layout and housing, Mineola West is fairly typical of the low-density suburban residential areas built in Ontario towns and cities from the end of WWII through the 1960s. Land was plentiful and relatively inexpensive and most middle class families were able to afford at least one car to satisfy transportation needs that could not be adequately met by public transit. This resulted in the construction of modest single-family dwellings, mostly 1 or

⁷ SOURCES: https://en.wikipedia.org/wiki/Port_Credit

⁸ *Globe and Mail*, 31/10/1944, posted on the Canadian War Museum website, "Canada and the War" page: www.warmuseum.ca/cwm/exhibitions/newspapers/canadawar/veterans_e.shtml

⁹ www.thecanadianencyclopedia.ca/en/article/veterans-land-act

1½ storeys in height, on relatively large lots, originally serviced with septic systems. Cars were commonly accommodated in detached garage structures or attached carports and garages. Original roadways were surfaced with gravel and had no curbs or sidewalks. Water was initially drained by means of a network of ditches. Driveways were also first surfaced with gravel, which was commonly replaced by asphalt in the 50s and 60s. Over time, in many of these post-war residential neighbourhoods, concrete sidewalks and curbs were added to the roadways and storm sewers laid. This was not, however, largely the case in Mineola West, which is part of its rustic charm.

3.2 Changing Character since the 1990s

In recent decades, Mineola West, with its combined assets of large lots, rustic roadways, watersheds, mature landscaping, and many mature deciduous and coniferous trees, has become a very desirable place to live. Accordingly, property prices have escalated, and those who can afford to buy property in this area inevitably have the desire and means to build considerably larger and much more expensive residences. Building relatively large dwellings on small lots is the norm for new subdivisions today across the country, with houses often built to or close to the maximum requirements of a municipality's zoning by-law. The trend to replace generally sound and well-maintained modest dwellings with considerably larger two-storey single-family residences, which in some cases, could be aptly described as mansions, began as early as the 1980s but has been happening since the turn of this century at an accelerated pace. As a result, Mineola West is now an area in rapid transition, with much larger residences replacing the original housing stock. With average land values in Mineola West now in the \$800,000 to \$1 million range, the value of most redeveloped properties has increased to \$2 million plus.

3.3 Positive and Negative Aspects of Site Redevelopment

Another positive aspect of the new residential development in the more upscale cultural heritage residential landscapes, especially important from a streetscape perspective, is the post-construction enhancement of the landscaping, often prepared by professional landscape designers, who design and integrate the soft and hard landscaping. While asphalt is still the most common material for the new driveways, there are many examples of driveways and walkways incorporating more attractive and environmentally-friendly materials than asphalt, including concrete pavers (most popular material), gravel, and grass planted in a geo-grid support structure.

Once built, the new larger-scale residences become the dominant feature of the streetscape, rather than the mature trees, which is fundamentally changing the defining character of the *Mineola West Cultural Landscape*. The design quality of the new housing varies somewhat from tastefully restrained to ostentatious, but on average is relatively high, if compared, for example, to the *Victory Village Cultural Landscape*, a much less affluent residential area in Malton, where typical two-storey suburban houses with built-in garages are similarly replacing the original wartime housing.¹⁰

¹⁰ See Sources (section 8.1) for heritage impact assessments undertaken by the author of this report in the *Victory Village Cultural Landscape*.

3.4 Architectural Styles in Mineola West

Figure 6; Figure 7

Modest builder houses constructed in Mineola West during the first two decades after the war evolved stylistically from *Colonial/ Georgian Revival* to *Mid-Century Modern* with *Ranch* and *Split-Level* being the predominant sub-types. There are a few architect-designed residences reflecting the influence of the *International* style. Relevant to the subject property is the earlier *Colonial/ Georgian Revival* style, which emerged in the early 20th century. An elaborate architect-designed version of this style would have been a 2½ storey residence with a 3 or 5 bay symmetrical façade, a side-gabled roof with returned classically-detailed eaves and two end chimneys, 6-over-6 paned windows and a prominent classically-inspired front doorway, which could have included a transom light and sidelights, and possibly also a portico. The most common construction materials were brick masonry, rough masonry with a stucco finish and frame with clapboard siding. Builder-adapted versions were typically 1½ to 2-storey structures with the same basic elements but less architectural detail. A common feature appears to have been the octagonal window over the front doorway, the origin of which is unknown, but it certainly continued to be featured in *Ranch* style homes of the early 50s.¹¹

Beginning in the 1970s, the stylistic trend in residential architecture has leaned towards massing, materials and decorative elements based on the revivalist trends of the early 20th century. The many different styles may be grouped together under the general category of *Neoelectic*.¹² The most common subtypes include *Mansard*, *Neo-Colonial*, *Neo-French*, *Neo-Tudor*, and *Neoclassical Revival*. In addition to the disparity in scale between the original houses and the new replacement ones, there is an obvious stylistic difference. To date, the majority of replacement houses in Mineola West fall into the *Neoelectic* category and most could be loosely identified as *Neo-French* or *Neo-Tudor* or an eclectic combination of both. This trend has also influenced the design of alterations and new additions to existing original dwellings built in the 1950s and 60s. However, there are also a few notable examples inspired by the early 20th century *Craftsman* and the *Mid-20th Century Modern* styles. The author of this report was pleasantly surprised to receive and review a set of plans for a *Modern Contemporary* replacement residence at 1171 Stavebank Road, and there is now evidence that this design trend is gaining favour with more buyers of property in Mineola West.¹³

¹¹ *A Field Guide to American Houses: "Eclectic Houses: Colonial Revival, 1880–1955)", pp. 321–341: Ontario House Styles: The distinctive architecture of the province's 18th and 19th century homes, pp. 122–124.*

¹² *A Field Guide to American Houses: "Neoelectic, ca. 1965 to present", pp. 486–95.*

¹³ *Heritage Impact Statement for 1171 Stavebank Road, in the Mineola West Cultural Landscape, City of Mississauga* (Gillespie Heritage Consulting, April 2013). This house was never actually built and the property was sold to new owners who have since made only minor alterations to the original dwelling.

3.5 Construction Materials in Mineola West

Three sheets of the 1952 Fire Insurance Plan for Mineola West reveal a fairly even distribution of three forms of construction: frame, brick masonry and concrete block.¹⁴ The reasons for the use of concrete block as a structural material for dwellings of modest size immediately after WWII in Mineola West is not entirely clear. It is known that during the war the demand for timber products on a global scale was much higher than before which led to shortages and higher prices. However, many building materials including cement were also in short supply. It can only be surmised therefore that concrete block was an affordable and practical alternative to milled lumber and brick masonry in the late 1940s. Moreover, it would certainly have taken less time and skill to lay concrete blocks than brick masonry.

Little is known about early to mid-20th century concrete manufacturers in the Mississauga area. It is assumed that there, as in other parts of Ontario, production began in small, decentralized operations, some of which expanded into mass-production facilities and are still in operation today.¹⁵ According to Matthew Wilkinson, Heritage Mississauga Historian, one such company was Argo Block (later Primeau Argo Block), located on the north side of Dundas Street, just west of Cawthra Road in the community of Cooksville to the north of Port Credit. He believes that the company was in operation from the early 1940s to the late 1970s.¹⁶ This company supplied the concrete block for the former Dixie Arena Gardens built in 1949 (demolished in 1996).¹⁷ The same company could easily have supplied the concrete block for the houses built in the Mineola area but this cannot be proven without detailed research into the industry, which is beyond the scope of this report.

Prior to undertaking research for the subject property, the author of this report had encountered two specific examples of post-war concrete block construction in Streetsville, while undertaking research on a property at 306 Queen Street South. This particular house was built for a war veteran circa 1946. Its wall construction revealed by the gutted interior was, surprisingly, found to be a combination of brick masonry on the exterior and concrete tile on the interior, with a brick course of headers and stringers every two blocks, tying the outer and

¹⁴ Fire Insurance Plan of Toronto Township, vol. 19, embracing the Village of Port Credit and part of Toronto Township, July 1952; copyrighted by The Underwriters' Survey Bureau Limited., Toronto and Montreal; digital scans of the three sections of Mineola West plus the "Standard Key of Signs", which identifies construction materials by colour: an area south of the QEW encompassing Douglas Drive, Oakhill Road, Donnelly Drive, Forest Road (now Glenburnie) and Indian Valley Trail (southern boundary); two areas to the south, extending together west from Stavebank Road to Centre Road (now Hurontario). This Fire Insurance Plan is under copyright protection and no pages could be visually reproduced in this report.

¹⁵ The author of this report acquired knowledge of concrete block manufacturing techniques and its architectural applications in the early 20th century through research on the Boyd Brothers Company in Osgoode, Ontario, which was published in the APT journal in 1979: "Early Development of the "Artistic" Concrete Block: The Case of the Boyd Brothers", *Bulletin of the Association for Preservation Technology*, Vol. 11, No. 2 (1979), pp. 30-52; now available online at www.jstor.org/stable/1493697?origin=JSTOR-pdf&seq=1#fndtn-page_scan_tab_contents

¹⁶ Email from Matthew Wilkinson, 15 August 2016.

¹⁷ Dave Cook, "From Frozen Ponds to Beehive Glory", Heritage Mississauga, *Heritage News*, Spring 2006, Vol.19 Issue 2. Dave's late uncle, Jim Britton Sr., worked at Argo Block as a foreman.

inner sections together.¹⁸ It is also known that the Carlson House at 68 Rutledge Road in Streetsville was built of concrete block as Kathleen Hicks included an early photo of it her publication *Streetsville: From Timothy to Hazel*, Part 3 (1901–1950), which showed the exposed concrete block walls, later finished with brick veneer.¹⁹

Based on observations of existing concrete block dwellings within the 1947 Plan of Subdivision and its immediate vicinity as well as the knowledge of the current owners regarding the ones that have been demolished, it may be tentatively concluded that these houses would have originally been clad in stucco or brick. Of the latter, it is not known whether the brick masonry was simply a veneer or whether it was an integrated form of wall construction combining brick masonry with concrete tiles, as was the case with the bungalow at 306 Queen Street South in Streetsville.

4 PROPERTY HISTORY

4.1 Chain of Ownership, Subdivision and Building History

Figure 8; Figure 9; Figure 10; Appendix A and B

The chain of ownership for the subject property, legally described as Plan 341: Lot 10, is summarized in APPENDIX A. The title search records indicate that in 1854, James Cotton received a Crown grant for a 200-acre parcel described as Lot 5, Range 2 of the Credit Indian Reserve. It was one of 8 lots granted to him in Range 2. According to a title search undertaken for a Heritage Impact Assessment completed by David Small for 1570 Stavebank Road (also located in Lot 5, Range 2), it appears that James had debt that he could not pay and his property was taken over by the Bank of Canada (mortgagee for an amount of \$4,750).²⁰ In 1868 ownership passed from the Bank of Canada to Robert Cotton, father of James for a mortgage amount of \$742. When Robert Cotton died, in 1885, Lot 5 & O.L. was willed to his daughter-in-law, Susan Amelia Cotton (and others) who had married James in 1876 (see APPENDIX A).

In 1908, a 104-acre parcel of land spanning part of Lots 4 and 5 was deeded to his grandson, Dixie Cox Cotton, who had recently attained the legal age (21) to take possession. That same year, Dixie Cotton had a Plan of Subdivision surveyed for parts of lots 4 and 5, which was identified as Plan B-09, registered January 14th, 1909. This parcel was bounded to the east by the eastern boundary of Lot 4, to the north by Middle Road (now the QEW), to the west by Stavebank Road. It was laid out in 8 blocks identified as A to K, with two straight perpendicular road allowances: the north-south one was later named Douglas Drive (terminating at Oakhill) and an east-west one, which became Indian Valley Trail. Ownership of this property passed from Dixie Cotton to his wife in 1943 and the following year it was sold Charles B. Jacobs.

¹⁸ *Heritage Impact Statement for 306 Queen Street South*, Streetsville, City of Mississauga (October 2010)

¹⁹ *Streetsville: From Timothy to Hazel*, Part 3 (1901–1950), p. 183. 1940s and 2008 photos included in the *Heritage Impact Statement for 306 Queen Street South*, Streetsville, City of Mississauga (October 2010), Figure 8.

²⁰ *Heritage Impact Statement: 1570 Stavebank Road...*, prepared by David W. Small in May 2012: summary of ownership transfers, pp. 12-13.

In 1946, Charles Jacobs et al (presumably other investors) had surveyed a Plan of Subdivision of parts of Blocks J and K, Plan B-09 (Plan 341), which was registered on February 5th, 1947. This much smaller parcel of land was subdivided into 14 deep building lots, most of which had 100' frontages. Lots 1-3 fronted onto Douglas Drive. Lots 4 to 14 fronted onto a new road named Oakhill, which then terminated at the eastern boundary of the subdivision. The northerly and southerly boundaries of the subdivision were demarcated as fence lines.

Lot 10 was a long rectangular lot with a 100' frontage and a depth of 289'9". Included on Plan 341 is a list identifying the owner of each lot, with their signatures, all witnessed by William Colgate. It appears that the sale of 5 lots (5, 7, 10, 13 and 14) fell through as the signature of C.W. Woods beside these lot numbers was crossed out and replaced by Charles B. Jacobs. However, it is known that in the case of lot 10, it was sold, only 7 days after the Plan of Subdivision was registered to the Director, Veterans' Land Act.

It is surmised that William Fidler, as a returning war veteran received a grant/loan through the Veterans' Land Act to acquire Lot 10, on which he proceeded to construct a house. Under the terms of the VLA the land was actually purchased by the VLA Director, in these cases. The veteran would not obtain clear title to the land until the loan, which could be extended over a twenty-year period was paid off. According to Dave Fidler, son of William and Iva, who visited his family home first in 1985, his father built the house, with the assistance of several neighbours, who are also believed to have been war veterans.²¹ The title search shows that William G. Fidler received clear title to the land from the Director, VLA (all lot 10; .051 acres in consideration of \$1) and immediately sold his property to Ian and Hannelore Wilson on June 18, 1962.

In 1967 Ian Wilson made an application to the Committee of Adjustment to divide lot 10 into two parcels. This was made possible by the existence of Pinetree Way, onto which the northern parcel fronted. In June 1967, the severed lot which now comprises 243 Oakhill Road, was sold to Eric and Joy Gage, who remained there until 1977, when they sold the property to Pamela Bielecki. She in turn sold the property, in 1978, to the current owners.

While the lots on the southerly side of Oakhill Road have retained their original shapes and sizes, the ones on the northerly side have all since been subdivided, with a southern portion facing Oakhill Road and a northern portion fronting onto Pinetree Way. The severance line appears to have been the boundary between blocks J and K on the 1909 plan of subdivision. The last lot to be severed, in 2006, was the lot to the west of #243, which was subsequently redeveloped. The Property Index Map shows that an east-west strip running close to the northern boundaries of these lots was acquired at some point by the municipality as part of the roadway for Pinetree Way.

²¹ Dave and his first wife Carol (Vancouver residents visiting family members in the Port Credit area) first dropped by his former home in 1985, when they met the current owners. He returned in 1992 with his second wife Nazmeen, the year they were married, and had made arrangements for a visit. An attempt was made to contact Dave by email in the hopes of learning more about his family and the house but a return message from Nazmeen indicated that he had unfortunately passed away in July 2015 and she could not be of any assistance.

4.2 Historical Associations and Setting

The broad connections of the Port Credit area with the Mississaugas and the formation of the Credit Indian Reserve was covered in Section 2.1. Robert and James Cotton acquired extensive land holdings in the Credit Indian Reserve through the Crown grant process, with a concentration north of Port Credit, in the area now known as Mineola. Robert built his family homestead on Lot 2, Range 1. This property was passed onto William James around the time of his marriage to Susan Barber in 1876, which may explain why ownership of Lot 5 was willed to his daughter-in-law, Susan, at the time of Robert's death.

Most relevant to this cultural heritage assessment is the parcel, comprising parts of lots 4 and 5, which Dixie Cox had registered as Plan of Subdivision B-09 in 1908. By this time, he had launched his career as an architect, articling with Herbert G. Macklin from 1900-1907. In 1908, they formed a partnership, named *The Designing & Draughting Co.* whose extensive output included numerous residences, mostly in Toronto and several in the prestigious residential areas of Rosedale and Forest Hill; as well as various types of buildings in Port Credit, notably the St. Lawrence Starch Company (1919-20), where he later became a maintenance engineer. When Macklin resigned in 1919, Cotton became the sole owner of the firm and moved his practice from Toronto to Port Credit (where he had been a life-long resident).²² When Dixie Cox Cotton first had the Plan of Subdivision registered, he may have had ambitions to have it laid out with streets and lots, especially as he would then have had the opportunity to offer his firm's architectural services to buyers. However, he did not take any further action in this regard, perhaps because he was too busy with the architectural practice. In the end, he deeded the subdivision to his wife the year of his death in 1943. The following year it was sold to Charles B. Jenkins who proceeded to register a second Plan of Subdivision, after which the sale of lots and construction of houses began.

The most recent historical association of interest is the connection of Lot 10, Plan 341, with William Fidler, one of several returning WWII veterans, who acquired this lot on which to build a house in 1947. Due to the recent death of his son, William Fidler's occupation remains unknown. However, in 2009 Dave shared the following memories of growing up on Oakhill Road: "Oakhill ended at the Holmes house [222 Oakhill Road] and the Prendergast house [233 Oakhill Road]. There was an orchard beyond that between Oakhill and Donnelly [area later developed as an extension of Oakhill and Gill Avenue]. Before the road was extended, we had to go out Douglas Drive to Indian Valley [Trail] to go to Queen Elizabeth school [today Queen Elizabeth Senior Public School, located on the south side of South Service Road just east of Hurontario Street]. From our back property line to the highway [QEW] there was a farm owned by the King family. They had some fruit trees and chickens. After they got rid of the chickens the neighbourhood kids turned one of the coops into a clubhouse."²³

²² Biographical Dictionary of Architects in Canada, 1800 – 1950:
<http://dictionaryofarchitectsincanada.org/node/970>

²³ In 2009, when Dave was cleaning out some old boxes in his garage, he came across some old photos of his former home, which he sent to the current owners with an accompanying letter dated 25 March 2009 and the quoted description of the neighbourhood.

The construction of housing on Oakhill Road (11 lots) and the north-east side of Douglas Drive (3 lots) appears to have begun immediately after the Plan of Subdivision was registered in February 1947. Only one lot had not been built on at the time that the 1952 Fire Insurance Plan was prepared. It clearly identifies the construction forms of the individual houses (see APPENDIX B), with the following distribution: Of the 13 houses that had been built by that time, 6 were frame, 5 were concrete and 2 were brick masonry. According to the current owners of 243 Oakhill, the one at #261, which was replaced in 2009, was stuccoed block, as were at least three more on Douglas Drive and several others on neighbouring streets. There were also several brick-clad concrete block houses on Oakhill and Douglas. The 1952 Fire Insurance Plan also shows that the majority had garages, mostly attached with two detached as separate structures. Based on recollections of the current owners, with their long-term residency on Oakhill, it is known that most of these lots had dwellings that were very similar in design to the existing 1½ storey houses at 243 and 222 Oakhill Road and 1561 Douglas Drive. Their knowledge of original families in this area, suggests that a number of the males were, like William Fidler, returning war veterans in urgent need of housing and with limited financial resources. Some could have been building tradesmen prior to the war and brought their skills to the tasks of house construction. Clearly, it would have been most cost and labour effective to adopt a fairly standardized plan allowing for minor design variations and the use of different construction materials. Only three of the original dwellings were the single-storey ranch type with wider than deeper footprints. These houses were probably built a few years later, circa 1950–52.

Given the relatively small size of the 1947 Plan of Subdivision, with only 14 lots, and the post-war building conditions, it is reasonable to assume that a very-tight knit community evolved in the early days. Only a few of these families remained as long-term residents, in some cases, passing their homes on to sons or daughters.

Landscaping of these lots in the 1950s was minimal. However, even then it is known that there were some mature trees in the vicinity. Oakhill, for example, took its name from the many oaks in the area, some of which are still alive and have attained considerable heights. Conifers were a popular choice of landscaping tree in the 1950s and those which survive have also reached considerable heights. Given the large size of the lots compared to modest size of the houses, yards were typically largely grass-covered with some shrubbery and plantings around the building perimeter. There would have been some mature trees but the planting of any new trees would have been the homeowner's responsibility.

5 SETTING, SITE AND BUILDING DESCRIPTION

5.1 Present Setting

APPENDIX B; Figure 1; Figure 2; Figure 9; Photo 1 to Photo 19

The original 1947 plan of subdivision is now virtually indistinguishable from the surrounding areas of Mineola West, with most of the original housing demolished and replaced and only two recognizable late 1940s dwellings still standing within its boundaries: 243 and 222 Oakhill Road. Oakhill terminates at Douglas Drive to the south and Gill Avenue to the north. As one proceeds along Oakhill from Douglas to Gill, the roadway veers to the left. This section of Oakhill was not part of the 1947 Plan of Subdivision, which terminated at the eastern boundary

of lots 7 and 8. However, both this extension and the connecting section with Donnelly Drive (now known as Gill Avenue) were both built by July 1952, with three brick masonry houses on the south side of the elbow (all of which have been replaced).

Within the boundaries of this subdivision, laid out with only 14 lots, there are now 21. The new lots were created by severing the northerly portion of all 7 original lots on the north side of Oakhill, with the new lots fronting onto Pinetree Way. The 1947 plan shows that Douglas Road was intended to extend beyond Oakhill Road but there would have been no need to immediately surface the roadway beyond Oakhill, as there was no development between the westerly boundary of the subdivision and Middle Road. The 1952 Fire Insurance Plan indicates that it was by then extended to the QEW but it appears that once Pinetree Way was laid out, the roadway was converted to landscaped open space (Kenollie Park) with a public walkway linking Douglas and Oakhill to Pinetree Way. Given that the original lots were almost twice as deep as wide, it is not surprising that #243 has such a deep setback and that the replacement residences for the most part have retained the deep setbacks of the original housing on Oakhill and Douglas, except for several attached garages, which project forward of the house facades. Typical of the residential streets throughout Mineola West, there are no sidewalks. On the south side of Oakhill, the original system of drainage with ditches and stone culverts running under driveways survives. A municipal drainage pipe and grates were installed on the north side circa 1979, to address concerns of property owners on Pinetree Way.²⁴ Many mature deciduous and coniferous trees still grace the lots and road allowances of Oakhill and the surrounding streets. Trees that have to be removed for construction purposes are being replaced with saplings, in accordance with City's Private Tree Preservation By-law.

The major change as elsewhere in Mineola West is the replacement of the original dwellings with much larger-scale 1½ to two storey residences, which have a much more imposing street presence in contrast to the much smaller original houses which nestle quietly on their lots, often surrounded by towering trees. Within the original 1947 plan of subdivision, the replacement/ substantial enlargement trend began in the late 1980s, with the first known completely new residence built at 223 Oakhill in 1988. Two more went up in the 1990s and the remaining six since 2000. With the replacement of the existing house on the subject property, there will only be three original houses left standing on the original 14 lots in Plan 341: 233 Oakhill (owned by the Gotzmans since about 1965), 222 Oakhill (originally built for the Holmes family and still occupied by one daughter and husband), and 1561 Douglas (ownership history unknown). Once these family connections are lost, the properties face certain redevelopment.

The size of the replacement residences varies somewhat according to the lot size, as exemplified by the ones at 232, 242 and 254 Oakhill, where the original long narrow lots could not be severed as the property behind was laid out as a cul-de-sac in the 1960s. The design of all of the replacement residences within the 1947 subdivision may be described as *Neoelectic* in style. Professionally landscaped lots feature trees of varying size and maturity, as well as

²⁴ According to the current owners. Because the lots on the north side of the Oakhill slope downwards towards the properties facing Pinetree Way, these homeowners had lobbied for drainage improvements on Oakhill to resolve issues relating to water damage in the foundations of the new houses.

shrub and perennial beds of varied sizes and shapes, and integrated entrance walkways and driveways.

5.2 Site Description

Figure 15; Photo 20; Photo 21; Photo 22; Photo 33

The existing severed lot has a width of 100' (30.45 m) and a depth of 136' (41.48m). The front yard is flat but the ground slopes downward slightly all the way from the roadway to the back rear of the lot. The house has a deep setback from the street but a much shallower setback in the rear yard due to the 1967 lot severance of the original lot which had a depth of 290'. When the house was sitting on its original lot, the rear yard was almost three times as deep as the front yard. The rear property line is demarcated by a low retaining wall, which the current owners believe was built at the time of the severance so that both the existing house and the new house to be built on the new lot at 250 Pinetree Way would have flat yards with proper drainage.

When the house was occupied by the Fidler family, the landscaping was minimal: grass cover with just a few plantings against the front façade. The only mature trees were located behind the house. Saplings that appear in photos from that period in the front yard must have been planted by William Fidler. The driveway would have been surfaced with gravel and the connecting walkway to the front entrance consisted of an arc of flagstone.

Today, the landscaping may still be described as informal. The driveway is surfaced with aged asphalt and the walkway is still the original flagstone. By 1978 the lot was well-treed and a row of trees close to the rear property line but on the lot facing Pinetree Way provided some privacy screening. Between then and 1995, when the addition was built, trees have continued to mature, some have died and new ones planted (including magnolias and maples). Only minor enhancements were made to the landscaping: the addition of a few border beds and planting of shrubs. More perennial and shrub beds were added around the perimeter of the addition after its construction was completed. There is no fencing demarcating the property lines with the adjacent properties to the north, east and west.

5.3 Building Description and Style

Figure 11 to Figure 18; Photo 24 to Photo 57

NOTE: The lot is not oriented in a clear north-south orientation but as adopted by the current owners for the purpose of having drawings prepared for the 1995 addition: the façade elevations are identified as follows: south (front); north (rear); east (side); west (side).

5.3.1 Original House Exterior and Alterations prior to 1995

The original 1947 dwelling is a 1½ storey rectangular structure with a steeply pitched side-gabled roof and an attached one-car garage, also with a side-gabled roof. The house measures 31' in width and 22' in depth; the garage is 12' wide and 20' deep. The concrete block walls, finished with stucco, may be seen exposed in a photo taken when the house was under construction. Also visible are the poured concrete window and doorway sills and lintels. A central doorway is flanked by 8-over-8 paned sash windows on the main floor (dining room to the left and living room to the right) and centred above 6-over-6 sash windows (bedroom), which in this variation are set into partial dormers with front-gabled roofs. The original front

doorway was similar in design to the existing original doorway on the rear wall of the garage, but featured three narrow, staggered lights, as shown in snapshots dating back to the years when the Fidler family were living here. Above the doorway was a small octagonal window, located tight to the eaves.

The original west side wall of the house, exposed only above the garage roof, features a projecting chimney and two windows of the same dimensions as the second storey front windows. The original east side wall featured three 6-over-6 sash windows: two on the main floor and one above as well as two small basement windows. The rear façade featured a central doorway on the main floor with a dormered 6-over-6 sash window above (hallway and slightly wider than the others), and to the left a small kitchen window and smaller bathroom window above.

The downward slope of the lot from the front façade left about two feet of exposed foundation wall on the rear façade, allowing for the insertion of two small windows in the basement, one of which was always obscured from view by the latticework around the porch deck. The house was built with a screened porch, accessed from the living room by a doorway, consisting of a French door with a multi-paned window flanked by two transom lights with the same pane configuration. The original rear door to the deck (since replaced) was identical to the existing one on the rear wall of the garage, which has four recessed panels with a plain square window above. The original front door had been replaced by a previous owner.

A number of minor alterations were made in the 1980s. The front door was replaced by the existing vintage wood door with a stained glass window. On the rear façade the original French door was replaced with a more energy-efficient one, replicating the window pane configuration of the original. The original sidelights were retained. When the porch screening material was replaced in the 1980s, a screen door onto the deck was added.

5.3.2 Original Interior and Alterations prior to 1995

When the current owners purchased the property in 1978, the original layout of the rooms was still unaltered. The main floor plan consisted of three rooms (living room, dining room, kitchen), two entrance vestibules, two stacked staircases (to the second floor and basement), and two back-to-back closets opening onto the front and rear vestibules. The original wood-burning fireplace on the west wall of the living room consisted of an opening framed with concrete brick segments and a painted hollow wood mantelpiece. The floor in front of the hearth was laid square glazed terra-cotta tiles, a common material used at the time where fireproofing was needed (such as open fireplaces and cast-iron stoves).

Upstairs was a hallway opening onto three bedrooms (two at the front and one on the rear west side) and an original bathroom on the rear east side. A previous owner had added the existing ensuite bathroom to the master bedroom, thus reducing its size and leaving the east side window in an awkward corner position. Throughout the house, original doors had been replaced with hollow-core slab and bi-fold doors (likely by Ian and Hannelore Wilson, owners from 1962 to 1967).

The original basement would have been open space divided into two parts by the front to rear supporting concrete block wall, as shown on the existing floor plan. Prior to 1978, it had been partitioned into four rooms, identified on the 1995 plans as a furnace room and den on the west side and a rec room opening onto a laundry room on the east side. The original boiler

(with the date 1947 stamped into the cast iron), which served to pump hot water through a radiator system, was still in use when the current owners purchased the property in 1978. At that time the boiler was oil-fuelled but it may have originally burned coal. It has since been replaced by the existing gas-burning unit, which still heats and pumps water to circulate through the original radiators.

Built with limited financial resources, the house as built and occupied by the Fidler family, had no hardwood flooring. It is not known how the original sub-flooring was finished (possibly with paint or linoleum in the bathroom and kitchen) but by 1978 the living, dining and bedroom floor areas had been covered with wall-to-wall carpeting, with vinyl tile in the kitchen and bathroom. The floor from the front to the rear vestibules was covered in vinyl. The wood trim around windows and doorways was very simple and painted. According to the current owners, the original doors were flat hollow-core wood construction.²⁵

Raising a young family in the house, the current owners began to make room-by-room functional improvements and aesthetic enhancements in the mid-1980s. These included removing the main floor closets to create a hallway from the front to the rear entrance vestibules, opening up the wall on the left side of the staircase and installing a wood balustrade, replacing original wood trim with more elaborate natural pine finished mouldings, replacing wall-to-wall carpeting, and replacing the fireplace mantel in the living room. In so doing, an inscription was located behind the mantelpiece, which stated “Erected October 25, 1947” and identified the owner, William Fidler, and his father-in-law as the builders. This provides firm evidence that the house was substantially completed by the end of October, 1947.

5.3.3 1995 Addition and Alterations to Original Dwelling

In July 1995, plans were completed by William Mockler & Associates for a substantial one-storey addition to compensate for drawbacks of the original dwelling: small size of the rooms by today’s standards, particularly, the kitchen and the lack of an above grade family room. The existing large L-shaped frame addition, with a stucco finish, was built on the east side of the house and wrapped around the east side of the rear façade. The footprint of the original house, which is approximately 980 square feet, was more than doubled by this addition, which accommodates three rooms: a spacious kitchen and family room overlooking the back yard, and a spa room and small bathroom overlooking the front yard. A large L-shaped deck wraps around the west and rear facades. The massing of the new structure is fairly complex, with the family room and spa accommodated in a deeper than wide rectangular box with a medium-pitched front-gabled roof with side dormers and a flat-roofed section housing the bathroom, new hallway and kitchen, which viewed from the street provides a degree of visual separation between the original dwelling and the taller portion of the new addition. The flat-roofed

²⁵ The author of this report was initially sceptical about the construction, believing that in the late 40s, panelled doors would have still been the norm. This opinion has, however, been revised in the light of a recent visit to a modest 1½ storey dwelling in Dundas, built in 1949 and still occupied by the son of the original owners. All of the original interior doorways are intact and consist of flat hollow-core wood doors with glass and brass door knobs and moulded wood frames. The baseboard trim is much simpler in profile.

section of the front façade (bathroom) was recessed to leave exposed an original east-facing window from the dining room.

Multi-paned windows and dormers were designed to be sympathetic to the character and features of the original house. The only incongruous elements, from a stylistic standpoint, are the *Gothic Revival* bargeboard and pointed-arch windows in the front and rear gable ends. The interior of the new addition features naturally finished wood trim, soaring cathedral ceiling over the family room and spa area and the number and size of windows, dormers and a skylight in the flat ceiling of the kitchen, which allows natural light to flood into the new addition. Flooring throughout is ceramic tile.

A number of interior and exterior alterations to the original dwelling were made in conjunction with or soon after the new addition was completed:

1. The small kitchen was converted to a hallway (Hall 1), with hardwood flooring and a new opening was created in the rear wall for a doorway to the new kitchen.
2. A new opening was made in the rear portion of the east wall to accommodate a doorway from Hall 1 to Hall 2, which opens onto the family room.
3. The doorway opening from the existing dining room to Hall 1 was enlarged and new double French doors were installed. Identical single doors were installed in the doorways to the front entrance vestibule from the dining and living rooms.
4. The hardwood flooring was extended to the first step of the staircase in the entrance vestibule, which was finished with ceramic tile to match that of the new addition.
5. All of the windows were replaced with thermopane units that accurately replicate the multi-paned configuration of the original windows, with naturally finished pine interior frames to match the windows of the new addition.
6. The east-facing window of the front bedroom (above the linking section of the new addition) was moved closer to the front façade for practical and aesthetic reasons.
7. Cove mouldings were added to the ceilings on the main floor, to match those of the new addition.
8. In the basement, the window opening on the east side of the rear facade was filled in, as was the front east side window. The rear east side window opening was lengthened to create a doorway to the basement of the new addition.

On the exterior, the original shutters around the front doorway and main floor front façade windows were removed and the entire house was re-stuccoed with the same stucco used on the new addition. According to the current owners, the original overhead rolling door of the garage had plain plywood cladding, which was removed and replaced with new cladding to create the look of recessed panels with quarter-round mouldings; holes were cut for windows, and three vintage multi-paned windows were installed. Originally, the house had absolutely no moulding trim along the roof eaves. The existing trim was added to match the design of eaves trim of the new addition. By 1995, the exposed portion of the rear deck had rotted and was replaced by the existing deck, which extends around two sides of the new addition.

5.3.4 Analysis and Summary

Stylistically, the original house may be described as a late vernacular adaptation of the Colonial/Georgian Revival style, featuring a symmetrical front façade, a side-gabled roof with dormers and multi-paned sash windows. It is a smaller, plainer version of the example shown in Dundas with similar half dormers, no octagonal window but a classically-detailed entranceway with transom and sidelights and portico. The small octagonal window was a common feature of 1940s houses built in this style and continued to be used in early examples of *Ranch* style houses of the early 50s houses.

Based on the background on post-war concrete block construction provided in Section 3.5 and the evidence provided by the 1952 Fire Insurance Plan, it is known that of the 15 dwellings built by 1952 within the boundaries of the 1947 Plan of Subdivision, 6 were frame construction, five were concrete block (all assumed to be 1½ storeys in height even though two including 243 Oakhill are identified as 2 stories). Based on these statistics, and houses within a broader area of Mineola West, it may be concluded that concrete block construction was almost as common as frame construction between 1947 and perhaps equally common immediately after the war and before the appearance of Ranch style houses in the early 1950s. For reasons that remain speculative without further research, the use of concrete block (except for foundation walls) declined in the course of the 1950s. The standard, which still prevails today for residential construction, is “platform framing”, in which floor framing is used as a working platform for each storey. Commonly known simply as frame construction, with advances in insulation and the variety of cladding materials available today, the vast majority of single-family, semi-detached and townhouses are built using this technique above grade, with foundation walls built of concrete, either in the form of concrete block or poured.

In sum, the original 1947 dwelling was sturdily built with its concrete block foundation and walls. However, given that it was owner-built with minimal financial resources, it is hardly surprising that the house was not finely crafted: it did not originally feature any noteworthy architectural detail or high-quality finishing materials. The dwelling is still in relatively good condition, having been so well-maintained for many years. However, with their advancing age and ongoing health problems, numerous maintenance issues have been neglected in recent years. The current owners have generally tried to treat their property with much care and attention, and from their standpoint, have enhanced the aesthetic qualities of the original dwelling by adding more decorative vintage elements, such as the front and rear doors, and new elements with a traditional look (exterior eaves and interior cove mouldings) and windows with more ornate interior frames. The new addition is sympathetic in its massing and linkage to the original dwelling, although the *Gothic Revival* detailing is not compatible with its *Georgian/Colonial Revival* character.

6 EVALUATION

6.1 Evaluation based on the Heritage Designation Criteria, Regulation 9/06 of the Ontario Heritage Act

The following evaluation of the existing original dwelling on the subject property is based on the *Criteria for Determining Cultural Heritage Value or Interest, O. Reg. 9/06*, of the Ontario Heritage Act (abbreviated as OHA). A property may be designated under Section 29 if it meets

one or more of the following 3 criteria for determining whether it is of cultural heritage value or interest.²⁶

1. DESIGN OR PHYSICAL VALUE

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;
- iii. demonstrates a high degree of technical or scientific achievement.

The original 1947 dwelling is a typical example of the type of modest post-war housing built for returning veterans and their families. As evidenced by the three sections of the 1952 Fire Insurance Plan, showing the north part of Mineola West, its concrete-block construction was not at all unusual in the immediate post-war period. Alterations/ additions have to a large extent respected the character of the original dwelling, with the exception of the *Gothic Revival* detailing of the gable ends of the new addition. As a simplified vernacular version of the *Georgian/ Colonial Revival* style, which the current owners have “dressed up” in various ways, the 1947 dwelling is not a unique example of this style. Its concrete-block construction is not a rare, unique, or early example of this building technique (criterion i); its workmanlike construction does not display the degree of artistic merit needed to meet criterion ii; nor does it demonstrate a high degree of technical or scientific achievement. The new addition is considered to be of neutral value, in that it neither enhances nor detracts from the original dwelling. Thus, no evidence was found to support OHA designation under Item 1.

2. HISTORICAL OR ASSOCIATIVE VALUE

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.

The subject property has remote historical associations with the Cotton family, early settlers to the area and prominent members of the Port Credit community, as do many properties in Mineola West. Of some interest is the association of the original plan of subdivision (1909) with Dixie Cox Cotton, a locally prominent architect. However, there is no direct association given that the existing original dwelling was built for William and Iva Fidler according to a later (1947) plan of subdivision. The financial assistance received by the Fidlers from the Veterans’ Land Administration is not sufficiently unique or significant to justify a strong ranking under items (i) or (ii). Thus, no evidence was found to support OHA designation under Item 2.

²⁶ www.ontario.ca/laws/regulation/060009

3. CONTEXTUAL VALUE

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.

The subject property is not a landmark (criterion iii). The original house is visually and historically linked to its surroundings (criterion ii), as it was one of the original dwellings constructed in its subdivision. However, the large addition built in 1995 has to some extent compromised this value. Moreover, in the area of Mineola West comprising the 14 lots of the 1947 plan of subdivision, there are only four recognizably original dwellings still standing (see APPENDIX B). Thus any role that this house plays in defining the character of the *Mineola West Cultural Landscape* has been undermined and therefore it does not meet criterion i. For these reasons, there is no justification for OHA designation due to its contextual value.

In conclusion, as per the three main criteria set out in Regulation 9/06 of the Ontario Heritage Act, the subject property is *not* considered to be worthy of OHA designation. This conclusion supports its listing on the Heritage Register only as part of the Mineola West Cultural Landscape and not for its individual architectural, historical or contextual value.

6.2 Evaluation for Conservation according to the Provincial Policy Statement Definition

Part 2.6.1 of the *Ontario Provincial Policy Statement* (Cultural Heritage and Archeology) states that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.”²⁷ As there is no definition of *significant*, it must be assumed in the case of built heritage resources, to mean properties designated or eligible for designation under the Ontario Heritage Act. The subject property is therefore not considered to be worthy of conservation according to the *Ontario Provincial Policy Statement*.

6.3 Mitigation Measures

The prospective purchaser has given the current owners permission to remove any materials and architectural elements that they wish to keep. They intend to remove and re-use many vintage and new elements which they have installed during their 38 years in the house (e.g.: all interior doors, both mantels, all light fixtures, and built-in cabinets) on their cottage property, where the house is under renovation to serve as their principal residence.

In order to divert other high-quality materials and architectural components, mostly dating from 1995 (such as ceiling and eaves trim, the replacement windows of the original dwelling, and the windows of the addition) from being disposed of as landfill, it is recommended that they be salvaged by the new owner for donation to Habitat for Humanity’s *ReStore*.²⁸

Mitigation measures relating to tree preservation will be addressed in the section of this report dealing with the proposed replacement residence.

²⁷ 2014 Ontario Provincial Policy Statement, p. 29: www.mah.gov.on.ca/AssetFactory.aspx?did=10463

²⁸ <http://www.habitatgta.ca/donate/ways-to-give.html>

7 PROPOSED NEW RESIDENCE

7.1 Description of Proposed New Residence and Landscaping

7.1.1 Site Plan and Zoning Regulations

The proposed site plan superimposes the footprint of the new residence over the existing, showing its relative size and location. The footprint of the new residence, including the garage, and deck/ porch areas is approximately 369 M², as compared to the existing 248 M² (original dwelling and attached garage, the 1995 addition, and rear deck). Under the current Zoning By-law regulations, the maximum lot coverage is 30%; the proposed footprint (as described above) is approximately 25% of the lot area (1252 M²). The building height is the maximum allowed: 9.5 M. The building depth of 16.20 M is less than the maximum allowed: 20 M. The gross floor area, which includes the second floor is approximately 469 M², which slightly exceeds the maximum allowed of 440 M². This will require an application to the Committee of Adjustment to obtain a minor variance from the Zoning By-law.²⁹

The new residence will not have as deep a front-yard setback as the houses on either side: an original one-storey house to the east at #233 and a 1½ storey replacement residence at #251 but is comparable to the setback of #261. The reason for this is two-fold: the nearly completed replacement residence on the severed lot to the rear at 250 Pinetree Way is built very close to its rear property line and the depth of lot #243 is several feet less than that of the adjacent lots to the east and west. The prospective owner would like to have a sufficiently spacious backyard for his family to enjoy outdoor living with as much privacy as possible.

7.1.2 Landscaping and Tree Removal

APPENDIX D

Hard-surface landscaping will consist of a combination of asphalt and concrete: an asphalt driveway, with a concrete border and two concrete walkways, as shown on the site plan: a short one to the entrance porch and a longer one of the west side leading to an entry door to the garage from the side yard, as shown on the Site Plan. The driveway has an irregular shape, with the widest section close to the separate garage doors to provide sufficient space to park two cars or drive each into a garage entrance (7.29 m.) and a *hammerhead* to avoid having to back down the entire length of the driveway onto the street. The longer section is only 6 m. wide. No fencing is proposed to demarcate any of the property lines.

The required *arborist report* has been completed by *The Tree Specialists Inc.*³⁰ Table #1 includes a chart identifying each tree by a number (corresponding to a number on the tree plan TTP-1). There are five trees, which will be heavily encroached upon by the new construction, either because they are located within the footprint of the proposed new residence (#159) or because excavation work for the new foundation will take place within the critical root zone, causing serious damage to tree roots. It was therefore concluded that these five trees will have

²⁹ Zoning By-law 0225-2007, as amended to May 2016: www.mississauga.ca/portal/residents/zoningbylaw; site statistics provided by the project architect, Josip Milcic (J. Milcic Architect).

³⁰ The Tree Specialists Inc., *Arborist Report and Tree Preservation Plan*, 243 Oakhill Road, Mississauga, ON, 14 July 2016; report prepared by Cletus Gavin, ISA Certified Arborist.

to be removed for construction purposes: a mature Silver Maple close to the east side of the proposed driveway (#165), with a diameter greater than 50 cm and assessed to be in fair condition, and two mature Red Oaks close to the east property line (#160 and #161), with diameters greater than 50 cm and assessed to be in fair condition.

a semi-mature Magnolia tree directly in front of the 1995 addition (#159), with a diameter of less than 50 cm and assessed to be in good condition. a mature Magnolia tree beside the 1995 addition (east side) (#158), with a diameter of more than 50 cm and assessed to be fair condition.

All other trees ranging in condition from fair to poor are recommended for preservation, though some could suffer minor injury due to construction work. The plant beds with stone edging, which border the front façade, the decorative circular stone wall around the Silver maple, and the original flagstone walkway will all be encroached upon by the new construction and have to be removed.

7.1.3 Building Description

APPENDIX C

The proposed new residence was designed by Josip Milcic, principal, J. Milcic Architect.³¹ For the purpose of this report, it is only important to comment on the portions of the building which are visible from the street; hence, only the front and side elevations are required as visual documentation. The proposed new residence may be described as a 1½ storey residence in that the second floor is contained within the roof structure and has a smaller footprint than the first floor. The frame structure with a steeply-pitched hipped roof will be clad in a variety of materials. The roofing material will be asphalt shingles (dark grey). The predominant cladding material is natural stone veneer, with accents of wood shingles and clapboard in most of the gable ends, and the use of wood for cladding above window sills on the side and rear elevations. The design also features two stone-clad chimneys, the most prominent being the one on the east side which is close to the front of the house. Only the front portions of the side elevations will be visible to any extent from the street, and more so on the east side due to the deeper setback of the one-storey house at #233.

The style of the proposed residence falls into the *Neoelectic* category, with some classically-inspired features: the symmetrical central recessed section of the front entrance porch, and the detailing of columns and pilasters, roof gables with returned eaves, and segmental arch with a keystone of the central second storey window. The central section is flanked by two front-gabled sections with the same width and roof heights but different architectural elements on the first storey: two garage doorways on the west section and one large window from the dining room on the opposite side.

³¹ The author of this report has collaborated with Josip Milcic on several Cultural Heritage Assessments for properties within the City of Mississauga, which are flagged in the list of projects provided under Section 8.4: Qualifications.

7.2 Design Evaluation

7.2.1 Cultural Landscape Criteria

The following checklist of criteria is provided for the Mineola West Cultural Landscape is found in the *City of Mississauga Cultural Landscape Inventory*, identified as L-RES-6, and are addressed with respect to the subject property below. This Heritage Impact Assessment must demonstrate how the proposed development will conserve criteria that define the character of Mineola West as a cultural landscape.

LANDSCAPE ENVIRONMENT

Scenic and Visual Quality:

The scenic/ visual quality of the site of the subject property, with respect to the proposed residence will be adversely affected to some extent by its larger scale and hence visual impact from the street, but no greater than any of the other replacement residences, which now outnumber the remaining original dwellings, within the boundaries of the original 1947 plan of subdivision. While it stands forward of the two adjacent houses, in particular, #233, it has comparable setbacks to a number of other replacement residences dwellings in its immediate vicinity.

Natural Environment:

The majority of mature deciduous and coniferous trees on the lot will be retained, with the exception of the five previously identified trees. In accordance with the City's Private Tree Protection By-law 254-12 (see Section 3.3), for every tree with a diameter of 50 cm or more, two replacement trees must be planted; for any tree with a lesser diameter, only one replacement tree needs to be planted. In this case, the planting of nine new trees of a specified diameter is therefore required.

Any contribution that individual property owners can make towards replenishing the urban forest is very important from both a scenic and environmental perspective. Healthy trees produce oxygen and remove carbon dioxide and contaminants from the atmosphere, collectively helping to reduce greenhouse gas emissions. Trees also help to reduce ozone levels in urban areas and provide shade in summer, mitigating the heat of summer and reducing the need for air conditioning. Trees provide habitat for birds and wildlife; they reduce urban runoff and erosion; and they also absorb sound and reduce noise pollution.³² The numerous mature trees within Mineola West collectively contribute to its value as a significant cultural landscape, but trees have life spans and the planting of saplings needs to happen on an ongoing basis to preserve this valuable asset.

Landscape Design, Type and Technological Interest: The informal character of the landscaping will be largely retained with new planting beds to replace the ones that have to be removed due to construction encroachment. The driveway with its bordered edges, curvilinear sections and reduced width over most of its length will aesthetically be an improvement over the existing aged asphalt driveway. There are no features of technological interest on the subject property.

³² Article entitled "Trees and the Environment" posted online at www.cleanairgarden.com/plantingtrees.html

HISTORICAL ASSOCIATIONS

NOTE: Historical associations relating to the existing lot as part of the 1947 plan of subdivision and owners dating back to the Crown grant was covered in Section 6.1.

Illustrates Style, Trend, or Pattern:

The proposed new residence reflects the prevailing *Neoeclectic* trend established for new replacement dwellings built in Mineola West and other affluent residential neighbourhoods in the City of Mississauga over the past few decades. Similar to other larger replacement residences already approved and built in the Mineola West Cultural Landscape, the size, design and construction of the proposed dwelling fits well into an area, where the original character of the neighbourhood as built, has already been compromised, with the number of new residences now outnumbering original ones, in the immediate area comprising the original 1947 plan of subdivision. New replacement residences therefore need to be evaluated according to a new set of standards.

Illustrates Important Phase in Mississauga's Social or Physical Development:

Mineola West represents an important stage in Mississauga's physical development when land was relatively cheap and many residential surveys sprang up with similar characteristics after WWII. The rustic character of the roads with no sidewalks and open ditch drainage system, large lots and many mature trees has transformed Mineola West and similar residential areas into a magnet for affluent buyers. As a result, their desire to build large and expensive homes is fundamentally altering the character of Mineola West, a trend which will continue in the foreseeable future. Hopefully, what can still be preserved is the scenic character of the landscape, with its treescape continually replenished as new houses are built, and the informal character of the roadways preserved.

BUILT ENVIRONMENT

Aesthetic/ Visual Quality:

The design of the proposed new residence is considered by the author of this report to be a tastefully restrained example of a replacement residence designed as a classical variation of the prevailing *Neoeclectic* style adopted for replacement residences in Mineola West. With its high-quality exterior architectural materials and neutral colour scheme, it will fit comfortably into its Oakhill Road setting, already transformed by the number of replacement residences.

Consistent Scale of Built Features:

With continually increasing land values in Mineola West, recent replacement residences are all built close to the maximum requirements of the Zoning By-law in terms of lot coverage, gross floor area, building height and depth. The subject property is no exception; hence, the proposed new residence is consistent in scale with other replacement residences in its immediate vicinity and throughout Mineola West.

7.2.2 Impact of Development and Mitigation Measures

The loss of the five trees that will have to be removed for construction purposes, as explained above, will be mitigated by the planting of nine replacement trees, of substantial size. Trees to be preserved will be protected by a tree protection zone to prevent root damage, soil compaction and soil contamination. This will be achieved by the temporary construction of a "tree protection barrier", as specified in the *arborist report*, which also provides guidelines for

root pruning. As newly planted front-yard trees mature, they will mitigate the impact from the street of the new larger replacement residence.

In terms of the new hard-surfaced landscaping, the visual impact of the driveway will be mitigated by its narrower width at the street. Mitigation measures relating to the demolition of the existing residence were discussed in Section 6.3.

7.3 Evaluation Summary and General Comments

Research on the history of the subject property at 243 Oakhill Road has revealed many interesting facets of its history: its original setting, property ownership and the design/construction of the original 1947 dwelling. Its original setting as one of only 14 lots comprising the 1947 Plan of Subdivision (#341), is documented for the first time in this report, as all other permits for replacement residences within its boundaries were issued prior to the listing of all properties within the Mineola West Cultural Landscape on the City of Mississauga's Heritage Register. Consequently, this is the first Heritage Impact Assessment undertaken for any property within this particular plan of subdivision.

243 Oakhill Road was one of only 14 lots comprising the original 1947 Plan of Subdivision, one of a number of subdivisions which eventually merged to form one residential suburb of Port Credit, extending from the CNR railway corridor to the QEW. From an historical perspective, it is interesting that an earlier 1909 Plan of Subdivision (B-09) was registered by Dixie Cox Cotton, a descendant of James Cotton, whose family acquired numerous parcels of land as Crown grants in the Credit Indian Reserve. Also of historical interest is the fact that a number of the original dwellings within the boundaries of the 1947 Plan of Subdivision were built for and by returning veterans from WWII with financial assistance made available by the Veterans' Land Act. This was the case for the original owner/ builder of the house at 243 Oakhill Road.

From an architectural perspective the original dwelling is a typical example of the type of housing built for veterans immediately after the termination of the war: a very modest three-bedroom house in which to raise a family, designed as a vernacular adaptation of the Georgian/ Colonial Revival style, with no significant classically-inspired architectural features. Based on evidence provided by the 1952 Fire Insurance Plan, it is known that in the immediate post-war years, concrete block construction was almost as common as frame and slightly more common than solid brick masonry. According to the current owners, it was one of a number of similar 1½ storey dwellings likely also built in the late 1940s for returning war veterans. Such houses contributed to the defining character of the Mineola West Cultural Landscape, but of the 9 identified with certainty that were located within the 1947 plan of subdivision, only three survive: 222 and 243 Oakhill Road and 1561 Douglas Drive (all concrete block). The only other surviving original house at 233 Oakhill is a *Ranch* style frame structure most likely built in the early 1950s.

Detailed research for the subject property concluded that it is not worthy of designation under the Ontario Heritage Act, as evaluated in accordance with the three main criteria set out in OHA Regulation 9/06. (Section 6.1) It is therefore recommended that a Heritage Permit be issued to demolish the existing building complex: the 1947 dwelling, a 1995 addition and a small post-1995 shed located on the west side of the rear yard. The fate of the remaining three original dwellings will be determined by future owners, unless tighter regulations are put in place to preserve them.

The character of Mineola West has been transformed in recent decades by the replacement of original dwellings with larger single-family residences, mostly designed in a *Neoeclectic* style. The proposed replacement residence for 243 Oakhill Road follows this trend and meets the standards set in this changing neighbourhood in terms of the quality of design and materials for both house construction and landscaping. Tree removal and replacement requirements have been addressed by the “Arborist Report and Tree Preservation Plan” prepared for the prospective owner by *The Tree Specialists Inc.* and included in this report as Appendix D. It is therefore recommended that a Heritage Permit be approved for the proposed new residence, landscaping plan, and trees to be removed and replaced. By agreement with the prospective owner, the current owners intend to salvage vintage architectural elements that were added to their Oakhill home for re-use on the property to become their principal residence. However, it is still recommended that other salvageable components, such as the 1995 wood windows, doors and interior trim, both from the original dwelling and its addition, be carefully removed at the time of demolition for donation and re-use to an organization, such as Habitat for Humanity.

8 SOURCES, CONTACTS, SITE VISITS AND QUALIFICATIONS

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

8.1 Sources

8.1.1 City of Mississauga and Heritage Mississauga Documents

City of Mississauga, Community Services Department, Culture Division, *Cultural Landscape Heritage Assessment Terms of Reference*, 2016.

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

Property Information for 1370 Milton Avenue and other nearby properties: CM > Services Online > Plan & Build eServices > Property Information

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

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

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

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

Heritage Mississauga website (www.heritagemississauga.com) > Heritage Resources > History Peel Museum and

8.1.2 Secondary Sources

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

Ontario Architecture website created by Shannon Kyles, Mohawk College, City of Hamilton: <http://www.ontarioarchitecture.com> > Building Styles > Arts and Crafts (1890 – 1940)

Kathleen A. Hicks, *Dixie: Orchards to Industry* (Friends of the Mississauga Library System: 2006), Part 2: www.mississauga.ca/portal/residents/ebooks

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

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

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

8.1.3 Other

Ontario Ministry of Municipal Affairs and Housing, *Provincial Policy Statement*, 2005: PDF version available online at www.mah.gov.on.ca/Asset1421.aspx

Former reports by Gillespie Heritage Consulting: see Section 8.4.

Set of 6 Architectural Drawings by J. Milcic Architect, July 2016.

Survey Plan (existing conditions) and Site, Grading and Surveying Plan (proposed new residence and landscaping) prepared by J.H. Gelbloom Surveying Ltd., respectively in June and July 2016.

The Tree Specialists Inc., *Arborist Report and Tree Preservation Plan, 243 Oakhill Road, Mississauga, ON*, 4 August 2016; report prepared by Cletus Gavin, ISA Certified Arborist.

Peel–Land Registry Office #43: title search documents for Lot 10, Plan 341 provided by Chris Aplin.

Peel Art Gallery, Museum and Archives (PAMA): Fire Insurance Plan of Toronto Township, vol. 1, July 1952; copyrighted by The Underwriters' Survey Bureau Limited., Toronto and Montreal; 4 digital scans provided by Samantha Thompson, Archivist

8.2 Contacts

Current owners of 243 Oakhill Road: Don and Lesley Hooton (to whom I am extremely grateful for their time and thought in providing me with valuable visual, written and oral documentation relating to their property and feedback on drafts of this report)

Prospective owner: Ivan Petrovic, President, Canadian Star Aluminum

Project architect: Josip Milcic, J. Milcic Architect

Cecilia Nin Hernandez, Heritage Co-ordinator, Community Services, City of Mississauga

Chris Aplin, M.C.A. Paralegal Services, Brampton (title search for subject property)

Megan Hobson, Dundas-based heritage consultant

8.3 Site Visits

Preliminary Site Visit, May 25: Ann Gillespie and Megan Hobson (heritage consultant) made the first site visit to meet with the current owners, prospective owner and his architect (identified above) for the purpose of making a preliminary assessment of the heritage value of the existing post-war dwelling and to taking some photos of the setting, site and building exterior.

Second Site Visit, July 2: Ann Gillespie and Stewart Patch (spouse) made a second site visit to view and photograph the interior of the existing dwelling, and complete the exterior photography. As the owners had a full set of floor plans drawn up for the 1995 addition, it was not necessary to take measurements to generate sketch plans.

8.4 Qualifications of the Author

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

After graduation I joined the Research Sub-committee of the Hamilton LACAC (Local Architectural Conservation Advisory Committee) and soon afterwards gained employment with the City of Hamilton as a research assistant to Architectural Historian Nina Chapple. I remained with the City in the position of Heritage Researcher/ Planner for 16 years. During this time I researched and prepared numerous designation reports for buildings to be designated under

Part IV the Ontario Heritage Act and contributed to the research for and preparation of feasibility studies and plans for several heritage conservation districts in the former City of Hamilton, notably the *St. Boulevard Heritage Conservation District and Plan* (April 1992) for which I was the principal author. After taking early retirement at the end of 2001, I became a part-time heritage consultant and have been a member of CAHP (Canadian Association of Heritage Professionals) since 2002. Below is a list of the Heritage Impact Statements/ Assessments for properties in the City of Mississauga, with ones undertaken for clients of J. Milcic Architect flagged as JMA.

Heritage Impact Assessment for 3020 Victory Crescent, Malton Victory Village Cultural Landscape, City of Mississauga (February 2016)

Heritage Impact Statement for 7161 Lancaster Avenue, Malton Victory Village Cultural Landscape, City of Mississauga (February 2014)

Heritage Impact Statement for 3170 Milton Avenue, in the Mineola West Cultural Landscape, City of Mississauga (October 2013)

Heritage Impact Statement for 1171 Stavebank Road, in the Mineola West Cultural Landscape, City of Mississauga (April 2013)

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

Heritage Impact Statement for 306 Queen Street South, Streetsville, City of Mississauga (October 2010)
JMA

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

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

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

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

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

9 ILLUSTRATIONS

The following illustrations, identified as **Figure 1, 2, etc.**, include maps, aerial photos, site plans and floor plans of the existing dwelling and for the proposed additions/ alterations. References to links to the City of Mississauga website (<http://www.mississauga.ca>) are abbreviated as CM > [specific page].

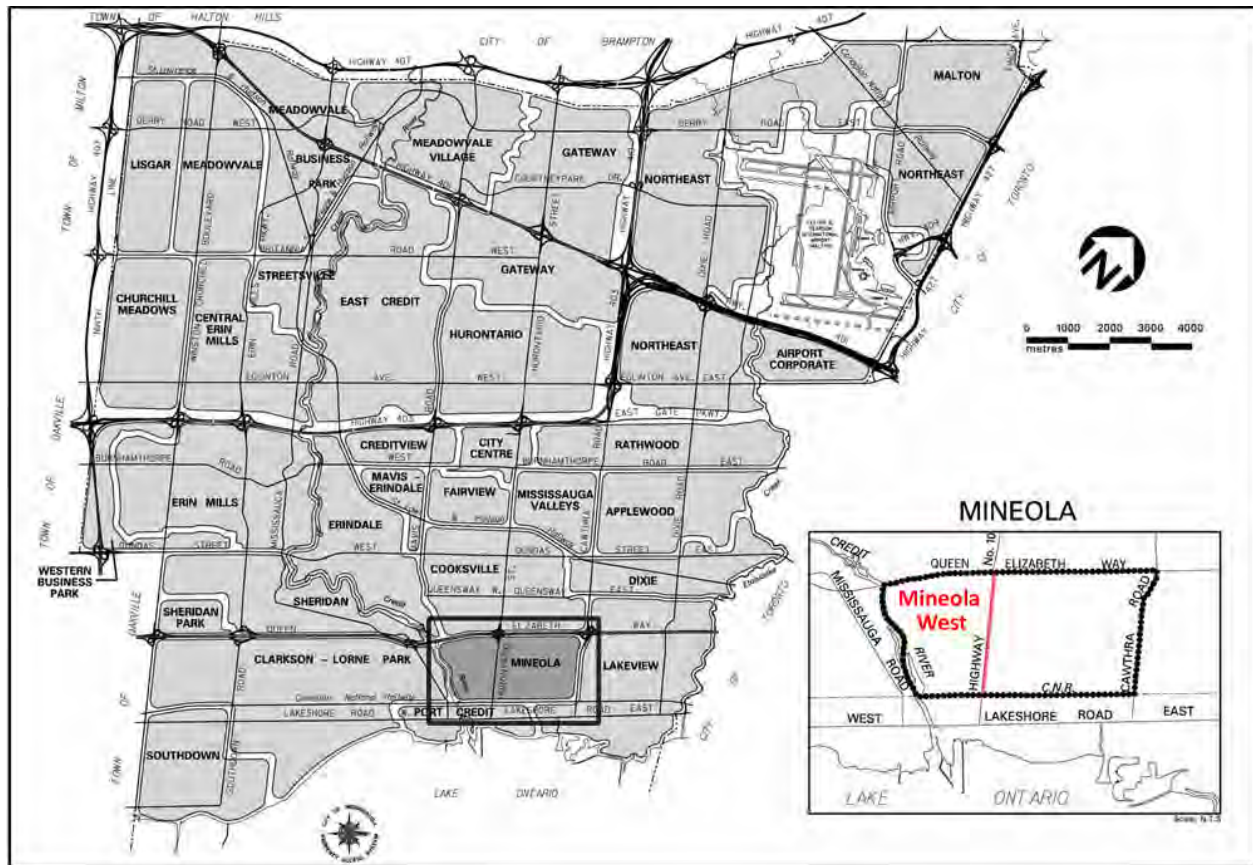


Figure 1: City of Mississauga map showing all of the neighbourhoods identified for planning purposes, with the Mineola Neighbourhood highlighted and the Mineola West portion located west of Hurontario Street (Highway 10) identified in the enlarged map section.

SOURCE: Mississauga Data: 1996 Census Profile–Mineola: www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF; map section annotated by the author of this report. For a more detailed map see: https://localwiki.org/mississauga/map/Mineola_West

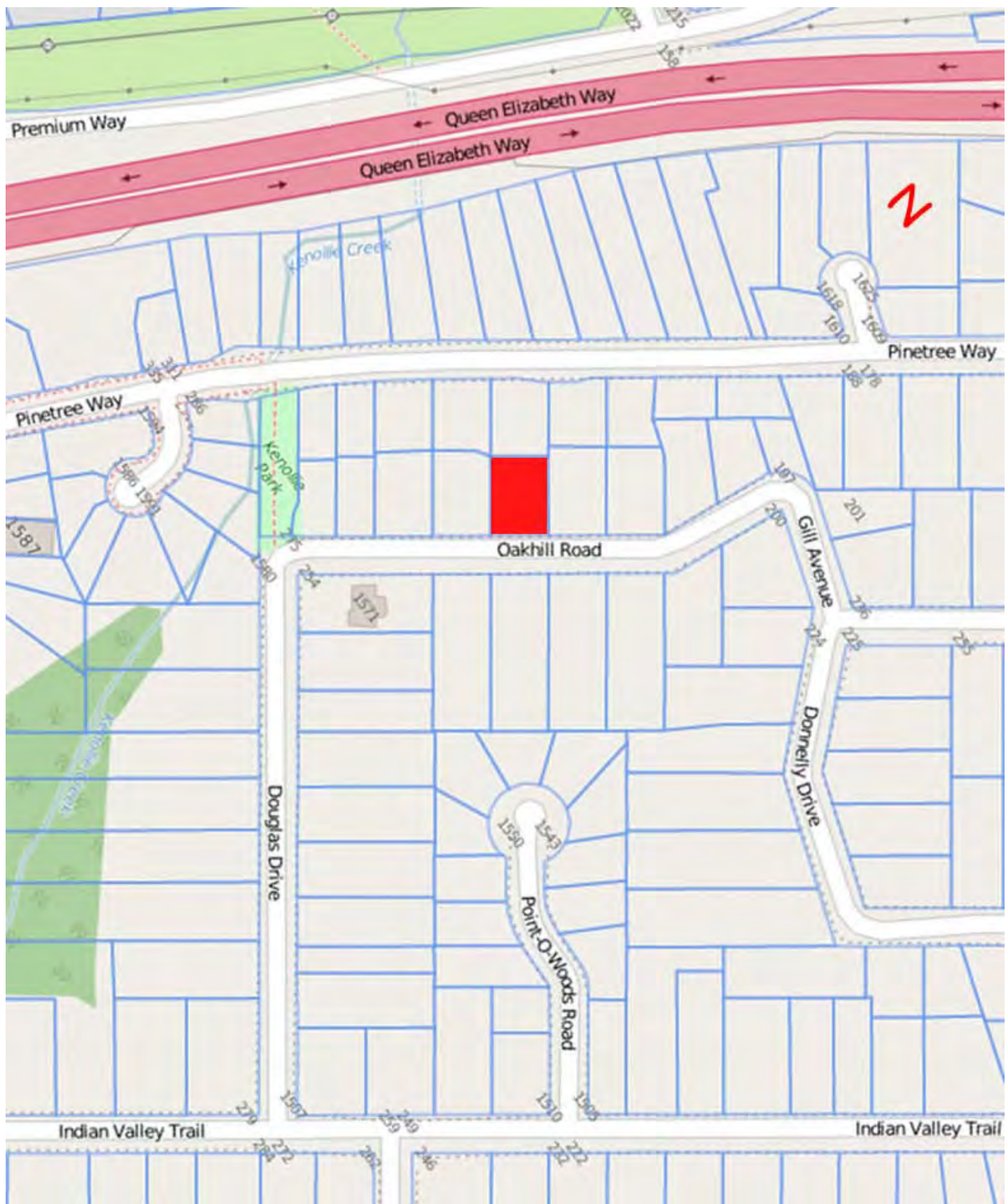


Figure 2: Map showing the location of Oakhill Road and the subject property at #243. For map of the entire Mineola West neighbourhood, showing its boundaries and street layout, visit this Local Wiki webpage: https://localwiki.org/mississauga/map/Mineola_West

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



Figure 3: (top) Map showing Oakhill Road, property boundaries and municipal addresses. (below) Aerial view with boundaries of #243 highlighted.

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



Figure 4: 1877 Map of Toronto Township showing Range 2 Lots 4 and 5 of the Credit Indian Reserve and below a detail superimposing a map of the Mineola Neighbourhood showing Mineola West and its eastern boundary formed by Hurontario Street.

SOURCE: Digital copy provided by Matthew Wilkinson, Heritage Mississauga; base map from the 1877 *Illustrated Historical Atlas of the County of Peel*; highlighting of Ranges 1 and 2 and lots 4 and 5 (above) and the Mineola neighbourhood and Mineola West section added by the author of this report.

Home Ownership - In Town or Suburb

HOW CANADA'S VETERANS BENEFIT

A home of their own is the dream of most Canadians—and the dream, particularly of those, far from home, fighting on the sea, on land, or in the air. To some, a home means a place, away from the city, where there is good earth for raising vegetables, where there is room for a few chickens, some flowers, perhaps some fruit trees and where the children can grow up in a country atmosphere. To others a home means, first of all, city advantages, schools nearby for the children, and a short run in the morning to office or work. No matter which is the ambition of the ex-service man or ex-service woman, Canada's rehabilitation program can assist them in it.

UNDER THE VETERANS' LAND ACT

This Act, planned to give a new meaning to land settlement, suits the veterans who want land with their home. It provides generous assistance in financing homes for city and other workers on small acreages, outside the high taxation area.

The maximum financing which can be arranged is \$4,800 for land and buildings, and, at the time he makes application the veteran must be prepared to pay down ten per cent of the cost of land and buildings in cash. The property is then sold to him for this down payment, plus two-thirds of the cost of land and buildings, which can be financed over a long term, with interest at 3½ per cent. In addition there is a grant for necessary equipment to a maximum of \$1,200, although it is believed that this ordinarily will not exceed \$500 or \$600 in the case of small holdings.

What it means is that the service man or woman is given a grant of 23 1/3 per cent of the cost of their land and buildings, plus the grant for equipment, after they have fulfilled their agreement for a ten year period.

Properties valued at more than \$4,800 may be financed, but the veteran must be prepared to pay any excess in cash, at the time of making application. In the case of maximum financing, the total grant will be \$2,320.

THOSE WHO ARE ELIGIBLE

Any ex-service man or woman, with overseas service, or all who have served for twelve months in Canada, are eligible to make application, providing they

Veterans' Welfare Officers are stationed in key centres throughout Canada. They advise and assist Ex-Service personnel and should be consulted on all re-establishment problems. Veterans considering taking advantage of the Veterans' Land Act should see the Regional Supervisor in the district where they intend to settle before making any commitments.

have been honorably discharged and have a reasonable expectation of living up to their agreement. Grants and benefits received under other provisions of the program, with the exception of the re-establishment credit, explained in advertisement No. 2, do not affect assistance under the Veterans' Land Act.

THROUGH THE RE-ESTABLISHMENT CREDIT

One of the purposes for which the re-establishment credit—made up of \$7.50 for each 30 days service in the Western Hemisphere and \$15.00 for each 30 days overseas—may be used is for the purchase of a home in town or city. When it is used in this way, the ex-service man or woman must be prepared to put up a dollar for every two used from the re-establishment credit.

There is wide opportunity for home owning, and home building under the new National Housing Act, which provides long term loans, at low interest rates for this purpose. Complete details of this Act may be obtained by writing to the Director of Housing, care of the Department of Finance, Ottawa.

AT ANY TIME IN TEN YEARS

So that the veteran may have every opportunity to become securely established in civilian life, before making plans to build a home, provision is made that the re-establishment credit may be applied for at any time within ten years of discharge.

Your Nearest Veteran's Welfare Officer is Located at 172 Spadina Avenue, Toronto

Published under the authority of Hon. Ian A. MacKenzie, Minister of

PENSIONS AND NATIONAL HEALTH

Figure 5: Advertisement from *The Globe and Mail*, 31 October, 1944, explaining the financing available to returning veterans for home ownership.

SOURCE: Cropped version of PDF posted on the Canadian War Museum website:

http://www.warmuseum.ca/cwm/exhibitions/newspapers/canadawar/veterans_e.shtml



Figure 6: (top) An early 1800s authentic Georgian 1½ storey side-gabled frame dwelling at 72 South Street West in Dundas. Houses like this one, provided the inspiration for the later early 20th century revival styles. Features a symmetrical façade with very tall multi-paned sash windows flanking a classical doorway, with a slightly projecting dormer above. (below). A Georgian/ Colonial Revival 1½ storey house (South Street) with a side-gabled roof, stucco finish, symmetrical façade, wide projecting bay windows with multi-pane sashes, half dormers aligned above, and a classically-detailed doorway. This house and the two shown below are good but not exceptional examples of this style built in the 1930s or 40s. They are better examples than 243 Oakhill Road, in terms of original architectural detail.

SOURCE: Photos taken by the author of this report, 15 July 2016.

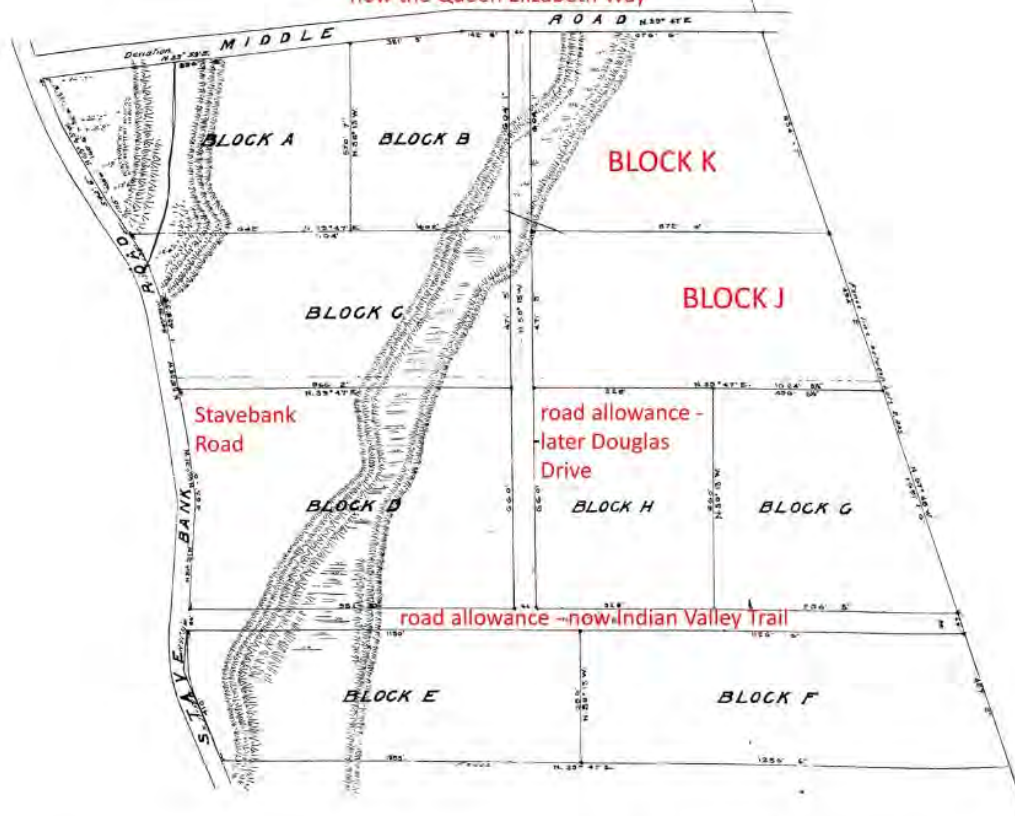


Figure 7: Two-storey Georgian/ Colonial Revival houses with symmetrical facades and hipped roofs, both located on South Street in Dundas. (top) Features tall end chimney, classical corner quoins, stucco finish, bay windows similar to the house above but with curved sloping roofs, front classically-detailed entrance with sidelights and framing pilasters supporting a shallow roof canopy. Note the small octagonal window in the one-storey wing. (below) Features brick construction or veneer, a classical entrance portico with a balustrade and an octagonal window above.

SOURCE: Photos taken by the author of this report, 15 July 2016.

Note:— The $N 67^{\circ} 48' W$ on line between Lat's 2 & 5 governs bearings hereon.

now the Queen Elizabeth Way



OWNERS CERTIFICATE
Blocks A,B,C,D,E,F,H,I,J,K shown colored Pink and Blue
colored Brown are laid out in accordance to my instructions.

WITNESS } *D. E. Cotton* (OWNER)
A. B. Bradley Dixie Cox Cotton

TO WHOM
I hereby certify that
I have read the
above and find it
correct and true
and I have signed
the same in
witness whereof
I have hereunto
set my hand and
the seal of the
County of
Harris, State of
Texas, this 1st day
of May, 1901.

Plan B-09 registered 14 January 1909

B-09

*Certified Approved
by the Council of the
TOWNSHIP OF TORONTO
Charles H. Gill,
Clerk at Toronto Tp.*

Dated 31st October 1958.

Plan No. B. 09
Registered this 14th day of January
A.D. 1909. at 10.20 o'clock A.M.
J. G. Sheppard
At Test

We certify that this is a duplicate copy
of a Plan (being a subdivision of Lots
#65 Range 2 Indian Reserve) prepared
by us for
and dated this 23rd day of September
1980.
Sydney T. Macdonald
TORONTO OLSWIGSON

E

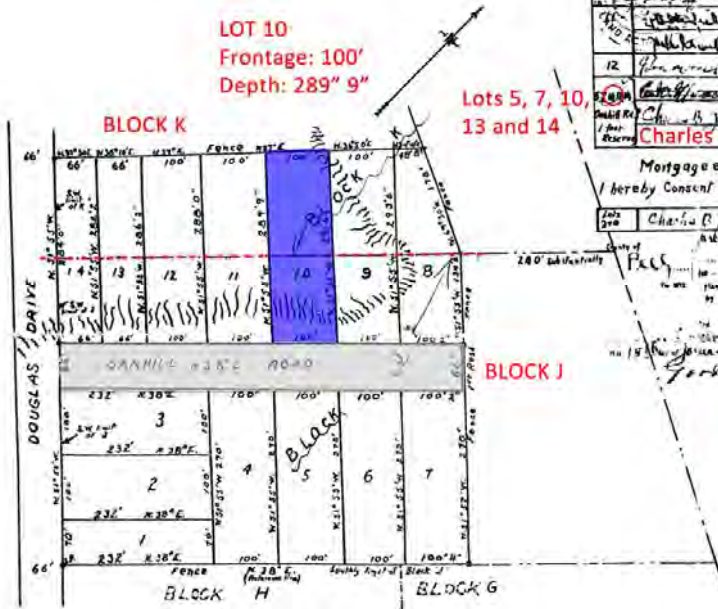
SOURCE: Scan of hard copy obtained by Chris Aplin from the Peel Land Registry Office; colour annotations by the author of this report.

**Plan of Subdivision of parts of
Blocks J & K, Plan B'09, County of Peel
Township of Toronto - Scale 1 inch = 100 feet.**

Notes: The reference line for bearings is the boundary line of Block J which is N 28° E. All bearings are standard, unless otherwise indicated. All angles are in degrees, minutes and seconds. All other corners are marked by survey stakes. Dotted and dash lines refer to Plan B'09.

RECORDING CERTIFICATE
I, Surveyor, certify that this plan correctly shows the location of the land, and that the same is in accordance with the provisions of the Registry Act, and that the same is in accordance with the provisions of the Registry Act, and that the same is in accordance with the provisions of the Registry Act.

FIELD NOTES
The survey was made on the 27th day of May 1947. The survey was made on the 27th day of May 1947. The survey was made on the 27th day of May 1947.



Lot Owner's Witness:
Signature William Colgate

Lot	Owner's Signature	Witness Signature
1	James M. Duncan	William Colgate
2	Charles Lyne Mackenzie	William Colgate
3	Edwin J. Ship	William Colgate
4	Robert M. Baker	William Colgate
5	Ernest M. Baker	William Colgate
6	Ernest M. Baker	William Colgate
7	Ernest M. Baker	William Colgate
8	Ernest M. Baker	William Colgate
9	Ernest M. Baker	William Colgate
10	Ernest M. Baker	William Colgate
11	Ernest M. Baker	William Colgate
12	Ernest M. Baker	William Colgate

Mortgagee's Consent
I hereby consent to the filing of this plan.

Charles B. Jacobs
Mortgagee's Consent
I hereby consent to the filing of this plan.

**Plan No. 341 registered
on February 5th, 1947**

I certify that this plan was duly
made and registered in the
Registry Office for the County of Peel
on the 5th day of February A.D. 1947 at
2:50 P.M. as No. 341.

Dep. Reg.

Peel
1 James M. Duncan
2 Charles Lyne Mackenzie
3 Edwin J. Ship
4 Ernest M. Baker
5 Ernest M. Baker
6 Ernest M. Baker
7 Ernest M. Baker
8 Ernest M. Baker
9 Ernest M. Baker
10 Ernest M. Baker
11 Ernest M. Baker
12 Ernest M. Baker

Approved For Registration Pursuant To
THE PLANNING ACT 1940
this 20th day of November 1947
Dana Porter
MINISTER OF PLANNING & DEVELOPMENT

Figure 9: Plan of Subdivision 341 of parts of Blocks J and K, Plan B-09, Country of Peel, Toronto Township, registered 5 February 1947.

SOURCE: Scan of hard copy obtained by Chris Aplin from the Peel Land Registry Office; colour annotations by the author of this report.

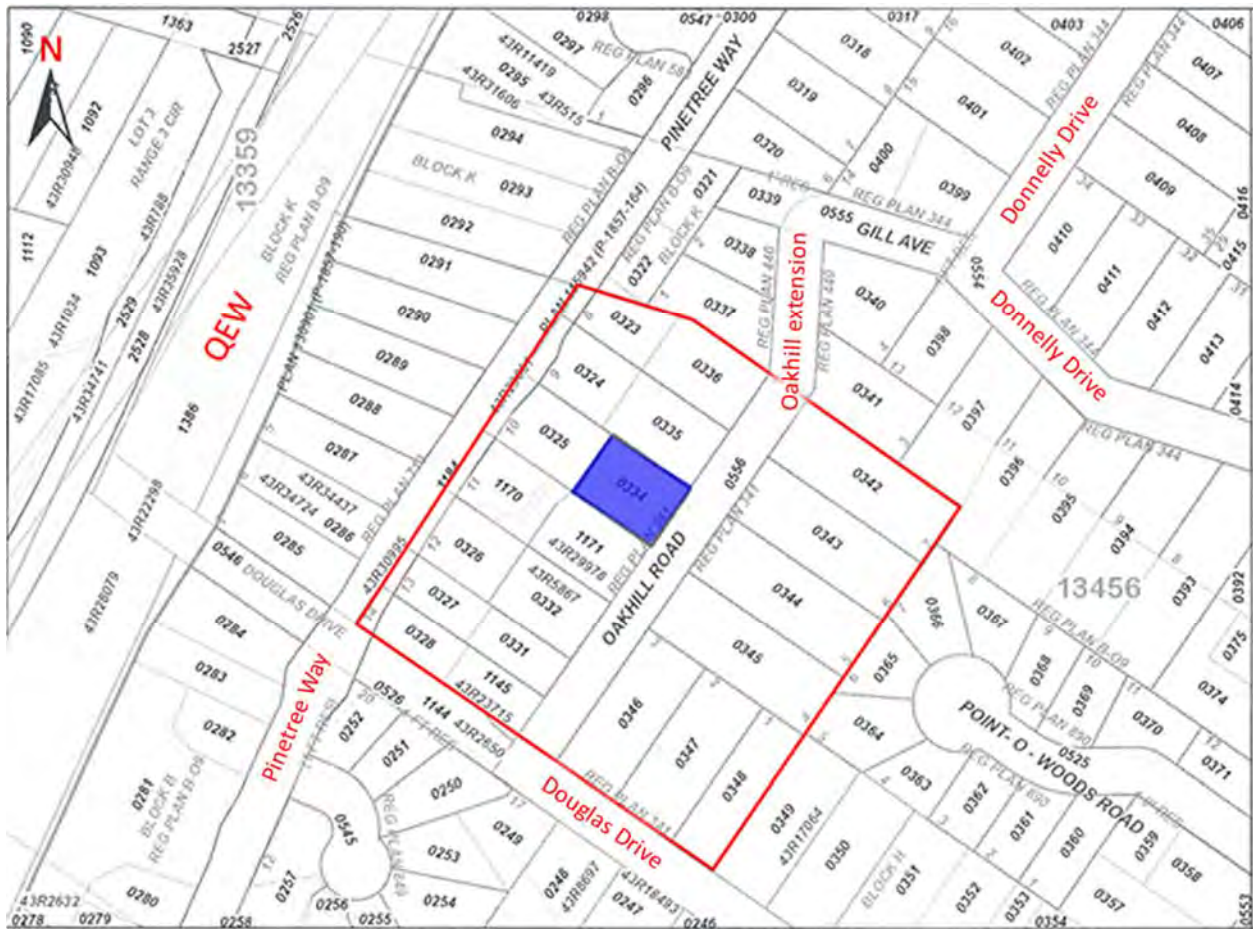


Figure 10: Section of Property Index Map Peel 43, showing the boundaries and street layout of the 1947 Plan of Subdivision superimposed on a current map showing the infill of newer roadways and lots, which now extend in all directions, as far north as the QEW, the northern boundary of Mineola West.

SOURCE: Scan of hard copy provided as part of the title search documentation; cropped and annotated by the author of this report.

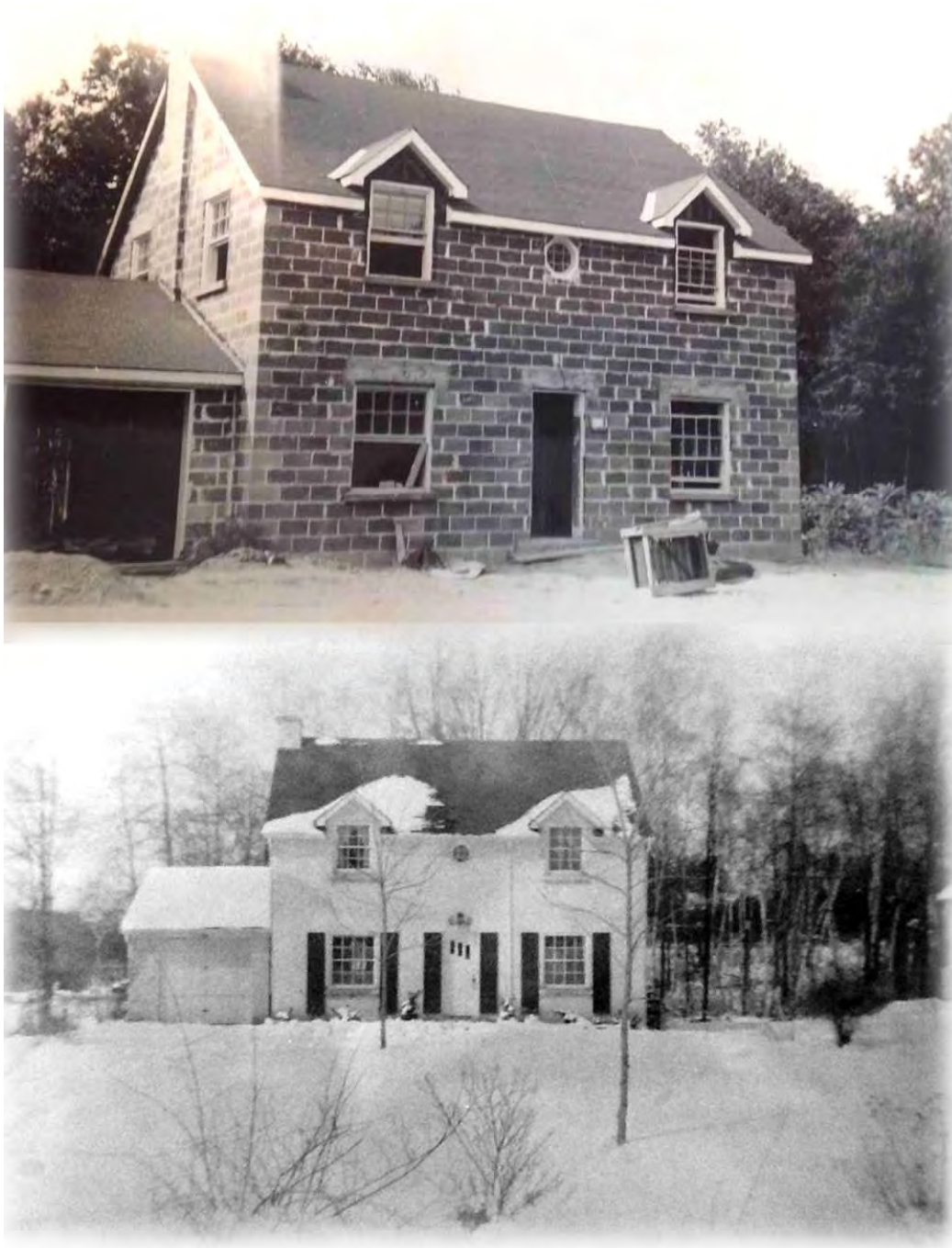


Figure 11: (top) House under construction in 1947, showing the concrete block wall construction and concrete sills and lintels of windows and doorways, wood-framed and clad dormer gables. (below) An early photo dating from the time that the house was occupied by the Fidler family; shows the original front door with its three staggered lights.

SOURCE: Two of several snapshots located by Dave Fidler in 2009 and sent to the current owners, who provided the scans for this report.

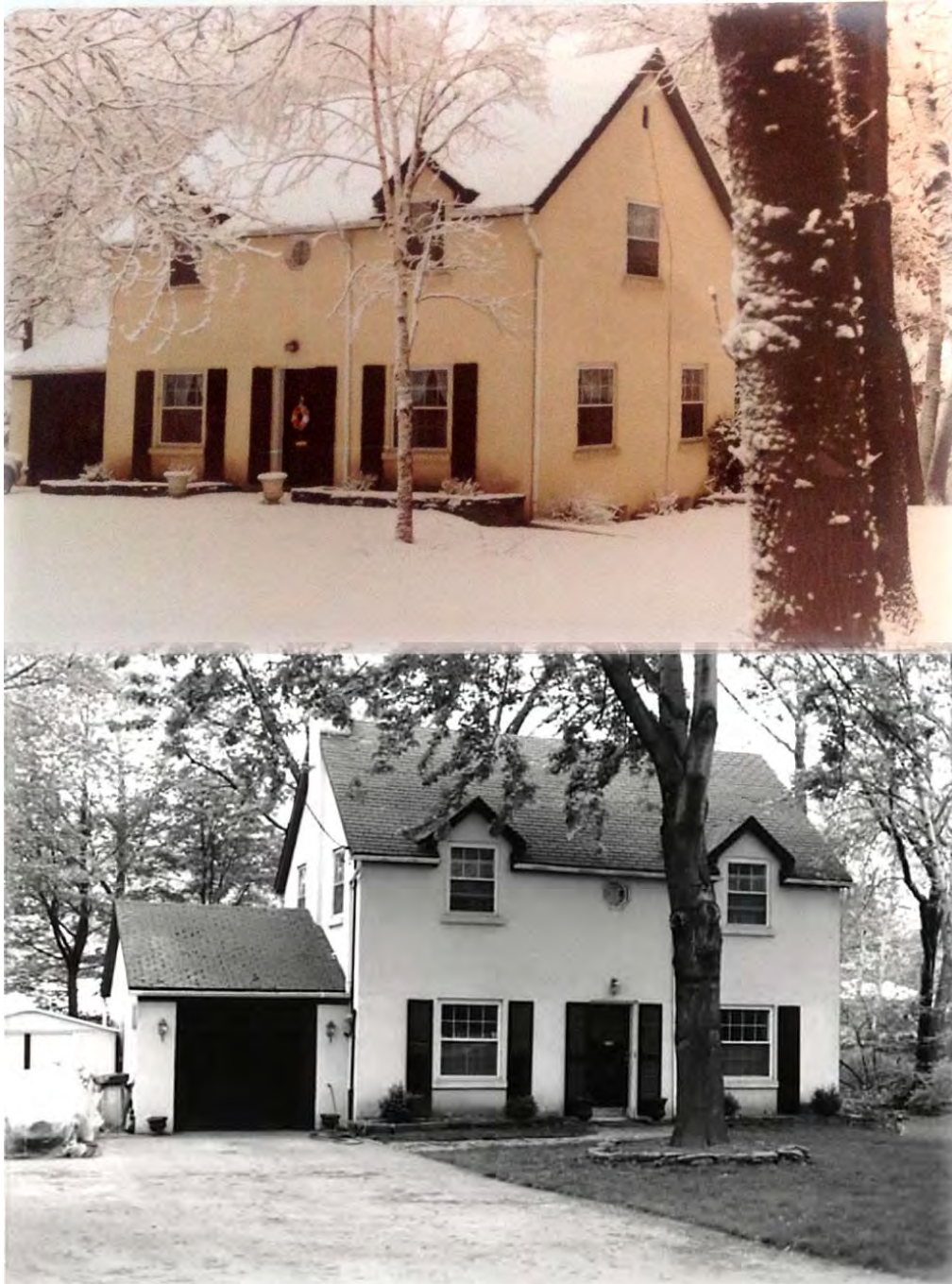


Figure 12: (top) Photo taken by the current owners circa 1978-9, which shows the original east wall. (below) Photo taken circa 1989, showing a metal shed beside the garage, which has since been removed, the original flagstone walkway and the stone-ringed bed around the base of a mature tree.

SOURCE: (top) Original photo scanned by the current owners for use in this report. (below) CM website: Historic Images Gallery – Port Credit: www.mississauga.ca/portal/residents/portcreditgallery. It should be noted that the date of construction given (circa 1910) is incorrect.



Figure 13: Photos taken by the current owners in 1995, just prior to and during the construction of the addition. (top). Shows the original rear façade, deck and screened porch, an added wood storm door. (middle) Shows the original east façade with its two exposed basement windows, when excavations for the new foundation were underway. (bottom) Shows the new wood trim added to the eaves, and stucco work in progress and the front façade of the unfinished addition.

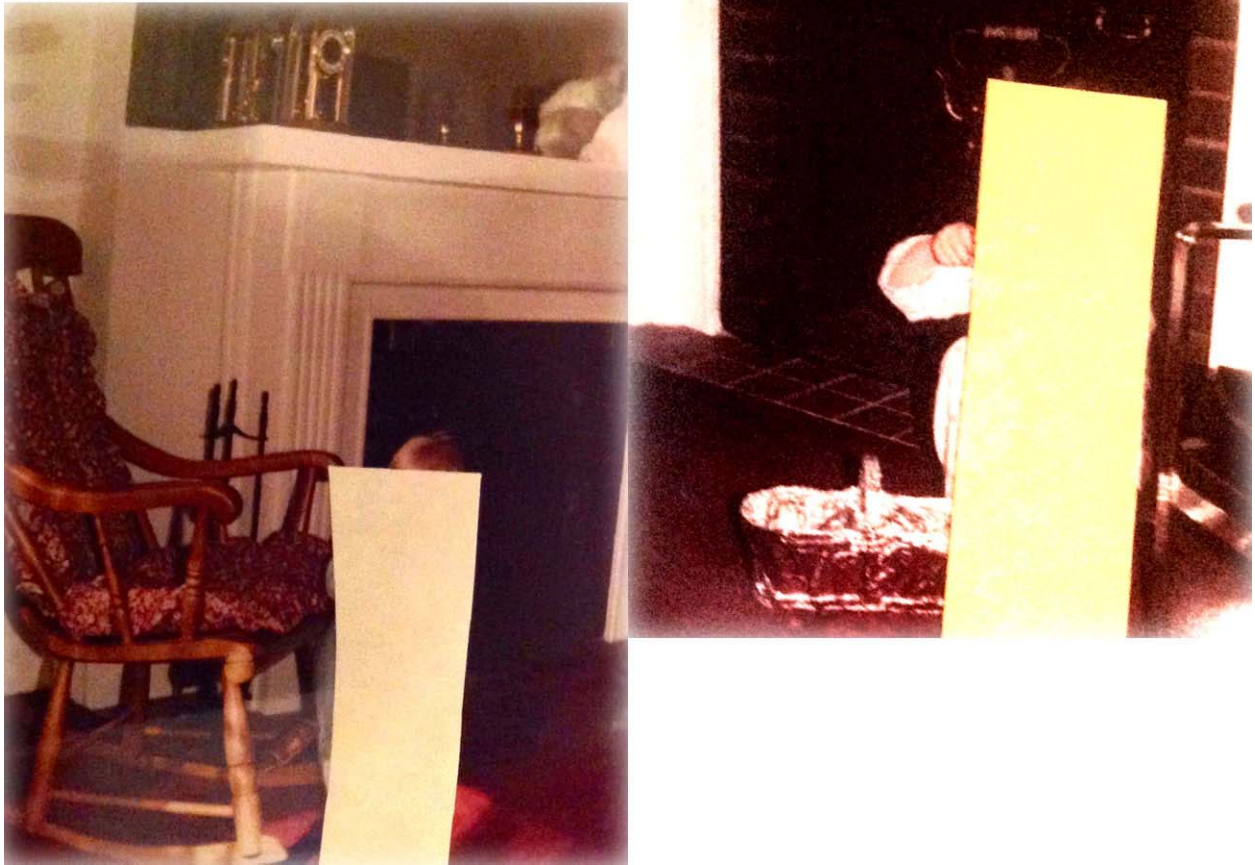


Figure 14: Original hollow wood mantel, with small square glazed terra-cotta floor tiles laid in front of the hearth and the inside opening framed with concrete bricks (not full length and laid with ends exposed).

SOURCE: Family snapshots scanned by current owner, with child's face blocked out.

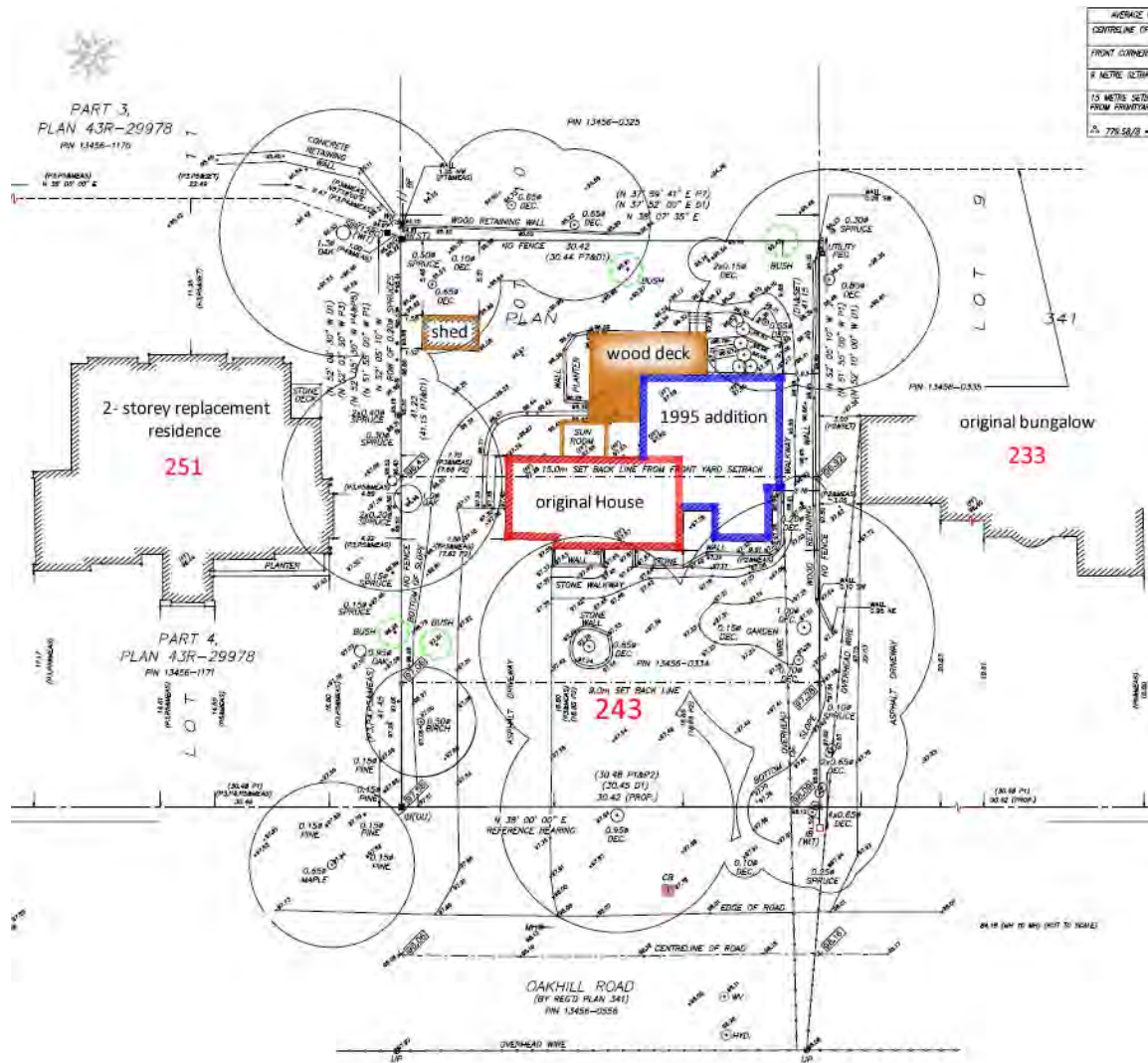


Figure 15: Survey Plan showing existing original house, the new addition, deck and small shed (all to be removed).

SOURCE: Survey Plan prepared by G.H. Gelbloom Surveying Ltd., 27 June 2016; PDF version provided by J. Milcic Architect with annotations and highlighting by the author of this report.

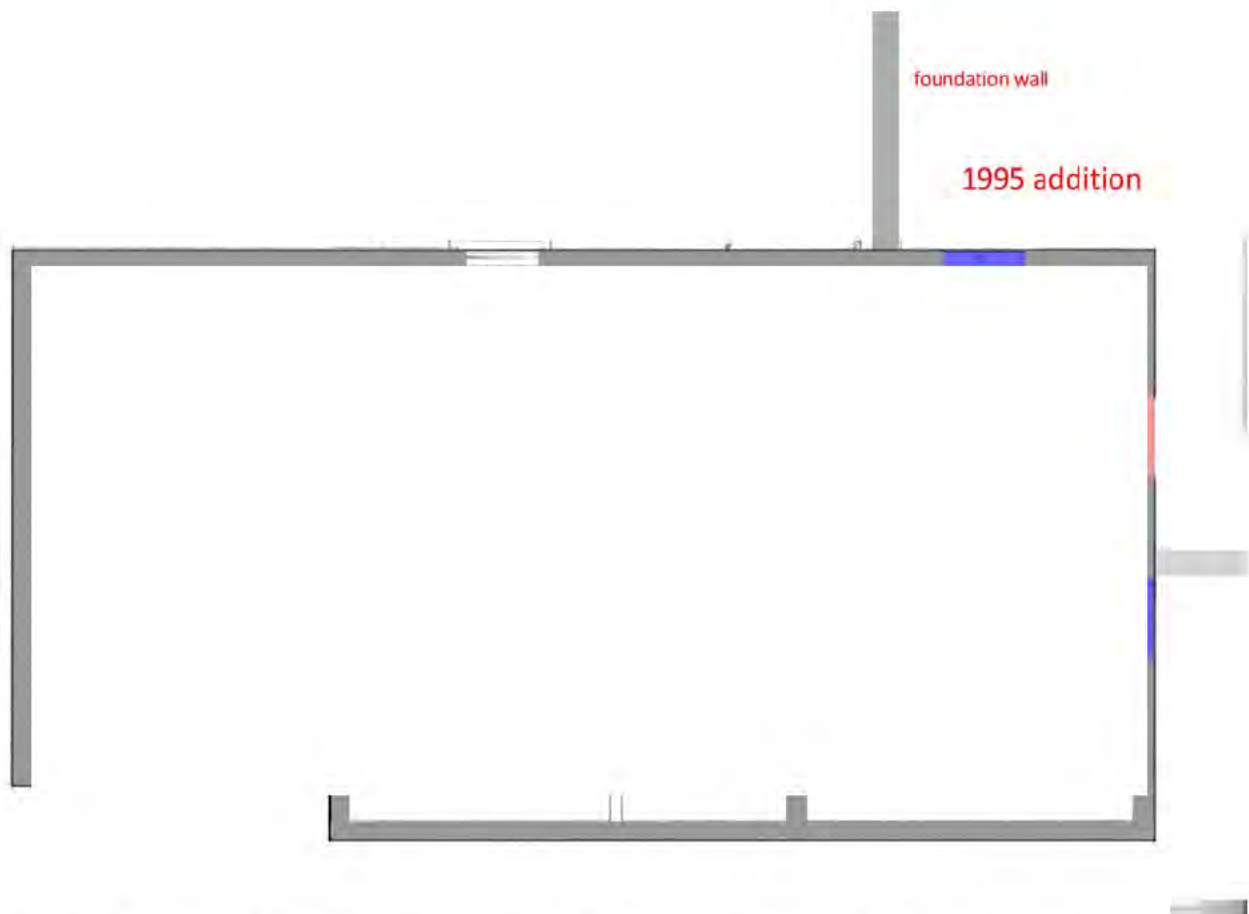


Figure 16: Basement floor plan of the existing 1947 dwelling, showing the abutting foundation walls for the 1995 addition, two window openings in the east and north (rear) walls that were filled in and one window opening on the east wall that was enlarged to create a doorway into the new addition. Concrete walls are highlighted in grey.

SOURCE: Cropped section of one of a set of 6 architectural drawings prepared by William Mockler & Associates Ltd. (July 1995); scan of original print with highlighting and annotations by the author of this report.

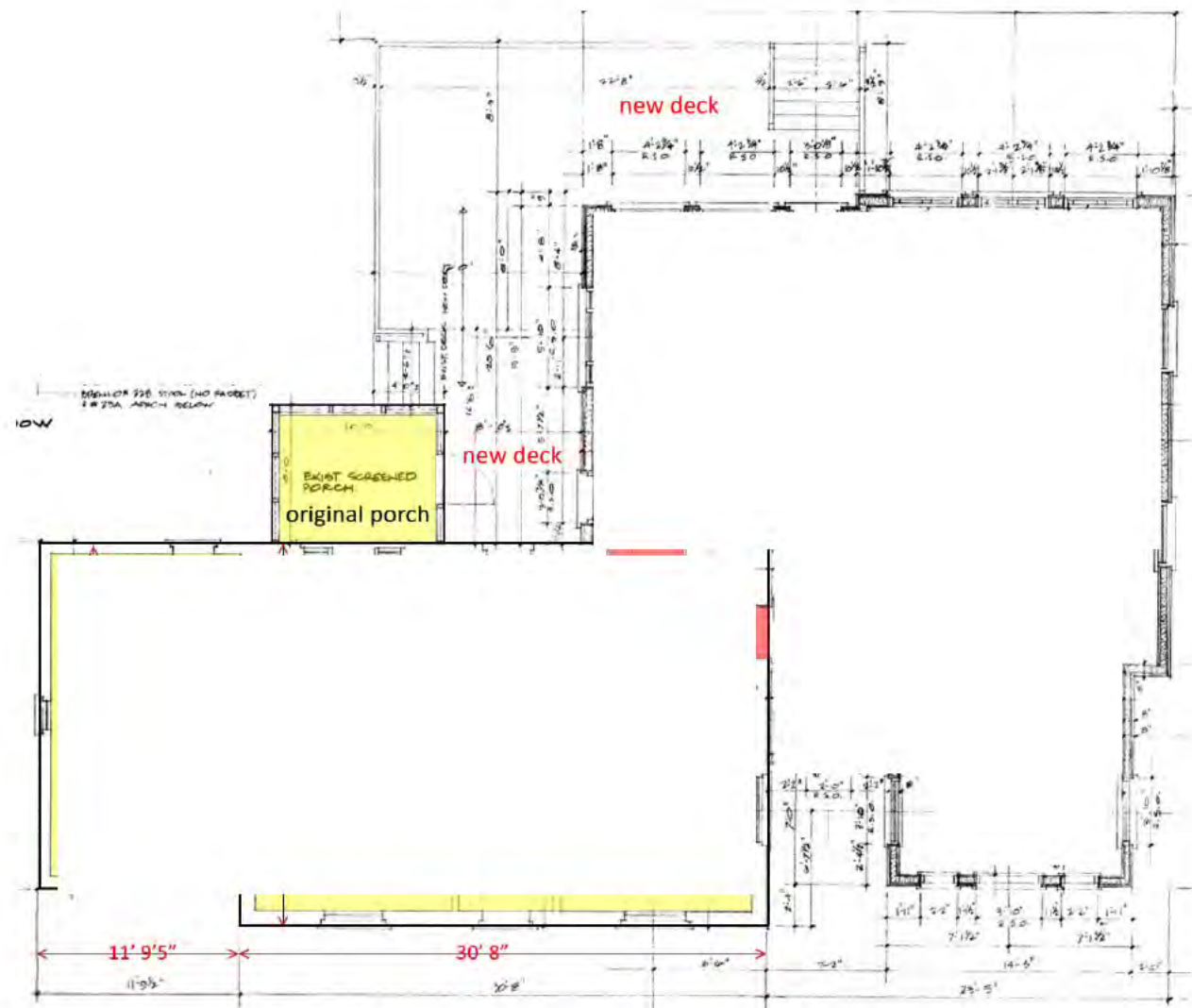


Figure 17: Ground floor plan of the existing 1947 dwelling and 1995 addition, showing openings made in the concrete block walls to link the new hallway in the former kitchen (Hall 1) to Hall 2 of the addition. Also shows the previous removal of two back-to-back closets to create a hallway linking the front and rear entrance vestibules.

SOURCE: Cropped section of one of a set of 6 architectural drawings prepared by William Mockler & Associates Ltd. (July 1995); scan of original print with highlighting and annotations by the author of this report.

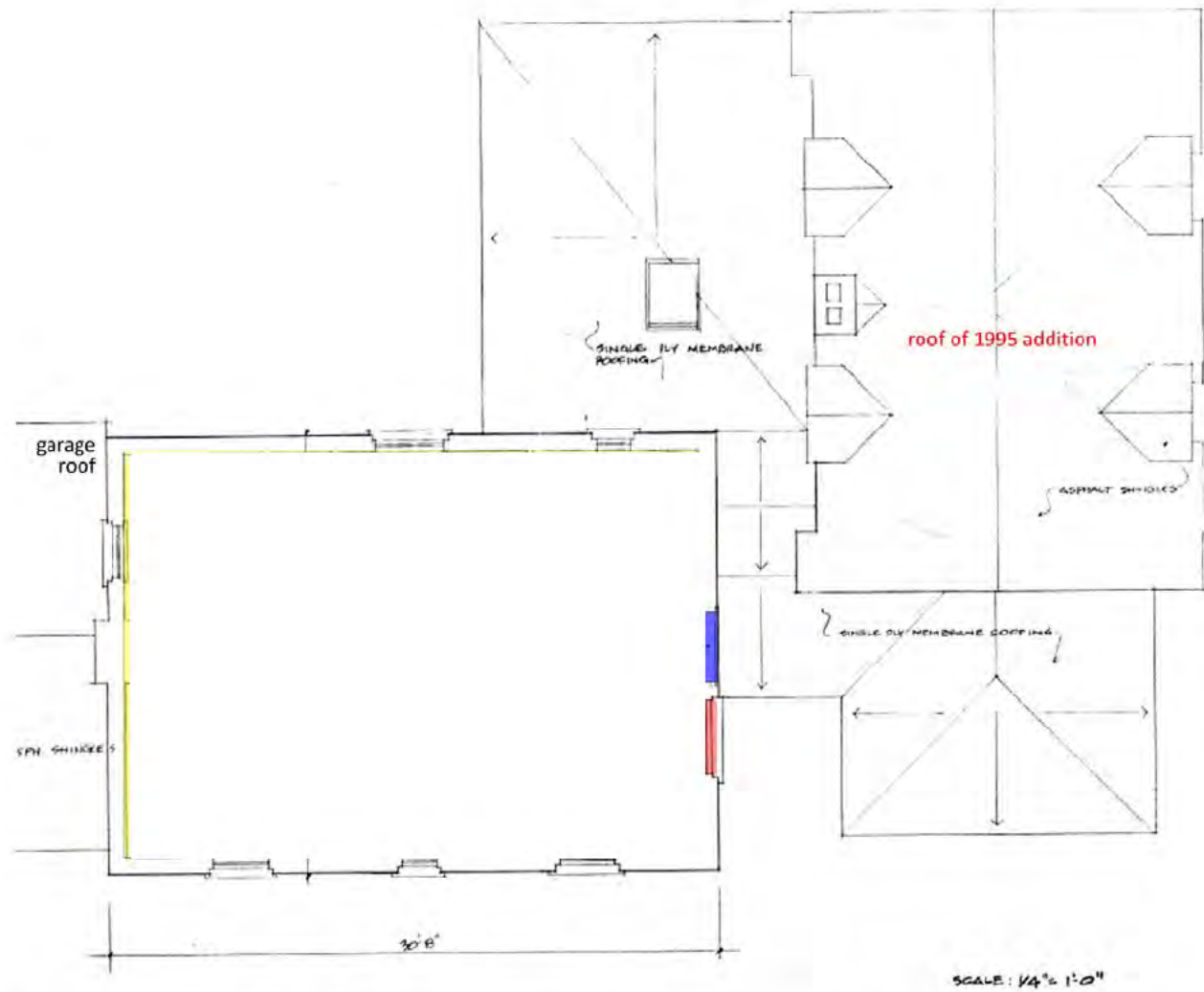


Figure 18: Second floor plan of existing 1947 dwelling and roof structure of the 1995 addition, showing the relocation of the east window in the master bedroom. Note: there is also a west window in the front bedroom.

SOURCE: Cropped section of one of a set of 6 architectural drawings prepared by William Mockler & Associates Ltd. (July 1995); scan of original print with highlighting and annotations by the author of this report.

10 SITE VISIT PHOTOGRAPHS

NOTE: Photos taken by Megan Hobson, Ann Gillespie and Stewart Patch are credited as H, G, and P and dated as follows: H 25-6-2016. The location of all photos taken on the preliminary site visit (25-6-2016) were restricted to Oakhill Road in the immediate vicinity of #243 and the exterior of the subject property. Below is a location map of the area where photos were taken on this and a subsequent site visit (2-7-2016), identifying the street numbers of the properties photographed and highlighting original dwellings with blue text.



10.1 Setting: Streetscape Views



Photo 1: View along Oakhill Road looking directly north, with the replacement residence to the west at #251 partially visible in the background. (G 2-7-2016)



Photo 2: View looking south-west on Oakhill Road from the driveways of #243 (right) and 242 (left), showing the rustic character typical of the roadways in Mineola West where there are no sidewalks. The partially visible residence in the distance is 1571 Douglas Drive at the corner of Oakhill. (H 25-6-2016)



Photo 3: View looking north-east along Oakhill Road towards its curved extension from in front of the lawn of #243. This photo clearly shows the scenic quality of the street with its many mature coniferous and deciduous trees. Sewer grate visible to the left. Beyond the fire hydrant is the entrance gateway to #234. (H 25-6-2016)



Photo 4: Douglas Drive looking south-east from the corner of Oakhill. The original ditch and culvert method of drainage still exists on the east side of the roadway, which was part of the original plan of subdivision. (G 2-7-2016)



Photo 5: View of Kenollie Park looking north-west from the south end of Oakhill towards Pinetree Way. This parkette was built on a road allowance for the extension of Douglas Drive. (G 2-7-2016)



Photo 6: View of Pinetree Way looking north-east from the end of Kenollie Park. (G 2-7-2016)

10.2 Setting: Individual Houses

NOTE: Refer to APPENDIX B for sources of construction dates for replacement residences and substantial alterations/ additions to original dwellings. All of the replacement residences are considered to be *Neoelectic* in style unless otherwise noted. Typical also are the two to three car garages with separate doors. All of the lots feature a variety of deciduous and coniferous trees, ranging in age but with many mature trees of diverse species.



Photo 7: #233 (east side of #243) Original *Ranch* style dwelling probably built in early 1950s; frame with clapboard (or simulated) siding; hipped roof; built-in single car garage; an octagonal window similar to #243. Landscaping: informal; aged asphalt driveway with a walkway extension to the front entrance; grass cover with a few some shrubbery and perennials. (G 26-6-2016)



Photo 8: #223 First known replacement residence (2 stories) built in 1988; stone veneer cladding; hipped roof with gable features; dominant three-car garage. Landscaping: integrated driveway and walkway constructed of concrete pavers; mature deciduous tree and two tall conifers, which now partially obscure the front façade. (G 26-6-2016)



Photo 9: #251 (west of #243) 1½ storey replacement residence built in 2006 by the prospective owner of #243; stone veneer cladding; steep-pitched truncated hipped roof with three dormers; overstated tall entrance portico. Landscaping: attractive design of grass cover and curvilinear plant and shrub beds. (G 26-6-2016)



Photo 10: #242 Large 1½ to 2-storey residence built in 1997 on an original deep lot (directly opposite #243); stone veneer cladding; steep-pitched hipped roof with gables and dormers; perpendicular, side-facing garage. Landscaping: Integrated curvilinear driveway and walkway of concrete pavers; grass cover with shrub and plant beds (trees close to the road but not visible in photo). (G 26-6-2016)



Photo 11: #234 An early large two-storey residence built in 1990 (also on an original deep lot); stone veneer cladding; hipped roof (main house) and side-gabled roof over the perpendicular three-car garage, all roofed with clay tile. Formal landscaping: grass cover, shrubbery and mature trees; and hard surfacing of concrete pavers, enhanced by iron fencing with gates for driveway and walkway. (G 26-6-2016)



Photo 12: #254 Large 2-storey replacement residence built in 2005 on an original deep lot (depth of house is much greater than its width which reduces its visual impact from the street); cladding: clapboard or simulated. Informal landscaping: asphalt driveway cut around a mature deciduous tree; grass cover with shrub and plant beds close to the house. (G 26-6-2016)



Photo 13: #261 1½ storey replacement residence built in 2009; stone veneer cladding; steep-pitched hipped roof with three dormers and end gables. Landscaping: concrete-bordered asphalt driveway; grass cover with shrub and plant beds close to the house. (G 26-5-2016)



Photo 14: 1561 Douglas Drive: second lot (#2 in the original plan of subdivision) south of Oakhill Original *Colonial Revival* 1½ storey dwelling probably built in the late 1940s; shown on the 1952 Fire Insurance Plan as concrete block construction with a detached frame garage; alterations include the enlarged dormer windows (1964) and picture windows. Informal landscaping: asphalt driveway; grass cover with shrub and plant beds around the house perimeter; at least 8 mature deciduous trees in the front yard. (G 2-7-2016)



Photo 15: 222 Oakhill Drive An original 1½ storey *Georgian/ Colonial Revival* style dwelling probably built in the late 1940s; shown on the 1952 Fire Insurance Plan as concrete block construction; two original dormers entirely within the roof structure; enlarged picture windows; attached original two-car garage for single car).

Informal landscaping: asphalt driveway; grass cover with shrub and plant beds around the house perimeter; note the original ditch and stone culvert drainage system. (G 2-7-2016)



Photo 16: 205 Oakhill (outside the original plan of subdivision on the curved extension) An original *Ranch* style dwelling, not shown on the 1952 Fire Insurance Plan; attached single-car garage. Informal landscaping: asphalt driveway; grass cover with some plant/ shrub beds and mostly coniferous trees. (G 2-7-2016)



Photo 17: 197 Oakhill (adjacent to #205). An original *Split-level* style dwelling probably built in the late 1950s or early 1960s; brick and clapboard (or simulated) cladding; built-in double garage. Informal landscaping: asphalt driveway; grass cover with some plant/ shrub beds. (G 2-7-2016)



Photo 18: 201 Gill Avenue (adjacent to house above) An original *Shed* style residence most likely architect-designed and built in the 1960s; cladding of brick with natural wood and stone accents. More formal landscaping: circular asphalt driveway bordered with concrete pavers; integral plant/ shrub beds. (G 2-7-2016)



Photo 19: 211 Donnelly Drive An original *Georgian/Colonial Revival* style 1½ storey dwelling, which is not shown as existing on the July 1952 Fire Insurance Plan; asymmetrical façade with a classically-inspired door surround; assumed to be frame construction with clapboard (or simulated) siding; two original dormers; side addition (circa 1980s); attached single-car garage (may be original but with a half storey added with a new roof and dormer in 2005). Informal landscaping: asphalt driveway; grass cover with shrub and plant beds around the house perimeter and tree. (G 2-7-2016)

10.3 Subject Property: Lot and House Exterior

NOTE: The *tree plan* refers to the tree location plan TPP-1 prepared by the Tree Specialists Inc. and accompanying their *arborist report* (see Sources: Section 8.1)



Photo 20: View of the subject property looking north from Oakhill Road, with the original bungalow at #233 partially visible to the right. Shows the mature Silver Maple tree directly in front of the house identified on the Site, Grading and Servicing Plan as #165 (to be removed due to construction encroachment) and in the foreground, another Silver Maple located on the City property, which is to be preserved (#164). (H-25-6-2016)



Photo 21: Cluster of trees on the east side of the front yard looking north, with the adjacent original one-storey dwelling partially visible behind the trees and the replacement residence beyond at #223. Shows three trees on the subject property, as numbered on the Site, Grading and Servicing Plan: a semi-mature Magnolia on the left (#159) and two Red Oaks: #161 in the foreground and #160 behind and to the left. All three are to be removed due to construction encroachment. Tree beyond is on the adjacent property.



Photo 22: View looking north-west with the replacement dwelling at #251 partially visible to the left. In the foreground is a grate for the storm drainage pipe installed on the north side of Oakhill. (H-25-6-2016)



Photo 23: View looking west of the adjacent replacement residence at #151 from the front yard, close to the property line. Well-screened by trees and shrubs on both properties. (25-6-2016).



Photo 24: Front façade of the original 1947 dwelling, attached garage and 1995 addition. (H-25-6-2016)



Photo 25: Close-up view of the original flagstone walkway and bordered planting beds against the front façade. (H-25-6-2016)



Photo 26: The original window opening and concrete sill to the left of the front doorway, showing one of the 8-over-8 thermopane sash replacement windows, replicating the original pane configuration. (H-25-6-2016)



Photo 27: Small original octagonal window above the front doorway: wood window set into a wood frame with four criss-crossed narrow muntin bars dividing the window into 9 panes; also shows the detailing of the eaves mouldings added in 1995. (H-25-6-2016)



Photo 28: Original wood-framed garage door opening, with the original wood door as reclad in 1995 with three panelled sections and three acquired vintage windows. Also shows the moulding trim added to the roof eaves around the same time. (H-25-6-2016)



Photo 29: Front façade of the front-gabled addition showing the triple window of the spa room, and the linking flat-roofed section recessed behind the east window of the dining room. (H-25-6-2016)



Photo 30: West side of the house and garage, showing the chimney, two bedroom windows and small window in the side wall of the garage. (P-2-7-2016)

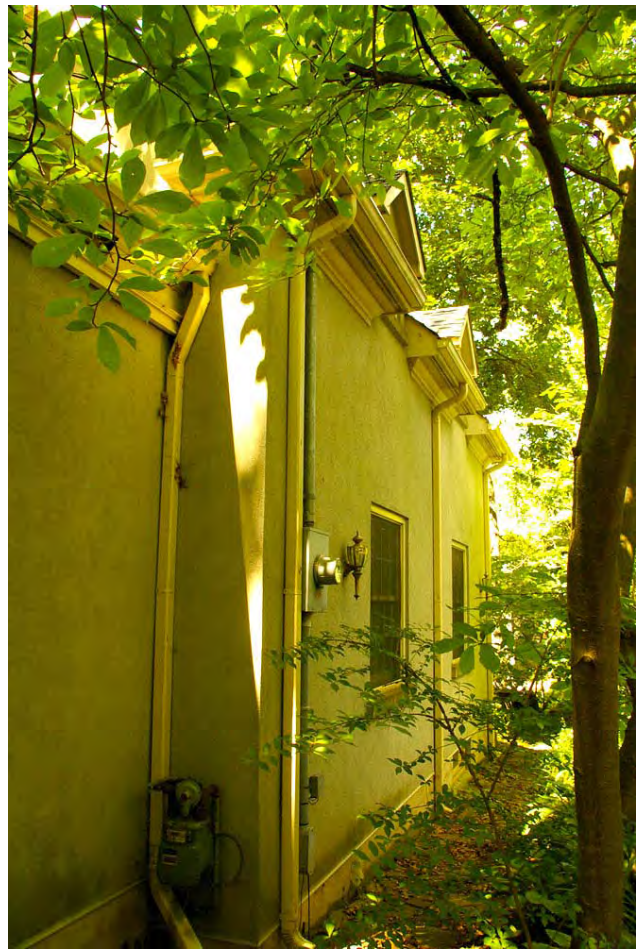


Photo 31: East wall of the 1995 addition viewed from beside the recessed wall of the spa room. Mature Magnolia (#158) to be removed due to construction encroachment. (P-2-7-2016)



Photo 32: Rear façade looking south-east of the original dwelling, with its screened porch and the 1995 addition, with its spacious wrap-around deck. Shows the original rear door of the garage, which was identical to the original rear door from the house (doorway partially visible through the screened porch). (P-2-7-2016)



Photo 33: View from the rear yard looking north-west through a screen of trees at the replacement residence under construction on the severed lot facing Pinetree Way (#250). Immediately behind the row of deciduous trees on the severed lot is a wood retaining wall (several feet high), all located on the property to the rear.

10.4 House Interior

APPENDIX A: Chain of Ownership

Legal Description for Crown grant to James Cotton: Lot 5, Range 2, Credit Indian Reserve, Township of Toronto. The title search did not include Lot 4 as the subject property is entirely located within Lot 5. However, lands granted to Dixie Cox Cotton comprised parts of lots 4 and 5 as described in the Deed for instrument 12903.

Instrument Number	Date yr/mth/day	Instrument Type	Grantor	Grantee	Lands (lot, acreage, and value)	
	11/7/1854	Patent	The Crown	James Cotton (brother of Robert)	All of Lot 5 (200 A.)	
13861	1866	B & S (grant)	Frederick W. Jarvis	Bank of Upper Canada	All	
16026	2/11/1867	B & S	Bank of Upper Canada	James Cotton	All	
519	25/11/1868	B & S	Bank of Upper Canada	Robert Cotton	All & O.L. (other lands)	
5507	28/10/85	Will	Robert Cotton	Susan Amelia Cotton et al (and others)	All & O.L.	
12903 (Deed)	2/2/1908	Grant	Susan A. Cotton, Executor of Robert Cotton (deceased 20/3/1885)	Dixie Cox Cotton (grandson who had reached the age of 21)	104 acres & O.L. (spans part of Lot 4 and part of Lot 5)	
13193 (Deed)	19/10/1908	Correcting Deed to properly describe land boundaries	Susan A. Cotton, sole Exr Robert Cotton	Dixie Cox Cotton	“ “	
B-09	23/9/1908	Plan (laid out in 10 Blocks (A to K)	Dixie Cox Cotton	Subdivision	Pt Lot 5 (and also Lot 4)	

43223	17/6/43	Grant	Dixie C. Cotton	Olive M. Cotton (wife)	Wly 632'4" & O.L.	
43985	28/3/44	Grant	Olive M. Cotton	Charles B. Jacobs	" "	
341	27/6/46	Plan of Subdivision (parts of Block J and K laid out in 10 lots)	Charles B. Jacobs et al	A subdivision of part & O.L.		
49573	12/2/47	Grant	Charles B. Jacobs et ux	The Director, Veterans Land Act (VLA)	All lot 10; \$600 (parts Block J and Block K)	
146332	?/6/62	Grant	Director, VLA	William G. Fidler	All lot 10; .051A, \$1	
147034	18/6/62	Grant	William Graham Fidler Iva D. Fidler (wife and third party witness)	Ian D'Arcy Holton Wilson and Hannelore Edith Wilson (wife as joint tenants)	" "; \$2	
47376	27/4/67	Committee of Adjustment Consent	Ian D.H. Wilson	Consent to divide Lot 10; two parcels fronting onto respectively onto Oakhill and Pinetree	Part lot 10 (as described in the application)	
47377VS	24/6/67	Grant	Ian and Hannelore Wilson	Eric Charles Gage and Joy N. Gage as joint tenants	\$2.	
431439	7/4/77	Grant	Eric and Joy Gage	Pamela Agnes Bielecki Adam Bielecki (spouse and third party)	\$2.	
496805	15/11/78	Grant	Pamela Bielecki			

PARTIAL COTTON FAMILY TREE

Original settlers receiving Crown grants: Robert (1809-1885) and James Cotton (brothers)

Robert Cotton married Sarah Hunter and had one son: James William Cotton (1846/7 - death date unknown)

NOTE: When Robert died, his property was not willed to his wife, who may have predeceased him.

James William Cotton married Susan Amelia Barbour in 1876, and they had four children including Dixie Cox (1882 – 1943) and Cyril Ernest Cox (1884 – 1950)

Dixie Cox Cotton married Olive Minorla [?]. His property was granted to his wife in 1943, the year of his death but he must have been alive or the instrument 43323 would have been a will not a grant.

SOURCES: www.ancestry.ca; [www.myheritage.com/names/cyril cotton](http://www.myheritage.com/names/cyril_cotton))

APPENDIX B: Building Permits for Replacement Dwellings and Major Additions/ Alterations

Properties included below are the ones located within the original plan of subdivision, on Oakhill Road and Douglas Drive, excluding the severed lots on Pinetree Way. The table also identifies the lots which had 1 ½ storey dwellings similar in design to the subject property – existing or demolished. Building Permit information from the City of Mississauga website (only dates back to 1970): www.mississauga.ca/portal/services/property. The current owners were able to describe the house types of any original dwellings that have been demolished since they moved to 243 Oakhill Road in 1976. Construction materials used were confirmed by the 1952 Fire Insurance Plan.

LOT NO. AND ADDRESS	WORK DESCRIPTION (addition/ alteration or replacement)	YEAR OF COMPLETION	ORIGINAL HOUSE TYPE; ORIGINAL OWNER
Oakhill Road: north side			
Lot 8: #223	Replacement	1988	1½ storey frame dwelling built for and occupied by the Pendergast family until sold to current owner in 1986.
Lot 9: #233			Original frame one-storey dwelling with attached garage; owned by the Gotzman family since about 1965.
Lot 10: #243	Addition; sale by current owners pending	1995	1½ storey concrete block dwelling with a stucco finish and attached garage
Lot 11: #251	Replacement	2006	1½ storey brick masonry dwelling, built and occupied by the Stanfield family until sold in 2006, when lot was severed.
Lot 12: #261	Replacement	2009	1½ storey concrete block dwelling with a stucco finish; built and occupied by the McWhirter family until sold to current owner.
Lot 13: #271	Replacement	2003	1½ storey frame dwelling; original or long-term occupants: the Cousin family.

Lot 14: #275	Replacement	Pre-1978	Existed when current owners of #243 moved into the neighbourhood; replaced a 1½ storey concrete block dwelling with an attached garage.
Oakhill Road: south side			
Lot 7: #222			Original 1½ storey concrete block dwelling with an attached double garage; built and occupied by the Holmes family; still owned by the daughter and husband.
Lot 6: #234	Replacement	1990	1½ storey frame dwelling; built and occupied by the Dickson family until property was sold in the late 80s.
Lot 5: #242	Replacement	1997	One-storey frame dwelling with an attached garage
Lot 4: #254	Replacement	2005	1½ storey brick masonry dwelling
Douglas Drive: east side			
Lot 3: #1571	Addition/ alterations	1997-2013	One-storey frame dwelling with an attached garage
Lot 2: #1561	Enlargement of dormers	1964	Original 1½ storey concrete block dwelling with a detached frame garage
Lot 1: #1551	Replacement	2005	Unknown; built after 1952

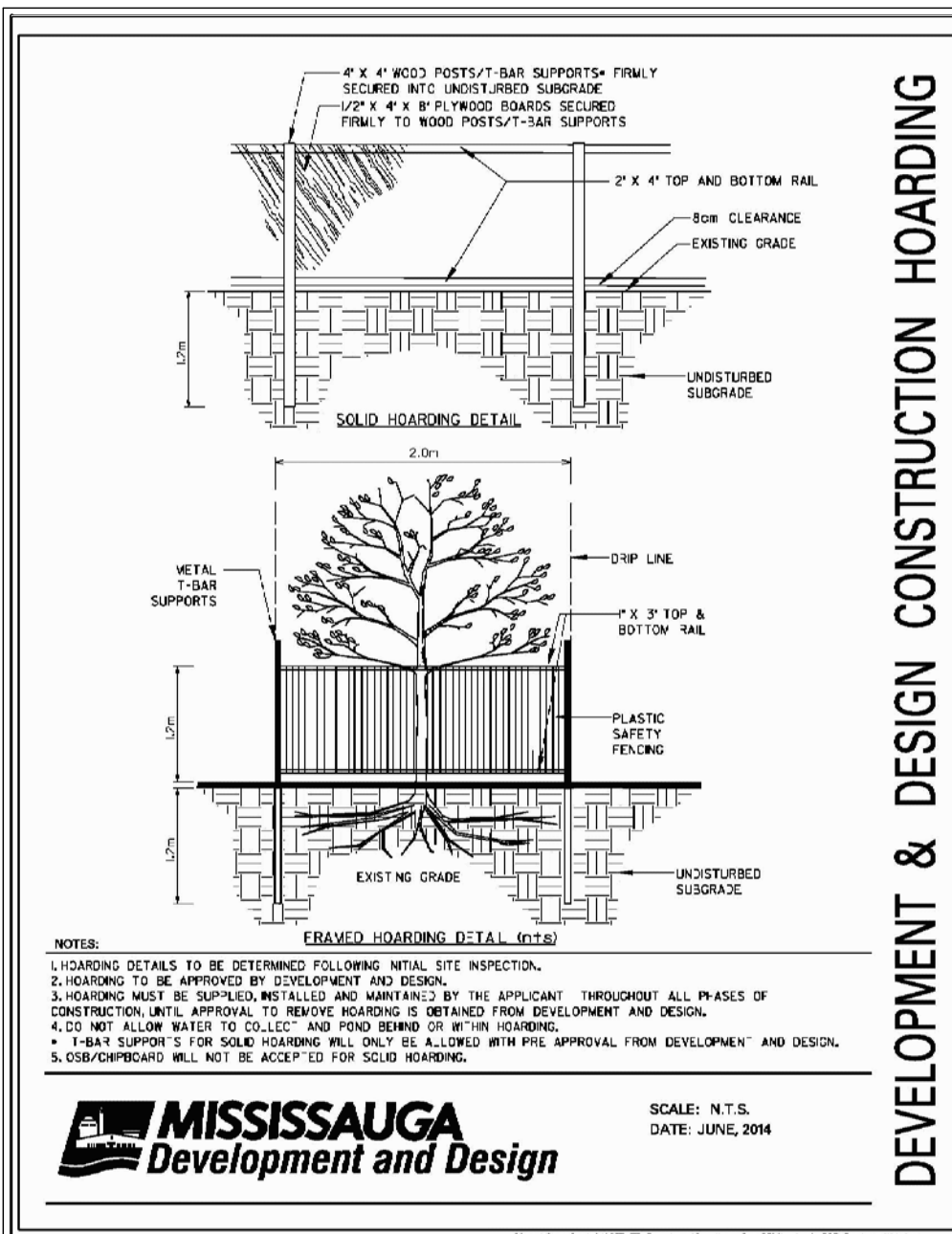
APPENDIX C: Site Plan and Architectural Drawings for Proposed New Residence

Site, Grading and Servicing Plan (showing the footprint on the proposed new residence, hard-surface landscaping, trees to be removed and new trees to be planted), prepared by G.H. Gelbloom Surveying Ltd., August 2016. (accompanying document)

Drawings A-5: front (south) and rear (north) elevations and A-6: east and west side elevations, from a set of 6 architectural drawings including the basement, ground, second floor and roof plans, prepared by J. Milcic Architect, July 2016. (accompanying document)

APPENDIX D: Arborist Report and Tree Preservation Plan

The Tree Specialists Inc, *Arborist Report and Tree Preservation Plan*, August 2016.



SITE PLAN GENERAL NOTES:

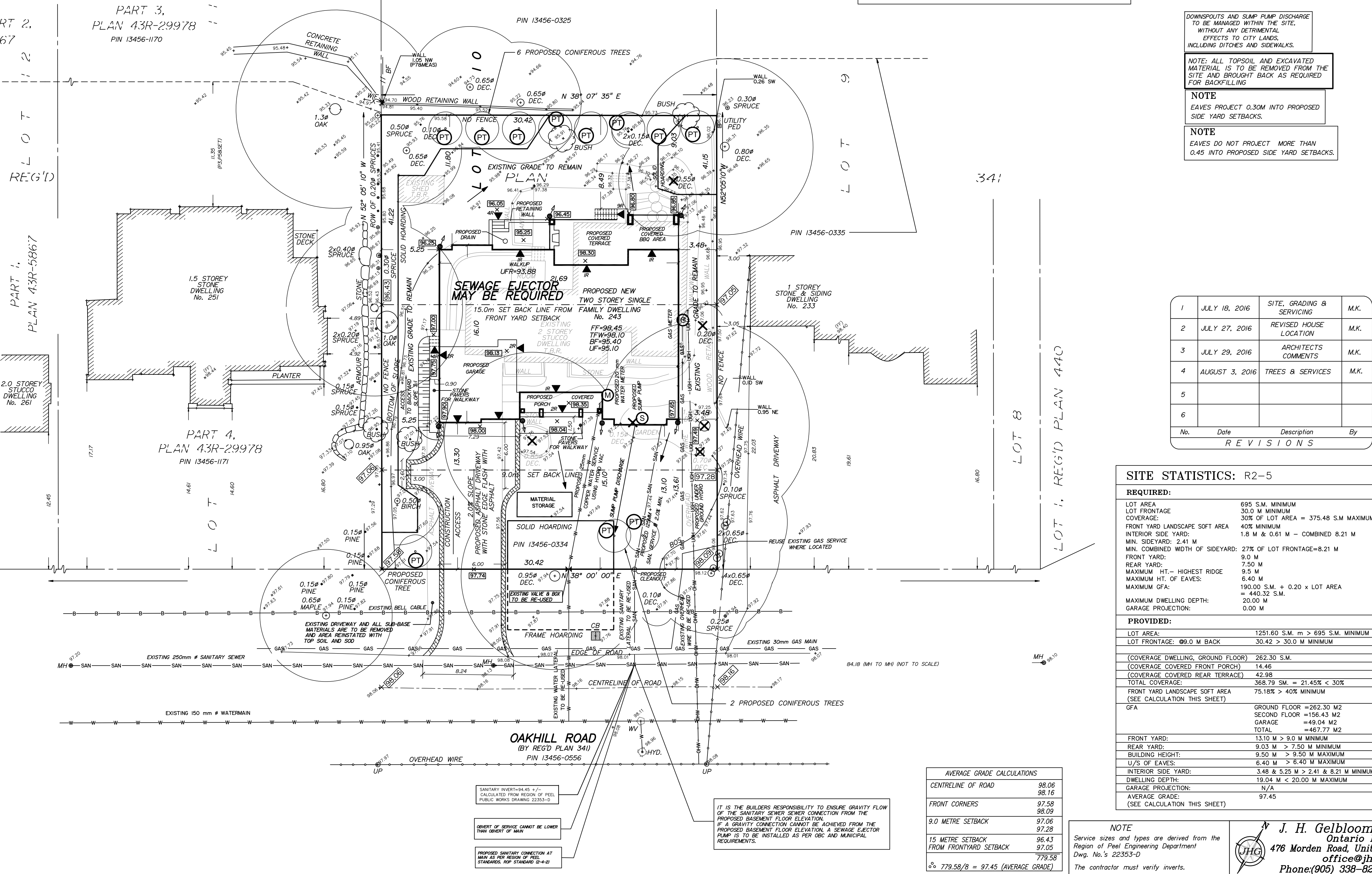
1. ALL GRADES TO BE WITHIN 33% MAX. SLOPE AT PROPERTY LINE AND WITHIN THE SITE.
 2. THE CONTRACTOR SHALL CHECK AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES CONNECTIONS PRIOR TO CONSTRUCTION.
 3. ALL DISTURBED AREAS WITHIN EXISTING ROADS AND BOLLARDS TO BE RECONSTRUCTED TO THE SATISFACTION OF THE CITY OF MISSISSAUGA WORKS DEPARTMENT.
 4. ROOF DOWN SPOUTS TO SPILL ONTO GRASS VIA SPLASH PADS.
 5. I HEREBY CERTIFY THAT THIS DRAWING CONFORMS IN ALL RESPECTS TO THE SITE DEVELOPMENT PLAN APPROVED BY THE CITY OF MISSISSAUGA UNDER FILE NUMBER 341-10003-001.
- SIGNATURE OF ARCHITECT/ENGINEER WITH PROFESSIONAL SEAL
6. THE CITY OF MISSISSAUGA REQUIRES THAT ALL WORKING DRAWINGS SUBMITTED TO THE BUILDING DIVISION PLANNING AND BUILDING DEPT. AS PART OF AN APPLICATION FOR THE ISSUANCE OF A BUILDING PERMIT SHALL BE CERTIFIED BY THE ARCHITECT OR ENGINEER AS BEING IN CONFORMITY WITH THE SITE DEVELOPMENT PLANS AS APPROVED BY THE CITY OF MISSISSAUGA.
 7. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 600 mm IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
 8. THE OWNER IS RESPONSIBLE FOR ENSURING THAT THE TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT. NO MATERIALS, BUILDING MATERIALS, SOIL, ETC. MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STOCKING OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR THE 120 DAYS FOLLOWING COMPLETION OF ALL SITE WORKS.
- SIGNATURE OF HOMEOWNER
9. SEDIMENT CONTROLS AS PER CITY STANDARD ARE TO BE IMPLEMENTED DURING CONSTRUCTION.
 10. ALL DAMAGED LANDSCAPE AREAS ARE TO BE RESTORED TO ORIGINAL CONDITION AND SOIL PRIOR TO THE RELEASE OF THE SITE.
 11. ANY EXCESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.
 12. EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.
 13. THE PORTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOLLARD WILL BE PAVED BY THE APPLICANT.
 14. AT THE ENTRANCES TO THE SITE, THE MUNICIPAL CURB WILL BE CONTINUED THROUGH THE DRIVEWAY AND A CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.
 15. THE TOPS OF ANY CURBS BORDERING THE DRIVEWAYS WITHIN THE MUNICIPAL BOLLARD WILL BE FLUSH WITH THE MUNICIPAL ROAD CURB.
 16. NO CONSTRUCTION ACCESS WILL BE PERMITTED FROM THE ADJOINING PARK/GREENBELT.
 17. ALL EXTERIOR LIGHTING WILL BE DIRECTED ONTO THE SITE AND WILL NOT IMPACT UPON THE ADJACENT PROPERTIES.
 18. IF A WELL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO WATER RESOURCES ACT REGULATION 903 (formerly G03/04) AND ANY OTHER APPLICABLE REGULATIONS AND GUIDELINES.
 19. ALL PROPOSED CHANGES WITHIN THE MUNICIPAL BOLLARD AREA FOR THE SITE IS TO BE SHOWN AS FOLLOWS:
A) FOR ALL SINGLE FAMILY RESIDENTIAL PROPERTIES INCLUDING ON STREET TOWNHOUSES, ALL CHANGES TO STOP AT THE PROPERTY LIMIT OR ON THE BACK OF THE MUNICIPAL SIDEWALK, WHICHEVER IS APPLICABLE; OR
B) FOR ALL OTHER PROPOSALS INCLUDING INDUSTRIAL, COMMERCIAL AND CREATION DEVELOPMENTS, ALL ENTRANCES TO THE SITE ARE TO BE IN ACCORDANCE WITH G.P.S.D. 500.00.
 20. THE APPLICANT WILL BE REQUIRED TO CONTACT ALL UTILITY COMPANIES TO OBTAIN ALL REQUIRED LOCATES PRIOR TO THE INSTALLATION OF HOARDING WITHIN THE MUNICIPAL RIGHT OF WAY.
 21. THE APPLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITY RELOCATIONS NECESSITATED BY THE SITE PLAN.
 22. EXISTING DRIVEWAY AND ALL SUB-BASE MATERIALS ARE TO BE REMOVED AND AREA REINSTATED WITH TOP SOIL AND SOD.
 23. OPEN TRENCHING IS NOT PERMITTED WITHIN THE TREE PRESERVATION AREA.
- SIGNATURE OF HOMEOWNER

PART 2,
PLAN 43R-5867

PART 3,
PLAN 43R-29978
PIN 13456-1170

PART 4,
PLAN 43R-5867

PART 4,
PLAN 43R-29978
PIN 13456-1171





FRONT ELEVATION



REAR ELEVATION

REVISIONS

NO.	DESCRIPTION	DATE
	PRELIMINARY	JULY 20, 2016

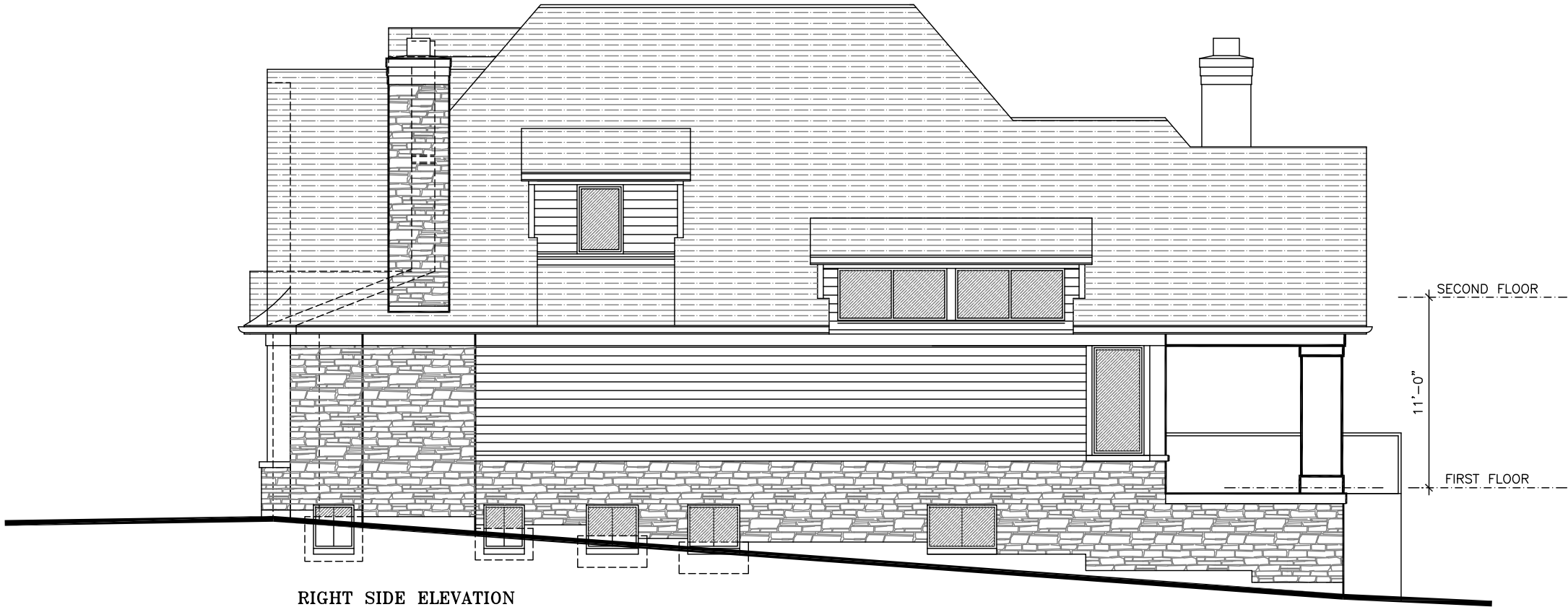
PROJECT
SITE PLAN APPROVAL FILE NO. SP
REPLACEMENT RESIDENCE
243 OAKHILL ROAD
MISSISSAUGA, ON
LOT PT. 10, REG. PLAN 341

CLIENT
IVA HOMES
2220 SPEERS RD.
OAKVILLE, ON
L6L 2X8
TEL: 905 469-8006

J.MILCIC ARCHITECT
191 WYNDHAM STREET
MISSISSAUGA, ON, L5M 1N4
TEL: (905) 816-1784
FAX: (905) 816-1784
E-MAIL: jmilcicarch@rogers.com

DRAWING TITLE
BUILDING ELEVATIONS

SCALE 3/16" = 1'-0"	PROJECT NO. 16.005
DATE JULY 2016	SHEET NO. A-5
DRAWN BY	



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

REVISIONS

NO.	DESCRIPTION	DATE
	PRELIMINARY	JULY 20, 2016

PROJECT
SITE PLAN APPROVAL FILE NO. SP
REPLACEMENT RESIDENCE
243 OAKHILL ROAD
MISSISSAUGA, ON
LOT PT. 10, REG. PLAN 341

CLIENT
IVA HOMES
2220 SPEERS RD.
OAKVILLE, ON
L6L 2X8
TEL: 905 469-8006

J.MILCIC ARCHITECT
191 WYNDHAM STREET
MISSISSAUGA, ON, L5M 1N4
TEL: (905) 816-1784
FAX: (905) 816-1784
E-MAIL: jmilcicarch@rogers.com

DRAWING TITLE
BUILDING ELEVATION

SCALE 3/16" = 1'-0"	PROJECT NO. 16.005
DATE JULY 2016	SHEET NO. A-6
DRAWN BY	



OAKHILL RD. STREETScape



Arborist Report
&
Tree Preservation Plan

243 Oakhill Road
Mississauga, ON

Prepared By:
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ISA Certified Arborist (ON-1576A)
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August 4, 2016

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INTRODUCTION:

I have been retained by Ivan & Sally Petrovic, to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. All field and appraisal work was completed by the author of this report being Cletus Gavin ISA Certified Arborist ON 1576-A on July 13, 2016.

HISTORY AND ASSIGNMENT:

I have been advised by Mr. Josip Milcic of *J. Milcic Architect*, that the above subject site is scheduled for development, which includes the demolition of the existing dwelling and the construction of a proposed two-storey dwelling as per the Tree Preservation Plan – TPP-1 in Appendix I. As the consulting arborist retained for this project, *The Tree Specialists Inc.*, can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

ASSUMPTION AND LIMITING CONDITIONS:

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 243 Oakhill Road - Mississauga

Tree #	Species	D ¹ B H (cm)	Condition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
155	<i>Betula papyrifera</i>	38	F	1	- deadwood, lean - encroached upon by 12%	M	PsI	2.4
156	<i>Acer platanoides</i>	39	F	1	- deadwood, cavity in trunk - clear or proposed construction - shall retain its existing root structure	M	Ps	2.4
157	<i>Acer platanoides</i>	41	G	1	- deadwood, cavity in trunk - heavily encroached upon by proposed construction	G	Rv	
158	<i>Magnolia spp.</i>	21	F	1	- deadwood - in conflict with proposed construction	M	Rv	
159	<i>Magnolia spp.</i>	16	G	1	- in conflict with proposed construction	G	Rv	
160	<i>Quercus rubra</i>	69	F	1	- deadwood, in decline - heavily encroached upon by proposed construction	M	Rv	
161	<i>Quercus rubra</i>	63	F	1	- deadwood, in decline - encroached upon by 17%	M	PsI	4.2
162	<i>Quercus rubra</i>	52	F	2	- deadwood, in decline - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.6

¹ **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

² **Condition:** A rating of **H**azardous/**D**ead/**P**oor/**F**air/**G**ood/**E**xcellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9th Edition, 2000”.

³ **Category #:**

1. Trees with diameters of 15 cm or more, situated on private property on the subject site.
2. Trees with diameters of 15 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the Municipal road allowance adjacent to the subject site.

⁴ **Suitability for Conservation:**

A rating of **P**oor/**M**oderate/**G**ood is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

⁵ **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

⁶ **MTPZ:** Minimum tree protection zone distance as per *The Tree Specialists Inc.*

Tree #	Species	D B H (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
163	<i>Quercus rubra</i>	47	F	4	- deadwood, in decline, lean - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.0
164	<i>Acer saccharinum</i>	91	F	4	- deadwood, exposed roots - encroached upon by 2%	M	PsI	6.0
165	<i>Acer saccharinum</i>	78	F	1	- deadwood, seam in trunk - heavily encroached upon by proposed construction	M	Rv	
C1	<i>Acer platanoides</i>	55	F	4	- deadwood, multiple cavities in trunk - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.6
C2	<i>Pinus strobus</i>	16	G	4	- clear or proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
C3	<i>Pinus strobus</i>	14	G	4	- clear or proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
C4	<i>Pinus strobus</i>	13	G	4	- clear or proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
C5	<i>Picea pungens</i>	26	F	4	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
C6	<i>Acer saccharum</i>	9	G	4	- clear or proposed construction - shall retain its prescribed TPZ	G	Ps	1.2
N1	<i>Quercus rubra</i>	71	F	2	- deadwood, in decline - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	4.8
N2	<i>Picea glauca</i>	16	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N3	<i>Quercus rubra</i>	78	F	2	- deadwood, in decline - encroached upon by 4%	M	PsI	4.8
N4	<i>Picea abies</i>	25	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N5	<i>Picea abies</i>	27	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N6	<i>Picea abies</i>	25	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N7	<i>Picea abies</i>	17	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N8	<i>Picea abies</i>	16	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N9	<i>Picea abies</i>	17	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N10	<i>Quercus rubra</i>	92	F	2	- deadwood, codominate stem - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	6.0
N11	<i>Picea abies</i>	31	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N12	<i>Acer saccharum</i>	54	F	2	- deadwood, poor union cavity in trunk - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.6

Tree #	Species	D B H (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
N13	<i>Quercus alba</i>	63	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	4.2
N14	<i>Acer saccharum</i>	40	F	2	- deadwood, poor union - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N15	<i>Picea abies</i>	26	G	2	- clear or proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
N16	<i>Quercus rubra</i>	74	F	2	- deadwood, in decline - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	4.8
N17	<i>Quercus rubra</i>	42	F	2	- deadwood, in decline - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.0
N18	<i>Quercus rubra</i>	38	F	2	- deadwood, lean - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N19	<i>Pinus sylvestris</i>	25	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N20	<i>Quercus rubra</i>	46	F	2	- deadwood - clear or proposed construction - shall retain its prescribed TPZ	M	Ps	3.0

SITE NOTES AND COMMENTS:City Owned Trees:

- As listed above, there are thirty-seven regulated trees involved with this project, eight of which are City owned, being trees no. 163, 164 and C1-C6. Trees no. 163 and C1-C6 are clear of proposed development, shall retain their prescribed TPZs and as such, will not be disturbed during construction.
- Tree no. 164 is situated adjacent to the existing driveway and is further encroached upon by the proposed driveway by 2%. Such encroachment is located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-3cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. This tree is healthy and vigorous and has an excess of stored energy (carbohydrates) to easily recover from this minor disturbance. Additionally, the installation of the water services will be done using a low pressure Hydro-Vac and installed around any existing roots. As such, no roots will be severed or damaged during the service installation. Authorization from the City is required prior to the injury of this tree.

Privately Owned Trees Situated within 6.0m of the Subject Site:

1. There are twenty regulated trees located on adjacent private property and one located on the property line which is mutually owned, being trees no. N1-N20 and 162 respectively. With the exception of tree no. N3, all neighboring trees are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.
2. Tree no. N3 is encroached upon by proposed construction by 4%. Such encroachment is located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-3cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. In addition, a construction corridor will be utilized within the TPZs of trees no. N1 and N3 to facilitate access of workers and materials to construct the dwelling (see Appendix I for location). This shall be installed using a 4'-6' layer of wood mulch material with bound ¾' plywood layered on top. Installation of a construction corridor will eliminate the soil compaction surrounding the affected trees (trees no. N1 and N3) thus avoiding any further disturbance during construction. This tree is healthy and vigorous and has an excess of stored energy to easily recover from this minor disturbance. Pursuant to the Private Tree By-law, the client will submit a permit application to injure one tree.

Privately Owned Trees Located on the Subject Site:

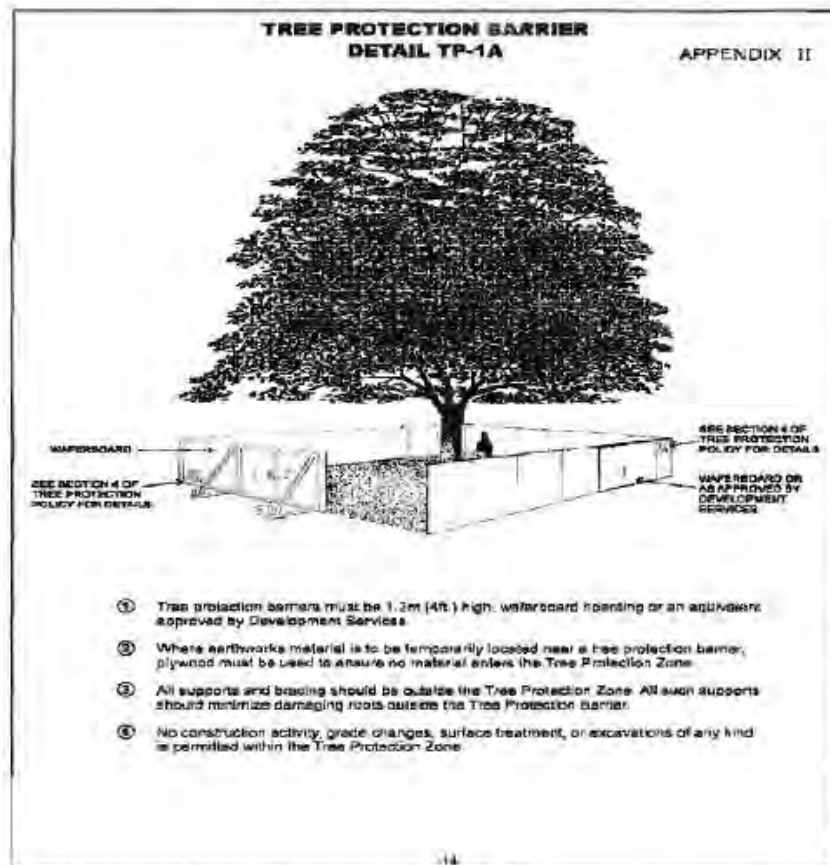
1. There are eight regulated trees located on the subject site, being trees no. 155-161 and 165. Tree no. 156 is clear of proposed development, shall retain their prescribed TPZs and as such, will not be disturbed during construction.
2. Trees no. 155 and 161 are encroached upon by the proposed dwelling or driveway by 12% and 17% respectively. Such encroachment is located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-4cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. These trees are healthy and have an excess of stored energy to easily recover from this minor disturbance. Pursuant to the Private Tree By-law, the client will submit a permit application to injure two trees.
3. Trees no. 157, 158, 159, 160 and 165 are in conflict with or are heavily encroached upon by proposed construction. Such an encroachment is sure to sever critical roots, predisposing these trees to irreversible decline and an increased risk of wind throw damage. With the above in mind, these trees are recommended for removal. Pursuant to the Private Tree By-law, the client will submit a permit application to remove three trees, as two trees greater than 15cm can be remove each calendar year without requiring a permit.

4. All remaining trees located on or within 6.0m of the subject site have a DBH less than 15cm, are non-regulated trees and therefore, where not included in this report.
5. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.

- 1.4 **Upon approval from the City of Mississauga, substitute wooden and/or orange plastic web snow fencing hoarding with a page wire fence supported by T-bars.**
- 1.5 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.6 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.7 No objects may be attached to tree(s) within the TPZ.
- 1.8 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.9 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.10 All Hoarding shall not be removed until all construction activity is complete.
- 1.11 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.

TREE PROTECTION ZONE (TPZ)

No grade change, storage of materials or equipment is permitted within the TPZ. The tree protection barrier must not be removed without the written authorization of Urban Forestry.

2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.

2.4 All roots requiring pruning shall be cut using any of the following tools:

- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

Pre-Construction:

3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

During- Construction:

3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

Post-Construction:

3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

4.1 **No grade changes** are permitted which include adding and/or removing soil.

4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

SUMMARY TABLE:

Tree Category	Total	Scheduled for Preservation		Remove
		Preserve	Preserve with Injury	
4 (City owned tree)	8	7	1	0
2 (Regulated tree within 6.0 m of the Subject Site)	21	20	1	0
1 (Regulated tree on subject site)	8	1	2	5
Total	37	28	4	5

CONCLUSIONS:

As listed in the Summary Table above, there are thirty-seven regulated trees involved with this project, eight of which are located within the municipal road allowance. One City owned tree cannot maintain 100% of its prescribed TPZ and is to be injured. Authorization from the City is required prior to the injury to this tree. Five regulated trees located on the subject site are in conflict with or are heavily encroached upon by proposed construction and are to be removed. Additionally, two regulated trees located on the subject site and one located on the adjacent property cannot maintain 100% of their prescribed TPZs and as such, are to be injured. Pursuant to the Private Tree By-law, the client will submit a permit application to injure three trees and remove three. Finally, with the above in mind, it's the consultant's opinion that if the above tree preservation recommendations are implemented, which includes installing tree protection hoarding as mandated by the City of Mississauga as outlined in this report, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

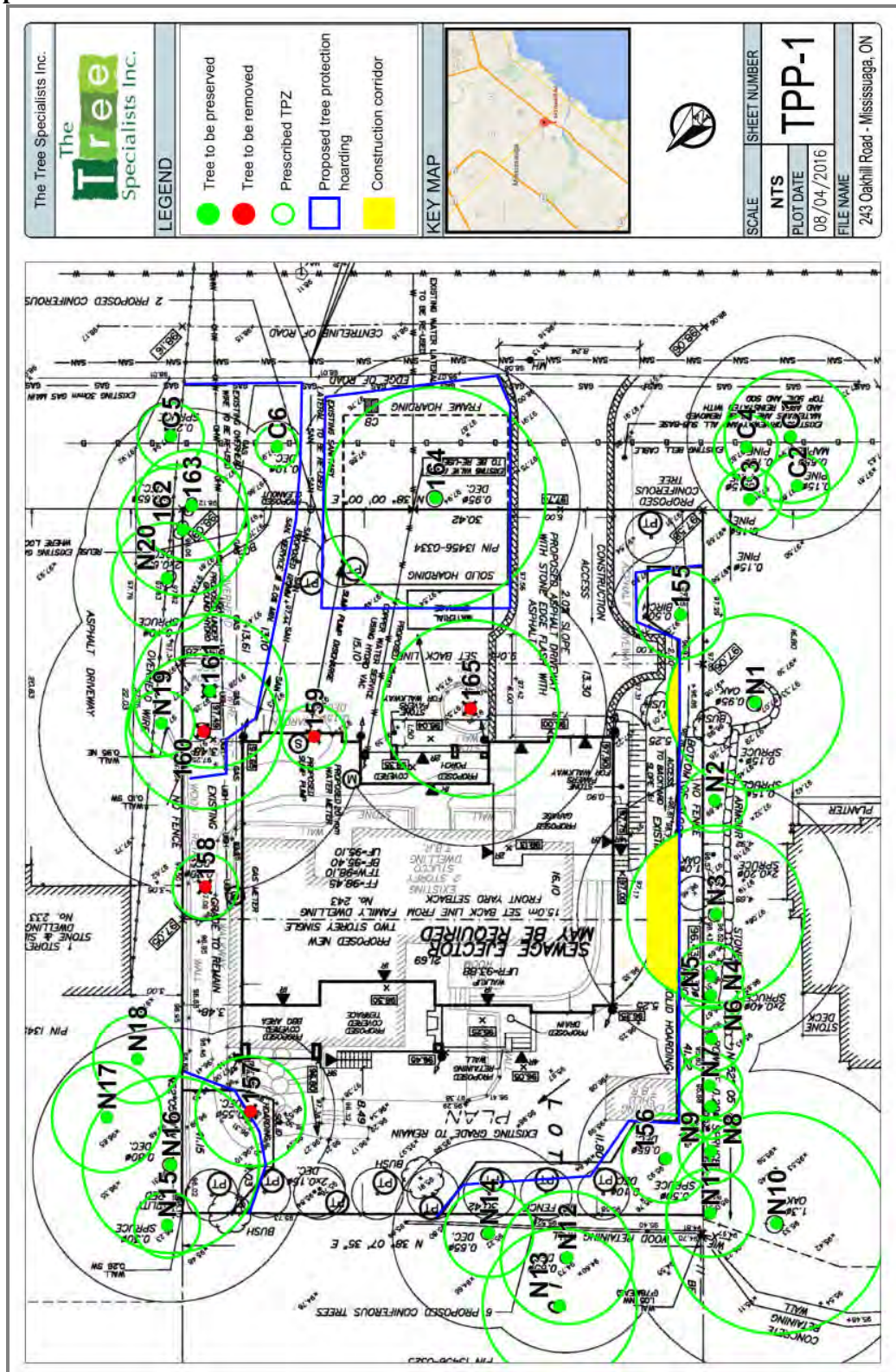
Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at cgavin@thetreespecialists.com.

THE TREE SPECIALISTS, INC.



Cletus Gavin, *B.Sc. Earth Science & Biology*
ISA Certified Arborist (ON-1576A)
E-mail: cgavin@thetreespecialists.com

Appendix I: Tree Preservation Plan – TPP-1



Appendix II:

DIGITAL IMAGES

Photo #1: Trees no. 157 and N16-N17 looking north.



Photo #2: Trees no. 159, 164 and 165 looking northwest.



Photo #3: Trees no. 160-163 and C5-C6 looking northwest.



KEY MAP



SCALE	SHEET NUMBER
1:200	TPP-1
PLOT DATE	
08/04/2016	
FILE NAME	
243 Oakhill Road - Mississauga, ON	

City of Mississauga Corporate Report



Date: 2016/09/14

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:

October 11, 2016

Subject

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

Recommendation

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.

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.

Comments

The owner of the subject property has requested permission to demolish the existing structure. The applicant has provided a Heritage Impact Statement compiled by DOM Design Group Ltd. It is attached as Appendix 1. The consultant has concluded that the house at 1343 Milton Avenue is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 1343 Milton 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



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



DOM Design Group Ltd

HERITAGE IMPACT STATEMENT

1343 Milton Avenue, Mississauga, Ontario

August 20' 2016



DOM Design Group Ltd., 44 Gladsmore Crescent, Etobicoke, Ont. M9W 3Y9

Tel: 416-485-8960 * domdesign@bellnet.ca

HERITAGE IMPACT STATEMENT ON THE PROPERTY AT

1343 Milton Avenue, Mississauga, Ont L5G 3C5

INTRODUCTION

Property 1343 Milton Avenue, Mississauga is located north of Mineola Road West and west of Hurontario Street in residential neighborhood. Lot was purchased by [redacted]. The intention of new owners is to build new, two storey wood siding and stone replacement dwelling.

Property is located in area recognized in Cultural Landscape Inventory L-RES-6 as Mineola Neighborhood – north of Lakeshore Road bounded by the Credit River on the west and Hurontario on the east.

Area is recognized for its qualities in several categories:

Landscape environment:

- for scenic and visual quality, natural environment, landscape design (type and technological interest), aesthetics and visual quality, consistent scale of built features.

Historical association:

- illustrates styles, trend and pattern
- illustrates Important phase in Mississauga's Social or Physical Development

Built environment:

- aesthetics/ visual quality
- consistent scale of built features

Other:

- Significant Ecological Interest.

Cultural Landscape Inventory L-RES-6 describes Mineola Neighborhood:

"Mineola was developed before it become standard practice to regrade top soil into large piles in the early twenty 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 nested into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage systems were minimally impacted, provided fertile ground for the planting and new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful

neighborhood 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 the neighborhood so appealing and attractive. Of the many neighborhoods in Mississauga, the Mineola neighborhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.”



Milton Avenue is flat, very picturesque street with characteristic mature trees both leafy and evergreen. Most of the houses are setback away from street line into trees and bushes. Natural landscaping creates soft transition between boulevard and front yards and allows nice blend of architecture and nature.

This area was developed after Second World War in 1950 and 1960 with typical low density, modest one family dwellings -1 or 1 ½ storeys on relatively large lots. Early houses were without garages or with car ports and later with single garages. Roads were surfaces with gravel without curbs and sidewalks with ditches alongside for drainage of water as there were no storm sewers.

There are still some old, original houses with mid- twenty century character.



Some of original houses were transformed by changes of finishes and additions.

Attractive location, picturesque environment with large lots, mature trees and unique character of environment attracted buyers with desire to build larger 2 storey one family dwelling to replace older smaller structures in very dynamic rate.

There are still a very few dwellings left of similar character and probably from the same subdivision time as house at 1343 Milton Avenue:



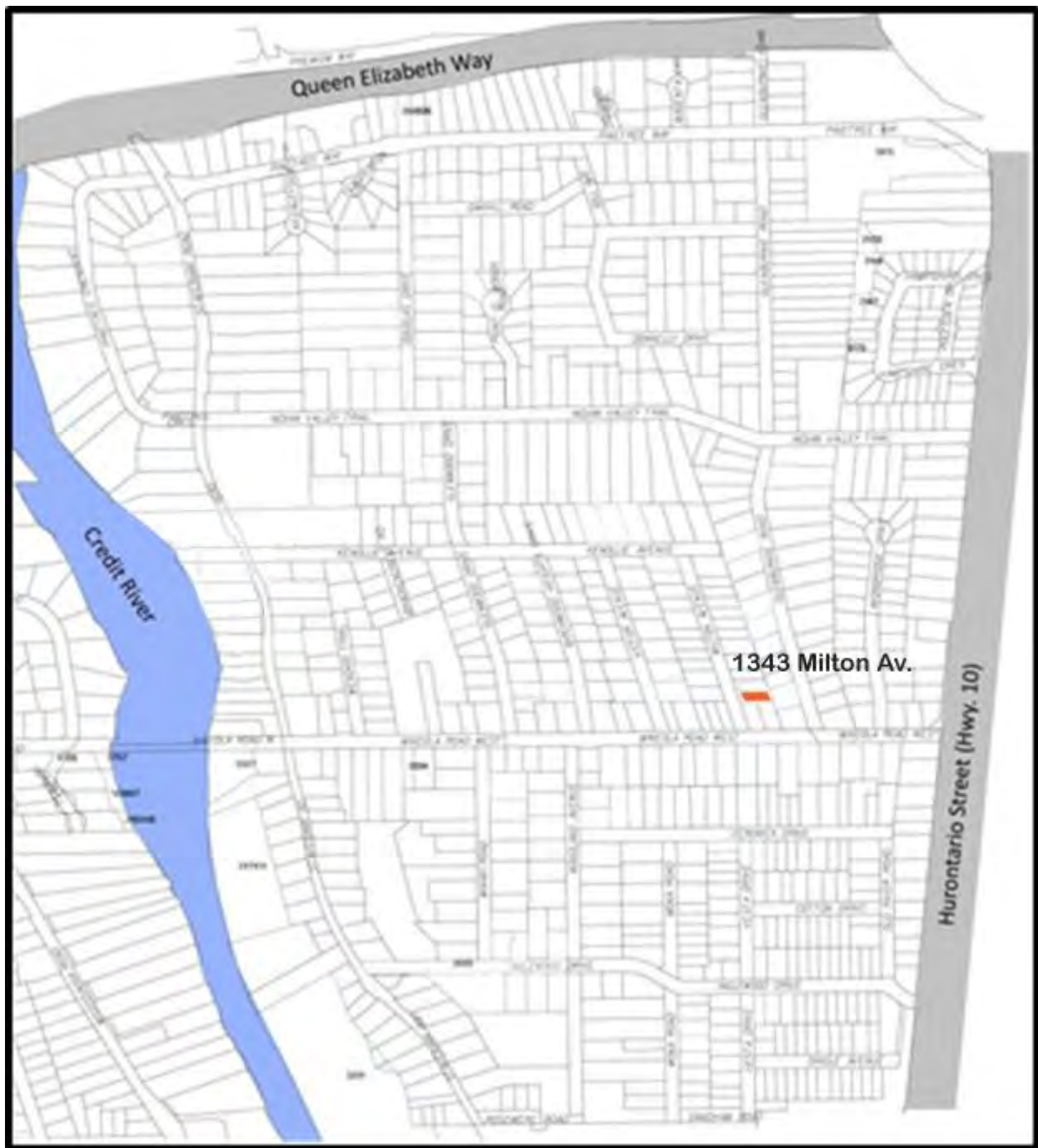
General development tendency of overall increase of housing density is clearly visible with growing number of new larger houses, different in style and details.





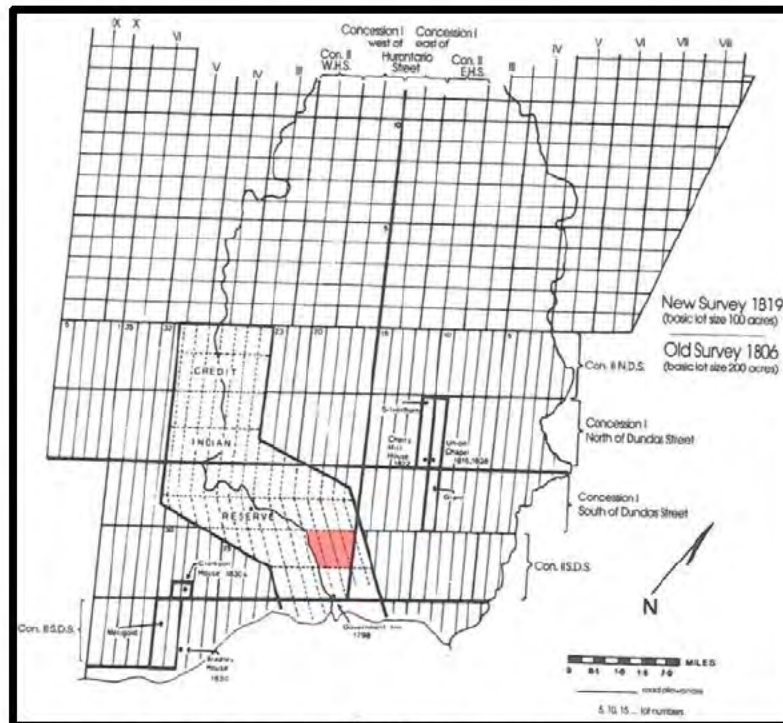
An aerial photograph of a residential neighborhood. The area is characterized by numerous green trees and several houses with dark roofs. A prominent feature is a large, rectangular green field located in the center of the image. To the right of this field, there is a yellow rectangular area, possibly a construction site or a cleared lot. The neighborhood is bordered by streets, with labels such as "Hawthorne Rd" and "Hawthorne St" visible. A swimming pool is also visible in one of the houses on the right side of the image.

Aerial view of Milton Avenue and Mineola Road West – property at 1343 highlighted.



Mineola West area – area map

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



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



Property is located on the land known as Credit Indian Reserve (C.I.R.) originated as a part of sale of land by Mississauga Indians to British Crown in 1805. This purchase was surveyed in 1806, the named Toronto Township and Mineola Road West Neighbourhood is a part of it.

First owners of land are members of well-known family of Pallets.

Pallet family is connected to history of area even before it was called Mississauga.

This family has made countless contributions to community. Over the years they were involved into political and social life of area - they build community centers, churches, arenas and fruit-stands. His grandfather William Pallet 1790 (son of Robert Pallet) with wife Marry Godfrey moved from Herdfordshire England around 1810 and settled in Hogs Hollow in Toronto 1835. They moved to Toronto Township around 1858 with their seven children to Dixie area, which was called Sydenham at the time. His five sons Robert, William Henry, Thomas, Charles and Alfred began acquiring tracts of lands. They cultivated farm land for few generations. Robert and Thomas seem to be the founders of the Pallets of Dixie.

Members of family were actively engaging into social and political life of the region following main family priorities – the business, family, church and politics.

Pallets farmed they lands for generations.

Due to financial problems connected with family farm land and as the result of urban encroachment, over the years farm gradually dwindled.

Robert married Mary Armstrong. They had 5 children William, George, Eithel, Roy and Leslie Howard.

Leslie Howard Pallet (1888-1963) is mentioned in Land registry as one of the first owners of lot 29 as well as adjacent parcels.

Leslie Howard Pallet born April 8th 1888 in Dixie to William Pallett in Dixie to William Pallet and Annie Elizabeth Watson.

Married Gladys Grace Leslie (1892-1960) on April 24th 1912. they had George Leslie, Grace and Margaret.

Leslie H. Pallet was known as “Mr. Dixie” and become a prominent politician. He started as a counselor in 1913, deputy reeve in 1914-1917 served as reeve of Township of Toronto 1923-1925 and 1931-1933. He was also warden of Peel in 1925.

First owners on land registry 1915 are Albert J. Leslie, Willian H. Moore and Leslie H, Pallet as joint tenants.

1924 Leslie H Pallet sold property to Gladys G. Pallet

1925 Gladys G Pallet sold it back to Leslie H. Pallet

In 1928 on May 3rd property was purchased by Kenneth Skinner under Power of sale,

Kenneth Skinner is another name associated with history of development of present Mineola. His father George immigrated to Canada in 1834 from Hull, Yorkshire, England and settled near Schonberg.

Kenneth moved to Port Credit 1893, married Mary Ann South (Olli). They had 2 sons Victor and Milton. As a family, they operated market farm in the hearth of Mineola that evolved into summer cottages. Both sons Victor and Milton become skilled builders as their father started to subdivide home lots off family farms. In 1909 Kenneth Skinner purchased 60 acres between Mineola Road and Kenollie Road and between 1930s to late 1950s began to subdivide land into properties. Names on the streets Milton and Victor are named after his sons and Kenollie after him and his wife.

Kenneth's son Milton Skinner built many houses in Kenollie area and helped to shape part of Mineola, but he was not connected to property of 1343 Milton Avenue.

3 May 1928 Kenneth Skinner - Gladys G. Pallett

Power of sale

5 December 1928 Gladys G. Pallett – William A. Aicken

22 Jan. 1941 - William A. Aicken – Eric R. Olsen & Kathleen Olsen

4 October 1944 – Eric Olsen – Alice R. Wade

2 June 1949 – Alice R. Wade – Alice R. King

12 October 1949 / 3 July 1950 RE SUBDIVISION CONTROL

16 December 1953 – Alice R. King – George Wade

24 February 1954 Township of Toronto. All sold Oct 28/ 1953 for \$106.25

18 May 1954 George Wade – William R. Carson

9 June 1954 RE SUBDIVISION CONTROL

21 July 1954 Township of Toronto Treasurer acknowledges receipt of \$41.34 from A.R. Wade to redeem Lot 29

24 September 1954 – William Carson – Andrew H. Foster and Hellen J. Foster

16 June 1960 - Andrew H. Foster and Hellen J. Foster – Andrew J. Gauld

Andrew J. Gauld – Monica Marco

24 November 1975 - Monica Marco - Allen Lowes & Mildred Lowes

1 August 1995 – Sinhuber Rick Michael & Sinhuber Diane June

Patricia Gonzales

2 September 2015 –

– current owner

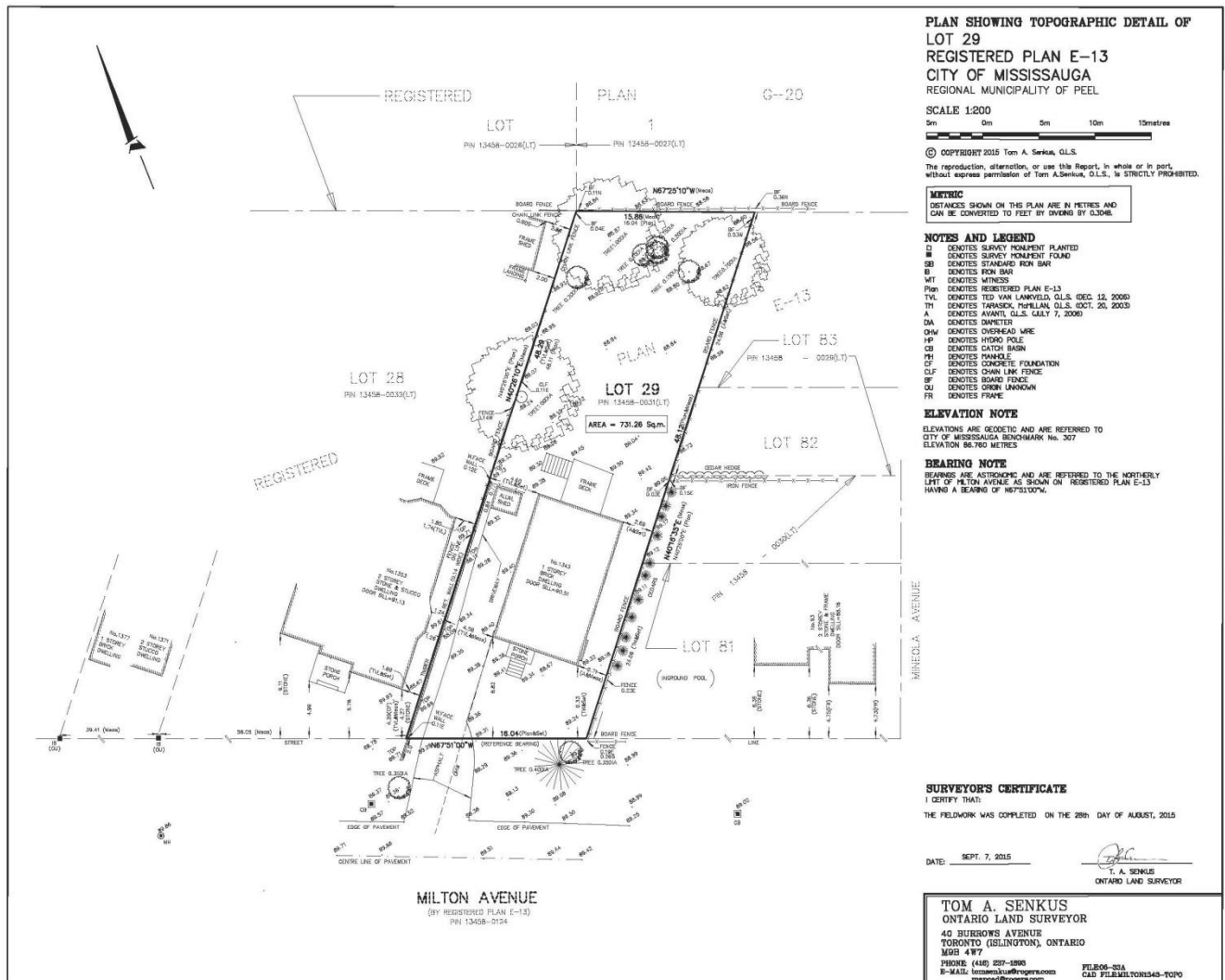
See Appendix “A” for additional information from land registry records.

EXISTING STREETSCAPE



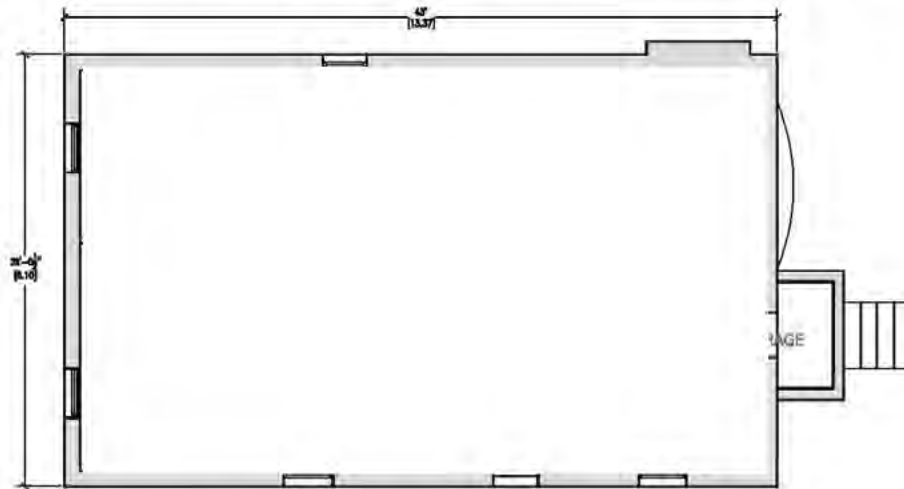
PROPOSED STREETSCAPE



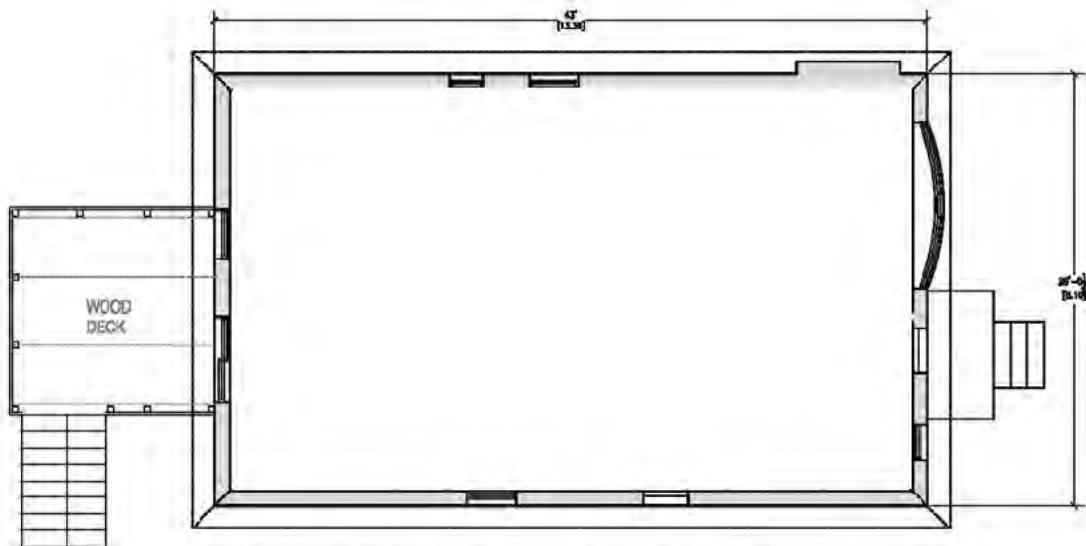
EXISTING HOUSE DETAILS:**SURVEY OF PROPERTY**

EXISTING HOUSE PLANS:

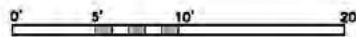
1343 MILTON AVENUE, MISSISSAUGA, - EXISTING HOUSE - FLOOR PLANS



BASEMENT PLAN



GROUND FLOOR PLAN



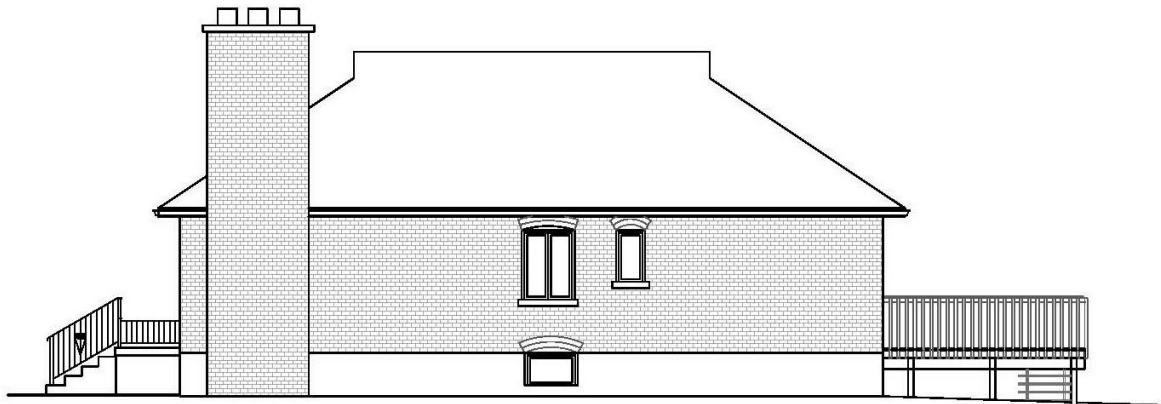
EXISTING HOUSE ELEVATIONS



FRONT ELEVATION



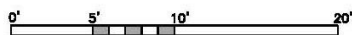
REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION



EXISTING HOUSE

Existing house is a red brick bungalow on relatively small lot of 15.86m X 48.12m.

LOT 29 Registered Plan E-13



Front & side elevation

House was built approximately in 1954 - has an original footprint. Exterior elevation features original brick and metal railing. All windows have been replaced, it looks like front window was converted into bow window and some basement windows openings were enlarged to fit new, vinyl windows as well. In the rear elevation new sliding doors were installed. Roof shingles and soffits were changed as well.



Side elevation



Rear elevation and deck



Backyard



Existing trees



Existing house with adjacent dwelling – rear and front view.



Rear of the house with existing wood deck and stairs.



Basement window in enlarged opening (rear elevation)



Front porch stairs with original railing were patch-up to keep them together.



Inside the house all finishes were changed and there is variety of different finishes from stages of renovation. Overall house looks like it was just recently refreshed before sale.

Generally house lacks original character and features which are unique and could be considered as valuable for cultural heritage preservation.

All applied finishes are new without significant quality or even consistency. Existing old elements left like fireplace and some old strip wood floors in back bedrooms are not worth saving.

EVALUATION BASED ON HERITAGE DESIGNATION CRITERIA, REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

Existing property has been listed on the heritage register under Mineola West Cultural Landscape; however existing dwelling has not been designated.

1. Existing house does not present any significant craftsmanship, lacks unique, interesting details or materials and does not present any high degree of technical achievement. Below are some details of existing house.

House is constructed as framed 2"x4" walls with typ. "Ontario" type red brick popular in many houses.



Asphalt shingle roof with aluminum soffits and downspouts need repairs:



Exterior entrance door seems to be original, but were painted several times over the years and have old charm, but not unique enough to be preserved.

Original floors are covered with laminate floors with very poor craftsmanship:

Two rear bedrooms have some original 3/8" strip planks on the floor typical to older houses. Floors in whole house are covered with plastic laminate floors in different colors and sizes without character and consistence – installed in a very poor manner.

Some areas were renovated. New skylight was added in one of bedrooms, in living/dining room area there is original plaster crown which was damaged in many places during renovation and refreshment. There is original textured plaster on the ceiling which was damaged in few areas. There is not much interest in profile of pattern.

There is an original built-in unit – covered with many coats of paint.

Millwork around the house is typical plain small casings and baseboards, flat, hollow core painted doors typical to old, inexpensive houses and do not represent elements worth preservation.

Main part of basement was renovated and new finishes were applied, but there is some old laminate paneling left in rear basement room. New laminate floating floor was installed. There is no insulation on the walls behind panels. This type of material could be found in most old rec-rooms. Not of any significant value.

2. Property has historical connection with prominent families of the Port Credit community. This connection is not unique enough, since both families Pallets and Skinners were in possession of numerous properties in Mineola West which have the same or much more significant historical value.

See Appendix "A" for record – adjacent properties belonged to the same families at the beginning and probably were developed around the same time, but are already replaced with new, more updated dwellings.

3. Existing house is position on property with few mature trees. It is located closer to front property line than other dwellings in the area, but still consistent with adjacent houses. Scale of the existing building seems to be rather small now and out of proportions in reference to new dwellings on either side and across the street. Existing finishes do not present any special interest. This house is not a landmark and does not have any merits to contribute to the define character on Mineola West Cultural Landscape if kept as heritage preserved.

PPROPOSED DEVELOPMENT

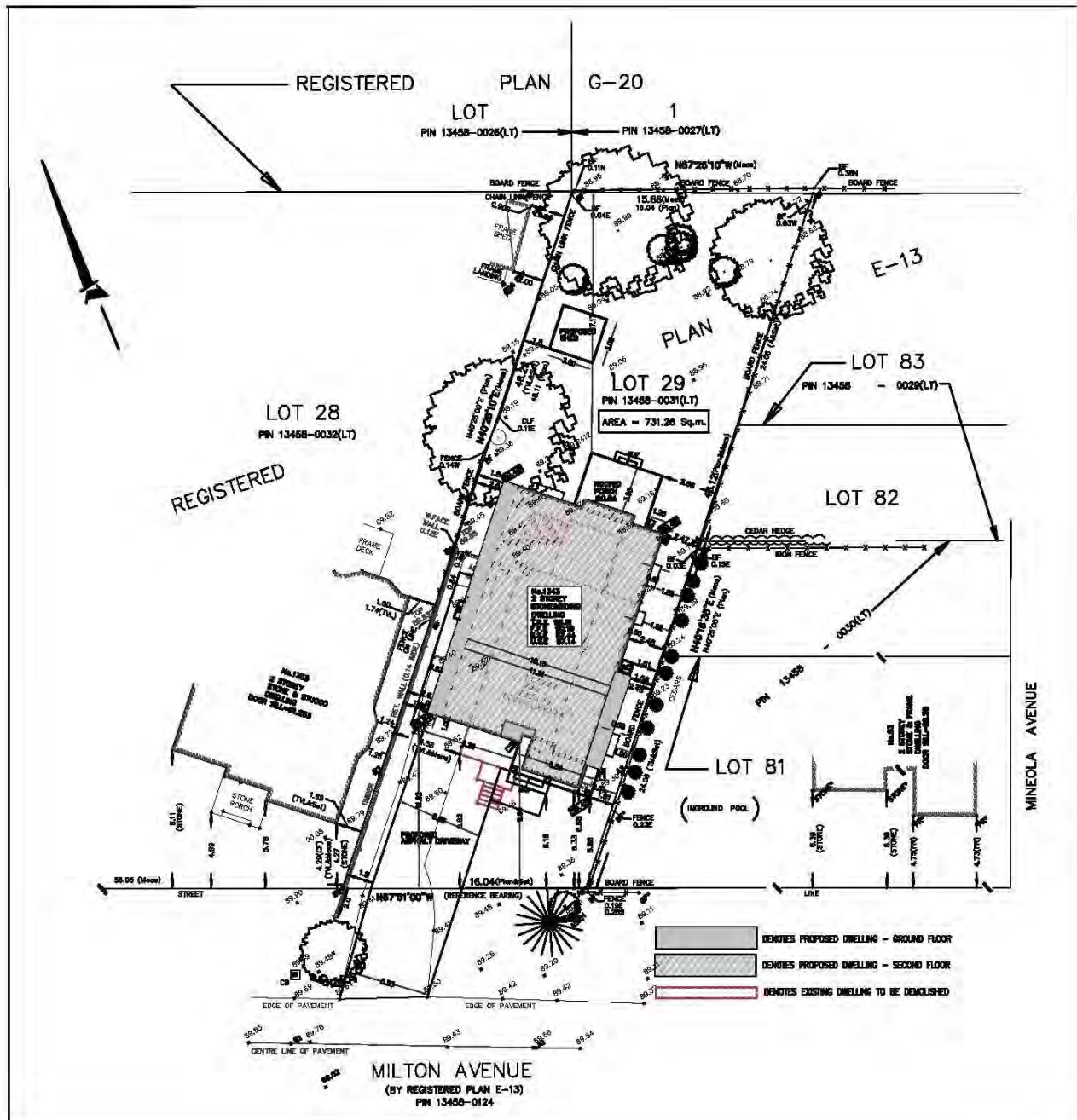
Present owners of property Patricia Scholey and Lisa Scholey are planning to construct two storey one family stone and wood siding replacement dwelling.

Existing lot area 731.26m²

Proposed infill gross floor area of new building is 335.85m2

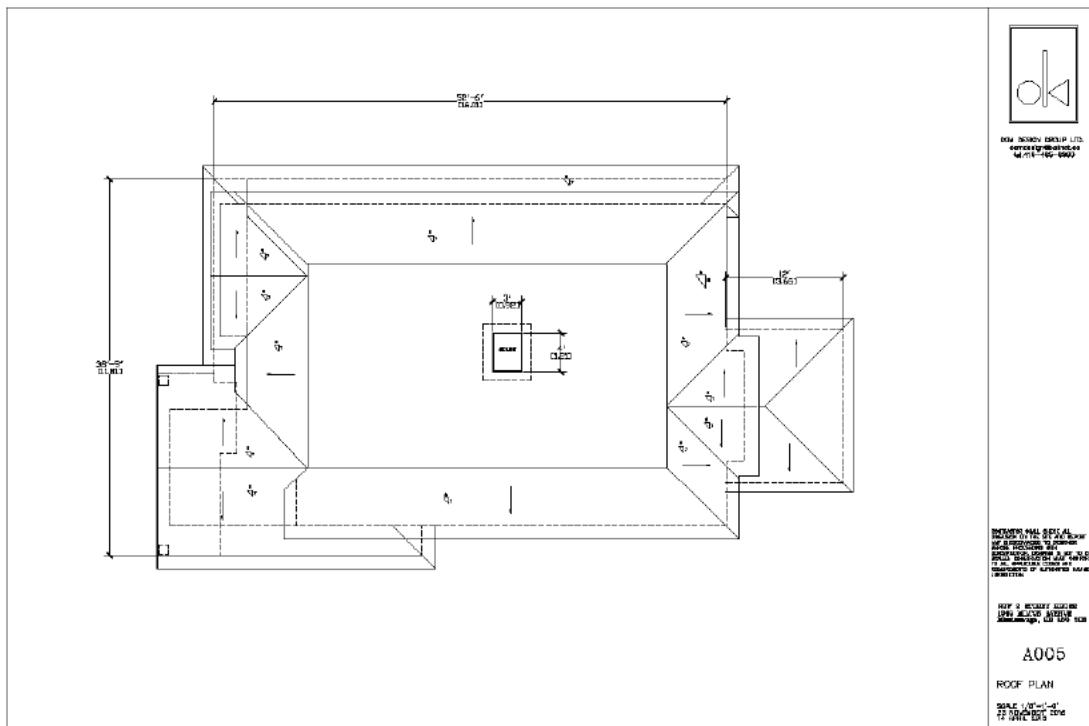
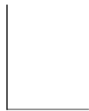
PROPOSED SITE PLAN

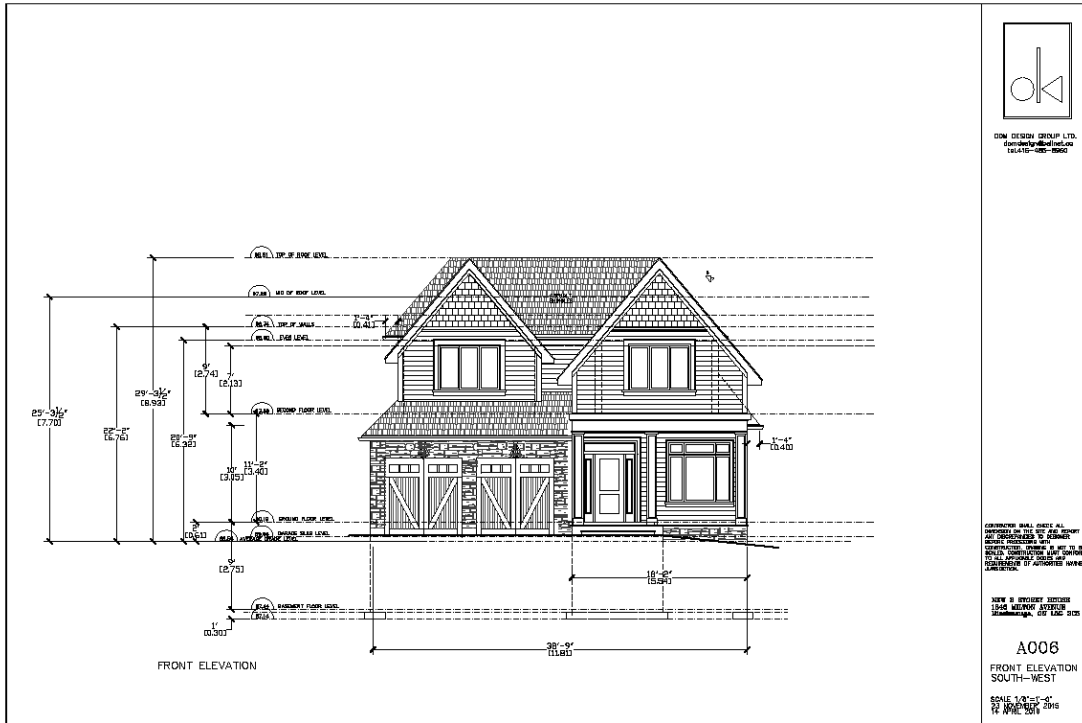
PROPOSED NEW TWO STOREY HOUSE
1343 MILTON AVENUE
MISSISSAUGA, ONT.

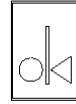


PROPOSED PLANS

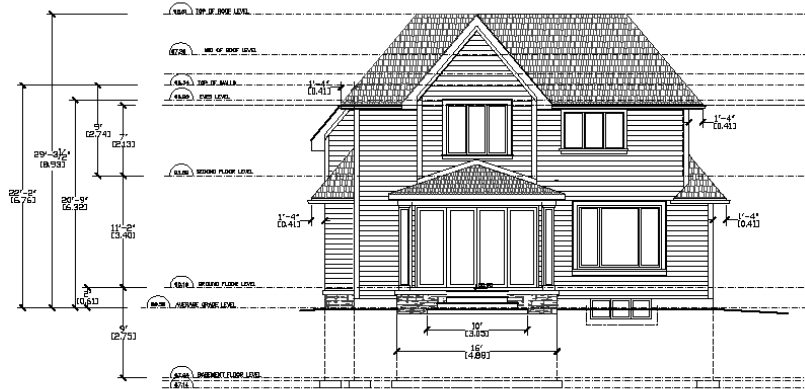








DOM DESIGN GROUP LTD.
domdesign@bellnet.ca
1-416-483-8860



REAR ELEVATION

CONTRACTOR SHALL CHECK ALL PROVISIONS ON THE SITE AND REPORT ANY DISCREPANCIES TO DISMANTLE BEFORE PROCEEDING WITH DEMOLITION. CONTRACTOR IS NOT TO BE HELD. DEMOLITION MUST CONFORM TO ALL APPLICABLE CODES AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

NEW E STONEY HOUSE
1809 MILTON AVENUE
Missoula, MT 59802

A008

REAR ELEVATION
NORTH-EAST

SCALE 1/8"=1'-0"
23 NOVEMBER 2015
14 APRIL 2016



IMPACT OF PROPOSED DEVELOPMENT:

New dwelling and site development is proposed with respect to existing environment and character of the street. Important objective of proposal is preservation of mature old trees on property. In order to allow safe distance from mutual large tree behind the house, proposal of moving new house closer to front property line (as original house is) was presented and approved by Committee of Adjustment – File “A” 126/16 with no objection and confirmation that “The proposed front yard setback is consistent with streetscape along this portion on Milton Avenue.....The porch encroachment is a product of decreased front yard setback on the easterly portion of dwelling and the porch is not significantly oversized or imposing on the front yard or street”

Another variance requested and approved was reduce easterly side yard setback to allow 2 car garage – 1.58m where 1.8m is required. Second floor footprint is reduced to comply with zoning requirements to reduce impact on adjacent property on east side.

In order to reduce impact of construction to existing red oak tree part of the basement within protection zone will stay unexcavated and only structural element will be 10” concrete pier on 16”x16”x16’ footing pad is proposed.

Refer to Appendix “B” for arborist report and tree protection recommendation.

Additional measure is to preserve existing natural character of swells along street line is to maintain existing driveway access as is. Proposed new dwelling is similar in scale with adjacent houses on either side and across the street as well. In order to maintain diversity of finishes, wood siding in combination with stone is proposed to balance with stone and stucco house next door.



MITIGATIONS MEASURES:

Proposed development does not create negative impact on the heritage resources.

New dwelling's proposal fits within recommended guidelines for mass, setbacks, settings and materials and is compatible with infill requirements and adjacent dwellings.

General intent is to respect unique character of this picturesque area. Existing grading in front of the house and existing driveway will be maintained as much as possible.

For above reasons alternative mitigations measures are not required for presented proposal.

RECOMMENDATION:

Existing dwelling at 1343 Milton Avenue is not registered under Ontario heritage Act, but is located in area of Mineola Neighborhood Cultural Landscape.

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

In my opinion existing dwelling at 1343 Milton Avenue does not have significant heritage value and does not merit conservation measures set out in Regulation 9/06 Ontario Heritage Act

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

Existing building does not represent any significant connection to community which could enhance knowledge and understanding of unique local culture. Architecture is not known to represent any significant architect or artist. Contextual value does not represent any special elements for preservation which are required to support character of the area.

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

Provincial Policy Statement "Significantly built heritage resources and significant cultural heritage landscapes shall be preserved". Existing dwelling does not meet the above criteria for preservation.

In present size and condition it seems to be out of scale and proportions. Existing house looks undersized in comparison with general development direction of the area which is clearly visible – new dwellings on either side of subject site.

Proposed new development respects scenic and visual quality of street and natural environment. Scale, materials and character of proposed house are consistent to general development direction with attempt to improve quality of living for growing families in this beautiful part of Mississauga. For above reasons I believe that there is enough evidence to support proposal to demolish existing dwelling and replace it with new development.

Prepared by:

August 20' 2016

Dominika Kowiazio-Sitko, DOM Design Group Ltd.

QUALIFICATIONS:

Dominika Kowiazio-Sitko

1985 Master degree in Architecture – Polytechnic of Bialystok, Poland

1985-87 Academy of Fine Arts in Warsaw, Faculty of interior Design and Furniture Design Studio.

1986 Professional practice in Architectural Heritage Conservation Studio and Assistant Teacher in Institute of Architecture Polytechnic of Bialystok, Poland

*Assistant lecturer – Torino 86 Italy – “Preservation of old architecture and merge with new trends”,
Workshops regarding “Arts and Crafts Movement in architecture and art” London GB, Royal Academy of
Fine Arts and Polytechnic in Brighton GB*

Designer – PUCCIO Design International, NY, USA

Designer – A. Smith Design Inc., Toronto

From 1997 – current – DOM Design Group Ltd. – designer and owner.

*Residential Designs, multiple projects architectural and interior design including ones incorporating
historical elements and details of Arts and Craft and Mission style in architecture of houses in Toronto
(High Park, Witchwood, Rosdale, Oakville, Annex Toronto (current project...))*

*Participation in renovation and adaptation of XVIII century townhouse in the hearth of Old City in
Bratislava Slovakia (2007)*

Registered Member of ARIDO, Registered for Bill 124

Previous statements successfully prepared for 1168 Vesta Drive, Mississauga,

921 Longfellow Avenue, Mississauga

BIBLIOGRAPHY:

City of Mississauga Cultural Landscape Inventory L-RES-6

City of Mississauga – service Online – eMaps

Land Registry Records and title search -1 Getaway Blvd, Brampton

City of Mississauga Library – Mississauga news

Ancestry.ca

Illustrated Historical Atlas of the Country of Halton (Walker and Milles 1877)

*Skinner Donald note – Heritage Impact Statement for 1392 Stavebank Road, Mississauga – June 20'
2013*

Heritage Mississauga online articles

City of Mississauga Building Department and Works Department

DATE PLAN REGISTERED: APR 1954				SHEET NO. 1			
OWNERS: Leslie H. Pallett, et al				LOT NO. 27			
				STREET: Milton St.			
LOTS SUBDIVIDED: Pt 3 R2, C.I.R.				PLAN NO. E-13			
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
17405	B.&S.	27Feb.1915	2 Dec.1915	Albert J. Leslie, William H. Moore & Leslie H. Pallett	Albert J. Leslie & Leslie H. Pallett, as Joint Tenants.	1.00kc. All & O.L.	
25589	Grant	22Dec.1924	22Dec.1924	Leslie H. Pallett	Gladys G. Pallett	5.00kc. All & O.L.	
29796	Grant	11Jan.1928	11Jan.1928	Gladys G. Pallett	Leslie H. Pallett	1.00 All & O.L.	
30237	Grant	21Apr.1928	3 May 1928	Kenneth Skinner, et ux	Gladys G. Pallett	6,750.75	All & O.L., Sold Under Mgt's No. 15111
30238	Under Power of Sale	21Apr.1928	3 May 1928	Gladys G. Pallett	Kenneth Skinner	5,000.00	All & O.L.
30356	B.O.M.	17May 1928	27 May 1928	Kenneth Skinner	Gladys G. Pallett	1.00	All discharged from No. 30238
30474	B.O.M.	18July 1928	14Nov.1928	Kenneth Skinner	Gladys G. Pallett		discharg'd No. 30238 Nov. 20, 1928
31058	Grant	10 May 1928	5 Dec. 1928	Gladys G. Pallett	William A. Aicken	5.00kc. All	
40557	Grant	18Jan.1941	22Jan.1941	William A. Aicken, et ux	Eric R. Olsen	400.00	All
44723	Grant	21Sep.1944	4 Oct.1944	Alice R. Wade	Eric R. Olsen & Kathleen Olsen,	3,900.00	All
44724	Grant	1 Sep. 1944	4 Oct. 1944	Eric R. Olsen, et ux	Alice R. Wade	9,500.00	All & O.L.
55634	Grant	1 June 1949	2 June 1949	Alice R. Wade	Alice R. King	1.00	All & O.L.
56051	Lis. Ven.	19July 1949	20July 1949	George Wade (P)	Alice R. (Wade) King (D)		All & O.L. some title or interest in question
58944	D.M.	9 May 1950	26 May 1950	Eric R. Olsen & Kathlveen Olsen	Alice R. Wade		discharg'd No. 44724
366	BY-LAW	12 OCT./49	3 JULY/50	RE	SUBDIV. CONTROL		
78456	Grant	10Dec.1953	16Dec.1953	Alice R. King	George Wade	1.00kc. All	
79502	Tax Sale	31Dec.1953	24Feb.1954	Township of Toronto, All Sold Oct. 28/53 for \$106.25 & O.L.			
81015	Grant	3 May 1954	28 May 1954	George Wade, et ux	William R. Carson	1.00kc. All	
81016	Cert.	11 May 1954	18 May 1954	George Wade (P)	Alice R. (Wade) King (D)		to vacate No. 56051
81017	Grant	7 May 1954	18 May 1954	William R. Carson, et ux	George Wade	2,200.00	All
426	BY-LAW	1 JUNE/54	9 JUNE/54	RE	SUBDIV. CONTROL		
82610	Cert.	25 May 1954	21July 1954	Township of Toronto	Treasurer Acknowledges receipt of \$41.34 from A.R. Wade to redeem Lot 29 from # 79502		
83098	Grant	11Aug.1954	13Aug.1954	George Wade	Harold L. Hayhoe	2.00kc. Assigning No. 81017	
83918	Grant	7 Sep. 1954	16Sep.1954	Andrew M. Foster & Helen J. Foster	The Mutual Life Assurance Company	9,000.00	All
84104	Grant	12Aug.1954	24Sep.1954	William R. Carson, et ux	Andrew M. Foster & Helen J. Foster,	1.00kc. All	
84237	D.M.	25Sep.1954	30Sep.1954	Harold L. Hayhoe	William R. Carson		discharg'd No. 81017
129275	Grant	13 Apr 1960	16 June 1960	Andrew M. Foster & Helen J. Foster	Arthur J. Gauld & Edwin M. David as joint tenants	2.00kc. All	

Land Registry – LOT 29 cont.

[illegible]

Adjacent to the North-West - LOT 28

DATE PLAN REGISTERED April 16, 1913							SHEET NO 1
OWNERS Leslie H. Fallett, et al							LOT NO 28
TOWNSHIP OF TORONTO							STREET Milton Ave.
LOTS SUBDIVIDED Pt. 3 R2, C.I.R.							PLAN NO. E-13
PLAN NO.	DATE OF ACQUISITION	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS	
17435	H.E.	27Feb.1915	2 Dec.1915	Albert J. Leslie, William H. Moore & Leslie H. Fallett	Albert J. Leslie & Leslie H. Fallett, as Joint Tenants	1.00Ac. All & U.L.	
25387	Grant	22Dec.1924	22Dec.1924	Leslie H. Fallett	Gladys G. Fallett	5.00Ac. All & U.L.	
27796	Grant	11Jan.1928	11Jan.1928	Gladys J. Fallett	Leslie H. Fallett	1.00 All & U.L.	
30237	Grant	21Apr.1928	2 May 1928	Kenneth Skinner, et al	Gladys G. Fallett	6,770.75 All & U.L., sold Under Regte No. 19211	
30238	Grant	21Apr.1928	2 May 1928	Gladys G. Fallett	Kenneth Skinner	5,630.00 All & U.L.	
30239	Grant	20 May 1928	18 May 1928	Gladys J. Fallett	Monarch Securities Limited	9,000.00 All & U.L.	
30240	Grant	20 May 1928	29 May 1928	Monarch Securities Limited	Gladys G. Fallett	3,770.00 All & U.L.	
30241	Grant	18July1928	18Nov.1928	Kenneth Skinner	Gladys G. Fallett	discharging No. 30238	
30242	Grant	18July1928	18Nov.1928	Gladys G. Fallett	Monarch Securities Limited	discharging No. 30239	
30243	Grant	18July1928	18Nov.1928	Monarch Securities Limited	Kenneth Skinner	1,230.30 All & U.L.	
30244	Grant	20 May 1928	18Nov.1928	Monarch Securities Limited	Gladys G. Fallett	500.00 All & U.L.	
30245	Grant	18Nov.1928	19Nov.1928	Kenneth Skinner (P)	Monarch Securities Limited et al (P)	All & U.L. Gifts, detached & fore-closed, re: 30277	
30246	Grant	14Jan.1945	14Jan.1945	Kenneth Skinner et al	Alice R. Wade	2.00Ac. All & U.L. restrictions	
30247	Grant	20Feb.1947	20Feb.1947	Alice R. Wade et al	Eric B. Easton	5,500.00 All & U.L. 6/9/47	
30248	Grant	20Feb.1947	27June1949	Alice R. Wade	Alice R. King	1.00 All	
30249	Dis. Pen.	19July1947	20July1947	George Wade (P)	Alice R. (Wade) King (P)	All & U.L. Some title or interest in question	
366 BY-LAW 12 OCT.49 3 JULY.50 RE SUBDIV. CONTROL							
75210.00	Cert.	20Nov.1949	7 Sep.1950	Eric B. Easton Estate	Treasurer's Consent	All (No. 1945A) & U.L.	
60083	Cert.	7 Sep.1950	18Sep.1950	Helen V. Easton Estate, et al	Alice R. Wade	discharging No. 75210, 1945A, 1945B, 1945C, 1945D, 1945E, 1945F, 1945G, 1945H, 1945I, 1945J, 1945K, 1945L, 1945M, 1945N, 1945O, 1945P, 1945Q, 1945R, 1945S, 1945T, 1945U, 1945V, 1945W, 1945X, 1945Y, 1945Z, 1946A, 1946B, 1946C, 1946D, 1946E, 1946F, 1946G, 1946H, 1946I, 1946J, 1946K, 1946L, 1946M, 1946N, 1946O, 1946P, 1946Q, 1946R, 1946S, 1946T, 1946U, 1946V, 1946W, 1946X, 1946Y, 1946Z, 1947A, 1947B, 1947C, 1947D, 1947E, 1947F, 1947G, 1947H, 1947I, 1947J, 1947K, 1947L, 1947M, 1947N, 1947O, 1947P, 1947Q, 1947R, 1947S, 1947T, 1947U, 1947V, 1947W, 1947X, 1947Y, 1947Z, 1948A, 1948B, 1948C, 1948D, 1948E, 1948F, 1948G, 1948H, 1948I, 1948J, 1948K, 1948L, 1948M, 1948N, 1948O, 1948P, 1948Q, 1948R, 1948S, 1948T, 1948U, 1948V, 1948W, 1948X, 1948Y, 1948Z, 1949A, 1949B, 1949C, 1949D, 1949E, 1949F, 1949G, 1949H, 1949I, 1949J, 1949K, 1949L, 1949M, 1949N, 1949O, 1949P, 1949Q, 1949R, 1949S, 1949T, 1949U, 1949V, 1949W, 1949X, 1949Y, 1949Z, 1950A, 1950B, 1950C, 1950D, 1950E, 1950F, 1950G, 1950H, 1950I, 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1955W, 1955X, 1955Y, 1955Z, 1956A, 1956B, 1956C, 1956D, 1956E, 1956F, 1956G, 1956H, 1956I, 1956J, 1956K, 1956L, 1956M, 1956N, 1956O, 1956P, 1956Q, 1956R, 1956S, 1956T, 1956U, 1956V, 1956W, 1956X, 1956Y, 1956Z, 1957A, 1957B, 1957C, 1957D, 1957E, 1957F, 1957G, 1957H, 1957I, 1957J, 1957K, 1957L, 1957M, 1957N, 1957O, 1957P, 1957Q, 1957R, 1957S, 1957T, 1957U, 1957V, 1957W, 1957X, 1957Y, 1957Z, 1958A, 1958B, 1958C, 1958D, 1958E, 1958F, 1958G, 1958H, 1958I, 1958J, 1958K, 1958L, 1958M, 1958N, 1958O, 1958P, 1958Q, 1958R, 1958S, 1958T, 1958U, 1958V, 1958W, 1958X, 1958Y, 1958Z, 1959A, 1959B, 1959C, 1959D, 1959E, 1959F, 1959G, 1959H, 1959I, 1959J, 1959K, 1959L, 1959M, 1959N, 1959O, 1959P, 1959Q, 1959R, 1959S, 1959T, 1959U, 1959V, 1959W, 1959X, 1959Y, 1959Z, 1960A, 1960B, 1960C, 1960D, 1960E, 1960F, 1960G, 1960H, 1960I, 1960J, 1960K, 1960L, 1960M, 1960N, 1960O, 1960P, 1960Q, 1960R, 1960S, 1960T, 1960U, 1960V, 1960W, 1960X, 1960Y, 1960Z, 1961A, 1961B, 1961C, 1961D, 1961E, 1961F, 1961G, 1961H, 1961I, 1961J, 1961K, 1961L, 1961M, 1961N, 1961O, 1961P, 1961Q, 1961R, 1961S, 1961T, 1961U, 1961V, 1961W, 1961X, 1961Y, 1961Z, 1962A, 1962B, 1962C, 1962D, 1962E, 1962F, 1962G, 1962H, 1962I, 1962J, 1962K, 1962L, 1962M, 1962N, 1962O, 1962P, 1962Q, 1962R, 1962S, 1962T, 1962U, 1962V, 1962W, 1962X, 1962Y, 1962Z, 1963A, 1963B, 1963C, 1963D, 1963E, 1963F, 1963G, 1963H, 1963I, 1963J, 1963K, 1963L, 1963M, 1963N, 1963O, 1963P, 1963Q, 1963R, 1963S, 1963T, 1963U, 1963V, 1963W, 1963X, 1963Y, 1963Z, 1964A, 1964B, 1964C, 1964D, 1964E, 1964F, 1964G, 1964H, 1964I, 1964J, 1964K, 1964L, 1964M, 1964N, 1964O, 1964P, 1964Q, 1964R, 1964S, 1964T, 1964U, 1964V, 1964W, 1964X, 1964Y, 1964Z, 1965A, 1965B, 1965C, 1965D, 1965E, 1965F, 1965G, 1965H, 1965I, 1965J, 1965K, 1965L, 1965M, 1965N, 1965O, 1965P, 1965Q, 1965R, 1965S, 1965T, 1965U, 1965V, 1965W, 1965X, 1965Y, 1965Z, 1966A, 1966B, 1966C, 1966D, 1966E, 1966F, 1966G, 1966H, 1966I, 1966J, 1966K, 1966L, 1966M, 1966N, 1966O, 1966P, 1966Q, 1966R, 1966S, 1966T, 1966U, 1966V, 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1972J, 1972K, 1972L, 1972M, 1972N, 1972O, 1972P, 1972Q, 1972R, 1972S, 1972T, 1972U, 1972V, 1972W, 1972X, 1972Y, 1972Z, 1973A, 1973B, 1973C, 1973D, 1973E, 1973F, 1973G, 1973H, 1973I, 1973J, 1973K, 1973L, 1973M, 1973N, 1973O, 1973P, 1973Q, 1973R, 1973S, 1973T, 1973U, 1973V, 1973W, 1973X, 1973Y, 1973Z, 1974A, 1974B, 1974C, 1974D, 1974E, 1974F, 1974G, 1974H, 1974I, 1974J, 1974K, 1974L, 1974M, 1974N, 1974O, 1974P, 1974Q, 1974R, 1974S, 1974T, 1974U, 1974V, 1974W, 1974X, 1974Y, 1974Z, 1975A, 1975B, 1975C, 1975D, 1975E, 1975F, 1975G, 1975H, 1975I, 1975J, 1975K, 1975L, 1975M, 1975N, 1975O, 1975P, 1975Q, 1975R, 1975S, 1975T, 1975U, 1975V, 1975W, 1975X, 1975Y, 1975Z, 1976A, 1976B, 1976C, 1976D, 1976E, 1976F, 1976G, 1976H, 1976I, 1976J, 1976K, 1976L, 1976M, 1976N, 1976O, 1976P, 1976Q, 1976R, 1976S, 1976T, 1976U, 1976V, 1976W, 1976X, 1976Y, 1976Z, 1977A, 1977B, 1977C, 1977D, 1977E, 1977F, 1977G, 1977H, 1977I, 1977J, 1977K, 1977L, 1977M, 1977N, 1977O, 1977P, 1977Q, 1977R, 1977S, 1977T, 1977U, 1977V, 1977W, 1977X, 1977Y, 1977Z, 1978A, 1978B, 1978C, 1978D, 1978E, 1978F, 1978G, 1978H, 1978I, 1978J, 1978K, 1978L, 1978M, 1978N, 1978O, 1978P, 1978Q, 1978R, 1978S, 1978T, 1978U, 1978V, 1978W, 1978X, 1978Y, 1978Z, 1979A, 1979B, 1979C, 1979D, 1979E, 1979F, 1979G, 1979H, 1979I, 1979J, 1979K, 1979L, 1979M, 1979N, 1979O, 1979P, 1979Q, 1979R, 1979S, 1979T, 1979U, 1979V, 1979W, 1979X, 1979Y, 1979Z, 1980A, 1980B, 1980C, 1980D, 1980E, 1980F, 1980G, 1980H, 1980I, 1980J, 1980K, 1980L, 1980M, 1980N, 1980O, 1980P, 1980Q, 1980R, 1980S, 1980T, 1980U, 1980V, 1980W, 1980X, 1980Y, 1980Z, 1981A, 1981B, 1981C, 1981D, 1981E, 1981F, 1981G, 1981H, 1981I, 1981J, 1981K, 1981L, 1981M, 1981N, 1981O, 1981P, 1981Q, 1981R, 1981S, 1981T, 1981U, 1981V, 1981W, 1981X, 1981Y, 1981Z, 1982A, 1982B, 1982C, 1982D, 1982E, 1982F, 1982G, 1982H, 1982I, 1982J, 1982K, 1982L, 1982M, 1982N, 1982O, 1982P, 1982Q, 1982R, 1982S, 1982T, 1982U, 1982V, 1982W, 1982X, 1982Y, 1982Z, 1983A, 1983B, 1983C, 1983D, 1983E, 1983F, 1983G, 1983H, 1983I, 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1988W, 1988X, 1988Y, 1988Z, 1989A, 1989B, 1989C, 1989D, 1989E, 1989F, 1989G, 1989H, 1989I, 1989J, 1989K, 1989L, 1989M, 1989N, 1989O, 1989P, 1989Q, 1989R, 1989S, 1989T, 1989U, 1989V, 1989W, 1989X, 1989Y, 1989Z, 1990A, 1990B, 1990C, 1990D, 1990E, 1990F, 1990G, 1990H, 1990I, 1990J, 1990K, 1990L, 1990M, 1990N, 1990O, 1990P, 1990Q, 1990R, 1990S, 1990T, 1990U, 1990V, 1990W, 1990X, 1990Y, 1990Z, 1991A, 1991B, 1991C, 1991D, 1991E, 1991F, 1991G, 1991H, 1991I, 1991J, 1991K, 1991L, 1991M, 1991N, 1991O, 1991P, 1991Q, 1991R, 1991S, 1991T, 1991U, 1991V, 1991W, 1991X, 1991Y, 1991Z, 1992A, 1992B, 1992C, 1992D, 1992E, 1992F, 1992G, 1992H, 1992I, 1992J, 1992K, 1992L, 1992M, 1992N, 1992O, 1992P, 1992Q, 1992R, 1992S, 1992T, 1992U, 1992V, 1992W, 1992X, 1992Y, 1992Z, 1993A, 1993B, 1993C, 1993D, 1993E, 1993F, 1993G, 1993H, 1993I, 1993J, 1993K, 1993L, 1993M, 1993N, 1993O, 1993P, 1993Q, 1993R, 1993S, 1993T, 1993U, 1993V, 1993W, 1993X, 1993Y, 1993Z, 1994A, 1994B, 1994C, 1994D, 1994E, 1994F, 1994G, 1994H, 1994I, 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Adjacent to South-East LOT 81

DATE PLAN REGISTERED: APRIL 10, 1915							SHEET NO. 1
OWNERS: Leslie H. Pallett, et al							LOT NO. 81
TOWNSHIP OF MARGNO							STREET: Rd. 111th
LOTS SUBDIVIDED: Pt. 3 R2, C.T.R.							PLAN NO. E-13
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
17405	B.S.S.	27Feb.1925	2 Dec.1915	Albert J. Leslie, William H. Moore, Leslie H. Pallett	Albert J. Leslie & Leslie H. Pallett, as Joint Tenants	1,000.00	All & C.L.
25589	Grant	22Dec.1924	22Dec.1924	Leslie H. Pallett	Gladys G. Pallett	5,000.00	All & C.L.
39796	Grant	11Jan.1928	11Jan.1928	Gladys G. Pallett	Leslie H. Pallett	1,000.00	All & C.L.
30237	Grant Under Power of Sale	21Apr.1928	3 May 1928	Kenneth Skinner	Gladys G. Pallett	6,790.75	All & C.L. Sold Under agte No. 15111
30238	Grant	21Apr.1928	3 May 1928	Gladys G. Pallett	Kenneth Skinner	5,000.00	All & C.L. Nov. 30, 1938
30357	Grant	20 May 1928	29 May 1928	Gladys G. Pallett	Monarch Securities Limited	6,000.00	All & C.L.
30358	Grant	20 May 1928	29 May 1928	Monarch Securities Limited	Gladys G. Pallett	1,990.00	All & C.L. Nov. 30, 1938
30374	P.M.	14July1928	14Nov.1928	Kenneth Skinner	Gladys G. Pallett		Discharge No. 30238 Nov. 30, 1938
30375	P.M.	14July1928	14Nov.1928	Gladys G. Pallett	Monarch Securities Limited		Discharge No. 30358 Nov. 30, 1938
30977	Grant	14July1928	14Nov.1928	Monarch Securities Limited	Kenneth Skinner	1,250.00	All & C.L.
30981	Grant	20 May 1928	14Nov.1928	Monarch Securities Limited	Gladys G. Pallett	500.00	All & C.L.
32571	P.L.P.	15Mar.1930	19Mar.1930	Kenneth Skinner (P)	Monarch Securities Limited et al (D)		All & C.L. Defts. debarred & fore-closed re: 10977
32814	Grant	23 May 1930	28 May 1930	Kenneth Skinner et ux	William S. Nicol	1,000.00	All & C.L.
35244	Grant	27Feb.1933	17Mar.1933	William S. Nicol, et ux	Norman C. Nicol	1.00	All & C.L.
35427	Grant	8 June 1933	30 June 1933	Norman C. Nicol, et ux	Edwin J. Manser	5,600.00	All & C.L.
38763	Agreement	28Oct.1938	28Oct.1938	Edwin J. Manser	Eric R. Olsen	6,700.00	All & C.L.
41141	Grant	5 Dec.1941	20Dec.1941	Eric R. Olsen, et ux	Edwin J. Manser	3,500.00	All & C.L. 11/4/42
41145	Grant	8 Dec.1941	22Dec.1941	Edwin J. Manser	Eric R. Olsen & Kathleen Olsen, as Joint Tenants	2,000.00	All & C.L.
44723	Grant	21Sep.1944	4 Oct.1944	Alice R. Wade	Eric R. Olsen & Kathleen Olsen on Joint Account	3,900.00	All & C.L. 11/4/42
44724	Grant	1 Sep.1944	4 Oct.1944	Eric R. Olsen, et ux	Alice R. Wade	9,500.00	All & C.L.
35634	Grant	1 June 1949	2 June 1949	Alice R. Wade	Alice R. King	1.00	All & C.L.
36052	Lie-Pon	19July1949	20July1949	George Wade (P)	Alice R. (Wade) King (D)		All & C.L. Some title or interest in question 8/12/66
38743	P.M.	5 May 1950	26 May 1950	Edwin J. Manser	Eric R. Olsen & Kathleen Olsen		Discharge No. 41141 11/4/42
38744	P.M.	9 May 1950	26 May 1950	Eric R. Olsen & Kathleen Olsen	Alice R. Wade		Discharge No. 44724 11/4/42
38745	Order	16 May 1950	26 May 1950	George Wade (P)	Alice R. (Wade) King (D)		In Order to discharge all & C.L. from Nov. 36051 8/12/66
38746	Grant	23 May 1950	26 May 1950	Alice R. King	Lawrence H. MacDonald & Winifred F. MacDonald, as tenants in common	1,000.00	All & C.L., restrictions

LOT 82

DATE PLAN REGISTERED April 17, 1943							SHEET NO. 11	
OWNERS: Leslie H. Pallett, et al.							PLAN NO. 32	
TOWNSHIP OF TORONTO							STREET: 24 ALLEN	
LOTS SUBDIVIDED Pt. 3 R2, C.L.R.							PLAN NO. R-12	
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS	
17405	B.S.	27Feb.1915	2 Dec.1915	Albert J. Leslie & William R. Moore & Leslie H. Pallett	Albert J. Leslie & Leslie H. Pallett as Joint Tenants	1,000. All & C.L.		
25589	Grant	22Dec.1924	22Dec.1924	Leslie H. Pallett	Gladys G. Pallett	5,000. All & O.L.		
19796	Grant	11Jan.1928	11Jan.1928	Gladys G. Pallett	Leslie H. Pallett	1,000. All & O.L.		
30237	Grant Under Power of Sale	21Apr.1928	3 May 1928	Kenneth Skinner	Gladys G. Pallett	6,790.75 All & O.L. Sold under Regt No. 15111		
30238	Grant	21Apr.1928	3 May 1928	Gladys G. Pallett	Kenneth Skinner	5,000.00 All & O.L.		
30357	Grant	20 May 1928	29 May 1928	Gladys G. Pallett	Monarch Securities Limited	6,000.00 All & O.L.		
30358	Grant	20 May 1928	29 May 1928	Monarch Securities Limited	Gladys G. Pallett	1,250.00 All & O.L.		
30971	Disch.	10July1928	14Nov.1928	Kenneth Skinner	Gladys G. Pallett	discharge No. 30238		
30975	Disch.	10July1928	14Nov.1928	Gladys G. Pallett	Monarch Securities Limited	discharge No. 30358		
30977	Grant	14Jul.1928	14Nov.1928	Monarch Securities Limited	Kenneth Skinner	1,250.00 All & O.L.		
30981	Grant	20 May 1928	14Nov.1928	Monarch Securities Limited	Gladys G. Pallett	500.00 All & O.L.		
32571	F.C.F.	15Mar.1930	14Mar.1930	Kenneth Skinner (P)	Monarch Securities Limited et al (D)	All & O.L. Defts. debarred & fore-closed re: 30977		
32814	Grant	23 May 1930	28 May 1930	Kenneth Skinner, et ux	William S. Nicol	1,000.00 All & O.L.		
35244	Grant	27Feb.1933	17Mar.1933	William S. Nicol, et ux	Norman E. Nicol	1.00 All & O.L.		
35245	Grant	15Mar.1933	17Mar.1933	Norman E. Nicol, et ux	James W. Smith & Anna J. Smith, as Joint Tenants	4,700.00 Ely 2613 1/2" & O.L.		
35427	Grant	8 June 1933	30 June 1933	Norman E. Nicol, et ux	Edwin J. Manser	5,600.00 Wly 2613 1/2" & O.L.		
38763	Agree't. for Sale	28Oct.1938	28Oct.1938	Edwin J. Manser	Eric R. Olsen	6,700.00 Wly 2613 1/2" & O.L.		
41414	Grant	5 Dec.1941	20Dec.1941	Eric R. Olsen, et ux	Edwin J. Manser	3,500.00 Wly 2613 1/2" & O.L.		
41415	Grant	8 Dec.1941	22Dec.1941	Edwin J. Manser	Eric R. Olsen & Kathleen Olsen, as Joint Tenants	2,000. Wly 2613 1/2" & O.L.		
44148	Grant	24Apr.1944	31 May 1944	James W. Smith, et ux	G. Frank Perkin & Edith Perkin, as Joint Tenants	8,000.00 Ely 2613 1/2" & O.L.		
44149	Grant	25 May 1944	31 May 1944	G. Frank Perkin, et ux	James W. Smith & Anna J. Smith	5,000.00 Wly 2613 1/2" & O.L.		
44723	Grant	21Sep.1944	4 Oct.1944	Alice R. Wade	Eric R. Olsen & Kathleen Olsen, on Joint Account	3,900.00 Wly 2613 1/2" & O.L.		
44724	Grant	1 Sep.1944	4 Oct.1944	Eric R. Olsen, et ux	Alice R. Wade	3,300.00 Wly 2613 1/2" & O.L.		
51088	Grant	25Sep.1947	15Oct.1947	G. Frank Perkin & Edith Perkin	The Canada Life Insurance Company	6,500.00 Wly 2613 1/2" & O.L.		
51100	Disch.	15Oct.1947	16Oct.1947	James W. Smith & Anna J. Smith	G. Frank Perkin & Edith Perkin	discharge No. 44149		
55634	Grant	1 June 1949	2 June 1949	Alice R. Wade	Alice R. King	1.00 Wly 2613 1/2" & O.L.		

LOT 83

DATE PLAN REGISTERED: APRIL 16, 1913		OWNERS: Leslie H. Pallett et al		TOWNSHIP OF TORONTO		SHEET NO. 1A	
LOTS SUBDIVIDED: Pt. 3 R2, C.I.R.						LOT NO. 83	
						STREET: Ed. Allcock	
						PLAN NO. 1115	
NUMBER	INSTRUMENT	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	CONSIDERATION	REMARKS
17405	B.&S.	27Feb.1915	2 Dec.1915	Albert J. Leslie, William H. Moore, Leslie H. Pallett	Albert J. Leslie & Leslie H. Pallett as Joint Tenants	1.00%	All & O.L.
25589	Grant	22Dec.1924	22Dec.1924	Leslie H. Pallett	Gladys G. Pallett	5.00%	All & O.L.
39796	Grant	11Jan.1928	11Jan.1928	Gladys G. Pallett	Leslie H. Pallett	1.00%	All & O.L.
30237	Grant Under Power of Sale	21Apr.1928	3 May 1928	Kenneth Skinner	Gladys G. Pallett	6,790.75	All & O.L. Sold under Mgt. No. 15111
30236	Grant	21Apr.1928	3 May 1928	Gladys G. Pallett	Kenneth Skinner	5,900.00	All & O.L. Nov.30,1933
30357	Grant	20 May 1928	29 May 1928	Gladys G. Pallett	Monarch Securities Limited	6,000.00	All & O.L.
30358	Grant	20 May 1928	29 May 1928	Monarch Securities Limited	Gladys G. Pallett	1,250.00	All & O.L. Nov.30,1933
30974	D.M.	18July1928	14Nov.1928	Kenneth Skinner	Gladys G. Pallett		discharg'g No. 30938 Nov.30,1933
30975	D.M.	13July1928	14Nov.1928	Gladys G. Pallett	Monarch Securities Limited		discharg'g No. 30958 Nov.30,1933
30977	Grant	14July1928	14Nov.1928	Monarch Securities Limited	Kenneth Skinner	1,250.00	All & O.L.
30981	Grant	20 May 1928	14Nov.1928	Monarch Securities Limited	Gladys G. Pallett	500.00	All & O.L.
32571	F.C.F.	15Mar.1930	19Mar.1930	Kenneth Skinner (P)	Monarch Securities Limited et al (U)		All & O.L. Defts. debarred & fore-closed re: 30977
32814	Grant	23 May 1930	28 May 1930	Kenneth Skinner, et ux	William S. Nicol	1,000.00	All & O.L.
33244	Grant	27Feb.1933	17Mar.1933	William S. Nicol, et ux	Norman E. Nicol	1.00	All & O.L.
33245	Grant	15Mar.1933	17Mar.1933	Norman E. Nicol, et ux	James W. Smith & Anna J. Smith as Joint Tenants	4,700.00	All & O.L.
44148	Grant	24Apr.1944	31May1944	James W. Smith, et ux	G. Frank Perkin & Edith Perkin, as Joint Tenants	3,000.00	All & O.L.
44149	Grant	25 May 1944	31 May 1944	G. Frank Perkin, et ux	James W. Smith & Anna J. Smith	5,000.00	All & O.L. 4/14/62
51088	Grant	25Sep.1947	15Oct.1947	G. Frank Perkin & Edith Perkin	The Canada Life Assurance Company	5,500.00	All & O.L. 8/12/64
51100	D.M.	15Oct.1947	16Oct.1947	James W. Smith & Anna J. Smith	G. Frank Perkin & Edith Perkin		discharg'g No. 44149 4/14/62
366	BY-LAW	12 OCT. 49	3 JULY, 50	RE SUBDIV. CONTROL			
71450	D.M.	10Dec.1952	13Dec.1952	The Canada Life Assurance Company	G. Frank Perkin & Edith Perkin		discharg'g No. 51088 8/12/64
428	BY-LAW	1 JUNE/54	9 JUNE/54	RE SUBDIV. CONTROL			

NOTICE
All Document/Instruments
subsequent to

MAR 18 1957

REGISTRY ACT

APPENDIX "B"

ARBORIST REPORT:



Construction Arborist Report: 1343 Milton Avenue, Mississauga, L5G 3C5

Prepared on behalf of the property owner

By Shane Goldman, ISA Certification: ON-1645AT

Consulting Arborist – *Tree Doctors Inc.*

sgoldman@treedoctors.ca

Wednesday July 26, 2016



Overview

The proposed development for a 2-storey stone and siding dwelling at 1343 Milton Avenue encroaches on the protected root zone of an 89 cm. Red Oak (Tree 1), but can be preserved due to modifications in the original site plan. Nine other bylaw-protected trees (Trees 2-10) are on or within 6 meters of the proposed site disturbance and can be protected to the full extent of the required Tree Protection Zone (T.P.Z.).

An on-site inspection was made on July 13, 2016 in order to account for all by-law protected trees and establish protection measures. Individual trees were measured for diameter at breast height (DBH), breast height being 140 cm from grade. The location of these trees is indicated on the accompanying Protection Plan. Data was collected in order to establish each tree's condition, location, and minimum protection requirements.

Tree Condition

A Visual Tree Assessment (VTA) was undertaken on all trees on and within 6 meters of the property. This method of tree assessment is used to evaluate the structural condition of the tree, the site in which it grows, and the typical weather conditions to which it is exposed. This method is recognized as a Limited Visual Inspection by The International Society of Arboriculture.

Inventoried trees have been assessed in terms of their general health from good to poor:

1. GOOD – trees in good overall health and condition with desirable structure
2. FAIR – trees in moderate health and condition with less desirable structure
3. POOR – trees displaying prominent health issues such as decay and disease and/or poor form and structure

Inventoried trees have been assigned one of the following ownership categories:

1. Trees with diameters of 15 cm or more, situated on private property on the subject site.
2. Trees with diameters of 15 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees on protected lands or ravines of all diameters situated within 10 metres of any construction activity.
5. Trees of all diameters situated within the City road allowance adjacent to the subject site.



Tree Protection

A tree protection zone (TPZ) must be established around each tree not slated for removal, extending in all directions from the base of the tree to the perimeter of the tree's canopy, called the "drip line." TPZs shall be 1.2 metres (4 feet) high and consist of plywood or plastic web hoarding or equivalent (as approved by the City). Orange plastic web snow fencing may be used on 2"x4" wooden frames in the case of trees situated on the City road allowance. TPZs must remain in place for the duration of any construction or demolition occurring on the property. Inside the TPZ no construction, storage or disposal of material of any kind, adding of fill, or excavation may occur. For each TPZ that falls below the minimum size stipulated by City bylaws, an arborist report must be provided describing extent of the injury.

Establishing a TPZ is necessary to prevent physical harm to the stem and branches of the tree which may otherwise be incurred due to proximity of construction or demolition activities. The TPZ will encompass the tree's critical root area, protecting the roots from being damaged during excavation and from soil compaction which may occur due to the presence of heavy machinery.

The applicant/owner shall protect all bylaw regulated trees in the area of consideration that have not been approved for removal throughout development works to the satisfaction of Urban Forestry. Any Person who contravenes any provision of this bylaw is guilty of an offence and is liable: (a) on a first conviction, to a fine not more than \$25,000; and (b) on any subsequent conviction, to a fine not more than \$50,000.

Protected Trees

Tree No.	Species	Stems	DBH cm.	Condition	Recommendations	Ownership	Cond. Rating	Required TPZ
1	Red Oak (<i>Quercus rubra</i>)	1	89	<5% deadwood, recent pruning of limbs growing towards the house, slight lean in main stem	Preserve	1	Good-1	5.4 m.
2	Sugar Maple (<i>Acer saccharum</i>)	1	21	Good root flare, establish dominant leader, crown condition is good	Preserve	1	Good-1	1.2 m.
3	Red Oak (<i>Quercus rubra</i>)	1	93	10% canopy deadwood, elevated crown	Preserve	1	Good-1	5.4 m.
4	Green Ash (<i>Fraxinus pennsylvanica</i>)	2	65	Recent lower canopy limb removals, dead tree	Dead tree	1	Dead	na
5	Red Oak (<i>Quercus rubra</i>)	1	54	Limited crown visibility due to crowding of surrounding trees, minor deadwood visible, no observable defects	Preserve	2	Good-1	3.0 m.
6	Red Oak (<i>Quercus rubra</i>)	2	46	Limited crown visibility due to crowding of surrounding trees, minor deadwood visible, no observable defects	Preserve	2	Good-1	3.6 m.
7	White Oak (<i>Quercus alba</i>)	1	53	Limited crown visibility due to crowding of surrounding trees, minor deadwood visible, no observable	Preserve	2	Good-1	4.0 m.

				defects				
8	Red Maple (<i>Acer rubrum</i>)	1	35	Severely chlorotic, sign of iron/micronutrient deficiency	Preserve	5	Fair-Poor-2.5	1.6 m.
9	Austrian Pine (<i>Pinus nigra</i>)	1	36	10% deadwood, minor browning of interior needles	Preserve	5	Good-1	2.0 m.
10	Austrian Pine (<i>Pinus nigra</i>)	1	36	10% deadwood, minor browning of interior needles,	Preserve	5	Fair-2	2.0 m.

Rationale

The proposed development for a 2-storey stone and siding dwelling at 1343 Milton Avenue encroaches on the protected root zone of an 89 cm. Red Oak (Tree 1). The site plans have been modified to protect the root system of this tree. The original foundation has been reduced on the north corner (see the pink lines on the accompanying protection plan) in order to maintain 5.4 meters of the Oak's protected root zone, which accounts for the over dig required to construct the foundation. The first and second floor will be cantilevered atop a pier to be installed within the tree protection zone. The excavation for the pier will be hand dug in order to ensure no structural roots are damaged during installation. There is some flexibility with the location of the concrete pier so the excavator should consult with the arborist on site to determine the best location. This may require some exploratory digging. Because work will be required within the tree protection zone hoarding an ISA (International Society of Arboriculture) Certified Arborist is required for site supervision. No excavated materials should be stored within the tree protection zone. As supporting beams are being installed just above grade, care should be taken within the protected root zone to prevent compacting the soil. Machinery (excavator, bobcat, etc.) should not be used within the TPZ at any time. Once supports have been installed for cantilevering the first and second floors of the house the tree protection fencing should be modified according to the illustration on the accompanying protection plan. Following these detailed measures, which have been developed to ensure the safety and survival of the mature Oak (Tree 1), will ensure the tree continues to provide its many benefits for years to come.

All other trees on site can be protected to the full extent of the required Tree Protection Zone.

Tree 1: Privately-owned backyard Red Oak in conflict with proposed development



Tree 2: Privately-owned backyard Sugar Maple at 1343 Milton Avenue



Tree 3: Privately-owned backyard Red Oak at 1343 Milton Avenue



Tree 4: Privately-owned backyard Green Ash (dead tree) at 1343 Milton Avenue



Tree 5 & 6: Privately-owned backyard Red Oaks at 1353 Milton Avenue



Tree 7: Privately-owned backyard White Oak at 1353 Milton Avenue



Tree 8: City-owned front yard Red Maple on road allowance



Tree 9 & 10: City-owned front yard Austrian Pines on road allowance



City of Mississauga

Corporate Report



Date: 2016/09/14

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:

October 11, 2016

Subject

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

Recommendation

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.

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.

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 Richard Collins. It is attached as Appendix 1. The consultant has concluded that the house at 1377 Milton Avenue is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 1377 Milton 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



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



CULTURAL LANDSCAPE HERITAGE IMPACT ASSESSMENT

1377 MILTON AVENUE

MISSISSAUGA, ONTARIO

0.0

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 - 2.5 site plan drawing and elevations of the proposed development
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-

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1.0

GENERAL INFORMATION

Name(s)

1.11 Historic Place Name

- none

1.12 Other Name(s)

- none

Recognition

1.21 Authority

- City of Mississauga

1.22 Inventory Code

- L-RES-6

Location

1.31 Address

- 1377 Milton Avenue

1.32 Postal Code

- L5G 3C5

1.33 Lower Tier

- City of Mississauga

Coordinates

1.41 Latitude

- 43° 33' 37" north

1.42 Longitude

- 79° 35' 41" west

Boundaries

1.51 Lot

- Plan E-13, Lot 23

1.52 Property Area

- 696.13 m²

1.53 Depth

- 47.85 m

Zoning

1.61 Zoning

- R2-1

1.62 Status

- listed, but not designated,
as part of the Mineola Neighbourhood Cultural Landscape

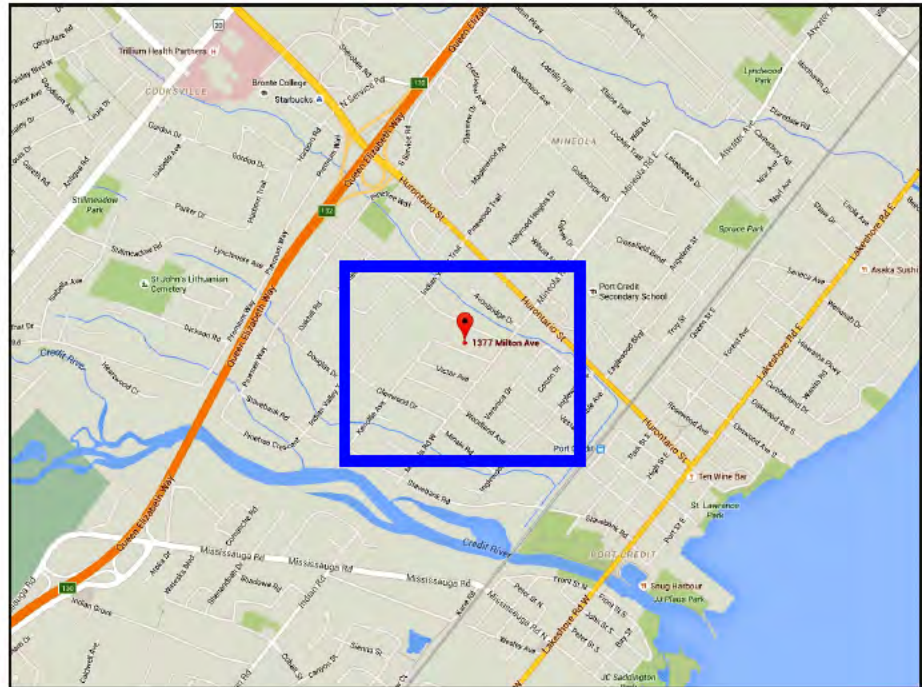
1.63 Bylaw

- n/a

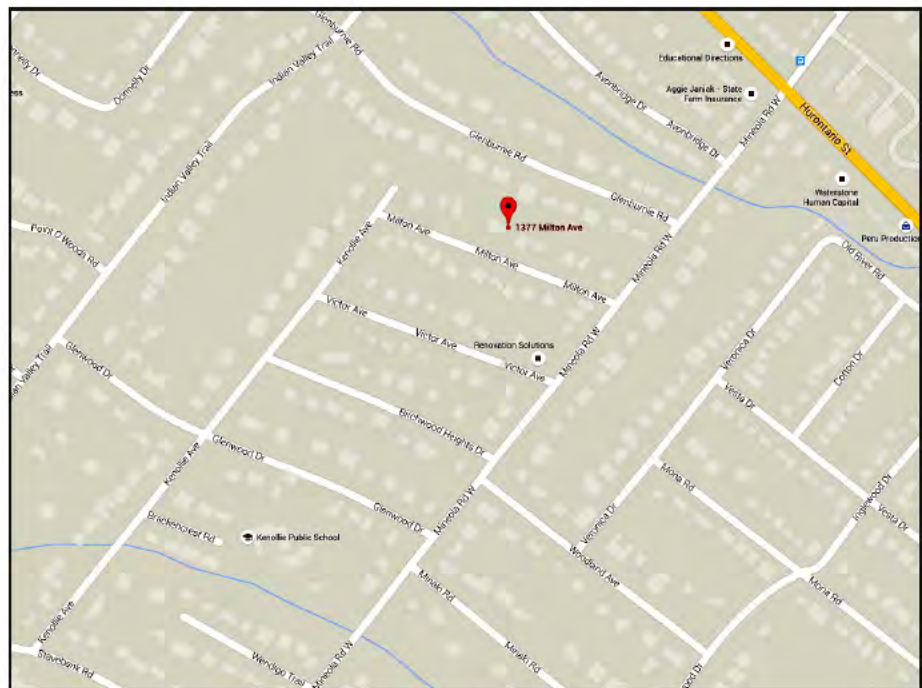
2.0

GENERAL REQUIREMENTS

2.1 Location Map

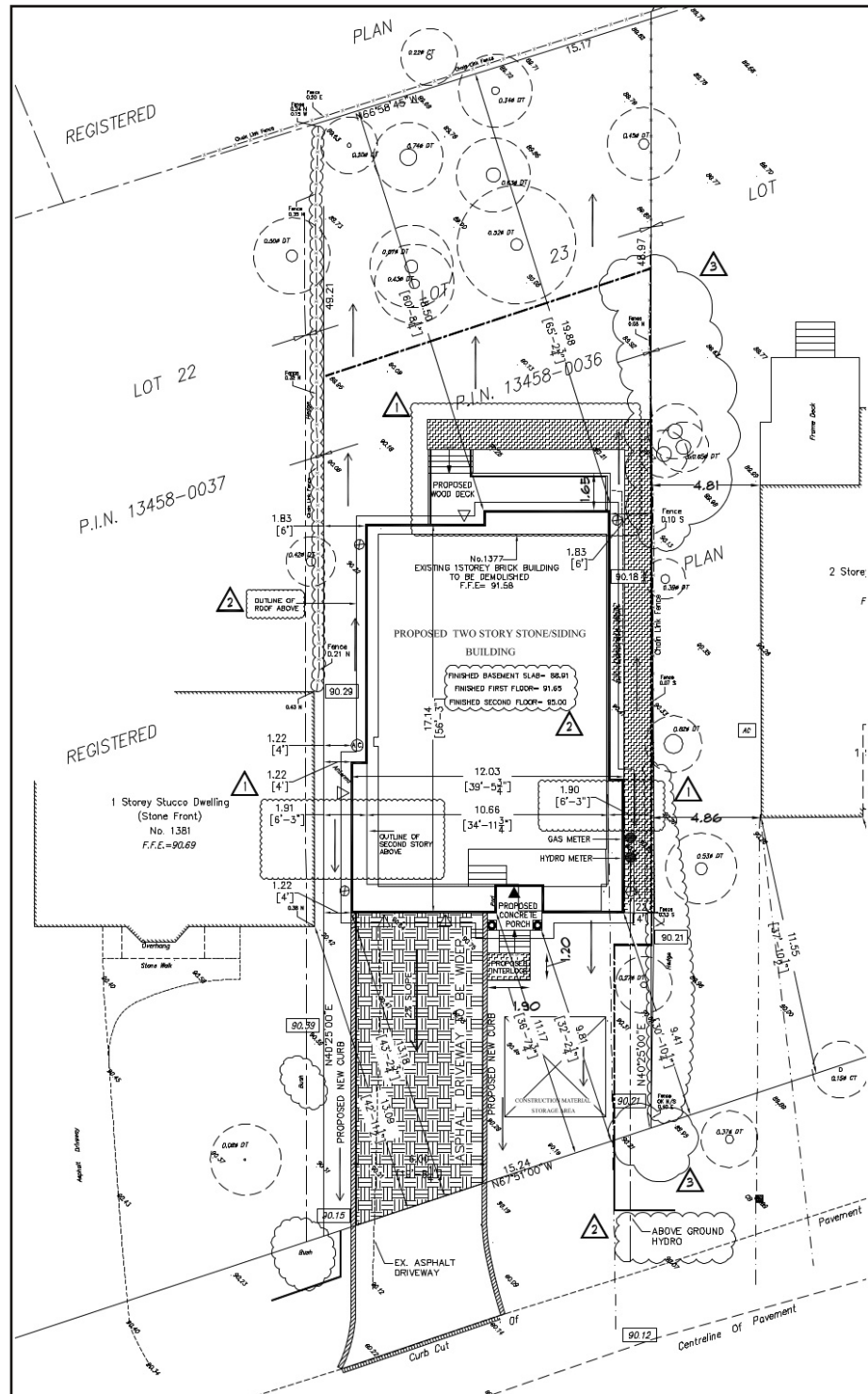


Location of 1377 Milton Avenue
as part of the Mineola Neighbourhood Cultural Landscape



Location of 1377 Milton Avenue
as part of Registered Plan E-13

2.2 Site Plan Drawings



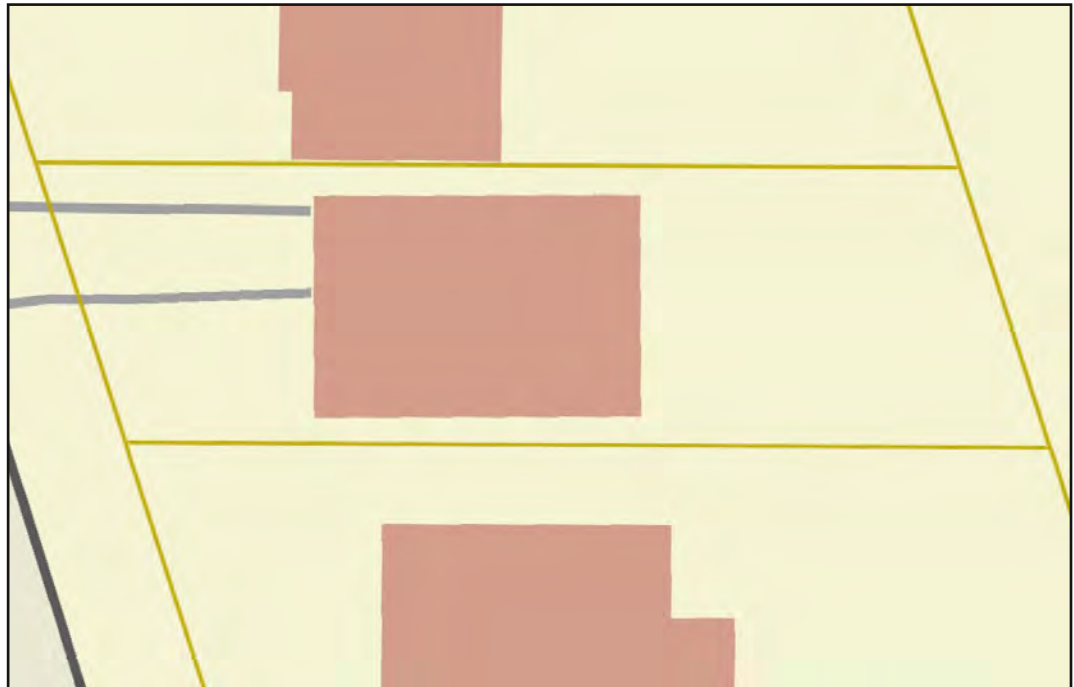
Site plan with proposed residence on footprint of existing structure.
See Appendix 9.1 for scalable PDF of this drawing.



Aerial image, 2015
(City of Mississauga)



Aerial image, 2015, with lot lines.
(City of Mississauga)



Solid fill image, 2015
(City of Mississauga)

2.3 Written and Visual Inventory

The subject property is located on the east side of Milton Avenue, between Mineola Road West and Kenollie Avenue in the City of Mississauga. The area bounded by Hurontario Street on the east, the QEW on the north, the Credit River on the west and the current Metrolinx rail line to the south is defined by the City of Mississauga as the Mineola Neighbourhood Cultural Landscape.

The main residence is the only built structure on property. The main residence is a one storey, red brick single family dwelling with a low-pitched, asphalt-shingled hip roof, a finished, raised, concrete basement and an attached garage. The structure has a rectangular foundation. The house has a ground floor area of about 125 m². The front of the house is set back ~10 metres from the front property line.

The arborist's report for the subject property, attached to this report as an appendix, identifies the location, canopy coverage and species of the trees on this property. All existing trees are to be retained.

The property slopes downward gently from north to south, but is otherwise generally flat.



1377 Milton Avenue
looking northeast



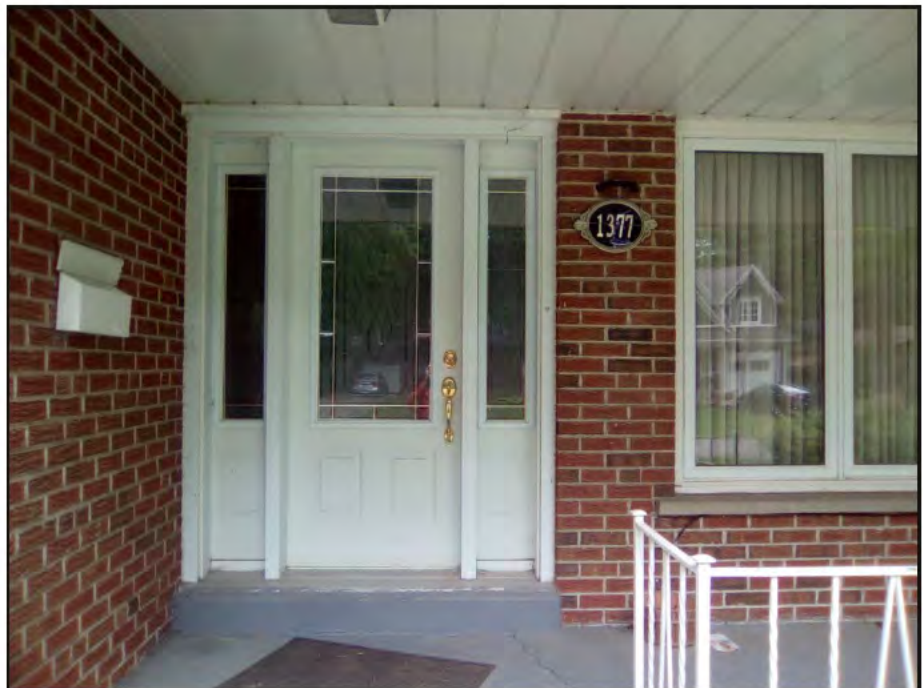
West (front) facade and front lawn



West (front) facade, looking east



West (front) facade, looking southeast



Front entrance



North facade, looking southeast



North facade, looking southwest



East (rear) facade, looking west



Detail of modern, replacement windows



South facade, looking northwest



Front lawn, looking west from verandah



Back yard, looking northeast



Back yard, looking southeast













2.4 Measured Floor Plans



Ground floor plan

See Appendix 9.2 for scalable PDF of this drawing.



Basement plan

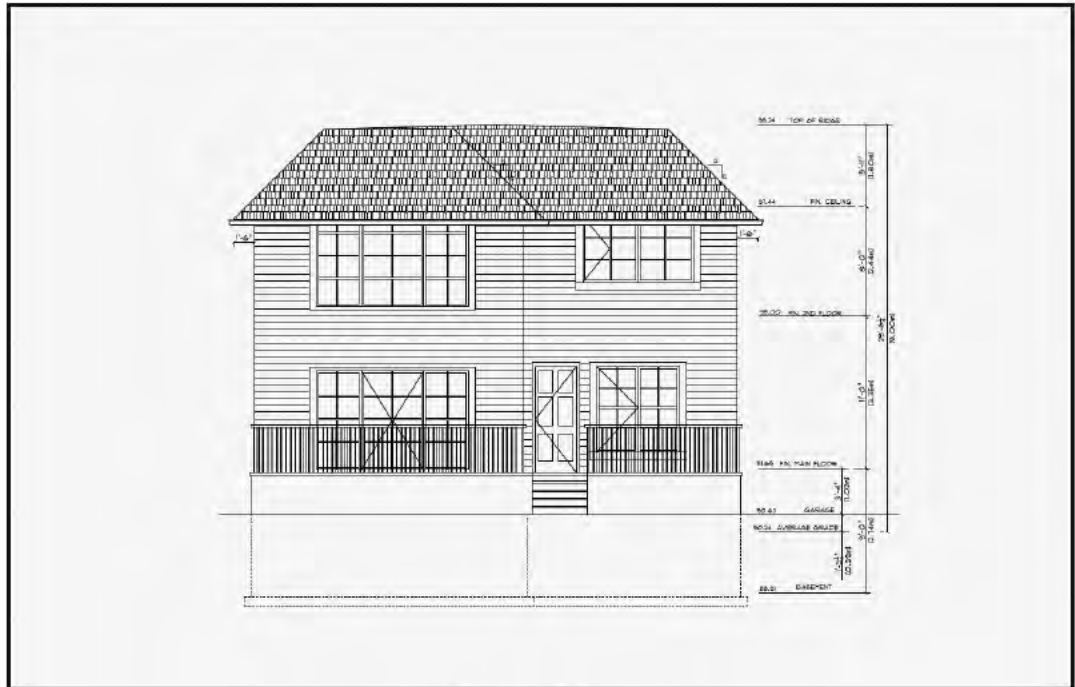
See Appendix 9.2 for scalable PDF of this drawing.



See Appendix 9.3 for scalable PDF of this drawing



See Appendix 0.3 for scalable PDF of this drawing



East (rear) facade

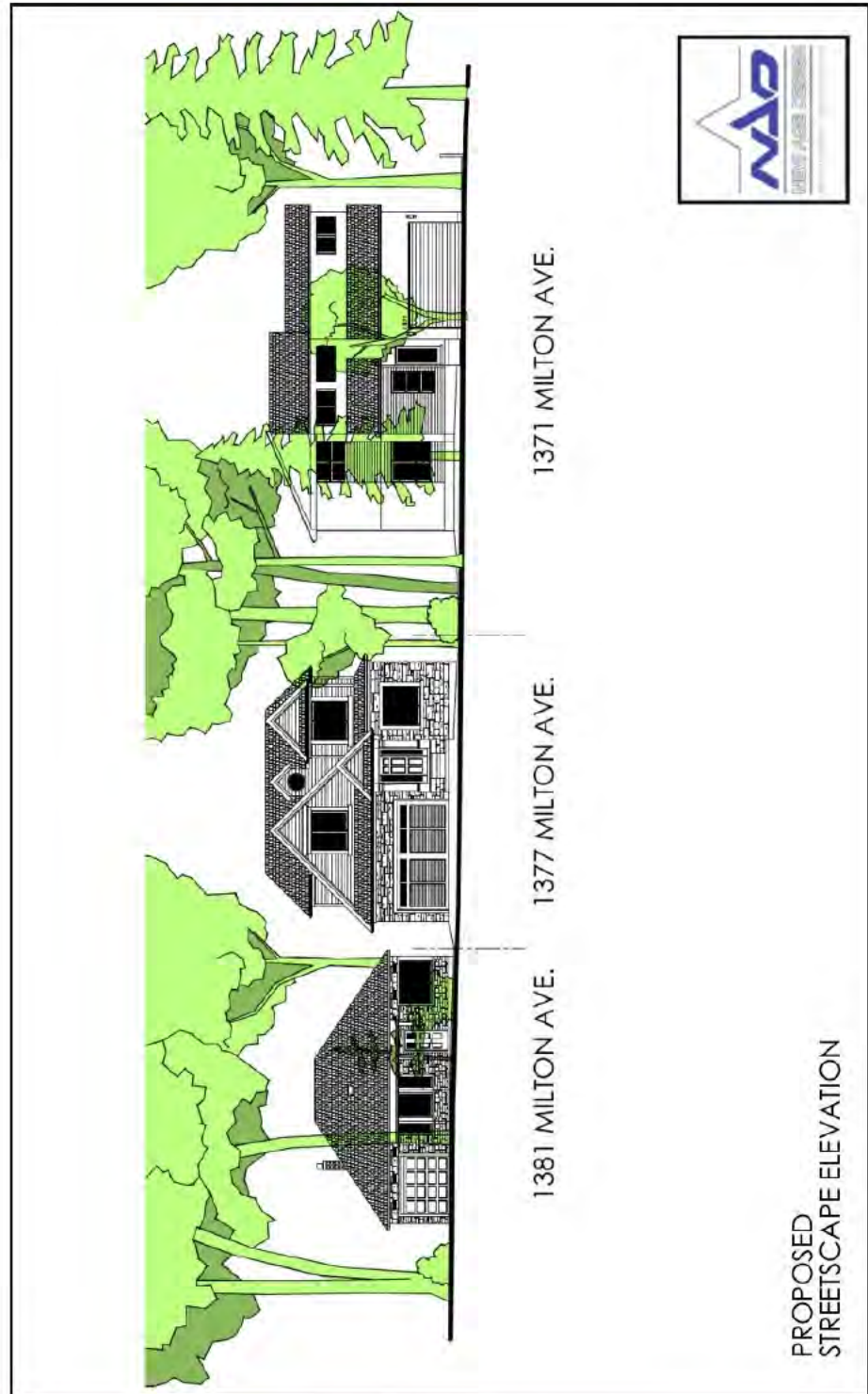
See Appendix 9.3 for scalable PDF of this drawing.



South facade

See Appendix 9.3 for scalable PDF of this drawing.

2.6 Streetscape Measured Drawings



PROPOSED
STREETSCAPE ELEVATION

Streetscape
See Appendix 9.4 for scalable PDF of this drawing.

2.7 Photographs of the Adjacent Properties

1371 Milton Avenue

The property immediately to the south of the subject property is a two-storey single family dwelling generally in a Modernist style, with a stucco exterior highlighted with wood elements. The house was built in 2006, replacing an earlier structure similar in style to the current structure on the subject property, that was built sometime between the 1955 and 1958 aerial photos commissioned by the Township of Toronto.

1381 Milton Avenue

The main residence at the property immediately north of the subject property is similar in plan as the subject property, but with a steeper-pitched roof, and stone-veneer exterior walls. This property is present in the 1954 aerial photograph, making it older than the subject property.

1374 Milton Avenue

The main residence at 1374 Milton Avenue is typical of the 'Contempo' style of architecture that was popular in the 1950s, with a shallow-pitched, cantilevered roof encompassing both the residence and the carport, and with full-height, four-pane windows.

1380 Milton Avenue

The main structure on this property was built in 2010, replacing a 1950s-era ranch-style home. This Victorian-pastiche home has much more steeply-pitched roofs and a larger overall massing than other homes in the adjacent area.

1384 Milton Avenue

This property is located directly across from the subject property. It is similar in style and period of construction as the subject property, except with a semi-detached garage with a separate, similarly-pitched roof.

1386 Milton Avenue

The residence across the avenue from the subject home and slightly to the north is located on two Plan E-13 lots. A wide lot is essential for the characteristic low-profile ranch home built on the property, with the main residence and garage connected by a breezeway, which was a popular design element in 1950s-era homes.



1371 Milton Avenue
Property immediately south of the subject property



1381 Milton Avenue
Property immediately north of the subject property



1374 Milton Avenue



1380 Milton Avenue



1384 Milton Avenue
Property immediately west of the subject property



1386 Milton Avenue

3.0

ADDRESSING the CULTURAL LANDSCAPE

3.1 Landscape Environment

The Skinner family (see Section 3.3) registered the B-13 and E-13 subdivisions as medium density neighbourhoods, with smaller lots than those of the low-density 1909 plans registered by Kenneth Skinner, or the custom-density prestige properties along Mineola Road West which were severed from Skinner's own lot as needed, prior to 1909 from his own unregistered property. The residences along Mineola Road West generally have wider, and much deeper lots than the subdivision plans, like E-13, in which same-sized lots were surveyed on a grid street pattern defined by Victor and Milton avenues. (See page 32.)

While buyers were permitted to build on their lot as they preferred, homebuilders generally took advantage of the deepness of their lot to provide a long setback from the road to the main residence, providing for a generous front lawn. These large front lawns provided sufficient area for healthy, tall trees. One of the more unique characteristics of the Mineola West community is the lengthwise streetscape of the roads, with tall trees and wide tree canopies forming a cathedral-like ceiling of green overhead. (See page 33.)

The Mineola Neighbourhood Cultural Landscape is also set apart from younger residential neighbourhoods (or even older ones, in Port Credit, that were later altered by civil engineers) in lacking engineered culverts. At the time the E-13 plans were registered, these weren't considered necessary in a low-density neighbourhood; especially one with so many trees to retain stormwater runoff naturally. And since development of lots took place individually in the Mineola West neighbourhood, rather than in mass assembly form (forty years separate the first and last lot development on Milton Avenue), there was no single occasion to install street-length culverts and sidewalks. As a result there are no abrupt curbs and other engineered forms in the neighbourhood to form a barrier between private property and the public realm.

3.1.1: scenic and visual quality

The proposed residence at 1377 Milton Avenue will occupy the same footprint as the existing building. No trees are to be removed. As a result there will be no change in the scenic and visual characteristics of the cultural landscape.

3.1.2: natural environment

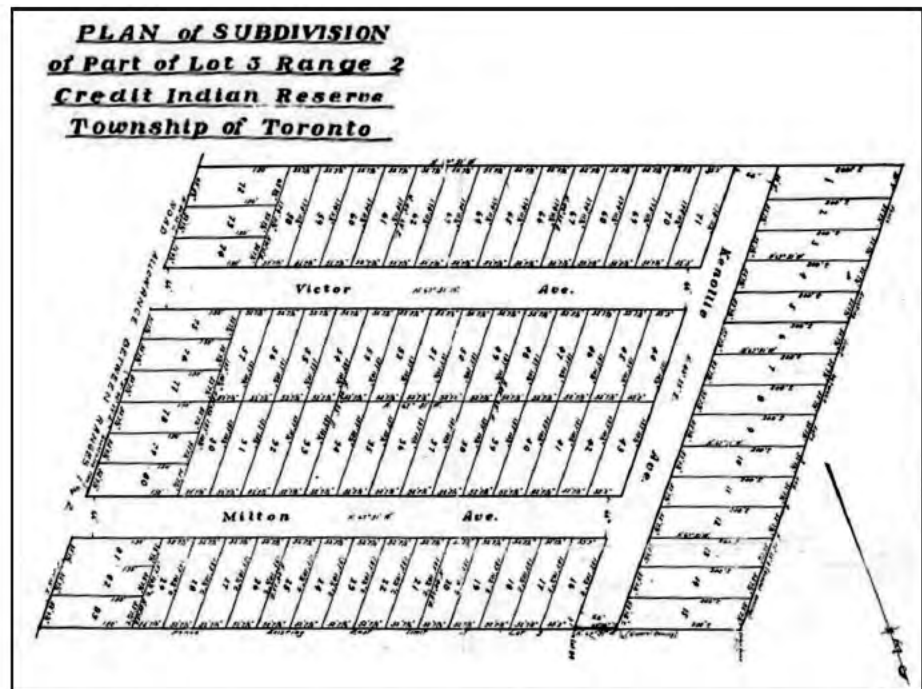
In redeveloping this property, no alterations are to be made to the vegetation, or to the existing, natural lay of the land. Except where the current driveway is to be widened by approximately one metre, none of the existing grassland is to be removed.

3.1.3: horticultural interest

The subject property has no horticultural features, landscaped terrain or gardens, watercourse and/or ravine characteristics. See photographs, pages 11 to 16. Front and rear open space areas consist of grass lawns.

3.1.4: landscape design, type and technological interest

The property is small, and nearly flat in profile. As a result there are no visual or technologically interesting features.



Unlike earlier registered plans for the Mineola West neighbourhood lots in Plan E-13 were small, and of uniform size.



Plan E-13, with the subject property highlighted in red.



Milton Avenue
looking north from Mineola Road West



Milton Avenue
looking south from Kenollie Avenue

3.2 Built Environment

The variety of styles, construction materials and size of residences in the Mineola Neighbourhood Cultural Landscape is so varied that it cannot be stated that any style typifies the community, except for the general sense that the finer homes in the community create a 'cottage community' atmosphere, rare in Mississauga. Mineola's charm is the haphazard style of homes, which itself symbolizes the random development of this dynamic community from the late 1890s, when Kenneth Skinner first began severing portions of his own unregistered property as needed, to the more formal wartime housing blocks of the Peel Gardens development, north of Port Credit's Go station, which only recently have begun to be replaced by larger homes more indicative of its residents who plan to 'settle in' to this prestigious neighbourhood.

Being one of the last first-generation homes to be built in the Mineola Neighbourhood, and the last to be built on Milton Avenue, the current residence at 1377 Milton Avenue does not fit the cottage country characteristic of Mineola West. This home is in the style of a conventional, mass-produced, rectangular-plan, red brick, low hip-roofed SFD, using builder's grade materials.

It is typical of the last first-generation home lots sold to contract builders, on which more affordable suburban housing was built in order to reduce the number of vacant lots. This explains the sharp contrast between palatial, architect-designed homes and smaller mass-produced homes with a basic brick construction, square plan and hip roof.

The current home, while renovated in recent years remains, nonetheless, a 1960s-style home, with small rooms and an overall layout that is inconsistent with property size and value for this lot and others in this prestigious neighbourhood. Essentially the lot as it is currently developed, is not an economically viable use of the property.

3.2.1: aesthetic/visual quality

The current resident on the subject property is generally inconsistent with the cultural heritage of the Mineola Neighbourhood landscape. This lot was the last on Milton Avenue to be developed, and is one of a number of homes on this avenue built between 40 to 45 years after the subdivision plan was registered with the Township of Toronto. Smaller, more affordable houses were permitted in this otherwise affluent neighbourhood in an attempt to fill vacant lots. The architecture of the main structure on the subject property is typical of mass produced homes being built at about the same time in Mississauga in planned communities like Applewood Acres and Park Royal. Homes in these developer-sponsored neighbourhoods consisted almost solely of one-storey, square plan SFDs of brick construction, similar in basic form to the main residence of the subject property. There are no unique architectural characteristics or styles at this property.

3.2.2: consistent with pre World War II environs

Being the last residence built on Milton Avenue, and the only one dating to the 1960s, the residence at 1377 Milton Avenue is not consistent with the pre-World War II homes in Mineola.

3.2.3: consistent scale of built features

Being of later construction than the pre-World War II-era homes in the Mineola Neighbourhood, the subject property is smaller than earlier homes that define the cultural landscape, and has the appearance of a standard mass-produced home similar in style to residences in middle-income, high-density SFD neighbourhoods like Applewood Acres.

3.2.4: unique architectural features/buildings

Being of a conventional architectural style, there are no unique architectural features to the current structure.

3.2.5: designated structures

The current property is not designated under the terms of the Ontario Heritage Act.

3.3 Historical Associations

Credit Indian Reserve

The first peoples in the area to be known as the “first peoples” are the Haudenosaunee. Known by the European explorers as the Iroquois, they may have hunted where Mississauga now resides, but there is no firm evidence that they used the Credit River as an important transportation route, or lived in the area that is now referred to as the ‘Mineola Neighbourhood’ or ‘Mineola West’.

After the Haudenosaunee dispersed from southern Ontario in the early 1700s, an Anishinabe people, referred to by the British Crown during treaty sessions as the Mississaugas, moved into the territory. It is well documented that a band of the Mississauga nation, called the Mississaugas of the Credit by the British Crown, used the Credit as their main transportation route, and harvested trout and salmon from it as their main source of proteins.

The Credit Mississaugas considered the river, Mazinahikaziibi, so sacred that when the British Crown arranged to purchase the Mississauga’s lands where modern-day Mississauga, Oakville and Burlington now lie, in 1805 their elder chief Quinipeno insisted that his people retain not only their sacred river but also to reserve 1.6 kilometres (1 mile, in the contemporary British measurement) on both sides of it. Instinctively, the Credit Mississaugas were practicing something that later generations would call ‘watershed management’. The subject property is located on a small portion of this 3.2 km-wide conservation area. Fittingly, the present-day ratepayer’s group that represents this area adopted the name ‘Credit Reserve Association’.

Like the Haudenosaunee before them, the Credit Mississaugas may have hunted in the area now known as Mineola West, but it is well documented through archaeological research that the Mississaugas resided beside the flats at what is now the Mississauga Golf and Country Club.

Settlement Lands

Quinipeno died in 1820, at which time the younger councilors of the Mississauga nation sold most of this reserve lands to the Crown. The colonial Indian Department seemed to be awaiting the wise leader’s death to renegotiate for the valuable river reserve. The Credit Indian Reserve (CIR) was surveyed into ‘ranges’ at this time. The properties, which includes the subject lot, were purchased for speculation by Port Credit businessman, James Cotton in what is CIR Range 2 SDS (south of Dundas Street). It was a long-term investment at best. There were already vast tracts of land to be had cheaply (even for free, for retired army and navy officers) in the Mississauga Purchase, so Cotton’s properties were not likely to sell, for a price, anytime soon. In fact, between the 1871 and 1901 censuses, the population of Peel County declined.

Kenneth Skinner

It was during this investment slump that the 28 year old Kenneth Skinner came to the Port Credit area from Schomberg, Ontario. In 1893, Kenneth likely purchased a 3.2 hectare portion of the former Cotton lands for a farm and to start a

family. Two years later he married. Kenneth must have prospered on this farm, producing market fruits and vegetables because, in 1908 he was able to purchase an additional 24 acres of Cotton's still largely unsold lands.

Earlier that year, Cyril and Dixie Cotton took a chance that the time was right to develop the land inherited from their foresighted grandfather. In the nearby village, two enterprising Scots -- Arch Hutchinson and Joh Gray -- had recently opened a new starch works, and an earlier brickworks which had fallen on hard times had just been rescued by John Michael Haney, whose resume included building Canada's Soo locks and sections of Canadian Pacific. In late 1905, a new electric radial railway opened, linking Port Credit with Toronto. This growth potential may have inspired Skinner to copy the Cottons.

The Skinner Subdivisions

When Kenneth's eldest son Victor reached his 18th birthday -- April 16, 1913 -- Kenneth registered a subdivision plan, E-13 (the fifth development plan to be registered in 1913 -- 'E' being the fifth letter) for the lands he had purchased in 1908. Kenneth built three roads. Victor Avenue and Milton Avenue were named for his two sons. These two roads are connected to Stavebank Road by way of a street Kenneth named after himself and his wife, Mary Ann. Known by the family as "Ollie", that street became Kenollie Avenue.

Milton Douglas Skinner purchased portions of land from his father between 1931 and 1945, each time developing a new subdivision only once he had earned sufficient money from his previous development. By modern standards, this was a slow way to proceed, but it was a wise investment strategy during the Depression when it was next to impossible to find a bank willing to lend money to a developer in the boondocks of Mineola when the Credit Grove and Hiawatha-on-the-Lake housing developments right in Port Credit, closer to the jobs and along the radial line into Toronto, were selling at a much slower rate than their investors had anticipated, leaving dozens of lots empty.

Although seven subdivision plans were registered with the Township of Toronto in the Mineola area before and during World War I (Plans B-09, E-09, F-09, C-10, B-13, E-13 and A-17), the 1921 topographic map (see page 39) shows that the Cottons and Skinners had little success in selling lots in these developments.

Some of the unsold lots in Mineola began to fill in by the time of the 1951 topographic map, but the subject property was one of those to remain unsold.

Though Kenneth Skinner and his two sons were all contractors, it appears that Milton was the first architect in the family. His ads in the Port Credit News (Port Credit Weekly, from 1938) throughout the 1930s and '40s state that he would not only build and offer financing for homes but could also design them, too. Milton's son Donald was a professionally-trained architect.

Kenneth's other son, Victor Kenneth Skinner may also have been a contractor but, based on his regular ads in the local newspaper and the Toronto Daily Star, he appears to also have been the family's real estate man. He had formed a

partnership with others, including Leslie Pallett, called Monarch Securities to sell the Plan E-13 lots, which includes the subject property.

Most of the lots on Milton Avenue were finally sold for development in the later half of the 1950s. The voters list for the 1955 provincial election identifies only seven families on Milton Avenue.

Property information for the property at 1377 Milton Avenue includes a building permit for the lot, signed off on October 11, 1960. Aerial photos for 1960 and 1961 confirm this record, showing a house on Lot 23, Plan E-13 in the 1961 photo that is not present in the 1960 photo. (See page 40.) Lot 23, Plan E-13 remained vacant for almost a half century.

3.3.1: illustrates a style, trend or pattern

Because the current home is of a late construction date relative to other residences in the Mineola Neighbourhood Cultural Landscape, its conventional 1960s rectangular-plan SFD design is not consistent with the characteristics of the cultural landscape.

3.3.2: direct association with important person or event

Using Land Registry records, and provincial and federal voters lists as a resource for identifying owners (and tenants, where applicable) and researching these names through the City of Mississauga library's database of local newspapers and periodicals, there is no record of any person or families of importance to local history and to the community living at this property. Early landowners, the Cottons and Skinners, are not associated specifically with this property.

3.3.3: illustrates an important phase of social or physical development

The plain architectural style, and the relatively late date of construction of the main residence of the subject property are not illustrative of the characteristics that define the Mineola neighbourhood as a cultural landscape.

3.3.4: illustrates the work of an important designer

No records regarding the architect of the main structure at 1377 Mineola West have been found, and the design of the house is sufficiently conventional in style to indicate that an architect of prominence was not involved in its design and construction. The similarity of this house to other homes on the same avenue confirmed to be of mid- to late-1950s construction, suggests that the subject residence and its similarly-designed counterparts may have been built from standard suburban home plans for the purpose of improving the remaining vacant lots with an affordable home, to encourage occupancy.



The 1922 topographic map, issued nine years after Skynner's Plan E-13 was registered, shows no roads yet surveyed within the plan.



This topographic map, issued 30 years after the above map, shows roads in Plan E-13, but still few houses.



The residence at 1377 Milton Avenue is not present on the 1960 image (left) but is present on the 1961 image.

3.4 Others

3.4.1: historical or archaeological interest

Ongoing research of the Mineola West neighbourhood by the author of this report, currently extending over 15 years, has not connected this lot (either prior to being registered as a development lot, or after that time) to any important historical or cultural event.

3.4.2: outstanding features/interest

There are no features of interest on the subject property.

3.4.3: significant ecological interest

The author has been in contact with the Credit Valley Conservation Authority, which has no records related to the subject property. The arborist's report for the subject property states that, "no endangered, rare or otherwise protected tree species were observed on the site" and that, "no inventoried trees will require removal to facilitate the proposed works". There are no hedge rows, winds rows, or other compositions of trees that can be defined as specialized landscape features on the subject property.

3.4.4: landmark value

The home and property at 1377 Milton Avenue are not recognized locally as a landmark.

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 Credit Indian Reserve (CIR) was purchased by the British Crown. The crown granted the section of the reserve, which includes the subject property to James Cotton on July 11, 1854. At this time, it appears that Cotton hired John Hector of Springfield (later, Erindale) as an agent to sell his properties. Failing to find buyers for lots, Hector arranged in March 1869 to transfer the land to the Bank of Upper Canada, which then transferred the land to John and Edwin Crickmore, who were likely land agents working for that bank. The Bank of Upper Canada sold property (which includes the subject property) on April 2, 1894 to Skinner.

In March 1913, Skinner registered Plan E-13, consisting of 106 lots (including the subject property) with the Township of Toronto. It appears from land registry records that Skinner formed a partnership with Leslie Pallett, et ux [and others] to form Monarch Securities Limited in January 1928 to market Plan E-13 and sell the many unsold lots. The first notable rise in the value of land at the subject property is recorded in October 1960; being the construction date of the current residence.

The first residents to live in the current residence, that being the first structure on Lot 23 of Plan E-13, were George Edward Apted and his wife Grace (née, Binnie). George was born in Toronto Township in 1909 and lived most of his life in Mississauga. He lived on Haig Boulevard before moving to the subject property in October 1960. Early in his career George was a plasterer, and later became a full contractor, working in the early and mid 1950s for G.S. Shipp and Son, who were building homes in Applewood Acres. George served with the Royal Canadian Air Force during WWII, and was a member of the Mississauga Lodge #524. George died in October 1998. Grace died in April 2004.

The Apteds moved out of 1377 Milton Avenue sometime in 1972, and the residence remained vacant until late 1974, when the property was occupied by Ian and Carina Rodrigues. Ian was a broker. They moved to another residence in 1978.

That year the property was purchased by Peter and Josephina Stark. At the time, Peter was listed as a loans officer. The Starks remained here until late 2015, when the property was acquired by the current owner. In accordance with the Freedom of Information and Protection of Privacy Act, details regarding the current owner(s) of the property are not included in this report.

4.2: building date, architect, landscape architect, or personal histories

City of Mississauga records indicate that the building permit for the property was signed off in October 1960; consistent with the 1960 and 1961 aerial maps. (See page 40.) 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, historical society and Heritage Mississauga records that any of the residents played a significant role in the development of Mississauga.

5.0

IMPACT of DEVELOPMENT

5.1 Assessment of Impact of Proposed Development

It is proposed to demolish a one-storey structure at 1377 Milton Avenue, built in 1960 and to build in its place a two-storey building on the same foundation, retaining the same general floor area and setback from the road. The current asphalt driveway will be widened slightly. It will be made of interlocking brick, in place of the current hard-surfaced asphalt driveway. No trees on the property are to be removed.

In terms of architectural style, the new home will be more consistent with the cultural landscape characteristics of the Mineola West neighbourhood than the existing home. The current structure on the subject property was built in a common, mass-produced suburban rectangular-plan style in an effort to sell off the remaining vacant lot on Milton Avenue with an affordably-priced home. This building is a notable contrast to the predominant architectural character of the Mineola Neighbourhood Cultural Landscape which consists mostly of larger, custom-designed cottage-style homes, built 10 to 40 years before the home on the subject property was built.

The existing home at 1377 Milton Avenue does not represent an architectural style or pattern of building type that is relevant to the local cultural landscape.

Designing a new residence on this property has been a challenge for the architect since the variety of styles in the Mineola Neighbourhood, and even on properties adjacent to the subject property, are of such a wide variety that coming up with a design solution that complements such contrasting styles was difficult. Immediately to the south is a new-build, being a one-floor main structure in a Modernist style with gable roofs rising to two storeys towards the subject property. The residence to the north is a single-floor cottage-style home with a steep hip roof. It is older than the residence on the subject property. Across the street from the subject property is another new-build, being a full two-storey home with gable roofs. The home north of that home is very similar in style and age to the subject property, while the next home further north is a low, horizontally-aligned ranch-style home occupying two lots, set back from the road almost 20 metres deeper than its neighbouring homes. Across the street, southward from the subject property is a 1950s 'Contempo' home with a long, low-pitched, crosswise gable.

In short, variety is the standard in the Mineola Neighbourhood Cultural Landscape.

To respond effectively to the variety of styles and time periods in the immediate area, the architect has proposed a residence in a modern traditional style that is similar in massing, building materials, and in use of lengthwise gables of steep pitch to blend well with the style of the new-build immediately west of the subject property (1380 Milton Avenue, across the street).

While the current home on the subject property is one-storey, the residence to the immediate south is two-storeys, and the residence to the north is one-storey, but with a steeply-pitched hip roof that has a noticeably higher apex than

the current home on the subject property.

The architect has designed a home with simple traditional design elements that functions as a median between the residences of such contrasting height, mass, and period of construction on either side of the subject property.

5.1.1: destruction of any, or part of any, significant heritage attributes or features

Precautions have been taken during the design process to ensure that the large trees on the subject property will be preserved.

5.1.2: removal of natural heritage features, including trees

No trees are to be removed. There are several trees of varying age and height at the rear of the property that form a visual backdrop to the current and proposed residence at 1377 Milton Avenue.

5.1.3: alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance

The proposed residence at 1377 Milton Avenue is designed to create a cohesive link between the contrasting residences on the neighbouring properties to the north and south. The current structure on the subject property does not achieve this. The architect of the new residence has avoided pastiche design and historical elements, or modern building materials, so that the proposed residence at 1377 Milton Avenue will be an obtrusive element on a street with a generally subdued cottage-like character.

The proposed structure is to be built on the existing foundation, thus respecting the front setback and position relative to its adjacent properties. The building mass and rear, side yard setbacks will complement the forms of the neighbouring properties.

5.1.4: shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings

The existing space between the foundations of 1371 and 1377 Milton Avenue, combined with the lengthwise gables of the proposed structure at 1377 Milton Avenue, will minimize the shadowcast relative to height so that there will be no overshadow onto the main residence at 1371 Milton Avenue. Horticultural features of interest at 1371 Milton Avenue are located to the west (front) of the property which will remain unobstructed by shadows from the proposed north-lying structure at 1377 Milton Avenue.

Richard Kossak of NAD Architectural Technologists, who prepared the streetscape for this report notes, "The tall trees which surround the property on both sides and the rear currently filter the sun light in the winter months and cast shadows in the summer months. This is common to most of the surrounding neighbourhood. The design of the proposed home has a flat roof at the top portion of the sloped roof; this will minimize the loss of sun light on the surrounding properties."

There will be no accessory structures in the back yard.

5.1.5: isolation of a heritage attribute from its surrounding environment, context or a significant relationship

The current 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

There are no significant views or vistas on this narrow property.

5.1.7: a change in land use where the change in use negates the property's cultural heritage value

The property will remain in use as a single family residence in compliance with current Zone R2-1 requirements.

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, aside for a minimal widening of the driveway. The property is generally devoid of landscape elements, being generally flat throughout. No trees are to be removed to accommodate the redeveloped property.

5.1.9: demonstration of how the proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape

There is no standard character to the Mineola Neighbourhood Cultural Landscape except for variety itself, in the form of character of housing styles, age, position and alignment of structures on a property, and size of properties. (All lots on Milton Avenue are the same size, but are noticeably smaller than lots in the neighbouring G-20, D-21, and #388 registered plans.) The architectural style of the proposed residence and its modest massing, and use of the existing foundation is intended to integrate the new home into the existing neighbourhood effectively, maintaining the cottage community character of the cultural landscape.

6.0

MITIGATION MEASURES

These are not required, since the proposed residence is to be built on the same footprint as the current home, without removal of trees and without blocking vistas that could be considered indicative of the cultural landscape character of the neighbourhood. Mass and setback are to be retained, and while the new home will be two-storeys, it remains in compliance of R2-1 regulations.

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

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 and 1961

Google Maps

Heritage Mississauga

image archive

Kalman, Harold D.

A History of Canadian Architecture

National Resources Canada

topographic maps, 1922 and 1951, quadrant 30M12

mississauga.ca - Services Online - e-maps

mississauga.ca - Services Online - Property Information

Port Credit News (1927-1937) / Port Credit Weekly (1937-1959)

Service Ontario at 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

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 main structure on the subject property is a conventional, rectangular-plan single family dwelling in the style of mass produced homes using builder's grade materials. The architectural style remains a common style in residential subdivisions throughout Mississauga built from the early 1950s to the mid 1960s. The specific property is not listed independently as a site of possible heritage value by the City of Mississauga, but is included in the City of Mississauga's inventory of properties of potential cultural landscape significance because it is located in the Mineola Neighbourhood Cultural Landscape.

ii: The current main residence on the subject property was built using standard builder's materials and from standardized plans similar to those used for homes in a number of mid-density SFD residential developments, and as a result does not display a degree of craftsmanship or artistic merit.

iii: As with Item ii, the main structure 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: Three families have lived at the subject property. There is no evidence, based on research conducted of local newspaper resources from 1960 to present, that any of the residents played a significant role in the development and growth of the Mineola neighbourhood, or of Mississauga.

ii: The current residence at 1377 Milton Avenue has little potential to help define the character of the Mineola Neighbourhood Cultural Landscape. The main structure on the subject property is a sharp contrast to the prevailing 'cottage country' theme of the neighbourhood; being a standard-plan house of middle-income scale in a residential area otherwise predominated by older homes of larger, often one-off designs; or of second-generation homes of similar style, scale, massing and use of natural buildings materials that complement the well-established homes in Mineola West.

iii: Based on the conventional style of the home and use of standardized building materials, it is unlikely that the main structure at the subject property is the work of a skilled architect, artists, builder, designer or theorist. No information has been uncovered through research, identifying the residence at 1377 Milton Avenue with a noted architect.

Section 3

The property has contextual value:

i: The main structure of the subject property, being the only built form on the property, does not adequately define, maintain or support the unique character of the Mineola Neighbourhood Cultural Landscape. The subject property was the last to be developed on Milton Avenue. This is reflected in the architecture of the home. It is a small-scale residence, relative to others on Milton Avenue, is younger

than all other properties on the avenue, and lacks the defining architectural characteristics that are more indicative of the cultural landscape.

ii: Because the current residence at 1377 Milton Avenue is younger, and is generally smaller and simpler architectural form than most of its neighbouring properties, and of the Mineola Neighbourhood Cultural Landscape as a whole, it is not historically linked to the other properties in the Plan E-13 development sold by the Skinner family individually before 1937 or by the Monarch Securities partnership after that date to the end of World War II.

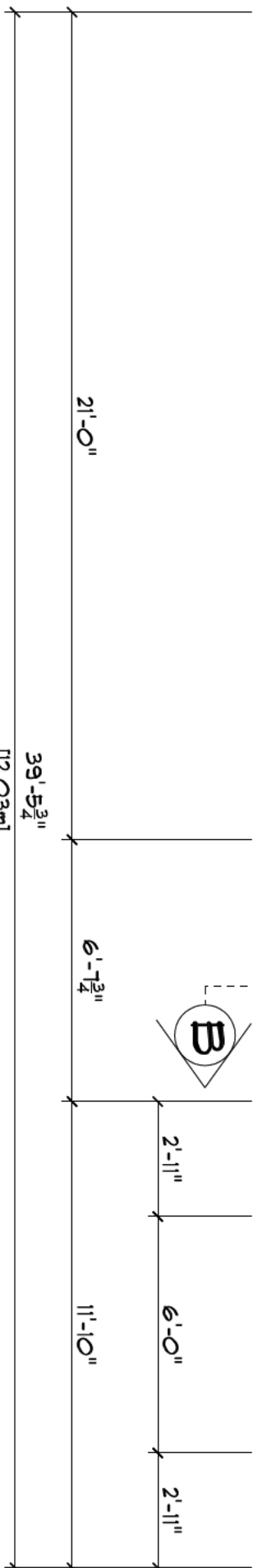
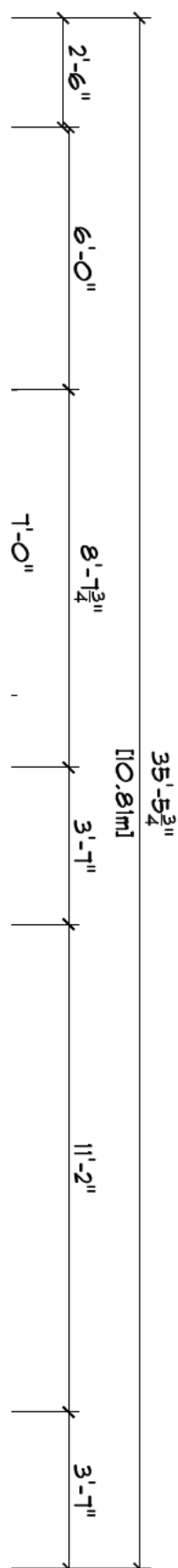
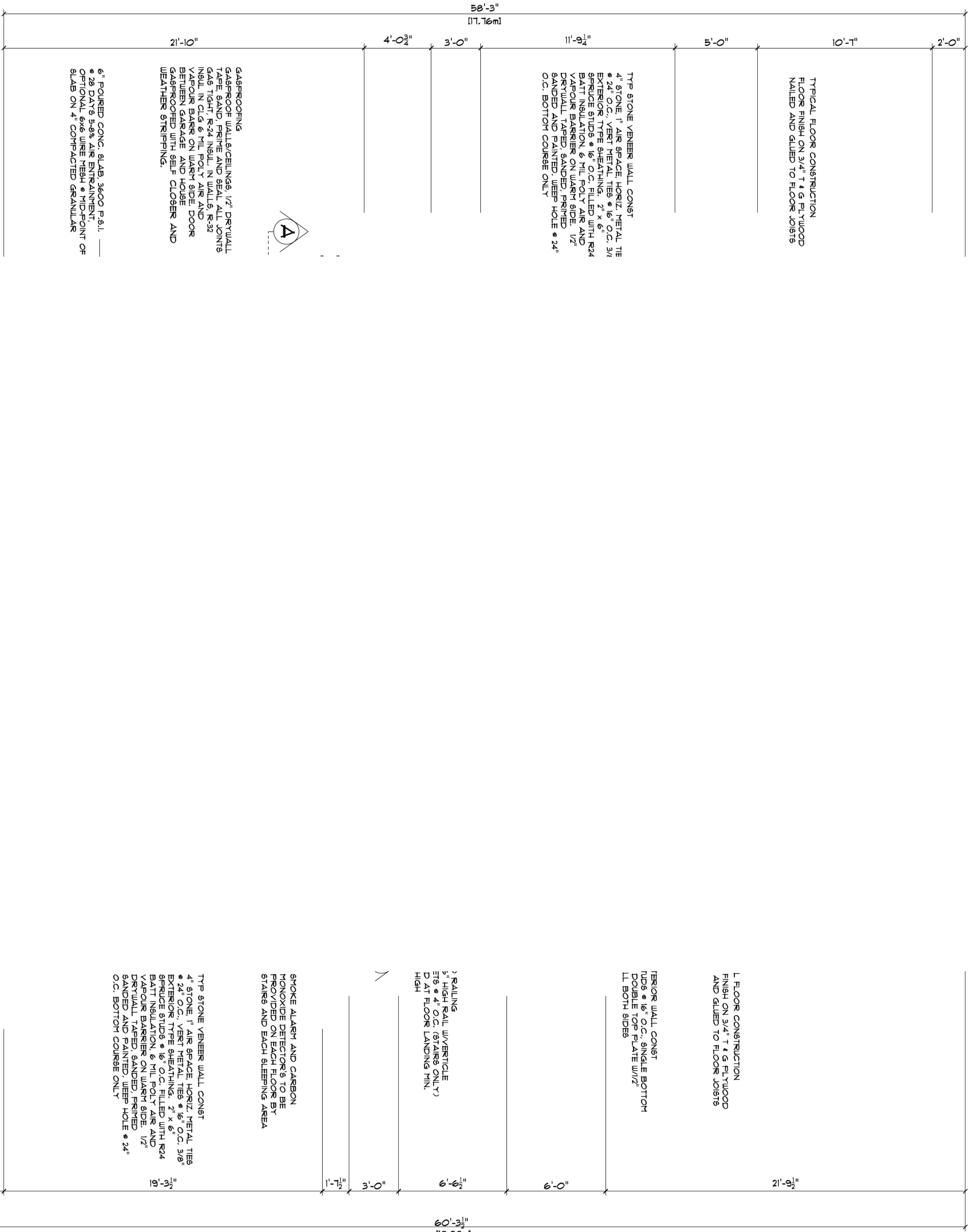
iii: The residence at the subject property is not regarded locally as a landmark.

8.3 Provincial Policy Statement - 2014, under the Planning Act

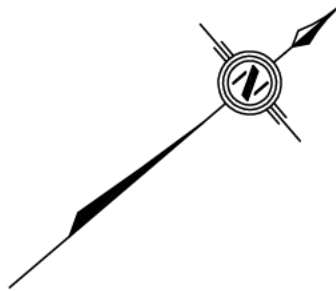
The preamble to the Provincial Policy Statement – 2014 states that “the Provincial Policy Statement provides for appropriate development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment.”

Careful measures have been taken by both the current property owner and the architect to assure that the proposed development has no adverse effect on the characteristics of the local cultural landscape, recognizing and protecting the scenic/visual quality, natural environment, aesthetic quality, and consistency of the proposed development with the scale of existing built features, and acknowledging in the specific case of 1377 Milton Avenue that there are no landscape items of interest or items of significant ecological interest, other than current setback of the property from the road to protect front lawn greenspace, and the current inventory of trees, all of which are to be retained as part of the proposed development.

In specific regard to Section 2.6 of the PPS, Cultural Heritage, the proposed development at 1377 Milton Avenue is in compliance with the regulation. There are no identifiable built or natural heritage resources on the subject property, aside from the trees and existing green spaces, which are to be conserved. There is no demonstrated historical or archaeological items of interest on the subject property.



PROPOSED G.F.A.....1594.13 (148.10 S.M.) 3/16" x 1" O"

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1377 MILTON AVENUE
MISSISSAUGA, ONTARIO

ING TITLE

MAIN FLOOR PLAN

OWNER	
CHECKED BY	
DATE	APRIL 2015
SCALE	1/4" = 1' 0"
DRAWN BY	
JOB	

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- LEGEND
- TYPICAL LOAD BEARING WALL

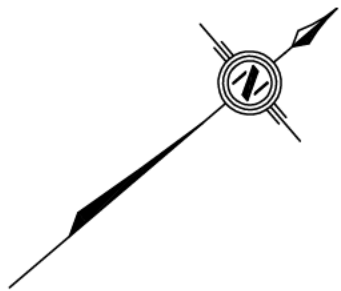
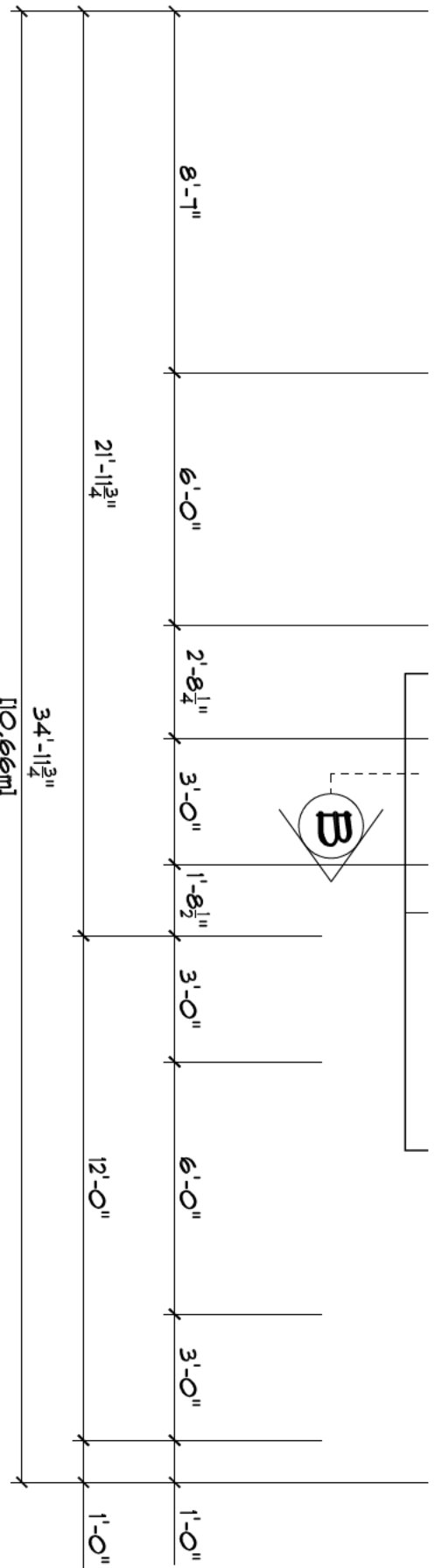
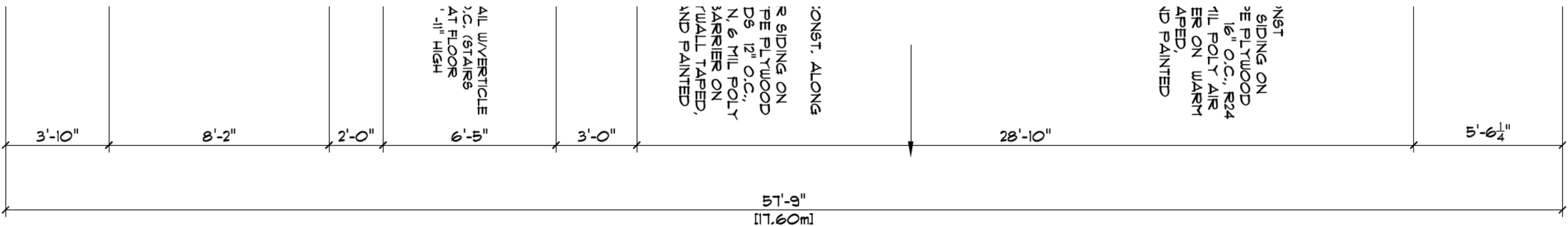
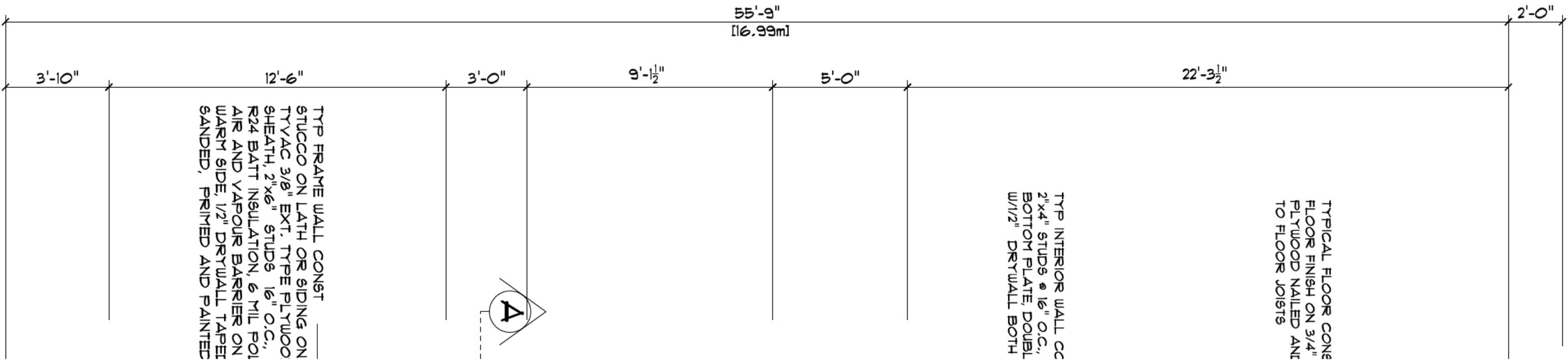
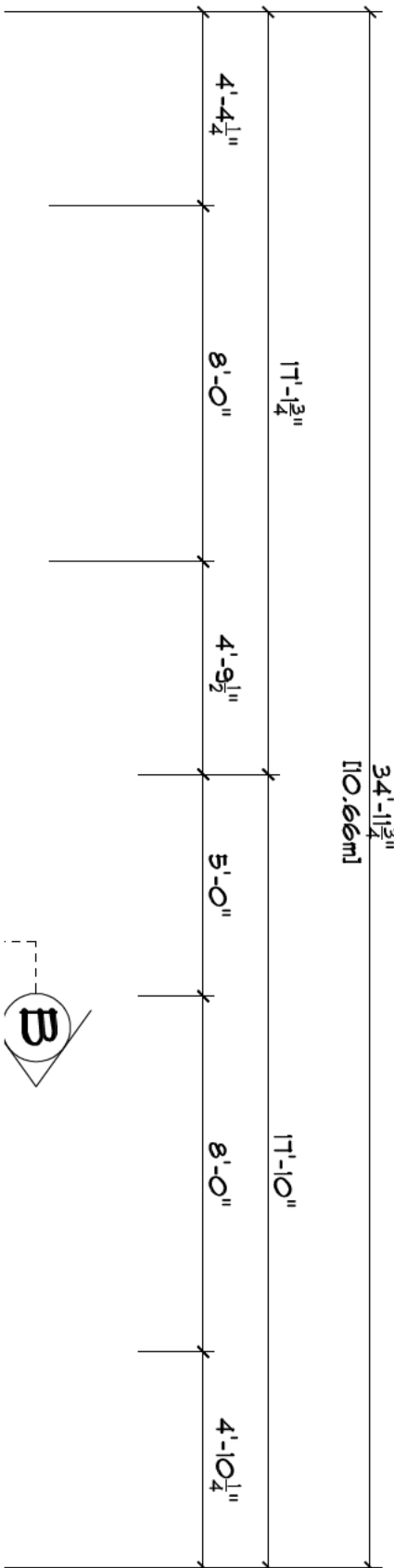
TYPICAL INTERIOR WALL

TYPICAL BASEMENT WALL

TYPICAL STONE/BRICK VENEER EXTERIOR WALL

TYPICAL STUCCO/SIDING VENEER EXTERIOR WALL

TRIPLE STUDS NAILED TOGETHER OR 6 X6 WOOD POST
-
- 1.5



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M9W 5X6

PROJECT ADDRESS
1377 MILTON AVENUE
MISSISSAUGA, ONTARIO

DRAWING TITLE
MAIN FLOOR PLAN

OWNER	
CHECKED BY	
DATE	APRIL 2015
SCALE	1/4" = 1'-0"
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JOB	
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OF	A7

SECOND FLOOR PLAN

3/16"=1'-0"

ROOF PLAN

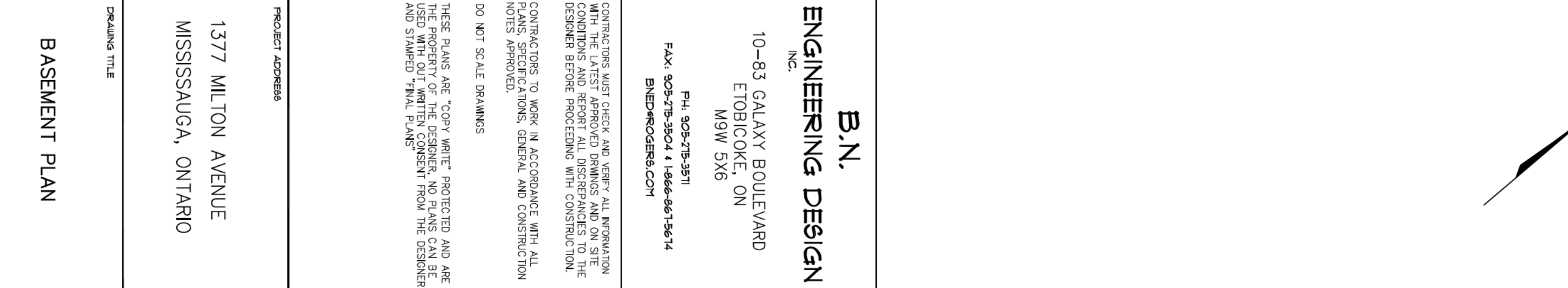
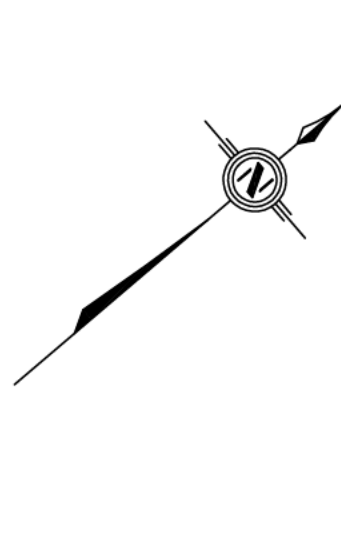
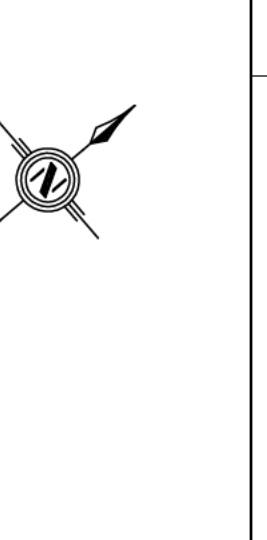
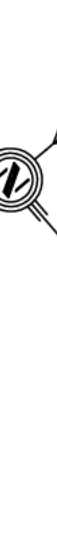
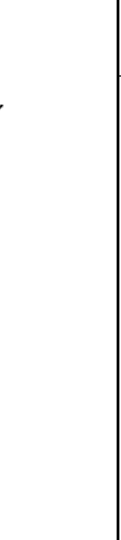
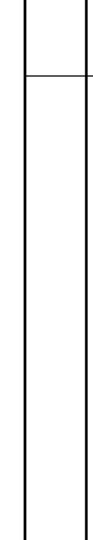
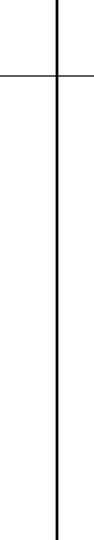
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No.	REVISIONS

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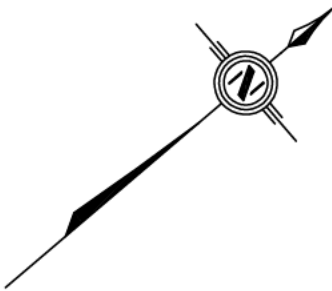
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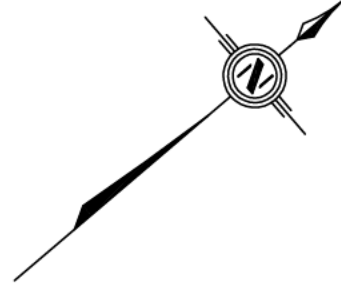
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ICS

1377 MILTON AVENUE
MISSISSAUGA, ONTARIO

SIDE ELEVATIONS

OWNER	
CHECKED BY	
DATE	APRIL 2015
SCALE	1/4" = 1' 0"
DRAWN BY	
KPS	
SHEET	A6
OF	A7

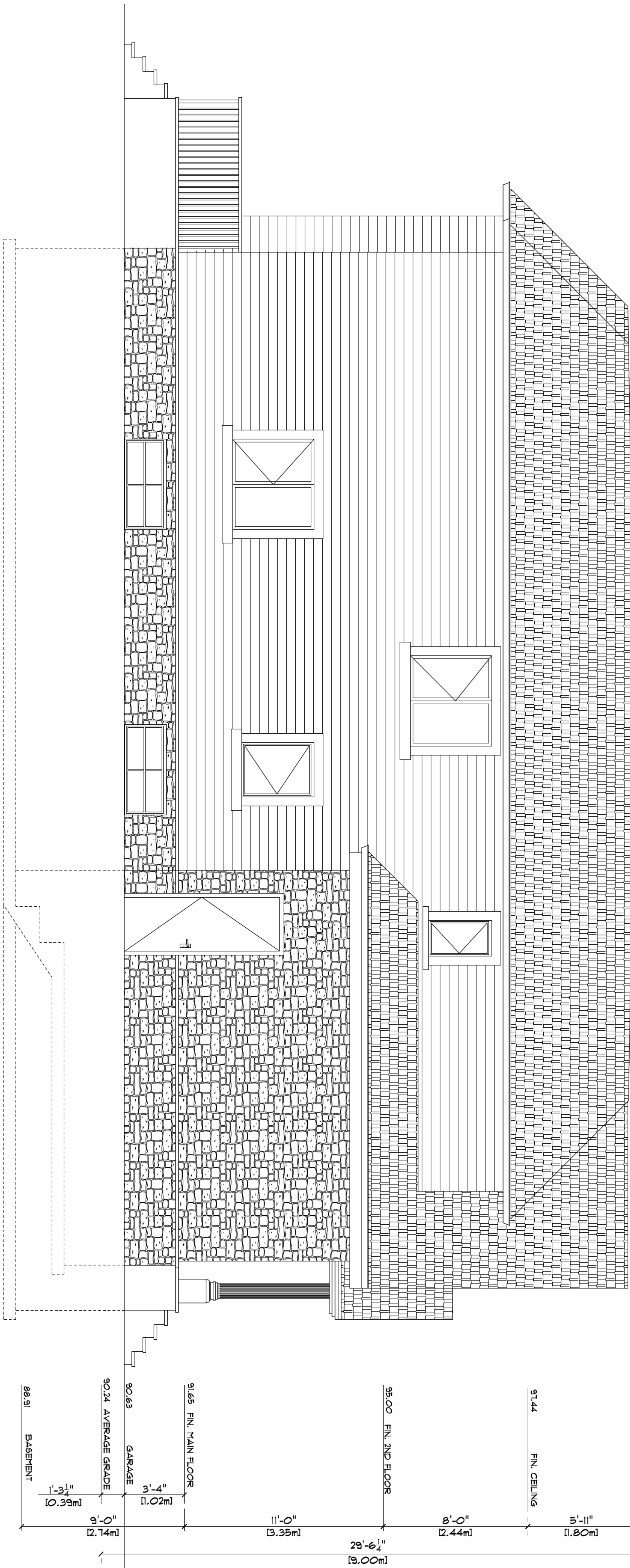
WEST SIDE ELEVATION

 $3/16'' \times 1'-0''$

TOTAL AREA OF EXPOSING BUILDING FACE (6' SIDE SETBACK): 805.92 S.F. (74.87 m²)

MAXIMUM ALLOWABLE AREA OF GLAZED OPENING (8%): 64.47 S.F. (5.98 m²)

DESIGNED AREA OF OPENINGS: 64 S.F., (5.94 m²)





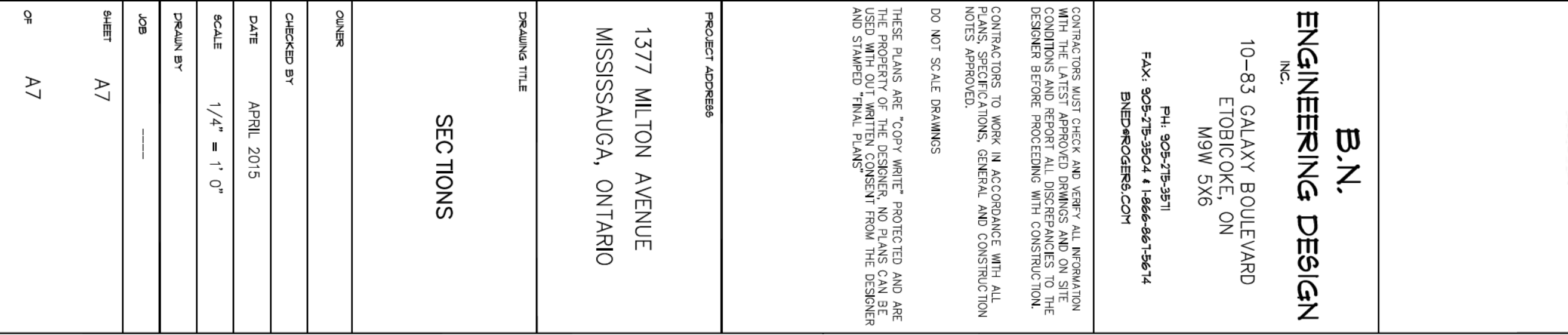
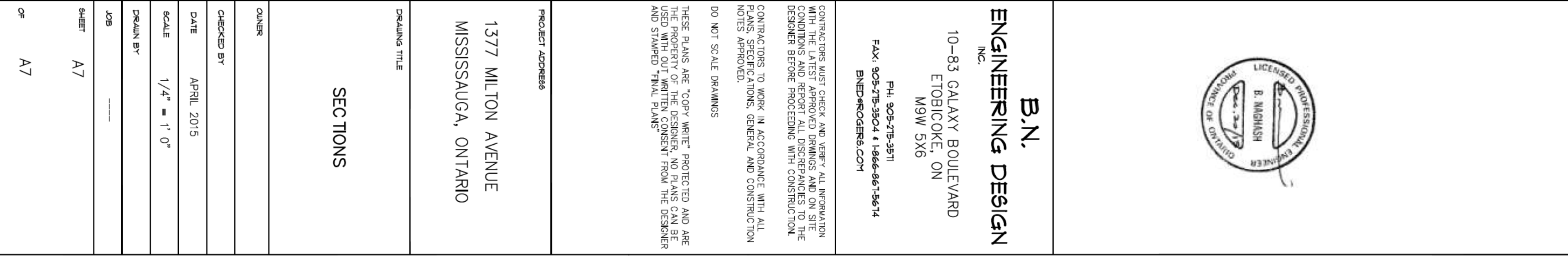
EAST SIDE ELEVATION

 $3/16'' \times 1'-0''$

DESIGNED AREA OF OPENINGS: 65.5 S.F. (6.08 m²)

A7
O_F

	
	
<p align="center">B.N.</p> <p align="center">ENGINEERING DESIGN</p> <p align="center">INC.</p> <p align="center">10-83 GALAXY BOULEVARD ETOBICOKE, ON M9W 5X6</p> <p align="center">PH. 905-75-3571 FAX. 905-75-3504 & 1-866-867-5674 BNEEDROGERS.COM</p>	
<p>CONTRACTORS MUST CHECK AND VERIFY ALL INFORMATION WITH THE LATEST APPROVED DRAWINGS AND ON SITE. THE DESIGNER SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS TO WORK IN ACCORDANCE WITH ALL POINTS SPECIFICATIONS, GENERAL AND CONSTRUCTION NOTES APPROVED.</p> <p align="center">DO NOT SCALE DRAWINGS</p> <p>THESE PLANS ARE "COPY WRITE" PROTECTED AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM THE DESIGNER AND SHARED FINAL PLANS</p>	
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DRAWING TITLE	<p align="center">SECTIONS</p>
OWNER	
CHECKED BY	
DATE	APRIL 2015
SCALE	1/4" = 1' 0"
DRAWN BY	
JOB	
SHEET	A7
OF	A7



10-83 GALAXY BOULEVARD ETOBICOKE, ON M9W 5X6 PH. 905-753-5571 FAX. 905-753-5574 1-866-665-5674 BDC@BDCMCC.COM	
CONTRACTORS MUST CHECK AND VERIFY ALL INFORMATION CONTAINED HEREIN FOR ACCURACY AND COMPLETENESS. CONTRACTORS AND REPORT ALL DISCREPANCIES TO THE DESIGNER BEFORE PROCEEDING WITH CONSTRUCTION. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO WORK IN ACCORDANCE WITH ALL APPLICABLE MUNICIPAL, PROVINCIAL, FEDERAL AND INDUSTRY SPECIFICATIONS, GENERAL AND CONSTRUCTION CODES AND STANDARDS.	
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CONTRACTORS TO WORK IN ACCORDANCE WITH ALL PLANS, SPECIFICATIONS, GENERAL AND CONSTRUCTION NOTES APPROVED.	
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DESIGNED AND DRAWN BY: [Signature]	
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— FASCIA, EAVES AND SOFFIT
TO BE PREFINISHED ALUMINUM.

— WOOD RAILING
34" x 36" HIGH RAIL, UPRIGHTS
2" DIA. x 36" LONG, 4" DIA. x 36" LONG
AT FLOOR, LANDING MIN. 2" DIA.

— TYPE BEAM WALL, CONGT
8" WIDE, 16" HIGH, 16" LONG
TYRAC 3/8" EXT. TYPE PLY
9" HEATH, 17/8" STUDS, 16" C
BATT INSULATION, 6" HIL, PO
16" DIA. x 16" LONG, 16" DIA.
SIDE, 1/2" DRYWALL, TAPE
BANDED, PRIMED AND PA

— TYPICAL FOUNDATION CONSTRUCTION
16" CONCRETE FOUNDATION WALL
22" x 16" CONTIN. FLOORED CON
FOOTING, DRAIN PROTECTING
16" DIA. x 16" LONG, 16" DIA.
APPLIED OVER EXTERIOR OF WA
WALL TO BE A MINIMUM 6" JAB
GRADE, 17/8" SILL PLATE AND
16" DIA. x 16" LONG, 16" DIA.
CONCRETE A MIN. 4" x 36" O.C.

SECTION B-B

1/4" = 1' 0"

WOOD RAILING	34'-36" HIGH RAIL, UPRIGHTS, PICKETS & 4" O.C. BRIMS ON AT FLOOR LANDING MIN. 2" IF
TYP. FRAME WALL COVER	2" O.C. CONCRETE BLOCK, 8" MIN. THICKNESS, 1/2" GROUT JOINTS, TYRAC 3/8" EXT. TYPE PLATE SHEATH, 2"x6" STUDS, 16" C BATT INSULATION & MIL POLY AND VAPOR BARRIER ON INSULATION, 5/8" MIN. GYPSUM BOARD, PRIMED AND PAINTED
TYPICAL FOUNDATION CONSTRUCTION	10' CONCRETE FOUNDATION WALL, 22" x 10' CONTN. POURED CONCRETE, DAMP PROOFING TO GRADE, 2" MIN. THICKNESS, 1/2" GROUT JOINTS, TYRAC 3/8" EXT. TYPE PLATE SHEATH, 2"x6" STUDS, 16" C BATT INSULATION & MIL POLY AND VAPOR BARRIER ON INSULATION, 5/8" MIN. GYPSUM BOARD, PRIMED AND PAINTED

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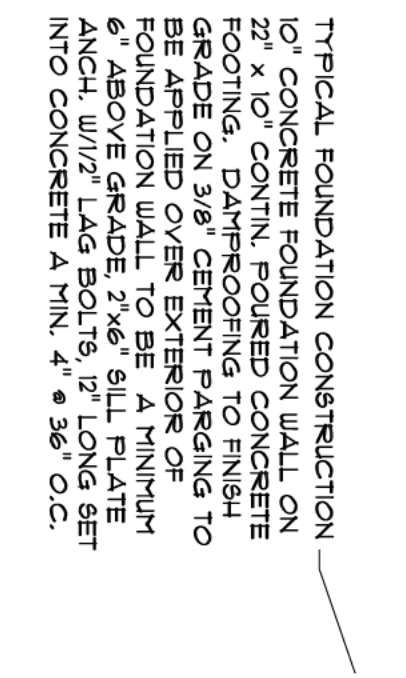
TYPICAL FOUNDATION CONSTRUCTION FOR CONCRETE FOUNDATION WALLS TO CONTAIN FLOODWATER SHALL BE AS SHOWN. GRADE ON 3/8" CEMENT PAPER SHALL BE APPLIED OVER EXTERIOR OF FOUNDATION WALL. FILL WITH 1/2" GRADE 40 STEEL REINFORCING BARS AND 1/2" LAG BOLTS. 1" LONG SET INTO CONCRETE A MIN. 4" @ 3/8" O.C.

SECTION B-E

1/4" = 1'-0"

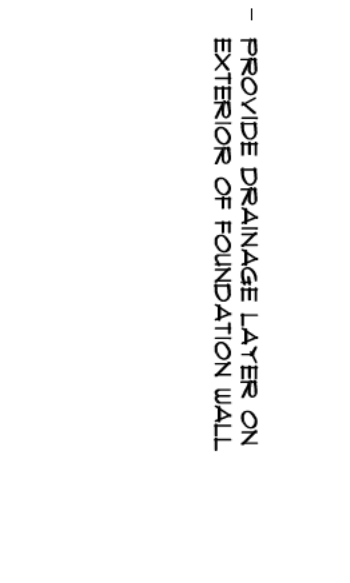
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WEEPING TILE 4" DIA. WEEPING
TILE 6" CRUSHED STONE OVER
AND AROUND ALL FOOTINGS
INCLUDING GARAGE FOOTINGS

[illegible]

TYPICAL FOUNDATION CONSTRUCTION
12" CONCRETE FOUNDATION WALL
2 1/2" x 10" CONTIN. POURED CON-
CRETE. DAMPROOFING TO F
FOOTING. DAMPROOFING TO F
GRADE ON 3/8" CEMENT PAR-
G
BE APPLIED OVER EXTERIOR C
FOUNDATION WALL TO BE A MIN
6" ABOVE GRADE. 2x6" SILL P
ANCH. 1/1 1/2" LAG BOLTS, 12" LO
NTO CONCRETE A MIN. 4" x 36"

TYPICAL FOUNDATION CONSTRUCTION
12" CONCRETE FOUNDATION WALL
2 1/2" x 10" CONTIN. POURED CON-
CRETE. DAMPROOFING TO F
FOOTING. DAMPROOFING TO F
GRADE ON 3/8" CEMENT PAR-
G
BE APPLIED OVER EXTERIOR C
FOUNDATION WALL TO BE A MIN
6" ABOVE GRADE. 2x6" SILL P
ANCH. 1/1 1/2" LAG BOLTS, 12" LO
NTO CONCRETE A MIN. 4" x 36"

$$\frac{1}{4} = \frac{1}{4} = \frac{1}{4}$$




PROPOSED
STREETSCAPE ELEVATION

Arborist Report

1377 Milton Avenue
Mississauga, Ontario

July 21, 2016

Prepared for:

Kathy Lulic
1377 Milton Ave,
Mississauga ON L5G 3C5

Prepared by:

Urban Forest Innovations Inc.
1248 Minnewaska Trail
Mississauga, ON L5G 3S5



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NB: This Arborist Report has been prepared using the latest drawings and information provided by the client and/or agents and may be intended for inclusion in a site plan approval or similar planning submission. Any subsequent design or site plan changes affecting trees may require revisions to this report. New drawings and information should be provided to UFI prior to report submission to municipal planning authorities.

Links (URLs) provided to web-based resources are current to the date of the report.

Introduction

Urban Forest Innovations Inc. (UFI) has been requested to prepare an arborist report for the proposed development at 1377 Milton Avenue, in Mississauga, Ontario. This report reviews the potential impacts of the proposed site works upon trees within or close to the limits of disturbance, and outlines required and recommended tree protection measures and regulatory requirements associated with the proposed development.

In total, 16 trees are addressed in this report. The tree inventory is provided in Appendix 1. Selected photographs are provided in Appendix 2. A tree protection plan is provided in Appendix 3.

This report should be read in conjunction with all other servicing, grading and landscaping plans prepared for the project.

Methodology

Field Observations

Field observations were made on July 19, 2016, by Shane Jobber, ISA Certified Arborist ON-1746A. There was no construction activity on the site at the time of the field observations. Subject site trees and off-site trees within 6 meters of the potential limits of disturbance are included in the inventory. Tree diameter was measured at 1.4 metres above grade (DBH) and trees were assessed for health, structure and risk potential. No trees were tagged as part of this inventory.

Tree Assessments

A brief explanation of each tree assessment category included in the inventory is outlined below:

Species — The common and botanical names are provided for each tree.

Diameter at Breast Height (DBH) — The diameter of each tree, in centimetres, at breast height (1.4 m above grade).

Trunk Integrity (TI) — An assessment of the tree's trunk for any externally-visible defects or weaknesses. It is rated on an ascending scale of poor-fair-good.

Canopy Structure (CS) — An assessment of the tree's main scaffold branches and the canopy of the tree for defects or weaknesses visible from ground level. It is also rated on an ascending scale of poor-fair-good.

Canopy Vitality (CV) — An assessment of the general health and vigour of the tree, derived partly through a comparison of deadwood and live growth relative to a 100% healthy tree. The size and colour of foliage are also considered in this category. During the leaf-off season, the number and

distribution of buds is an important determinant of canopy vitality. This indicator is also rated on an ascending scale of poor-fair-good.

Canopy Width (CW) – An estimation of the average diameter of the tree canopy, in metres.

Tree Protection Zone (TPZ) – The recommended tree protection zone radius, in metres, as measured from the base of the subject tree's main trunk.

Location (Loc.) – The location of the tree relative to the subject site: on the subject site (S), on neighbouring property (N), on municipal property (M), or on a property boundary (B).

Recommendation (Rec.) – The recommendation for each tree: Protect (P), Injure (I), or Remove (R). A dash (-) denotes trees to be preserved with no additional protection requirements.

Comments – Comments pertaining to the tree may be provided, as needed.

Results and Discussion

This section of the report outlines the key issues related to the proposed works from an arboricultural and tree preservation perspective. Specific recommendations regarding tree protection are outlined. General recommendations are also provided in the 'Recommendations and Specifications' section of this report.

General Work Plan

The proposed works will include the demolition of the existing residential dwelling and associated landscape elements, and the construction of a new two-storey dwelling. Also proposed are the widening of the existing asphalt driveway and construction of a rear yard deck and interlock walkway.

By-laws and Legislation

City of Mississauga by-laws and Provincial legislation may regulate injury or destruction of trees depending upon their location, size or other factors. The following tree protection by-laws and legislation apply on the subject site.

Private Tree Protection By-law

The City of Mississauga's Private Tree Protection By-law (0254-2012) regulates the injury and destruction of certain privately-owned trees. Pursuant to this by-law, removal or injury of more than 2 healthy trees with a diameter at breast height (dbh) of over 15 cm per calendar year requires a permit. Removal or injury of trees less than 15 cm in diameter, or removal or injury of one or two trees greater than 15 cm dbh per year does not require a permit.

Detailed information about the Private Tree Protection by-law can be found online at:

http://www.mississauga.ca/portal/residents/urbanforestry?paf_gear_id=9700018&itemId=300012

Boundary Trees – Ontario Forestry Act, R.S.O. 1990

The Provincial *Forestry Act, R.S.O. 1990* states:

10. (2) Every tree whose trunk is growing on the boundary between adjoining lands is the common property of the owners of the adjoining lands. 1998, c. 18, Sched. I, s. 21.
- (3) Every person who injures or destroys a tree growing on the boundary between adjoining lands without the consent of the land owners is guilty of an offence under this Act. 1998, c. 18, Sched. I, s. 21.

No inventoried trees appear to be growing on the boundary between the subject site and the adjacent properties.

Endangered, Rare or Protected Species

No endangered, rare or otherwise protected tree species were observed on the site.

Tree Removal

No inventoried trees will require removal to facilitate the proposed works.

Tree Preservation and Protection

All trees addressed in this report are proposed for retention. This section outlines specific tree protection measures for retained trees. General tree protection recommendations and specifications are found in the 'Recommendations and Specifications' section of this report.

Tree Protection

Retained trees in proximity to the proposed works shall be protected through the implementation of the following tree protection methods:

- **Tree Protection Hoarding** – Hoarding fencing shall be established at a specific distance from the base of each protected tree, as provided in Appendix 1, and in configurations as shown in Appendix 3 – Tree Protection Plan.
- **Root-Sensitive Excavation** – All groundbreaking activities within Tree Protection Zones shall be preceded by root-sensitive excavation utilizing hand-digging, hydrovac or pneumatic soil excavation (e.g., Airspade), as outlined in the 'Recommendations and Specifications' section of this report. Excavations must be supervised by a Certified Arborist, who must be enabled to stop works if, during the course of excavation, significant structural or transport roots (greater than approximately 25 mm diameter) are encountered, in order to properly prune the roots.

Specific guidance for the implementation of tree protection measures is provided below:

- Trees #1 and 2 (Fig. 2) shall be protected jointly behind framed plastic web fencing (to maintain road sightlines). Fencing dimensions shall protect the full radius of the TPZ of tree #1, whereas construction of the proposed dwelling will necessitate a reduction to the hoarding dimensions of tree #2, resulting in tree injury. Excavation associated with the new dwelling must be preceded by root-sensitive excavations, utilizing hand-digging, hydrovac or pneumatic soil excavation, and be accompanied by proper root pruning by a Certified Arborist.
- Trees #3-6 (Fig. 3) shall be protected by the existing chain link fence located at the property line to 1371 Milton Avenue. Demolition of the existing dwelling and construction of the new dwelling are proposed within the TPZs of all three trees and will therefore result in injury to each tree. Excavation associated with the new dwelling must be preceded by root-sensitive excavation, utilizing hand-digging, hydrovac or pneumatic soil excavation, and be accompanied by proper root pruning by a Certified Arborist. The interlock walkway must be installed with no excavation to avoid unnecessary damage to the roots of trees #3-6, which are present within the area proposed for the new walkway. Alternately, a dry laid walkway should be considered for this area.
- Trees #7-15 shall be protected jointly behind solid plywood hoarding, which is to be established across the rear yard. Construction of the new dwelling and rear deck/walkway will necessitate reductions to the hoarding dimensions of trees #9-11, and 15, resulting in tree injury. Excavation associated with the new dwelling must be preceded by root-sensitive excavation, utilizing hand-digging, hydrovac or pneumatic soil excavation, and be accompanied by proper root pruning by a Certified Arborist. The interlock walkway must be installed with no excavation to avoid unnecessary damage to the roots of trees #9-11.
- Tree #16 shall be protected by the existing chain link fence located at the property line to 1381 Milton Avenue. Demolition of the existing dwelling and construction of the new dwelling are proposed within the TPZ of the tree and will therefore result in injury to the tree. Excavation associated with the new dwelling must be preceded by root-sensitive excavation, utilizing hand-digging, hydrovac or pneumatic soil excavation, and be accompanied by proper root pruning by a Certified Arborist.

Specifications for tree protection fencing and hoarding are found in the 'Recommendations and Specifications' section of this report. If determined necessary by the City of Mississauga to maintain pedestrian and motorist sightlines, framed construction fencing may be established instead of solid hoarding in approved locations.

Tree Risk and Required Tree Maintenance

At the time of inspection, one inventoried tree was noted for the presence of one or more structural defects requiring corrective action(s) to reduce or eliminate attendant risk:

- Tree #2, a 30 cm white oak (*Quercus alba*), located on the subject site, should be considered for risk reduction pruning of the large (~15 cm diameter) dead top. The work should be undertaken on a medium priority basis, within 3-6 months or prior to the start of site works.

At the time of inspection, there were no other immediate risks posed by any trees on the subject site.

By-law and Permit Requirements

In total, 10 trees will be injured due to TPZ encroachment:

- Trees #2, 3, 4, 5, 6, 9, 10, 11, 15, and 16.

An *Application to Permit the Injury or Destruction of Trees on Private Property* and a *Tree Injury or Destruction Questionnaire and Declaration* may be required to enable the proposed injuries.

The City's *Application to Permit the Injury or Destruction of Trees on Private Property* form can be found online at:

http://www7.mississauga.ca/documents/FormsOnline/Form_2205_Permit_Destroy_Trees.pdf

The City of Mississauga's *Tree Injury or Destruction Questionnaire and Declaration* form can be found online at: <http://www7.mississauga.ca/Documents/FormsOnline/2206.pdf>

Recommendations and Specifications

This section outlines general recommendations for tree protection, and **not all recommendations may apply to the subject project**. Refer to the preceding sections for tree-by-tree recommendations. This section should be read in conjunction with the City of Mississauga's various tree protection and site plan application guidelines and policies, including:

Private Tree Protection By-law (0254-2012):

<http://www.mississauga.ca/file/COM/treeprotection.pdf>

Tree Protection and Hoarding Requirements:

http://www.mississauga.ca/file/COM/tree_hoarding_req.pdf

Site Plan and Development Applications information:

http://www.mississauga.ca/portal/residents/urbanforestry?paf_gear_id=9700018&itemId=104803033n

Site Plan Application: Process Guidelines:

<http://www6.mississauga.ca/onlinemaps/planbldg/Manuals/ExternalGuidelines-SitePlan-2013August.pdf>

Tree Protection

Four important tree protection measures should be undertaken on the project site if trees are to be preserved in a manner which will maintain their health over the long term. These include:

1. Establishment of tree protection fencing and/or hoarding around adequately-sized Tree Protection Zones (TPZs) prior to the commencement of any construction activity;
2. Installation of root zone compaction protection where compaction may be caused by construction traffic or materials/equipment storage and staging;
3. Implementation of root-sensitive manner wherever Tree Protection Zones (TPZs) or significant rooting areas may be encroached upon by excavation and/or grading, and;
4. Root pruning in advance of conventional excavation, on an as-needed basis.

Tree Protection Zones (TPZs)

The purpose of a Tree Protection Zone (TPZ) is to prevent root damage, soil compaction and soil contamination, and workers and machinery must not encroach upon Tree Protection Zones in any way.

To prevent access and ensure that the TPZ is effective, the following steps shall be implemented in the establishment of TPZ fencing and/or hoarding.

1. The locations of TPZs should be clearly identified on the project Site Plan. Typically, TPZs are to be shown as circles around tree location points, and are to be drawn to scale in accordance with the minimum required TPZ radius, as outlined in Appendix 1.
2. No groundbreaking activities or demolition should occur until all tree protection requirements have been met and the consulting arborist has confirmed the establishment of Tree Protection Zone fencing and/or hoarding.
3. Hoarding shall consist of 4' x 8' sheets of plywood lain lengthwise and supported using "L" shaped supports to prevent root damage. Hoarding shall be affixed to the frame in such a manner as to prevent removal of individual sections or movement of the entire hoarding structure. Construction fencing can be used where pedestrian or motorist sightlines may be obscured by solid hoarding. Framed construction fencing can also be used to frame large Tree Protection Zones or tree groups, with expressed prior approval of City of Mississauga. Framed fencing must be supported by a solid 2" x 4" frame. Fencing and/or hoarding shall be maintained intact throughout the duration of the construction project, unless otherwise specified.
4. Upon installation, all tree protection fencing and/or hoarding must be approved by City of Mississauga.
5. All fencing and/or hoarding is to remain in place in good condition throughout the entire duration of the project. No fencing and/or hoarding is to be removed, relocated or otherwise altered without the written permission of the City of Mississauga.

6. No grade change, excavation, or storage of fill, equipment or supplies is permitted within the TPZ at any time. Any encroachment of the TPZ shall not be undertaken without expressed written permission of the City of Mississauga. TPZ encroachment may constitute Tree Injury as defined by various municipal tree protection policies and by-laws, and may subject the responsible parties to prescribed penalties.
7. Signage similar to Figure 1, below, should be mounted on each side of TPZ fencing and/or hoarding immediately upon establishment and should be maintained for the duration of the project. Every sign should have minimum dimensions of 40 cm × 60 cm.
8. All contractors and supervisors should be informed of the tree protection requirements, including potential penalties, at a pre-construction meeting.
9. Trees and TPZs should be regularly monitored by a consulting arborist throughout the duration of the project.
10. If TPZ encroachment should occur at any time during construction, the consulting arborist should evaluate the trees immediately so that appropriate treatment can be performed in a timely manner.

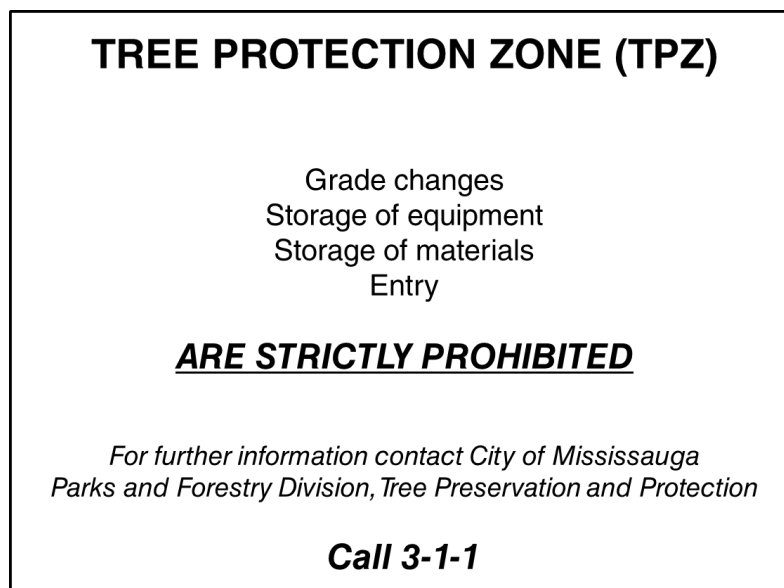


Figure 1: Sample TPZ information sign.

Root Zone Compaction Protection

Where traffic or access through the root zone is anticipated, a Root Zone Compaction Protection treatment should be installed.

Where limited non-vehicular access across the root zone is anticipated (e.g., occasional foot traffic, wheelbarrow), a Light Root Zone Compaction Protection specification should be implemented, as described below:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- Installation of 150 mm of wood chips over the fabric area;
- Installation of ½" plywood over wood chip mulch, and;
- Installation of appropriate covering material, if desired.

Where moderate non-vehicular access across the root zone is anticipated (e.g., materials staging) a Moderate Root Zone Compaction Protection specification should be implemented, as described below:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- 100 mm of granular clear stone laid over fabric area;
- Installation of medium-weight non-woven geotextile fabric or landscape cloth over the stone;
- Installation of 150 mm of wood chips over fabric area, and;
- Installation of ½" plywood over wood chip mulch.

In areas where frequent non-vehicular access or longer-term materials storage in the root zone is anticipated, or in areas where additional measures must be implemented to ensure complete exclusion of excavation activity, a Horizontal Hoarding/Excavation Exclusion specification should be implemented, as described below:

- Installation of medium-weight non-woven geotextile fabric or landscape cloth over affected area;
- Installation of 3 stacked and joined courses of 4" x 4" timbers around the area to be protected (including cross-members or joists, as required to maintain structural integrity);
- Installation of wood chip mulch in entire protected area, and;
- Installation of 2 layers of ¾" plywood or 1 steel plate over the protected area.

In areas where vehicular access or severe potential root zone compaction are anticipated, such as site access roads, temporary parking areas or heavy machine staging areas, a more robust Heavy Root Zone Compaction Protection specification should be developed and implemented on a site-specific basis. Key elements of such a specification may include multiple steel plates over load-dissipating materials, or modular geocellular systems such as Permavoid ArborRaft.

Root-sensitive Excavation

Efforts should be made to exclude excavation or grade changes, including cutting or filling, from all TPZs. Where this is not possible, and unless otherwise specified, excavation shall utilize a root-sensitive methodology such as hand-digging, hydrovac or pneumatic (e.g., AirSpade) soil excavation, as specified in the arborist report.

Root-sensitive excavation must be conducted in advance of excavation using conventional excavation machinery. The objective of root-sensitive excavation is threefold: 1) to determine whether roots will be present beneath areas to be excavated and therefore determine the likely extent of damage to trees to be retained; 2) to finalize decisions about trees for which removal/preservation decisions are contingent upon the extent of roots encountered, and 3) to enable proper root pruning, as described below.

Unless otherwise specified, root-sensitive excavation typically entails creating a trench approximately 200-300 mm wide between the subject tree (e.g., outside the established TPZ) and the area to be excavated, without damaging existing significant roots. Unless otherwise specified, root-sensitive excavation should be undertaken to a minimum depth of 800 mm, unless excavation is proposed to a shallower final depth. If excavation is for exploratory reasons and root pruning is not anticipated, equipment utilized during root-sensitive excavation should be operated at reduced pressures to prevent damage to root bark.

No excavation, whether undertaken by conventional or root-sensitive means shall take place within established tree protection zones without expressed written permission of the City of Mississauga.

Root Pruning

Root pruning can help reduce the stresses experienced by a tree with root damage, encourage the growth of new fine and feeder roots, and prevent the spread of decay. Root pruning should be undertaken in conjunction with root-sensitive excavation in advance of conventional excavation, or immediately afterwards if unexpected roots are encountered. Root pruning should only be undertaken by an ISA Certified Arborist, and in the manner outlined below:

1. Roots that are severed, exposed, or diseased and are greater than 2.0 cm in diameter should be properly pruned. All roots must be pruned with clean and sharp hand tools only. Shovels, picks or other construction tools shall not be used to prune roots. Wound dressings or pruning paint must not be used to cover the ends of any cut.
2. Roots should be pruned in a similar fashion as branches, taking care to maintain the integrity of the root bark ridge. Root should be pruned back to native soil; root stubs must not be left upon completion of root pruning.
3. Prolonged exposure of tree roots must be avoided – exposed roots should be covered and kept moist with soil, mulch, irrigation, or at least moistened burlap if they are to be exposed for longer than 3 hours. All cut roots should be covered with soil or excavated trenches should be backfilled with native material as soon as possible following root pruning.

Post-construction Care

The following recommendations should be implemented upon completion of construction to ensure that the health and condition of retained and newly-planted trees is maintained and improved.

Retained Trees

1. Trees which have been retained through the construction process should be regularly monitored by an ISA Certified Arborist for signs of construction-induced stress, which may not be apparent until 3-6 years after site disturbance.
2. Wherever possible, root zone amelioration including watering and mulching should be undertaken. However, treatments such as fertilization should be avoided unless directly specified by the project consulting arborist.
3. Any physical damage to retained trees should be assessed by the project consulting arborist and properly mitigated, as required. If necessary, broken limbs or exposed roots should be pruned, damaged bark should be traced, and soil decompaction and/or decontamination should be undertaken by an ISA Certified Arborist. Stability of trees with significant root zone disturbance should be assessed, and advanced stability assessment or mitigation should be implemented if necessary.

New Trees

1. All newly planted trees and shrubs should be provided with a bed of composted woodchip mulch 10-15 cm thick, extending to at least the dripline of the plant. Mulch should be periodically replaced as it decomposes, and weeds should be removed from the mulch bed manually. The mulch must not touch the bark of the tree and under no circumstances should it be mounded up against the stem in a “volcano” style. This is especially damaging for young trees with thin bark.
2. All new plantings should be watered at least once per week during the growing season within the first two years after planting. Watering intensity should be increased during periods of drought. Watering should be deep and slow, ensuring that water penetrates to deep roots. Trees should not be watered directly adjacent to the trunk, but rather in a circular pattern extending from the trunk to at least the dripline. The soil should be allowed to dry in between watering periods to allow air to reach the roots.
3. Minimal pruning should be undertaken in the first two years after planting. Foliage should be retained to allow for the roots to establish. Only dead, crossing and broken branches should be pruned back to an appropriate pruning point at the time of planting.
4. New plantings should be inspected in the second year to assess health and condition. Dead or dying plants should be replaced in the next appropriate planting season.

Conclusion

There are 16 trees that may be affected by the proposed residential development at 1377 Milton Avenue, in Mississauga, Ontario. The proposed works will require the implementation of specific measures to ensure effective tree protection. 10 by-law regulated trees (greater than 15 cm) will require injury to enable the proposed works. An *Application to Permit the Injury or Destruction of Trees on Private Property* and a *Tree Injury or Destruction Questionnaire and Declaration* will likely be required to enable the proposed removals.

It is important that good arboricultural practices be undertaken during the entire course of construction. No material storage or construction access shall take place within tree protection zones (TPZs); sensitive excavation and root pruning shall be undertaken, as required; and any necessary branch and/or root pruning shall be undertaken by an ISA Certified Arborist.

Appendix 1 – Tree Inventory

Table 1: Inventory of trees at 1377 Milton Avenue, Mississauga, Ontario. Tree assessments are based upon field observations undertaken on July 19, 2016 by S. Jobber (ISA Certified Arborist ON-1746A).

Tree	Common Name	Scientific Name	DBH	CW	TI	CS	CV	TPZ	Loc.	Rec.	Comments
1	Sugar Maple	<i>Acer saccharum</i>	36	10	G	P	F	5.0	M	P	
2	White Oak	<i>Quercus alba</i>	30	8	G	F	F	4.0	S	I	Medium priority risk reduction pruning rec'd.
3	Red Oak	<i>Quercus rubra</i>	45	12	G	F	F	6.0	N	I	DBH estimated.
4	Red Oak	<i>Quercus rubra</i>	80	22	G	G	F	11.0	N	I	DBH estimated.
5	American Beech	<i>Fagus grandifolia</i>	40	11	G	G	G	5.5	N	I	DBH estimated.
6	Red Oak	<i>Quercus rubra</i>	80,70,70	24	G	F	F	12.0	N	I	DBH estimated.
7	American Beech	<i>Fagus grandifolia</i>	45	14	G	G	G	7.0	S	P	
8	Red Maple	<i>Acer rubrum</i>	36	10	G	G	F	5.0	S	P	
9	Red Oak	<i>Quercus rubra</i>	62	20	G	G	G	10.0	S	I	
10	Red Oak	<i>Quercus rubra</i>	50	20	G	F	F	10.0	S	I	
11	Red Oak	<i>Quercus rubra</i>	92	18	G	F	G	9.0	S	I	
12	Red Oak	<i>Quercus rubra</i>	82	20	G	G	F	10.0	S	P	
13	Red Maple	<i>Acer rubrum</i>	15	4	F	G	G	2.0	S	P	
14	Spruce Species	<i>Picea</i> sp.	20	5	G	G	G	2.5	N	P	
15	Red Oak	<i>Quercus rubra</i>	60	18	G	F	G	9.0	N	I	DBH estimated.
16	Red Maple	<i>Acer rubrum</i>	40	14	G	F	G	7.0	N	I	DBH estimated.

Appendix 2 – Selected Figures

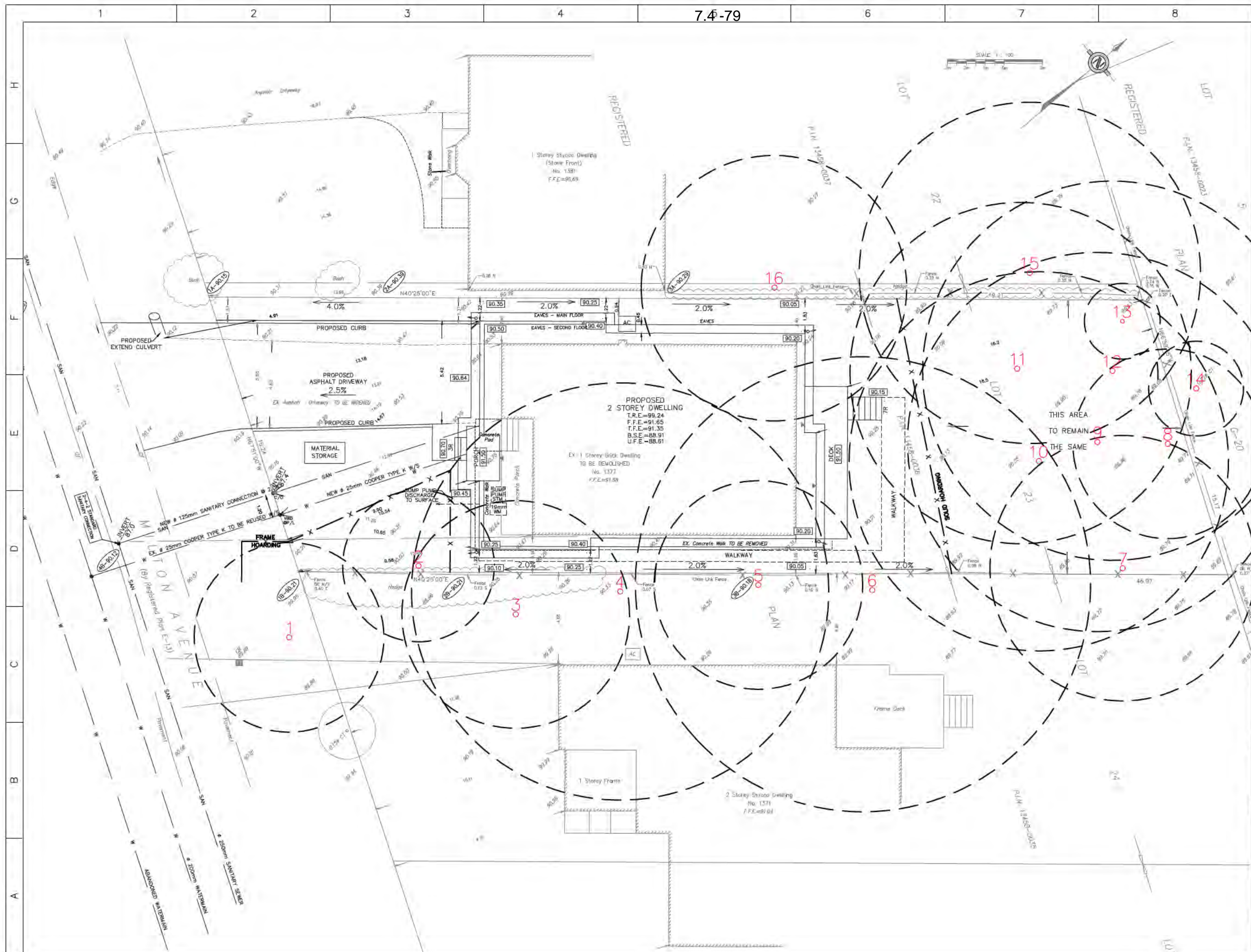


Figure 2: The subject site, 1377 Milton Avenue, Mississauga, Ontario.



Figure 3: Excavation within the Tree Protection Zone of any subject site and off-site tree must be preceded by root-sensitive excavation and be accompanied by proper root pruning by a Certified Arborist.

Appendix 3 – Tree Protection Plan



LEGEND

0

EXISTING TREE TO BE RETAINED



TREE PROTECTION ZONE (TPZ)

TREE PROTECTION HOARDING

GENERAL NOTES

1	21/07/2016	ISSUED FOR ARBORIST REPORT	SJ	PwW
No.	DATE	DESCRIPTION	BY:	CHKD.

REVISIONS

PREPARED FOR

Kathy Lulic
1377 Milton Avenue
Mississauga ON L5G 3C5

PREPARED BY



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התאחדות

TREE PROTECTION PLAN
1377 MILTON AVENUE, MISSISSAUGA

 SCALE

AS INDICATED

 DATE

21/07/2016

SHEET

TP-1

Limitations of Assessment

It is our policy to attach the following clause regarding limitations. We do this to ensure that the client is aware of what is technically and professionally realistic in assessing and retaining trees.

The assessment(s) of the tree(s) presented in this report has been made using accepted arboricultural techniques. These may include, among other factors, a visual examination of: the above-ground parts of the tree(s) for visible structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of pests or pathogens, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of property and people. Except where specifically noted, the tree(s) was not cored, probed, climbed or assessed using any advanced methods, and there was no detailed inspection of the root crown(s) involving excavation.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site or weather conditions, or general seasonal variations. Weather events such as wind or ice storms may result in the partial or complete failure of any tree, regardless of assessment results.

While reasonable efforts have been made to accurately assess the overall condition of the subject tree(s), no guarantee or warranty is offered, expressed or implied, that the tree(s) or any of its parts will remain standing or in stable condition. It is both professionally and practically impossible to predict with absolute certainty the behaviour of any single tree or its component parts, regardless of the assessment methodology implemented. Inevitably, a standing tree will always pose some level of risk. Most trees have the potential for failure under adverse weather conditions, and the risk can only be eliminated if the tree is removed.

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

Prepared and submitted by:



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City of Mississauga
Corporate Report



Date: 2016/09/15

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:

October 11, 2016

Subject

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

Recommendation

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

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.

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 Irene Gankevitch. It is

attached as Appendix 1. The author of the Heritage Impact Assessment has concluded that the house at 99 Veronica Drive is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 99 Veronica Drive 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 Assessment



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

Cultural Landscape Heritage Impact Assessment (HIA)

99 Veronica Drive,
Mississauga, ON
L5G 2B1

Lot 10, Plan 355

Prepared By:
Irene Gankevitch
Irene G Designs

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Cultural Landscape Heritage Impact Assessment (HIA)

2.1 Location Map (see Appendix A)

2.2 Site Plan of Existing Conditions (see Appendix B)

2.3 Written Inventory of Photos (see Appendix C)

Originally built in 1950 (Appendix D), the boxlike bungalow supported by platform framing (Appendix C, Figure 23) at 99 Veronica Dr is reminiscent of the popular cottage-like style that was commonly built around this time period in the Port Credit area. Its exterior was made up of white aluminum siding, covered by a reddish brown roof. Two front elevation windows were found on each side of the front door that walks out to a raised landing. The driveway was not paved and there was no garage at the time but there was a garden shed that was represented in later plans as already existing.

A rear patio addition and second floor addition plan was submitted and accepted to the city in 1973 (Appendix E, PERMIT No. 724122, File No. 23662) by Werner and Margot Fieguth and this plan does not have an architectural stamp, suggesting that the design and plan was carried out by the homeowners themselves, (Appendix E) since Werner Fieguth was an electrical engineer. This addition also included a car port.

Later, a front addition was built in 1990 (Appendix E, PERMIT No. 102707, File No. 23662), changing the appearance of the old build significantly (Appendix E). A covered porch was proposed in the front entrance, as well as an additional 1 1/2 story. No changes were proposed to existing grade elevations. This second renovation was developed by Robert Topping, licensed by the Ontario Association of Architects. However, while improved, the renovated home is still quite unexceptional. Further, if there was any kind of design or aesthetic value to the previous home, this was lost in these renovation which altered its front view and rear view. All materials used in the renovation are builder's grade and are over 25 years old. This includes the grey aluminum siding which clads the exterior, dated wallpaper, windows, broadloom carpets, laminate flooring, and old hardwood (Appendix C, Figures 1-17). In 1990, the building plan show stucco clad exterior walls, however, the existing home now has a newer grey vinyl siding, and therefore does not reflect a historical value. The basement is unfinished with concrete floors and carpeted in some sections and the roof, in particular, is due for renewal (Appendix C, Figures 19-23). There is a wood burning fireplace on the ground floor, however it has no historical value and the room is not properly ventilated (Appendix C, Figure 11). All renovation projects considered, the only original feature of the home that remains is the basement. The aesthetic value of the home is quite modest and it does not possess any historically relevant elements that would be considered worthy of preservation.

2.4 Streetscape (see Appendix F)

3.1 Landscape Environment

"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

As one travels through Mineola West, a striking impression is formed by the mature trees that define its landscape. Over the years, the city of Mississauga has been carefully preserving these trees as part of the natural heritage that gives Mineola West its distinctive bucolic character. Its natural, rolling topography and natural drainage further contribute to this. In addition, this neighbourhood has very few "Engineered Streets" which means a lack of presence of curbs or sidewalks, softening the transition between private properties and the street edge. The property found at 99 Veronica Dr is no exception, as it blends effortlessly into its surroundings, complete with its towering native trees. The existing home has a 75ft frontage and is partially covered by two large Blue Spruce trees about 10 metres high that block the view of the home from the street. The property's 200ft deep backyard is saturated by flora, the entire lot comprised of 29 trees and perennial gardens. Three of the aforementioned trees are over 200 years old Pin Oaks, which would make them original pre-settlement trees. As a result, careful consideration has been given in regards to the preservation of these natural elements that contribute so greatly to the scenic and visual quality of the area. Please see attached arborist report (Appendix G) for more detailed information related to the tree landscape of this lot as well as included street-view photos of the property (Appendix F). Furthermore, it is important to note that there is no watercourse

that runs through the lot in question, neither are there shoreline features of former water courses or lakes on the property.

3.2 Built Environment

The home on lot 10 of Plan 355 was once a bungalow and was later renovated include a rear patio addition and second floor addition in 1973 (Appendix E). This now, single family detached, blends well in its environment predominantly for the reason that it is heavily concealed by the mature Blue Spruce trees and the Pin Oaks that grow closer to the front of the property. A wooden deck is connected to the home from the back and a wooden garden shed is found detached from the home at the end of the driveway. This home was originally built according to standard midcentury construction methods and materials. The basement is made up of stacked concrete blocks held together by mortar. The structure of the house is wood framed and 3/4 sheeting is used over this frame and is clad with wood shingles. Next, the interior of the house was plastered over the wood lath. Its roof is covered in asphalt shingles, and the windows are made of up single pane glass and wood frames.

- Grey aluminum siding installed within the last 20 years. (Appendix C, Figures 1-2)
- Off-white vinyl framed windows installed within the last 20 years. (Appendix C, Figures 1-2)
- Rear addition includes pine wood deck and was built in 1973. (Appendix C, Figure 2)
- Second floor was built in 1973, and changed the appearance of the home from its original boxlike bungalow style. (Appendix C, Figures 1-2)
- Concrete blocks make up the structure of the basement, and is the only visible exterior feature that remains from the original build in 1950. (Appendix C, Figure 4)
- Hardwood flooring installed in 1990 and is made up of oak panels. (Appendix C, Figures 7-8)
- Oak wood panels clad the bottom half of the living room walls. (Appendix C, Figures 7-8)
- Oak wood floating stairs lead up to the second floor and are newer than the ones covered in carpet leading to the basement. (Appendix C, Figures 7-8)
- The interior of the windows are framed in wood and wooden shelves are found lining the walls. (Appendix C, Figures 7-8)
- Red decorative brick and stone mantle pieces compose the exterior of a wood burning fireplace. (Appendix C, Figure 11)
- Green and off white wallpaper cover the walls of a room situated on the ground floor. (Appendix C, Figure 12)
- Decorative blinds conceal the windows. (Appendix C, Figure 12)
- Room with slanted ceilings, that was part of the 1973 addition, make up the second floor. (Appendix C, Figure 13)
- Closet with shelving units offer storage space. (Appendix C, Figure 14)
- Kitchen composed of white cabinets, brown granite countertop and white appliances. (Appendix C, Figures 15-16)

- Floors are covered in off white laminate flooring. (Appendix C, Figures 15-16)
- Wooden bottom cabinets with shelving space for storage make up the bathroom vanity. (Appendix C, Figure 17)
- White and blue patterned wallpaper cover the walls. (Appendix C, Figures 17)
- Reddish brown shingles cover the roof of the home. (Appendix C, Figure 18)
- Parts of the eavestroughs are damaged and in need of repairs. (Appendix C, Figure 18)
- Wooden panels cover the walls from the floor to the ceiling in the basement where old laundry appliances and a freestanding plastic sink are stored. (Appendix C, Figure 19)
- Wooden shelving and cabinets are used as storage space. (Appendix C, Figure 19)
- Electrical panel is also found in the basement where the walls are made up of concrete blocks and are painted over with white paint. (Appendix C, Figure 20)
- Green paint covers more concrete blocks in the basement and additional wooden shelving units are installed. Heating ducts visible on the ceiling. (Appendix C, Figures 21-22)

Unfortunately, while the existing home on the lot in question blends in with its environment, it does not carry a particularly aesthetic quality that contributes to the appearance of the neighbourhood. As time goes on, an increasing number of home owners in the Mineola area have begun building homes that can be said to have organic architectural styles. This creates a sense of fluidity between the environment and manmade structures, creating a sense of balance between the natural and the artificial. Further, since the large tree plantings in the area are consistent with pre WWII environs, careful precautions have been taken to preserve them. The forms of the roads have also been maintained as there are no curbs or paved sidewalks along Veronica Drive. This is characteristic of the Mineola West area as it creates a natural rolling hill topography. The scale of built features in the neighbourhood has been steadily increasing with the development of more modern renovation projects that are larger in size. As a result, Veronica Drive is able to support the introduction of a newer home. The existing property has only modest contextual value in as far as its support of the character of the area; i.e. It's physical, functional, visual or historic link to the surroundings and is not a landmark. Further, there are no specific sites or portions of the building that have features which are unusual or distinctive.

3.3 Historical Associations

In the Toronto Township books found in the Land Registry's office of Ontario, the plot of land found at 99 Veronica Drive was first transferred from the Crown to Robert Cotton (Appendix H, Book A). In 1837, Robert Cotton immigrated to Canada from Ireland and became both a farmer and a merchant and was a Postmaster for Port Credit from 1856 to 1885. The family purchased several parcels of land in the Port Credit area that included the lot found at 99 Veronica Drive and it remained in the family until Cyril E. Cotton, son of James Cotton, subdivided parts of the lot in 1948 and finally died in 1950, after which his estate was passed on to his wife and immediately after to Wilbert Culm (Appendix H, Book D). From there the property ownership was passed onto Hugh and Charlotte Brown and four

more times to individuals who themselves carried no historical weight. This was evidenced through research on online research from genealogy and ancestry sources which did not reveal significant historical contribution.

3.4 Other

No historical characteristics can be found in the existing structure on 99 Veronica Dr that merits interest. Further, there is no landmark value, and it doesn't carry any exceptional stylistic or aesthetic elements. No one of consequence was involved in the construction of this home, and the lot does not have any significant landmark value attached to it. Its natural elements, such as the mature trees, however, are deemed valuable elements of the property. There are 29 trees associated with this lot, 2 of which are municipal trees. Careful attention has been placed towards the preservation of these trees since they are of great heritage value; some are estimated at being over 200 years of age. The attached arborist report (Appendix G), which will be discussed at greater length in the following sections of this report, considers action that is recommended to be taken in connection with the development. Further, there does not exist a conflict with the interests of the Credit Valley Conservation Authority, as there is no water course through the property.

4.0 Property Information

In accordance with the Freedom of Information and Protection of Privacy Act the list of previous owners below does not include the names of the current owners of 99 Veronica Drive.

Previous owners are as follows,

from 2015/11/26 – Current Owners	
from 1969/07/31 – Werner & Margot Fieguth	(Appendix H, Book D)
from 1966/08/09 – John & Audrey Lees	(Appendix H, Book D)
from 1961/07/07 – Thomas & Patricia Reed	(Appendix H, Book D)
from 1952/09/15 – Huge & Charlotte Brown	(Appendix H, Book D)
from 1950/07/19 – Wilbert Culm	(Appendix H, Book D)
from 1950/02/28 – Mary C. Cotton	(Appendix H, Book D)
from 1905/03/16 – Cyril Earnest Cotton	(Appendix H, Book D)
from 1896/05/20 – Trusts Corp. of Ontario	(Appendix H, Book B)
from 1885/10/24 – Susan A. Cotton	(Appendix H, Book B)
from 1867/12/05 – James W. Cotton	(Appendix H, Book B)
from 1865/05/13 – Bank of Upper Canada	(Appendix H, Book B)
from (unknown) – Robert Cotton	(Appendix H, Book B)
N/A – The Crown	(Appendix H, Book A)

(Please refer to Toronto Township books A through D procured from Land Registry Office attached in Appendix H)

The lot now known as Lot 10 in Plan 355, was formerly known as Lot 3 in the First Range of the Credit Indian Reserve (Appendix I). The lot was transferred from the Crown to Robert Cotton, however, Township Book A does not list the date at which this occurred. (Appendix H, Book A). However, it does disclose May 13th 1865 as the date that the land was transferred from Robert Cotton to Hamilton & Toronto RY (Appendix H, Book A). Unfortunately, Robert Cotton was unable to pay the mortgage on the property that he owed, and Frederick Jarvis, the sheriff of York and Peel county, collected the money that was owed to the Bank of Upper Canada (Appendix H, Book A). The estate was then transferred to James W Cotton in 1867 (Appendix H, Book B). Upon the passing of James Cotton, his estate was entrusted to his son Cyril Earnest Cotton (Appendix H, Book B), who subdivided the property in 1948. When Cyril Cotton died in 1950, his estate was passed on to his wife Mary who sold it a month later to Wilbert Culm (Appendix H, Book D). From there it was transferred to Hugh & Charlotte Brown, then to Thomas & Patricia Reed, then to John & Audrey Lees and finally to Werner and Margot Fieguth before being transferred to the current owners (Appendix H, Book D).

5.0 Impact of Development or Site Alteration

In order to make room for the developments proposed, demolition of the existing building will be necessary. However, serious attention has been given to the preservation of the natural beauty that is characteristic of this property. There are three trees that are found closely hugging the current perimeter of the house. These trees are said to be over 200 year old oaks, according to the arborist hired for this project, and as a result, the design of the house revolved around their preservation. The new house has been moved away from 3 large oaks in order to prevent damage to the roots of the trees. Further the amount of excavation in the basement has been reduced even at the cost of additional square footage on the lowest level of the home. There is also no excavation to be conducted under the garage for the same damage prevention reasons. In addition, the ground floor of the build will work itself around the three trees, in one instance creating a pseudo courtyard that will not only preserve the tree, but showcase it by surrounding it with tall windows. This serves to improve cohesion between the natural and the artificial.

In the interest of ecological preservation an arborist was hired to examine the site and the mature trees that are found growing on it. As per the proposal of the certified arborist (Appendix G), one of the trees on the Veronica property has been recommended for removal. This tree will be removed in accordance with the Mississauga Private tree Protection By-Law. The arborist report states, "Tree number three (3) is a 47 cm DBH Norway Maple that is located near the south property line. This tree is in poor condition and is recommended for removal." However, no measures will be taken to remove this tree since it does not interfere with the proposed developments. All trees on the lot will be given special attention in the ways of protective measures. As quoted from the arborist report, "Protective tree hoarding shall be constructed according to City of Mississauga specifications and will consist of orange snow fencing with two by four frame, top and bottom. The Arborcorp Tree Experts

have been retained to ensure that all tree protection measures are being followed" (Appendix G). In these ways, any proposed developments are minimal in scale and are sympathetic to their environment. Furthermore, there is no historical attribute that is linked to the site that is at risk with the development of the new project. In addition, no land disturbances and or changes of drainage patterns will be brought about by the new construction. Finally, since this lot is currently a residential property and will remain as such there will be no change in land use.

6.0 Mitigation Measures

Of primary importance is the preservation of the natural environment that is present on the existing lot and as a result, alternative development approaches have been taken. The proposed home in question, strives to integrate itself into its environment and achieves this primarily through the use of wood as an external material, creating a modern chalet-style effect (Appendix F) that is evocative of Frank Lloyd Wright's architecture. An increasing number of homes in the Mineola West area have begun mimicking this type of architecture (Appendix J). This style is neither disruptive to the surrounding natural environment nor clashes with other existing buildings, proving to be quite complimentary in its visual interaction with the local neighbourhood. Not only does this create the illusion of increased cohesion between home and natural world as it mimics the appearance of surrounding trees, this technique also creates a grounding effect. The goal is to create a blend between human habitation and nature's existing beauty that is unified and complementary. A well-known example of this type of architecture is Wright's own Fallingwater house (Appendix K). "In pursuing its work, Fallingwater demonstrates leadership and creativity, engages the public, and celebrates the power of design in harmony with nature. Its approach is collaborative and it meets the highest recognized standards of museum and preservation practices" (Appendix K). Inline with this ideology, great emphasis was placed in designing the proposed home to ensure its compatibility with its surroundings as well as the lifestyle of those living in Mineola West today. This not only means that measures be taken to preserve existing flora, but also to blend manmade structures visually into the landscape. The design of this home strives to accomplish just that. This is made evident through the use of exterior materials, such as wood grain and natural stone, both of which are characteristic of the lot's scenery. The use of wood grain also serves to ground the home visually to further minimize the aesthetic impact. In addition, since most of the home's square footage is mainly pushed towards the back of the lot and the front view of the build is hardly expansive, the builds remains within the scale of other builds in the neighbouring area. Please see Appendix F for the size and relative scale of other homes in relation to the proposed building.

7.0 Author's Qualifications

Irene Gankevitch is a professional interior designer that has been active in the field for over 8 years, many of which have been spent working in the Mineola area on both building and renovation projects. Graduated from Art College and an Applied Arts University program in Europe, Irene has always been captivated by art, sculpture and the history of

architecture throughout the ages, and is an antique and modern art collector in her spare time (Appendix L). Travel throughout Europe visiting countless historic monuments and architecturally significant structures, played a great role in the passion she exhibits for interior design today. This understanding and appreciation has translated into her work as a conscious effort to preserve and protect that which carries historic relevance. In addition, extensive knowledge of the construction process, structural and architectural design has permitted her to oversee all construction stages of the following projects:

1569 Hurontario St, Mississauga ON (1999)
 1242 Mona Road, Mississauga ON (2011)
 1546 Douglas Drive, Mississauga ON (2015)

Further, her building and design projects have been featured in a number of editorials in well-respected magazines such as TorontoHome and OurHomes and in 2016 (Appendix M), she was nominated for the A' Design Award & Competition in Milan, Italy. Furthermore, Irene has extensive experience in writing Cultural Landscape Heritage Impact Assessments. She has submitted four reports in the past 5 years all of which were accepted by the City of Mississauga's Heritage Advisory Committee and a Heritage Property Permit Notice was granted.

1242 Mona Road, Mississauga, ON
 1546 Douglas Drive, Mississauga, ON
 1190 Mona Road, Mississauga, ON
 267 Kenollie Avenue, Mississauga, ON

8.0 Recommendation

The existing home at 99 Veronica is uninteresting in its aesthetic value and historical significance. Its structure, architecture, design value and materials used are average and lack the kind of cultural heritage value that is listed in the criteria in Regulation 9/06 of the Ontario Heritage Act. Its aspects are neither rare or unique, and doesn't characterize any style or construction method that would merit particular attention. This home was originally built according to standard midcentury construction methods and materials. The basement is made up of stacked concrete blocks held together by mortar while the structure of the house is wood framed and 3/4 sheeting is used over this frame and is clad with wood shingles. Its roof is covered in asphalt shingles, and the windows are made of up single pane glass and wood frames. No degree of craftsmanship or artistic thought can be discerned and no significant technical or scientific achievement is evident. Since the home was renovated by the owner of the house himself in 1973 and then again in 1990 (Appendix E) together with an architect named Robert Topping, the aesthetic value of the front and rear of the house changed so significantly that its original design value was lost long ago. The only remaining original feature would be the concrete blocks that make up the structure of the basement

walls which are neither aesthetically pleasing to the eye and are not exceptional in the quality of the material or in the degree of craftsmanship.

Secondly, since the individuals that inhabited the building were not historically significant, its historical or associative value is non-existent. The architect, Robert Topping, responsible for the drawings of the renovation plans of 1990 was also not historically significant, nor did he leave a prominent mark in his field. In addition, the home at 99 Veronica doesn't offer insight into the culture of the area or provide one with an understanding of the community of Mineola West since any exterior qualities that can be perceived today are the product of relatively recent renovations.

It also does not reflect the work or ideas of a significant builder, designer, artist, theorist or architect. Its contextual value also does not qualify for preservation, since it accomplishes little to define, maintain or support the character of the area. Finally, its physical, functional, historical or visual aspects are not well connected to the environment and is not considered a cultural landmark. Manifestly average, the existing building does not possess any qualities that merit conservation and is recommended to be replaced by a building that offers an aesthetically superior alternative that is harmonious in its interaction with its environment. It is our hope that the information presented in this report satisfies the requirements set forth in the Cultural Landscape Heritage Impact Assessment.

References

Richard Mann Architect B.ARCH., B.E.S., O.A.A.
 Greg Callaghan, Planning and Development Consultant
 Stephen Shelton, Certified Arborist ON-0542AT, Certified Tree Risk Assessor 1589
 Yvonne Plumb, Sales Representative, CLHMS
 Township Books A, B & D, procured from Land Registry Office
 Fallingwater, Western Pennsylvania Conservancy. www.fallingwater.org

Appendix

Table of Contents

Appendix A

Includes location map & aerial view.

Appendix B

Includes site plan of existing conditions (Survey).

Appendix C

Includes photographs of the existing structure.

Appendix D

Includes Property Detail Report by MPAC.

Appendix E

Includes Building Plans No. 724122 (1973) & 102707 (1990).

Appendix F

Includes scaled streetscape plan.

Appendix G

Includes arborist report.

Appendix H

Includes Township Books A, B & D procured from Land Registry Office.

Appendix I

Includes Plan of Subdivision of Lots 3 & 4 in the 1st Range of Credit Indian Reserve (No. 355).

Appendix J

Includes photos of modern houses in the Mineola West Area.

Appendix K

Includes photo and link to Frank Lloyd Wright's Fallingwater.

Appendix L

Includes scanned copy of Irene's diploma and report of evaluation of educational credentials.

Appendix M

Includes scanned magazine excerpts.

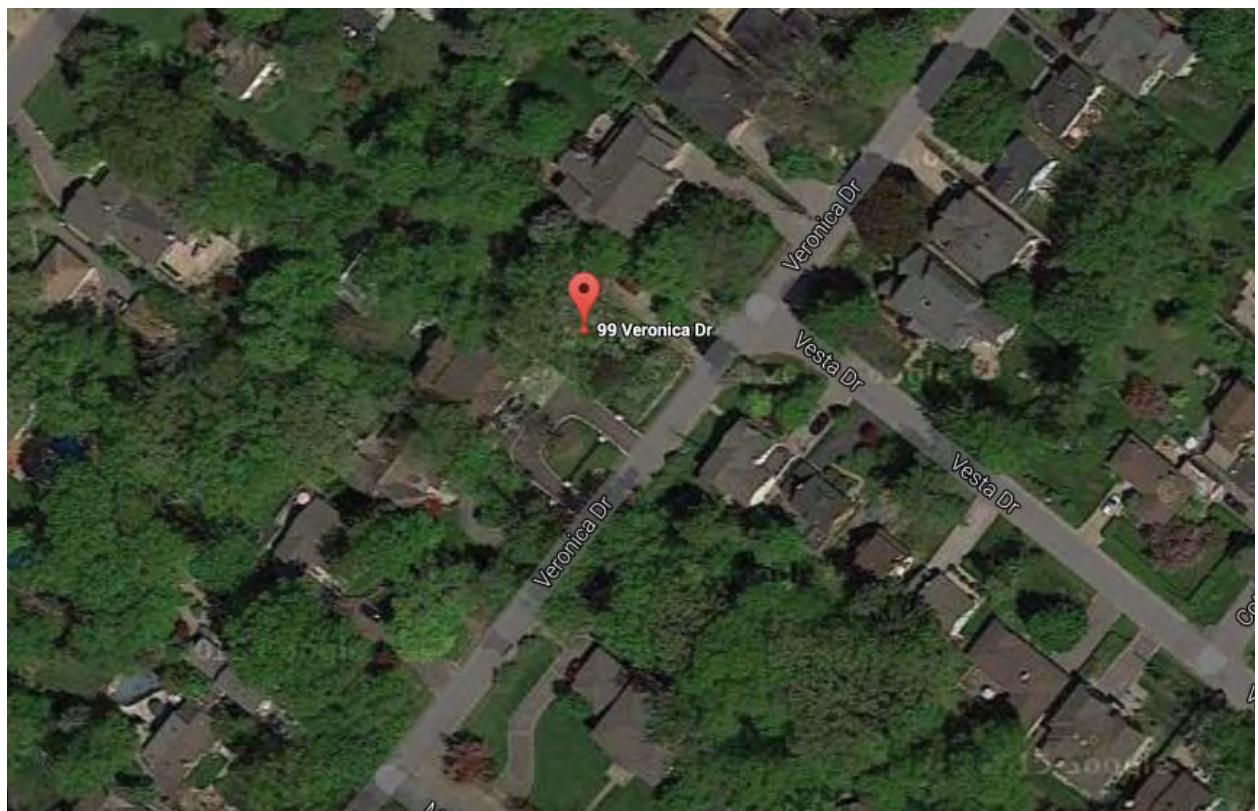
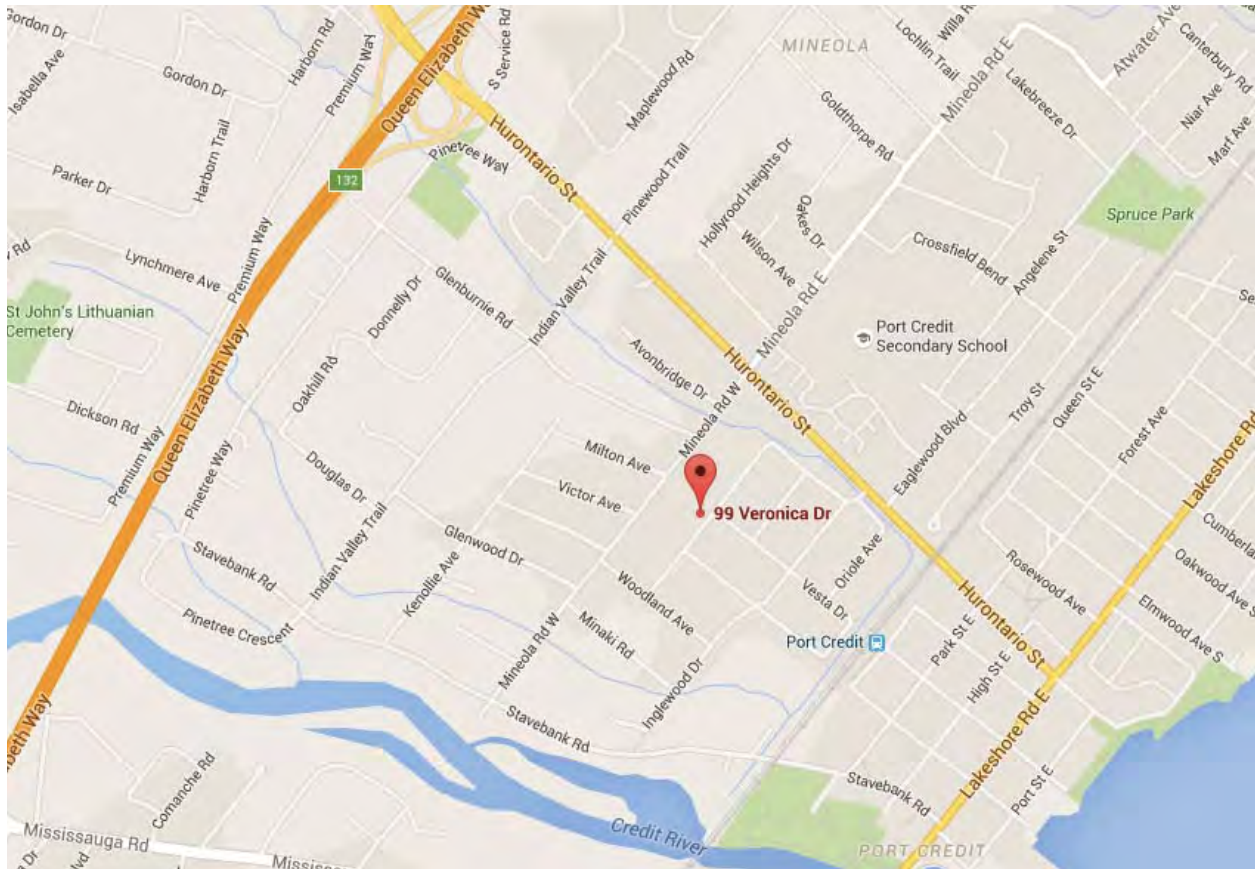
Appendix N

Includes elevations of proposed development.

Appendix O

Includes site plan of proposed development.

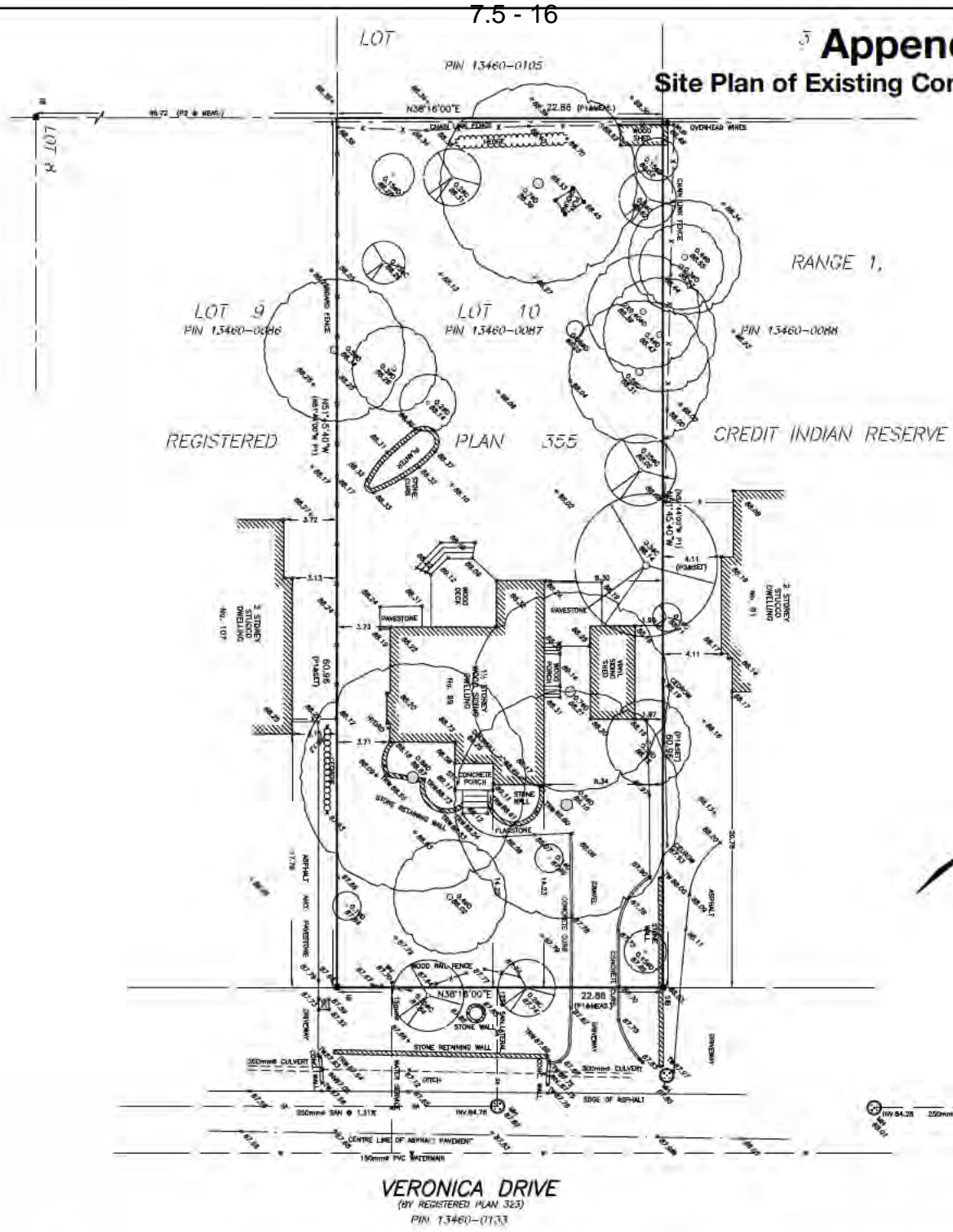
Appendix A Location Map & Aerial View



METRIC
DIMENSIONS SHOWN ON THIS PLAN ARE
IN METERS AND ARE NOT TO BE
TO FEET BY DIVIDING BY 0.3048

Appendix B

Site Plan of Existing Conditions



PLAN OF TOPOGRAPHY OF
LOT 10
REGISTERED PLAN 355
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEELE

SCALE 1:200
TARASICK MCILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS
© COPYRIGHT, 2016

UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS INFORMATION IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE LOCATION OF UNDERGROUND SERVICES IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE LOCATION OF UNDERGROUND SERVICES IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1998, AND WERE OBTAINED FROM CITY OF MISSISSAUGA BENCHMARK NO. 757, HAVING A PUBLISHED ELEVATION OF 83.725 METERS.

BEARING NOTE
BEARINGS ARE ASTROLOGICAL AND ARE REFERRED TO THE NORTHWESTERLY LIMIT OF VERONICA DRIVE AS SHOWN ON REGISTERED PLAN 355, HAVING A BEARING OF N85°16'00"E.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES IRON BAR
 - DENOTES SHORT STANDARD IRON BAR
 - DENOTES TOP OF CURB
 - DENOTES CEMENT OUT
 - DENOTES MANHOLE
 - DENOTES WATCH BOLT
 - DENOTES WATER VALVE
 - DENOTES WATER VALVE
 - DENOTES STONE COLUMN
 - DENOTES REGISTERED PLAN 355
 - DENOTES PLAN OF SURVEY BY R.L. KINGSTON O.L.S. DECEMBER 17, 1982
 - DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 - DENOTES TREE CAMPERS ARE DRAWN TO SCALE

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED ON JANUARY 15, 2016

TARASICK MCILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4101 SLACKVIEW CRESCENT, UNIT 40, MISSISSAUGA, ONTARIO L4L 5K2
TEL: (905) 566-8649 FAX: (905) 566-3160
E-MAIL: office@msurveypro.com

DRAWN BY: A.G. FILE NO.: 7150-1

Appendix C



Figure 1



Figure 2



Figure 3



Figure 4



Figure 5



Figure 6



Figure 23



Figure 24



(M): 416-420-5204

(O):

Yvonne@YvonnePlumb.com

Property Detail Report



Purchased Date: 2016-04-18

Appendix D


Property Address: 99 VERONICA DR

Municipality: MISSISSAUGA CITY

Roll Number: 210501001609800

Base Sales & Assessment Data

Property Information:

Property Type:	Residential		
Property Code & Description:	301-Single-family detached (not on water)		
Assessment Roll Legal Description:	PLAN 355 L 10		
Legal Description:	LT 10, PL 355 ; MISSISSAUGA		
Year Built:	1950	Frontage(ft):	75.00
Number of Full Storeys:	1	Depth(ft):	200.00
Number of Partial Storeys:	3/4	Site Area(sq.ft.):	15,000.00 Sq.Feet
		Variance:	Regular

Sale Information:

Last Sale Date:	26/11/2015
Last Sale Amount:	\$1,320,000

Valuation Information:

Assessed Value on January 1, 2012*:	\$989,000
Assessed Value on January 1, 2008:	\$774,000
Taxation Year:	Phased-In Assessment
2013	\$827,750
2014	\$881,500
2015	\$935,250
2016	\$989,000**

NOTE: Under the Assessment Act a number of changes have been made to the property assessment system, which became effective in the 2009 property tax year. These changes include the introduction of a four -year assessment update and a phase-in of assessment increases. An increase in assessed value between January 1, 2008 and January 1, 2012 is phased in over four years from 2013 to 2016. For more information regarding Assessment Updates visit www.mpac.ca

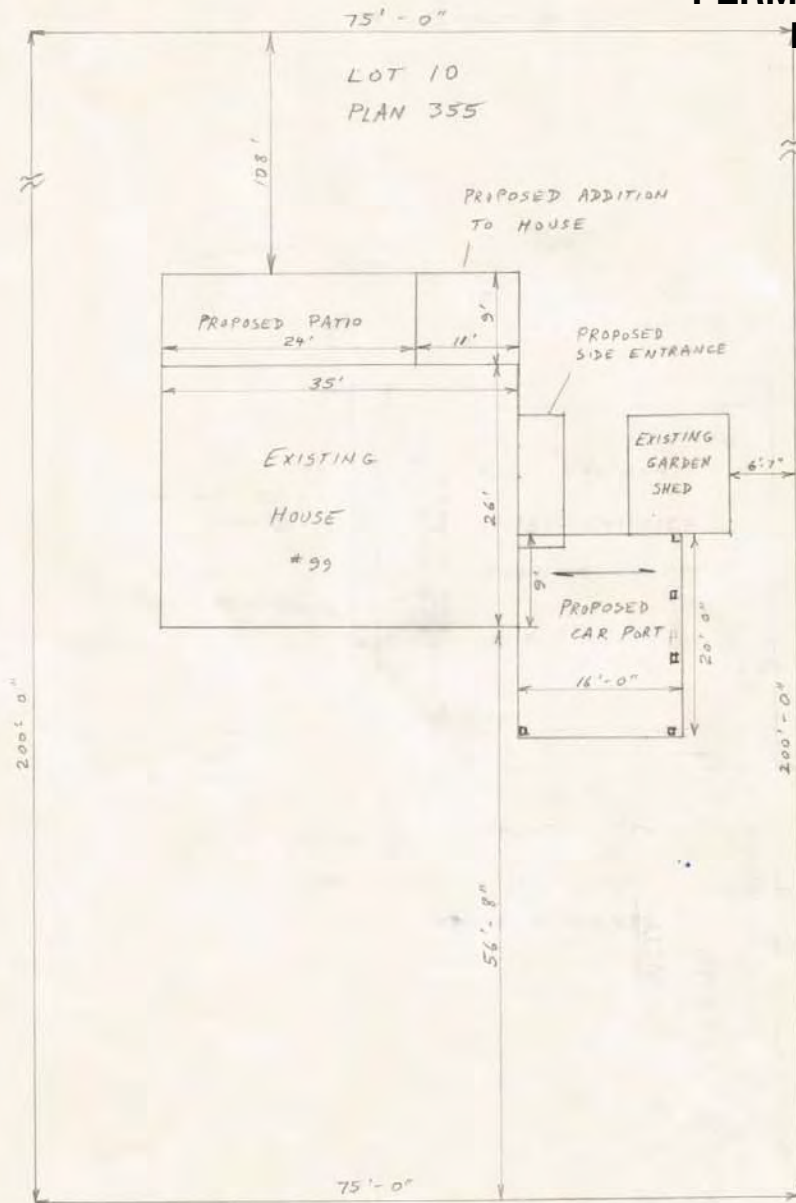
*Assessed Value is based on a January 1, 2012 Valuation Date.

**Phased-In Assessment reflects the phased-in portion of the Assessed Value returned to the municipality/local taxing authority on the 2015 Assessment Roll for the 2016 taxation year.

Enhanced Data

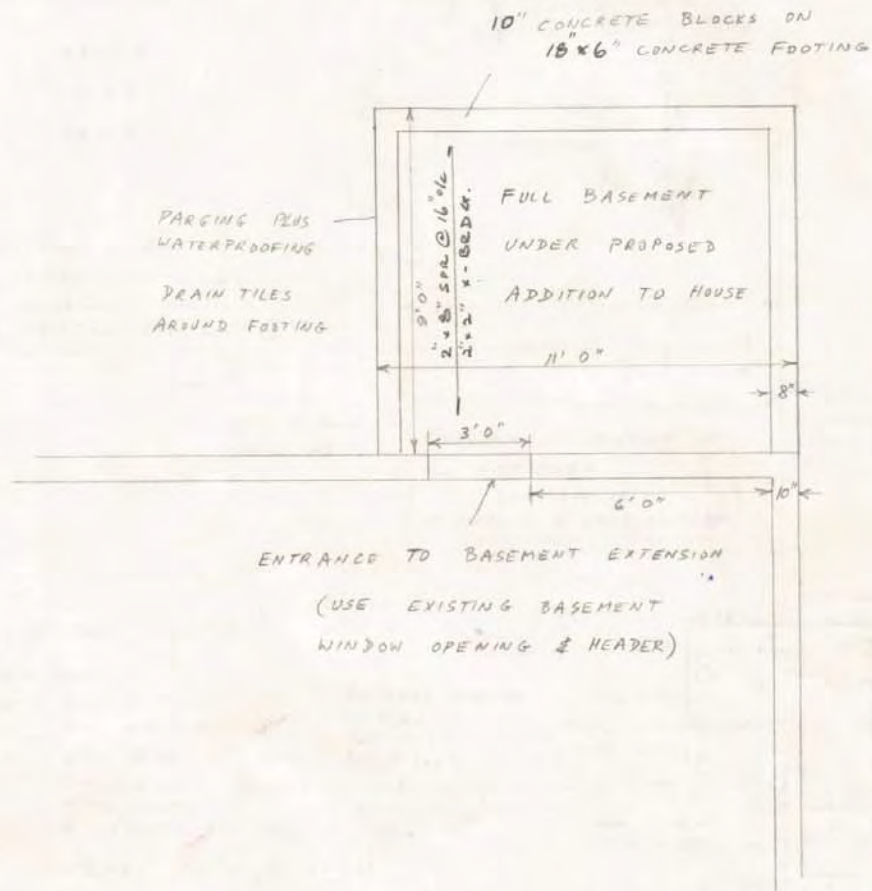
Bedrooms:	4
Bathrooms:	2
Half Bathrooms:	0
FirePlaces:	Yes
Garage Type:	Not Applicable
Garage Spaces:	0
Driveway:	
Pool:	No
Split Level:	No Split
Private Sanitary Service:	
Private Water Service:	
Zoning Code:	R4



Appendix E**PERMIT No. 724122****File No. 23662**

VERONICA DRIVE

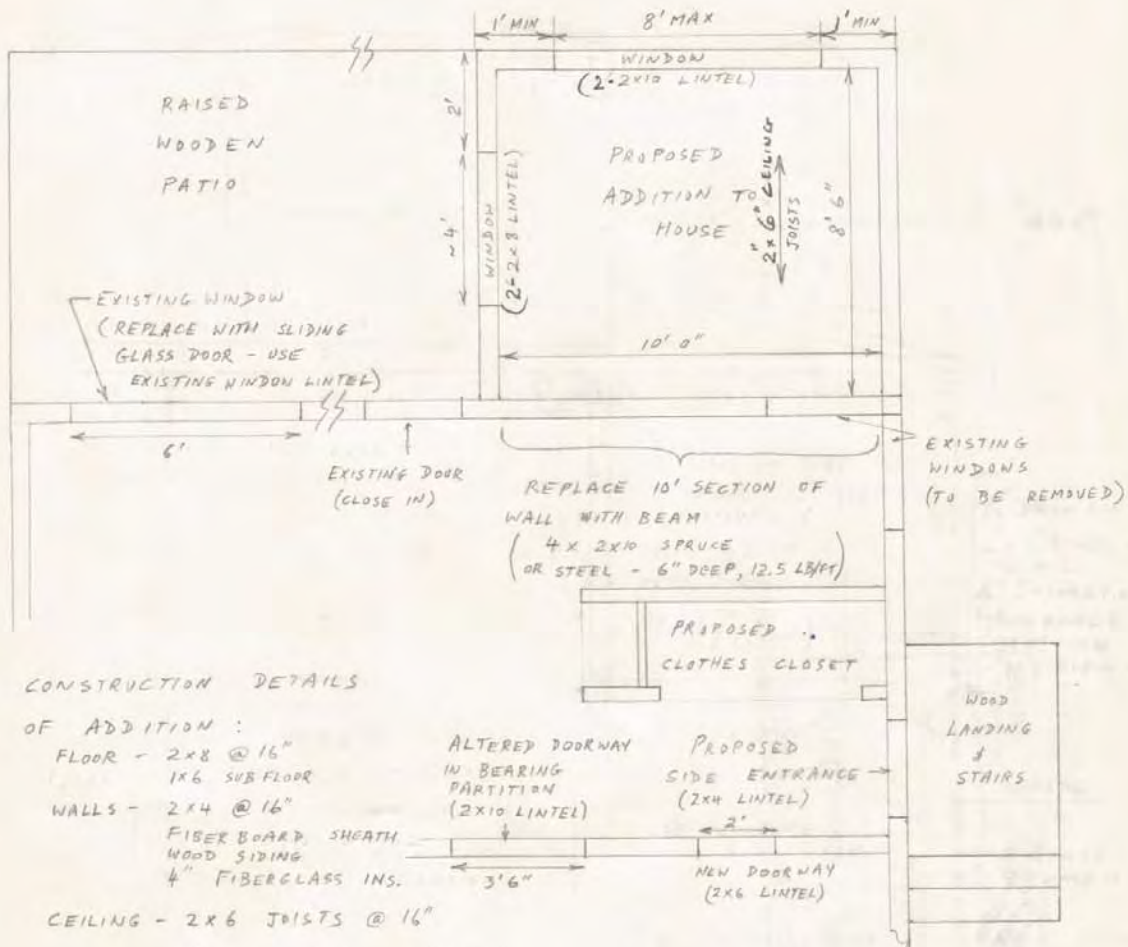
Appendix E

PROPOSED ALTERATIONS99 VERONICA DR.BASEMENT PLANSCALE - $\frac{1}{4}" = 1'$

Appendix E

PROPOSED ALTERATIONS

99 VERONICA DR.



CONSTRUCTION DETAILS

OF ADDITION :

FLOOR - 2X8 @ 16"
1X6 SUB FLOORWALLS - 2X4 @ 16"
FIBER BOARD SHEATH
WOOD SIDING
4" FIBERGLASS INS.

CEILING - 2X6 JOISTS @ 16"

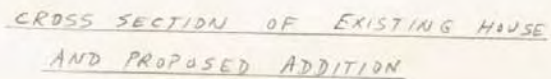
6" LOOSE MICA INSULATION

ROOF - 2X6 RAFTERS @ 16" + $\frac{3}{8}$ " PLYWOOD
ASPHALT SHINGLES

GROUND FLOOR PLAN

SCALE - $\frac{1}{4}" = 1'$

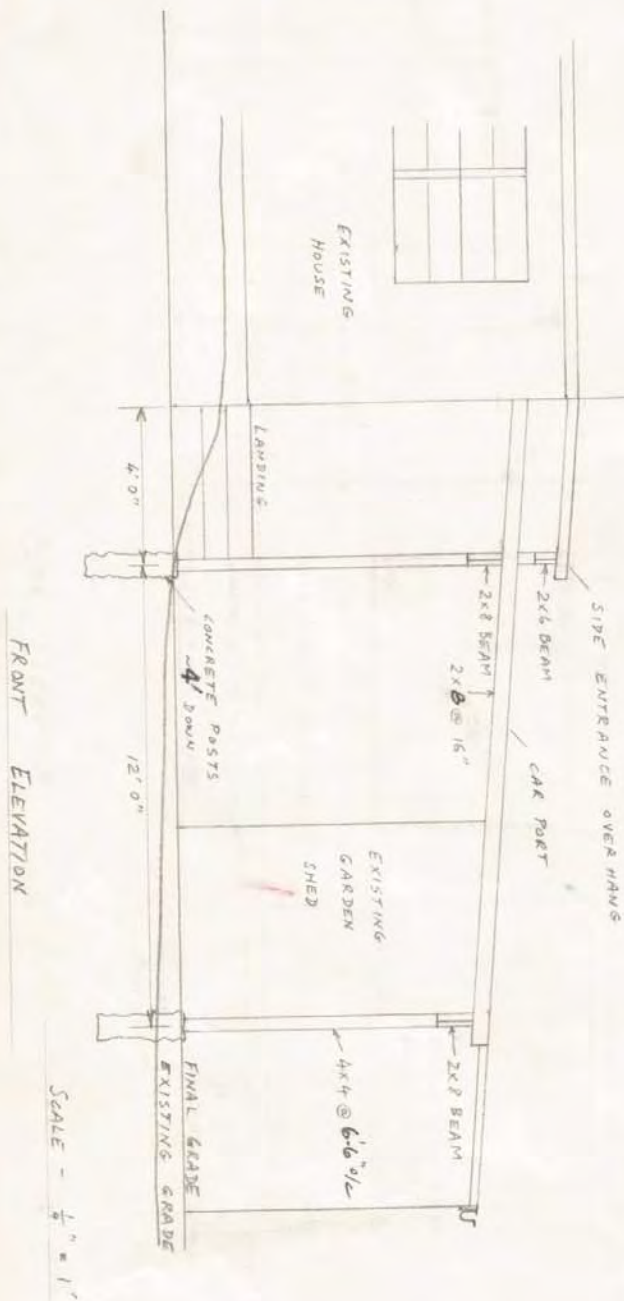
99 VERONICA DR.



SCALE - $\frac{1}{4}'' = 1'$

Appendix E

PROPOSED ALTERATIONS
99 VERONICA DR.



Appendix E

PROPOSED ALTERATIONS

99 VERONICA DR.



EXISTING HOUSE

EXISTING OVERHANG

FLAT 2x4's ON
DOUBLE 2x6 BEAMS
AT 4' CENTERS

PATIO

CONCRETE
POSTS

EXISTING & FINAL GRADE

CONCRETE BLOCK FOUNDATION

WOOD SIDING EXTERIOR

SIDE
ENTRANCE

4x4

4' 0"

4' 0"

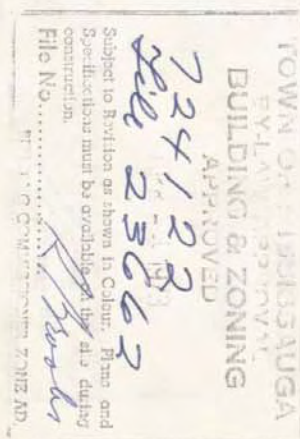
CAR PORT

GARDEN
SHED

REAR ELEVATION

SCALE - 1/4" = 1'

Appendix E



HEATING REVIEWED
DATE: 12/15/78
BY: J. H. HARRIS

HEATING SYSTEM
FURNACE: 100,000 BTU
RADIANT: 100,000 BTU
WATER: 100,000 BTU
AIR: 100,000 BTU
TOTAL: 400,000 BTU

HEATING SYSTEM
FURNACE: 100,000 BTU
RADIANT: 100,000 BTU
WATER: 100,000 BTU
AIR: 100,000 BTU
TOTAL: 400,000 BTU

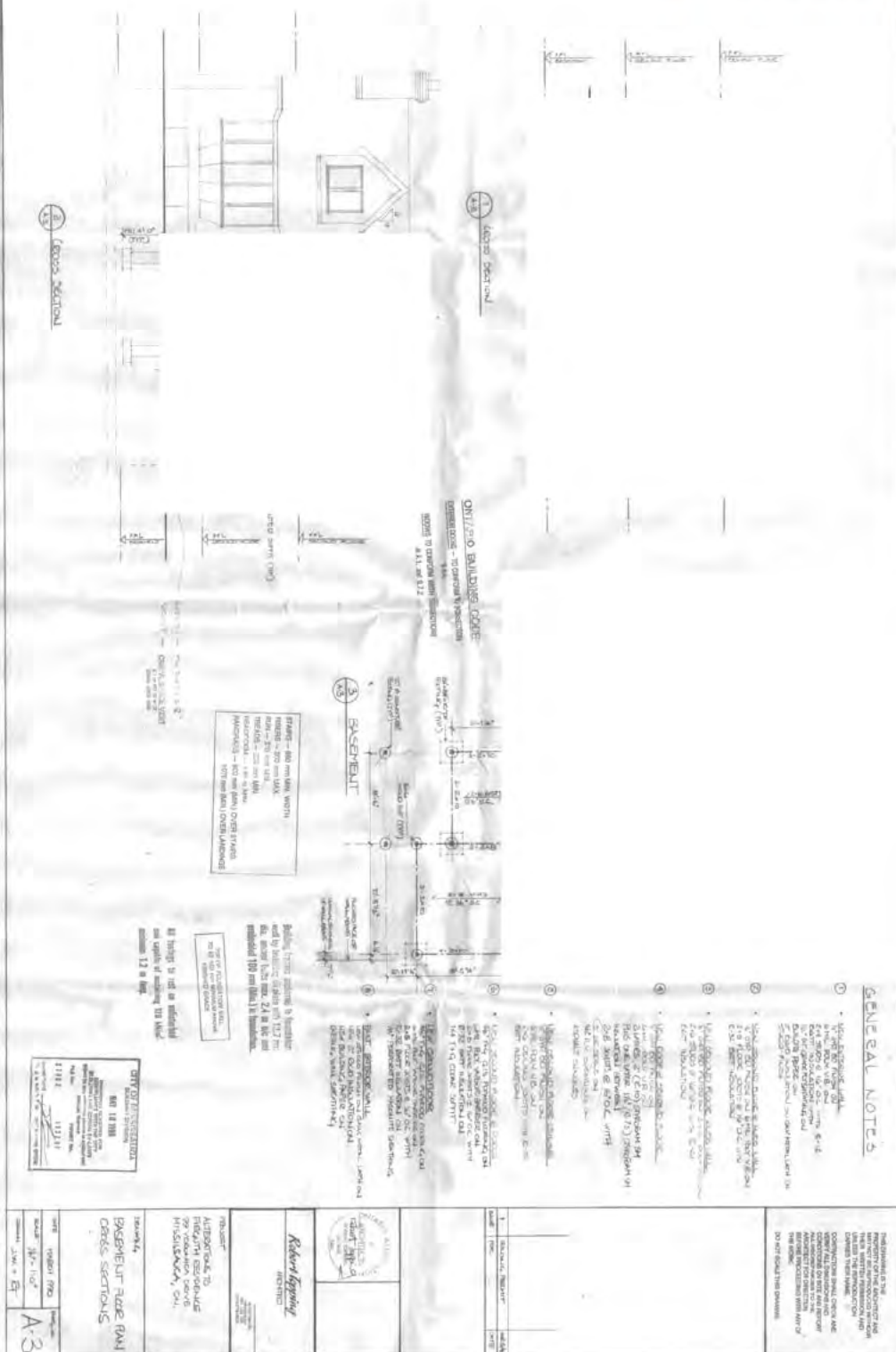
HEATING SYSTEM
FURNACE: 100,000 BTU
RADIANT: 100,000 BTU
WATER: 100,000 BTU
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HEATING SYSTEM
FURNACE: 100,000 BTU
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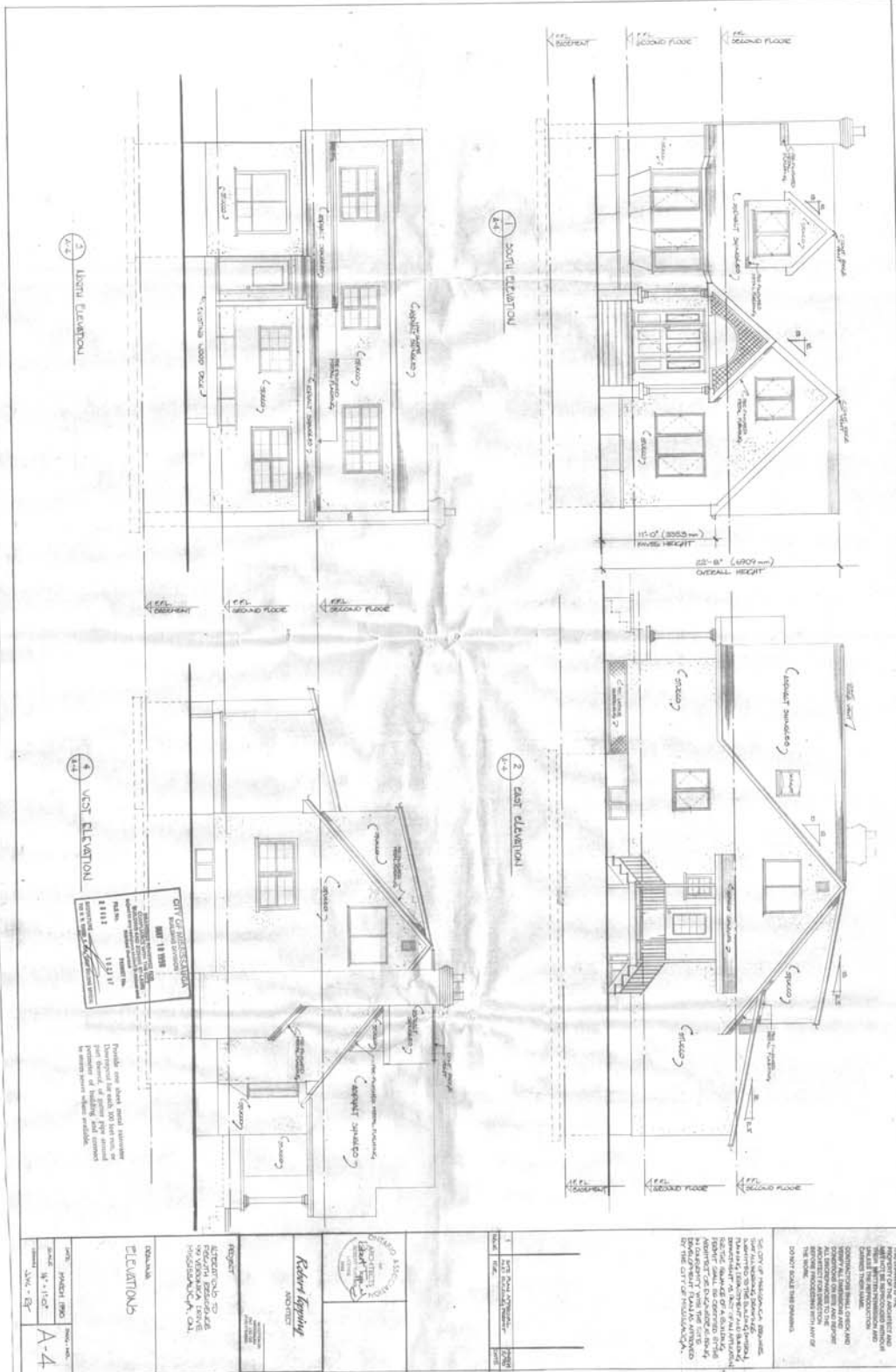
HEATING SYSTEM
FURNACE: 100,000 BTU
RADIANT: 100,000 BTU
WATER: 100,000 BTU
AIR: 100,000 BTU
TOTAL: 400,000 BTU

HEATING SYSTEM
FURNACE: 100,000 BTU
RADIANT: 100,000 BTU
WATER: 100,000 BTU
AIR: 100,000 BTU
TOTAL: 400,000 BTU

Appendix E

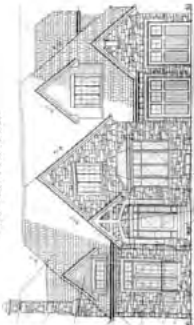


Appendix E





54'9" front elevation



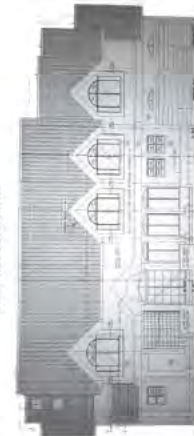
75' lot frontage

54'11" front elevation



75' lot frontage

72'6" front elevation



100' lot frontage

Appendix G



Arborist Report and Tree Preservation Plan for
99 Veronica Dr.
Mississauga, ON
L5G 2B1

Prepared for:

Data Collected and Report Prepared by:

Stephen Shelton ON-0542
251 Third Line
Oakville, ON
L6L 4A2
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1 April 2016
Revised 9 August 2016



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Background Information

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

Methodology

The tree inventory and assessment was conducted on March 30, 2016. There are twenty-nine (29) trees included in this report. The existing trees have been numbered and identified on the site plan provided by Tarasick McMillan Kubicki Limited. Each tree was assigned a unique number and detailed data was collected.

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

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

Tree valuations for the municipal trees were calculated using the Replacement Cost Method as described in the Guide to Plant Appraisal 9th Edition. Species ratings were determined from the Ontario Supplement of this text.

Municipal Trees

There are two (2) municipal trees included in this report.

Tree number one (1) is a 21 cm dbh Blue Spruce that is located on the south property line. This tree is in good condition and additional protective measures have been recommended.

Tree number two (2) is a 22 cm dbh Blue Spruce that is located on the south property line. This tree is in good condition and additional protective measures have been recommended.

Additional information on these trees can be found in Appendix 1, and a valuation of these trees can be found in Appendix 8.

Neighbouring Trees

There are seven (7) neighbouring trees within 6m of the property line.

Tree number twelve (12) is a 31 cm dbh White Spruce that is located on the west property line of the neighbouring property. This tree is in good condition and additional protective measures have been recommended.



Tree number sixteen (16) is a two stem Silver Maple that is located on the west property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Tree number nineteen (19) is a two stem Red Oak that is located near the south property line of the neighbouring property. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number twenty (20) is a 35 cm dbh Horse Chestnut that is located near the south property line of the neighbouring property. This tree is in good condition and no negative impacts are expected from the proposed construction.

Tree number twenty-four (24) is a 20 cm dbh Sugar Maple that is located on the east property line of the neighbouring property. This tree is in fair condition and no negative impacts are expected from the proposed construction.

Tree number twenty-six (26) is a 72 cm dbh Red Oak that is located on the east property line of the neighbouring property. This tree is in good condition and additional protective measures have been recommended.

Tree number twenty-nine (29) is a 30 cm dbh Grey Birch that is located on the east property line of the neighbouring property. This tree is in fair condition and additional protective measures have been recommended.

Additional information on these trees can be found in Appendix 1.

Observations

There are twenty (20) privately owned trees on this property.

Tree number three (3) is a 47 cm dbh Norway Maple that is located near the south property line. This tree is in poor condition and it is recommended for removal.

Tree number four (4) is an 89 cm dbh Pin Oak that is located to the south of the current main structure on the property. This tree is in good condition and additional protective measures have been recommended.

Tree number five (5) is an 87cm dbh Pin Oak that is located to the south of the current main structure on the property. This tree is in good condition and additional protective measures have been recommended.

Tree number six (6) is a 15 cm dbh American Beech that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number seven (7) is a 15 cm dbh White Cedar hedge that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number eight (8) is a 36 cm dbh Sugar Maple that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number nine (9) is a 74 cm dbh Pin Oak that is located to the east of the current main structure on the property. This tree is in good condition and additional protective measures have been recommended.



Tree number ten (10) is a 55 cm dbh Blue Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number eleven (11) is a 28 cm dbh White Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number thirteen (13) is a 52 cm dbh Red Oak that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number fourteen (14) is a 43 cm dbh Red Oak that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number fifteen (15) is an 86 cm dbh Red Oak that is located on the east property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number seventeen (17) is a 22 cm dbh White Spruce that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number eighteen (18) is a 15 cm dbh American Beech that is located on the east property line. This tree is in good condition and additional protective measures have been recommended.

Tree number twenty-one (21) is a 79 cm dbh that is located near the north property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty-two (22) is a 16 cm dbh White Spruce that is located near the north property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty-three (23) is a 16 cm dbh American Beech that is located near the north property line. This tree is in fair condition and additional protective measures have been recommended.

Tree number twenty-five (25) is a 15 cm dbh White Spruce that is located near the west property line. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number twenty-seven (27) is a 36 cm dbh Silver Maple that is located near the west property line. This tree is in fair condition however it is recommended for removal due to development impacts.

Tree number twenty-eight (28) is a 20 cm dbh Silver Maple that is located near the west property line. This tree is in poor condition and it is recommended for removal due to development impacts.

Additional information on these trees can be found in Appendix 1.

Tree Protection Recommendations

The Following recommendations shall serve as guidelines for specific trees. These recommendations are intended to protect specific trees throughout the construction process. Protective tree hoarding shall be constructed according to City of Mississauga specifications and will consist of orange snow fencing with two by



four frame top and bottom. The Arborcorp Tree Experts have been retained to ensure that all tree protection measures are being followed.

Tree numbers one (1), two (2), twenty-two (22) and twenty-three (23) shall have protective tree hoarding erected 2.4m from the base of the trees on all four sides.

Tree numbers four (4) and five (5) shall have protective tree hoarding erected 5.4m from the base of the tree on all four sides. An encroachment is expected into the recommended TPZ of tree numbers four (4) and five (5). The foundation of the proposed dwelling has been moved back and away from the existing one in some areas and helical piles have been employed in other areas all in an effort to lesson the impact on these trees (refer to Typical Foundation Wall – Existing Tree Location detail). A qualified member of Arborcorp's staff shall be present during the excavation process to direct, monitor and inspect any excavation activity inside the TPZ. Additional protective measures if any shall be recorded and recommended at this time.

Tree number six (6) shall have protective tree hoarding erected 2.4m from the base of the tree on the north, south and west sides, terminating at the east property line.

Tree numbers seven (7) and eight (8) shall have protective tree hoarding erected as a one-piece unit erected 2.4m from the base of the trees on the north, south and west sides, terminating at the east property line. An encroachment is expected into the recommended TPZ of tree numbers seven (7) and eight (8). A qualified member of Arborcorp's staff shall be present during the excavation process to direct, monitor and inspect any excavation activity inside the TPZ. Additional protective measures if any shall be recorded and recommended at this time.

Tree numbers nine (9) and twenty-one (21) shall have protective tree hoarding erected 4.8m from the base of the trees on all four sides. An encroachment is expected into the recommended TPZ of tree number nine (9). The foundation of the proposed dwelling has been moved back and away from the existing one in some areas and helical piles have been employed in other areas all in an effort to lesson the impact on these trees (refer to Typical Foundation Wall – Existing Tree Location detail). A qualified member of Arborcorp's staff shall be present during the excavation process to direct, monitor and inspect any excavation activity inside the TPZ. Additional protective measures if any shall be recorded and recommended at this time.

Tree numbers ten (10) and eleven (11) shall have protective tree hoarding erected 3.6m from the base of the trees on the north, south and west sides, terminating at the east property line. An encroachment is expected into the recommended TPZ of tree numbers ten (10) and eleven (11) to allow for the demolition of the existing garage. A qualified member of Arborcorp's staff shall be present during the excavation process to direct, monitor and inspect any excavation activity inside the TPZ. Additional protective measures if any shall be recorded and recommended at this time.

Tree numbers thirteen (13) to fifteen (15) and seventeen (17) and eighteen (18) shall have protective tree hoarding erected as a one-piece unit erected 5.4m from the base of the trees on the south and west sides, terminating at the north and east property lines.

Tree number twenty-six (26) shall have protective tree hoarding erected 4.8m from the base of the tree on the north, east and south sides, terminating at the west property line.

Tree number twenty-nine (29) shall have protective tree hoarding erected 2.4m from the base of the tree on the north, east and south sides, terminating at the west property line.



Construction access and construction storage is proposed in part over the root system of trees numbered 4, 9 and 27. Steel plates with half inch spacing (to allow for moisture penetration) shall be used to cover the root systems in these areas.

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

Conclusions

There are twenty-nine (29) trees associated with this property, twenty-six (26) of which will be affected by the proposed construction. There are two (2) municipal trees associated with this project. Tree preservation recommendations have been made for all trees affected by the proposed construction. There are five (5) trees recommended for removal. Tree removals shall be carried out in accordance with the City of Mississauga's Private Tree Protection By-Law.



Appendix 1 Detailed Tree Data Graph

Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
1	Spruce Blue	<i>Picea pungens</i>	99	21	10	3	10	H	H	2.4	Y	P	P	P	DC, RP, CT
2	Spruce Blue	<i>Picea pungens</i>	99	22	10	3	10	H	H	2.4	Y	P	P	P	PP, WC, DC, UW
3	Maple Norway	<i>Acer platanoides</i>	99	47	15	9	12	L	L	3	N	R	P	R	TW, WNC, RP, PP, STUBS
4	Oak Pin	<i>Quercus palustris</i>	99	89	23	15	10	H	H	5.4	N	P	P	P	PP, WNC, UW, DC, SF, RP
5	Oak Pin	<i>Quercus palustris</i>	99	87	23	13	12	H	H	5.4	N	P	P	P	PP, WC, ML, RP, DC
6	Beech American	<i>Fagus grandifolia</i>	99	15	10	4	7	H	H	2.4	N	P	P	P	DC, RP, PP, WC
7	Cedar White	<i>Thuja occidentalis</i>	99	15	10	2	10	M	M	2.4	N	P	P	P	TK10, RP, ML
8	Maple Sugar (hard maple)	<i>Acer saccharum</i>	99	36	19	5	16	M	M	2.4	N	P	P	P	TW, PP, WC, BD, ML
9	Oak Pin	<i>Quercus palustris</i>	99	74	22	13	13	H	H	4.8	N	P	P	P	RP, ML, DC, PP, WC
10	Spruce Blue	<i>Picea pungens</i>	99	55	22	9	21	H	H	3.6	N	P	P	P	DC, RP, PP, WC, SF
11	Spruce White	<i>Picea glauca</i>	99	28	17	9	17	H	H	2.4	N	P	P	P	RP, DC, PP, WC
12	Spruce White	<i>Picea glauca</i>	91	31	17	8	16	H	H	2.4	N	P	P	P	RP, DC, PP, WC
13	Oak Red	<i>Quercus rubra</i>	99	52	21	11	18	M	M	3.6	N	P	P	P	LN (L), RP, ML, VC
14	Oak Red	<i>Quercus rubra</i>	99	43	17	6	5	M	M	3	N	P	P	P	PP, TW, WNC, BR



Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
15	Oak Red	<i>Quercus rubra</i>	99	86	23	12	8	M	M	5.4	N	P	P	P	PP, TW, WNC, TK2, RC
16	Maple Silver	<i>Acer saccharinum</i>	91	44, 32	17	14	13	M	M	3	N	P	P	P	LN (M), RP, RC, ML
17	Spruce White	<i>Picea glauca</i>	99	22	17	7	16	H	H	2.4	N	P	P	P	DC, SF, RP, PP, WC
18	Beech American	<i>Fagus grandifolia</i>	99	15	17	4	15	H	H	2.4	N	P	P	P	ML, DC, RP
19	Oak Red	<i>Quercus rubra</i>	106	38, 23	23	9	19	M	M	2.4	N	P	P	P	UW, RP, ML, RC
20	Horse Chestnut	<i>Aesculus hippocastanum</i>	106	35	18	8	16	H	H	2.4	N	P	P	P	ER, RP, DC, ML
21	Maple Silver	<i>Acer saccharinum</i>	99	79	23	9	16	M	M	4.8	N	P	P	P	RP, PP, TW, WNC, UW
22	Spruce White	<i>Picea glauca</i>	99	16	9	3	8	M	M	2.4	N	P	P	P	DC, CT, PP, WC
23	Beech American	<i>Fagus grandifolia</i>	99	16	9	5	8	M	M	2.4	N	P	P	P	RP, DC, ML
24	Maple Sugar (hard maple)	<i>Acer saccharum</i>	107	20	16	6	13	M	M	2.4	N	P	P	P	UW, PP, WNC, STUBS, VC
25	Spruce White	<i>Picea glauca</i>	99	15	9	2	8	M	M	2.4	N	P	R	R	DC, PP, WC
26	Oak Red	<i>Quercus rubra</i>	107	72	23	17	14	H	H	4.8	N	P	P	P	RW, RP, ML, DC, UW
27	Maple Silver	<i>Acer saccharinum</i>	99	36	17	9	14	M	M	2.4	N	P	R	R	UW, RP, ML, PP, WC



Tree No.	Tree Species	Latin Name	Municipal Address	DBH (cm)	Height (m)	Crown Reserve (m)	Crown Height (m)	Biological Health	Structural Conditions	Minimum Required TPZ	Municipal Tree	Recommendation Based on Health & Structure	Recommendation Based on Development Impacts	Final Recommendation	Observations / Comments
28	Maple Silver	<i>Acer saccharinum</i>	99	20	15	4	4	L	L	2.4	N	R	P	R	BSD, RM, PP, WC,
29	Birch Grey	<i>Betula populifolia</i>	107	30	15	10	7	M	M	2.4	N	P	P	P	RW, PP, WNC, RP, 15%DW

Items highlighted in yellow are recommended for removal

Trees highlighted in green are municipally owned

The site plan for Lot 10, Registered Plan 355, shows a 2-story dwelling with a footprint of approximately 16.37m by 10.0m. The plan includes a front porch, a living area, a kitchen, a dining area, a bedroom, a bathroom, and a garage. The dwelling is situated on a lot with a north-south orientation, indicated by the 'N38°16'00"E' bearing. The plan shows various setbacks, including a front setback of 1.0m and a side setback of 1.0m. The surrounding area includes Lot 9 to the west, Lot 11 to the east, and Veronica Drive to the south. The plan also shows existing trees, overhead wires, and a credit Indian reserve to the east. The dwelling is labeled as a 2-story dwelling with a 2.0m wide front porch and a 2.0m wide side porch. The plan includes a detailed layout of the building, including the location of windows, doors, and stairs. The plan also shows the location of various utilities, including water, sewer, and gas. The plan is a detailed architectural drawing that provides a clear view of the proposed dwelling and its relationship to the surrounding environment.



Appendix 3 Tree Inventory Methodology

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



Appendix 4 Tree Inventory Methodology

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

Directions (N,S,E,W)

LN(L-S) = minor lean to the south

Quantified Conditions (defects, diseases) e.g.

L (low, minor), M (moderate), H (high, severe)
e.g. CT(H) = severely crooked stem



Appendix 5 Management Recommendations

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

A. Prior to Construction:

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

B. During Construction:

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

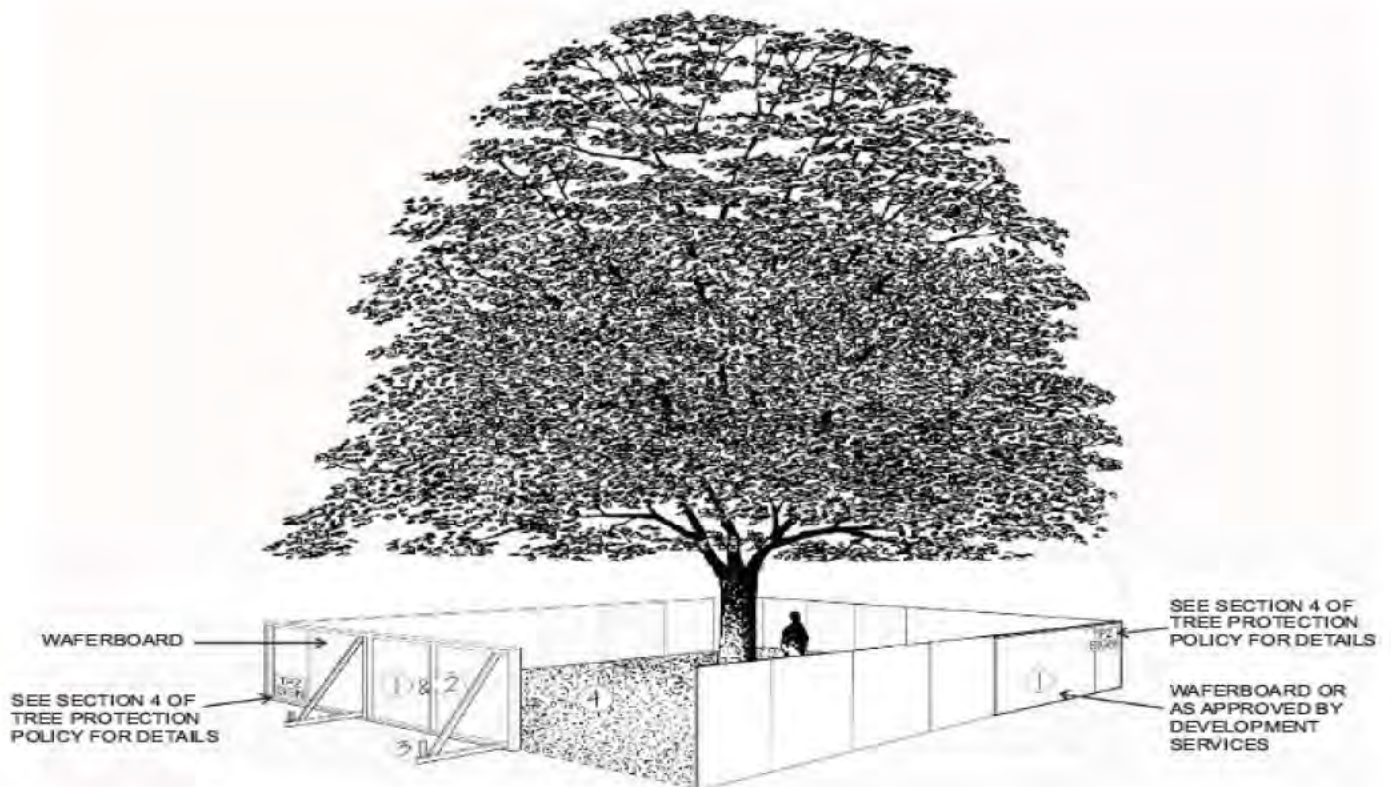
C. Following Construction Including Lot Grading:

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



Appendix 6 Tree Protection Barriers

Tree Protection Procedure EN-TRE-001-001



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

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



Appendix 7 Municipal Tree Photo(s)

Tree Number 1 and 2





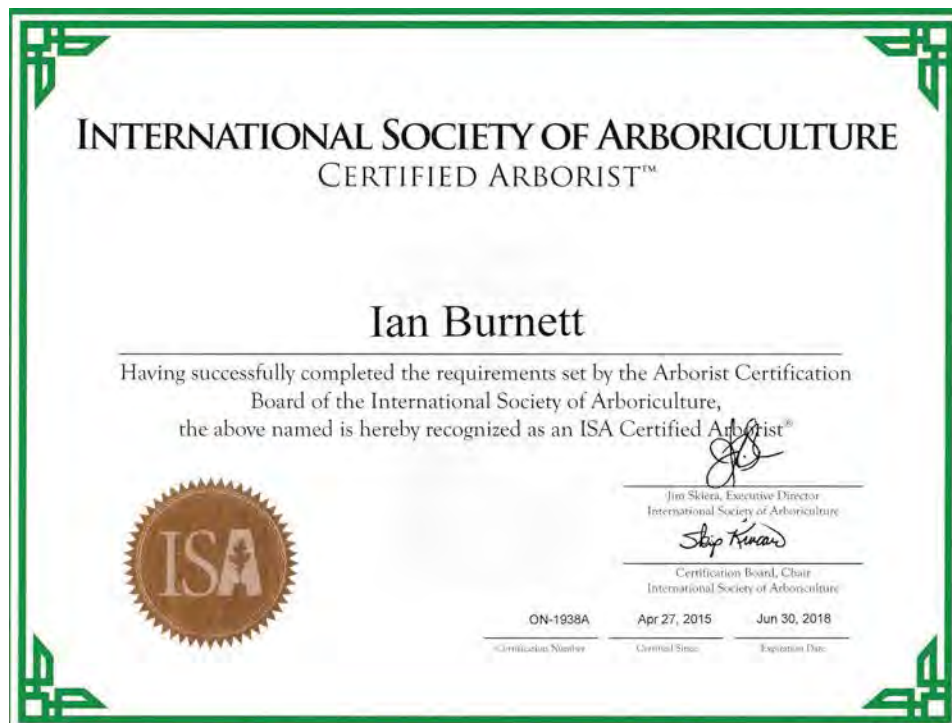
Appendix 8 Appraisal Calculations

Tree Number	Tree Species	Diameter of Appraised Tree (cm)	Area Of Appraised Tree (cm)	Diameter of Replacement Tree (cm)	Area of the Replacement Tree (cm)	Cost of Replacement Tree	Basic Price	Species Rating	Basic Value	Location Rating	Condition's Rating	Appraised Value
1	Blue Spruce	21	346.185	5	19.625	1242.5	63.3121	72.00%	16128.64	70.00%	65.00%	7338.53302
2	Blue Spruce	22	379.94	5	19.625	1242.5	63.3121	72.00%	17667.36	70.00%	65.00%	8038.64698



Appendix 9 Staff Credentials and Qualifications







Appendix 10 Limitations of Assessment

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

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

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

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

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

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

This 20 Page report was prepared by

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

LOT NO. "3"		1ST RANGE	
PATENT		THE CROWN	
3049	B.S.	13AUG1856 19AUG1856 ROBERT COTTON	HAMILTON&TORONTO RY.
			PT
			E929.10/
13661	D. P.	13MAY1865 17NOV1865 FREDERICK W. JARVIS	BANK UPPER CANADA
			PT.

see lot 12. Kill Racey

Bank of Upper Canada
to James Cotton

Cyril to Mary Cotton

Cotton to Culm

Culm to Brown

Brown to Reed

Reed to Lees

Lees to Fieguth

[illegible]

Cyril Cotton
Subdivision of Lots

SHEET NO. 3

LOT NO. 3

CON. NO.

RANGE NO. 1204

1204

Township of West

SHEET NO. 3

LOT NO. 3

CON. NO.

RANGE NO. 1204

DATE	TIME	LOCATION	WIND	TEMP	SEA	REMARKS
1944	11:00	off Cape Cod	SE 10	60	1/2	1st sighting of a large whale
1944	11:15	off Cape Cod	SE 10	60	1/2	2nd sighting of a large whale
1944	11:30	off Cape Cod	SE 10	60	1/2	3rd sighting of a large whale
1944	11:45	off Cape Cod	SE 10	60	1/2	4th sighting of a large whale
1944	12:00	off Cape Cod	SE 10	60	1/2	5th sighting of a large whale
1944	12:15	off Cape Cod	SE 10	60	1/2	6th sighting of a large whale
1944	12:30	off Cape Cod	SE 10	60	1/2	7th sighting of a large whale
1944	12:45	off Cape Cod	SE 10	60	1/2	8th sighting of a large whale
1944	13:00	off Cape Cod	SE 10	60	1/2	9th sighting of a large whale
1944	13:15	off Cape Cod	SE 10	60	1/2	10th sighting of a large whale
1944	13:30	off Cape Cod	SE 10	60	1/2	11th sighting of a large whale
1944	13:45	off Cape Cod	SE 10	60	1/2	12th sighting of a large whale
1944	14:00	off Cape Cod	SE 10	60	1/2	13th sighting of a large whale
1944	14:15	off Cape Cod	SE 10	60	1/2	14th sighting of a large whale
1944	14:30	off Cape Cod	SE 10	60	1/2	15th sighting of a large whale
1944	14:45	off Cape Cod	SE 10	60	1/2	16th sighting of a large whale
1944	15:00	off Cape Cod	SE 10	60	1/2	17th sighting of a large whale
1944	15:15	off Cape Cod	SE 10	60	1/2	18th sighting of a large whale
1944	15:30	off Cape Cod	SE 10	60	1/2	19th sighting of a large whale
1944	15:45	off Cape Cod	SE 10	60	1/2	20th sighting of a large whale
1944	16:00	off Cape Cod	SE 10	60	1/2	21st sighting of a large whale
1944	16:15	off Cape Cod	SE 10	60	1/2	22nd sighting of a large whale
1944	16:30	off Cape Cod	SE 10	60	1/2	23rd sighting of a large whale
1944	16:45	off Cape Cod	SE 10	60	1/2	24th sighting of a large whale
1944	17:00	off Cape Cod	SE 10	60	1/2	25th sighting of a large whale
1944	17:15	off Cape Cod	SE 10	60	1/2	26th sighting of a large whale
1944	17:30	off Cape Cod	SE 10	60	1/2	27th sighting of a large whale
1944	17:45	off Cape Cod	SE 10	60	1/2	28th sighting of a large whale
1944	18:00	off Cape Cod	SE 10	60	1/2	29th sighting of a large whale
1944	18:15	off Cape Cod	SE 10	60	1/2	30th sighting of a large whale
1944	18:30	off Cape Cod	SE 10	60	1/2	31st sighting of a large whale
1944	18:45	off Cape Cod	SE 10	60	1/2	32nd sighting of a large whale
1944	19:00	off Cape Cod	SE 10	60	1/2	33rd sighting of a large whale
1944	19:15	off Cape Cod	SE 10	60	1/2	34th sighting of a large whale
1944	19:30	off Cape Cod	SE 10	60	1/2	35th sighting of a large whale
1944	19:45	off Cape Cod	SE 10	60	1/2	36th sighting of a large whale
1944	20:00	off Cape Cod	SE 10	60	1/2	37th sighting of a large whale
1944	20:15	off Cape Cod	SE 10	60	1/2	38th sighting of a large whale
1944	20:30	off Cape Cod	SE 10	60	1/2	39th sighting of a large whale
1944	20:45	off Cape Cod	SE 10	60	1/2	40th sighting of a large whale
1944	21:00	off Cape Cod	SE 10	60	1/2	41st sighting of a large whale
1944	21:15	off Cape Cod	SE 10	60	1/2	42nd sighting of a large whale
1944	21:30	off Cape Cod	SE 10	60	1/2	43rd sighting of a large whale
1944	21:45	off Cape Cod	SE 10	60	1/2	44th sighting of a large whale
1944	22:00	off Cape Cod	SE 10	60	1/2	45th sighting of a large whale
1944	22:15	off Cape Cod	SE 10	60	1/2	46th sighting of a large whale
1944	22:30	off Cape Cod	SE 10	60	1/2	47th sighting of a large whale
1944	22:45	off Cape Cod	SE 10	60	1/2	48th sighting of a large whale
1944	23:00	off Cape Cod	SE 10	60	1/2	49th sighting of a large whale
1944	23:15	off Cape Cod	SE 10	60	1/2	50th sighting of a large whale
1944	23:30	off Cape Cod	SE 10	60	1/2	51st sighting of a large whale
1944	23:45	off Cape Cod	SE 10	60	1/2	52nd sighting of a large whale
1944	24:00	off Cape Cod	SE 10	60	1/2	53rd sighting of a large whale
1944	24:15	off Cape Cod	SE 10	60	1/2	54th sighting of a large whale
1944	24:30	off Cape Cod	SE 10	60	1/2	55th sighting of a large whale
1944	24:45	off Cape Cod	SE 10	60	1/2	56th sighting of a large whale
1944	25:00	off Cape Cod	SE 10	60	1/2	57th sighting of a large whale
1944	25:15	off Cape Cod	SE 10	60	1/2	58th sighting of a large whale
1944	25:30	off Cape Cod	SE 10	60	1/2	59th sighting of a large whale
1944	25:45	off Cape Cod	SE 10	60	1/2	60th sighting of a large whale
1944	26:00	off Cape Cod	SE 10	60	1/2	61st sighting of a large whale
1944	26:15	off Cape Cod	SE 10	60	1/2	62nd sighting of a large whale
1944	26:30	off Cape Cod	SE 10	60	1/2	63rd sighting of a large whale
1944	26:45	off Cape Cod	SE 10	60	1/2	64th sighting of a large whale
1944	27:00	off Cape Cod	SE 10	60	1/2	65th sighting of a large whale
1944	27:15	off Cape Cod	SE 10	60	1/2	66th sighting of a large whale
1944	27:30	off Cape Cod	SE 10	60	1/2	67th sighting of a large whale
1944	27:45	off Cape Cod	SE 10	60	1/2	68th sighting of a large whale
1944	28:00	off Cape Cod	SE 10	60	1/2	69th sighting of a large whale
1944	28:15	off Cape Cod	SE 10	60	1/2	70th sighting of a large whale
1944	28:30	off Cape Cod	SE 10	60	1/2	71st sighting of a large whale
1944	28:45	off Cape Cod	SE 10	60	1/2	72nd sighting of a large whale
1944	29:00	off Cape Cod	SE 10	60	1/2	73rd sighting of a large whale
1944	29:15	off Cape Cod	SE 10	60	1/2	74th sighting of a large whale
1944	29:30	off Cape Cod	SE 10	60	1/2	75th sighting of a large whale
1944	29:45	off Cape Cod	SE 10	60	1/2	76th sighting of a large whale
1944	30:00	off Cape Cod	SE 10	60	1/2	77th sighting of a large whale
1944	30:15	off Cape Cod	SE 10	60	1/2	78th sighting of a large whale
1944	30:30	off Cape Cod	SE 10	60	1/2	79th sighting of a large whale
1944	30:45	off Cape Cod	SE 10	60	1/2	80th sighting of a large whale
1944	31:00	off Cape Cod	SE 10	60	1/2	81st sighting of a large whale
1944	31:15	off Cape Cod	SE 10	60	1/2	82nd sighting of a large whale
1944	31:30	off Cape Cod	SE 10	60	1/2	83rd sighting of a large whale
1944	31:45	off Cape Cod	SE 10	60	1/2	84th sighting of a large whale
1944	32:00	off Cape Cod	SE 10	60	1/2	85th sighting of a large whale
1944	32:15	off Cape Cod	SE 10	60	1/2	86th sighting of a large whale
1944	32:30	off Cape Cod	SE 10	60	1/2	87th sighting of a large whale
1944	32:45	off Cape Cod	SE 10	60	1/2	88th sighting of a large whale
1944	33:00	off Cape Cod	SE 10	60	1/2	89th sighting of a large whale
1944	33:15	off Cape Cod	SE 10	60	1/2	90th sighting of a large whale
1944	33:30	off Cape Cod	SE 10	60	1/2	91st sighting of a large whale
1944	33:45	off Cape Cod	SE 10	60	1/2	92nd sighting of a large whale
1944	34:00	off Cape Cod	SE 10	60	1/2	93rd sighting of a large whale
1944	34:15	off Cape Cod	SE 10	60	1/2	94th sighting of a large whale
1944	34:30	off Cape Cod	SE 10	60	1/2	95th sighting of a large whale
1944	34:45	off Cape Cod	SE 10	60	1/2	96th sighting of a large whale
1944	35:00	off Cape Cod	SE 10	60	1/2	97th sighting of a large whale
1944	35:15	off Cape Cod	SE 10	60	1/2	98th sighting of a large whale
1944	35:30	off Cape Cod	SE 10	60	1/2	99th sighting of a large whale
1944	35:45	off Cape Cod	SE 10	60	1/2	100th sighting of a large whale

Appendix I

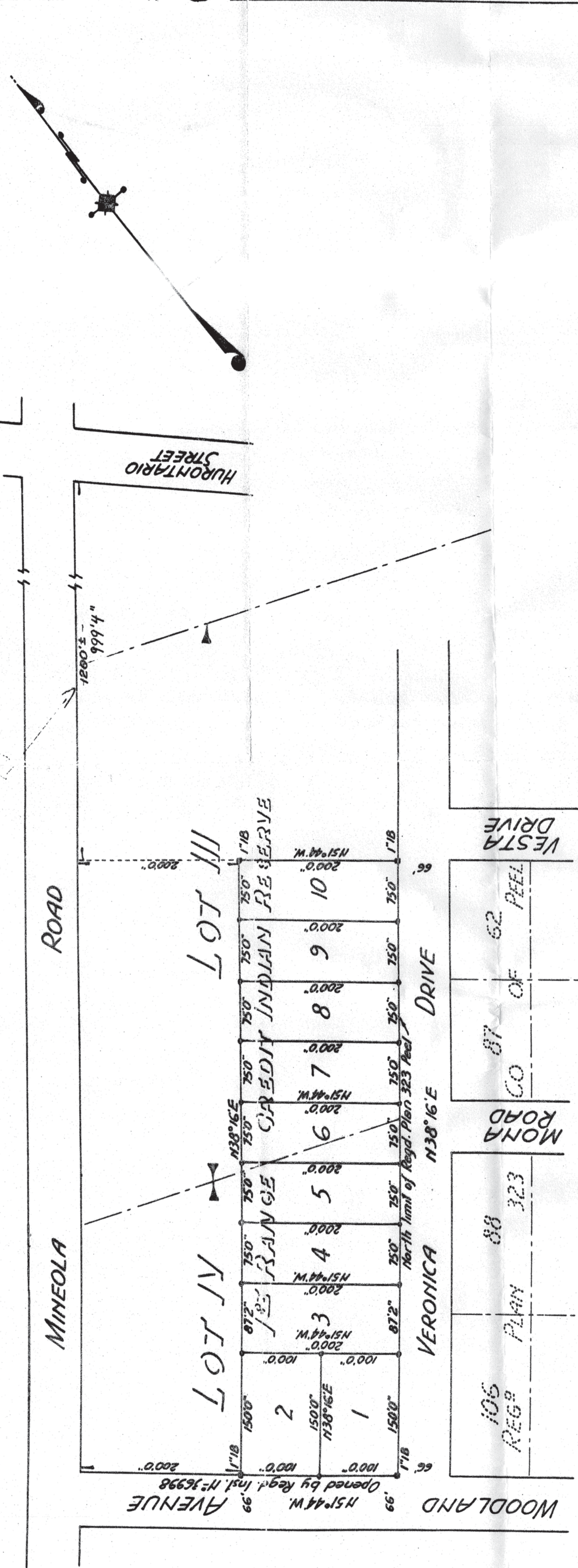
Plan of Subdivision of Lots

PARTS OF LOTS III & IV, 1ST RANGE, CREDIT INDIAN RESERVE
TP. OF TORONTO
CO. OF PEEL
Scale 100 ft = 1 in.

NOTE:

Stakes planted shown thus
Standard iron bars planted shown thus
The N38°16'E astronomic of the North limit of
Veronica Drive governs the bearings hereon.

7530 b.m. Set 14 Sept 1950 14 Sept 1950
and ordered to amend Plan 355
by adding out 1200' ± on each side
of the road and adding
the figure 999'4" instead.



OWNERS CERTIFICATE

Lots 1 to 10 inclusive shown hereon edged in red
have been laid out in accordance with our inst-
ructions.

WITNESS

OWNER

E. E. Coffey

Sworn before me at *Verona* this *10th* day of *August* 19*48*
A Commissioner

30th December 1948

Nora Cation
Dep.

FIELD NOTES.

We hereby certify that this plan repre-
sents a true copy of the field notes taken in
connection with the survey thereof.

Joergel, van Nostrand
Ward & Anderson
Per. R. M. Anderson
Aug 27th 1948

Approved Under Section 25 of
THE PLANNING ACT, 1946
this 15th day of December 1948.

Arthur M. Anderson
MINISTER OF PLANNING & DEVELOPMENT

SURVEYOR'S CERTIFICATE

Ralph M. Anderson
I, *Ralph M. Anderson*, an Ontario Land Surveyor, certify that:
(a) I was present at and did personally supervise the survey represented by this plan,
(b) this plan accurately shows the manner in which the lands, edged in red, have been surveyed
and subdivided by me.
(c) Every angle of the exterior boundary of the plan is defined in the survey thereof by a manu-
script and a monument is placed at one end of each street intersection shown on the plan.
(d) I have indicated on the plan the position and form of each of the monuments.
(e) the monuments conform in all respects to the provisions of section 13 of the Surveyors Act.
(f) the survey was made by me between the 15th day of June and the 12th day of June
(g) the survey has been accurately made in accordance with all the provisions of the Surveyors Act
and The Registry Act relating thereto.

Dated at Toronto this 27th day of August A.D. 1948
R. M. Anderson
Surveyor



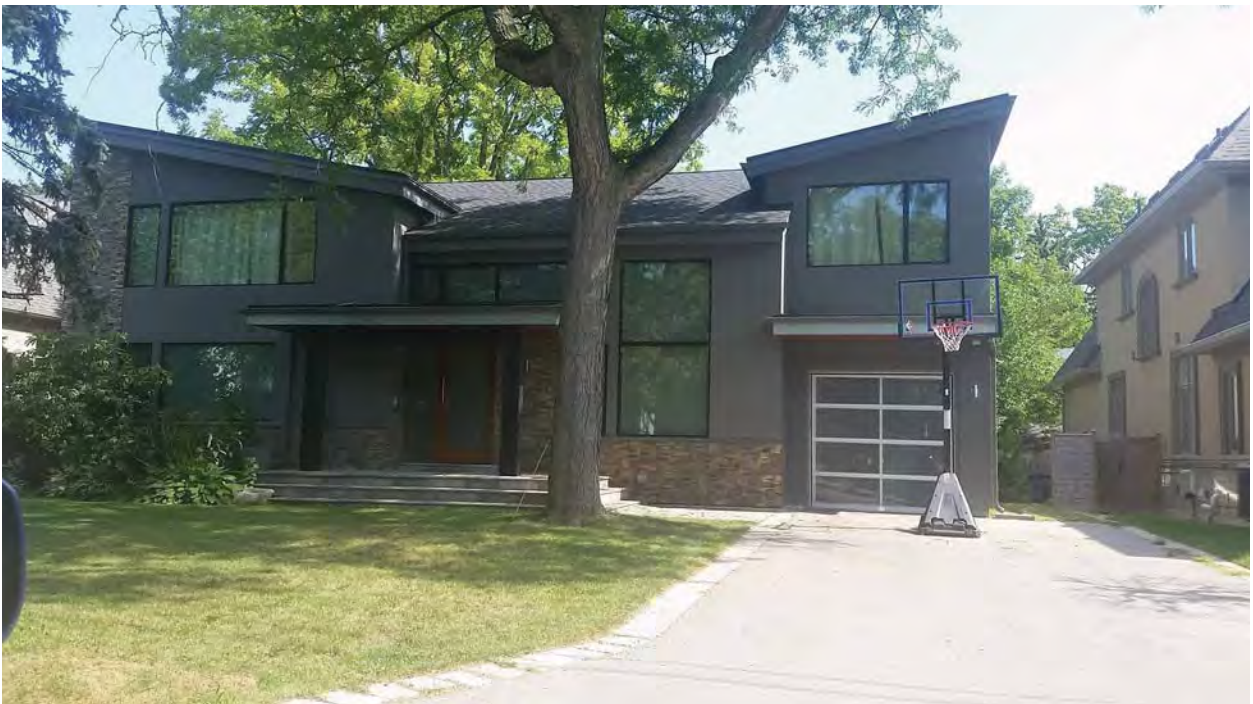
29 Cotton Drive



51 Veronica Drive



57 Inglewood Drive



66 Inglewood Drive



162 Indian Valley Trail



1185 Vesta Drive



1217 Mona Road



1296 Woodland Ave



1455 Glenwood Drive



36 Veronica Drive

Appendix K



Fallingwater by Frank Lloyd Wright.

Source: <http://www.fallingwater.org>

Appendix L

**World Education Services, Inc.**

P.O. Box 745 • Old Chelsea Station • New York, N.Y. 10113-0745

Date: May 14, 1990

Ref.: 76659/mms

Report of Evaluation of Educational Credentials

Name: GANKEWYCZ, Irene

Purpose of Unspecified
Evaluation:

Country: Soviet Union

1. Diploma, awarded in 1988 by the State Examination Commission, following a five-year program (over a period of six years) in graphic arts, with a specialization in artistic and technical layouts of printing materials, at the "Ivan Fedorov" Ukrainian Institute of Printing Technology. The Diploma is the first degree awarded by institutions of higher education in the USSR. It represents the equivalent of a bachelor's degree in graphic arts from an accredited institution in the United States.

2. In summary, it is the judgment of World Education Services that Irene GANKEWYCZ has the equivalent of a bachelor's degree in graphic arts from an accredited institution in the United States.

mms
World Education Services

mms/64

Appendix L

DIPLOMA

DT # 554472

The present diploma was given to Gankevich Irene Yaroslavovna that she, in 1977, was admitted to Lvov College Of Fine Arts named after Iv. Trush. In 1981 she completed the full course of studies at the above mentioned college in the specialty of Art of Ceramic.

By the decision of the State Examination Committee of December 28, 1981 Miss Gankevich I.Y. was granted qualification The Artist.

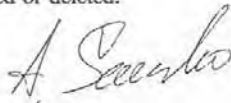
Signed by: Chairman of the State Examination Committee
Director
Secretary

City of LVOV, December 28, 1981

Registration Number: 1294

I, Aleksei Saenko hereby certify that this is a true translation of the original document from Russian to English, that nothing has been added or deleted.

Aleksei Saenko



GARY VORONOV
NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 23RD 1999

people



Irene Gankevitch

DESIGN FROM THE GROUND UP

BY JOYCE TURNER-GIONET//PHOTOGRAPHY BY JASON HARTOG

"I have always been fascinated with the architecture of different countries and eras," says custom home designer Irene Gankevitch, owner of **Irene G Interior Solutions**. "I admire architects such as Le Corbusier, Richard Neutra and Canadian-born Frank Gehry. Andrée Putman, Philippe Starck and Patricia Urquiola are inspirational designers." Irene translates that inspiration into every part of home design, from drawing up the architectural plans to creating the interior flow and function of the home.

One aspect of design that Irene champions and that is reflected in her work is a link to history – blending old with new in beautiful, uncluttered spaces. What is our definition of beauty, is it universal or relative? She ponders the question. "While most of us can recognize and appreciate beautiful architecture, paintings or objets d'art, our living spaces are uniquely personal. Inside those spaces, beauty is relative to us and the way in which we live," she says.

She sees her role as helping clients uncover their personal definition of beauty. Our daily lives are eventful. To achieve balance we need spaces that while beautiful, are also organized and soothing. "Chaos belongs outside our front door. My work is only successful if it improves my clients' everyday living. As clients head home at the end of the day, they should feel themselves physically and mentally relaxing, knowing their beautiful space is a waiting haven."





Growing up in Europe, Irene was creative – drawing, portrait painting in oils (something she still loves and says, regretfully, she has very little time for anymore), experimenting with shapes, textures and colours. It was only natural that her career path follow suit. She enrolled in graphic design, landing a job soon after graduation in New York as a fashion designer. She was spirited away from the Big Apple by an international women's clothier, headquartered in Toronto who, upon seeing her work, made her an offer too good to refuse. She travelled extensively, particularly in Europe and Asia and her current designs often reflect those cultural influences. Colleagues began asking her to fashion their interior spaces and gradually her career path segued seamlessly from fashioning clothes to fashioning interior and exterior spaces.

Her own home is a modernist space she designed from the ground up with the help of a talented AutoCAD artist who helped with the blueprints, and now a permanent member of her team. A grounded, organic environment, it displays an effortless flow. Natural wood, stone, brick, steel, glass and metal coexist in a soothing, zen-like atmosphere. Antiques share space with modern pieces. One-of-a-kind artwork delivers an energy that saves the space from becoming overly laid back and monochromatic. The change of seasons in Irene's leafy Mineola neighbourhood is celebrated through floor-to-ceiling windows that fill the house with natural light.

"The first thing I do is meet with clients to get to know them," she relays. "Even the simplest things are important. What is the first thing they do when they get home at night – turn on the television, take a bath,

exercise, pour a glass of wine, start dinner? How do they spend their weekends? Do they entertain?" Such intimacies are incorporated into her design. She will move from room to room absorbing the home's flow and energy. In new construction she walks the site, always with a sketch pad, recording where the light falls at different times of day, noting unusual exterior features, contemplating the placement and size of windows. "Unlike many designers, the entire plan is taking shape in my head all at once, details of the individual spaces come later," says Irene.

Irene admits to being a perfectionist. She has gathered close a team of people who are equally passionate. Her Portuguese stonemason is a true old master who sings while he works – his groutless stone walls are an aesthetic marvel. Joel Atkinson, luxury home builder, is crucial to every project's success. "He doesn't run away from design innovations or construction problems, but rolls up his sleeves and works with me," she says.

For those looking for a one-stop "we'll do it all" design shop, Irene G Interior Solutions is just the ticket. "Irene's expertise was indispensable to the success of our reno," says Asha Ghosh, a very happy client. "She is so attentive and responsive you feel she has no other clients but you." With an established team of trades, Irene can manage the entire project, parts of the project, or work with a client's architect and builder to help deliver the dream. Perhaps Irene's own words best sum up her style. "We like to think of ourselves as lifestyle interpreters. Whether casual or formal, elegant or edgy, your interior must reflect who you are and how you live." **OH**

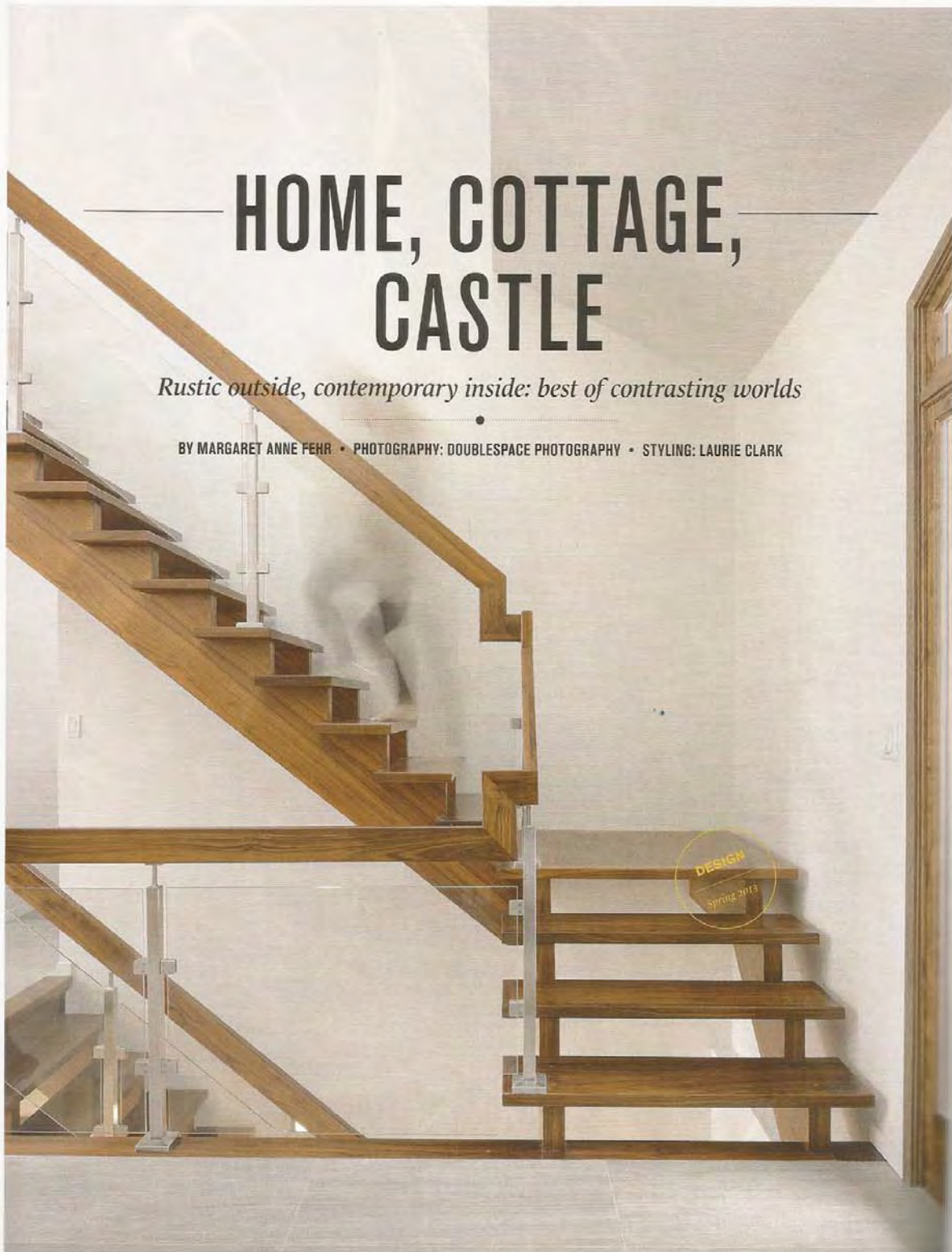
DESIGN

torontohomemag.com

HOME, COTTAGE, CASTLE

Rustic outside, contemporary inside: best of contrasting worlds

BY MARGARET ANNE FEHR • PHOTOGRAPHY: DOUBLESPEACE PHOTOGRAPHY • STYLING: LAURIE CLARK





2013

torontohomemag.com

"I had in mind to design a very soothing, very earthy feeling place."

(Opposite) The sapwood walnut console table and stool ensemble, custom designed and crafted by Michael Ford of Grown Design, sits juxtaposed beneath a Venetian antique mirror with hand-blown embellishments, a find by Irene during a trip to Italy. The family room is at once both spare and serene – the perfect winddown space at day's end. (Below) Set slightly apart from the living space, the dining room allows dinner guests to take in the compelling backyard view.




THE LUXURIANT CANOPY OF URBAN FOREST that envelops the Mineola West neighbourhood in Mississauga inspired the vision of interior designer Irene Gankevitch. Irene was committed to achieving a visual flow between the thoughtfully articulated interior spaces of her 5,700-square-foot home and the park vistas at the back of the three-level residence.

"I had in mind to design a very soothing, very earthy-feeling place, and to combine the indoors with the outdoors," said Irene. "I also wanted to combine three styles – traditional, contemporary and some rustic elements – in creating a serene environment."

Irene turned to builder Joel Atkinson to realize that idea. "He's very knowledgeable and reliable," said Irene. "He has great attention to detail, and he solves problems, not runs away from them."

What emerged was a design that pays respect to the bucolic setting, with an interplay between arresting interior spaces and a seasonally changing tableau that embraces 35-foot-high oak, maple and spruce trees a century old.

Within each room, wooden beams with a decorative rather than structural purpose act as rough-hewn organic touches. Stain, not paint, enhances the wood grain for added warmth, evoking the feeling of a contemporary chalet. The chalet theme is underscored by triangular cottage-style windows on main and upper levels, and brown trim further enhances the woody ambience. 

DESIGN

GLOBAL INFLUENCES

Customized build gives designer a world of inspiration

BY JULIE GEDEON • PHOTOGRAPHY: ARISTEA RIZAKOS • STYLING: LEAH DAGHER

movatohome.com



INTERIOR DESIGNER IRENE GANKEVITCH is a worldly explorer when it comes to decor. The avid traveller incorporates the best in design and innovation from across Canada, France, Germany, Italy, Spain, the United States and Indonesia into her work. "I'm always looking at how designers in Europe and elsewhere are using materials in exciting new ways," she says.

The head of Irene G Designs recently welcomed the opportunity to source the world to design, build and furnish a 7,500-square-foot, two-storey home with a walkout basement in Port Credit.

Gankevitch designed the living area's expansive windows to reach the 24-foot cathedral ceiling. "The goal was to see the tips of the century-old trees that make this property so private and blinds unnecessary," she says.

Heated flooring throughout the home makes the large forest-grey-coloured tiles a luxurious yet practical muted background for the vibrant Mah Jong sofas from Roche Bobois.

"Roche Bobois commissioned Sonia Rykiel, Jean-Paul Gaultier and, in this case, Missoni Home to re-upholster its most famous collection to celebrate the 40th anniversary of Hans Hopfer's iconic design from 1971," Gankevitch says. "The blue and turquoise intensely echo the sky and pool water. The low seating encourages casual lounging by the windows and fireplace and makes these elements seem even grander."

DESIGN

The deep blue and turquoise of the famous Mah Jong sofa collection from Roche Bobois intensely reflect the views of the sky and pool through the expansive windows, designed by Gankevitch and custom-manufactured by Pella.

DESIGN

movatohome



The main floor powder room makes guests feel glamorous with its Art Deco-style glass vanity topped by a glitzy mirror. A faint driftwood pattern in the metallic grey tiles echoes the grain of the wood-inspired wallpaper.

A bachelor-style entertainment space provides basement storage thanks to high-gloss upper cabinetry with LED-lit display cubicles. The lower mirrored cabinet morphs with the available light and holds a microwave and coffeemaker for occupants of the nearby guest room. The pendant lights above the 14-foot-long island resemble ice cubes when lit, completing the cocktail-bar atmosphere.

An adjacent feature wall showcases Indonesian teak to add woody warmth. "It's the same amazing wood used to build ships for 2,000 years," Gankevitch says about this exotic touch in a home full of exotic touches. »



DESIGN TORONTO AUTUMN 2015

movatohome.com

"I chose ornate Spanish tiles to embellish the narrow side of the column, along with the staircase walls and part of the master ensuite to have this geographical connection throughout the house."



Ornate Spanish tile from Metro Source flanks the staircase into the basement where a Teak & Co. wall, handmade in Indonesia, is a warm, organic element.

