
Heritage Advisory Committee

Date

2017/03/07

Time

9:30 AM

Location

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

Members

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

Contact

Stephanie Smith, Legislative Coordinator, Legislative Services
905-615-3200 ext. 3795
stephanie.smith@mississauga.ca

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appendices in this agenda can be viewed at:
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

Find it Online

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

-
1. CALL TO ORDER
 2. APPROVAL OF AGENDA
 3. DECLARATION OF CONFLICT OF INTEREST
 4. MINUTES OF PREVIOUS MEETING
 - 4.1. Heritage Advisory Committee Minutes - February 14, 2017
 5. DEPUTATIONS
 - 5.1. Dundas Connects (Andrew Miller, Strategic Leader)
 6. PUBLIC QUESTION PERIOD - 15 Minute Limit (In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, persons who wish to address the Heritage Advisory Committee about a matter on the Agenda may ask their question limiting it to 5 minutes, as the public question period total limit is 15 minutes.)
 7. MATTERS TO BE CONSIDERED
 - 7.1. Request to Demolish a Heritage Listed Property: 1484 Hurontario Street (Ward 1)
 - 7.2. Request to Demolish a Heritage Listed Property: 1248 Minaki Road (Ward 1)
 - 7.3. Removal or reduction of Cultural Landscape Properties from the City's Heritage Register
 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 - April 11, 2017
 12. ADJOURNMENT

City of Mississauga

Minutes



Heritage Advisory Committee

Date

2017/02/14

Time

9:00 AM

Location

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

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
Councillor Carolyn Parrish, Ward 5 (arrived 9:22am)
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
David Dodaro, Citizen Member
Lindsay Graves, Citizen Member
Cameron McCuaig, Citizen Member
Paul McGuigan, Citizen Member

Members Absent

Rick Mateljan, Citizen Member **(Vice-Chair)**
James Holmes, 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
Stephanie Smith, Legislative Coordinator

Find it online

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

1. CALL TO ORDER – 9:00AM

2. APPROVAL OF AGENDA

Approved (J. Holmes)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1. Approval of Minutes of Meeting held January 10, 2017

Approved (C. McCuaig)

5. DEPUTATIONS

5.1. Clarkson Area Heritage Properties by Richard Collins, Resident

Richard Collins, Resident provided background information on the historic area of the Clarkson Area Heritage Properties. He spoke to designated heritage buildings, buildings of heritage significance along Clarkson Road, that heritage designations of buildings would not hold back growth of the area and outlined proposed heritage natural parks in the area.

Cameron McCuaig, Citizen Member noted that the presentation would be brought to Councillor Ras for her review.

HAC-0009-2017

That the Presentation by Richard Collins, Resident, with respect to the Clarkson Area Heritage Properties to the Heritage Advisory Committee on February 14, 2017, be received for information.

Received (C. McCuaig)

Recommendation (HAC-0009-2017)

6. PUBLIC QUESTION PERIOD - 15 Minute Limit (In accordance with Section 43 of the City of Mississauga Procedure By-law 0139-2013, persons who wish to address the Heritage Advisory Committee about a matter on the Agenda may ask their question limiting it to 5 minutes, as the public question period total limit is 15 minutes.)

7. MATTERS TO BE CONSIDERED

7.1. Request to Demolish a Heritage Listed Property: 181 Lakeshore Road West (Ward 1)

Robert Cutmore, Citizen Member and Cameron McCuaig, Citizen Member spoke to the characteristics of the property and enquired if the property is part of the cultural landscape. Cecilia Nin Hernandez, Heritage Coordinator noted that the property is part of the scenic route landscape.

RECOMMENDATION

That the property at 181 Lakeshore Road West, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (C. McCuaig)
Recommendation HAC-0010-2017

7.2. Request to Alter a Heritage Designated Property: Adaptive Reuse at 1352 Lakeshore Road East (Ward 1)

Robert Cutmore, Citizen Member spoke to the property and outlined concerns of maintaining the building, restoration of the building and requested joint site meetings with members of the Heritage Advisory Committee and staff from the Planning Department. Mark Warrack, Manager, Culture and Heritage Planning spoke to the proposed challenges of monitoring the site on a monthly basis and noted that progress reports would be shared with the Heritage Advisory Committee.

Cameron McCuaig, Citizen Member spoke to sharing pictures of the project progress.

RECOMMENDATION

That the proposed alterations and conservation work as shown in the attachments to the Corporate Report dated January 24, 2017 from the Commissioner of Community Services, be approved for the property at 1352 Lakeshore Road East, which is designated under Part IV of the Ontario Heritage Act.

Approved (R. Cutmore)
Recommendation HAC-0011-2017

7.3. Removal or reduction of Cultural Landscape Properties from the City's Heritage Register

Paula Wubbenhorst, Senior Heritage Coordinator spoke to maintaining status quo pending completion of the Heritage Management strategy. Cameron McCuaig, Citizen Member expressed concerns with maintaining status quo and requested to move

forward with the D listing of Mineola.

Councillor Carlson spoke deferring the report to the next HAC meeting after consultation with the local councillor.

Members of the Committee engaged in discussions regarding public meeting notifications.

RECOMMENDATION

That the Corporate Report dated January 19, 2017 entitled Removal or Reduction of Cultural Landscape Properties from the City's Heritage Register be deferred to a future Heritage Advisory Committee.

Approved (E. Bjarnason)

Recommendation HAC-0012-2017

7.4. Name Change of Cenotaph Park (P-111), 29 Stavebank Road (Ward 1)

RECOMMENDATION

That the Corporate Report dated February 6, 2017 from the Commissioner of Community Services entitled "Name change of Cenotaph Park" be received for information.

Received (E. Bjarnason)

Recommendation HAC-0013-2017

8. SUBCOMMITTEE UPDATES – Nil

9. INFORMATION ITEMS

9.1. Feasibility of Increasing the Designated Heritage Property Grant Envelope

Councillor Carlson and Councillor Parrish spoke benchmarking other municipalities for best practices and increasing the individual amounts next year.

Paul Damaso, Director, Culture Division spoke to budget approval process, reserve funds and engaging with the public to find why the grant funding program is not being fully utilized. He noted that staff will go back and review the grant funding amounts.

RECOMMENDATION

That the memorandum dated January 19, 2017 from Paul Damaso, Director, Culture

Division entitled Feasibility of Increasing the Designated Heritage Property Grant Envelope be received.

Received (Councillor Parrish)
Recommendation HAC-0014-2017

9.2. Letter from MP Peter Van Loan to Support Bill C-323

Members of the Heritage Advisory Committee spoke to the Private Members Bill process and sending a letter of support for Bill C-323.

RECOMMENDATION

That Heritage Staff send a letter of support to the Honourable Peter Van Loan, MP in support of Bill C-323.

Received (Councillor Parrish)
Recommendation HAC-0015-2017

10. OTHER BUSINESS

RECOMMENDATION

That the Heritage Advisory Committee accepts and supports the request from Lindsay Graves, Citizen Member, to be absent from Heritage Advisory Committee meetings until August 2017.

Approved (E. Bjarnason)
Recommendation HAC-0016-2017

Cameron McCuaig, Citizen Member enquired about hiring a third party to complete reviews from a contingency fund if needed on an emergency bases. Paul Damaso, Director, Culture Division spoke to emergency situations that would require hiring a third party.

11. DATE OF NEXT MEETING - March 7, 2017

12. ADJOURNMENT – 10:06AM

City of Mississauga

Corporate Report



Date: 2017/02/02

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2017/03/07

Subject

Request to Demolish a Heritage Listed Property: 1484 Hurontario Street (Ward 1)

Recommendation

That the property at 1484 Hurontario Street, 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 W.E. Oughtred and Associates Inc with Meagan Sanderson. It is attached as Appendix 1. The consultant has concluded that the structure at 1484 Hurontario Street is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 1484 Hurontario Street 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. Staff concurs with this finding.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Arborist Report



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator



Heritage Impact Statement

1484 Hurontario Street
Mississauga, Ontario

January , 2017

W.E. Oughtred & Associates Inc.
2140 Winston Park Drive, Suite 28
Oakville, ON L6H 5V5

INTRODUCTION

It is a requirement for the City of Mississauga to request “Heritage Impact Statements” for proposed demolitions of homes listed within the Cultural Landscape Inventory. This report will review the subject property as a part of Mineola Neighbourhood.

The property owners are planning to construct a new two storey office building on the property.

As a result of the requirement for the demolition of the existing house on the subject property, this Heritage Impact Statement has been prepared.

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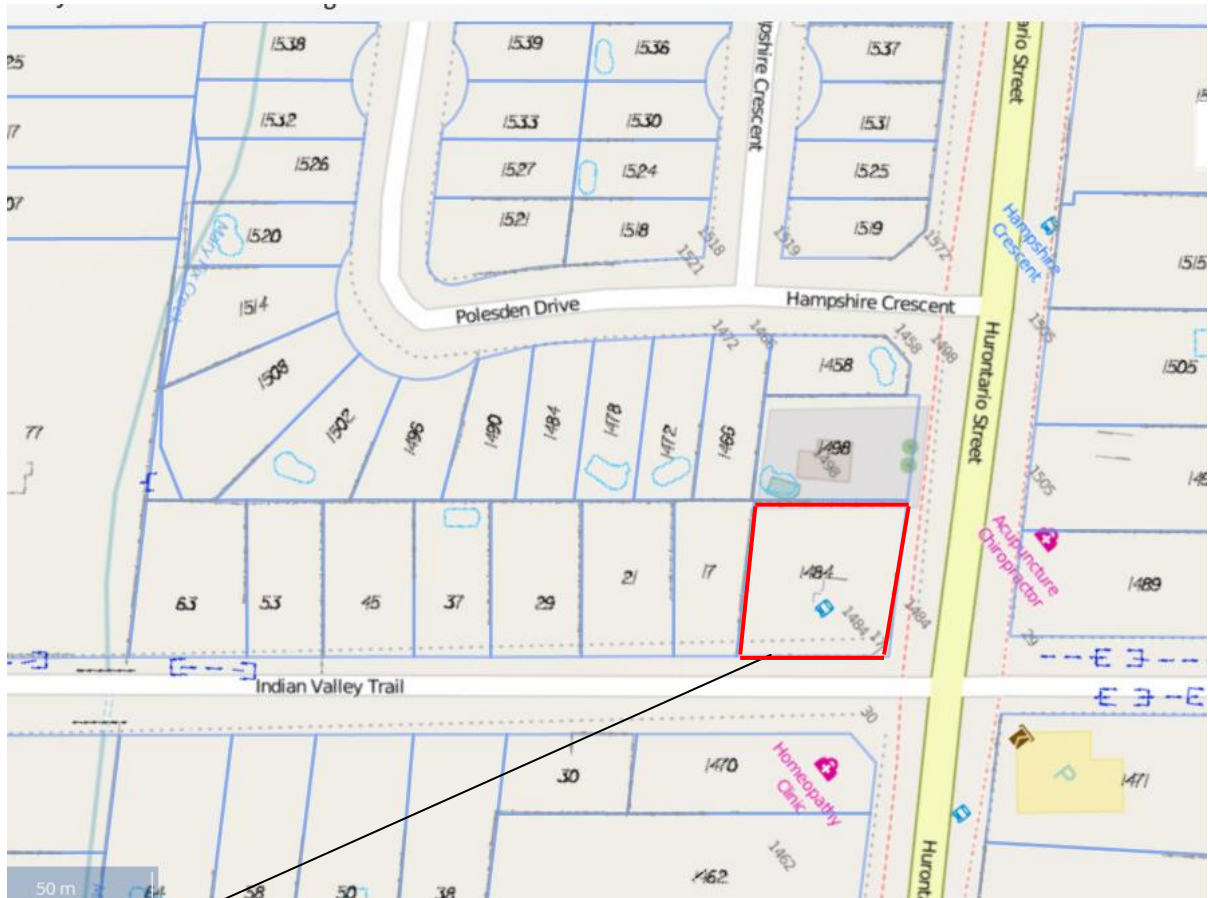
1. Context Map



Subject Property

The property is located at the northwest corner of Hurontario Street and Indian Valley Trail.

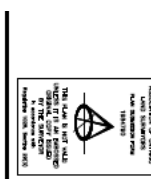
2. Location Map



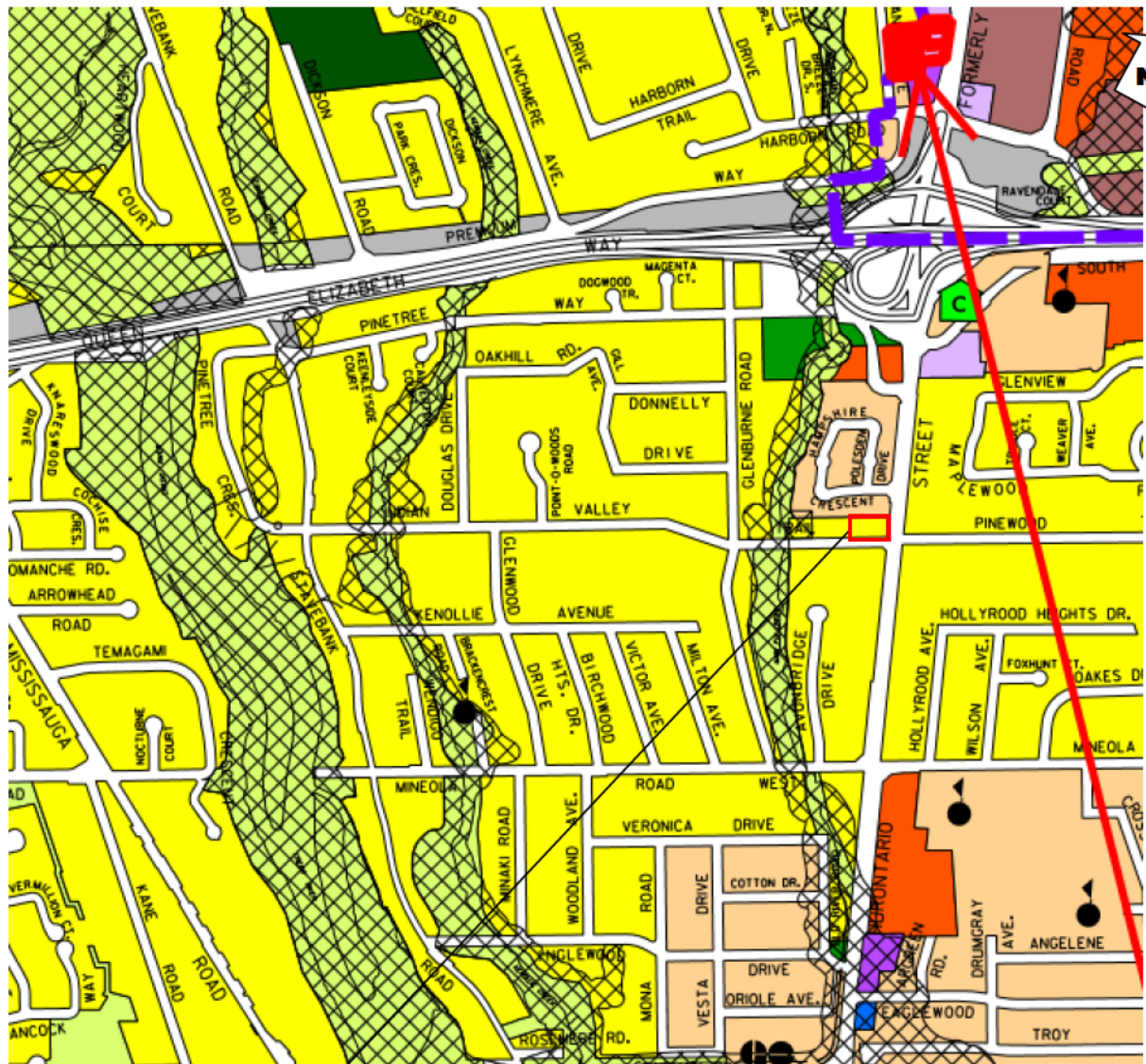
Subject property

The subject property is located on the northwest corner of Hurontario Street and Indian Valley Trail. It is a part of the greater community known as Port Credit/Mineola.

3. Plan of Survey



4. Mississauga Plan (Official Plan)



Subject Property

The subject property is designated Residential Low Density 1 in the Mineola District Policies of the Mississauga Plan.

It is also located within an identified intensification corridor which promotes development along the transit route.

The provisions of the R2-55, zoning permits single detached residential dwellings as well as an office and medical office.

6. Aerial Photos

The aerial photos demonstrate the development of the neighbourhood. The subject property is outlined in red in all of the photos. Hurontario Street south of the QEW has transitioned over the years from residential to a mix of residential and office including small single tenant office and medical uses in buildings designed to have a residential appearance. Unless identified separately, images are from the City of Mississauga website.

The earliest air photo of this area we could obtain comes from the McMaster University Library .



1954-55 Aerial Photo

The original clover-leaf highway interchange is shown at the Queen Elizabeth Way. This was completed in 1937.

Hurontario Street, sometimes known as Centre Road, dates back to 1818. The portion of Hurontario Street between Port Credit and Cooksville was assumed by the Department of Public Highways of Ontario in 1921, becoming a part of the King's Highway #10.



1964 Aerial Photo - City of Toronto

It is unknown when Hurontario Street went from 2 lanes to 4 lanes, however, the 1974 air photo definitely appears to show 4 lanes.



1975 Aerial Photo - City of Toronto

2004 Aerial Photo



2016 Aerial Photo



7. Significant Cultural Landscape Designation

Mineola was developed before it became standard practice to re-grade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater drainage 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 neighborhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.

*City of Mississauga Cultural Landscape Inventory.

8. Property History (Title Chain)

This chain of title search was provided by Stephen Shaw Conveyancing.

Part Lot 1, RG 2, CIR (16.6 ac)

14 February 1878: Crown to Lady M.J. Parker

2 January 1883: Lady M.J. Parker to Sir Melville Parker

(Lands joined with Part Lot 2, CIR, area of 72.5 ac)

11 May 1907: Sir Melville Parker to Mary Elizabeth Gordon

13 September 1907: Mary Elizabeth Gordon to Samuel Pickering

2 August 1919: Samuel Pickering to Frank Gerhardt

4 July 1927: Frank Gerhardt to Frederick Chappell

22 August 1939: Frederick Chappell to Joseph Doherty

21 January 1954: Doherty to Leonard & Victoria Self

1 March 1971; Self to Maria Rodriques

2 December 1987: Rodriques to Ross & Carol Speciale

2 May 2004: Speciale to Natalia Zimochod & Taras Szurkalo

Ownership of property taken over by Firstline Mortgages

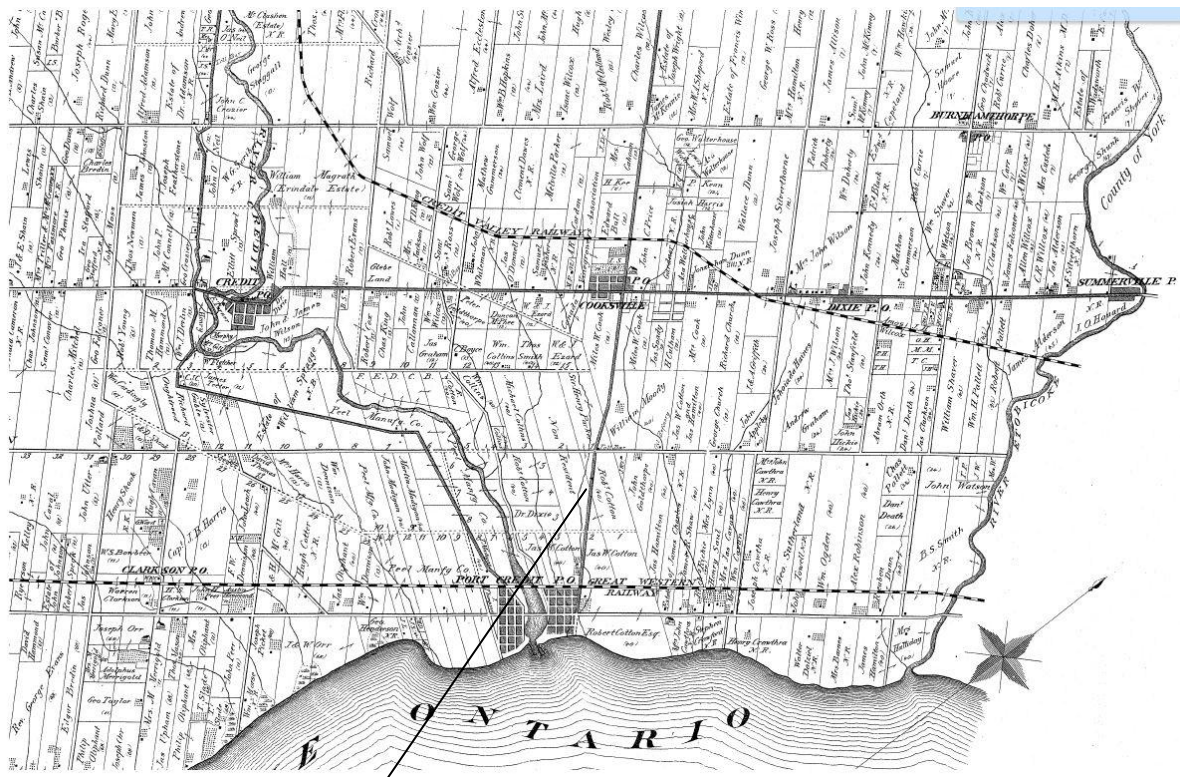
11 January 2010: Power of sale to Mahmoud & Joanna Sous

14 May 2013; Sous to Joanna Sous

29 July 2015: Sous to B.N. Engineering Design Inc.

3 December 2015: B.N. Engineering Design Inc. to Karl Fay Investments Ltd.

9. Peel Historical Atlas 1877



Approximate location of subject property.

In an article by Valerie Hauch, published by the Toronto Star on August 7, 2012, Sheldon Lieba, the then president and CEO of the Mississauga Board of Trade, had this to say about Hurontario Street:

"The street has developed in a piecemeal way as our community evolved from a series of disconnected villages to a larger city. It does not reflect the high standards and features of what a 'Main St.' should be - aesthetically pleasing, pedestrian-friendly, abundance of mixed uses - a place where people want to be and go."

10. Existing Site Conditions

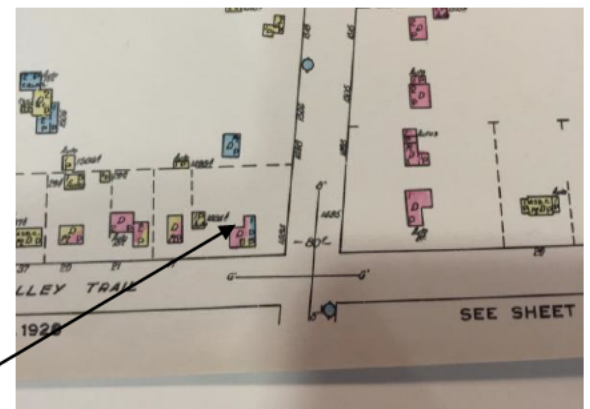
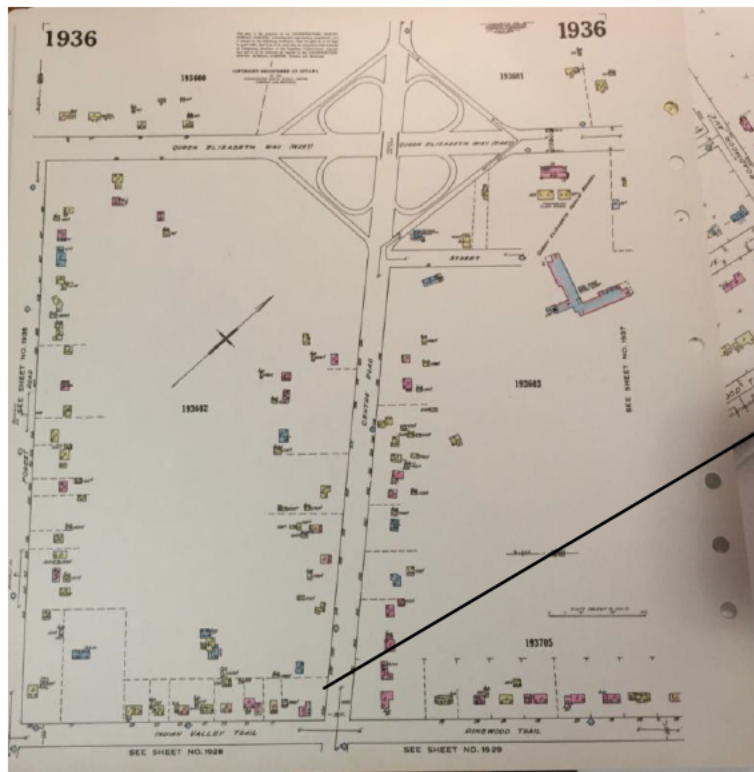
The subject property is a corner lot situated at the northwest corner of Hurontario Street and Indian Valley Trail. The house appears in aerial photos prior to the 1950's however its date of construction is unknown. Matthew Wilkinson has indicated that the City's database dates the house to the mid-1920's however this could not be confirmed. The property has an area of 1676.45m² and is well treed around the perimeter of the property. Many of these mature trees will be retained with the proposed new development. Further, the property is generally flat, having drainage self-contained.

Building permit records from the City of Mississauga are attached below. Records only date to 2004 so it is unknown what was done prior to this date.

The house has been extensively renovated to such a state that nothing aside from the footprint and (assumed) studs remain from the construction of the original home. The heating system, windows, doors, exterior and interior, have all been modified over the years. There are no banisters or railings on the stairs that would assist in dating the home. It appears that there have been several additions to the home over the years including additions on the south and east side of the home. Also added was a covered front and rear porch.

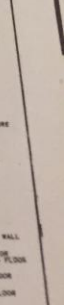
There are no features that remain that would enable a determination on the character or classification of the style of the home.

Attached below is the fire insurance map from 1952 detailing Hurontario Street from the QEW south to Indian Valley Trail.



Enlargement of subject property area.

This plan
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Building permit records from the City of Mississauga are shown below. They indicate the conversion of the residential dwelling to the "resident health professional" in 2010.

Building Permits

6 Permit(s) found Page: of 1

App Number App Date	Address Description	Scope Type Description	Issue Date Status
SGNBLD 11 3946 2011-02-22	1484 HURONTARIO ST (1) FASCIA SIGN - OASIS REHAB	FASCIA SIGN COMMERCIAL - OTHER	WITHHELD
BP 9ALT 10 2496 2010-09-08	1484 HURONTARIO ST ADDITION/ALTERATIONS - REPLACE REAR SUNROOM WITH COVERED PORCH/ UNDERPIN PART OF EXISTING SFD.	ALTERATION TO EXISTING BLDG DETACHED DWELLING	2010-10-12 COMPLETED -ALL INSP SIGNED OFF
BP 9ALT 10 893 2010-04-14	1484 HURONTARIO ST DETACHED GARAGE AND NEW ROOF OVER EXISTING PORCH	ADDITION AND ALTERATION DETACHED DWELLING	2010-06-22 COMPLETED -ALL INSP SIGNED OFF
C 10 542 2010-03-11	1484 HURONTARIO ST RESIDENT HEALTH PROFESSIONAL	OTHER DETACHED DWELLING	2010-04-28 ISSUED PERMIT
DEMO 5 6066 2005-05-05	1484 HURONTARIO ST DEMOLITION - GARAGE	DEMOLITION GARAGE/CARPORT	2005-05-05 COMPLETED -ALL INSP SIGNED OFF
BP 9ALT 4 1851 2004-06-01	1484 HURONTARIO ST CANC MAY 6/2010 - ADDITION	ADDITION TO EXISTING BLDG DETACHED DWELLING	CANCELLED APPLICATION

A). Exterior Photos

Front



The front of the home has stone, tile and wood siding. This is not original to the home as evidenced by a comparison of the photos provided from Google streetview in 2009.

Rear



The rear and sides of the home are stucco, wood siding and tile. None of this is original to the home.

North Side



South Side



Detached Garage & Shed



The detached garage (above) was being used as office space.



The detached shed (above).

These images from 2009 show the property as a single family home prior to its transformation to a medical office.



South elevation (Google Streetview May 2009)



East elevation (Google Streetview October 2009)

B) Floor Plans

The existing dwelling was utilized as a medical office/spa. The conversion from a residential dwelling to an office was done in 2010, under Building Permit Code 10-6497. It appears that several additions were completed prior to Mississauga keeping records. The additions would be the three (3) treatment rooms on the south side. Treatment rooms 2 and 3 were added before treatment room 1, as evidenced by the difference in roof line. Neither covered porch, at both the front and back, is original to the home either.

The property has been vacant since 2014. The last occupant of the property was Oasis Wellness and Spa. There was a bathroom on the main floor, no kitchen and no bedrooms. The interior is extensively finished in tile and wood paneling. There are no defining features remaining that would classify it as a single family dwelling, i.e. no kitchen, dining room, living space, closets. What remains is a very disjointed building with rooms as opposed to spaces.

Main Floor Plan

7.5m

10.8m

Second floor plan

C) Interior Photos

At the time of the home inspection, the power had been disconnected and as such it was not possible to obtain photo's of the basement. However, it has been determined that this space contained a sauna, salt cave (photo below) and a steam cabinet.

Basement - (Salt Cave - photo from yelp.com)

Main floor space.

Stairs to upper level (above). Half storey (below)

These next series of photos were obtained from the real-estate listing for the property in 2014/15 from the following website:
http://www.armengrigorian.ca/Mississauga/Ontario/Homes/W3307928/Mississauga/Ontario/Homes/W3307928/HurontarioQEW/Agent/Listing_171537471.html

They show the property utilized as a spa/medical clinic. It is evidenced by the photos that nothing of the original construction remains. The flooring, walls and windows have all been altered.

Main floor space

Main floor area (above). Main floor bathroom below

Main entry (above and below).

Basement level (above). Stairs to basement (below).

11. Proposed Building

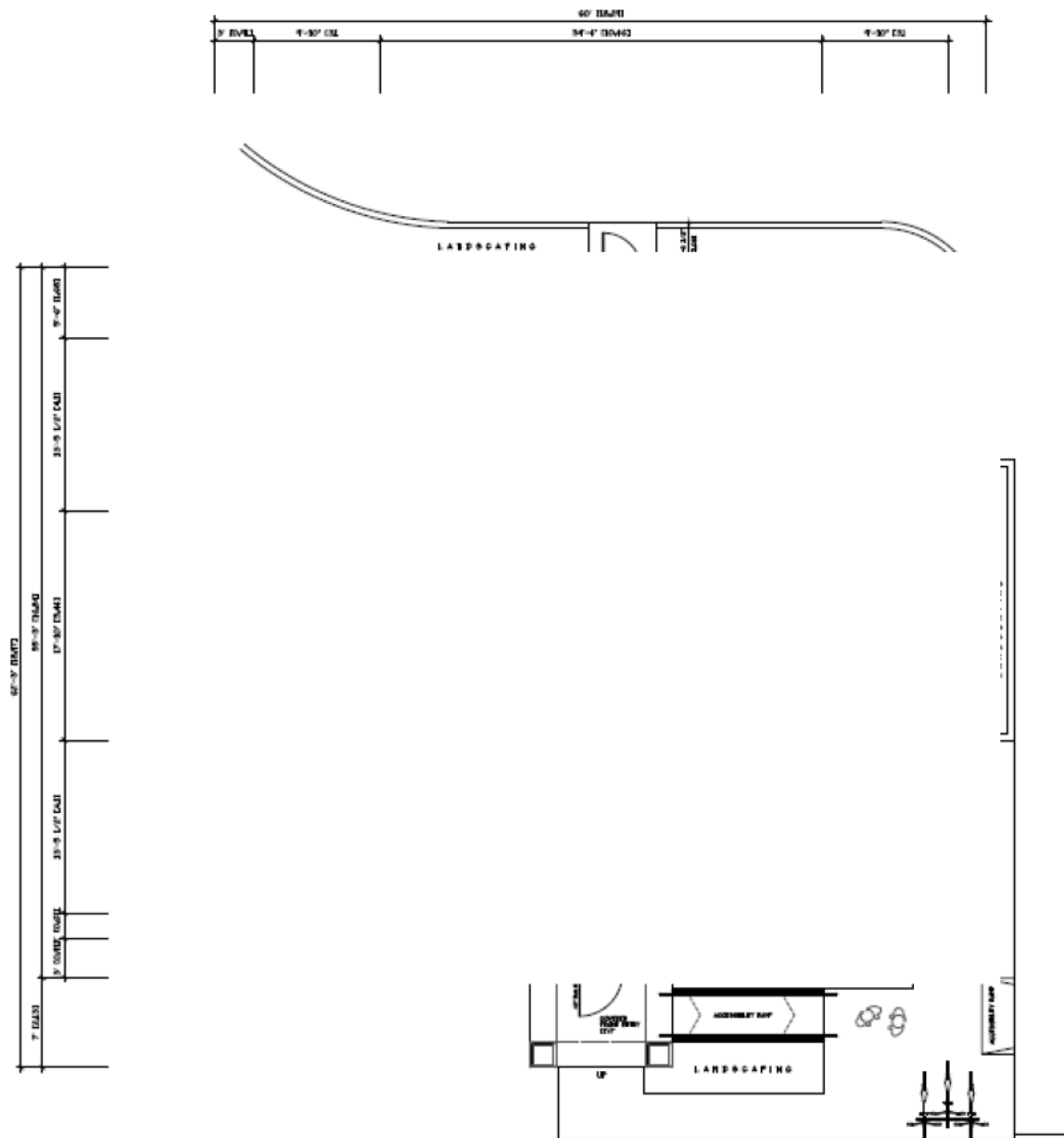


Front Elevation

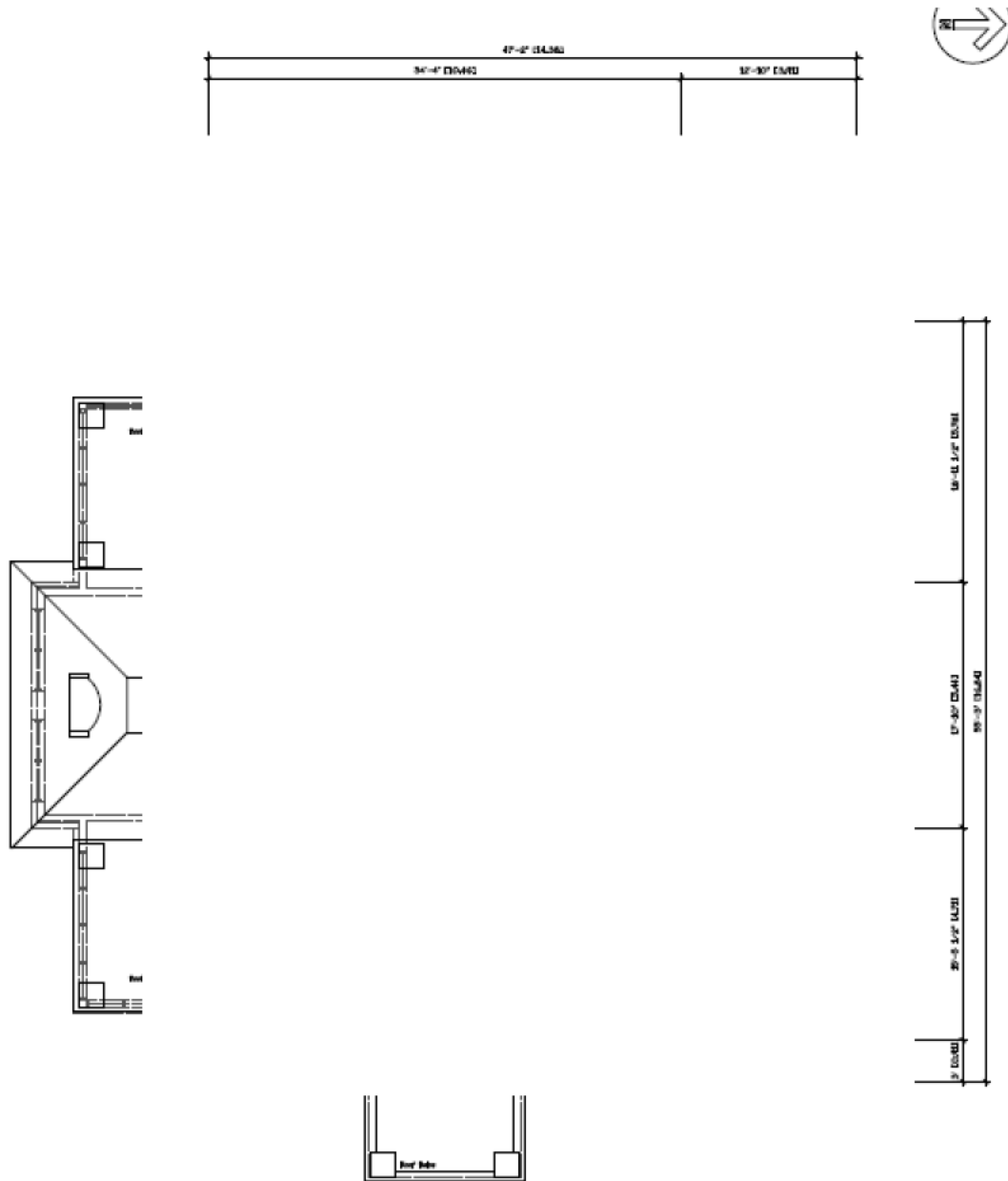


North Side Elevation





Proposed main floor plan.



Proposed second floor plan.

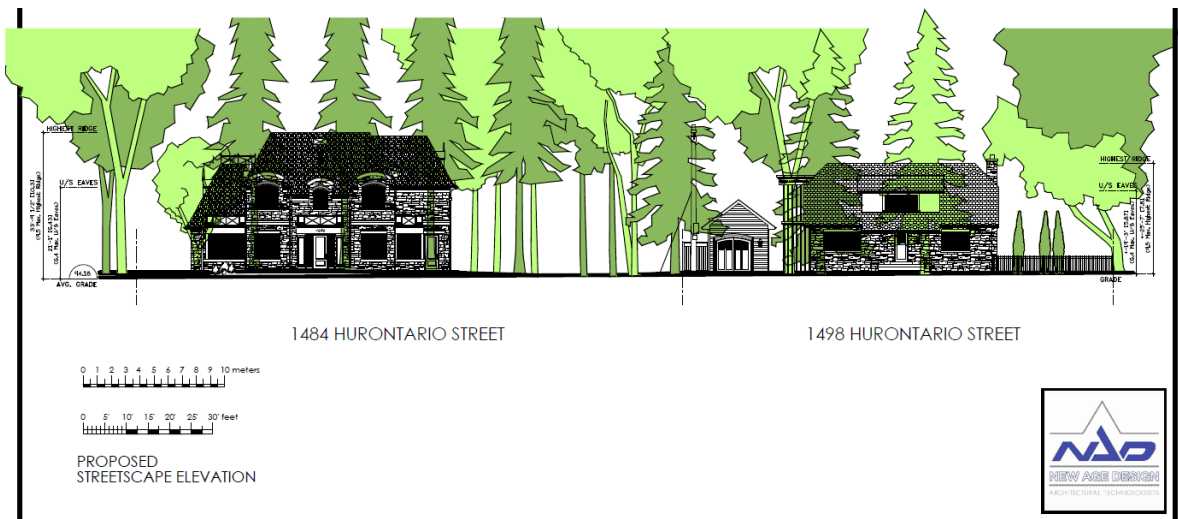
The site plan illustrates the proposed office building No. 1484, a two-story structure with a total area of 95.00 sq. ft. The building is situated on a lot with a proposed asphalt parking lot and a temporary material/topsoil storage area. A prop. asphalt driveway leads to a prop. garage with a finished floor of 94.00. The plan also shows a prop. asphalt parking lot, a prop. asphalt driveway, and a prop. asphalt tapping sleeve and valve. The site is bounded by a 1.00 E (P1 & Set) line and a 3.02 (P1 & Set) line. The plan includes various elevations, bearings, and distances, as well as a north arrow pointing towards the top right.

Four (4) replacement trees are proposed on the north side of the property.

13. Streetscape



Existing



Proposed

14. Cultural Heritage Landscape Inventory

The subject property is located within an area of Mississauga known as Mineola that has the following features identified under the "Cultural Landscape Inventory":

Landscape Environment

- Scenic and Visual Quality
- Horticultural Interest
- Landscape Design, Type and technological Interest

Historical Association

- Illustrates style, trend or pattern
- Illustrates important phase in Mississauga's Social or physical development

Built Environment

- Aesthetic/visual quality
- Consistent Scale of built features

Other

- Significant ecological interest

The proposed demolition of the existing house will not have any negative impacts on its status within the cultural landscape.

We offer the following information to expand on each of the areas identified;

Landscape Environment

- Scenic and Visual Quality
 - Properties south of the QEW in the Mineola neighbourhood are very desirable. The neighbourhood is undergoing intense redevelopment. Older, typically smaller homes are being replaced with larger homes. The proposed building is situated on a busy arterial road, no longer a desirable location for single family dwellings. As such, the property is being developed with an office building designed to have a residential appearance in keeping with the size and scale of the existing newer homes constructed in the neighbourhood.
- Horticultural Interest
 - The subject property is well treed and as many mature trees as possible will be retained throughout the redevelopment. The west and north sides of the property contain many mature trees. As many of these as possible will be maintained with the construction of the new building. The proposed dwelling will be situated at the front of the property with parking at the rear and side. All of the mature trees on the street will be retained.
- Landscape Design, Type and technological Interest
 - The Mineola Neighbourhood was developed in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The proposed dwelling will maintain the generous setbacks required by the City of Mississauga Zoning By-law. Further, many of the mature trees within the property are being retained.

Historical Association

- Illustrates style, trend or pattern
 - Based on the date of construction of the existing dwelling, there is no associative value with a social or physical development. The home was constructed before Hurontario Street became a part of Highway 10, thus indicating it pre-dated the modern highway system.
- Illustrates important phase in Mississauga's Social or physical development
 - We contacted Matthew Wilkinson from Heritage Mississauga with regards to the subject property. There was no information available on the site, perhaps confirming that the property has no value. Further, the property has been significantly altered to such a condition that there is no value left in the existing dwelling; the value is in the land and location of the property.

Built Environment

- Consistent Scale of built features
 - The Mineola Neighbourhood, south of the QEW, is seeing intense redevelopment. The neighbourhood is characterized by older design styles including, brick 1.5 storey homes and Suburban Style ranch and side splits. Interspersed amongst the older dwellings are new builds with a mix of architectural styles. Hurontario Street itself has seen a variety of styles of developed over the last number of years including a modern office (1421 Hurontario) and a residential style office building (1440 Hurontario Street).

Other

- Significant Ecological Interest
 - The existing house does not have significant ecological value. Prior to the division of the lots, the property was owned by Sir Melville Parker and Mary Elizabeth Gordon, both large land owners of the time.
 - If we accept the suggestion from Matthew Wilkinson that the home was constructed in the early 1920's, it was either built by or for Frank Gerhardt (owner from 1919-1927). Many homes of this era were catalogue homes where you purchased the plans and all materials and constructed the home yourself. Sears Roebuck was a major supplier at this time. This home in particular, does not reflect the work or ideas of an architect who is significant to the community. The homes were built economically. There is, in our opinion, little significant value in the design.

15. Conclusions

The redevelopment of the subject property will have no negative impacts on the historic character or the scenic qualities of the Mineola Neighbourhood. It could be argued that Hurontario Street is the gateway into the Mineola Neighborhood, and as such, the redevelopment of this site will only enhance the appearance and streetscape.

It is unlikely that this property would be redeveloped into a new residential dwelling based on its location (corner property) and street location (transportation corridor). Therefore, the proposed change of use to a two-storey office building with a residential appearance is a desirable development option.

It is our opinion that the existing house at 1484 Hurontario Street does not have any heritage features or qualities that should be considered for preservation. The replacement of the existing house with a new structure will be in keeping with the evolution of the community and at the same time will not impact on the heritage character of the area that resulted in the Significant Cultural Landscape designation of the area.

16. Mandatory Recommendation

The subject property does not meet the criteria for heritage designation under Ontario Regulation 9/06 of the Ontario Heritage Act.

Subsection (2) sets out the criteria by which consideration is given in determining whether a property is of cultural heritage value or interest. It is our opinion that the property does not have cultural heritage value or interest as supported by the following points:

1. The property has design value or physical value:
 - The house at 1484 Hurontario Street is not rare or unique. The house was built as a storey and a half, single family residential dwelling and is similar to many houses that were built during this time throughout southern Ontario. This property is included in the Mineola Neighbourhood Cultural Landscape, but the home itself is not listed independently. There are no redeeming qualities that merit designation of this home.
 - Although the home was well maintained and constructed, the materials used were of no significance. The fire insurance maps do not indicate any materials of significance used in the construction. Further, the house has been significantly modified both internally and externally and arguably there is no historical value left.
 - There was little to no technical or scientific achievement in the construction of the existing house.
2. The property has historical value or associative value.
 - While the original owners of the property include Sir Melville Parker and Mary Elizabeth Gordon, this was prior to the construction of the home.
 - Research did not reveal that any of the owners of the home played a significant role in the growth or development of Mississauga or the Mineola neighborhood
3. The property has contextual value.
 - Both the main dwelling and detached garage have been significantly modified such that it does not define, maintain or support the character of the area.
 - This property is not a landmark. Although located at the intersection of Hurontario Street and Indian Valley Trail, the house blends into the streetscape of Hurontario Street. The mature trees situated along the street.

The property does not warrant individual designation as per the Provincial Policy Statement definition.

17. About the Author

William Oughtred of W.E. Oughtred & Associates Inc. is a development and land use consultant who has been practicing in the Mississauga and GTA area for over twenty years. Mr. Oughtred has worked in the land use planning field for over 20 years, specializing in the City of Mississauga. He is well versed in both Planning and Building procedures and the City of Mississauga Zoning By-law and The City of Mississauga Official Plan.

William was born, raised and attended school in Mississauga. He is a lifelong resident and has been very active in the Mississauga community through his other interests and pursuits including volunteering on the Spring Creek Cemetery Board.

William specializes in infill type development projects which typically require attendance before the Committee of Adjustment in connection with Applications for Consent or Minor Variance. His twenty years of experience has afforded him the opportunity to see the City evolve and be at the forefront of evolving trends and patterns in land development in Mississauga. William has been involved in the City of Mississauga's challenge in dealing with the pressures created by the infill housing that has occurred in the south part of Mississauga. His experience in shepherding development applications through the approval process and dealing with the community, City staff and the Members of Council provides an insight into the market for redevelopment that has focused its attention on this community.

Heritage Impact Statements have been completed for the following properties located in Mississauga:

- 276 Arrowhead Road
- 1510 Stavebank Road
- 1267 Mississauga Road
- 2701 Mississauga Road
- 123 Kenollie Avenue
- 1168 Mississauga Road
- 4077 Mississauga Road
- 92 Pinetree Way
- 169 Donnelly Drive
- 1532 Adamson Road
- 1445 Glenburnie Road
- 2222 Dolton Drive
- 1405 Glenwood Drive

18. References

<http://www.ontarioarchitecture.com/>

<http://www.mississauga.ca>

Matthew Wilkinson, Heritage Mississauga

PAMA, Peel Art Gallery, Museum and Archives

City of Toronto, Maps

McMaster University, Maps Library

the kingshighway.ca

History of King's Highway 10:

King's Highway 10 is a major trunk highway which links the Greater Toronto Area with Orangeville and Owen Sound. The highway traverses a mostly rural portion of Southern Ontario, occasionally passing through some cities and small towns. The principal towns located along the highway are Caledon, Orangeville, Shelburne, Dundalk, Flesherton, Markdale, Chatsworth and Owen Sound. The history of Highway 10 dates back to 1920, when the Department of Public Highways of Ontario (DPHO) assumed the Cooksville-Chatsworth Road as a new Provincial Highway. Preliminary Route Plans were prepared in June and August 1920, showing the proposed route of the new Provincial Highway in Peel, Dufferin and Grey Counties. The DPHO acquired the route in Dufferin County on July 8, 1920, when the existing road from Orangeville to Shelburne and part of the Sydenham Road from Shelburne to the Grey County Boundary was assumed as a new Provincial Highway. On July 22, 1920, the DPHO assumed a section of Hurontario Street between Cooksville and Orangeville as a Provincial Highway. The remaining section of the Sydenham Road within Grey County from north of Shelburne to Chatsworth was assumed by the DPHO on October 6, 1920. The new Cooksville-Chatsworth Highway was extended south to Port Credit the following year. A Preliminary Route Plan was prepared on February 11, 1921, showing an extension of the Provincial Highway from Cooksville to Port Credit. The DPHO assumed ownership of Hurontario Street between Cooksville and Port Credit on March 16, 1921. Sections of the road passing through Port Credit, Brampton, Orangeville, Shelburne, Flesherton, Markdale and Chatsworth were not assumed by the DPHO and thus those sections of the route remained under municipal jurisdiction.

The entire Port Credit-Chatsworth Highway was designated as Provincial Highway 10 when route numbers were first assigned in Ontario in 1925. The route of Highway 10 was also signed concurrently with Highway 6 between Chatsworth and Owen Sound. This resulted in an overlapped route of these two highways for a distance of approximately 13 km. It is also believed that the routes of Highway 7 and Highway 10 were signed concurrently between Port Credit and Brampton briefly in the mid-1920s, although this has not yet been confirmed. If it did exist, the overlapped route of Highway 7 and Highway 10 from Brampton to Port Credit was very short-lived, since Highway 7 was extended from Brampton easterly to Highway 12 in Brooklin in 1927. The route of Highway 10 was originally 105 miles (169 km) in length. Provincial Highway 10 was renamed King's Highway 10 in 1930.

At the time of assumption in 1920-1921, Highway 10 was a gravel-surfaced highway for its entire length. Paving work began on Highway 10 in 1923, when the section of the highway from Port Credit to Cooksville was paved along with the section from Chatsworth to Owen Sound. Paving was completed between Cooksville and Brampton in 1925. Paving operations generally progressed northwards from Brampton throughout the latter half of the 1920s. The final gaps in the pavement near Caledon and Orangeville were paved in 1929, which completed a continuous paved highway from Port Credit to Dundalk. Paving the section of Highway 10 from Dundalk to Chatsworth began in 1931. The final gravel section on Highway 10 was paved over in 1938, when a 4 1/2 mile section of concrete pavement was constructed between Holland Centre and Chatsworth. Canada's first grade-separated full cloverleaf interchange was completed in Port Credit at the junction of Highway 10 and the Middle Road Highway (later known as the Queen Elizabeth Way) in 1937.

The route of Highway 10 changed very little throughout most of the 20th Century. Several small diversions were built to bypass dangerous curves in a few locations and to eliminate unnecessary at-grade railway crossings. The route of Highway 6 & Highway 10 was changed through Owen Sound in 1967. Originally, Highway 6 & Highway 10 entered Owen Sound along 9th Avenue, then turned west onto 6th Street, and then turned north again on 3rd Avenue. The two highways then ended at 10th Street (Highway 21 & Highway 26). This rather circuitous route was eliminated in 1967, when Highway 6 & Highway 10 was rerouted along 9th Avenue,

right up to 10th Street. The new route for Highway 6 & Highway 10 along 9th Avenue provided a more direct connection to Highway 26. A bypass was built around Orangeville in the early 1970s. The old route of Highway 10 through Downtown Orangeville via Broadway and First Avenue became Highway 10B for a number of years.

Several sections of Highway 10 were transferred to the Cities of Mississauga and Brampton during the 1970s and 1980s. On April 1, 1970, the section of Highway 10 from the Port Credit Railway Subway (the former limits of the Town of Port Credit) northerly to Burnhamthorpe Road was transferred to the City of Mississauga. This was followed by the transfer of Highway 10 from Steeles Avenue to Etobicoke Creek to the City of Brampton on December 10, 1970. The rest of the route of Highway 10 within the City of Mississauga was transferred during the 1980s. The section of Highway 10 from Burnhamthorpe Road northerly to the Highway 401 Interchange was transferred on April 22, 1982. The remainder of Highway 10 within the City of Mississauga from the Highway 401 Interchange northerly to Steeles Avenue was transferred on February 7, 1986. Highway 10 was also transferred from the former Town of Brampton Limits near Williams Parkway northerly to the Highway 7 (Bovaird Drive) Junction on February 7, 1986. The final provincially-owned section of Highway 10 lying within the City of Brampton from Highway 7 (Bovaird Drive) northerly to the City Limits near Snelgrove was transferred to the City of Brampton effective December 4, 1996. As a result of these highway transfers, the route of Highway 10 was reduced in length by approximately 29 km. The former sections of Highway 10 through Brampton and Mississauga are now known as Hurontario Street. The highway currently ends at the Highway 410 Interchange just north of Brampton.

The southern section of Highway 10 from Brampton to Orangeville is now a continuous four-lane undivided highway. The last two-lane section between Caledon Village and Highway 9 was widened to four lanes during a major reconstruction project carried out in 2008 and 2009. Highway 10 is a four-lane undivided highway from Orangeville northerly for about 10 km to Camilla and from Primrose to Shelburne. The remaining section of Highway 10 from Shelburne to Owen Sound is generally two lanes, with some short undivided four-lane sections near towns. Passing lanes appear periodically along Highway 10 from Orangeville to Owen Sound. Services along Highway 10 are generally quite plentiful, except in some of the rural areas between Shelburne and Owen Sound, where services are somewhat scarce outside of communities. The speed limit on Highway 10 is 80 km/h (50 mph), unless posted otherwise. Please visit the [Highway 10 Mileage Chart](#) page for a list of mileage reference points along Highway 10.

Winter Driving Tip: The northern sections of Highway 10 are known for poor winter road conditions. The highway is sometimes closed during periods of poor winter weather between Shelburne and Owen Sound, due to blowing and drifting snow. Blowing snow will often result in zero-visibility conditions. The weather conditions on this highway can deteriorate very rapidly when snowsqualls blow in from nearby Lake Huron and Georgian Bay. On cold, windy days, it is a good idea to check the [Road Closures](#) and [Winter Road Conditions](#) pages on the Ministry of Transportation's Website, or verify road conditions by telephone at 1-800-268-4686 or 5-1-1 before using Highway 10 between Shelburne and Owen Sound.

City of Mississauga Corporate Report



Date: 2017/02/07

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2017/03/07

Subject

Request to Demolish a Heritage Listed Property: 1248 Minaki Road (Ward 1)

Recommendation

That the property at 1248 Minaki 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 Strickland Mateljan Design and Architecture. It is attached as Appendix 1. The consultant has concluded that the structure at 1248 Minaki Road is not worthy of designation. Staff concurs with this finding.

Financial Impact

There is no financial impact.

Conclusion

The owner of 1248 Minaki 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. Staff concurs with this finding.

Attachments

Appendix 1: Heritage Impact Assessment



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

Prepared by: Cecilia Nin Hernandez, Heritage Coordinator

~~APRIL, 2016~~
~~REV. AUGUST 17, 2016~~
REV. OCT 28, 2016

HERITAGE IMPACT STUDY
IMPACT OF PROPOSED DEVELOPMENT
1248 MINAKI ROAD, MISSISSAUGA



Overview:

This report is prepared to address the proposed demolition and re development of the property at 1248 Minaki Rd., Mississauga, ON.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owners to complete a Heritage Impact Study and to comment on an original design by Gren Weis Architect & Associates. The site and existing dwelling were photographed and measured in January, 2016. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 3.

This property is located in a Cultural Landscape recognized and regulated by the City of Mississauga.

“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so. All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.

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

(City of Mississauga website)

The Cultural Landscape Inventory further defines and describes the fundamental characteristics of the Mineola neighborhood.

“Mineola was developed before it became standard practice to re-grade topsoil 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 neighborhood with a variety of quality housing stock and rich stimulating landscape that blends houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between the 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.”

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

Terms of Reference:

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

1. General requirements:

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

2. Addressing the Cultural Landscape or Feature Criteria:

(only necessary to address those criteria listed in the relevant cultural heritage landscape)

Landscape Environment:

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

Built Environment:

- aesthetic and visual quality*
- consistent with pre WW 2 environs*
- consistent scale of built features*
- unique architectural features/buildings*
- designated structures*

Historical Associations:

- illustrates a style, trend or pattern*
- direct association with important person or event*
- illustrates an important phase of social or physical development*
- illustrates the work of an important designer*
- significant ecological interest*
- landmark value*

3. Property information:

- chain of title, date of construction, builder, architect/designer, landscape architect or personal histories*

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*

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

5. Mitigation Measures:

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

6. Qualifications:

- the qualifications and background of the person completing the HIA will be included in the report*
- the assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report*

7. Recommendation:

- the heritage consultant must provide a recommendation as to whether the subject property is worthy of designation in accordance with the criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation is must be clearly stated as to why the subject property does not meet the criteria as states in Regulation 9/06.*

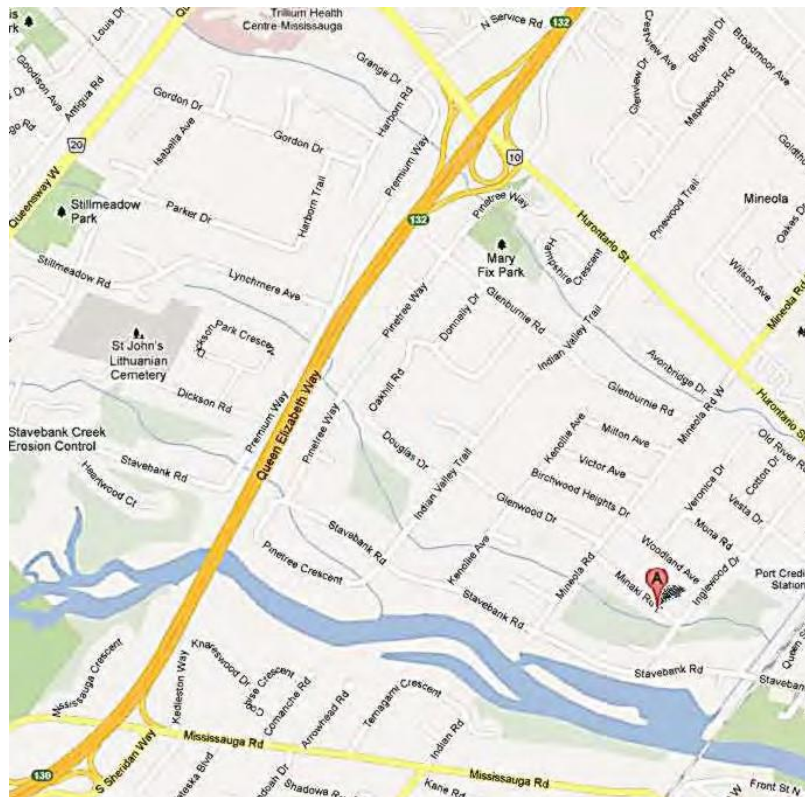
- The following questions must be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, Ontario Heritage Act?*
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not*
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:
“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values,*

attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.”

1. General Requirements

Site map:



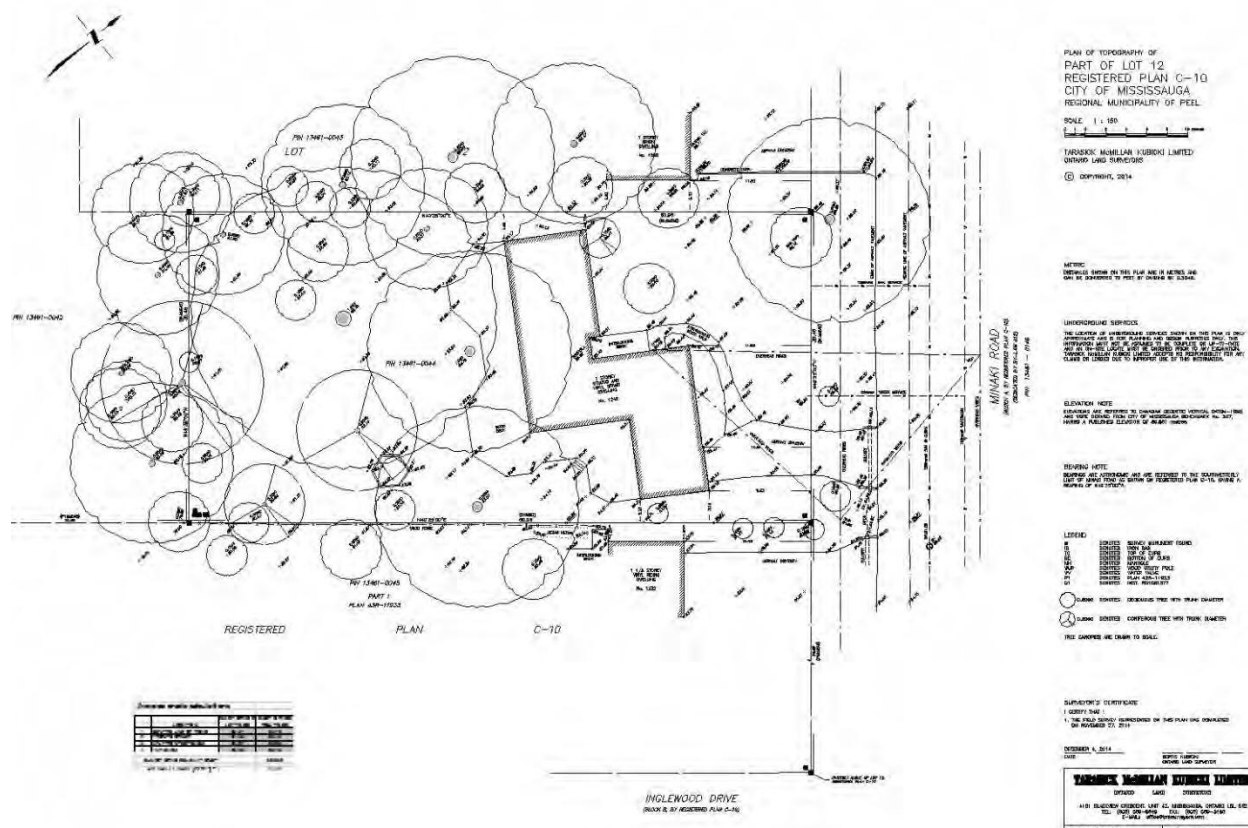
Context:

The property is located on the west side of Minaki Rd. south of Mineola Rd. It is west of Hurontario and south of the QEW in what is known as the Mineola neighborhood of Mississauga. This is a stable, mature residential community.

The property is designated Residential Low Density 1 in the Mineola District Policies of the Mississauga Plan. This designation provides for single detached residential dwellings only.

The property is zoned R2 5 under the City of Mississauga Zoning By law 225 2007.

Existing property survey:



Existing conditions on site:

The subject property is a rectangular lot approximately 30.5m wide x 61m deep. There is a significant slope from back to front of approx. 5.0m. This is especially prevalent on the south side of the property. Total lot area is approximately 1,859 m². The site is surrounded on all sides by similar single family residential uses. The property and environs is also characterized by a significant number of mature trees and also by other tree specimens that were probably planted by earlier residents but now have grown to significant size.

The existing house is a one storey, flat roofed dwelling built on a concrete slab without basement. There is evidence that the heating may at one time have been a hydronic system located in the floor slab but this has been disconnected and the heat source is presently baseboard electric heaters. The building is in good condition, and has obviously been regularly maintained and is presently occupied. The home is a sprawling but somewhat incohesive form. It is readily apparent that there have been additions and alterations over time although the historic character of the building is still visible.

The main floor slab is very nearly flush with the grade at the front of the property. This gives the building an unusually low appearance when viewed from the street. At the rear of the site the grade drops away and a large wood deck spans the width of the home.

It is immediately obvious from differences in wall cladding and detailing that there is an original part of the home and a subsequent addition. The original walls are concrete block rendered with stucco on the exterior and strapped and plastered on the interior. Later addition walls are typical wood stud with horizontal aluminum siding and drywall finish. The roof is flat. This is likely a wood roof joist arrangement but this is impossible to confirm. Rain water is collected on the roof and conducted to the ground via downspouts on the building face. There is no eavestrough. Windows on the original home are recessed slightly behind the stucco face in oversized, punched opening. A plywood trim surrounds the window and there is an extruded metal sill that incorporates a drip edge at the bottom of the opening. This is an interesting detail and one of the few examples of craftsmanship or architectural intent visible in the home. Windows on the later addition are typical double-glazed units with a J-mould aluminum trim tight to the window jamb.

The window and door openings on the original building appear to be as-built but the window and door units are all newer replacements.



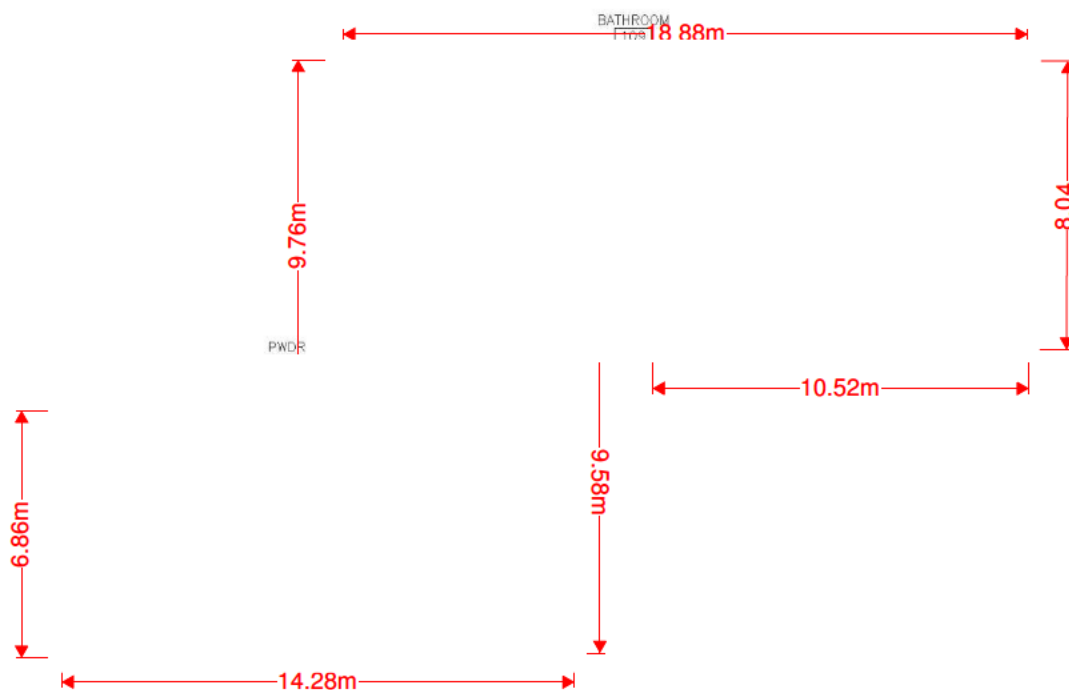
Original wall cladding and window detailing at right, later addition at left. Note downpipe at right



Original window detail (note oversized, punched opening, extruded metal sill)(note newer sash and glazing)

The main floor consists of kitchen, dining room, living/family room, children's play room, 2 bedrooms, master bedroom, one main bathroom accessible from the bedroom corridor and a powder room accessible from play room. There is a small covered front entry and generous decks at the rear. A one-car garage is attached with access from the interior of the home.

There is no basement or second floor.



1248 Minaki Floor Plan (1995 addition is shaded)

City of Mississauga Building Department data records a 1995 application for an addition to this building to be constructed “at the front of the dwelling and between the house and garage. The addition will be finished in the same manner and style as the existing dwelling.”¹ The result of this addition can be easily construed from the floor plan and exterior appearance of the building.

Interpretation of the building’s history is greatly assisted by an extant oil painting (provided by the present owners) depicting the house prior to its 1995 renovation (although the painting is dated 1999).

The original builder and/or architect of the home is unknown.

¹ City of Mississauga Committee of Adjustment variance A-96/95



Oil painting depicting original front elevation (note detached garage and covered parking adjacent to house)

The house as constructed consisted of the entry, living room, bedrooms and main bathroom as presently configured. The present dining room was likely the kitchen and the play room was a covered parking area. The 1995 addition connected the garage to make it integral with the home, eliminated the covered parking and added a much larger kitchen. It took a corner of the former kitchen to make a powder room and left the rest as a dining room. While the addition provided additional living space for the family it seriously disrupted the flow and spatial arrangements in the home and created some awkward plan conditions. The dining room is an inappropriate size and shape and having to pass through it to enter the kitchen is an unfortunate condition. The playroom is similarly oddly situated and awkward to access.



1248 Minaki Front Elevation c.2016 (original building at right, 1995 addition at left)



Rear elevation



North elevation (note detail at window, door openings)

Architectural Style:

This building clearly is clearly very influenced by architectural Modernism and by a North American interpretation of that style known as Mid-Century Modernism.

Modernism was a philosophical and cultural movement associated with early 20th century Europe that highly influenced art and social thought. Architecturally, it is marked by a dramatic departure from traditional styles not only in visual terms but in its use of materials and orientation of spaces. It emphasized flat planes of monochromatic materials, flat or very sloped roofs, simple planes of glass that are extensions of the wall plane, an absolute absence of any applied decoration and a philosophy that

“form follows function”². It attempted to blur the line between indoor and outdoor spaces and to allow for more flexibility of use of indoor spaces through the use of fewer walls and internal divisions. Exterior colours were typically light, often white, and designs often cubic and presenting themselves as a composition of cubes and planes. Massing was deeply sculptural. Interior finishes were often extensions of exterior finishes to create a lack of differentiation between interior and exterior space. One early and iconic example is Reitveld-Schroder house constructed in Utrecht, Netherlands in 1924.



Reitveld-Schroder House, Utrecht, Netherlands 1924

In North America, early 20th century Modernism influenced residential, commercial and institutional design and was widely interpreted by notable architects like Frank Lloyd Wright and others.

Pre-WW2, modernist residential architecture was relatively rare in Canada and generally associated with singular projects for discerning clients. One excellent local example is Samit-Linke house at 60 Cumberland Drive, Port Credit.

² Statement commonly attributed to Frank Lloyd Wright



Samit-Linke House, 60 Cumberland Drive, Mississauga (1939)³

Another local example, this one exhibiting both Modernist and Art Deco influence is 1395 Hurontario Street, Mississauga.



1395 Hurontario Street, Mississauga (construction date unknown)

³ Architectural Styles in Mississauga 2012 (mississauga.ca)

Modernism shaped the post-war residential building boom across North America, although it was subject to significant location variation and interpretation. The most iconic examples are those located in California subdivisions built by Joseph Eichler. Eichler Homes was a visionary company known for their homes and for their attention to building planned, integrated neighborhoods. They remain classic and highly sought after today.



Classic Joseph Eichler design

In Canada, one of the best examples of a Mid-Century Modernist development is Don Mills, Ontario. Here we see the much of the same esthetic and functional influences but with distinct local character. Bricks are often used in place of stucco, roofs are often low sloped instead of flat. Chimneys and fireplaces are dominant features inside and out. Elevations are highly sculpted with deep recesses or roof extensions often used as carports. These are the first generation of homes to be built recognizing the importance of the car as a critical element in suburban living.



HOUSE WITH EXTRA PLAY SPACE

DON MILLS, ONT. This three-bedroom bungalow, featured in the February 1957 issue of CH&G, has a small family room off the kitchen. In addition, the two children's bedrooms are separated by a folding partition that can be pushed back in the daytime to make one big play area. The living room looks onto both front and rear of the lot, has one wall of brick. Other walls in the house are plaster and mahogany; the entry floor is slate. The house includes two bathrooms and a full basement in its 1,500 square feet. Built in 1955, it cost about \$16,500.

Original Don Mills home⁴

⁴ <https://donmills.wordpress.com/>

In Mississauga Mid-Century Modernist influences are very prevalent in subdivisions like Applewood Heights built in the 1950's and 1960's, although they tend to be vernacular interpretations of the style built by smaller builders. Mississauga does not have a neighborhood that compares to the architectural vision and tight control of Don Mills or Eichler Homes.

The best example of a mid-century modernist community in Mississauga are a series of homes on Lynchmere Avenue, near Hurontario St. and Queensway.⁵



Applewood Heights (note generic subdivision detail, minimal architectural interest)



Lynchmere Ave. (note attention to detail, significant architectural interest)

1248 Minaki as constructed was a generic example of Mid-Century Modern design. It did not have the richness of form or detail of Eichler or Lynchmere but its flat roof, front elevation with simple, faceted wall planes, wide overhangs, oversized fascia, general absence of trimwork or decoration although with evidence of craftsmanship and detail especially at the windows and soffit all are strong suggestions of

⁵ <http://www.theglobeandmail.com/life/home-and-garden/architecture/mid-century-home-of-lynchmere-founder-gets-a-respectful-update/article28146187/>

Mid-Century Modernist influence. The white colour, stucco finish, slab on grade construction, projecting garage and recessed parking area on the front elevation were all very typical of this era.

The 1995 addition was, unfortunately, not sympathetic to the design intent of the original building. It attempted to maintain the overall character but with much less refinement, with aluminum siding instead of the original stucco finish and with an absence of detail around the windows and openings. The sculpted look of the original front elevation with the recessed parking bay and projecting garage was lost. The new front windows are awkward in proportion and are an especially unfortunate element in the design. The fascia, which in the original oil painting appears to have some detail and contrasting finish, was crudely covered in plywood and painted.



Partial front elevation showing transition of original building at right and 1995 addition at left



Soffit and fascia (note mis-matched newer materials, plywood covering fascia, poor detailing)

Analysis:

This home is one of the earlier homes in this part of the Mineola community. As-built it was of some architectural interest and refinement and was a good example of the cultural expectations of the day. Although its architectural integrity was significantly diminished by the 1995 addition it is useful to use this home to help track the progression of this area from a semi-rural to a sub-urban community.

By the home's size and scale it sits comfortably in the streetscape but there was no obvious way that it attempted to integrate itself into the landscape. Rather, the grading conditions around the home suggest that the property was filled and flattened to permit the original construction.

Proposal:

(See drawings of proposal appended to this report).

The proposal involves the demolition of the existing home on this site and the construction of a new home of approximately 5,650 square feet designed by Gren Weis Architect & Associates. The new home is proposed to occupy the area of the existing home while also coming closer to the front property line.

The proposed home is a two-storey, multi-gabled volume with a mix of stone and wood finish and wood detailing. It is designed in a vernacular Arts & Crafts style with a balanced asymmetrical composition of forms, rooflines and fenestration. It is completely different from the building presently occupying the site but similar in form and materials to other homes recently built in the local area.

2. Criteria

scenic and visual quality

Analysis:

-the proposed construction will result in increased height, massing and will change the visual character of the property. The site is at present very under-developed as compared to the adjacent properties and the proposed construction will make this property more similar to the standard of the community. Even with this intensification the overall coverage on this property will remain very low at 18.7% and the Gross Floor area is about 35 m² below that allowed by the zoning by-law. There will be some change to the scenic and visual quality of the site but this is not detrimental and reflective of the general character of the community.

natural environment

Analysis:

-the impact on the natural environment will be minimal under this proposal. The site is heavily treed and the majority of trees on the site will be conserved and there will be minimal grade disruption. The natural pattern of drainage and topography will be maintained.

landscape design

Analysis:

-the front-yard landscaping is not well defined at present and the creation of additional building volume will not adversely affect the character of the site. There will be some additional hard landscaping in the front yard but this will be minimal and inconspicuous.

aesthetic and visual quality (built environment)

Analysis:

-this is a community very much in architectural transition. The proposed building does not draw its design intent from the historic character of the community but rather compliments the significant number of other examples of recent construction in the area. The proposed building displays restraint as regards its size, proportion and detailing. It will be an attractive addition to the community.

consistent scale of built features

Analysis:

-the front elevation of the proposed building is a series of elements designed to break down the scale and mass of the building. The proposed lot coverage and floor area/lot ratio is significantly less than other homes in the community. The proposed building is similar in scale, massing, materiality and detailing to other new homes on comparable lots elsewhere in the community.

illustrates a style, trend or pattern

Analysis:

-not applicable the Mineola community has evolved significantly over time and is not an example of a identifiable style, trend or pattern. The proposed house also does not attempt to illustrate a particular style, trend or pattern

-illustrates a phase of social or physical development

Analysis:

-the existing house is an example of social and cultural expectations existing at the time of its construction but no more so than many other homes built during the same period

significant ecological interest

Analysis:

-the proposal will not significantly alter the ecology of the community

3. Property Information

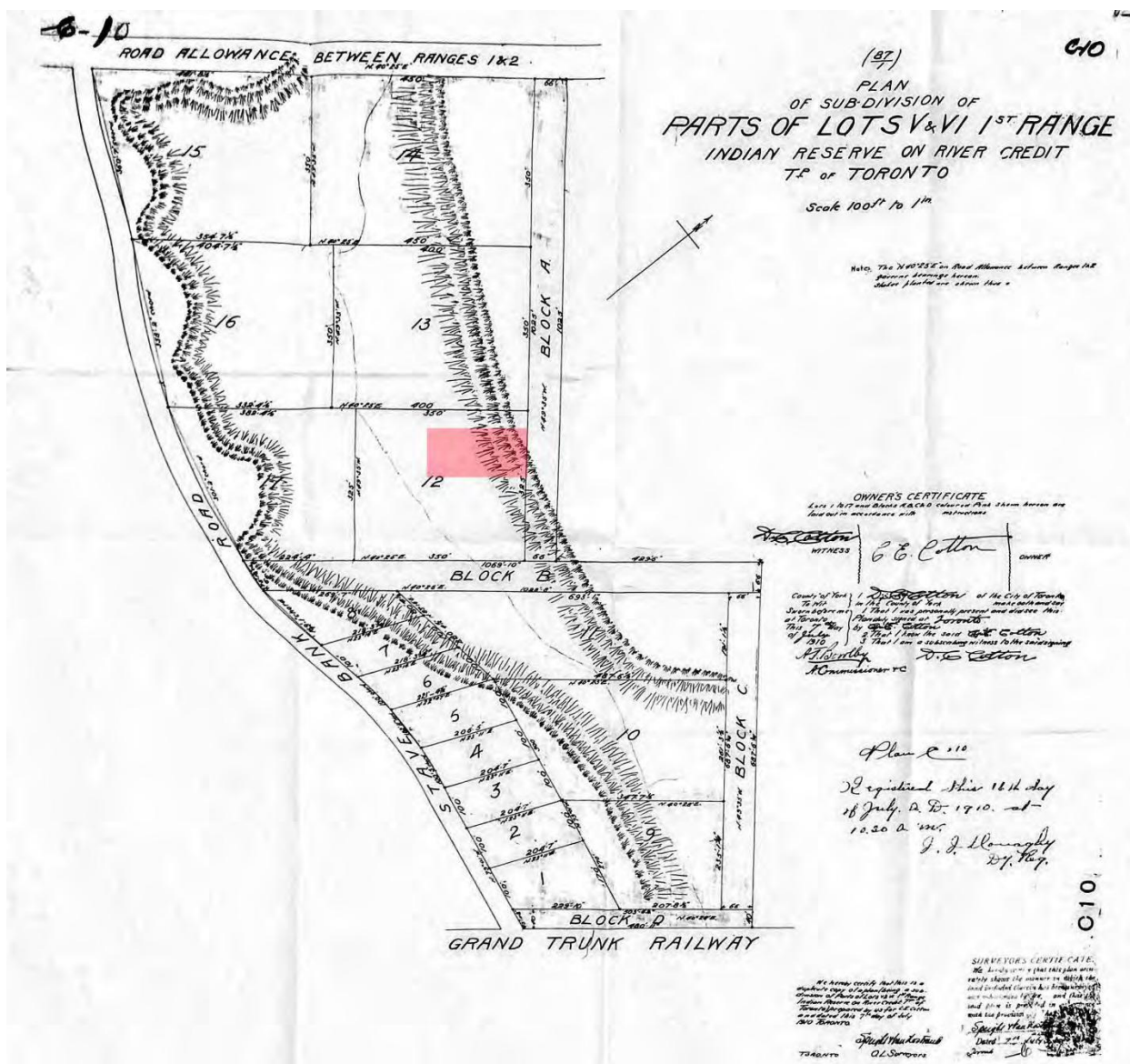
This part of Mississauga was first occupied by the Native peoples beginning about the early 1700's. They settled at the mouth of the Credit River to take advantage of the abundance of the river and to engage in trading furs with the Europeans.

In the late 1700's and early 1800's the Mississauga peoples began to cede their lands to the British Crown in a series of treaties which culminated in their controlling only about 200 acres of land by the 1820's and their eventual re-location to the Brantford area by 1847⁶. Surveys at the time referred to lands near the Credit River as the "Credit Indian Reserve" or CIR, a designation which persists to this day.

Analysis of land titles information reveals as follows:

This property was part of a parcel known as *Part 5 Range 1* CIR, east of Stavebank Rd and south of the present QEW. Records of ownership of this property begin in the 1854 when these lands were acquired from the Crown by James Cotton. James and his brother Robert Cotton obtained many of these irregular lots along the east side of the Credit River. In 1865, Part 5 was held briefly by the Bank of Upper Canada (the reasons are unknown) then in 1867 was transferred back to James Cotton. On the death of James Cotton in 1896 Part 5 was transferred to the Trusts Corporation of Ontario and thence to his son Cyril E. Cotton in 1905 (this likely means that Cyril E. Cotton was not of the age of majority at the time of his father's death). In 1910 Cyril E. Cotton commissioned a plan to sub-divide Part 5 into 15 lots, with Lots 1-8 being single home lots fronting onto the east side of what is now Stavebank Rd. and lots 9-12 larger properties that would eventually be the subject of further sub-division. Also created by this plan were Block A, which would become Minaki Rd., Block B, which would become Inglewood Dr. and Block C, which was intended to be the extension of Woodland Ave. south of Inglewood but which would never be opened.

⁶ Heritage Mississauga website, The Mississauga Part 1: The Treaties



1910 Severance Map with 1248 Minaki Rd. shown in red

The Cotton family were well known farmers and merchants in Toronto before re-locating to this area in the 1850's. The Cotton homestead was located at 1234 Old River Rd. Brothers Robert and James Cotton are synonymous with the early development of Port Credit. By the early 20th century their descendants were actively sub-dividing these lands.



Context map: Light gray = Lot 1910 subdivision of Part 5, Medium gray = Lot 12, red = subject site

In 1912 Cyril Cotton sold all of Parts 5 & 6 to Charles J. Tidy and his son Philip C. Tidy for the sum of \$4,450. Philip C. Tidy would go on to be a Great War soldier. His attestation papers list his father as next of kin and Port Credit as his home, although for some reason this was crossed out and a Toronto address substituted by an unknown hand. Philip C. Tidy's rank at attestation was Corporal but he survived the war, won the Military Cross and died in 1966 with the rank of Lt. Colonel.⁷

⁷ Obituary of Elizabeth Mary Tidy Walker, *Globe and Mail*, August 4, 2012

Duplicate

40 M. R.

ATTESTATION PAPER.

No. _____
Folio: _____

CANADIAN OVER-SEAS EXPEDITIONARY FORCE.

QUESTIONS TO BE PUT BEFORE ATTESTATION.
(ANSWERS.)

1. What is your name?..... Philip C. Tidy
2. In what Town, Township or Parish, and in what Country were you born?..... Toronto.
3. What is the name of your next-of-kin?..... C. J. Tidy - 79 King St. W.
4. What is the address of your next-of-kin?..... Port Credit
5. What is the date of your birth?..... Apr. 6th - 1892
6. What is your Trade or Calling?..... Chevyman
7. Are you married?..... No.
8. Are you willing to be vaccinated or re-vaccinated?..... Yes.
9. Do you now belong to the Active Militia?..... Yes.
10. Have you ever served in any Military Force?..... 10 months 48 days
If so, state particulars of former Service.
11. Do you understand the nature and terms of your engagement?..... Yes.
12. Are you willing to be attested to serve in the CANADIAN OVER-SEAS EXPEDITIONARY FORCE?..... Yes.

(Signature of Man). Philip C. Tidy
(Signature of Witness). W. J. Tidy

DECLARATION TO BE MADE BY MAN ON ATTESTATION.

I, Philip C. Tidy, do solemnly declare that the above answers made by me to the above questions are true, and that I am willing to fulfil the engagements by me now made, and I hereby engage and agree to serve in the Canadian Over-Seas Expeditionary Force, and to be attached to any arm of the service therein, for the term of one year, or during the war now existing between Great Britain and Germany should that war last longer than one year, and for six months after the termination of that war provided His Majesty should so long require my services, or until legally discharged.

Date: July 26, 1915 (Signature of Recruit) Philip C. Tidy
(Signature of Witness) W. J. Tidy

OATH TO BE TAKEN BY MAN ON ATTESTATION.

I, Philip C. Tidy, do make Oath, that I will be faithful and bear true Allegiance to His Majesty King George the Fifth, His Heirs and Successors, and that I will as in duty bound honestly and faithfully defend His Majesty, His Heirs and Successors, in Person, Crown and Dignity, against all enemies, and will observe and obey all orders of His Majesty, His Heirs and Successors, and of all the Generals and Officers set over me. So help me God.

Date: July 26/15 (Signature of Recruit) Philip C. Tidy
(Signature of Witness) W. J. Tidy

CERTIFICATE OF MAGISTRATE.

The Recruit above-named was cautioned by me that if he made any false answer to any of the above questions he would be liable to be punished as provided in the Army Act.

The above questions were then read to the Recruit in my presence.

I have taken care that he understands each question, and that his answer to each question has been duly entered as replied to, and the said Recruit has made and signed the declaration and taken the oath before me, at Niagara this 26th day of July, 1915.

(Signature of Justice) W. J. Tidy

I certify that the above is a true copy of the Attestation of the above-named Recruit.

(Approving Officer) W. J. Tidy

M. F. W. 23.
150 M. - 13-14.
H. Q. 1173-30-24.

Attestation paper of Philip C. Tidy (note Port Credit address crossed out)

In 1948, and following the death of Charles J. Tidy, all of Parts 5 & 6 were acquired by Hugh J. Plaxton and Grace L. Plaxton. The amount of the sale was \$32,500 which would suggest that the lands were still largely undeveloped at this time.

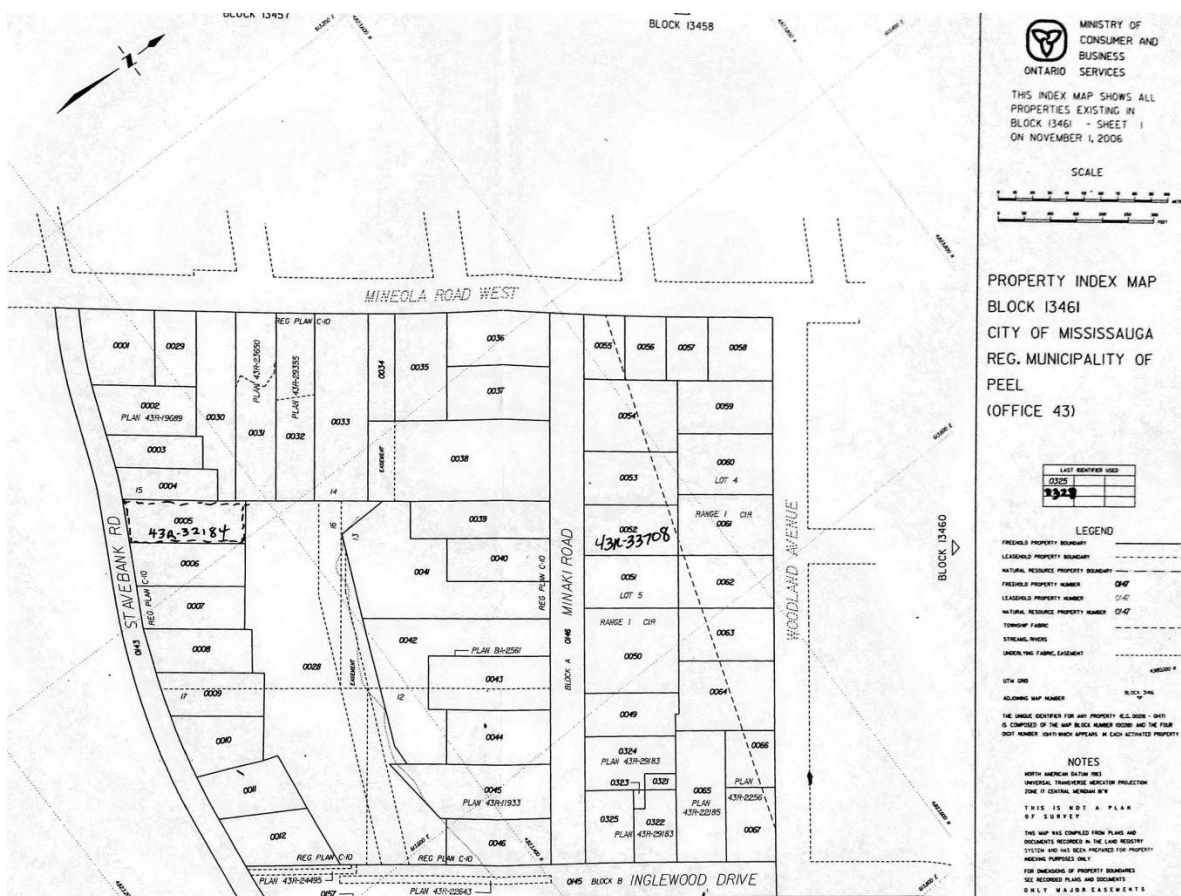
Hugh J. Plaxton (1904 – 1982) was an interesting individual. He was born in Barrie, ON and was an ice hockey player competing in the 1928 Winter Olympics and later in the NHL. He became a lawyer and entered politics, serving one term as Member of Parliament for the riding of Trinity from 1935 – 1940⁸. He ran for election unsuccessfully in 1945 and spent the rest of his life living in Port Credit.



Hugh J. Plaxton (Parliament of Canada photograph)

The Plaxton's would begin to sell properties in this area beginning in the early 1950's and land title records show them continuing to sell properties into the 1970's (note that they never did a legal sub-division of the properties but divided the properties by consent into the parcels that exist today). The resultant lotting pattern is haphazard and shows little regard for the 1910 sub-division.

⁸ Wikipedia entry, Hugh Plaxton



Mapping showing parcel arrangements of the Plaxton lands

The first parcel sold in Lot 5 would be that which would go on to become 1248 Minaki. This was sold in January, 1950 to Stanley S. Cooper and Nora E. Cooper. The purchase price was \$3,000. This would indicate that the property was likely vacant at that time. In August, 1950 there was a mortgage charged against the property by the Great West Life Assurance Company in the amount of \$8,500. This was likely to pay for a house that was by then constructed on the property and is strong evidence that the construction of the original home on this property took place between January and August 1950.

An available air photo from 1954 clearly shows 1248 Minaki constructed at that time while the majority of the adjacent parcels are still undeveloped.



1954 Air Photo showing house at 1248 Minaki (note majority of adjacent properties not developed)⁹

In 1977 the property was sold to Willson A. McTavish. The amount of the transaction is not indicated but there are two mortgages placed on the property, one taken back by the vendors for \$60,000 and one by the Royal Bank for \$20,000 and this would give a good estimation of the property value.

In 1994 Betty Mae McTavish, wife of Willson, was brought on title.

In 2013 the property was purchased by the present owners.

Analysis:

This property is notable for the fact that it is associated with the beginning of a rapid period of development of this area. The Mineola area is largely characterized by post WW2 housing and this building was a good example of the cultural expectations of the day.

The earliest owners of the property, the Cottons, Tidys and Plaxtons are of some local importance but their relationship to this site is inconsequential. They were large landholders in the community. There is no evidence that any member of these families had a particular relationship with this site.

The home is notable in that it served as the home of two long-term owners, Stanley & Nora Cooper and Willson & Betty McTavish. Examination of the available written histories of Port Credit (Kathleen Hicks, Verna Mae Weeks or Betty Clarkson) and of the resources and databases

⁹ Air photo on City of Mississauga database

of Heritage Mississauga or the Canadiana Room of the Mississauga Central Library failed to find any reference to the Cooper or McTavish families in Port Credit.

4. Impact of Development or Site Alteration

-the proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document identifies no particular attributes associated with the existing building at 1248 Minaki. There will be minimal change in terms of topography, lotting pattern, vistas, tree canopy and foliage. There will be no shadow impacts outside of the subject site. The development will result in intensification of the site but not to a significant extent and not inconsistent with other similar projects in the immediate area.

-an Arborist report by The Tree Specialists Inc. is attached to this document. The report notes that while the site and environs are heavily treed the overall health of the trees is not that good. Most of the trees are considered "F" or Fair condition. Only one tree, a 28cm Norway Maple in Good condition (#465), is in conflict with the proposed development and must be removed for that reason. Two other trees, an 84cm white pine (#474)¹⁰ and 103cm red pine (#476) are noted to be in poor condition, in decline and recommended for removal. One small ash (#478) is noted to be infested by the emerald ash borer and recommended for removal. One 61cm white pine (#N7) is noted to be dead. Generally the impact of the proposed development on the existing tree canopy is minimal and much less than would typically be expected.

5. Mitigation Measures

-as there are no identifiable detrimental impacts, no mitigation measures are necessary or proposed.

6. Qualifications

-a CV for Rick Mateljan is attached.

7. Recommendations

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.

¹⁰ As of this writing tree #474 has been removed by the owners because of safety concerns.

- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The building proposed to be demolished has been unsympathetically modified since its initial construction. As originally constructed the building was typical of Mid-Century Modernist houses built in large numbers throughout Mississauga. Nothing would suggest that it was ever rare, unique or displayed a high degree of craftsmanship or achievement, and clearly now it does not display any of these attributes.

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

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

Analysis: The building proposed to be demolished has associations with the early development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. Prior to the construction of the home the property was at different periods owned by the Cotton, Tidy and Plaxton families. These were families of some local importance but they were prolific land holders and this property was held as part of a larger parcel. There is no heritage value associated with this ownership. The original builder and/or architect is unknown.

3. The property has contextual value because it,

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

Analysis: The property proposed to be demolished does not maintain the character of the streetscape in a significant way. It is not linked to its physical location or surroundings. It is not a landmark.

Conclusion:

The house at 1248 Minaki Rd. is a generic example of mid-20th century sub-urban development and Mid-Century Modern design whose cultural and architectural interest has been significantly demeaned by unsympathetic additions and renovations. It should be thoroughly documented prior to demolition. There appear to be no materials worthy of salvage on the site.

The building does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis:

Under this definition, 1248 Minaki Rd. does not warrant conservation.

Bibliography:

Published materials-

Clarkson, Betty, The Story of Port Credit

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

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

Newspapers –

Port Credit Weekly

Non-published materials and collections-

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection

Websites-

Port Credit Legion, Alexander Thomson Branch

Historic Images database, City of Mississauga

Property Information database, City of Mississauga

Other-

Interview with Matthew Wilkinson, Historian, Heritage Mississauga

Exterior photos:



Partial Front Elevation showing 1995 addition



Front door (note walkway level with main floor)



Typical soffit condition (original building)



Back wall at deck (note punched opening detail at sliding door)

Interior photos:

Kitchen (part of 1994 addition)

Dining Room (Living Room beyond)

Typical interior finishes

Fireplace

Bathroom

Garage

Community context:



1232 Minaki (south of subject site)



1256 Minaki (north of subject site)



New home across the street from the subject site with similar massing and materiality to the proposed building



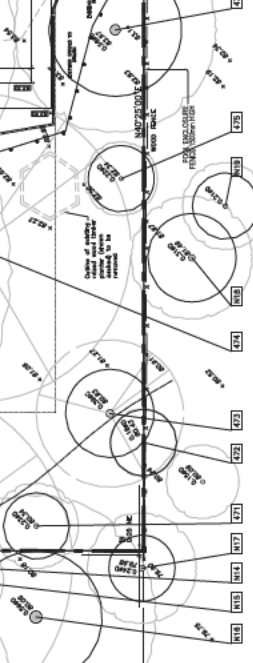
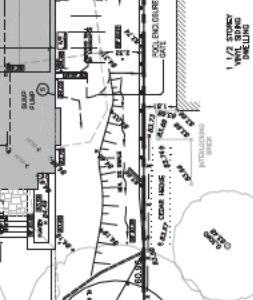
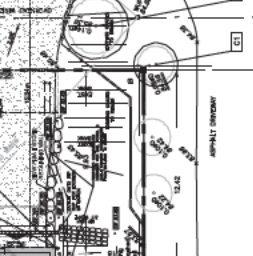
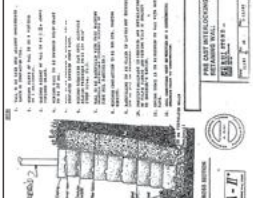
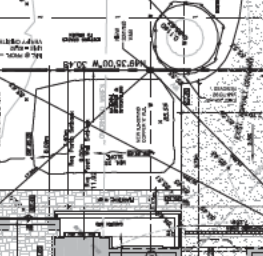
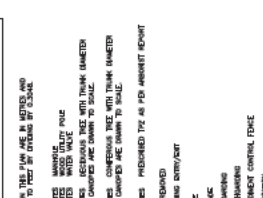
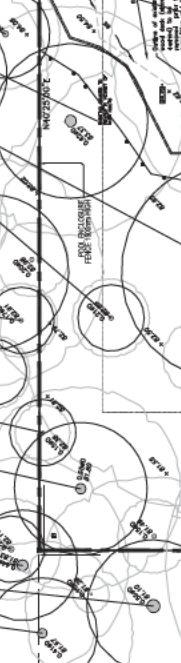
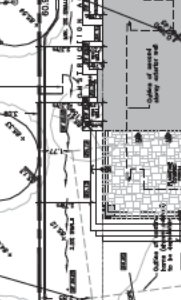
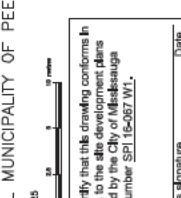
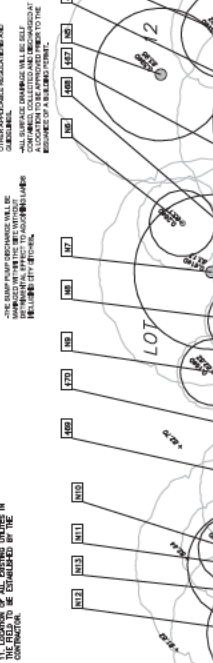
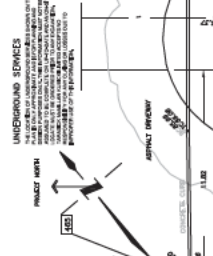
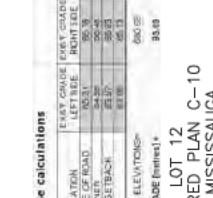
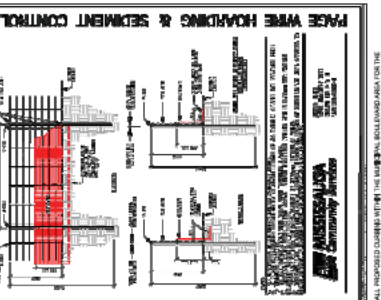
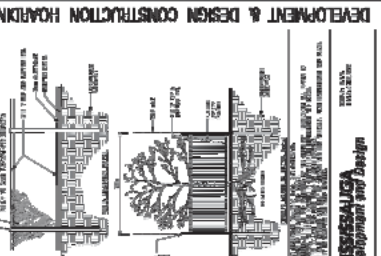
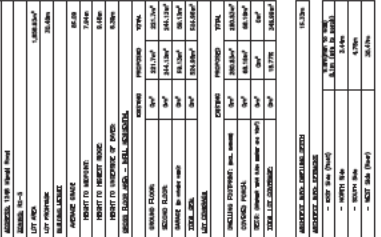
Minaki Road looking north from subject site

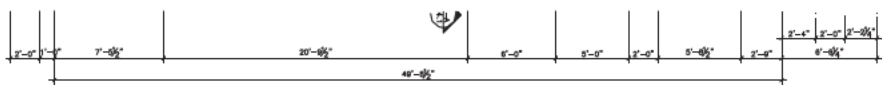
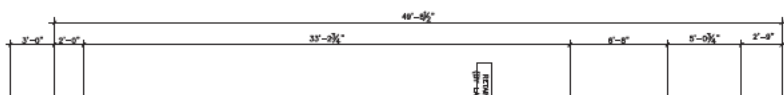




Minaki Road looking south from subject site

Appendices:

- Site plan of proposed development
- Floor plans and elevations of proposed development
- Streetscape drawing showing existing and proposed development in context
- Rick Mateljan CV

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Map Paper	Project North	True North
		

Year	Month	Day	Event	Result	Score
1995	10	10	100m	1st	11.5
1995	10	10	200m	1st	24.5
1995	10	10	400m	1st	55.5
1995	10	10	800m	1st	1:55.5
1995	10	10	1600m	1st	4:45.5
1995	10	10	3200m	1st	9:55.5
1995	10	10	6400m	1st	19:55.5
1995	10	10	12800m	1st	39:55.5
1995	10	10	25600m	1st	79:55.5
1995	10	10	51200m	1st	159:55.5
1995	10	10	102400m	1st	319:55.5
1995	10	10	204800m	1st	639:55.5
1995	10	10	409600m	1st	1279:55.5
1995	10	10	819200m	1st	2559:55.5
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THE SHANNON AND COWLEY EXECUTIVES WILL RECALL THE RECENTLY FORMED SHANNON AND COWLEY GROUP, WHICH WAS LATER REBORN DOWNSIDE, TO THE POLICE SHANNON.



GREEN WEISS ARCHITECT
A N D A S S O C I A T E S
345 WEST BROAD
SUITE 200
PORTLAND, OREGON 97201
TEL. (503) 266-1111
FAX (503) 266-1188

PROJECT
DREXLER/McQUIRE
RESIDENCE
1248 Marshall Road, Port Crest, ON.
Part of Lot 12, C-10

2000 AIA
Certificate

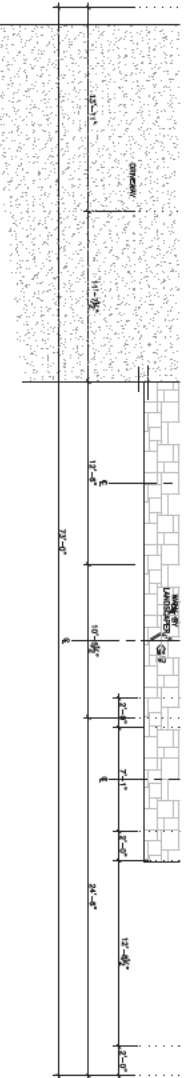
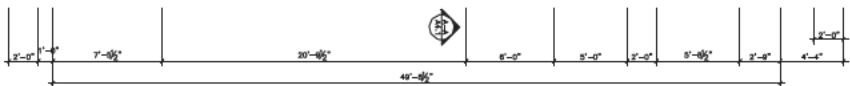
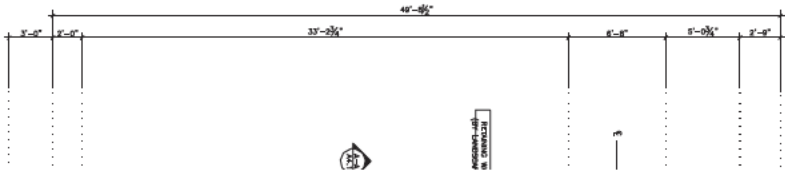
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Sheet Title:
**BASEMENT FLOOR
PLAN**

Design By: G.W.	Drawn By: G.R.	Approved By: G.W.
Scale: 1/4" = 1'-0"	Date: DEC 2014	Project No.: 14.56
Drawing No:		

A2.1

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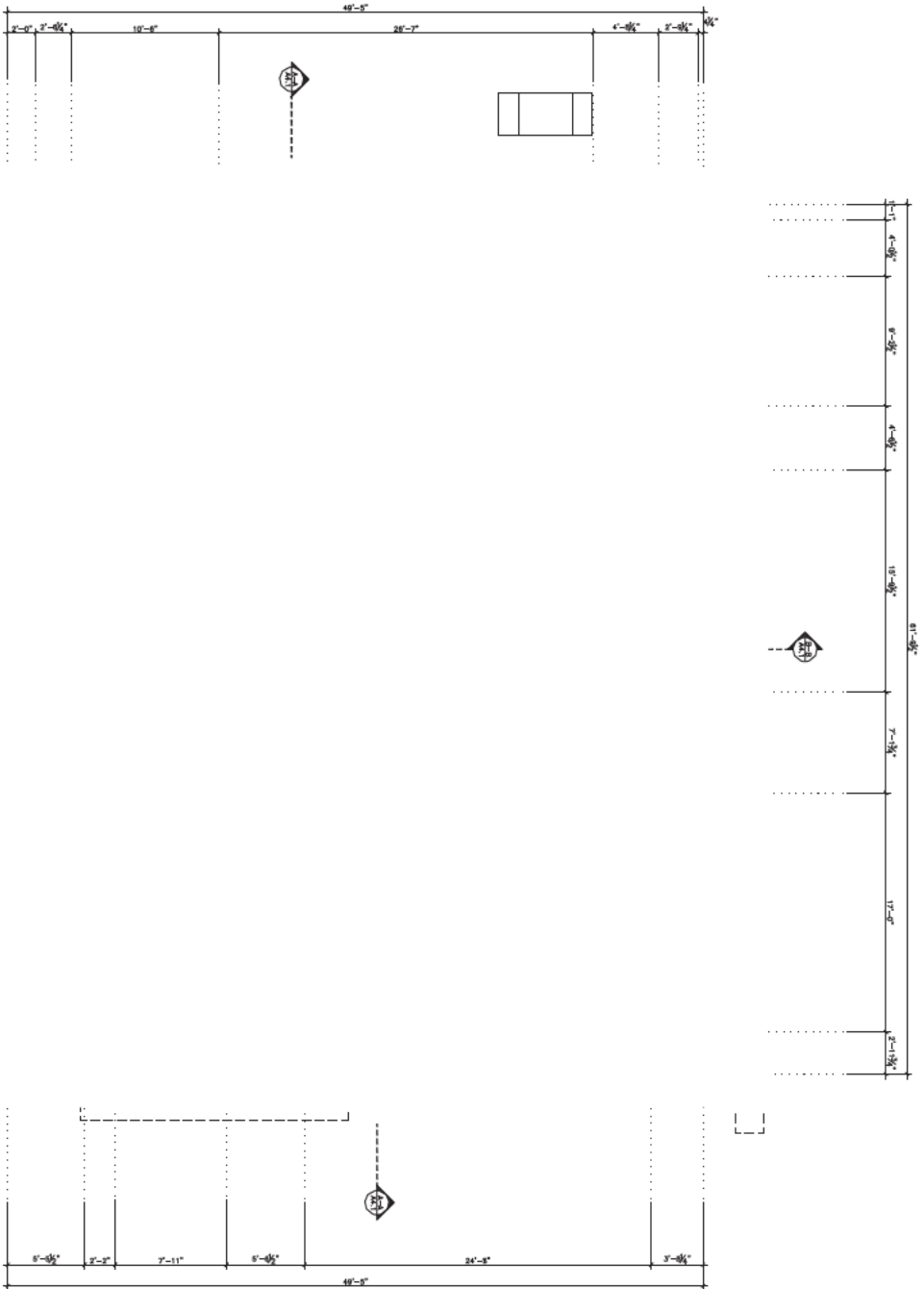
Project North	
True North	

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**GRENWELL ARCHITECT
AND ASSOCIATES**
943 Glen Road
Glen Ridge, NJ 07033
Tel: (201) 461-1100
Fax: (201) 461-1185

Project:
**DREXLER/McGUIRE
RESIDENCE**
1248 Main Road, Port Credit, ON,
Part of Lot 12, C-10
L56 234

Design By G.W.	Drawn By G.R.	Approved By G.W.
Scale: $1/4" = 1'-0"$	Date: Dec 2014	Project No.: 14.56
Drawing No. A2.2 ON		



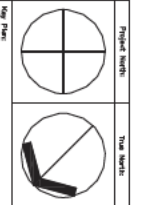
Project Name	Year Built

Room Number	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	Room 1	100	1000	
2	Room 2	100	1000	
3	Room 3	100	1000	
4	Room 4	100	1000	
5	Room 5	100	1000	
6	Room 6	100	1000	
7	Room 7	100	1000	
8	Room 8	100	1000	
9	Room 9	100	1000	
10	Room 10	100	1000	

Room Number	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	Room 1	100	1000	
2	Room 2	100	1000	
3	Room 3	100	1000	
4	Room 4	100	1000	
5	Room 5	100	1000	
6	Room 6	100	1000	
7	Room 7	100	1000	
8	Room 8	100	1000	
9	Room 9	100	1000	
10	Room 10	100	1000	

Room Number	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	Room 1	100	1000	
2	Room 2	100	1000	
3	Room 3	100	1000	
4	Room 4	100	1000	
5	Room 5	100	1000	
6	Room 6	100	1000	
7	Room 7	100	1000	
8	Room 8	100	1000	
9	Room 9	100	1000	
10	Room 10	100	1000	

Room Number	Room Name	Area (sq. ft.)	Volume (cu. ft.)	Notes
1	Room 1	100	1000	
2	Room 2	100	1000	
3	Room 3	100	1000	
4	Room 4	100	1000	
5	Room 5	100	1000	
6	Room 6	100	1000	
7	Room 7	100	1000	
8	Room 8	100	1000	
9	Room 9	100	1000	
10	Room 10	100	1000	



Year	Month	Day	Event/Activity	Location	Remarks
2019	Jan	1	First day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	2	Second day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	3	Third day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	4	Fourth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	5	Fifth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	6	Sixth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	7	Seventh day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	8	Eighth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	9	Ninth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	10	Tenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	11	Eleventh day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	12	Twelfth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	13	Thirteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	14	Fourteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	15	Fifteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	16	Sixteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	17	Seventeenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	18	Eighteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	19	Nineteenth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	20	Twentieth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	21	Twenty-first day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	22	Twenty-second day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	23	Twenty-third day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	24	Twenty-fourth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	25	Twenty-fifth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	26	Twenty-sixth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	27	Twenty-seventh day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	28	Twenty-eighth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	29	Twenty-ninth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	30	Thirtieth day of school	St. John's School	Arrived at 8:00 AM
2019	Jan	31	End of school year	St. John's School	Arrived at 8:00 AM

[illegible]

Architect **Consultant**

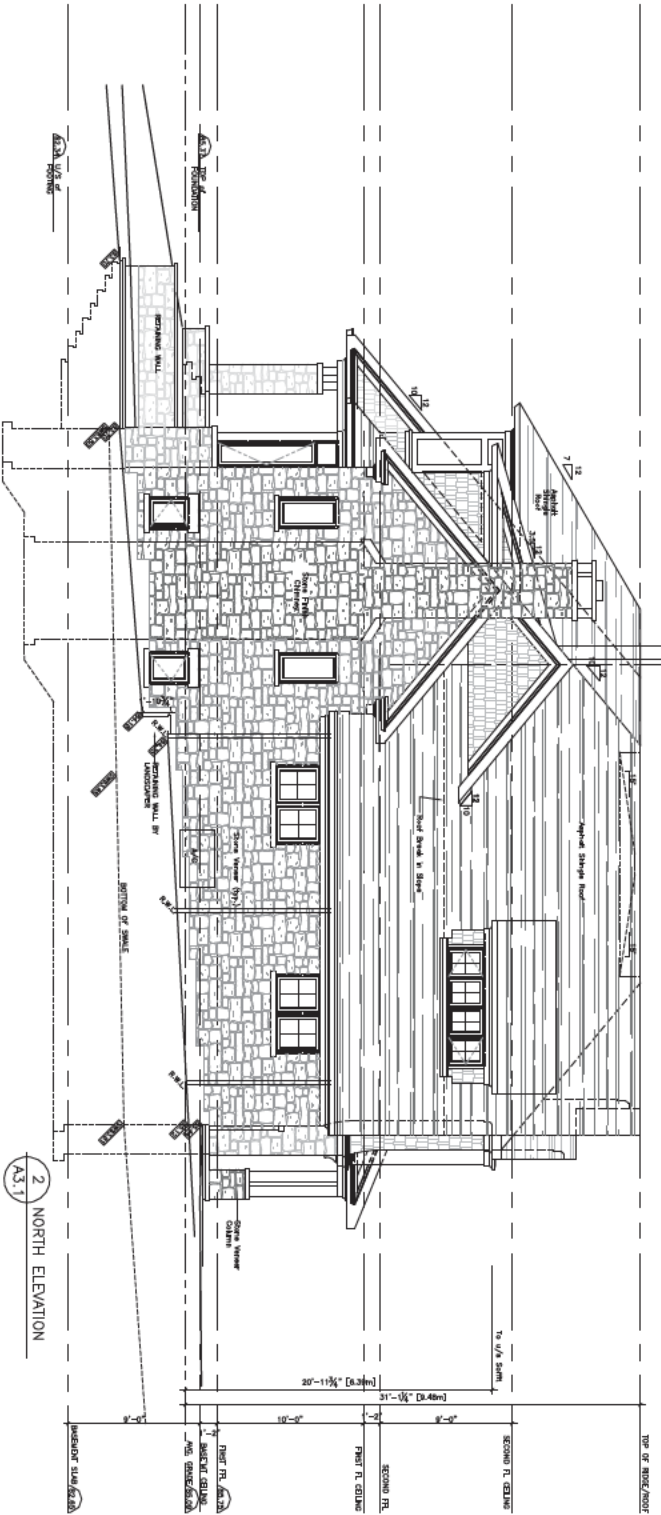
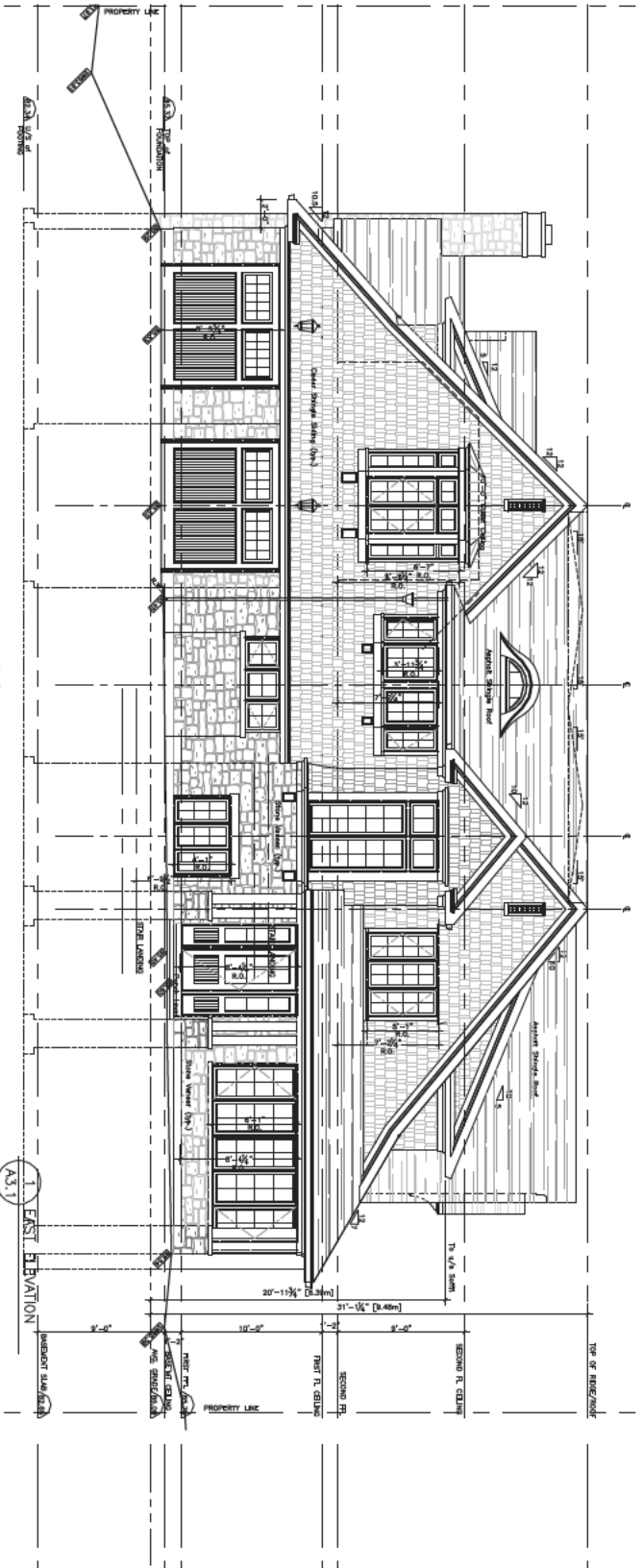
GREEN WEIS ARCHITECT
A N D A S S O C I A T E S

Project:
**DREXLER/McGUIRE
RESIDENCE**
1248 Minkid Road, Port Credit, ON.
Part of Lot 12, C-10 L5G 2X4

Roof Plan

Design By: G.W.	Drawn By: G.R.	Approved By: G.W.
Scale: 1/4" = 1'-0"	Date: Feb 2013	Project No.: 14.56
Drawing No:		

A2.4



Project North

True North

Map Plan

Rev	Date	Revised/Notes
1	14/05/15	Issued for Pre-Design
2	14/05/15	Issued for Design
3	14/05/15	Issued for Design
4	14/05/15	Issued for Design
5	14/05/15	Issued for Design
6	14/05/15	Issued for Design
7	14/05/15	Issued for Design
8	14/05/15	Issued for Design
9	14/05/15	Issued for Design
10	14/05/15	Issued for Design
11	14/05/15	Issued for Design
12	14/05/15	Issued for Design
13	14/05/15	Issued for Design
14	14/05/15	Issued for Design
15	14/05/15	Issued for Design
16	14/05/15	Issued for Design
17	14/05/15	Issued for Design
18	14/05/15	Issued for Design
19	14/05/15	Issued for Design
20	14/05/15	Issued for Design

GREEN WEIS ARCHITECT
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EAST & NORTH ELEVATIONS

Project: DREXLER/MCQUIRE RESIDENCE
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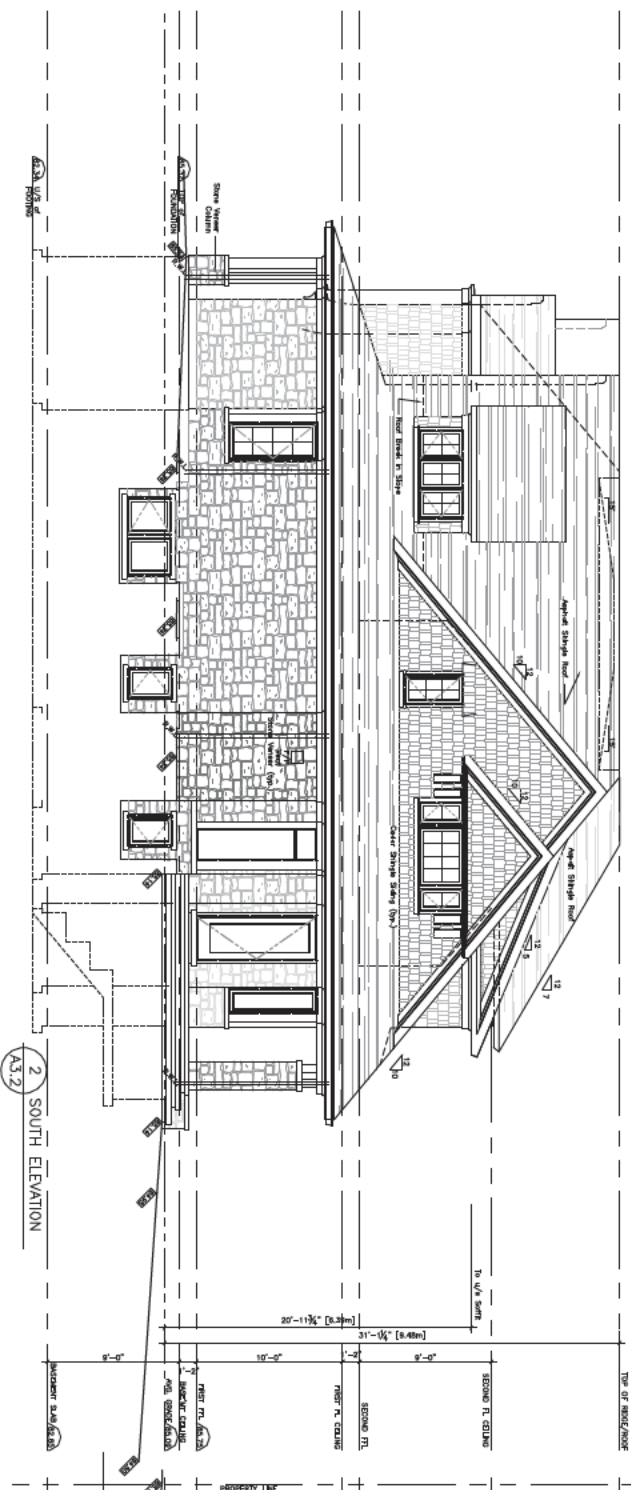
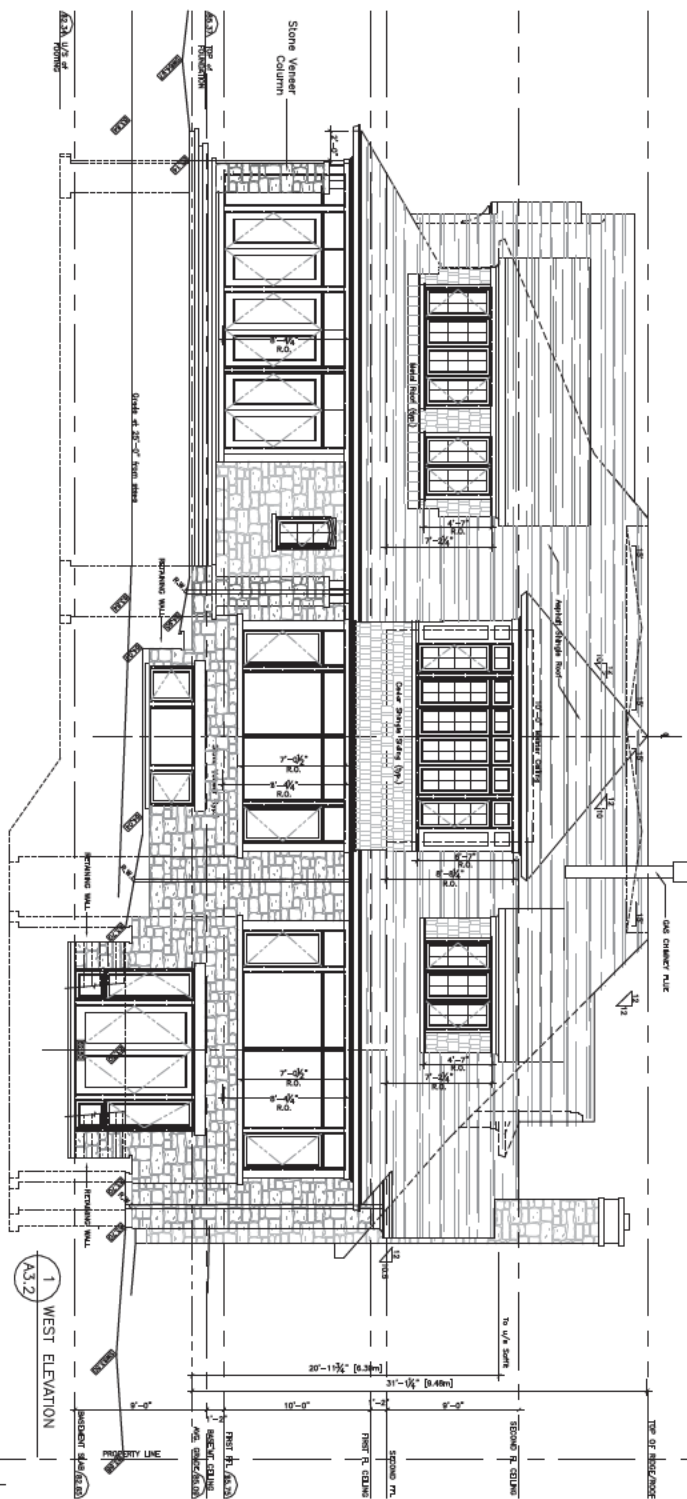
Scale: 1/4" = 1'-0"

Drawn By: G.W. Date: Dec 2014

Checked By: G.W. Date: Dec 2014

Project No: 14.56

Sheet No: A3.1





Project Name	Year Built

No.	Date	Revised/Revised	By
1	10/1/10	Revised for Final Design	DR
2	10/1/10	Revised for Final Design	DR
3	10/1/10	Revised for Final Design	DR
4	10/1/10	Revised for Final Design	DR
5	10/1/10	Revised for Final Design	DR
6	10/1/10	Revised for Final Design	DR
7	10/1/10	Revised for Final Design	DR
8	10/1/10	Revised for Final Design	DR
9	10/1/10	Revised for Final Design	DR
10	10/1/10	Revised for Final Design	DR
11	10/1/10	Revised for Final Design	DR
12	10/1/10	Revised for Final Design	DR
13	10/1/10	Revised for Final Design	DR
14	10/1/10	Revised for Final Design	DR
15	10/1/10	Revised for Final Design	DR
16	10/1/10	Revised for Final Design	DR
17	10/1/10	Revised for Final Design	DR
18	10/1/10	Revised for Final Design	DR
19	10/1/10	Revised for Final Design	DR
20	10/1/10	Revised for Final Design	DR

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
3. ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
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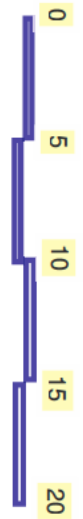
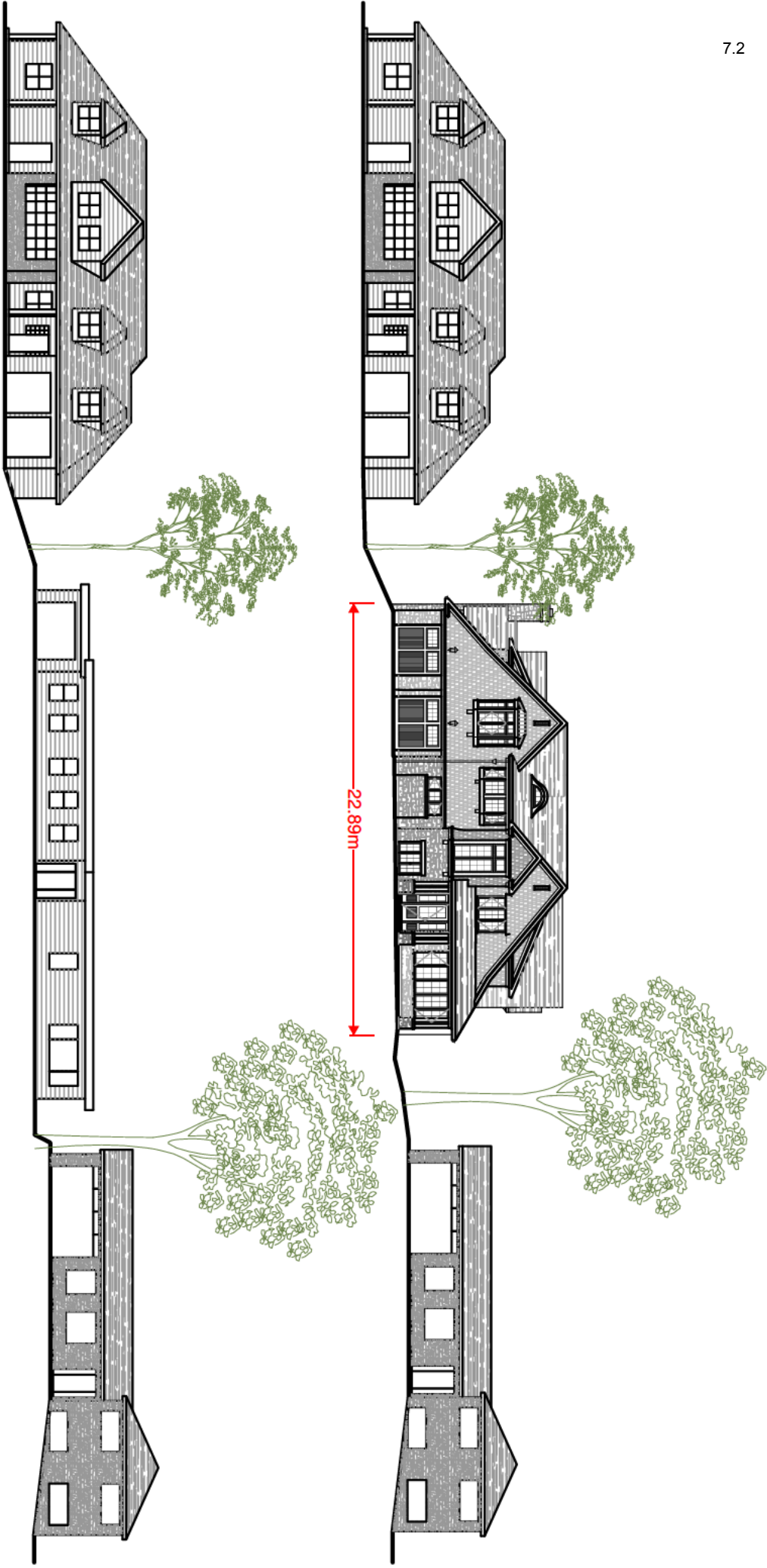
Architect
GREENWEIS ARCHITECT
A.N.D.A. 1306
10/1/10
1218 Alfred Road, Port Credit, ON.
L5G 2G4

Project
DREXLER/McGUIRE
RESIDENCE
1218 Alfred Road, Port Credit, ON.
L5G 2G4

Section Title
SECTION A-A
SECTION B-B

Drawn By: G.W.
Checked: G.W.
10/1/10
14.56

Project No.: 14.56
Drawing No.: 14.56
AA.1



SCALE
(metr c)

RICK MATELJAN Lic. Tech. OAA
 79 Wilson St., Oakville, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

- | | |
|-----------|--|
| 1978 1983 | Trinity College, University of Toronto <ul style="list-style-type: none"> • B. A. (4 year) (Specialist English, Specialist History) |
| 1994 1995 | Ryerson Polytechnic University <ul style="list-style-type: none"> • detailing of residential and institutional buildings, OBC, technical and presentation drawing |
| 1997 2006 | Royal Architectural Institute of Canada Syllabus Program <ul style="list-style-type: none"> • program of study leading to a professional degree in architecture |
-

Employment:

- | | |
|----------------|---|
| 2010 - Present | Strickland Mateljan Design Associates (Partner) <ul style="list-style-type: none"> • architectural design business specializing in custom residential and small commercial projects, land development, adaptive re use, heritage conservation • share equal responsibility for management, business development, marketing and project delivery • specialist responsibilities in municipal approvals, heritage approvals • Ontario Licensed Designer (Small Buildings) • Ontario Association of Architects licence with terms, conditions and limitations |
| 2001 2010 | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none"> • design, design development, conceptual, working and presentation drawings, project co ordination, site review, liaison with authorities having jurisdiction • extensive client, consultant and building site involvement • extensive experience in multi disciplinary team environments • specialist at Committee of Adjustment and Municipal Approvals • specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities • specialist on issues of Heritage Approvals • specialist at processing and representation at Site Plan and re zoning approvals • corporate communication, advertising and photography |
-

Recent professional development:

2011	OAA Admission Course
2010	Georgian College “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified to give testimony before the Ontario Municipal Board
2007	OAA Heritage Conservation in Practice
2006	RAIC Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2012 present	Member, Board of Directors, OAAAS
2011 present	Member, Editorial Committee, OAA Perspectives magazine
2008 present	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007 present	Member, Mississauga Heritage Advisory Committee and member of the Heritage Award jury
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects



Arborist Report
&
Tree Preservation Plan

1248 Minaki Road
Mississauga, ON
L5G 2X4

Prepared for:
Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road
Mississauga, ON L5G 2X4
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Prepared By:
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February 16, 2016

Revised September 14, 2016

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INTRODUCTION:

I have been retained by Ms. Abby McQuire & Mr. Andrew Drexler, 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 February 1, 2016.

HISTORY AND ASSIGNMENT:

I have been advised by Mr. Geoff Roche of *Gren Weis Architect and Associates*, that the above subject site is scheduled for development, which includes the demolition of the existing dwelling and the construction of a 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: 1248 Minaki Road - Mississauga

Tree #	Species	D ¹ B H (cm)	Co ndition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
462	<i>Acer platanoides</i>	11	G	4	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
463	<i>Quercus rubra</i>	91	F	4	- deadwood, cavity in leader, storm break - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	6.0
464	<i>Cornus florida</i>	24	F	1	- poor union, cavity in trunk, deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
465	<i>Acer platanoides</i>	28	G	1	- in conflict with proposed construction	G	Rv	
466	<i>Quercus rubra</i>	62	G	1	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	4.2
467	<i>Quercus rubra</i>	131	F	1	- cavity in trunk, multiple large deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	6.0
468	<i>Amelanchier spp.</i>	21	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
469	<i>Prunus serotina</i>	55	F	1	- deadwood, in decline, large cavity in trunk - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3.6
470	<i>Prunus serotina</i>	15	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8

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 **Hazardous/Dead/Poor/Fair/Good/Excellent** 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 **Poor/Moderate/Good** 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)
471	<i>Ostrya virginiana</i>	23	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
472	<i>Prunus serotina</i>	18	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
473	<i>Pinus strobus</i>	39	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
474	<i>Pinus strobus</i>	84	P	1	- 40 percent dead, insect infestation, limited lifespan - Tree has been previously removed by owner	M	Rv	
475	<i>Fagus grandifolia</i>	22	F	1	- unbalanced canopy - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
476	<i>Acer rubrum</i>	103	P	1	- deadwood, in decline, poor union with large split previously cabled - to be removed	P	Rv	
477	<i>Carya ovata</i>	56	F	1	- deadwood - encroached upon by 6%	M	PsI	3.6
478	<i>Fraxinus americana</i>	14	P	4	- terminally infested with EAB - encroached upon by <5%	P	PsI	1.8
N1	<i>Syringa reticulata</i>	31	F	2	- deadwood, poor union - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N2	<i>Acer rubrum</i>	32	F	2	- deadwood, poor form - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N3	<i>Acer rubrum</i>	38	F	2	- deadwood, poor form - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N4	<i>Ostrya virginiana</i>	31	F	2	- deadwood, poor union - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N5	<i>Quercus rubra</i>	59	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3.6
N6	<i>Quercus rubra</i>	26	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N7	<i>Pinus strobus</i>	61	D	2	- 100 percent dead	P	Ps	4.2
N8	<i>Prunus serotina</i>	17	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N9	<i>Acer rubrum</i> &	16	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N10	<i>Prunus serotina</i>	22	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N11	<i>Prunus serotina</i>	44	F	2	- deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3
N12	<i>Quercus rubra</i>	41	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3

Tree #	Species	D B H (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	MT P Z (M)
N13	<i>Robinia pseudoacacia</i>	55	P	2	- cavity in trunk, split, deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	P	Ps	3.6
N14	<i>Pinus strobus</i>	82	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	5.4
N15	<i>Prunus serotina</i>	19	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N16	<i>Fraxinus americana</i>	59	P	2	- terminally infested with EAB - clear of proposed construction - shall retain its prescribed TPZ	P	Ps	3.6
N17	<i>Malus spp.</i>	24	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N18	<i>Fagus grandifolia</i>	31	G	2	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	2.4
N19	<i>Ostrya virginiana</i>	21	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
C1	<i>Prunus spp.</i>	8	G	4	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	1.2

SITE NOTES AND COMMENTS:City Owned Trees:

- As listed above, there are thirty-seven regulated trees involved with this project, four of which are City owned, being trees no. 462, 463, 478 and C1. Trees no. 462, 463, and C1 are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.
- Tree no. 478 is encroached upon by the proposed driveway by less than 5%. This is considered a minor injury and under normal circumstance this tree would easily recover from this disturbance. However this tree is terminally infested with Emerald Ash Borer and as such, is recommended the client contacts the City regarding the removal of this tree.

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

- There are nineteen regulated trees located on adjacent private property, being trees no. N1-N19. All nineteen trees are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.

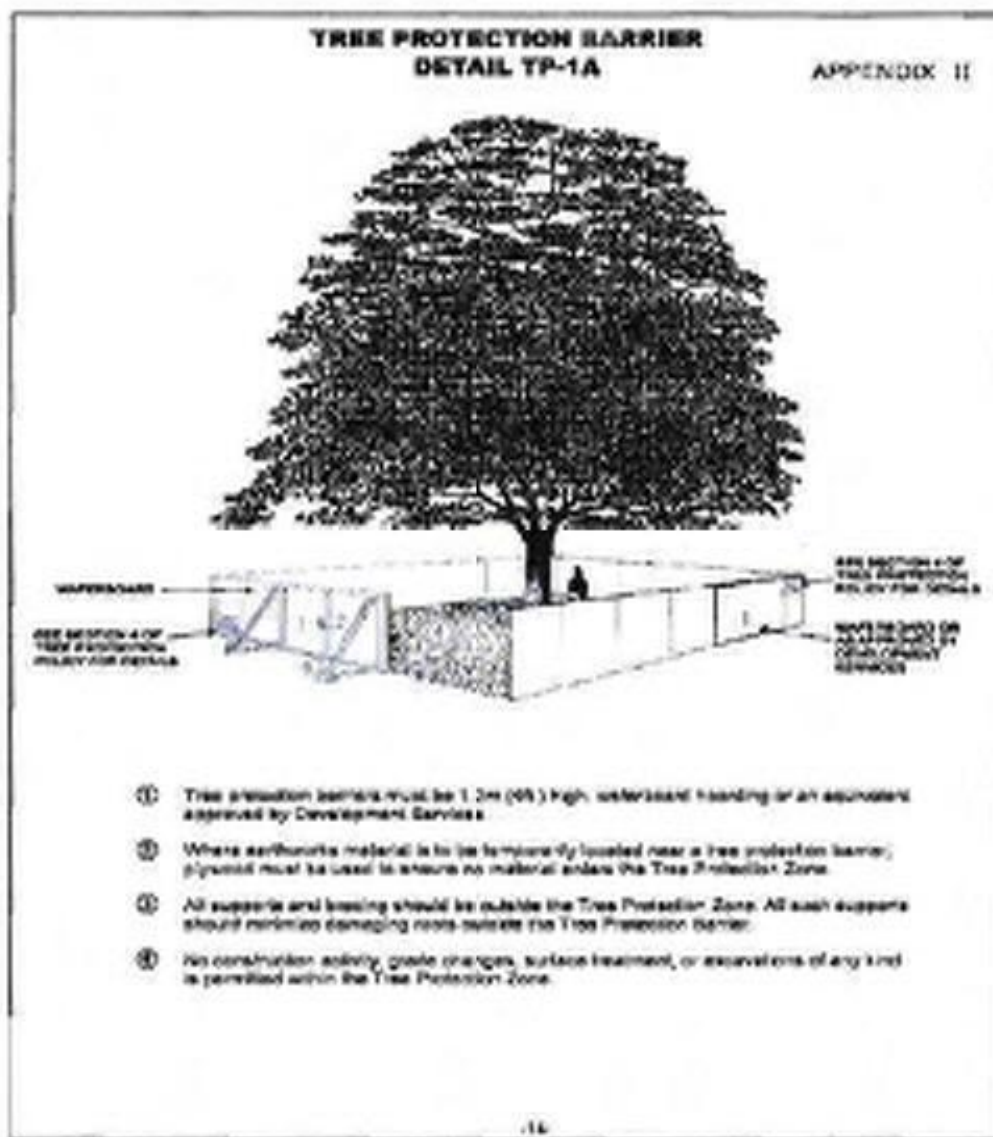
Privately Owned Trees Located on the Subject Site:

1. There are fourteen regulated trees located on the subject site, being trees no. 464-477. Trees no. 464, 466-473 and 475 are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.
2. Tree no. 465 is in conflict with the proposed dwelling and as such, is to be removed.
3. Tree no. 476 is in poor, declining and hazardous condition with a large split within the main union. As such, this tree is not a suitable candidate for preservation and is to be removed.
4. Tree no. 477 is encroached upon by the proposed pool by 6%. 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. Pursuant to the City's Private Tree By-law, the client will submit a permit application to injure one tree.
5. Tree no. 474 was in poor declining condition with almost 40% of the canopy dead and had exhibited signs of a heavy insect infestation. Due to its poor conditions and safety concerns, this tree was removed by the home owner.
6. 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, were not included in this report.
7. 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.

2.1 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:

- 2.2 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.
- 2.3 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.4 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.5 All roots requiring pruning shall be cut using any of the following tools:
 - Large or small loppers
 - Hand pruners
 - Small hand saws
 - Wound scribes

- 2.6 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.

3.1 ESTABLISH MAINTENANCE PROGRAM

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

Pre Construction:

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

During Construction:

- 3.3 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.
- 3.4 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:

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

4.1 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.

- 4.2 **No grade changes** are permitted which include adding and/or removing soil.
- 4.3 **No excavation** is permitted that can cause damage to the roots of the tree.
- 4.4 **No heavy equipment** can be used to compact the soil within the tree preservation zone.
- 4.5 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

SUMMARY TABLE:

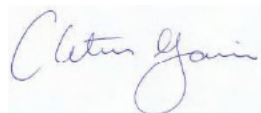
Tree Category	Total	Scheduled for Preservation		Remove
		Preserve	Preserve with Injury	
4 (City owned tree)	4	3	1	0
2 (Regulated tree within 6.0 m of the Subject Site)	19	19	0	0
1 (Regulated tree on subject site)	14	10	1	3
Total	37	32	2	3

CONCLUSIONS:

As listed in the Summary Table above, there are thirty-seven regulated trees involved with this project, four of which are located within the municipal road allowance. One City owned tree cannot maintain 100% of its prescribed TPZ and as such is to be injured. Additionally, one tree located on the subject site cannot maintain 100% of its prescribed TPZ and is to be injured. Pursuant to the City's Private Tree By-law, the client will submit a permit application to injure one tree. Also, three trees located on the subject site are either in conflict with proposed construction or are/were not suitable candidates for preservation and as such, are to be removed. 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.

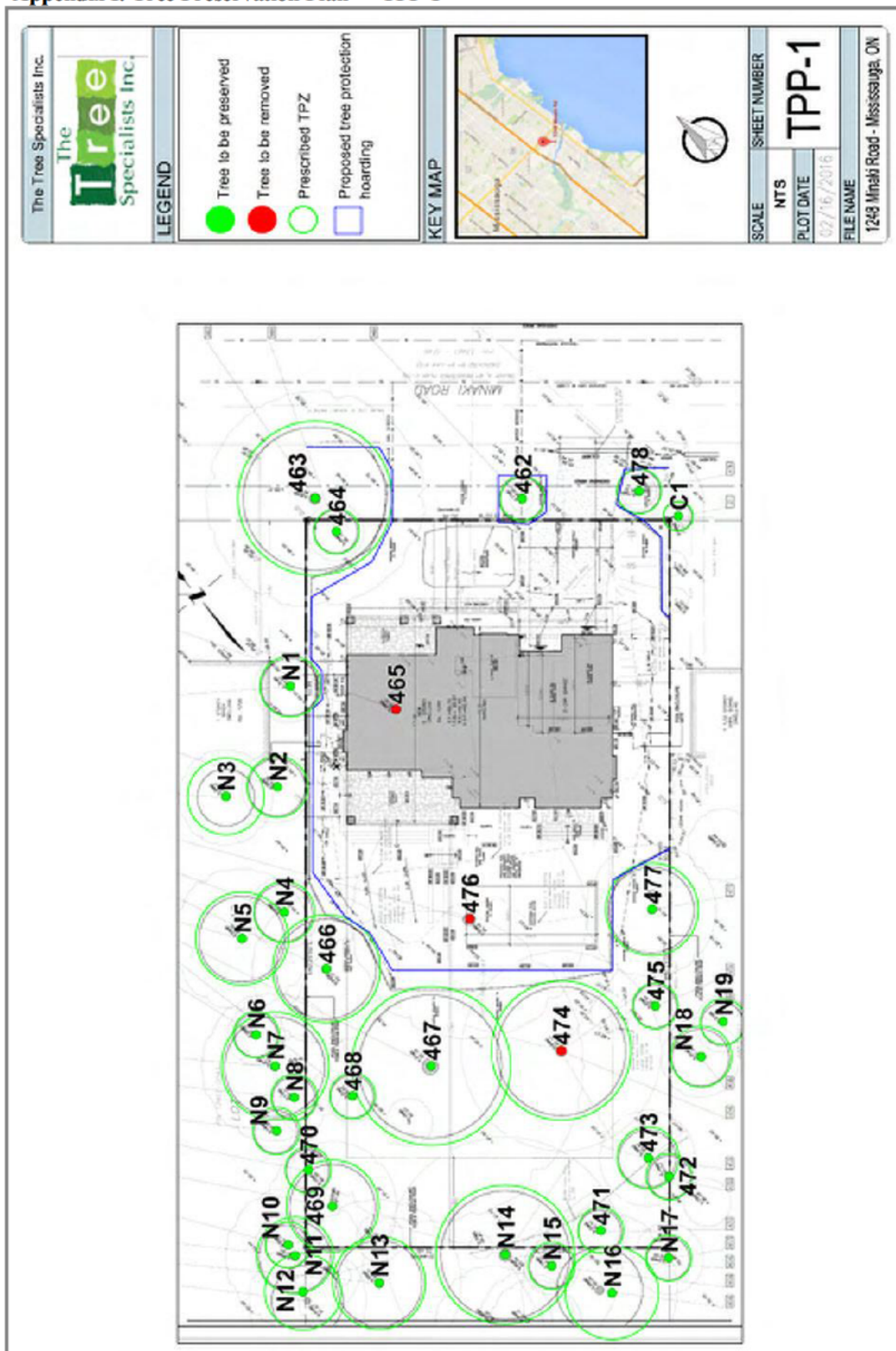


Cletus Gavin, B.Sc. Earth Science & Biology

ISA Certified Arborist (ON-1576A)

E-mail: cgavin@thetreespecialists.com

Appendix I: Tree Preservation Plan – TPP-1



Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road - Mississauga

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Appendix II:

DIGITAL IMAGES

Photo #1: Trees no. 463-464 looking west.



Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road - Mississauga

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Photo #2: Tree no. 465 and N1-N3 looking west.



Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road - Mississauga

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Photo #3: Trees no. 466, 476 and N4-N5 looking north.





Arborist Report
&
Tree Preservation Plan

1248 Minaki Road
Mississauga, ON
L5G 2X4

Prepared for:
Ms. Abby McQuire & Mr. Andrew Drexler
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Mississauga, ON L5G 2X4
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Prepared By:
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February 16, 2016

Revised September 14, 2016

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INTRODUCTION:

I have been retained by _____ 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 February 1, 2016.

HISTORY AND ASSIGNMENT:

I have been advised by Mr. Geoff Roche of *Gren Weis Architect and Associates*, that the above subject site is scheduled for development, which includes the demolition of the existing dwelling and the construction of a 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: 1248 Minaki Road - Mississauga

Tree #	Species	D ¹ B H (cm)	Co ndition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
462	<i>Acer platanoides</i>	11	G	4	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	1.8
463	<i>Quercus rubra</i>	91	F	4	- deadwood, cavity in leader, storm break - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	6.0
464	<i>Cornus florida</i>	24	F	1	- poor union, cavity in trunk, deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
465	<i>Acer platanoides</i>	28	G	1	- in conflict with proposed construction	G	Rv	
466	<i>Quercus rubra</i>	62	G	1	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	4.2
467	<i>Quercus rubra</i>	131	F	1	- cavity in trunk, multiple large deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	6.0
468	<i>Amelanchier spp.</i>	21	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
469	<i>Prunus serotina</i>	55	F	1	- deadwood, in decline, large cavity in trunk - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3.6
470	<i>Prunus serotina</i>	15	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8

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 **Hazardous/Dead/Poor/Fair/Good/Excellent** 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 **Poor/Moderate/Good** 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)
471	<i>Ostrya virginiana</i>	23	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
472	<i>Prunus serotina</i>	18	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
473	<i>Pinus strobus</i>	39	F	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
474	<i>Pinus strobus</i>	84	P	1	- 40 percent dead, insect infestation, limited lifespan - Tree has been previously removed by owner	M	Rv	
475	<i>Fagus grandifolia</i>	22	F	1	- unbalanced canopy - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
476	<i>Acer rubrum</i>	103	P	1	- deadwood, in decline, poor union with large split previously cabled - to be removed	P	Rv	
477	<i>Carya ovata</i>	56	F	1	- deadwood - encroached upon by 6%	M	PsI	3.6
478	<i>Fraxinus americana</i>	14	P	4	- terminally infested with EAB - encroached upon by <5%	P	PsI	1.8
N1	<i>Syringa reticulata</i>	31	F	2	- deadwood, poor union - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N2	<i>Acer rubrum</i>	32	F	2	- deadwood, poor form - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N3	<i>Acer rubrum</i>	38	F	2	- deadwood, poor form - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N4	<i>Ostrya virginiana</i>	31	F	2	- deadwood, poor union - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	2.4
N5	<i>Quercus rubra</i>	59	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3.6
N6	<i>Quercus rubra</i>	26	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N7	<i>Pinus strobus</i>	61	D	2	- 100 percent dead	P	Ps	4.2
N8	<i>Prunus serotina</i>	17	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N9	<i>Acer rubrum</i> &	16	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N10	<i>Prunus serotina</i>	22	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N11	<i>Prunus serotina</i>	44	F	2	- deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3
N12	<i>Quercus rubra</i>	41	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	3

Tree #	Species	D B H (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	MT P Z (M)
N13	<i>Robinia pseudoacacia</i>	55	P	2	- cavity in trunk, split, deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ	P	Ps	3.6
N14	<i>Pinus strobus</i>	82	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	5.4
N15	<i>Prunus serotina</i>	19	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N16	<i>Fraxinus americana</i>	59	P	2	- terminally infested with EAB - clear of proposed construction - shall retain its prescribed TPZ	P	Ps	3.6
N17	<i>Malus spp.</i>	24	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
N18	<i>Fagus grandifolia</i>	31	G	2	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	2.4
N19	<i>Ostrya virginiana</i>	21	F	2	- deadwood - clear of proposed construction - shall retain its prescribed TPZ	M	Ps	1.8
C1	<i>Prunus spp.</i>	8	G	4	- clear of proposed construction - shall retain its prescribed TPZ	G	Ps	1.2

SITE NOTES AND COMMENTS:

City Owned Trees:

- As listed above, there are thirty-seven regulated trees involved with this project, four of which are City owned, being trees no. 462, 463, 478 and C1. Trees no. 462, 463, and C1 are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.
- Tree no. 478 is encroached upon by the proposed driveway by less than 5%. This is considered a minor injury and under normal circumstance this tree would easily recover from this disturbance. However this tree is terminally infested with Emerald Ash Borer and as such, is recommended the client contacts the City regarding the removal of this tree.

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

- There are nineteen regulated trees located on adjacent private property, being trees no. N1-N19. All nineteen trees are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.

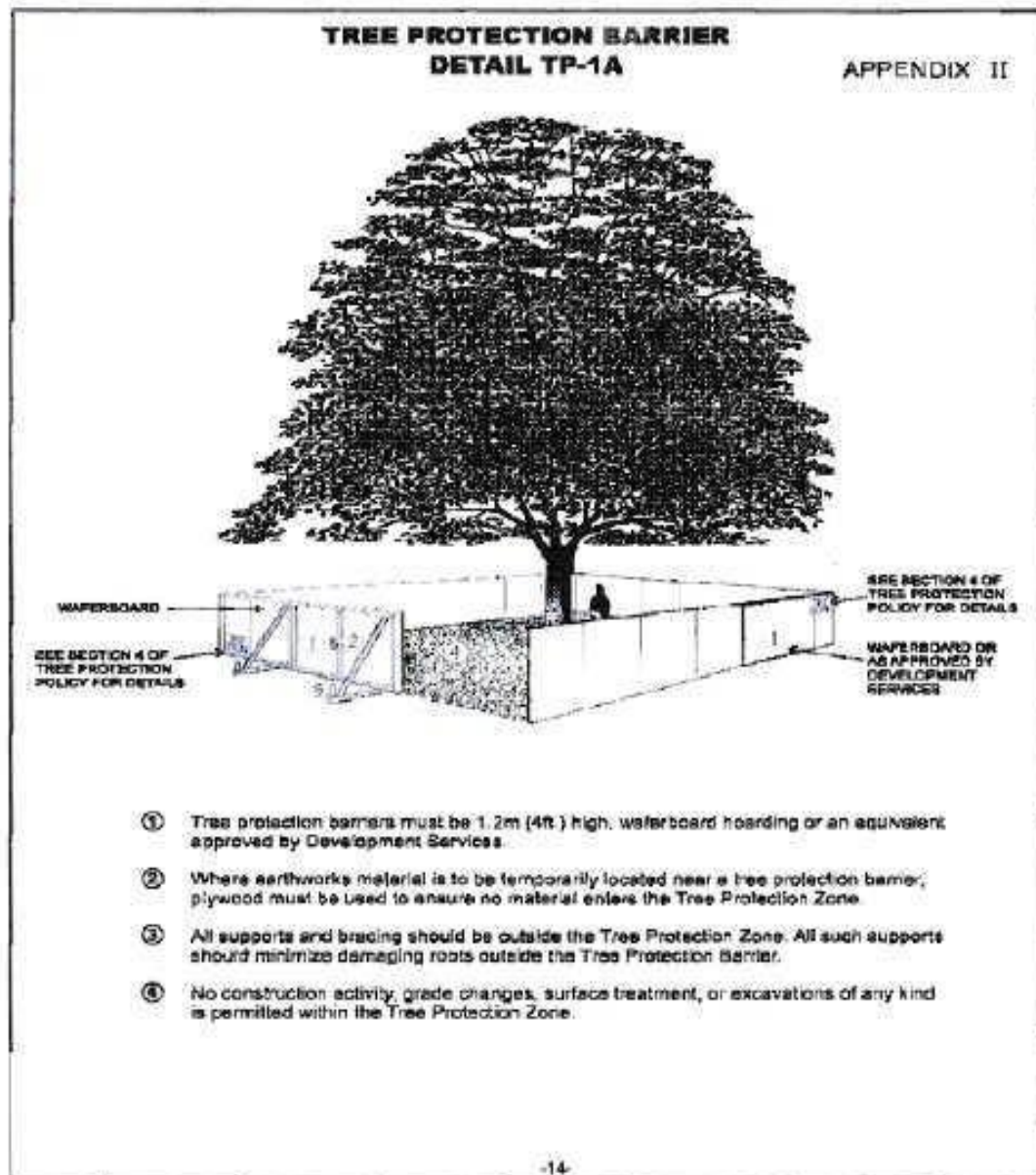
Privately Owned Trees Located on the Subject Site:

1. There are fourteen regulated trees located on the subject site, being trees no. 464-477. Trees no. 464, 466-473 and 475 are clear of proposed development, shall retain their prescribed TPZ and as such, will not be disturbed during construction.
2. Tree no. 465 is in conflict with the proposed dwelling and as such, is to be removed.
3. Tree no. 476 is in poor, declining and hazardous condition with a large split within the main union. As such, this tree is not a suitable candidate for preservation and is to be removed.
4. Tree no. 477 is encroached upon by the proposed pool by 6%. 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. Pursuant to the City's Private Tree By-law, the client will submit a permit application to injure one tree.
5. Tree no. 474 was in poor declining condition with almost 40% of the canopy dead and had exhibited signs of a heavy insect infestation. Due to its poor conditions and safety concerns, this tree was removed by the home owner.
6. 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, were not included in this report.
7. 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:

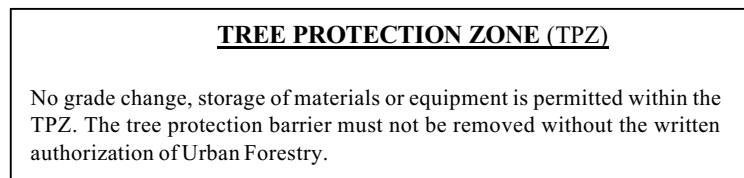


1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.

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.



2.1 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:

- 2.2 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.
- 2.3 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.4 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.5 All roots requiring pruning shall be cut using any of the following tools:
 - Large or small loppers
 - Hand pruners
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 - Wound scribes

- 2.6 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.

3.1 ESTABLISH MAINTENANCE PROGRAM

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

Pre-Construction:

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

During- Construction:

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

- 3.4 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:

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

4.1 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.

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

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

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

- 4.5 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)	4	3	1	0
2 (Regulated tree within 6.0 m of the Subject Site)	19	19	0	0
1 (Regulated tree on subject site)	14	10	1	3
Total	37	32	2	3

CONCLUSIONS:

As listed in the Summary Table above, there are thirty-seven regulated trees involved with this project, four of which are located within the municipal road allowance. One City owned tree cannot maintain 100% of its prescribed TPZ and as such is to be injured. Additionally, one tree located on the subject site cannot maintain 100% of its prescribed TPZ and is to be injured. Pursuant to the City's Private Tree By-law, the client will submit a permit application to injure one tree. Also, three trees located on the subject site are either in conflict with proposed construction or are/were not suitable candidates for preservation and as such, are to be removed. 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.

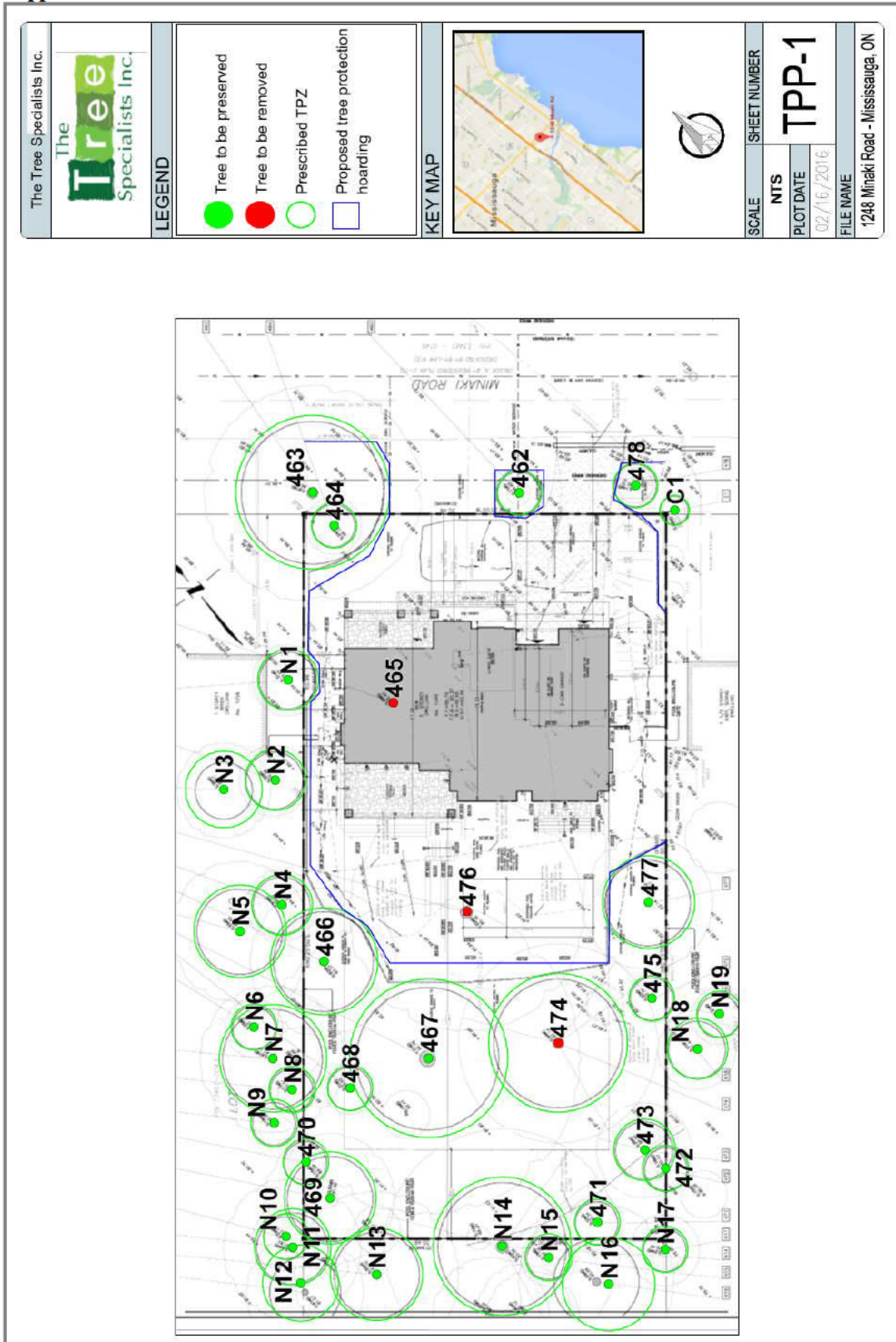
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THE TREE SPECIALISTS, INC.



Cletus Gavin, B.Sc. Earth Science & Biology
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Appendix I: Tree Preservation Plan – TPP-1



Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road - Mississauga

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Appendix II:

DIGITAL IMAGES

Photo #1: Trees no. 463-464 looking west.



Ms. Abby McQuire & Mr. Andrew Drexler
1248 Minaki Road - Mississauga

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Photo #2: Tree no. 465 and N1-N3 looking west.



Photo #3: Trees no. 466, 476 and N4-N5 looking north.



City of Mississauga

Corporate Report



Date: 2017/01/19

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2017/02/14

Subject

Removal or reduction of Cultural Landscape Properties from the City's Heritage Register

Recommendation

That the Cultural Landscape Inventory remain status quo, pending completion of Recommendation 6 of the Heritage Management Strategy (2016).

Report Highlights

- This report provides a follow up to the October 24, 2016 Heritage Advisory Committee (HAC) report regarding the removal of properties from the City's Heritage Register
- The Heritage Advisory Committee requested a recommendation of final options as a result of the discussion that ensued at HAC on November 15, 2016
- Staff recommend that a review process is required before properties are removed from the City's Heritage Register
- Both of the final options (leaving the properties on the City's Heritage Register or reviewing properties for removal) would require additional budget and staffing resources that are not currently available

Background

In July 2016, the City's Heritage Advisory Committee made the following recommendation, (HAC-0042-2016) subsequently adopted by Council:

That staff be directed to prepare a report summarizing: the current data on Mississauga's Cultural Landscapes; the "pros and cons" of the process of listing/delisting, and the impact of maintaining the list, but with a focus on the Mineola Neighbourhood.

A report responding to this request, dated October 24, 2016, was provided at the November 15, 2016 Heritage Advisory Committee. It is attached as Appendix 1. Subsequent to the discussion

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that occurred as a result of the report, the Heritage Advisory Committee recommended that “Staff provide a review of the options at a future Heritage Advisory Committee meeting.” This report responds to that request.

Heritage Listing

Heritage listing had no legal status when Council adopted the Cultural Landscape Inventory in early 2005. Due to applicable law, currently, building permits may not be issued without clearance from the Heritage Planning unit. Section 7.4.1.12 of the Official Plan allows staff to require a Heritage Impact Assessment for proposals that might adversely affect a cultural heritage resource (both listed and designated). However, if a satisfactory compromise cannot be negotiated, the municipality’s only recourse to an adverse listed property proposal is to designate the property under the *Ontario Heritage Act*.

The *Ontario Heritage Act* provides interim protection for listed properties. It provides a mechanism to prevent the demolition of listed buildings or structures. In terms of this legislation, listing on the City’s heritage register means that any application “to demolish or remove a building or structure on the property” requires 60 days notice to Council. The 60 days is legislated to allow time for Council to consider designating the property under the *Ontario Heritage Act*, which would enable it to prevent demolition.

Cultural Landscape Inventory

The purpose of the Cultural Landscape Inventory was: “to provide a working inventory of the City’s cultural landscapes which will serve as a tool to assess and manage these heritage resources as the community changes and evolves.”

The Cultural Landscape Inventory identified the following:

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

Cultural Features can be defined as **visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures.** These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports.

Criteria were used to select the sites though “the dynamic nature of the database is intended to allow for additions and alterations to these criteria.” The criteria includes the following categories: Landscape Environment, Built Environment, Historical Associations, and Other.

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In terms of the *Ontario Heritage Act*, **heritage listing** provides recognition but it **only protects settings, aesthetic quality, distinctiveness, sense of history or place, objects and unique places only insofar as these are expressed in built form** and the only recourse to the removal of such built form is through, again, designation under the *Ontario Heritage Act*.

The Cultural Landscape Inventory includes a wide range of landscapes. As the original Heritage Advisory Committee recommendation requested a focus on the Mineola Neighbourhood, the focus on this report is on the landscapes largely comprised of residential properties. As mentioned in the preceding October 2016 report, a Heritage Conservation District Feasibility Study for Streetsville is noted in the City's unfunded Capital Budget. As such, it is recommended that properties in this area not be considered for removal from the City's Heritage Register. The area covered by the Historic Streetsville Design Guidelines, attached as Appendix 2, is suggested to be maintained on the Register.

Comments

Removal of Properties from the City's Heritage Register

Before any property is removed from the City's Heritage Register, it should be assessed against Regulation 9/06, the criteria for determining cultural heritage value or interest, attached as Appendix 3. Failing that, before a landscape or part of a landscape is removed from the City's Heritage Register, it should be assessed against the criteria that was used to determine that it should be added in the first place. Excerpts from the Cultural Landscape Inventory that demonstrate how the criteria were applied to the landscapes largely comprised of residential properties are attached as Appendix 4.

Because the *Ontario Heritage Act* only provides for the protection of buildings and structures, the criteria assessment could be scoped to consider structural impact. For example, "built environment" was not a criteria for several of the landscapes. However, structures may still play a role in the "historical association." Further analysis is required.

The integrity of the landscapes should also be considered. This might lead to a reduction in certain landscapes. For example, the map, attached as Appendix 5, shows where the demolitions have occurred in Mineola. The demolitions are quite scattered but the map shows that certain areas remain relatively intact.

If cultural landscapes are proposed for removal from the City's heritage register, staff recommend that the removal be effective with sufficient communications to ensure that potential heritage permit applicants are advised before dedicating resources to heritage permit applications.

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The key message is that properties should only be removed from the City's Heritage Register upon review. The assessment suggested above would require additional temporary heritage planning staff resources. Maintaining the status quo requires longer term resources.

As such, the options are as follows:

1. That, save for individually listed properties, subject to review against the Cultural Landscape Inventory criteria for listing, scoped to impact to structures, the cultural landscapes largely comprised of residential properties be removed, with a communications plan, from the City's Heritage Register. These would include:
 - War Time Housing (Malton)
 - Mineola Neighbourhood
 - Lorne Park Estates
 - Trelawny Community
 - Erindale Village
 - Credit River Corridor
 - Mississauga Road Scenic Route (except for – due to the upcoming Heritage Conservation District feasibility study – Streetsville properties from Britannia Road to the CPR tracks that are not covered in the Streetsville Core)
 - Creditview Road Scenic Route

This option requires temporary Heritage Planning staff resources in order to implement, which is not budgeted for 2017.

2. That the Cultural Landscape Inventory remain status quo, pending completion of Recommendation 6 of the Heritage Management Strategy (2016). In order for this option to be sustainable, more Heritage Planning staff resources are required to maintain the expected level of service.

The 2016 Heritage Management Strategy recommended a thorough review, as per option 2. Staff concur with this approach. However, the risk is that the current workload will continue to strain existing staff resources. Additional staff resources for 2018 will be necessary in order to keep pace with the current volume of listed applications and the Ontario Heritage Act timelines.

Financial Impact

Both options require more staff resources, which are not currently budgeted. The resources for option 1 – a review against the criteria for listing – are more temporary than those required for option 2.

Conclusion

This report builds upon discussions at the City's Heritage Advisory Committee about the removal or reduction of Cultural Landscape properties from the City's Heritage Register. The two options are to maintain the properties on the City's Heritage Register until further consideration through a comprehensive review or remove the properties largely comprised of residential properties subject to a review and the conditions outlined above. Both options require additional Heritage Planning staff resources. Because the 2016 Heritage Management Strategy recommends a thorough review of the Cultural Landscape Inventory, this is the recommendation of staff.

Attachments

- Appendix 1:** Corporate Report on the Removal or reduction of Cultural Landscape Properties from the City's Heritage Register, October 20, 2016
- Appendix 2:** Map of character areas, Historic Streetsville Design Guidelines, July 2011
- Appendix 3:** Regulation 9/06, Criteria for determining cultural heritage value or interest
- Appendix 4:** Excerpts from the Cultural Landscape Inventory
- Appendix 5:** Map of the Mineola west neighbourhood and surrounding heritage properties indicating house demolitions since 2005.



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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator

City of Mississauga

Corporate Report



Date: 2016/10/24

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
2016/11/15

Subject

Removal or reduction of Cultural Landscape Properties from the City's Heritage Register

Recommendation

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

Report Highlights

- The City adopted a Cultural Landscape Inventory in 2005 and simultaneously added all (approximately 3000) of the impacted properties to the City's Heritage Register
- All of these properties are now subject to review by Heritage Planning staff for any building permit and/or development application
- The process is unmanageable with the current staff compliment and has had little impact in conserving the City's cultural heritage resources
- A revision of the Cultural Landscape Inventory is set for 2018
- In the meantime, options are discussed below for managing the City's large Heritage Register

Background

In July 2016, the City's Heritage Advisory Committee made the following recommendation, (HAC-0042-2016) subsequently adopted by Council:

That staff be directed to prepare a report summarizing the current data on Mississauga's Cultural Landscapes, the pros and cons of the process of listing/delisting, and maintaining of the list, with a focus on the Mineola Neighbourhood.

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This report responds to that request.

The City of Mississauga is a leader in identifying cultural landscapes; it was the first municipality in Ontario to propose a Heritage Conservation District and to produce a Cultural Landscape Inventory. (The document is available online at: http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.)

The City adopted the Cultural Landscape Inventory in 2005. Simultaneously, all of the impacted properties were added to the City's Heritage Register, then known as the Heritage Inventory. As per the original Corporate Report, attached as Appendix 1: "The purpose of the Cultural Landscape Inventory is to have it fully integrated into the City's existing Heritage Inventory. [...] As with all property currently listed on the Heritage Inventory, when a development proposal is received, it will be reviewed for cultural heritage resources and appropriate comments will be made toward how the resources may be conserved." It is important to note that listing had no legal status at this time.

The Cultural Landscape Inventory included approximately sixty landscapes, which include large neighbourhoods, streetscapes and the Credit River Corridor. As such, more than 3000 properties were added to the existing 300 individually listed heritage properties. It should be noted that Mississauga's heritage register is one of the largest in the province. As a point of comparison, Toronto has 2498 listed properties versus Mississauga's 3300.

Amendments to the *Ontario Heritage Act* made in April 2005 gave legal status to the Heritage Register and amendments made in June 2006 provided interim protection for listed properties (subsections 27 (3)-(5)). Owners of listed properties must give the council of the municipality at least 60 days notice of their intention to demolish or remove a building or structure on the property. This allows time for the municipality to decide whether to begin the designation process to give long term protection to the property.

The City's 2016 Heritage Management Strategy's sixth recommendation is that the City's Cultural Landscape Inventory and its applicable policies be revised. The eleven year-old inventory needs to be re-assessed based on current Provincial definitions, the integrity of the existing landscapes, consideration of new ones, etc. More importantly, an implementation plan that focuses on planning controls is required. The implementation plan would include consideration of delisting landscapes as well as adding Part IV (individual) and Part V (district) heritage designations where warranted. Capital funding is required for such a project. The Culture Division leadership team has committed to requesting funds in the 2017 business planning process for a 2018 start date.

Present Status

Of the approximately forty heritage permits that Heritage Planning staff process annually, approximately half are redevelopment applications for properties that fall within the cultural landscapes. While some individually listed properties that **also** have cultural landscape status

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have been designated under the *Ontario Heritage Act* during this time, **no property** with cultural landscape status only **has been designated under the *Ontario Heritage Act*** to date. Staff recommended one for heritage designation but Council did not uphold the recommendation.

As all demolition applications require a Heritage Impact Assessment, the process has allowed for the documentation of resources subsequently lost. Additionally, to a degree, the Cultural Landscape Inventory has provided some impetus for staff to attempt to mitigate new proposals that are not sympathetic to the character of the cultural landscapes. However, in the absence of coordinated zoning by-laws, and more specific guidelines for the areas, comments cannot be enforced. Likewise, some heritage consultants have advised that cultural landscape status helps them to influence design to be more compatible with surroundings. Simultaneously some heritage consultants have expressed frustration when their advice cannot be enforced.

In addition to managing approximately twenty heritage permits per year as a result of the Cultural Landscape Inventory, as well as corresponding site plan applications, staff also spend considerable time fielding “tire kicking” inquiries from property owners and potential property owners about redevelopment options for heritage properties. As a point of interest, 40% of the Culture Division’s 311 inquiries to date this year are Heritage Planning calls. Additionally, due to applicable law, Heritage Planning staff are flagged on every building permit application that pertains to property listed on the City’s Heritage Register. As such, a considerable amount of staff resources are engaged due to the fact that the Cultural Landscape Inventory is listed on the City’s Heritage Register. Heritage Planning staff review over 2800 applications a year, and that number does not include informal pre-applications.

Heritage listing is an interim tool to protect buildings or structures from demolition or removal without an evaluation against Regulation 9/06, the criteria for determining cultural heritage value or interest. Without the full protection of a heritage designation by-law, heritage listing alone cannot protect the collective physical, associative and contextual cultural heritage character of an area. Over the past decade, the experience has shown **enforceable planning tools are required to preserve the character of these cultural landscapes.**

Comments

Cultural landscapes can be viewed as a precursor to heritage conservation district designation. Interest in heritage conservation district designation needs to stem from impacted property owners in order to be successful. Although staff, Heritage Advisory Committee members and others find merit – on a very preliminary basis – in designating some of these cultural landscapes under the *Ontario Heritage Act*, there has been little if any interest by affected property owners in upgrading any landscape’s heritage listed status to district designation under the *Ontario Heritage Act*.

Streetsville is the exception. A feasibility study for this potential heritage conservation district is noted in the City’s unfunded Capital Budget. It should be noted that staff have had some

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success in conserving the character of the Streetsville Core Cultural Landscape as well as the “low stone walls” cultural features.

In summary, the pros and cons of the inclusion of the Cultural Landscape Inventory on the City’s Heritage Register are as follows:

PROS	<ul style="list-style-type: none"> Minimizes risk of properties that merit Part IV heritage designation being demolished
	<ul style="list-style-type: none"> Provides opportunity for heritage staff and consultants to attempt to mitigate proposals that are not sympathetic to the character of the landscape
	<ul style="list-style-type: none"> Documents Mississauga’s property history
	<ul style="list-style-type: none"> Demonstrates City belief in the cultural heritage value of the properties
CONS	<ul style="list-style-type: none"> Diverts the few (2.5) staff resources available from projects that may be more effective in conserving Mississauga’s cultural heritage resources, most notably implementing the Heritage Management Strategy. Additionally, other staff, i.e. Legislative Services, Planning & Building and administrative staff, are also impacted.
	<ul style="list-style-type: none"> Impacts property owner resources due to Heritage Impact Assessment requirement and timelines associated with the production of same as well as the heritage permit process
	<ul style="list-style-type: none"> Creates frustration for many, both internally and externally, as there is a perception that the “listed” status of a property, that is also included in the Cultural Landscape Inventory, authorizes the City to enforce the maintenance of the cultural landscape character.

Mineola Neighbourhood

As the chart attached as Appendix 2 shows, an inordinate amount of building permit and site plan work is attributed to the Mineola Neighborhood and the Mississauga Road Scenic Route cultural landscapes (2013-15). As the Heritage Advisory Committee recommendation suggests, Mineola has been particularly high in the number of heritage permit applications for demolition that have come before the Committee and Council.

Over the years, there have been attempts to mitigate the challenges associated with the high volume of heritage permit applications in the Mineola Cultural Landscape. In 2007 HAC recommended that Planning and Building be requested to examine the feasibility of strengthening planning tools for Mineola. The department found the existing policies, zoning regulations and design guidelines were sufficient. In 2009, HAC member Matthew Wilkinson spearheaded a group, including volunteers and staff photographed all of the properties in the area, for documentary purposes. These photos were subsequently uploaded into MAX, the City’s planning approval process software/database. In 2012, staff investigated the feasibility of streamlining the Heritage Impact Assessment terms of reference but found that it would undermine both the objectives of the Cultural Landscape Inventory and the heritage policies in the official plan.

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Options

The estimated timing for the Cultural Landscape Inventory review, as per the recommendation of the Heritage Management Strategy, is a few years away, as noted in the background of this report. Interim measures to address some of the more immediate issues discussed above could be considered. Below are some options. They all have varying degrees of feasibility, risk and resource requirements. They are offered here as a point of discussion.

Please note that any removal of properties from the heritage register would require a transition plan to ensure that applicants that are currently in the process of applying for a heritage permit are treated fairly.

Option #1

Canvas property owners in potential heritage conservation districts to determine level of interest, if any, in designating the area as a heritage conservation district. Consider removing landscapes wherein there is little interest.

Option #2

Remove cultural landscapes from the City's Heritage Register wherein the original objective of the Inventory – to conserve cultural heritage resources – is proving ineffective. Criteria would need to be determined to define “ineffective.” For example, for landscapes wherein built heritage was not a major identifying criteria, our only conservation tool – preventing demolition with heritage designation – would be less effective.

Option #3

Assign Heritage Advisory Committee members in teams of three to conduct half day or day long site visits to each of the cultural landscapes with the most redevelopment pressures – including Mineola, Mississauga Road, Lorne Park Estates, Malton War Time Housing and Erindale Neighbourhood – to conduct a preliminary evaluation against the original Inventory, i.e. the criteria used to identify the landscape originally. If appropriate, recommend reduction of properties from the City's Heritage Register. The focus of this study may be on the potential to designate properties under Part IV of the *Ontario Heritage Act* rather than preserving character.

For all of these options, properties that are individually listed should remain so and, through any survey/study more properties that merit individual listing could be identified.

Some combination of the above options may be most effective. Again, these potential solutions are brought forward as a point of discussion.

Financial Impact

There is no financial impact.

Heritage Advisory Committee

2016/10/24

6

Conclusion

Heritage Planning staff have processed approximately twenty heritage permit demolition applications per year in the City's Cultural Landscapes for over a decade. The only mechanism of preventing demolition is with designation of the property under the *Ontario Heritage Act*. No property with Cultural Landscape listing status only has been designated through this process.

The Inventory needs to be reassessed and, more importantly, an effective Planning implementation plan is required should there be community support. The Culture Division plans to seek funding for such a multi-year project, to begin in 2018. As a point of discussion, options on interim solutions to the challenges associated with the listing of all properties within Cultural Landscapes are included in the report.

Attachments

Appendix 1: Cultural Landscape Inventory – Supplementary Report

Appendix 2: Major Building Permits and Site Plan Applications in Cultural Landscapes, 2013-15



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

Prepared by: P. Wubbenhorst, Senior Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

HAC

DATE: January 18, 2005

TO: Chairman and Members of the Heritage Advisory Committee
Meeting Date: February 22, 2005

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

SUBJECT: Cultural Landscape Inventory – Supplementary Report

ORIGIN: Community Services Department

BACKGROUND: The Heritage Advisory Committee, at its meeting of November 2003, recommended approval in principle of the initial study on a Cultural Landscape Inventory. (Exhibit 1) In addition it was recommended that a sub-committee be established to review the accuracy of the contents and possible additions or deletions to the Inventory.

At the March 2004 meeting of HAC the sub-committee to review the report was confirmed. The committee made recommendations to staff for improvements to the study which have now been incorporated in the current report. (Exhibit 2)

COMMENTS: Alterations to the report included the elimination of various transportation corridors as landscapes and/or features, greater consideration of the importance of historic and landmark woodlands and trees, as well as the clarification of the definitions of cultural landscapes and cultural features.

The definitions now read:

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

Cultural Features can be defined as visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports.

The revised report was circulated to the Planning and Building Department and the Transportation and Works Department for a final review. Planning and Building Department comments related to editorial changes which have been incorporated into the study and issues surrounding mapping which will be reviewed through the implementation of the report. Transportation and Works had no comments on the study.

A section has been added to the report which explains the implementation process and integration of the report into the planning process. The purpose of the Cultural Landscape Inventory is to have it fully integrated into the City's existing Heritage Inventory. In this way cultural landscapes will be noted as a type of cultural heritage resource.

As with all property currently listed on the Heritage Inventory, when a development proposal is received, it will be reviewed for cultural heritage resources and appropriate comments will be made toward how the resource may be conserved. The Cultural Landscape Inventory conforms to Section 3.17, Heritage Resources of the Mississauga Plan.

The Cultural and Landscape Inventory will be expanded as both the City and local communities gather more information and analysis about the landscapes within each community. As with all inventories, it is a living document and is expected to change and expand with time.

Staff have found through research and discussion with other municipalities and the Ontario Ministry of Culture that the City of Mississauga is the first municipality in Canada to complete a cultural landscape study and propose its implementation.

CONCLUSION:

In order to enhance our understanding of Mississauga's past and be in a position to better preserve selected cultural heritage resources, a Cultural Landscape Inventory has been prepared.

The purpose of the Inventory is to identify and document cultural landscapes, or geographical areas that will be added to the Heritage Inventory. The addition of landscapes to the existing Heritage Inventory will provide the background for assessing development proposals and ensure that all cultural heritage resources are noted for appropriate evaluation.

RECOMMENDATION:

That the City's Heritage Inventory be expanded to include the Cultural Landscape Inventory, as presented to the Heritage Advisory Committee on February 22, 2005.



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

MW

K:\RECOM\SECTION\GROUP\2005\Planning and Heritage\MW\Cultural Landscapes 2005

Landscape	Permits	%	Site Plan	%
Credit River Corridor	23	6	5	4.2
Creditview Road Scenic Route	16	4.2	1	0.8
Erindale Village Neighbourhood	8	2.1	0	0
Lakefront Promenade	3	0.8	1	0.8
Lorne Park Estates	6	1.6	7	5.9
Low Stone Walls	4	1	1	0.8
Mineola Neighbourhood	82	21	66	55
Civic Centre Precinct	18	4.7	0	0
Mississauga Road Scenic Route	132	35	20	17
Ratray Marsh	1	0.3	0	0
Sheridan Research Park	28	7.3	8	6.7
St. Lawrence Starch	1	0.3	1	0.8
Streetsville Memorial Park	1	0.3	0	0
Streetsville Village Core	36	9.4	9	7.6
Trelawny	7	1.8	0	0
War Time Housing	16	4.2	0	0
TOTAL	382	100	119	100

CHARACTER AREAS

A number of recommendations for site planning, building, and landscape design are appropriate throughout Historic Streetsville.

Page 8

In addition special character areas are identified on the basis of prevailing established built form. These include:

1) Mainstreet Character Area

Page 10

2) Residential Character Areas

Page 16

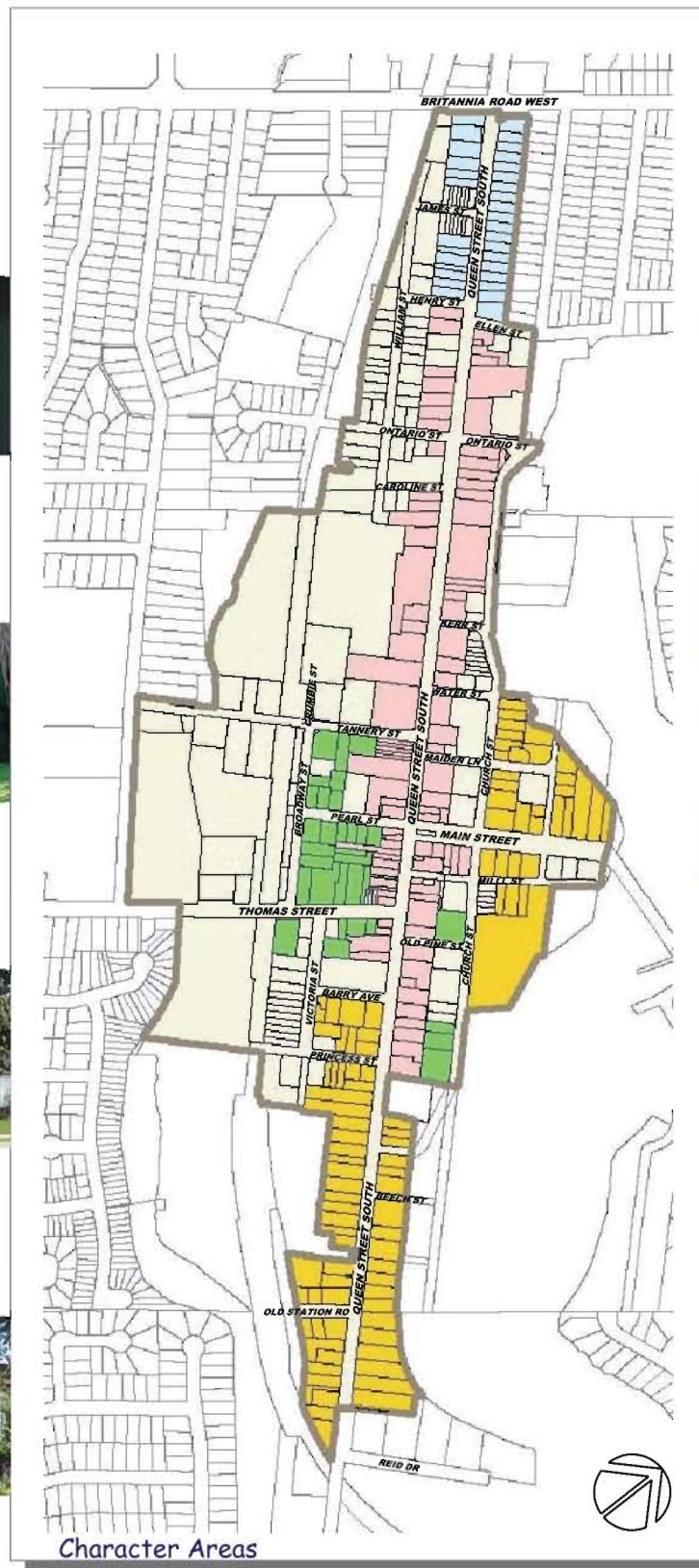
Areas in Transition:

3) Queen Street South from Ellen Street to Britannia Road West

Page 20

4) Areas Adjacent to the Commercial Core

Page 22



Character Areas

1. Mainstreet Character Area
2. Residential Character Areas
- 3-4. Areas in Transition



ServiceOntario

e-Laws

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

No amendments.

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

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

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

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



Cultural Landscape Inventory

Credit River Corridor

L-NA-2

Location The River runs north south and transects the City from the Brampton border to the Lake Ontario shoreline.

Heritage or Other Designation None

Landscape Type Natural Area

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☒ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value

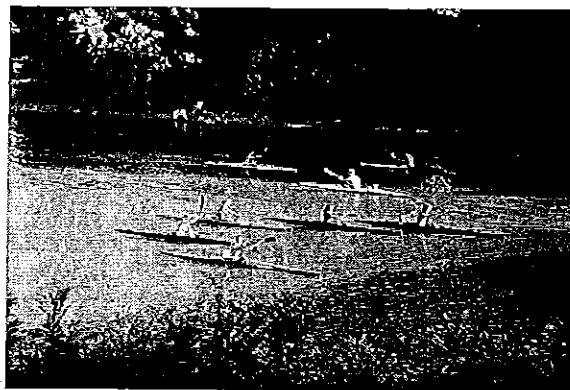
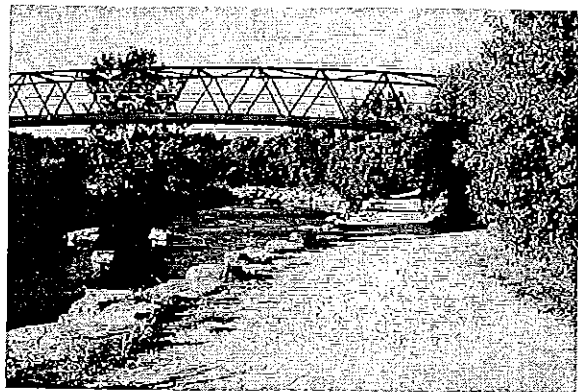


Credit River Corridor

L-NA-2

SITE DESCRIPTION

The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from The Physiography of Southern Ontario)





CITY OF MISSISSAUGA

Cultural Landscape Inventory

War Time Housing (Malton)

L-RES-5

Location Located north of Pearson International Airport bounded by Derry Road on the south and Airport Road on the west

Heritage or Other Designation None

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

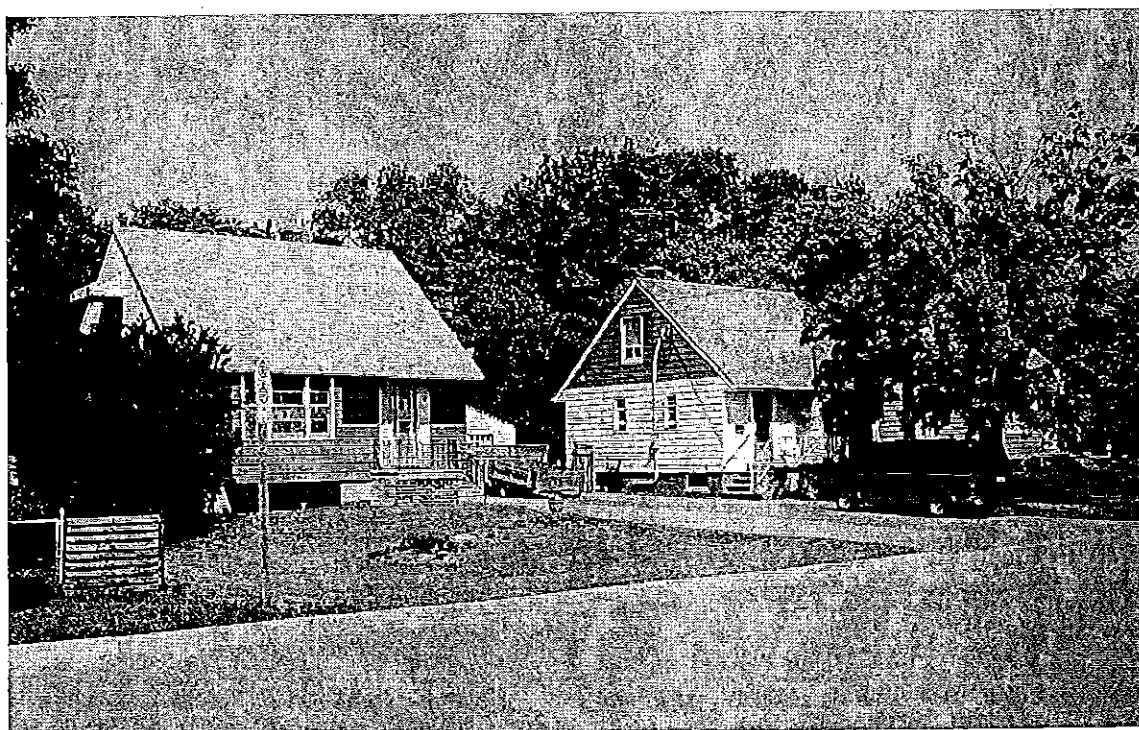
- ☒ Illustrates Style, Trend or Pattern
- ☒ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



War Time Housing (Malton)**L-RES-5****SITE DESCRIPTION**

This planned subdivision is located opposite the northeast corner of Pearson International Airport. The neighbourhood is close to where the original Malton Terminal was located and remains close to the present airplane manufacturing and service industry. Although some of the original houses have been altered with newer porches, dormers, raised basements and garages, many retain characteristics typical of the period with 1 to 1 roof pitches, central front doors, picture windowed living rooms to one side, kitchen and eating areas on the opposite side and bedrooms and bathrooms to the rear. According to local sources, one in four of the houses were moved from Bramalea Road when the airport was expanded in 1950. The relocated houses and lots sold for \$2,500.00 each. The street names in the area, including Churchill Avenue and Victory Crescent, act as reminders that this area was developed during the post-war period. Its significance lies in the fact that it retains a number of post-war houses which represent some of the first mass produced housing in the GTA.





CITY OF MISSISSAUGA

Cultural Landscape Inventory

Mineola Neighbourhood

L-RES-6

Location Located north of Lakeshore Road bounded by the Credit River on the west and Hurontario on the east

Heritage or Other Designation None

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

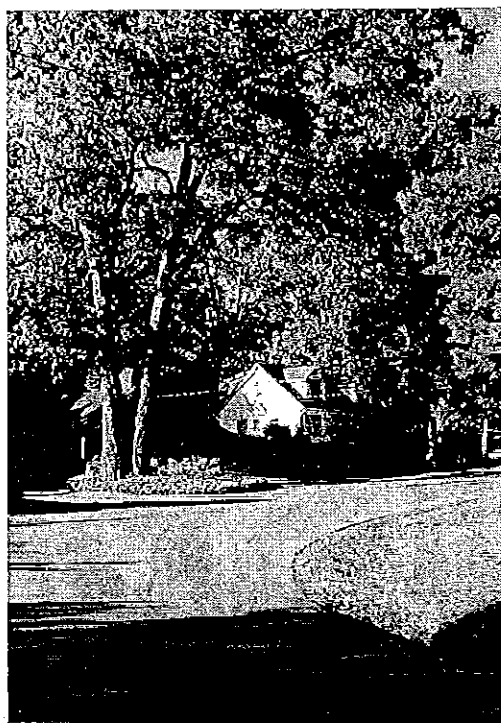
OTHER

- ☐ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value



Mineola Neighbourhood**L-RES-6****SITE DESCRIPTION**

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



Lorne Park Estates

L-RES-7

Location Located south of Lakeshore Road at Lorne Park Road

Heritage or Other Designation None

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☐ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

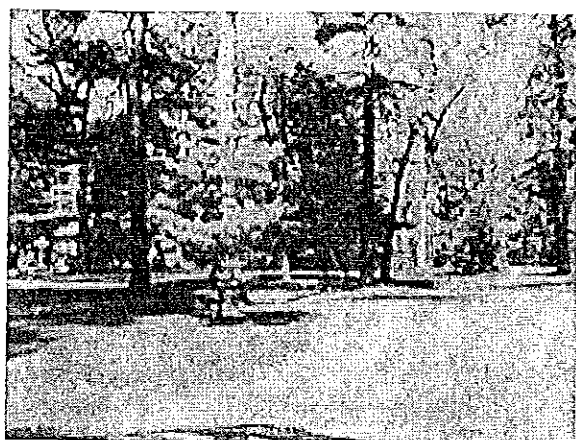
OTHER

- ☐ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value



**Lorne Park Estates****L-RES-7****SITE DESCRIPTION**

This unique shoreline community combines a low density residential development with the protection and management of an amazing forested community representative in many ways of the pre-settlement shoreline of Lake Ontario. Mature specimens of white pine, red oak, etc. give this residential area a unique visual quality. This cultural landscape is recognized for its wonderful balance between residential development and the protection of a mature forest community. The area was initiated as the 75 acres Lorne Park pleasure resort in 1879. In 1886, the Toronto and Lorne Park Summer Resort Company acquired the property and built summer cottages. In 1999, the last remaining cottage was demolished due to damage from an earlier fire. This neighbourhood remains a privately held community.



Trelawny Community**L-RES-8**

Location Located west of Tenth Line and west of the Meadowvale Town Centre

Heritage or Other Designation None

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☐ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value





SITE DESCRIPTION

This experimental residential neighbourhood within the larger Meadowvale new town, attempted to break the "spaghetti" mold of curvilinear streets and cul-de-sacs typical of the majority of subdivision development scattered across GTA since 1970. In a unique organization of street pattern created by arterials and hammer-headed housing clusters, this development attempted to increase housing density in a single family home format. The subdivision pattern attempted to minimize the impact of the car by reducing typical road standards and integrating vehicular access more compactly with the layout of drives, garages and smaller scaled access streets. Although it remains to be seen how successfully this community will mature as a residential area, it is recognized as a special cultural landscape for its creative attempt to more compactly integrate vehicular access with the residential component of the neighbourhood and to assist in reducing the sprawl of suburban development into neighbouring rural areas through higher densities.



Erindale Village**L-RES-11**

Location A small enclave south of Dundas and the former Erindale Village and just east of the Credit River

Heritage or Other Designation A number of designated properties

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

- ☐ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☒ Designated Structures

OTHER

- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value

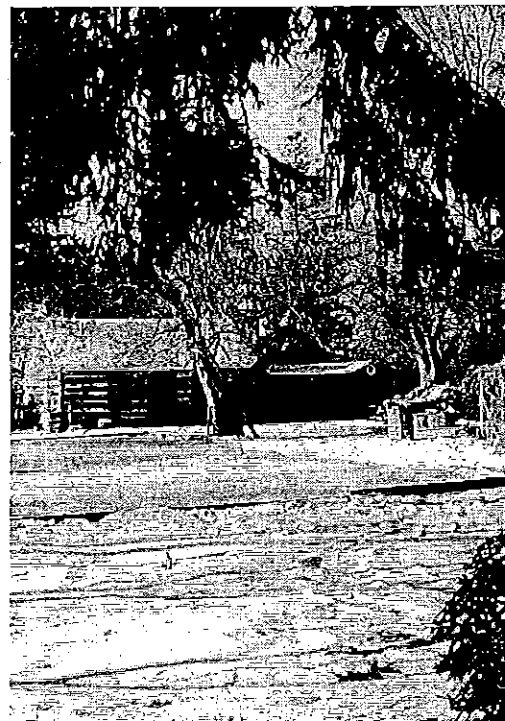
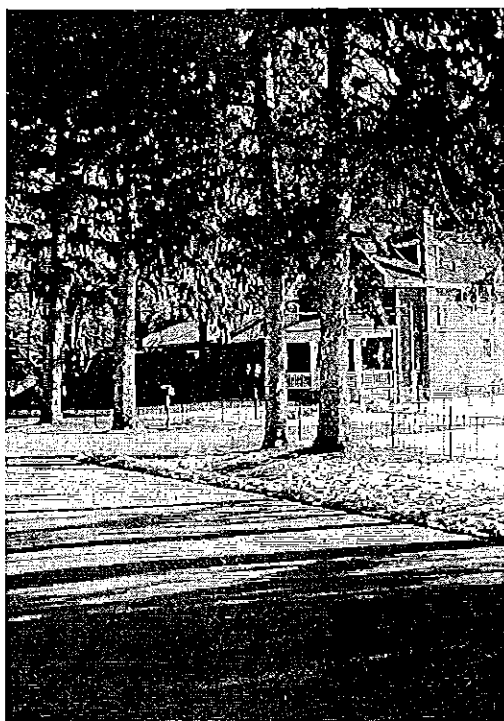


Erindale Village

L-RES-11

SITE DESCRIPTION

This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.



Creditview Road Scenic Route**F-TC-3**

Location Parallels the Credit River on its east bank

Heritage or Other Designation None

Landscape Type Transportation

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

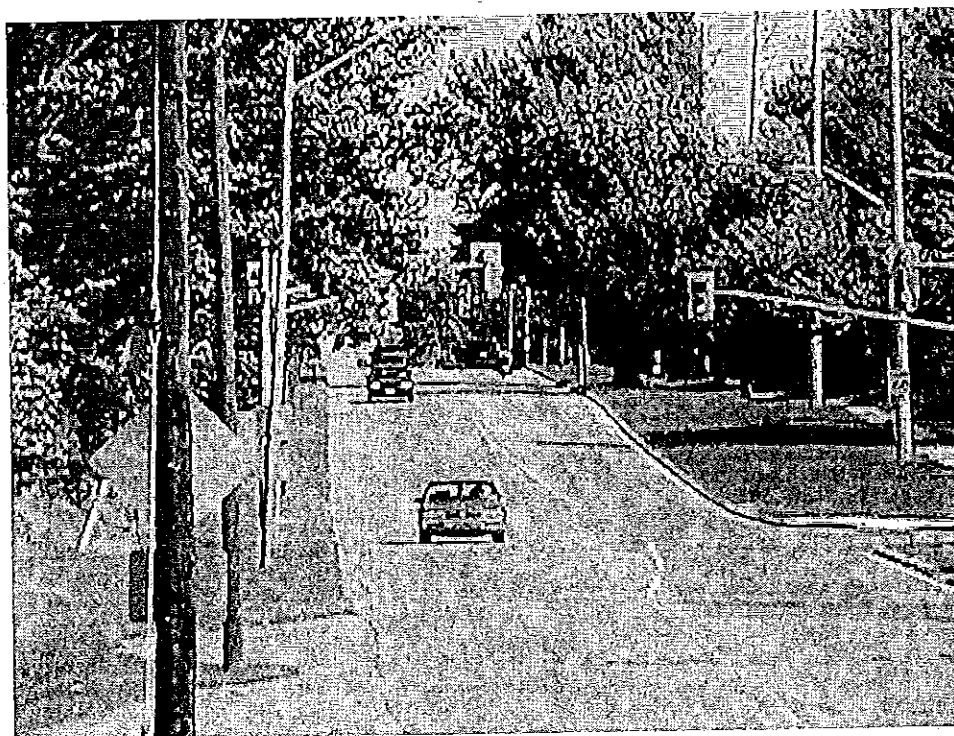
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- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☐ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

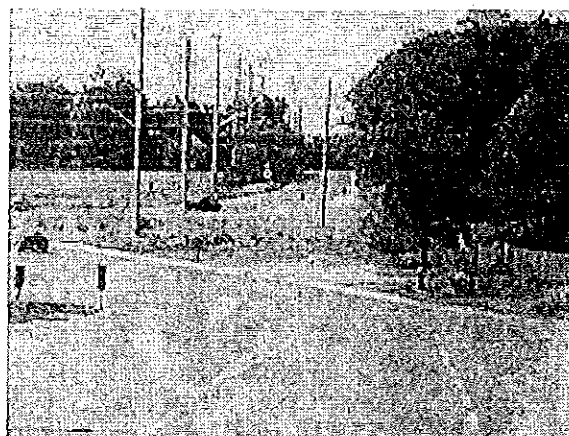
OTHER

- ☐ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



Creditview Road Scenic Route**F-TC-3****SITE DESCRIPTION**

Creditview Road scenic route runs along the east side of the Credit River, from Britannia Road to north of the 401. Towards the northern portion of the Creditview Road, it crosses over the Credit River. For the most part, it follows a straight alignment from the southeast to the northwest. The road offers a scenic view of various parts of Mississauga, from recently established commercial and residential neighbourhoods to areas of significant historical, horticultural and scenic interest. An historic hedgerow and view to the Credit River south of Highway 401 make this a scenic view of note.





CITY OF MISSISSAUGA

Cultural Landscape Inventory

Mississauga Road Scenic Route

E-TC-4

Location Parallels the Credit River on its west bank

Heritage or Other Designation Scenic Road

Landscape Type Transportation

LANDSCAPE ENVIRONMENT

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

HISTORICAL ASSOCIATION

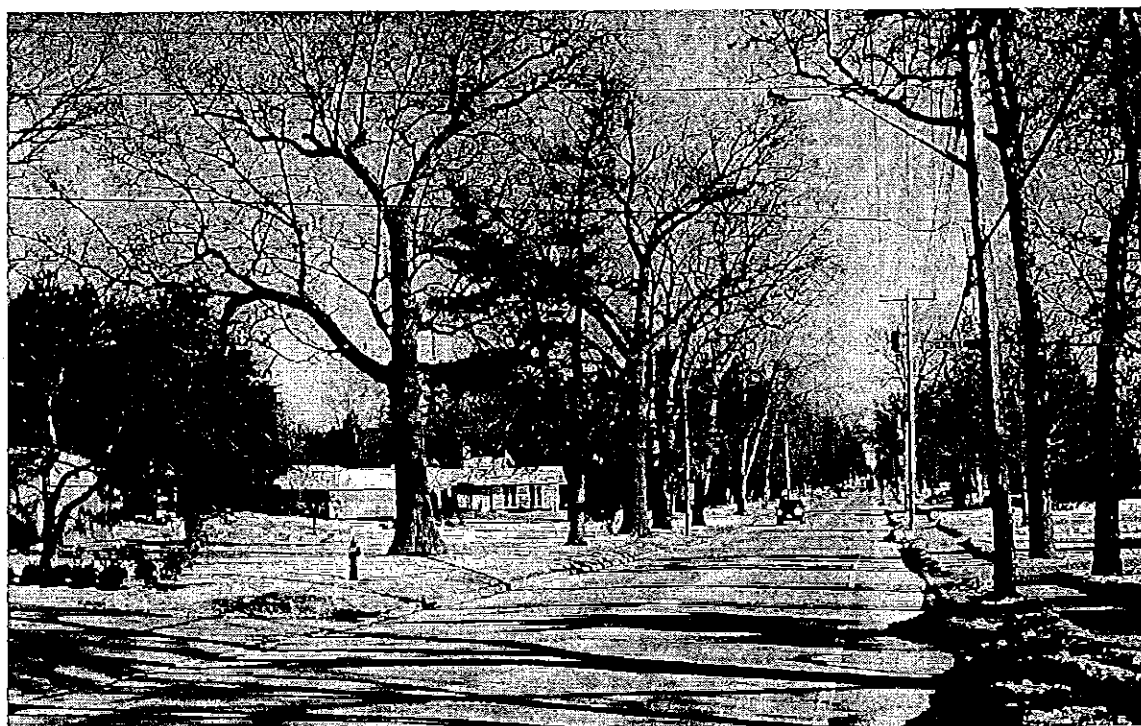
- ☒ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☐ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War I)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

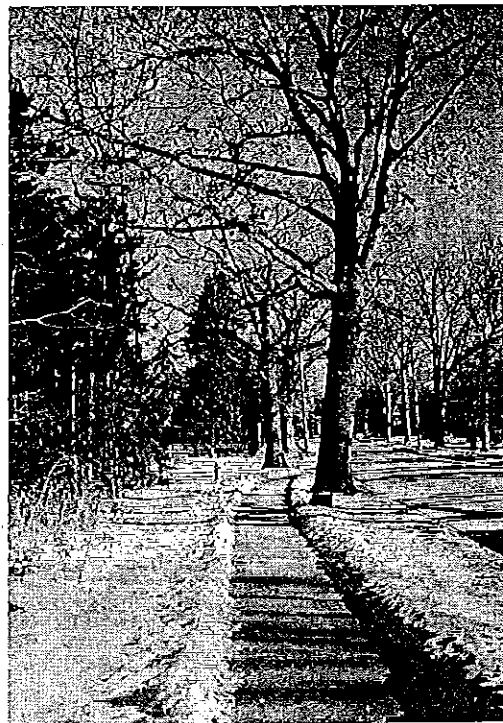
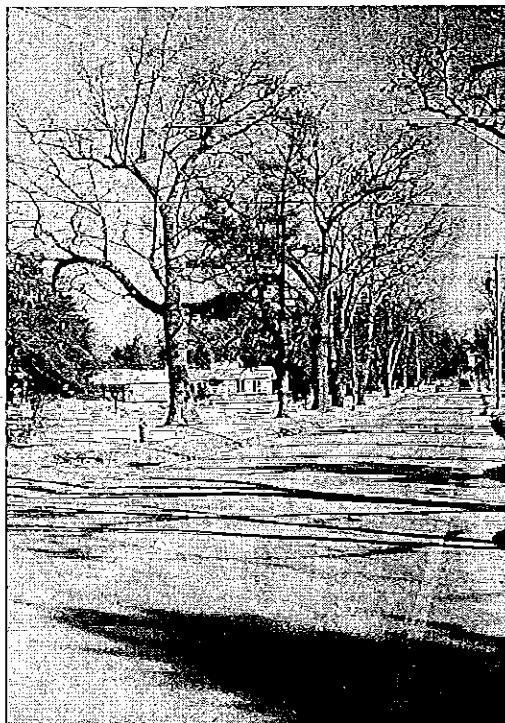
OTHER

- ☒ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☐ Significant Ecological Interest
- ☐ Landmark Value



Mississauga Road Scenic Route**F-TC-4****SITE DESCRIPTION**

Mississauga Road is one of the oldest roads in Mississauga. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. It is acknowledged as an important cultural landscape because of its role as a pioneer road and its scenic interest and quality.



PB-Full-Size.tbl



HERITAGE PROPERTIES WITH DEMOLITION PERMITS SINCE 2005

STUDY AREA
PROPERTIES IN STUDY AREA = 893
PROPERTIES WITH PERMITS = 99



DRAFT

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

2016/12/12

apasha