

# AGENDA



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## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

**TUESDAY, NOVEMBER 22, 2011 - 9:30 A.M.**

**COUNCIL CHAMBERS**

**SECOND FLOOR, CIVIC CENTRE**

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

[www.mississauga.ca](http://www.mississauga.ca)

### Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

**\*\* PLEASE NOTE LATER START TIME (9:30 A.M.) \*\***

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

Office of the City Clerk, Telephone: 905-615-3200, ext. 5471; Fax 905-615-4181

[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

CALL TO ORDERDECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTERESTPRESENTATIONS/DEPUTATIONSMATTERS TO BE CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held October 25, 2011.

RECOMMEND APPROVAL2. Final Disbursement of 2011 Designated Heritage Property Grants

Corporate Report dated October 31, 2011 from the Commissioner of Community Services with respect to the final disbursement of 2011 Designated Heritage Property Grants.

RECOMMENDATION

That the recommended grant awards as outlined in the Corporate Report, dated October 31, 2011, from the Commissioner of Community Services entitled "Final Disbursement of 2011 Designated Heritage Property Grants" be approved.

RECOMMEND APPROVAL3. Heritage Impact Statement, 2370 Mississauga Road, Ward 8

Memorandum dated October 28, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 2370 Mississauga Road.

*\* Appendix 1 has been distributed to Members of Council and Committee members. To obtain this Appendix, please contact the Office of the City Clerk.*

RECOMMEND RECEIPT4. Heritage Impact Statement, 350 Indian Valley Trail, Ward 1

Memorandum dated November 7, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 350 Indian Valley Trail.

*\* Appendices 1 and 2 have been distributed to Members of Council and Committee members. To obtain these Appendices, please contact the Office of the City Clerk.*

RECOMMEND RECEIPT

5. 2012 Cultural Heritage Property Awards of Excellence – Request for Expressions of Interest in Participating in the Judging

Memorandum dated November 11, 2011 from Elaine Eigl, Heritage Coordinator, with respect to 2012 Cultural Heritage Property Awards of Excellence – request for expressions of interest in participating in the judging.

RECOMMEND RECEIPT

6. Heritage Resources Centre – Upcoming Workshops

Email message, dated November 10, 2011, from the Heritage Resources Centre with respect to Heritage Resources Centre – upcoming workshops.

DIRECTION REQUIRED

7. Carleton Heritage Symposium 2012

Email message, dated November 13, 2011, from Lashia Jones and Natalie Whidden with respect to the Carleton Heritage Symposium 2012.

DIRECTION REQUIRED

8. 2012 Heritage Advisory Committee Meeting Dates

Memorandum dated November 15, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to 2012 Heritage Advisory Committee meeting dates.

RECOMMEND RECEIPT

9. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated November 22, 2011 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, identifying the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPTSUBCOMMITTEE UPDATES FROM CHAIRS

10. Designated Heritage Property Grant Subcommittee  
11. Heritage Designation Subcommittee

12. Heritage Tree Subcommittee
13. Meadowvale Village Heritage Conservation District Review Committee
14. Public Awareness Subcommittee

INFORMATION ITEMS

DATE OF NEXT MEETING – Tuesday, January 24, 2012 at 9:00 a.m., Council Chambers

OTHER BUSINESS

ADJOURNMENT

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

NOV 22 2011

MISSISSAUGA



# MINUTES

## HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, OCTOBER 25, 2011 - 9:00 A.M.

COUNCIL CHAMBERS

SECOND FLOOR, CIVIC CENTRE

300 CITY CENTRE DRIVE, MISSISSAUGA, ONTARIO, L5B 3C1

[www.mississauga.ca](http://www.mississauga.ca)

**MEMBERS PRESENT:** Councillor George Carlson, Ward 11 (CHAIR)  
 Councillor Jim Tovey, Ward 1 (VICE-CHAIR)  
 David Dodaro, Citizen Member (arrival at 9:06 a.m.)  
 Mohammad N. Haque, Citizen Member  
 James Holmes, Citizen Member  
 Cameron McCuaig, Citizen Member  
 Deanna Natalizio, Citizen Member  
 Michelle Walmsley, Citizen Member (arrival at 9:17 a.m.)  
 Matthew N. Wilkinson, Citizen Member

**MEMBERS ABSENT:** Rick Mateljan, Citizen Member  
 Michael Spaziani, Citizen Member

**STAFF PRESENT:** Susan Burt, Director, Culture Division  
 Elaine Eigl, Heritage Coordinator  
 Darlene Utarid, Project Coordinator  
 Laura Waldie, Heritage Coordinator  
 Paula Wubbenhorst, Acting Senior Heritage Coordinator

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

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CALL TO ORDER – 9:04 a.m.

The Chair congratulated the Vice-Chair on his one year anniversary of being elected.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – NilPRESENTATIONS/DEPUTATIONS – NilMATTERS TO BE CONSIDERED1. Approval of Minutes of Previous Meeting

Minutes of the meeting held September 20, 2011.

The Vice-Chair requested that pages 1 and 4 of the minutes be amended to indicate that his early departure from the Committee meeting at 10:50 a.m. was due to ward business.

Approved (J. Tovey)

2. Request to demolish a Heritage Listed Property, 1264 Woodland Avenue, Ward 1

Corporate Report dated September 23, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1264 Woodland Avenue.

Recommendation

HAC-0084-2011

That the property at 1264 Woodland Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation under the *Ontario Heritage Act*, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

Approved (J. Tovey)

3. Proposed Heritage Designation, Long Branch Indoor Rifle Range, 1300A Lakeshore Road East, Ward 1

Corporate Report dated September 26, 2011 from the Commissioner of Community Services with respect to a proposed heritage designation for the Long Branch Indoor Rifle Range located at 1300A Lakeshore Road East.

Mr. Dodaro arrived at 9:06 a.m.

The Vice-Chair expressed support for the Corporate Report, thanked residents, including

Edward J. F. Bavington, for their efforts, and stated that he was looking forward to the designation of the Outdoor Firing Range. The Vice-Chair asked Heritage staff if a plaque would be installed to commemorate the property, barracks, and housing. Ms. Eigl said that plaques for designated properties were installed by request and that she would pursue this matter. She asked the Vice-Chair to share any materials about the property's history.

Mr. Bavington spoke about the property, its history, the significance of the area, and the City's history. He thanked the Committee for their efforts on this matter, discussed two documents that Ms. Lavertu distributed to the Committee on his behalf, and stated that he was looking forward to the plaques commemorating the property and its history.

Ms. Walmsley arrived at 9:17 a.m.

The Vice-Chair thanked Mr. Bavington for his remarks and said that he wanted him to assist with the unveiling of the plaques for the property at the unveiling ceremonies.

Recommendation

HAC-0085-2011

That the Long Branch Indoor Rifle Range, 1300A Lakeshore Road East, be designated under the *Ontario Heritage Act* for its historical/associative, contextual and physical value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

4. Request to alter a Heritage Designated Property, Chappell Estate, 4300 Riverwood Park Lane, Ward 6

Corporate Report dated September 27, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Chappell Estate, located at 4300 Riverwood Park Lane.

Recommendation

HAC-0086-2011

That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated September 27, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Holmes)

5. Construction of Two Structures on Property Adjacent to a Heritage Designated Property within the Meadowvale Village Heritage Conservation District, 6975 Rayah Court (Lot 1) and 6985 Rayah Court (Lot 2), Ward 11

Corporate Report dated October 4, 2011 from the Commissioner of Community Services with respect to the construction of two structures on property adjacent to a heritage

designated property within the Meadowvale Village Heritage Conservation District located at 6975 Rayah Court (Lot 1) and 6985 Rayah Court (Lot 2).

Recommendation

HAC-0087-2011

That the request to construct two new structures, as described in the report from the Commissioner of Community Services, dated October 4, 2011, on vacant property with the addresses 6975 (Lot 1) and 6985 (Lot 2) Rayah Court, located adjacent to a Part V designated property within the Meadowvale Village Heritage Conservation District, be approved and proceed through the applicable process.

Approved (J. Holmes)

6. Request to alter a Heritage Designated Property, Abigail Street House, 27 Mill Street, Ward 11

Corporate Report dated October 4, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Abigail Street House, located at 27 Mill Street.

The Chair stated that the plan appeared good and that the garage was modest in scale.

Recommendation

HAC-0088-2011

That the request to alter the Abigail Street House property, 27 Mill Street, as described in the report from the Commissioner of Community Services, dated October 4, 2011, be approved.

Approved (J. Tovey)

7. Request to demolish a Structure on a Heritage Listed Property, Cordingley Barn, 6671 Ninth Line, Ward 10

Corporate Report dated October 4, 2011 from the Commissioner of Community Services with respect to a request to demolish a structure on a heritage listed property, Cordingley Barn, located at 6671 Ninth Line.

Recommendation

HAC-0089-2011

That the request to remove the metal clad barn at the north end of the property known as 6671 Ninth Line, listed on the City's Heritage Register, as described in the report from the Commissioner of Community Services, dated October 4, 2011, be approved.

Approved (M. Wilkinson)

8. Heritage Impact Statement, 1559 Cormack Crescent, Ward 1

Memorandum dated October 5, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 1559 Cormack Crescent.

The Chair and Vice-Chair said that the property was beautiful and unique and the Vice-Chair asked if the property could be designated and if there were plans for demolition.

Ms. Wubbenhorst noted that the property owner seemed open to designation, that she hoped that the property, including parts of the interior, could be designated in the future via a friendly designation, and that there were no plans for demolition. Ms. Waldie indicated that she had spoken to the property owner about designation and that he wanted to sever the property before discussing this matter further. She added that the property was inhabitable fifteen years ago and that the property owner had spent a great deal of time and effort restoring the property's exterior and interior to its original condition.

Recommendation

HAC-0090-2011

That the Memorandum, dated October 5, 2011, from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 1559 Cormack Crescent be received.

Received (J. Tovey)

9. Heritage Impact Statement, 3650 Eglinton Avenue West, Ward 8

Memorandum dated October 5, 2011 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 3650 Eglinton Avenue West.

The Chair noted that Councillor Katie Mahoney, Ward 8, was in favour of the proposal.

Mr. Wilkinson asked about the extent of the work that was done by the proponents and whether the house could be saved and incorporated into a housing or retail development like the Dowling house, a heritage designated property in Ward 11. He discussed the lack and loss of heritage properties in the Ninth Line area. Ms. Wubbenhorst clarified that the house was a holdout property that was not part of the development or current discussions.

Recommendation

HAC-0091-2011

That the Memorandum, dated October 5, 2011, from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 3650 Eglinton Avenue West be received.

Received (M. Wilkinson)

10. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated October 25, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst requested clarification that the Rifle Range issue included the designation of the Outdoor Rifle Range and, thus, should remain on the chart. Councillor Tovey indicated that he wanted this property to be designated and that he believed that the Region of Peel supported designation.

Mr. McCuaig asked about the timing for the Committee's visit to the Mississauga (sic.) Golf and Country Club. Ms. Wubbenhorst noted that staff was working with Ms. Burt to organize a combined visit and orientation session for the Committee, possibly in November, and that details would be shared as soon as the arrangements were finalized.

Mr. Wilkinson spoke about the Clarkson General Store and William Clarkson House.

Recommendation

HAC-0092-2011

That the chart dated October 25, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee be received.

Received (M. Wilkinson)

SUBCOMMITTEE UPDATES FROM CHAIRS

11. Designated Heritage Property Grant Subcommittee – No update
12. Heritage Designation Subcommittee – No update
13. Heritage Tree Subcommittee – No update
14. Meadowvale Village Heritage Conservation District Review Committee – No update
15. Public Awareness Subcommittee

Ms. Natalizio stated that she had submitted a draft Terms of Reference to staff for their review. She added that she had spoken with Ms. Wubbenhorst about the Subcommittee possibly assisting Heritage staff in the near future with the cultural mapping project.

Mr. Bavington spoke about Cabin 3, located at 756 Lakeshore Road West, and its history. He said that he would provide Heritage staff with the contact information of people who had information about its history and significance to the area and the City as a whole. Mr. Bavington stated that many properties in the City were built without building permits.

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INFORMATION ITEMS16. Resignation Letter from Bernie Hu, Heritage Advisory Committee Citizen Member

Resignation letter dated October 6, 2011 from Bernie Hu, Heritage Advisory Committee Citizen Member, advising Councillor George Carlson, Heritage Advisory Committee Chair, of his resignation from the Heritage Advisory Committee, effective immediately.

The Chair noted that he accepted Mr. Hu's resignation a few weeks ago. Committee members discussed Mr. Hu's resignation, his work on behalf of the Committee, his dedication to heritage, his sense of humour, and suggested sending him thank you letters to recognize his many accomplishments and years of service as a Committee member.

Recommendation

HAC-0093-2011

That the resignation letter dated October 6, 2011 from Bernie Hu, Heritage Advisory Committee Citizen Member, advising Councillor George Carlson, Heritage Advisory Committee Chair, of his resignation from the Heritage Advisory Committee, effective immediately, be received.

Received (J. Holmes)

DATE OF NEXT MEETING – Tuesday, November 22, 2011 at 9:00 a.m., Council Chambers

OTHER BUSINESS

Mr. Wilkinson discussed War of 1812 materials by Heritage Mississauga and potential War of 1812-related events and event preparation matters for 2012, including reenactments and reenactors, grants, and commemorating veterans in the City.

The Chair discussed War of 1812 events for 2012 in Streetsville, including plans for the Bread & Honey Festival and Timothy Street's gravesite in Streetsville which could possibly involve War of 1812 reenactments and an overall cultural event.

The Vice-Chair spoke of War of 1812-related events for 2012 in Port Credit on the day before Canada Day/Paint the Town Red celebrations.

ADJOURNMENT – 9:39 a.m. (M. Walmsley)



# Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee

NOV 22 2011

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**DATE:** October 31, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: November 22, 2011

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

**SUBJECT:** **Final Disbursement of 2011 Designated Heritage Property Grants**

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**RECOMMENDATION:** That the recommended grant awards as outlined in the Corporate Report, dated October 31, 2011, from the Commissioner of Community Services entitled "Final Disbursement of 2011 Designated Heritage Property Grants" be approved.

**BACKGROUND:** As part of the City's efforts to preserve its heritage assets, grants are available for owners of designated structures to repair or restore the heritage attributes of their property. By-law 184-07 provides for grants of 50% of these costs to a maximum of \$5,000 or \$10,000 depending on the scope of the project as outlined in the by-law. The grant process requires recipients to up-front their expenses and then submit receipts in order for staff to verify true costs and therefore accurately allocate the appropriate funding.

In the past, HAC, on staff's recommendation, have reduced the maximum grant award when initial funding requests exceed the budget. This year, because of the high monetary value of the requests, HAC approved a reduction in the maximum grant allocations to \$3,250/\$6,500. This was done to provide support to all grant recipients in an equitable way.

**COMMENTS:**

All grant recipients have now submitted their final project invoices. Five of them did not do their proposed projects. Another eight did not need the full grant amount anticipated as their projects were completed at a cost less than they originally estimated. As a result, only \$35,000 of the \$75,000 grant budget has been allocated. Consequently, staff recommend grant awards for completed projects be recalculated using the maximum allowable in the by-law (i.e. 50% of costs to a maximum of \$5,000/\$10,000). This allows those grant recipients whose projects were of a higher value to receive the maximum funding intended in the by-law. Five grant recipients completed projects qualifying for this top up. This increases the total grant distribution by \$6,000, well within the budget. Details of all final grants are provided in Appendix 1.

**FINANCIAL IMPACT:**

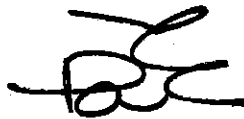
There is no financial impact, as the funding is accounted for in the 2011 operating budget in cost centre 21134.

**CONCLUSION:**

The maximum funding allowable for 2011 Designated Heritage Property Grants was previously reduced because the requested funds exceeded the budget. However, with the wrap up of this year's program staff have learned some projects were not done and others were completed at a cost less than the original estimates. As a result, the budget is not fully allocated so staff recommend eligible, completed project grant awards be recalculated using the maximums provided in the Heritage Grant By-law 184-07. This allows grant recipients whose projects were of a higher value to receive the maximum funding while remaining within the approved grants budget.

**ATTACHMENTS:**

Appendix 1: Final disbursement of 2011 Designated Heritage Property Grant Funding.



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

*Prepared By: Elaine Eigl, Heritage Coordinator*

**November 2011 Summary of Heritage Grant Distribution (including proposed top-up funds)**

<b>Applicant/Own Project Address</b>	<b>Actual Project Cost</b>	<b>50% Actual Project Cost</b>	<b>Max. Grant as per Heritage bylaw</b>	<b>Initial Grant Payment</b>	<b>Top Up Payment</b>	<b>Final Grant Payment</b>
Backhouse 7059 Second Line West	9,396.00	4,698.00	4,698.00	4,698.00	-	4,698.00
Crerar 1155 Willow Lane	6,821.47	3,410.74	3,410.74	3,250.00	160.74	3,410.74
Griffin 42 Bay St	2,994.50	1,497.25	1,497.25	1,497.25	-	1,497.25
Hunwicks 36 Lake St	7,684.00	3,842.00	3,842.00	3,250.00	592.00	3,842.00
Manzo 32 Front St South	16,511.25	8,255.63	5,000.00	3,250.00	1,750.00	5,000.00
Moir 7015 Pond St	3,995.00	1,997.50	1,997.50	1,997.50	-	1,997.50
Mowling 1090 Old Derry Rd	2,368.00	1,184.00	1,184.00	1,184.00	-	1,184.00
Mueller 1614 Wintergrove Gnds	2,672.48	1,336.24	1,336.24	1,336.24	-	1,336.24
Sebanc 1101 Old Derry Rd	10,109.36	5,054.68	5,000.00	3,250.00	1,750.00	5,000.00
Slater 989 Southdown Rd	25,144.56	12,572.28	5,000.00	3,250.00	1,750.00	5,000.00
Steffens 295 Queen St	4,746.00	2,373.00	2,373.00	2,373.00	-	2,373.00
Sylvester 62 Queen St S.	7,017.30	3,508.65	3,508.65	3,250.00	258.65	3,508.65
Young 1020 Old Derry Rd	4,149.13	2,074.57	2,074.57	2,074.57	-	2,074.57
<b>12 Grantees</b>	<b>103,609.05</b>	<b>51,804.53</b>	<b>40,921.95</b>	<b>34,660.56</b>	<b>6,261.39</b>	<b>40,921.95</b>

NOV 22 2011

**Memorandum**Community Services Department  
Culture Division

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**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Paula Wubbenhorst, Acting Senior Heritage Coordinator

**DATE:** October 28, 2011

**FILE:** SP 11/065 W8

**SUBJECT:** **Heritage Impact Statement**  
**2370 Mississauga Road**

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The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route. The site plan application proposes a replacement single family dwelling. As such, a Heritage Impact Statement was required. However, because the existing house has already been demolished, the Heritage Impact Statement is provided for your information only.

A handwritten signature in cursive script that reads "P. Wubbenhorst".

Paula Wubbenhorst  
Acting Senior Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5385  
[paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca)

Heritage Advisory Committee  
NOV 22 2011

**Memorandum**

Community Services Department  
Culture Division



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**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Paula Wubbenhorst, Acting Senior Heritage Coordinator

**DATE:** November 7, 2011

**FILE:** SP 11/103 W1

**SUBJECT:** **Heritage Impact Statement  
350 Indian Valley Trail**

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The subject property is listed on the City's Heritage Register as it forms part of the Mineola West Cultural Landscape. The site plan application proposes a replacement single family dwelling. As such, a Heritage Impact Statement was required. However, because the land was vacant, i.e. there is no request to demolish, the Heritage Impact Statement, and accompanying arborist report, are provided for your information only.

*P. Wubbenhorst*

Paula Wubbenhorst  
Acting Senior Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5385  
[paula.wubbenhorst@mississauga.ca](mailto:paula.wubbenhorst@mississauga.ca)

**Memorandum**Community Services Department  
Culture Division

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**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Elaine Eigl, Heritage Coordinator

**DATE:** November 11, 2011

**SUBJECT:** **2012 Cultural Heritage Property Awards of Excellence**  
**Request for expressions of interest in participating in the judging**

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The **Cultural Heritage Property Awards of Excellence** is an annual event, co-sponsored by the Heritage Advisory Committee and Heritage Mississauga, which endeavours to recognize projects completed within the past two years, which embody excellence in preservation, restoration and/or enhancement of cultural heritage properties.

Two Heritage Advisory Committee members are required to participate in the judging of all qualifying nomination packages. This judging will take place on the morning of Thursday December 15, 2011, at 201 City Centre Drive. Only exterior work will be judged.

Awards will be presented to the winners during Heritage Week in February 2012 (the exact time, date and location will be confirmed shortly).

If you would like to participate, please contact Elaine Eigl as soon as possible at the contact information listed below.

Elaine Eigl  
Heritage Coordinator  
Culture Division  
905-615-3200, ext. 5070  
[Elaine.Eigl@mississauga.ca](mailto:Elaine.Eigl@mississauga.ca)

NOV 22 2011

**Julie Lavertu**

**From:** Heritage Resources Centre [kajonas=uwaterloo.ca@mail124.us2.rsgsv.net] on behalf of Heritage Resources Centre [kajonas@uwaterloo.ca]  
**Sent:** 2011/11/10 8:28 AM  
**To:** Julie Lavertu  
**Subject:** HRC November Newsletter



Heritage Resources Centre  
 Centre des ressources du patrimoine

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### Featured Workshop: Heritage Conservation Districts

**Dates:** March 24<sup>th</sup> & 25<sup>th</sup>, 2012

**Times:** 10am - 4pm

**Location:** Stratford - University of Waterloo  
 Stratford Campus  
 (6 Wellington Street)

This workshop will cover the basics, including what a Heritage Conservation District is and the steps necessary to develop one. We will use examples from around the Province to discuss best practices used for implementation and monitoring. Drawing on the experience of a local HCD, we will examine potential changes to districts and how to manage them. Part of this workshop will be a hands-on group activity that will allow participants to develop practical, real world knowledge.



The workshop fee will be **\$225\***. \*HST is included

To register, email: [hrc@uwaterloo.ca](mailto:hrc@uwaterloo.ca)

Picture: Stratford

**Workshops**

## Upcoming Workshop: Architectural Styles

**Dates:** April 14<sup>th</sup> & 15<sup>th</sup>, 2012

**Times:** 10am - 4pm

**Location:** TBD, St. Mary's

This workshop will focus on Ontario's architectural styles. We will learn how to identify a wide variety of styles and distinguish which features (character-defining elements) are important to each style. Using our gained knowledge we will examine one of Oakville's neighbourhoods to determine the local styles, as well as use examples from participant's own neighbourhoods.

*The workshop fee for practicing planners and other concerned citizens will be \$225. This price will include lunch and snacks on both days of the workshop.*

To register e-mail [hrc@uwaterloo.ca](mailto:hrc@uwaterloo.ca)



### Helping Goderich Through Theater

The Stratford Shakespeare Festival will be joining forces with other leading members of the professional theater community to present Spotlight on Goderich: A Variety Show at the Huron Country Playhouse in Grand Bend on Sunday, November 20th at 3:00pm.

### ACO Students and Emerging Professionals

The Architectural Conservancy of Ontario is starting a student and emerging professional group. Our first meeting will be held Saturday November 12th from 3 until 4 at 10 Adelaide Street East, Toronto. Join us to learn about the organization, see the results of the youth survey and give input about the future of the group. If you aren't already a member you can sign up at the meeting. Its \$12 for student and \$35 for individuals. If you want to be involved but can't make it please email [kajonas@uwaterloo.ca](mailto:kajonas@uwaterloo.ca) Hope to see you there!



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NOV 22 2011

**Julie Lavertu**

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**From:** think heritage [thinkheritage@gmail.com]  
**Sent:** 2011/11/13 8:31 PM  
**To:** Julie Lavertu  
**Subject:** Re: Carleton Heritage Symposium 2012 - Call for Papers

Hello Julie,

The cost for the Heritage Symposium is \$40 for professionals and \$15 for students. Registration forms will not be available until the New Year. Despite this, if you or any of your colleagues are interested in attending and wish to sign up early, we will gladly take your names and add them to our Pre-Registration list.

Thank you for your interest!

Sincerely,

Lashia Jones & Natalie Whidden

On Fri, Nov 11, 2011 at 9:03 AM, Julie Lavertu <[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)> wrote:

Hello:

Please kindly email me the cost and registration information for the Symposium so that I can advise members of the City of Mississauga's Heritage Advisory Committee.

Thank you in advance,

Julie

Julie Lavertu, MPPA

Legislative Coordinator, City of Mississauga

Legislative Services Division, Office of the City Clerk

905-615-3200, ext. 5471

[Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

Visit the Office of the Clerk's page on the City of Mississauga's website to access agendas, minutes, the Council and Committees calendar, and much more!

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

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**From:** think heritage [mailto:[thinkheritage@gmail.com](mailto:thinkheritage@gmail.com)]

**Sent:** 2011/11/10 10:48 PM

**To:** Amy Barnes; Andre Loiselle; Andrew Jeanes; Andrew Jeanes; Andrex Holdings; Anne Cormier; Anne Trepanier; [architecturegrad@carleton.ca](mailto:architecturegrad@carleton.ca); Barbara Shannon; Brian Osborne; Bruce Elliot; Camille Girard-Ruel; Carol Roberts; Carolyn Quinn; Carolyn Van Slightenhorst; Catherine Aboud Rossiter; Cathy Schoel; Chantale Arcand; Chris Uchiyama; Chris Wiebe; Christina Cameron; Andreae, Christopher; Claude Charbonneau; [claudette.chapdelaine@umontreal.ca](mailto:claudette.chapdelaine@umontreal.ca); Claudine Deom; Colin Varley; Cynthia Poulin; Dan Turner; Darryl Cariou; David Flemming; Davina DesRoches; Dennis Carter-Edwards; Dinu Bumbaru; Donna Coghill; Elaine Eigl; Eve Wertheimer; Ewa Mroz; Francesco Manganiello; Francine Laramee; Francois LeBlanc; Gordon Fulton; [grad\\_history@carleton.ca](mailto:grad_history@carleton.ca); Heather Perrault; Helen Cain; Herb Stovel; Hillary Grant; [hrc@uwaterloo.ca](mailto:hrc@uwaterloo.ca); Hussein Rashid; Ian McKercher; Ioana Teodorescu; Jacques Legendre; Jim Benzason; Jim Mountain; Joan Mason; John Ward; John Zvonar; Judy Eddy; Julie Harris; Julie Lavertu; Katherine Charbonneau; Kay Casselman; Kayla Jonas; Kelly Black; Kim Heuff; Kwendes Kefentse; Lashia Jones; Laurie Smith; Leon Bensason; Linda Hoad; Lori Dearman; Louise Verner; Lynn Armstrong; Marc Denhez; Marcus Letourneau; Mariana Esponda; Marie-Claude Rocher; Mariya Boneva; Mark Brandt; Marty Keates; Maureen Pendersen; Michael Taylor; Micheal Wheatley; Michelle Wade; Misty Campbell; Mitsa Montaser; Nancy Binnie; Nancy Oakley; Natali Zuniga; Natalie Bull; Natalie Pressburger; Natalie Whidden; Niki Mckernan; Olivia Mills; Pascale Guindon; Paul Litt; Pauline Rankin; Payal Chadha; Penny Young; Peter Carruthers; Phil Gerrard; Rebecca Sciara; Regina Aulinskas; Rina Dalibard; Robert Pajot; Ryan Leary; scott tripp; Shawn Graham; Sophie Beraud; Stephen Fai; Stuart Lazear; Sue Phillips; Susan Buggey; Susan Coles; Susan Ross; Tania Martin; Tapiwa Molife; Victoria Angel

**Subject:** Carleton Heritage Symposium 2012 - Call for Papers

## The 7<sup>th</sup> Carleton University Heritage Symposium

### “The Many Voices of Heritage”

## CALL FOR PAPERS

The Heritage Conservation stream of the School of Canadian Studies has hosted six symposia over the past eight years. This year's Symposium is being organized by the graduate students in the program and will be held on Saturday, March 24<sup>th</sup>, 2012 at the Bronson Centre in Ottawa. The Symposium will explore the *many voices of heritage conservation* and how these messages are being conveyed.

Sharing similar concerns about the state of society, the heritage grassroots movement in Canada emerged around the same time as the environmental movement of the 1960s. Over the past few decades, although both fields have become well organized and have found their way into public policy, the Green Movement has captured a mass appeal that heritage has failed to elicit.

Communities are interested in understanding and protecting their cultural heritage, but often have no idea where to begin looking for information. The fragmented, multi-disciplinary nature of the field of heritage conservation and of the diversity of approaches to conserving heritage is embodied in the ways in which this knowledge is communicated to the general public: in short, we lack a streamlined and organized source of heritage conservation tools and information in Ontario; not just for communities but also for academics and professionals.

**THE SYMPOSIUM WILL BE ORGANIZED INTO 4 BROAD CATEGORIES:**

1. What message is the heritage movement trying to convey?
2. What other 'heritage voices' exist? Where/from whom are they coming from?
3. How are these voices being shared and disseminated?
4. Opportunities & Challenges

Please forward all inquiries and proposals to:

{[thinkheritage@gmail.com](mailto:thinkheritage@gmail.com)}

50-100 word abstracts are welcome for both papers & posters

**DUE DECEMBER 20th, 2011**

NOV 22 2011

# Memorandum



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**TO:** Chair and Members of the Heritage Advisory Committee

**FROM:** Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee

**DATE:** Tuesday, November 15, 2011

**SUBJECT:** 2012 Heritage Advisory Committee Meeting Dates

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This Memorandum is to advise that the following Heritage Advisory Committee (HAC) meeting dates have been scheduled for 2012:

- Tuesday, January 24
- Tuesday, February 21
- Tuesday, March 20
- Tuesday, April 24
- Tuesday, May 22
- Tuesday, June 19
- Tuesday, July 24
- Tuesday, September 18
- Tuesday, October 23
- Tuesday, November 20

All meetings will be held at 9 a.m. in the Council Chambers located on the 2<sup>nd</sup> floor of the Mississauga Civic Centre, 300 City Centre Drive, Mississauga, Ontario, L5B 3C1.

Please kindly contact me in advance of meetings if you will be absent or late so that quorum issues can be anticipated and dealt with accordingly.

In closing, please feel free to contact me if you have any questions or concerns.

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

**STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE**

Prepared by Julie Lavertu, Legislative Coordinator, for the November 22, 2011 Heritage Advisory Committee Agenda

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Heritage Tree Proposals	Feb/08 GC	N/A		Referred to staff with a report back to General Committee.
	Sept/08			Report tentatively scheduled to be considered at a future General Committee meeting.
	Feb/09			Report to be tabled at the General Committee meeting on February 18, 2009.
	Mar/09		GC-0044-2009	Tree recognition Program in place, staff directed by Council to consult with the Heritage Tree Subcommittee.
	Apr/09		Information	Staff working with Heritage Tree Subcommittee.
	May/11		HAC-0041-2011	That Heritage and Clerk's staff contact Planning and Forestry staff regarding the current status of the Tree By-Law and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Heritage Advisory Committee as a whole and report back at a future Heritage Advisory Committee meeting.
	Jun/11		Information	Ms. Eigl indicated that she recently met with City staff regarding the current status of the Tree By-Law and the possibility of dealing with Heritage Tree Subcommittee issues in the future through the Committee as a whole. They advised her that they would bring forth a report on this issue at the Committee's September 2011 meeting.
	Sept/11		HAC-0073-2011	That the PowerPoint presentation, dated September 20, 2011 and entitled Tree Recognition Program, by Jane Darragh, Planner, Park Planning Section, with respect to the Tree Recognition Program and proposed amendments to the Tree Permit By-Law be received.
Bell Tower Meadowvale Village Hall	Oct/09	6970 Second Line West	HAC-0076-2009	Staff to report back with costing.

Heritage Advisory Committee  
NOV 22 2011

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
	Dec/09		HAC-0083-2009	Deferred for further review of possible options for funding and management of the project.
Rooftop Solar Panels	Mar/10	N/A	HAC-0026-2010	Heritage staff to review and report back to HAC.
	Feb/11		Information	Ms. Burt indicated that she plans to hire a student to do research on rooftop solar panels.
Dowling House	Jul/11	2285 Britannia Road West	HAC-0054-2011	<p>That the request by the property owner to relocate the Dowling House located at 2285 Britannia Road West, which is designated under By-law 0249-2010, under Section 29 of the <i>Ontario Heritage Act</i>, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess, pending all required approvals from the City of Mississauga for any development applications filed on the lands on which this building is currently located; and compliance, to the satisfaction of the Director of Culture, with all conditions outlined in the report from the Commissioner of Community Service, dated June 29, 2011, including the de-designation of the Dowling House during relocation and re-designation following relocation.</p> <p><b>As a result of the above recommendation, Heritage staff must amend the Designation By-Law and de-designate the property during relocation and re-designate the property following relocation.</b></p>
McClure-Lafferty House	Dec/10	7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West)	HAC-0065-2010	<p>That the request to alter the McClure-Lafferty House, 7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West), as described in the Heritage Permit application and materials prepared by AREA Architects Ltd. be approved, and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.</p> <p><b>As a result of the above recommendation, Heritage staff must amend the Designation By-Law upon</b></p>

9-2

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				<b>the owner's completion of the restoration work.</b>
Mississauga (sic.) Golf and Country Club	Jan/11	1725 Mississauga Road	Information	The Committee requested regular updates from Heritage staff and others regarding the archaeological investigations without jeopardizing the investigations.
	Mar/11		Information	Ms. Burt advised that Heritage staff would explore the possibility of having an offsite tour and lunch for Committee members at the Mississauga (sic.) Golf and Country Club.
	May/11		Information	Ms. Burt indicated that the tour would likely occur in the fall.
	Oct/11		Information	Ms. Wubbenhorst noted that staff was working with Ms. Burt to organize the visit and an orientation session for the Committee, possibly in November, and that details would be shared as soon as the arrangements were finalized.
Port Credit Post Office, Customs House and Armoury	Jan/11	31 Lakeshore Road East	HAC-0001-2011	That the proposed heritage designation of the Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, be deferred pending the owner's submission of a Heritage Impact Statement that is satisfactory to Culture Division staff.
	May/11		Information	Ms. Eigl noted that she would be meeting with the property owner's agents on May 24, 2011 about their plans for the property. The Vice-Chair requested a report from Ms. Eigl after her meeting.
	Jul/11		Information	Ms. Burt said that the property owner had met with his consultant, but that Heritage staff had not received the property's HIS.
Nunan/Halk Property	Feb/11	6136 Ninth Line	HAC-0004-2011	That Heritage staff work with the owner of the property located at 6136 Ninth Line to retain the barn's stone foundation until a complete assessment is performed and to salvage as many materials as possible from the property.
	Mar/11		Information	Ms. Eigl reported that some Committee members and staff did a site inspection at 6136 Ninth Line, a property that came before the Committee on February

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				22, 2011. The property owner is open to salvaging and donating various items to the Museums of Mississauga. Ms. Eigl advised that she would suggest demolition companies to the property owner and encourage them to salvage as many materials as much as possible.
Credit Valley Conservation Resolution 33/11 to designate the Credit River as a Heritage River	Feb/11	N/A	Information	Ms. Eigl and Ms. Burt advised that they would review CVC's Resolution 33/11 and report back to the Committee at a future meeting with a Corporate Report and recommendation.
	Mar/11		Information	Ms. Burt noted that Heritage staff are working with Legal staff on this matter and will update the Committee soon.
	May/11		Information	Ms. Burt noted that Heritage staff continue to work with Legal staff and would contact Councillor Tovey's office to coordinate the passage of a Resolution with nearby municipalities. The Vice-Chair requested that Resolution 33/11 be emailed to Committee members.
	Aug/11		Information	Ms. Burt stated that Brampton was not in favour of CVC's Resolution and that Heritage staff was waiting to hear back from CVC staff to determine next steps.
Outdoor Rifle Range	Mar/11	1300 Lakeshore Road East	Information	Ms. Eigl advised that Park Planning staff are working on this matter, that she will look into this matter and update the Committee at a future meeting, and that she will organize a site visit with Councillor Tovey to clarify the location of the property.
	Oct/11		Information	Ms. Wubbenhorst requested clarification that the Rifle Range issue included the designation of the Outdoor Rifle Range and, thus, should remain on the chart. Councillor Tovey indicated that he wanted this property to be designated and that he believed that

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				the Region of Peel supported designation.
Queen Elizabeth Way Credit River Bridge Notice of Public Information Centre #2	Mar/11	N/A	Information	Committee members will discuss whether to advise the project team about the Committee's concerns vis-à-vis the project after the Public Information Centre #2 on March 31, 2011.
Heritage Advisory Committee's 2011 Budget	Apr/11	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council and the Heritage Advisory Committee's budget and spending history.
	May/11		Information	Ms. Lavertu said that she would outline the Committee's budget and spending history after the budgets for the City's Advisory Committees of Council were reviewed as part of the Office of the City Clerk's 2011 Workplan.
Samit-Linke House	Apr/11	60 Cumberland Drive	HAC-0026-2011	(1) That the email message, dated March 25, 2011, from Rick Mateljan, Heritage Advisory Committee Citizen Member, regarding the Samit-Linke House located at 60 Cumberland Drive be received. (2) That Heritage staff prepare a Memorandum regarding the history and the Heritage Advisory Committee's past consideration of the Samit-Linke House, located at 60 Cumberland Drive, for a future Heritage Advisory Committee meeting. (3) That Heritage staff provide Councillor Jim Tovey, Ward 1, with information regarding the history and the Heritage Advisory Committee's past consideration of the Samit-Linke House located at 60

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				Cumberland Drive so that he can approach the owners of the Samit-Linke House about possibly designating their property under the <i>Ontario Heritage Act</i> .
Clarkson General Store and William Clarkson House	Apr/11	1130-1132 and 1140 Clarkson Road North	Information	The Committee requested regular updates from Heritage staff.
	May/11		Information	Ms. Waldie provided an update and noted that the court hearing slated for May 9, 2011 did not occur and that the parties are currently seeking another court hearing date.
Port Credit Library Sign	May/11	20 Lakeshore Road East	HAC-0031-2011	<p>(1) That the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be received.</p> <p>(2) That the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign, be referred to Councillor Jim Tovey, Ward 1, for follow-up with Ms. Tomiuk, the Port Credit community, and City staff.</p> <p>(3) That Councillor Jim Tovey, Ward 1, update the Heritage Advisory Committee on future developments regarding the issues raised in the email message dated May 16, 2011 from Dorothy Tomiuk, Chair, VIVA Port Credit, with respect to the Port Credit Library sign.</p> <p>(4) That future signage plans for public buildings located on the City of Mississauga's Cultural Landscapes Inventory be included as Information Items on the Heritage Advisory Committee's agendas.</p> <p>(5) That City staff obtain input from the Heritage Advisory Committee about amendments to the Sign By-Law prior to Council's review and adoption of these amendments.</p>

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Cabin 3	Jul/11	756 Lakeshore Road West	HAC-0058-2011	(1) That the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington to the Heritage Advisory Committee with respect to a Property located at 756 Lakeshore Road East be received. (2) That Heritage staff investigate the heritage status of the Property located at 756 Lakeshore Road East, as detailed in the letter, dated July 19, 2011, and photograph from Edward J. F. Bavington and, if warranted, take the necessary steps to list the Property.
	Aug/11		Information	Ms. Eigl said that Heritage staff visited and photographed Cabin 3. She hoped that Edward J. F. Bavington, who brought this property to the Committee's attention at their July 2011 meeting, would share information with Heritage staff about the property's heritage value. Ms. Eigl noted that she could contact the current property owner to advise them of the Committee's interest in the property, as it could be demolished. Ms. Burt added that Heritage staff did not have sufficient reasons to list or designate the property.
	Oct/11		Information	Mr. Bavington spoke about Cabin 3, located at 756 Lakeshore Road West, and its history. He said that he would provide Heritage staff with the contact information of people who had information about its history and significance to the area and the City as a whole. Mr. Bavington said that many properties in the City were built without building permits.
Proposed Rebuild of an Overhead Electrical System in a portion of the	Aug/11	Meadowvale Village	HAC-0059-2011	(5) That the Meadowvale Village Heritage Conservation District Review Committee grant final approval of the plans and designs for the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Meadowvale Village Heritage Conservation District				presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011; and (6) That the Heritage Advisory Committee receive regular updates from City staff regarding the replacement of an overhead electrical system in a portion of the Meadowvale Village Heritage Conservation District identified as "A" on page 3 of the PowerPoint presentation, dated August 30, 2011, by Doug Morrison, Senior Manager for Overhead Construction and Standards, Enersource Mississauga, to the Heritage Advisory Committee on August 30, 2011.
Tree-Related Information in Heritage Impact Statements	Aug/11	N/A	HAC-0068-2011	That Heritage staff update the guidelines for Heritage Impact Statements to require property owners to submit a tree preservation plan, as outlined in the Cultural Landscape Inventory, comprised of the following: (1) an arborist report; (2) information regarding the type, species, diameter, size, health, and age of all trees on their properties; (3) the plans for all current, future, and removed trees; (4) the cultural implications of removing any trees in the context of the Cultural Landscape Inventory; and (5) mitigation and enhancement plans for all trees.
Heritage Advisory Committee/ Subcommittee Reviewing Preliminary Design Plans for Heritage Listed Properties	Sept/11	N/A	HAC-0077-2011	That Heritage staff follow up with Legal and Planning and Building staff about the possibility of the Heritage Advisory Committee or a Heritage Advisory Committee Subcommittee reviewing preliminary design plans for heritage listed properties in advance of approval by Heritage staff.

Heritage Advisory Committee  
NOV 22 2011



## **Heritage Impact Statement**

**2370 Mississauga Road  
Mississauga, Ontario**

**August, 2011**

## **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 the Mississauga Road Scenic Route.

Notwithstanding the above requirement, a demolition permit was issued for the subject dwelling under permit no. HOUSDEMO 9-5780 and the dwelling has been demolished. The property owners are planning to construct a new residential dwelling on the subject property.

As a result of the requirement for the Site Plan Application, a Heritage Impact Statement is being prepared.

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  - 2. Location Map**
  - 3. Owners Information**
  - 4. Plan of Survey**
  - 5. Official Plan**
  - 6. Zoning Map**
  - 7. Significant Cultural Landscape Designation**
  - 8. Property History**
  - 9. Peel Historical Atlas**
  - 10. Historical Photos**
  - 11. Existing site conditions**
  - 12. Proposed House**
  - 13. Proposed Site Plan**
  - 14. Streetscapes**
  - 15. Cultural Heritage Landscape Inventory**
  - 16. Conclusions**
  - 17. Mandatory Recommendations**
  - 18. About the Author**
- Appendices**

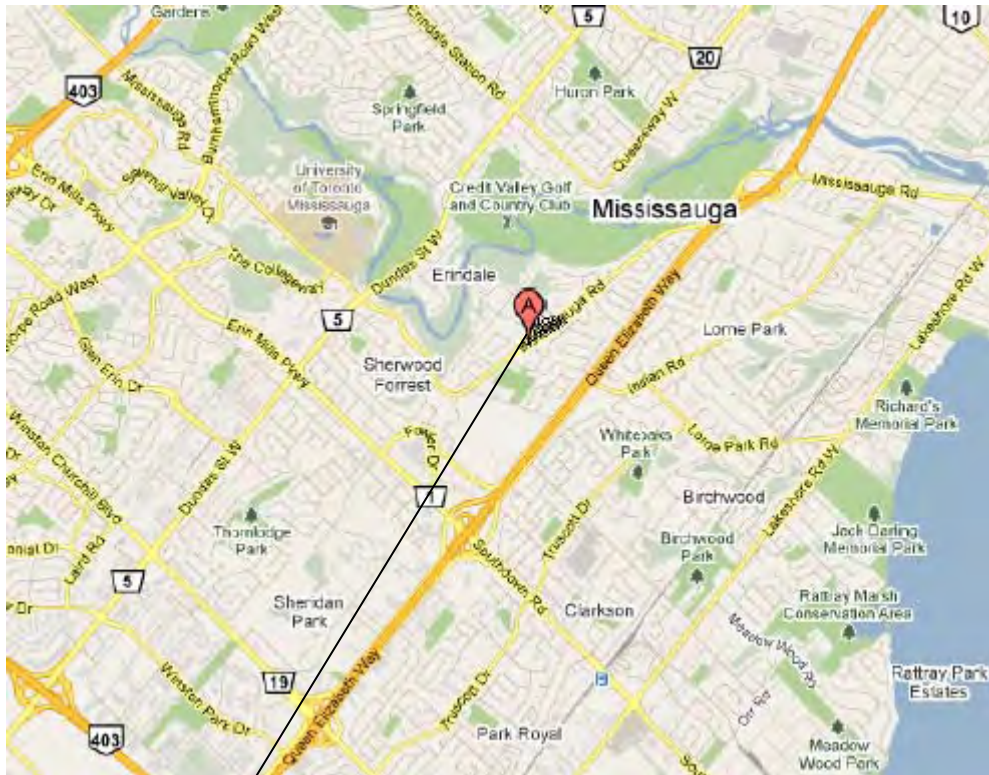
## 1. Context Map



**Subject Property**

The property is located in the south central part of the City of Mississauga. The property is located on Mississauga Road, north of the Queen Elizabeth Way.

## 2. Location Map



Subject Property

The property is located on the south-westerly side of Mississauga Road, north of the Queen Elizabeth Way between Portway Avenue and Gately Road.

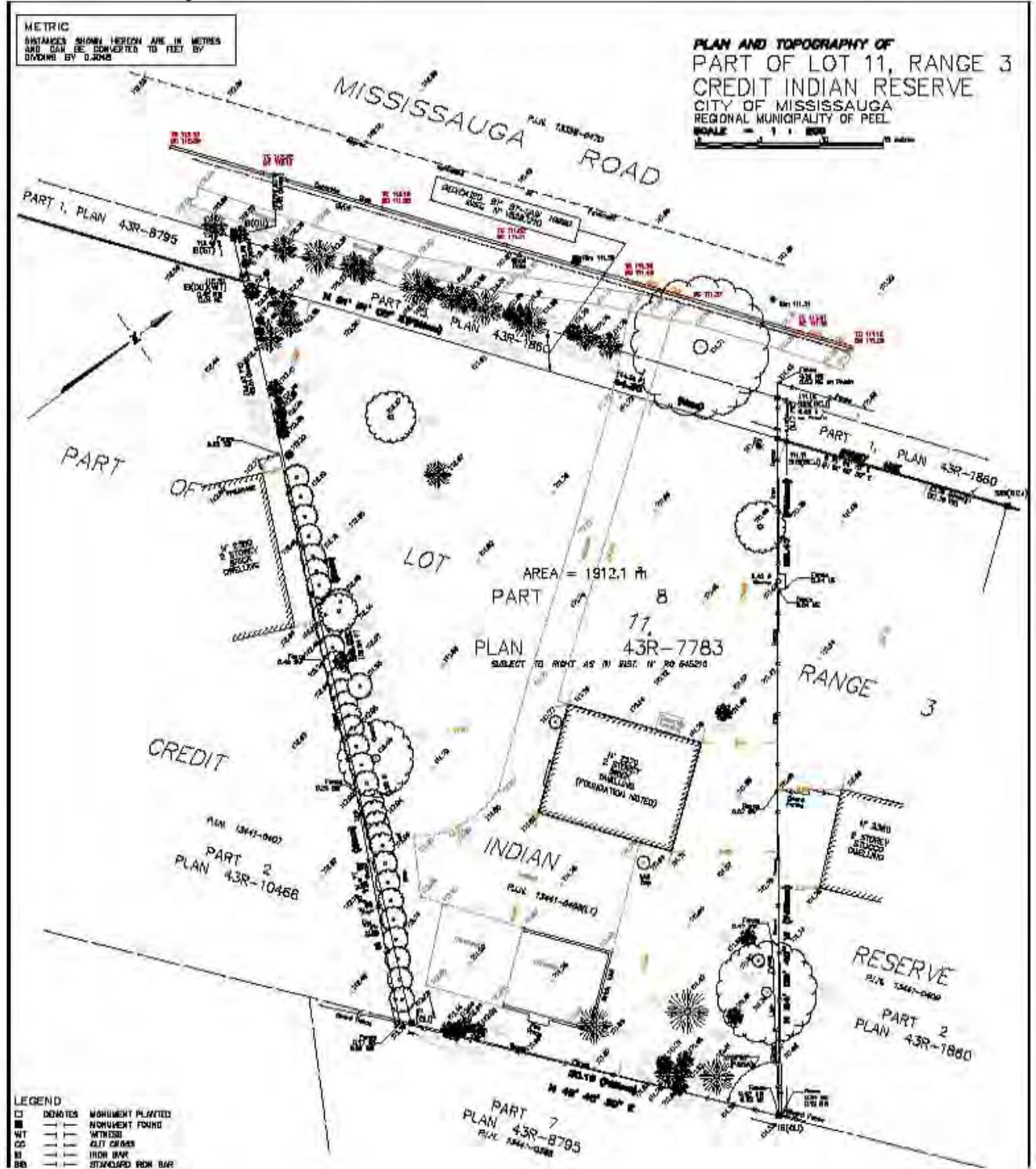
### **3. Owners Information**

The subject property is owned by:

Kamaljit Jolly  
5331 Roanoke Court  
Mississauga, ON L5M 5H8  
P: 416-988-5988

The property was purchased June 22, 2010.

#### 4. Plan of Survey



The property has a lot area of 1,912.1 m<sup>2</sup> and was occupied by a single family residential dwelling that has been removed. The detached structure at the rear of the property was removed prior to the acquisition of the property by the current owner. A review of the City's files indicates that a demolition permit was issued for the removal of the structure in 1994.

## 5. Mississauga Plan (Official Plan)

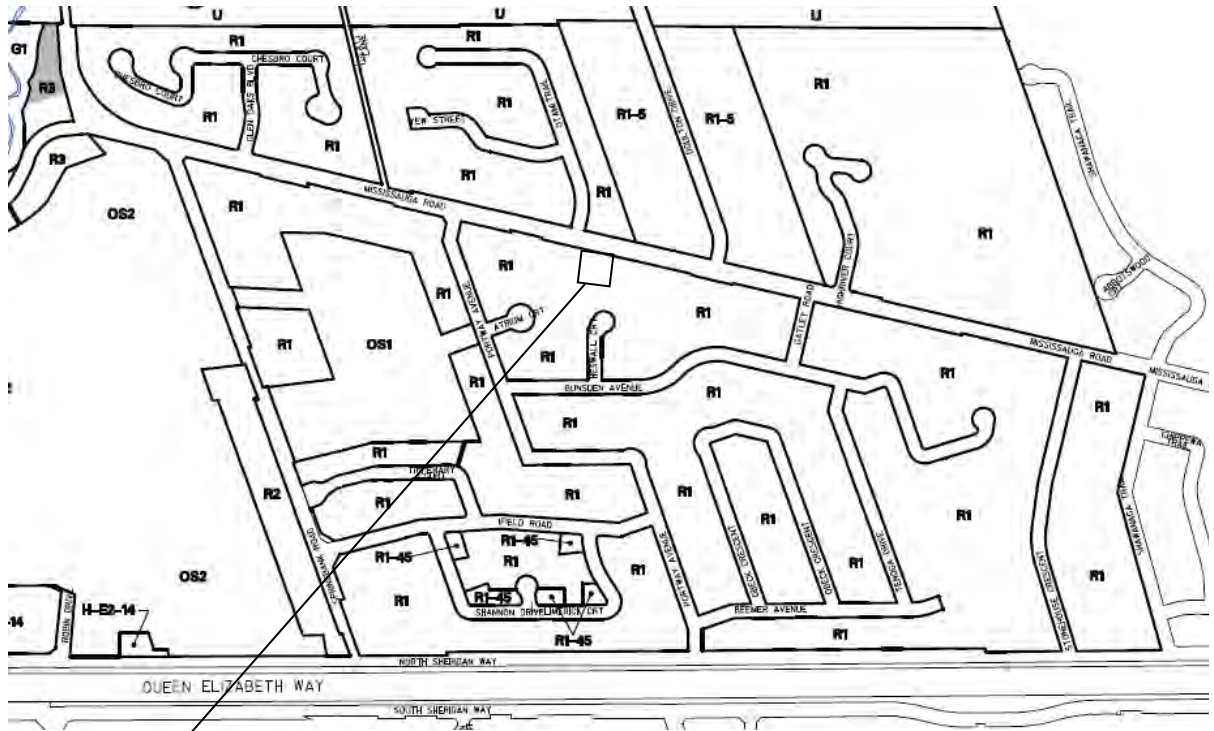


**Subject Property**

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

The Residential Low Density 1 policies provide for single detached residential dwellings.

## 6. Zoning Map



### Subject Property

The subject property is zoned R1, under the City of Mississauga Zoning By-law 225-2007, as amended.

The provisions of the R1, zoning permits single detached residential dwellings on lots having a minimum lot frontage of 22.5m and a minimum lot area of 750m<sup>2</sup>.

## **7. Significant Cultural Landscape Designation**

Mississauga Road is designated as a scenic route within the Cultural Landscape Inventory (January 2005). 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 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 neighborhoods to new industrial and commercial area. 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.

\*City of Mississauga Cultural Landscape Inventory.

## 8. Property History (Title Chain) (revised October 14, 2011)

This property is located within old plan of survey referred to as the Credit Indian Reserve. The lands are described as Part of Lot 11, more specifically the north-easterly half of Lot 11.

A review of the chain of title dates back to 1878. The registry office records are of a very poor quality and I was able to trace the ownership back to Arthur T. Field who transferred the lands to Wilber and Winifred Winegar on April 11, 1945. We engaged a title conveyancer who was able to trace the ownership back to the original parcel owned by A. G. M. Spragge.

The successive transfers are described below:

<b><i>Date of Transfer</i></b>	<b><i>Transferee</i></b>
October 15, 1878	A. G. M. Spragge
June 24, 1909	Enoch Patchett
December 29, 1911	Reginald Thompson
December 29, 1911	Georgina F. Hamilton
April 1, 1916	Thomas J. Deeth
May 20, 1920	Winnifred Mussen
April 11, 1945	Arthur T. Field
June 30, 1952	Wilber R. Winegar and Winnifred B. S. Winegar
April 3, 1963	Rita Danesi
August 20, 1979	Primo Danesi
July 16, 1980	Mike Simanic and Raja Simanic
July 31, 1981	John Simanic and Mary Simanic
July 29, 1983	Mary Perruzza
October 26, 1984	Lawrence Strauss
October 26, 1984	Allan F. Farber, Trustee in bankruptcy for Lawrence Strauss
October 6, 1995	Steven Chung and Sofia Chung
unknown	Mohamed Dabashzadeh
June 22, 2010	Leszek Wiszniewski
	Kamaljit Jolly

A review of the Peel Historical Atlas (see Section 9) identifies that the subject lands were originally part of the holdings of William Jarvis. The Peel Historical Atlas is dated 1877.

A review of Tremaine's Map, dated 1859, indicates that the lands were part of the holdings of Wm. Spragge.

A copy of the property abstract is included under Appendix A.

## 9. Peel Historical Atlas / Tremaine's Map (revised October 14, 2011)

Below is an excerpt from the Peel Historical Atlas which outlines property boundaries and ownerships.



Approximate location of Subject Property

The scale of the map is such that an approximate location of the property is provided.

The owner of the property that subject lot is located within today is shown as "Wm. Spragge". The date of the survey documents is 1877.

We also reviewed Tremaine's Map of the County of Peel, dated 1859, which indicates the property ownership as Wm. Spragge.

## 10. Historical Photos



This photo was obtained from the Canadiana Room archives at the Mississauga Central Library. The picture is dated circa 1980. An impromptu inventory of the houses in some Mississauga neighbourhoods was undertaken to document the history of the area. The photo can be dated to prior to 1979 as the Danesi's owned the property until August of 1979 (see property abstract and the owner's name located on the address sign affixed to the large tree at the sidewalk. The name appears to be, 'Danesi').

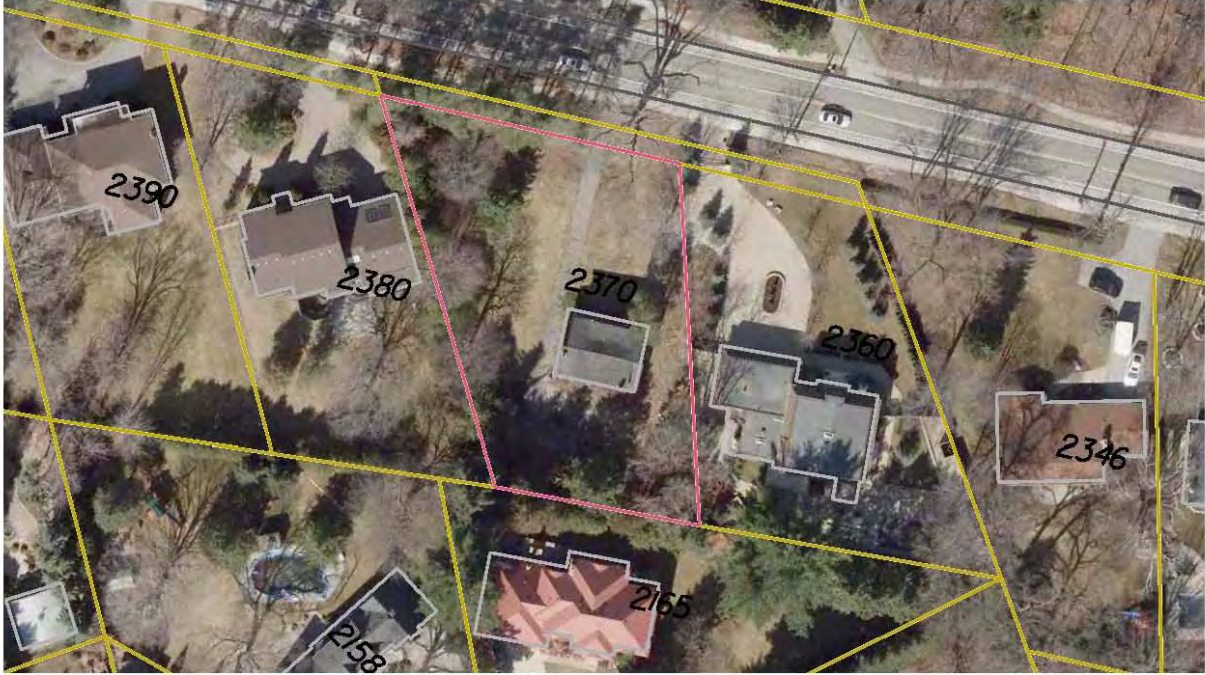


The above image was obtained from the 2010 real estate listing for the property.

## Aerial Photos

These photos were obtained from the City of Mississauga web-site.

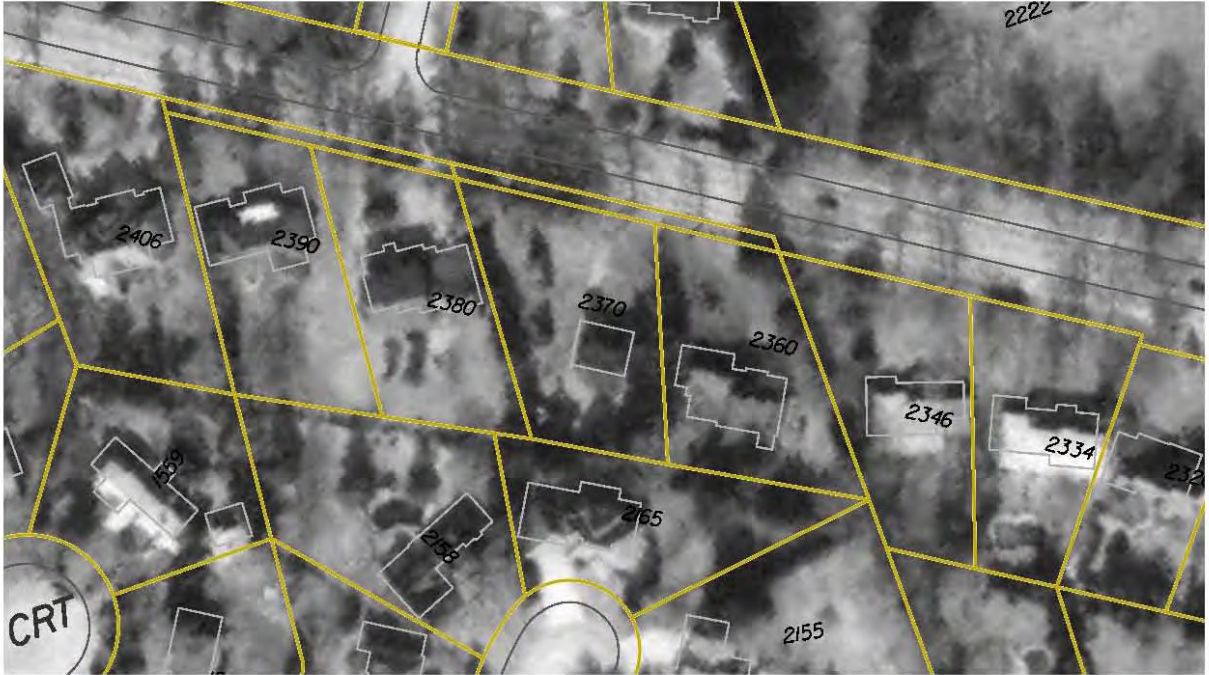
**2010**



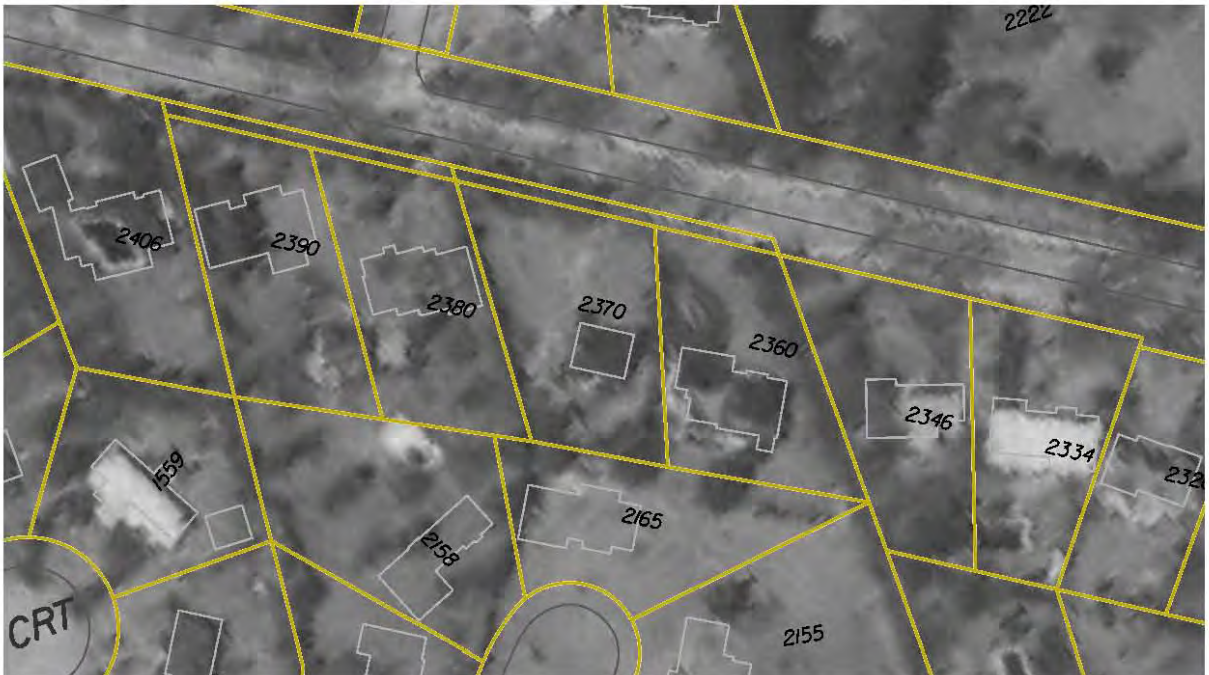
**2005**



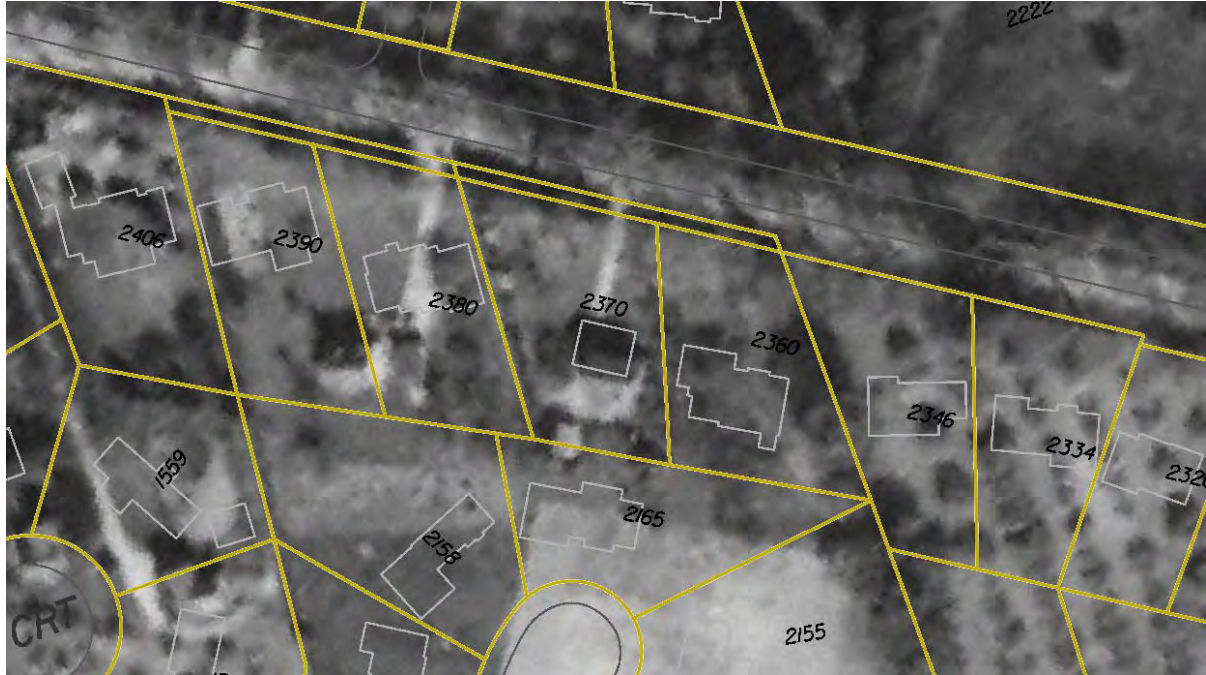
1992



1980



## 1954



The aerial photographs support that the existing property had a dwelling located thereon in 1954. The adjacent property to the east was vacant in 1954 and the property at 2380 / 2390 Mississauga Road was one lot occupied by a single dwelling.

The surrounding subdivisions were created after 1980. It also appears that the lands to the east and west were redeveloped between 1980 and 1992 to the lot pattern that exists today.

The 2005 aerial photograph shows the roofs of the houses on the adjoining lots and I would note that there are significantly larger than that of the previous home.

## 11. Existing Site Conditions

Below are a number of photographs taken in May 2011 shortly after our firm was retained to assist the owners with securing approval for the construction of a new dwelling.



Front Elevation



Rear and East Elevation



**West and Rear Elevation**



**Rear and West Elevation**

The dwelling was situated well back on the lot. Trees are located around the perimeter of the property.

The demolition of the house was completed in August 2011. A demolition permit was issued in 2009 for the dwelling. The dwelling was vacant when the property was purchased and remained vacant until the demolition. The detached garage shown on the plan of survey at rear of the property was demolished in 1994 based on the information available in the City's Building Permit records. The Plan of Survey provided under Section 4 of this report shows the location of both buildings on the property.

The house was constructed of red brick veneer on a poured concrete foundation. Matthew Wilkinson of Heritage Mississauga states 'a guess would place the house in the circa 1940-1950 time period, although I cannot claim to know the property well'.

The house itself does not have any defining architectural characteristics that would render it a particular style of home. Though the home does display many distinct features; the exterior symmetry of Georgian styles, gable end chimney's and curved segmental arches over windows and doors. Of note is the fact that there is no **molded brick water table** to join the foundation with the brick. The house does not reflect a distinct style, but rather brings together many features that made it a well designed, attractive home. It was well built for the time period, but does not meet the needs of the property owner today.

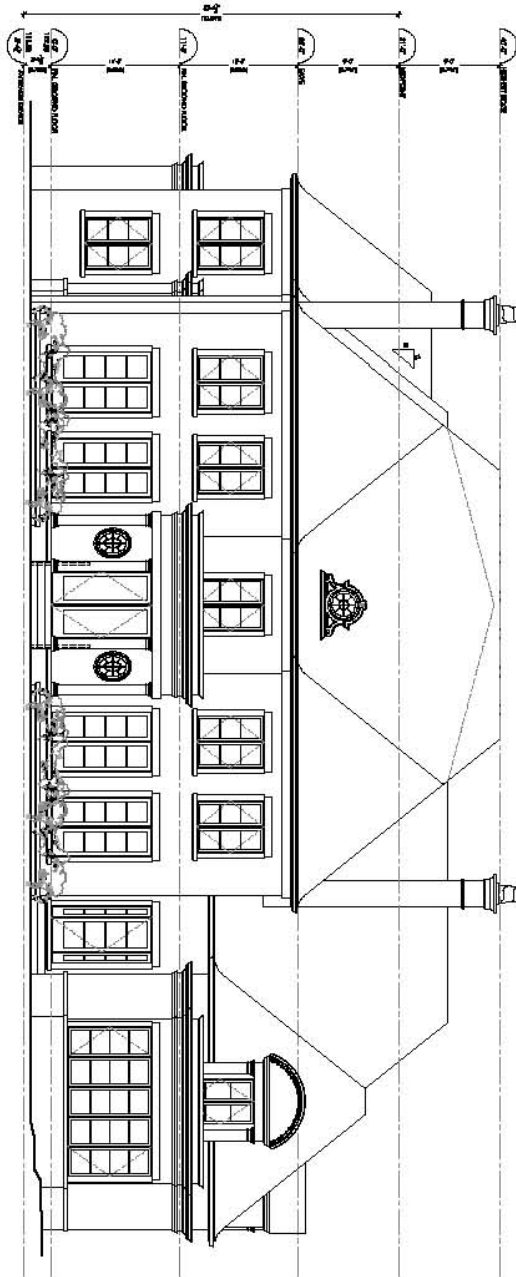
A review of the real estate listing indicates that the former dwelling had three bedrooms and two bathrooms.

## 12. Proposed House – 2370 Mississauga Road

### Front Elevation

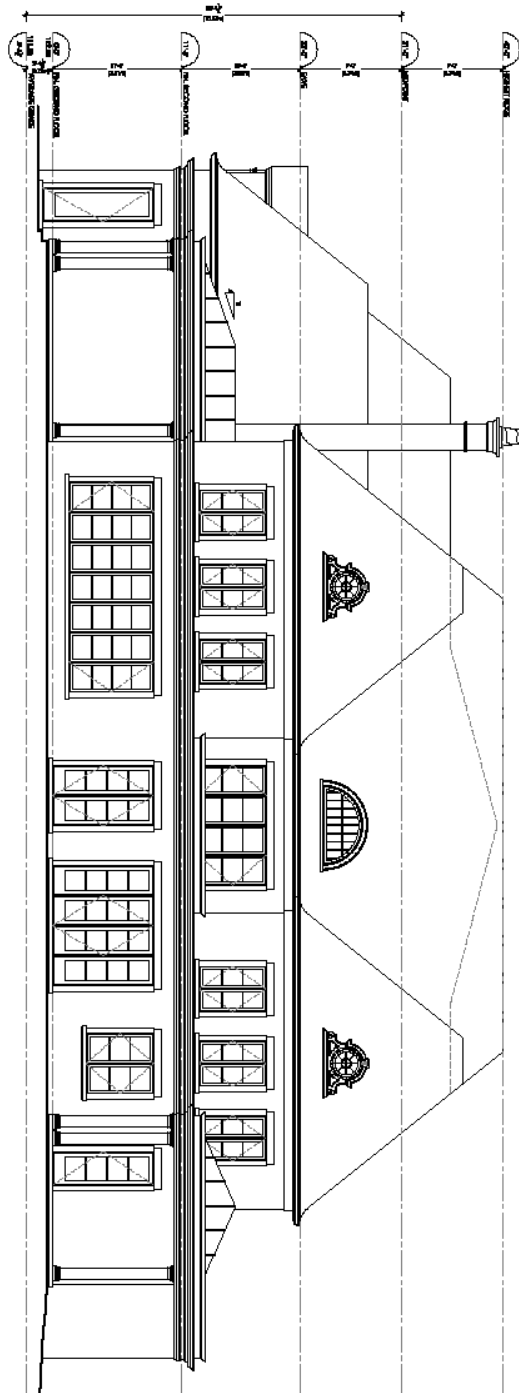


FRONT ELEVATION  
SCALE 1/8" = 1'-0"



**JOLLY RESIDENCE**  
2370 MISSISSAUGA ROAD  
MISSISSAUGA, ONTARIO  
APRIL 29, 2011  
1104

### Rear Elevation

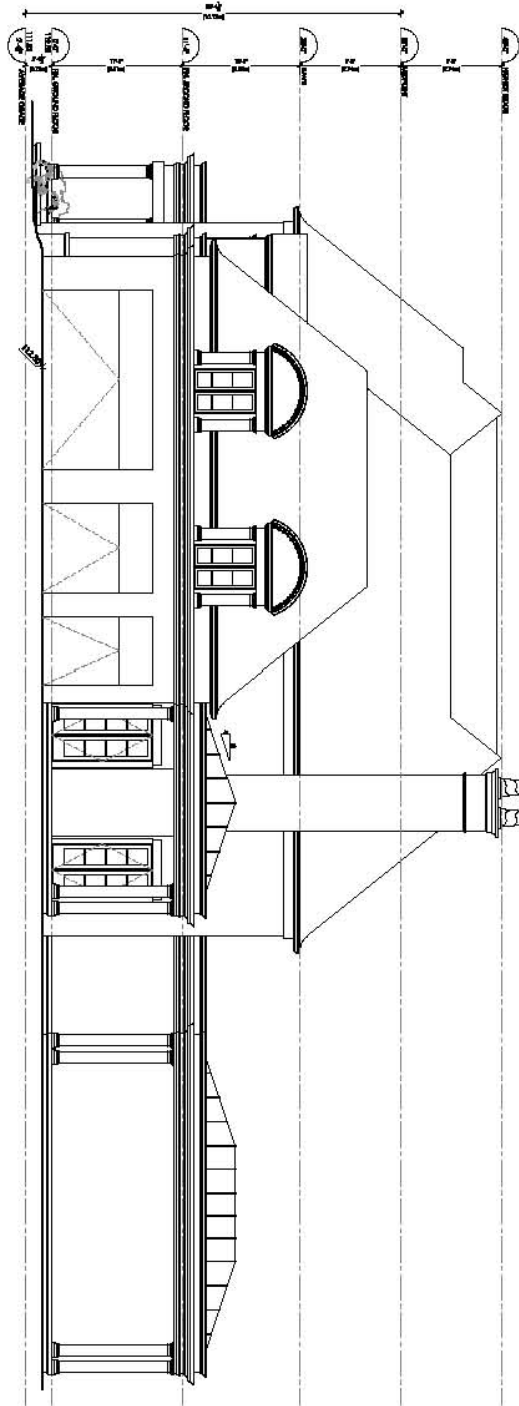


REAR ELEVATION  
SCALE 1/8" = 1'-0"



JOLLY RESIDENCE  
2370 MISSISSAUGA ROAD  
MISSISSAUGA, ONTARIO  
APRIL 29, 2011  
1104

### Right Side Elevation (westerly)



 SIDE ELEVATION  
SCALE 1/8" = 1'-0"

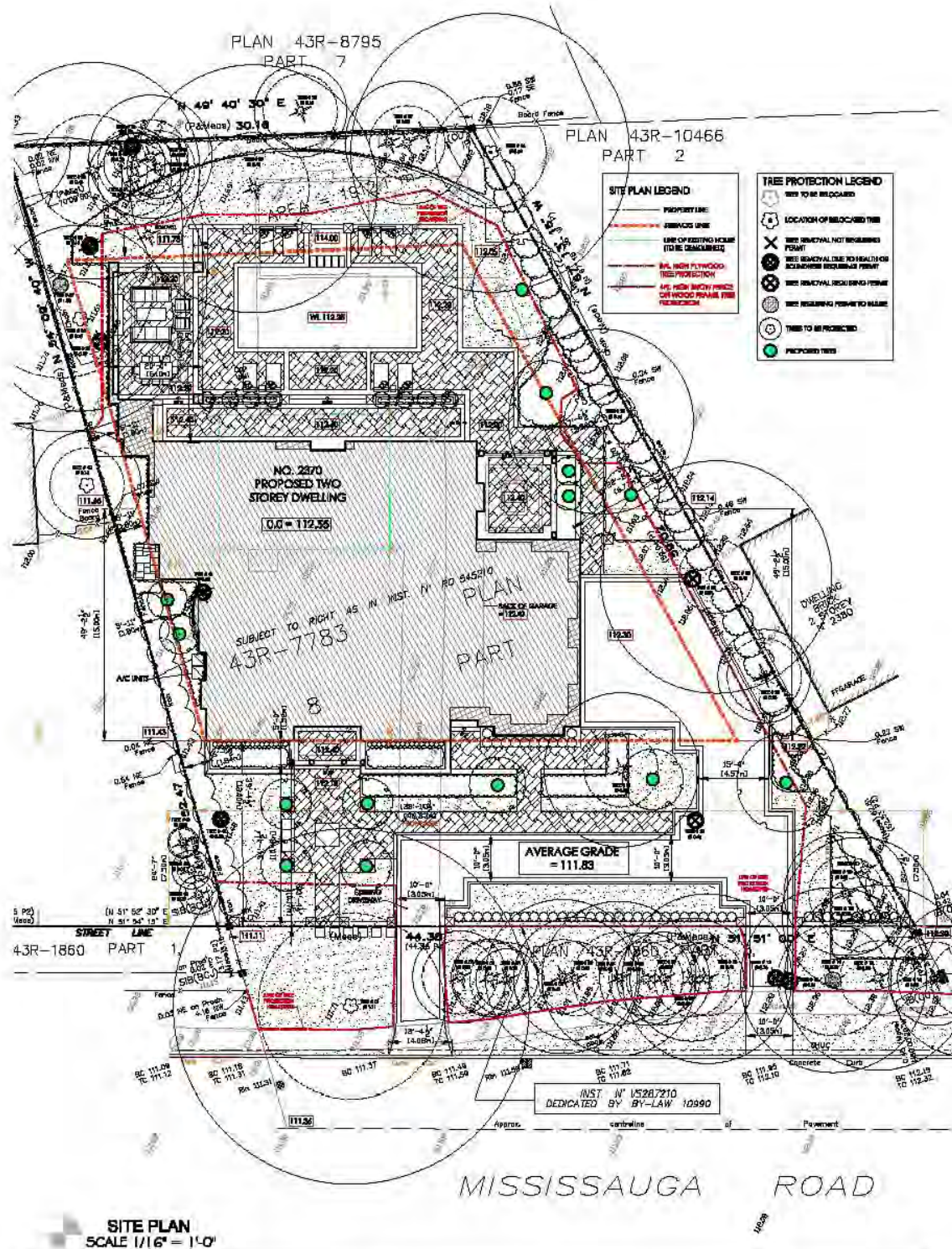


**RICHARD WENGLE**  
ARCHITECT INC.

**JOLLY RESIDENCE**  
2370 MISSISSAUGA ROAD  
MISSISSAUGA, ONTARIO  
APRIL 29, 2011  
1104



### 13. Proposed Site Plan



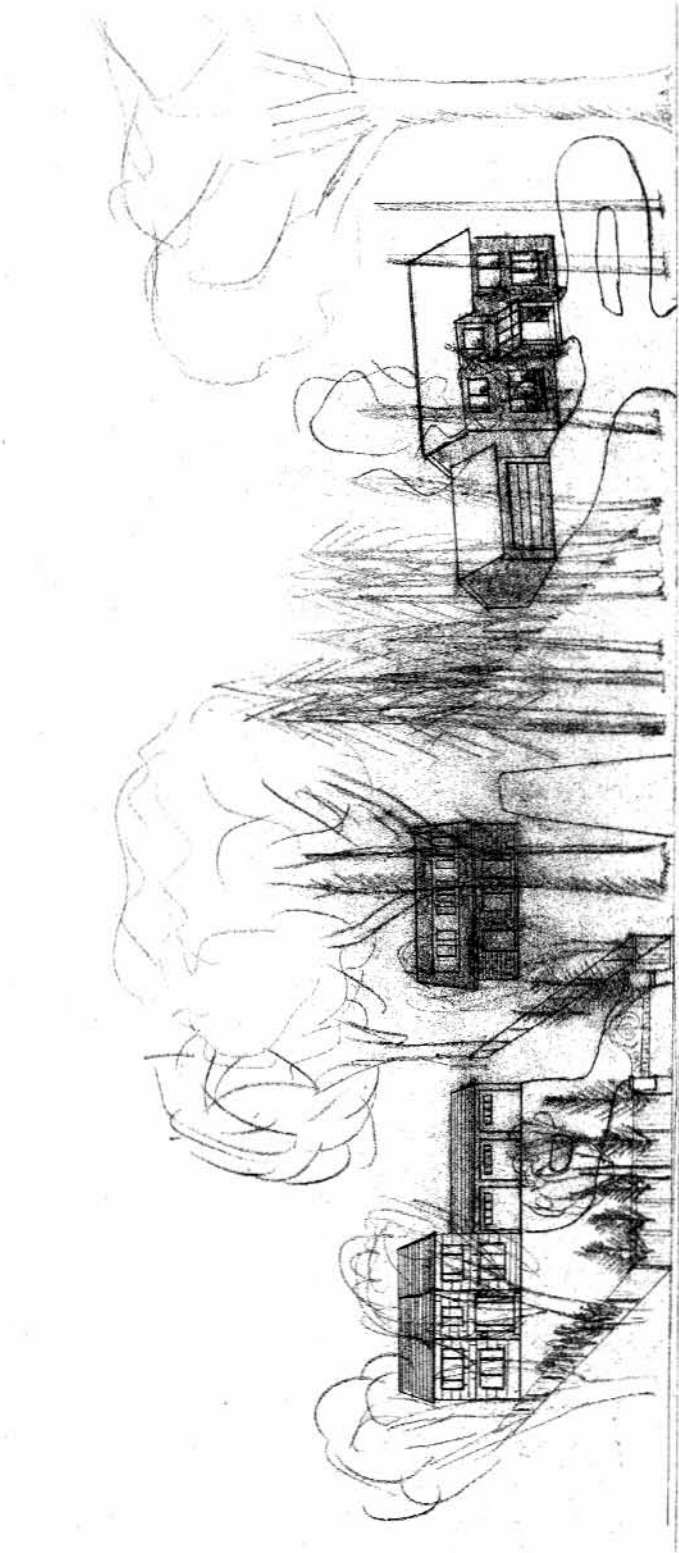
### JOLLY RESIDENCE

2370 MISSISSAUGA ROAD  
 MISSISSAUGA, ONTARIO  
 JULY 15, 2011  
 1104

RICHARD WENGLE  
 ARCHITECT INC.

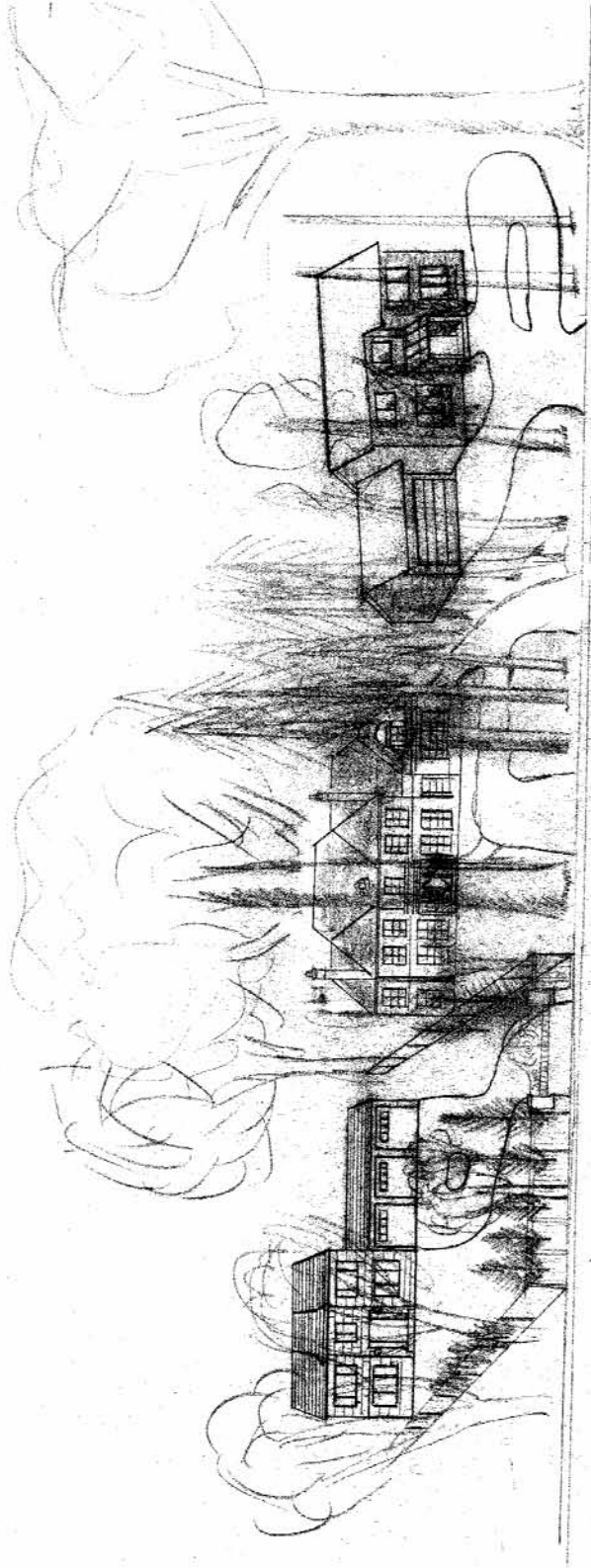


## 14. Streetscapes - Existing



## Streetscapes - Proposed

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## 15. Cultural Heritage Landscape Inventory

The subject property is located within an area of Mississauga Road 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

- Consistent Scale of built features

### Other

- Historical or Archaeological Interest

The demolition of the existing house has not had any negative impacts on the features associated with the cultural landscape.

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

### Landscape Environment

- Scenic and Visual Quality
  - *Properties along Mississauga Road are very desirable. The street is undergoing intense redevelopment. Older, typically smaller homes are being replaced with larger homes. The proposed dwelling is in keeping with the size and scale of the newer homes existing along Mississauga Road. The proposed new home has provided a generous front yard setback. The mature trees located within the boulevard along Mississauga Road provide a visual screen which obscures the view and impact of the proposed dwelling from the street.*
- Horticultural Interest
  - *The subject property has numerous trees around the perimeter of the lot. The existing mature trees will be preserved where possible. Two trees will be removed on the City boulevard to facilitate a driveway access. The attached site plan includes landscaping and plantings which will further contribute to the streetscape.*
- Landscape Design, Type and Technological Interest
  - *Mississauga Road evolved as the primary road joining Village of Port Credit and Village of Streetsville along the westerly side of the Credit River. The road was constructed along the top of the bank on the table lands in the area of the subject property. As you progress north on Mississauga Road, the road 'dips' into the valley and bends in a pattern mirroring the path of the river before climbing back up to the top of the bank north of Dundas Street.*
  - *The road pattern was dictated by the naturally occurring topography of the time. These elements include rolling topography, natural drainage and mature trees. Remnants of the historical mature trees still exist in some locations along the side of the road in the form of sculptures which used the tree trunks. The subject property has a very old and significant tree located in front of the property on the boulevard. As these trees reach the end of their life cycle, the creation of the sculptures is a unique means of recognizing the history of the trees along Mississauga Road.*

- *The lot pattern in this immediate area not created with any specific relationship to the road pattern as would be seen in a typical Township Lot and Concession style of survey. The result is that the lot is not perpendicular to the street. This poses a challenge to site a house on the lot that has a relationship to the street.*
- *The older homes along this portion of Mississauga Road were generally smaller and setback further from the road however they were sited so as to face the street creating a relationship to the street and thereby creating a streetscape.*
- *Some of the newer homes have been sited along the side yards and resulting in a home that appears 'crooked' to the street. The proposed home will maintain the generous setbacks required by the City of Mississauga Zoning By-law and will be oriented relative to the street so as to maintain an appropriate streetscape.*
- *Further, the mature trees around the property are being retained and a number of new trees will be planted as part of the landscape plan.*

### **Historical Association**

- Illustrates style, trend or pattern
  - *Based on the assumed date of construction of the existing dwelling, there is no associative value with a social or physical development.*
- Illustrates important phase in Mississauga's Social or physical development
  - *A review of the photographs of the home at 2370 Mississauga Road, which has already been demolished, we conclude that there is no associative value with the physical development.*
  - *After a review of the title chain for the property at 2370 Mississauga Road and the City and Region archives, we can conclude that there is no associative value with the social development of the City in relation to this property.*

### **Built Environment**

- Consistent Scale of built features
  - *This section of Mississauga Road is undergoing re-vitalization with the replacement of the older housing stock with new homes. There is a mix of building scales, ranging from older low profile bungalows to two storey homes to newer and more substantial two-storey homes. A significant number of the homes in this area are being redeveloped with larger, custom designed, executive, two storey dwellings.*

### **Other**

- Historical or Archaeological Interest
  - *The former house did not have any historical or unique associative value. As mentioned above, many of the older homes along Mississauga Road in this area were constructed during the 1950s and 1960s. They were not part of a plan of subdivision for the most part and while some similarity may exist, each of the older homes were unique in nature.*
  - *Various architectural styles are still evident, however, as Mississauga Road continues to renew, these older homes are being demolished in favour of newer homes. The homes do not reflect the work or ideas of any specific architect or specific architectural style which is significant to the community. The homes of that time were built to reflect the market demands and conditions that prevailed at that time. There is, in our opinion, little significant value in the design. The existing homes are unique and were built by property owners who desired a unique home to meet their needs. This is the case with the area today. Custom built homes are replacing the original homes to meet the needs of the new home owners.*
  - *There is no archaeological interest in this property.*

## 16. Conclusions

The redevelopment of the subject will create no negative impacts on the historic character or the scenic qualities of Mississauga Road.

The Mississauga Road neighbourhood is a desirable address in Greater Toronto Area. Residents desire larger lots which are centrally located in Mississauga and which can accommodate a new custom designed homes. The older homes of this area are nearing the end of their life cycle and the market has recognized this area as being a suitable area for renewal. This has been supported with the demolition of the older homes in the area being replaced with larger, more modern homes that meet the needs of a changing society.

Where the Georgian style of housing was a reflection of the changing priorities of society, the new homes being constructed in today's marketplace are also responding to the changing demands and expectations of society. Architectural style is equally as important as the interior amenities that are included in a new home. With the mass production of houses in large sprawling subdivisions across Mississauga, the opportunity for infilling is becoming a focus for those people who do not want the 'cookie cutter' house in the typical suburban subdivision.

Opportunities exist along Mississauga Road to acquire a property in this established and unique community to construct a new and modern home and enjoy the benefits of an older residential community. The new homes that have been built in recent years are varied in their architectural style perpetuating the eclectic character of the area. The proposed dwelling will be very much in keeping with the character of the evolving Mississauga Road streetscape of large, executive, custom homes.

It is our position that the previous house located at 2370 Mississauga Road did not have any heritage features or qualities that should have been considered for preservation. The replacement of the existing house with a new structure will be in keeping with the evolution of the community. Further the new home will not impact on the heritage character of the area that resulted in the Significant Cultural Landscape designation of the area.

## 17. 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 limited design or physical value. The previous house at 2370 Mississauga Road was not rare or unique, but rather utilitarian in nature and not unusual of the 1950's era. The house did not exhibit any discernable architectural style. Although the home was well constructed, the materials used were of no significance. There was little to no technical or scientific achievement in the construction of the existing house.
2. The former house did not have historical or associative value. The house is at least 50 years old and was not constructed with any vision of unique architectural character. The house was constructed with a utilitarian purpose of providing residential housing that was appropriate to the era of their construction. The home was built economically and there is, in our opinion, little significant value in the design. The property does not have contextual value.
3. The defining character of the neighbourhood is a mix of housing styles and sizes. The homes range in age from new, being less than 1 year old to over 60 years of age. There is no predominant style in the older homes, however the newer homes (less than 15 years old) could be described as larger custom designed homes with intricate architectural features. Generally speaking, the older homes, over 25 years of age and older have little aesthetic, heritage or architectural significance. As these homes approach the end of their life cycle, the market will force their replacement with larger homes which will include the modern amenities and design features that are demanded and expected by the marketplace today. The proposed removal of the subject houses is part of this renewal.

## **18. About the Author**

David Brown of David Brown Associates is a Development and Land Use Consultant who has been practicing in the City of Mississauga and Greater Toronto Area for over twelve years. David has been practicing in the land use planning field for over 23 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.

David was born and raised in Mississauga. He attended school in Mississauga and started his professional career at the City of Mississauga prior to establishing his Land Use Planning business. As a lifelong resident, David has been very active in the Mississauga community through his other interests and pursuits including volunteering on City of Mississauga Traffic Safety Council, Municipal Appeal Tribunal and the Salvation Army.

David 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. David 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.

David Brown Associates has completed Heritage Impact Statements for the following properties in Mississauga:

- 2360 & 2370 Robinson Street
- 137 Kenollie Avenue
- 1391 Victor Avenue

## **References**

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

<http://www.mississauga.ca>

Canadiana Room, City of Mississauga Central Library

Peel Historical Atlas, 1877

Matthew Wilkinson, Heritage Mississauga

Region of Peel Archives

Tremaine Map, County of Peel, 1859

## APPENDIX A – Property Abstract

PROPERTY ABSTRACT

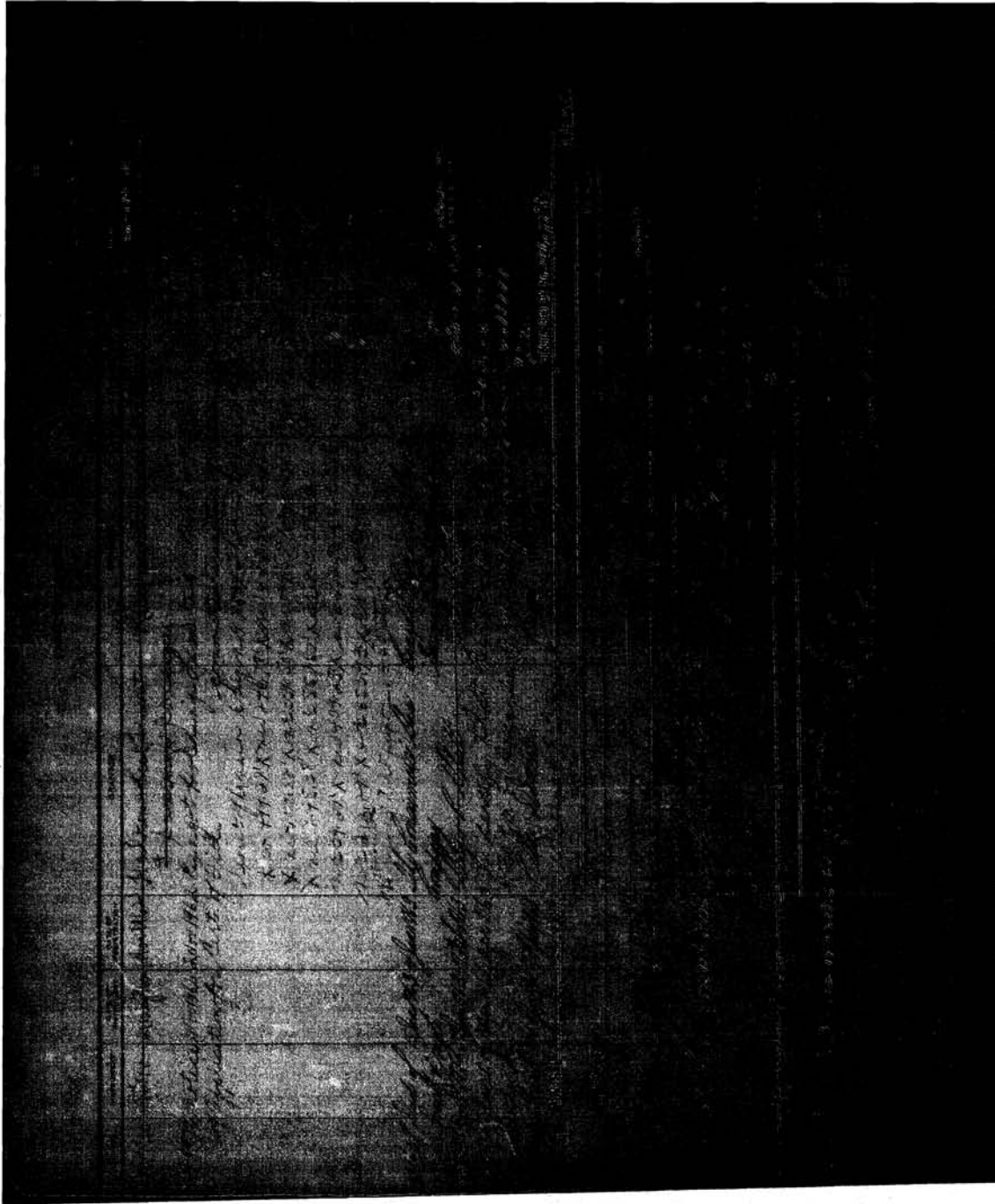
REGISTRY OF DEEDS

1990-1999

INSTRUMENT NO.	DATE OF INSTRUMENT	DATE OF REGISTRATION	GRANTOR	GRANTEE	REF. COMMENCEMENT
1000	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1001	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1002	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1003	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1004	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1005	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1006	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1007	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
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1012	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
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1014	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1015	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1016	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1017	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1018	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	
1019	1990-01-10	1990-01-10	GEORGE F. SHARPE & SONS INC	GEORGE F. SHARPE & SONS INC	
1020	1990-01-10	1990-01-10	WILLIAM A. SHARPE INC	WILLIAM A. SHARPE INC	

SHEET NO. 1  
 LOT NO. 1  
 CON. NO.  
 RANGE NO. 3 D.P. 111

NUMBER	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	AMOUNT	CONSIDERATION	REMARKS
45525	See Deposit No. 1084	1898	Wm. G. ...	Wm. G. ...	500	500	...
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# Heritage Impact Statement

Heritage Advisory Committee  
NOV 22 2011

for 350 Indian Valley Trail

in the *Mineola West Cultural Landscape*  
City of Mississauga

7 November 2011



**Gillespie Heritage Consulting**

38 Jerome Park Drive, Dundas, Ontario, L9H 6H2 905-627-8607

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# 1 INTRODUCTION

## 1.1 Intent of *Heritage Impact Statement* for the Property at 350 Indian Valley Trail, City of Mississauga

Figure 1; Figure 3; Figure 4; Figure 3; Photo 1; Photo 2

The vacant parcel of land with the municipal address, 350 Indian Valley Trail, was purchased by Sabrina Chiodo and Tiziano Marimpietri as joint tenants in September 2011. Their intent is to build a new single-family dwelling on the property, which is one of four parcels severed by owner Ana Egan in 2010 from a 4.25 acre tract of land at the south-east corner of Indian Valley Trail and Stavebank Road. The largest parcel, to the east of the three parcels to be sold as building lots, was donated to the City of Mississauga, to be preserved as a natural woodlot regulated by Credit Valley Conservation.

The property is listed on the Heritage Register because it is located in the Mineola West residential neighbourhood, which has been identified as a significant “cultural landscape” (residential category) in the *Cultural Landscape Inventory for the City of Mississauga*. Accordingly, the City of Mississauga requires that a Heritage Impact Statement be prepared for the proposed development of the site.

This Heritage Impact Statement will:

- a. provide background on the Mineola West Cultural Landscape, including its present character and historical development.
- b. document the existing lot at 350 Indian Valley Trail and its setting. NOTE: A certified arborist’s report is required for all development applications within the Mineola West Cultural Landscape. An Arborist Report has been completed by *Bruce Tree Expert Company Ltd.* (dated 13 October 2011), which is referred to in Section 5.3.
- c. provide property details and a site history, including a chain of ownership based on a title search for 350 Indian Valley Trail and the larger parcel legally described as Part of Block E, Registered Plan B-9.
- d. evaluate the design of the proposed development in relation to the criteria identified in the Cultural Landscape Inventory as important to the Mineola Neighbourhood and identify any negative impacts on the cultural landscape. NOTE: These criteria and potential negative impacts are reflected in the Mineola District Policies of Mississauga Plan, which provide a more tangible framework for evaluation than the Heritage Impact Statement Terms of Reference. To date, no design guidelines specific to this area have yet been developed.

The completion of this Heritage Impact Statement is a condition of final approval of the Site Plan Application, which was submitted on June 24, 2011. The design of all new houses in the

Mineola West Cultural Landscape must adhere to the set of City-wide design guidelines, which apply to all areas under Site Plan Control.

## **1.2 Background on the Mineola West Cultural Landscape**

### **1.2.1 Description of the Mineola West Cultural Landscape**

**Figure 5; Photo 9 to Photo 26**

The City of Mississauga adopted a *Cultural Landscape Inventory* in 2005. All properties located in one of the approximately 60 *cultural landscapes* are listed on the City's Heritage Register regardless of individual architectural / historic interest. Cultural landscapes and features include historic settlements; agricultural, industrial, urban, residential, civic and natural areas; parks; scenic views; scenic roadways; bridges; and wall formations.

The Mineola West Cultural Landscape is bounded by the QEW to the north, Hurontario Street to the east, the Credit River to the west and the CN railway corridor to the south. (The following character description is taken from the City of Mississauga's *Cultural Landscape Inventory*. (LRES-6). It is one of several residential areas identified as cultural landscapes, which include a similar low-density residential community known as Lorne Park Estate (along the lakeshore to the west).

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

### **1.2.2 Development Since WWII**

Famous for its towering trees and generous lot sizes, the Mineola area of Mississauga lies directly north of Port Credit Village. Mineola West is notable for its forest-like setting with creeks, ravines and an abundance of mature and towering deciduous and coniferous trees and very generous lot sizes. Suburban development began in earnest after the Second World War and continued at an accelerated pace after the 'cloverleaf' interchange at Hurontario and the QEW was constructed. In terms of the street layout and housing, Mineola West is fairly typical of the low-density suburban residential areas built in Ontario towns and cities during the 1950s and 60s, when land was plentiful and relatively inexpensive and most middle class families were able to afford at least one car to satisfy transportation needs that could not be adequately met by public transit.

This resulted in the construction of modest single-family dwellings with driveways on relatively large lots, originally serviced with septic systems. Cars were first housed in carports or detached garages and later in garages attached to the dwelling. The original roadways would

have been surfaced with gravel; hence, the absence of curbs and sidewalks. Water is drained by means of a network of ditches – there are no storm sewers.

The desirability of the Lorne Park and Mineola West residential areas has led to escalating land prices over the past decade accompanied by the demand for more spacious family homes, in part brought about by the current trend towards larger houses on relatively small lots in new subdivisions. Mineola West, with its combined assets of large lots, watersheds, mature landscaping and treescape, has been attracting buyers with the financial resources to replace generally sound and well-maintained houses of a modest size (mostly one-and 1 ½ storey dwellings) with considerably larger two-storey single-family dwellings. This trend appears to have begun around the mid 1990s but is now happening at an accelerated pace. As a result, Mineola West is a residential area in rapid transition, with new and much larger homes replacing the original housing stock at an almost alarming rate. With average land values in Mineola West now in the \$800,000 plus range, the value of the most redeveloped properties is now in the \$2 million range.

In addition to the disparity in scale between the original houses and the new replacement ones, there is an obvious stylistic difference between the new residences and the original housing stock. House styles from 1945 to the 1960s throughout North America may be broadly grouped under the general category of *Modern*, which includes the following subtypes: *minimal traditional, ranch, split level, contemporary, and shed*.

Beginning in the 1970s, the stylistic trend in residential architecture has leaned towards massing, materials and decorative elements based on traditional forms. The many different styles may be grouped together under the general category of *Neoelectic*. The most common subtypes include *Mansard, Neocolonial, Neo-French, Neo-Tudor, and Neoclassical Revival*. Virtually all of the replacement houses in Mineola West fall into the *Neoelectic* category and most could be loosely identified as *Neo-French* or *Neo-Tudor* or an eclectic combination of both. There are also some notable examples inspired by the *Craftsman* houses of the early 20<sup>th</sup> century. It was observed in the area surrounding the subject property that a number of the original houses that have been renovated and enlarged over the years have also been stylistically updated in this manner.

NOTE: The stylistic categories defined above are borrowed from *A Field Guide to American Houses: "American Houses since 1940"* but are equally applicable to Canadian house styles.

### 1.2.3 Early Settlement History

#### Figure 6; Figure 7

The roots of the Mississauga area can be traced back to its settlement in the 1700s by the Mississaugas, an Ojibway band from the north shore of Lake Huron. In August 1805, representatives of the British Crown and the native Mississaugas signed Treaty 13A, which surrendered a vast tract of land to the British Crown, referred to as the “Mississauga Purchase” or “First Purchase”—over 74,000 acres, a strip of land from the Etobicoke Creek west to Burlington Bay, and north six miles to modern day Eglinton Avenue. This became the Township of Toronto (now the City of Mississauga). The Mississauga kept three portions of land, including a one-mile strip on either side of the Credit River from the waterfront to the base line (now

Eglinton Avenue), which became known as the Credit Indian Reserve. The First Purchase was surveyed in 1806, then named Toronto Township, and subsequently opened up to settlement. The Mississaugas signed two other treaties in 1820, which surrendered much of the Credit Indian Reserve lands set aside in 1805 and relocated in 1847 to the New Credit Reserve at Hagersville near Brantford, after the Mississaugas' petition for title and permanent occupancy of the land was denied by the government.

Like many other properties in the Mineola West Cultural Landscape, 350 Indian Valley Trail is located on lands which formed part of the Credit Indian Reserve (C.I.R.), much of which was surrendered to the British Crown in the early 1800s. It is still historically significant due to its association with the native Mississaugas but few if any tangible remains of their occupancy survive, except for archaeological findings in some areas. It also has historical associations with one of the early settlers in the Port Credit area of Toronto Township: Robert Cotton. In 1837, he and his family emigrated from County Roscommon in Ireland and purchased several parcels of land in the southern half of Toronto Township, particularly in the Port Credit area. In 1856 he purchased part of lot 2 in Range 1 of the C.I.R., where he built a homestead which survives at 1234 Old River Road and is now known as the Cotton Hawksworth House. Robert Cotton was a farmer and merchant, who served as Postmaster for Port Credit from 1856 to 1885. He also ran the general store on the west bank of the river in Port Credit.

## 2 Site Description and History

### 2.1 Site Description

**Figure 8; Photo 1 to Photo 8**

350 Indian Valley Trail comprises Part 2 of Block E, Registered Plan B-09, City of Mississauga, formerly parts of lots 4 and 5 in Range 2 of the Credit Indian Reserve. In July 2008, a survey plan (Plan 43R-32369) was drawn up for the severance of a parcel of land at the south-east corner of Stavebank Road and Indian Valley Trail into five parts: four building lots comprising Parts 1 to 4 and a fifth parcel identified as greenbelt lands (with a total area larger than the combined Parts 1 to 4), which has since been donated to the local conservation authority: Credit Valley Conservation. In May 2010, this survey plan was revised to combine Parts 3 and 4 into a single lot but this had no effect on the boundaries of the subject property at 350 Indian Valley Trail, which comprises Part 2 of the aforementioned survey plan, located between Part 1 (358 Indian Valley Trail) and the conservation lands. Due to the topography, Part 2 has a very irregular north-eastern boundary demarcated by a chain link fence separating it from the adjacent conservation lands. Part 1 is currently under development, with the ground excavated for the foundation of a new residence. Part 3 is still occupied by an original dwelling, yet to be demolished. Except for this house and some landscaped open space around it, the entire parcel consisted of natural forest with a creek running through the area identified on the 2008 survey plan as Part 5, now protected as greenbelt/ conservation land. Development plans call for the construction of three new residences on Parts 1, 2 and 3. The closest house to 350 Indian Valley Trail is a relatively recent residence located almost directly across the street at #349. Nearby properties on Stavebank Road still consist mainly of original dwellings dating from the

early to mid-20th century, some of which have been enlarged, with a few new replacement residences and more in the planning stage.

## **2.2 Chain of Ownership for 350 Indian Valley Trail**

### **Figure 9**

In 1868 Robert Cotton purchased a parcel of land consisting of lots 4 and 5 (approximately 106 acres) in Range 2 of the C.I.R., located east of Stave Bank Road (now spelled Stavebank) and south of Middle Road (now the QEW). After his death in March 1885, the property was passed on to his wife Susan (and others). In September 1908, 104 acres was deeded to their grandson Dixie G. Cotton, when he had attained the age of 21. He immediately subdivided parts of lots 4 and 5 in the north-west corner, described as part of Block “E”, Plan B09, Peel County. It comprised 4.25 acres extending approximately 394 feet south of Indian Valley Trail between Stavebank Road and a drive (existing private laneway leading to property with no street frontage (**Figure 2**). This parcel of land was sold in July 1909 to Charlotte Swift, wife of John T. Swift and remained in the Swift family until September 1939 when it was sold by James Swift to James Delworth. In September 1940, Delworth sold it to Robert and Olive Drummond, who in turn sold it to William G. Macelhinney in April 1944. In July 2008, a survey plan was prepared by Donald H. Brown Surveying Ltd. to subdivide the property into five parts. In May 2010, this plan was revised to merge Part 3 and Part 4 into one lot (Part 3). When the property was sold in June 2010 to Francis Egan, its municipal address was 1459 Stavebank Road (the location of the existing house facing Stavebank). Part 5 (greenbelt land) was immediately transferred to the Corporation of the City of Mississauga and the remaining lots subsequently sold to other owners, either by Francis Egan, his wife Ana or by Francis and Ana as joint tenants. They purchased the property strictly for investment purposes, residing elsewhere in the Mineola Neighbourhood. Part 3 (with the existing house) was sold in September 2010 to Domenic Pariselli (1232406 Ontario Limited). Part 1 was sold in April 2011 to Sujata Sikka and Milan Patel (corner lot where tree clearance and excavations have been completed for the construction of a new residence). The sale of Part 2 by Ana Egan to Sabrina Chiodo and Tiziano Maripietri was completed on September 15, 2011.

## **3 Proposed Development**

### **Figure 11; Figure 12; Figure 13; Figure 14; Figure 15**

The proposed new dwelling at 350 Indian Valley Trail is to be built on a vacant lot, which presently comprises part of the larger parcel of land described above. Until its recent subdivision, this property consisted of a natural woodlot with only a small portion cleared for the construction of the circa 1950s ranch house at 1459 Stavebank Road. Hence, there are no cultural heritage issues to be addressed with respect to any existing dwelling on the site. The main issues revolve around tree preservation (addressed by the arborist’s report) and the compatibility of the design of the new dwelling with the Mineola West Cultural Landscape (addressed in this report).

The proposed new residence is a 4,200 square foot, two-storey dwelling with a three-car garage. Stylistically, it may be described as Neo French, with mansard rooflines, flared eaves,

segmental arches over two large windows in the main façade and a front entrance portico framed with paired classical columns. The proposed cladding of the frame structure consists of grey stone veneer for the front façade and wrap-around front sections of the side walls. The remainder of the side and rear elevations are to be clad in grey brick. The steep portions of the hipped roofs and gables are clad in grey asphalt shingles, with grey sheet metal used for a low-sloped portion of roof between the front gables. The front façade features projecting window bays and a one-storey section housing two-thirds of the three-car garage. The other third is recessed under the second storey and its wall plane aligns with the façade of the second storey. Its design, materials and neutral colour scheme are very similar to other new infill houses in the Mineola West Cultural Landscape.

## **4 PLANNING POLICIES, GUIDELINES, AND REGULATIONS**

### **4.1 Zoning Regulations and Committee of Adjustment Variance**

The property at 350 Indian Valley Trail is zoned R1-2. The proposed development complies with the applicable regulations for the R1-2 requirements of By-law 0225-2007, with the exception of an approved variance to permit the construction of a new two-storey dwelling with a combined side yard width of 6.00 m., which is considerably less than the permitted 13.62 m. width. The rationale for this variance was based on the irregular shape of the lot, which abuts the parcel regulated by the conservation authority, the boundary of which was determined by the natural topography of the site.

A full account of the application and the decision of the Committee is available on the City of Mississauga website: [www.mississauga.ca/portal/services](http://www.mississauga.ca/portal/services) > Property Information for 350 Indian Valley Trail.

### **4.2 Mississauga Plan Policies for the Mineola District**

The Mineola West Cultural Landscape represents approximately the western half of a larger planning area identified as the Mineola District, which extends eastward from Hurontario Street to Cawthra Road. Planning policies are provided in section 4.24 of Mississauga Plan (Mineola). The Mineola District Policies first came into effect in 1997 and have since been amended only by the addition of two new policies (Mississauga Plan Amendment 25, 2007).

The Planning Context (4.24.1) provides the following description of the district:

“Most of the lands within the Mineola District are developed for detached dwellings, predominantly one storey (more recent construction is 1½ and 2 storeys) on large lots with generous setbacks. Mineola is a stable residential community with limited potential for *development*” ...“The streets, which have natural shoulders without sidewalks in many places, developed in a variable pattern ranging from a grid to crescents and cul-de-sac and are discontinuous in some places due to the *watercourse* valleys.”

The Development Concept (4.24.2) describes the Mineola District as follows:

“The Mineola District is generally a stable, established Residential District, which has, in many parts, evolved into a unique area which is characterized by low density housing on large, spacious and often heavily treed lots. The focus of these policies is on preserving the low

density, low intensity *character* of existing neighbourhoods, and identifying areas for appropriate *development*. *Infill development* on detached dwelling lots will be required to recognize and *enhance* the scale and *character* of existing residential areas by having regard to the natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview”.

Since these policies were first written, the Mineola West area (now recognized as a cultural landscape) has proven to have significantly greater redevelopment potential than originally envisaged due to the skyrocketing value of real estate and the recent trend towards the redevelopment of building lots with existing houses and their replacement with much larger scale residences. If this trend continues as anticipated, the original and valued low ratio of house footprint to lot size and hence, the low intensity character of the neighbourhood will certainly be undermined. Only restrictions imposed by changes to the Zoning By-law could reduce the maximum size of the dwellings currently allowed, which seems unlikely to occur given the increased property tax base resulting from the construction of these larger residences.

### **4.3 Design Guidelines and Site Plan Requirements**

The Mineola District is designated as a Site Plan Control area. As such, City Council has endorsed specific design guidelines for dwellings which are applied in the review and approval of Site Plan applications. Site Plan approval must be obtained before a Building Permit can be issued. In April 2007, the Development and Design Division released a document entitled *Design Guidelines and Site Plan Requirements [for] New Dwellings, Replacement Housing and Additions*. The guidelines are very general as they are intended to have a City-wide application and will not be dealt with in this report. It is the responsibility of the project architect to ensure that these guidelines are met. In this case, the project architect Charles Schwenger has confirmed that the Site Plan Application drawings meet these guidelines. This report will therefore only evaluate the design of the proposed new residence in relation to the Mineola District Policies of the City’s Official Plan. The design of the proposed new dwelling will, however, be evaluated in accordance with the more specific urban design policies for the Mineola District.

## **5 EVALUATION OF THE DESIGN OF THE PROPOSED NEW DWELLING AT 350 INDIAN VALLEY TRAIL**

### **5.1 Compliance with Zoning Regulations**

The proposed development complies with all of the R2-1 zoning requirements, except the side yard setbacks for which a variance, referenced in Section 4.1, was approved by the Committee of Adjustment in August 2011. It will be built almost to the zoning envelope in terms of side yard setbacks, height and depth. The front yard setback will be almost identical to the adjacent new dwelling under construction at the corner of Indian Valley Trail and Stavebank Road.

## 5.2 Evaluation of the Proposed Design with respect to the Urban Design Policies for Infill Housing in the Mineola District

In the absence of any design guidelines for the Mineola West Cultural Landscape, the Mineola District Policies of Mississauga Plan itemized below will be used to evaluate the design for the proposed new residence at 350 Indian Valley Trail. Each policy is accompanied by comments which apply to the subject property.

- a. preserve and enhance the generous front, rear and side yard setbacks.

Few of the recent residences built in the Mineola West Cultural Landscape meet this criteria due to their considerably larger footprints. Most have been built to or close to the minimum setback requirements permitted by the applicable zoning regulations. The proposed new dwelling at 350 Indian Valley Trail is in keeping with this trend. The reduced sideyard setback on the left (north-west) side of the property will not be apparent as this side of the property abuts the conservation area. According to the project architect, the building footprint site coverage is 20%, which is less than the maximum allowed by the R2-1 zoning requirements.

- b. ensure that existing grades and drainage patterns are observed.

The subject property is relatively flat except for a central depression that will require some fill where the new residence is to be constructed. The rear and left sides of the property will remain undisturbed as natural forest. It is not anticipated that the proposed new dwelling would have any significant negative impact on existing grades or drainage patterns.

- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site.

The larger new houses in the Mineola West neighbourhood, which range in size from 4,000 to 5,000 square feet, do not fit the scale and character of the original housing. The character of the neighbourhood is currently in transition, with considerably larger residences replacing the original housing stock. The proposed new house at 350 Indian Valley Trail is entirely compatible with the new development in Mineola West. The vast majority of houses are designed in a traditional style and the visual impact of their larger scale is diminished to the extent possible with neutral colour schemes, landscaping enhancements and tree conservation and replacement measures. This is also the case with the proposed new residence on the subject property.

- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property.

There are a variety of ways in which new houses have incorporated attached garages in Mineola West: hidden at the rear of the house (rare), garage doors facing the street in compliance with the above policy (and zoning regulations), or placed perpendicular to the front façade, either built in to the main residence or a separate but attached structure. In the case of the proposed new residence on the subject property, the three-car garage is recessed from the main façade, with two-thirds housed in an adjoining one-storey structure and one third housed within the main two-storey portion of the residence. This is an acceptable configuration

- e. Ensure that new development has minimal impact on adjacent neighbours with respect to overshadowing and overlook.

This criteria is not applicable to the current situation as there are no existing adjacent residences and only one even larger residence to be constructed on the corner lot to the west, plans for which have not been made available to the project architect for the subject property.

- f. Encourage buildings to be one to two storeys in height: design should de-emphasize the height of the house and be designed as a composition of smaller architectural elements (i.e. projecting dormers and bay windows).

The proposed new two-storey residence will be built to the maximum heights permitted by the Zoning By-law to the eaves (21') and the roof peak (31'2"). The visual impact of the height will, however, be diminished by the hipped roof and the overall mass of the house is mitigated by the asymmetrical design and varied architectural elements of the front façade, including the two projecting bays, and the recessed front entrance and garages.

- g. Reduce the hard surface areas in the front yard.

As shown on the Site Plan, the driveway has a curved configuration which reduces its three-car width to a single car width on the City's road allowance. However, an alternative to asphalt is recommended as a paving material—preferably permeable in nature. A common material for the driveway and walkway to the front entrance should also be considered.

- h. Existing trees, large groupings or areas of vegetation and landscapes features should be preserved and enhanced along with the maintenance of topographic features and drainage systems.

As many healthy existing trees as possible will be retained and new trees planted to replace any that must be removed for the construction of the new residence. There are no significant topographic features which would be adversely affected by the development of this site. Whereas all of the trees on the road allowance or front yard of the excavated foundations for the new house at #358 have been removed, every effort will be made in the case of #350 to preserve the maximum possible number of mature healthy trees on the existing road allowance and in the front yard, as outlined in the Arborist Report.

- i. Large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only.

No new large accessory structures are proposed on the subject property.

- j. House designs which fit with the scale and character of the local area, and take advantage of a particular site are encouraged. The use of standard, repeat designs is strongly discouraged. (MPA – 25).

As is the case with all of the new houses in Mineola West, the scale of the proposed new dwelling is considerably larger than the existing original housing stock and follows the current trend towards Neo-Eclectic styling. There are no two identical designs for new dwellings in Mineola West. Given the price range, each one is custom designed and built. Notwithstanding,

they mainly share similar characteristics: traditional detailing, neutral colour schemes, brick and stone cladding, pitched roofs, etc.. The proposed new residence at 350 Indian Valley Trail is certainly compatible with the design of the majority of new residences built in this area within the past two decades. However, given that it is to be built on a site which is still a natural woodlot, an environmentally sensitive modern design would have been an excellent fit for this site. Unfortunately, as is most often the case in recent history, this is not an option that most clients with ample financial resources to pursue with their architects are even willing to explore. There are only a few exceptions in the Mineola West Cultural Landscape.

- k. The building mass, side yards and rear yards should respect and relate to those of adjacent lots. (MPA – 25)

In this case, there is only one adjacent corner lot where a new house is to be built and excavations are already in progress. This residence is somewhat larger than the one proposed for #350 but both will have similar front, side and rear yard setbacks, as shown on the Development Concept and Grading Plan prepared by North-South Environmental Inc. as part of the Stavebank Road Tree Assessment for Greenbelt Lands (February 2010). See **Figure 3**

### **5.3 Impact of the Proposed Residential Development on Trees**

#### **Figure 10; Figure 11**

To fulfill the requirement of the Terms of Reference for Heritage Impact Statements to be undertaken for properties located within an area identified as a cultural landscape and noted for its natural environment, an arborist was retained by the prospective property owner in August 2011. Bruce Tree Expert Company Ltd. was retained and has since completed a tree inventory and a tree location and protection plan for trees on the subject property and the adjacent road allowance. The final report identifies 17 trees to be removed due to their hazardous, dead, advanced decline or terminally diseased condition; 11 trees to be removed for the construction of the new house and driveway; and 4 trees to be removed due to grade change. It is a requirement of the City of Mississauga that every tree removed for construction purposes must be replaced. This requirement has been reduced to 21, given that half of the site will be left in its natural woodlot state. The lot currently contains a range of species (mostly native), most of which comprise red oak, green ash, paper birch, red maple, black cherry, gray poplar, and white spruce. The Tree Location and Protection Plan indicates that 14 of 15 trees on the City's road allowance will be preserved and the one to be removed for the driveway is a green ash in poor condition. From a streetscape perspective, this is the best possible outcome (if implemented) as there will be a continuous tree canopy along the street, which will diminish the visual impact of the new residence. In contrast, little effort was made on the adjacent corner property (#358) to preserve any trees on the road allowance or in the front yard.

While the author of this report is not qualified to comment on all of the arborist's recommendations, it is appropriate to comment on the ones which will have a visual impact on the landscaping of the site. I would certainly support item 6 of the section: "Additional Pertinent Comments", which addresses the location types of trees to be planted (mix of evergreen and deciduous trees of native species). The arborist has presented a very thorough and thoughtful report. If all of his recommendations are to be implemented, I would agree that the arborist should be retained for the duration of the project to undertake inspections, as

outlined in items 7 and 8 of the section “Pre-Construction Tree Protection, Planning and Management”.

#### **5.4 Evaluation Summary of the Proposed Dwelling in the Context of the Mineola West Cultural Landscape and Recommendations**

Like other recently constructed replacement homes, the one proposed for 350 Indian Valley Trail is substantially larger than the original houses in the neighbourhood. However, it is compatible in scale with recently built houses and in style and construction with original houses in the immediate neighbourhood. It may be concluded that the proposed scale and design (footprint, height, elevations, exterior cladding materials, and architectural details) are generally acceptable in the context of the current trend towards the replacement of modest *Modern* dwellings with substantially larger *Neoelectic* luxury residences. The proposed design meets all of the zoning requirements, except for the aforementioned approved side-yard variance, and the Mineola District Policies, to the extent applicable for new larger residences which are redefining the character of the Mineola West Cultural Landscape.

Given the rate at which the existing house stock is being replaced, it is no longer certain that the “balance of built form and natural surroundings on generally larger lots [which] has given this neighbourhood a distinct character within Mississauga” can be maintained. At present the new larger homes are still outnumbered by the original houses but at the rate that they are being replaced, the original low-density character of the neighbourhood will be seriously undermined unless more restrictive zoning regulations are introduced.

##### **5.4.1 Design of the Proposed New Residence**

While the Neo-French style of the proposed new residence at 350 Indian Valley Trail does not reflect the taste of the author of this report, it is acceptable and will certainly blend in with the vast majority of recently constructed large residences, which are designed in one of the aforementioned Neoelectic styles.

The proposed new residence at 358 Indian Valley Trail designed by Roamy Design Consulting, Burlington, illustrated in the streetscape view (**Figure 15**) is a somewhat larger than the one proposed for #350 but similarly has varied roof peaks, gables and window treatments on all four facades, which mitigate the overall mass of the building. The exterior cladding combines natural stone with board-and-batten. This house has only a two-car garage but with a full second storey above. The designs of both new residences are compatible and in keeping with the majority of other new houses in Mineola West, in terms of their size, Neo-electic design and materials.

##### **5.4.2 Landscaping/ Driveway Recommendations**

One of the greatest assets of the Mineola West Cultural Landscape is the abundance and variety of mature deciduous and coniferous trees, notably on the subject property which presently consists entirely of natural woodlot (as was also the case for the adjacent corner property at #358). In this case, as many trees will be preserved as possible, as specified in the arborist’s final report. Landscaping recommendations here are limited to soft and hard-

covered surfaces. Sod should be used sparingly, with grasses, wild flowers, coniferous and deciduous shrubs, and beds of perennial ground cover and flowering plants (particularly in shady areas created by tree canopies) in order to impart as natural appearance as possible to the new landscaping.

The zoning requirements for driveway construction specify a permeable (i.e. water-pervious) material. Driveways throughout the neighbourhood are constructed of a variety of materials, including asphalt, gravel, brick/ interlocking brick, and patterned concrete. Asphalt was initially proposed as shown on the Site Grading and Servicing Plan (**Figure 11**) but the architect has already responded to the suggestion below. While asphalt (as proposed) is available in a permeable form, consideration should be given to selecting an alternate, more attractive and environmentally-friendly material, such as a block system (brick, stone or concrete), crushed stone, porous concrete, or an open-cell concrete block through which grass can grow. If asphalt is to be used, a stone border is recommended, as illustrated in this report by several examples in Mineola West. The architect is now proposing to substitute interlocking paving stones for asphalt.

#### 5.4.3 General Comments and Recommendations

The comments and recommendations below are largely based on those made in the Heritage Impact Statement for properties at 1525 Glenburnie Road and 60 Inglewood Drive, both also located in the *Mineola West Cultural Landscape* (see SOURCES).

Despite the generally high design and construction quality of the new luxury homes in Mineola West, it is alarming to see such rapid transition in terms of the scale and style of the new houses: from modest sized *Modern* houses to large *Neoelectic* houses. It would be refreshing to see a revival of *Modernism* in residential house design, especially in neighbourhoods like Mineola West where the style of the original housing stock is rooted in the *Modern* tradition. However, only a relatively few exceptional clients are hiring architects to design innovative, non-traditional luxury residences in the *Modern* tradition. (**Photo 25; Photo 26**) The example found in a driving tour of the neighbourhood with the project architect for 60 Inglewood Drive, Josip Milcic, was one located on a large, well-treed lot on Pinetree Crescent. A more recent example is a smaller house built adjacent to 60 Inglewood Drive. Regrettably, the original *Modern* character of Mineola West and other similar 1950s/ 60s residential developments could be almost entirely eroded over time. Its character will also be substantially changed by the much larger scale of the replacement houses which in time will predominate (based on current and projected real estate values), unless more restrictive guidelines and zoning regulations are imposed.

While all of the houses in the neighbourhood are currently listed on the Heritage Register as part of the *Mineola West Cultural Landscape*, no individual buildings have been *listed* or *designated* for architectural/ historical reasons. It is therefore recommended that an inventory be undertaken to identify such houses, a few of which may also be worthy of designation under the Ontario Heritage Act.

The City's requirement for an Arborist Report to accompany Heritage Impact Statements for properties located within a "cultural landscape", noted for its natural environment, is a very

positive step forward, as trees are such an important attribute of the residential cultural landscapes in the City of Mississauga, including Mineola West. Apart from the intrusion of much larger houses, the threat posed by their construction to the valuable treescape is considerable and the unnecessary destruction of mature, healthy trees can only be averted by requiring that property owners engage certified arborists to do the types of inventories and impact assessments as the one provided by Bruce Tree Expert Company Ltd. for the subject property at 350 Indian Valley Trail.

## 6 SOURCES

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

### City of Mississauga Documents

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

Property Information for 350 Indian Valley Trail: CM > Services Online > Plan & Build eServices > Property/Tax Information.

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

City of Mississauga, Planning and Building Department, Development and Design Division, Design Guidelines and Site Plan Requirements: New Dwellings, Replacement Housing and Additions (April 2007)

City of Mississauga, Cultural Landscape Heritage Impact Statement Terms of Reference

CM> Historic Images Gallery> Port Credit> Cotton-Hawksworth House  
([www.mississauga.ca/portal/residents/historicimagesgallery](http://www.mississauga.ca/portal/residents/historicimagesgallery))> Port Credit Gallery)

### Consultants` Reports

Bruce Tree Expert Company Ltd., *Tree Inventory Report pertaining to Residential Development Proposed for 350 Indian Valley Trail, Mississauga, Ontario* (13 October 2011)

Development Concept and Grading Plan prepared by North-South Environmental Inc. as part of the *Stavebank Road Tree Assessment for Greenbelt Lands* (February 2010)

David W. Small Designs inc., *Heritage Impact Statement for 1362 Stavebank Road, Mississauga* (4 August 2011)

### Aerial Photographs

1952 to 2010 [CM > eMaps > Map Layers > Aerial Photography]

### Site Plan and Architectural Drawings

Set of architectural drawings (floor plans and elevations) prepared by Charles Schwenger Architect Inc.

### Secondary Sources

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

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

Heritage Mississauga website: <http://www.heritagemississauga.com/page/History> and <http://www.heritagemississauga.com/assets/Mississaugas%20of%20the%20Credit%20River%20-%20Internship%20Report%20-%20by%20Meaghan%20Fitzgibbon.pdf>

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

1996 Census Profile – Mineola (Mississauga Data: [www.mississauga.ca/data](http://www.mississauga.ca/data))

## **7 CONTACTS, SITE VISITS AND QUALIFICATIONS**

### **7.1 Contacts**

Sabrina Chiodo (property owner)

Contact information: 580 Evans Avenue, Toronto ON M8W 2W1 416-255-4793

Charles Schwenger Architect Inc., Toronto (project architect)

Elaine Eigl and Paula Wubbenhorst, Heritage Co-ordinators, Community Services, City of Mississauga

Matthew Wilkinson, Historian, Heritage Mississauga

Chris Aplin, M.C.A. Paralegal Services, Brampton (undertook the title search for 350 Indian Valley Trail (Plan No. B-09, Pt Block E, Mississauga, Pt 2 – 43R-33283), completed August 30, 2011

Robert Bailey, Roamy Design Consulting, Burlington

### **7.2 Site Visits**

One site visit was made on September 21<sup>st</sup>, when Stewart Patch (spouse) and myself met with the project architect to view and photograph the subject properties and nearby properties occupied by both original and new residences.

### **7.3 Author's Qualifications**

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

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

under Part IV the Ontario Heritage Act. She also contributed to the research for and preparation of feasibility studies and plans for several heritage conservation districts in the former City of Hamilton and was the principal author of the *St. Boulevard Heritage Conservation District and Plan* (April 1992). After taking early retirement at the end of 2001, she became a heritage consultant, working on a part-time basis, first in partnership with Mary Kramer as *Gillespie-Kramer Heritage Consulting* and since 2006, on her own as *Gillespie Heritage Consulting*. Ann has been a member of CAPHC (Canadian Association of Professional Heritage Consultants) since 2002.

Over the years Ann has contributed numerous articles on architectural history/ heritage topics to ACORN, the journal of the Architectural Conservancy of Ontario (ACO) as well as local publications. She has also been actively involved in the heritage conservation field on a volunteer basis, as a member of various groups and committees, such as the Hamilton Branch of the ACO, the Beach Canal Lighthouse Group, and several sub-committees of the Hamilton LACAC, including the Education Sub-committee, the Permit Review Sub-committee and CHAP Dundas (Community Heritage Advisory Panel for the former Town of Dundas).

Most relevant to this report are the following Heritage Impact Statements previously undertaken for the City of Mississauga:

*Heritage Impact Statement for 7157 Lancaster Avenue, Wartime Housing (Malton) Residential Landscape* (May 2011)

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

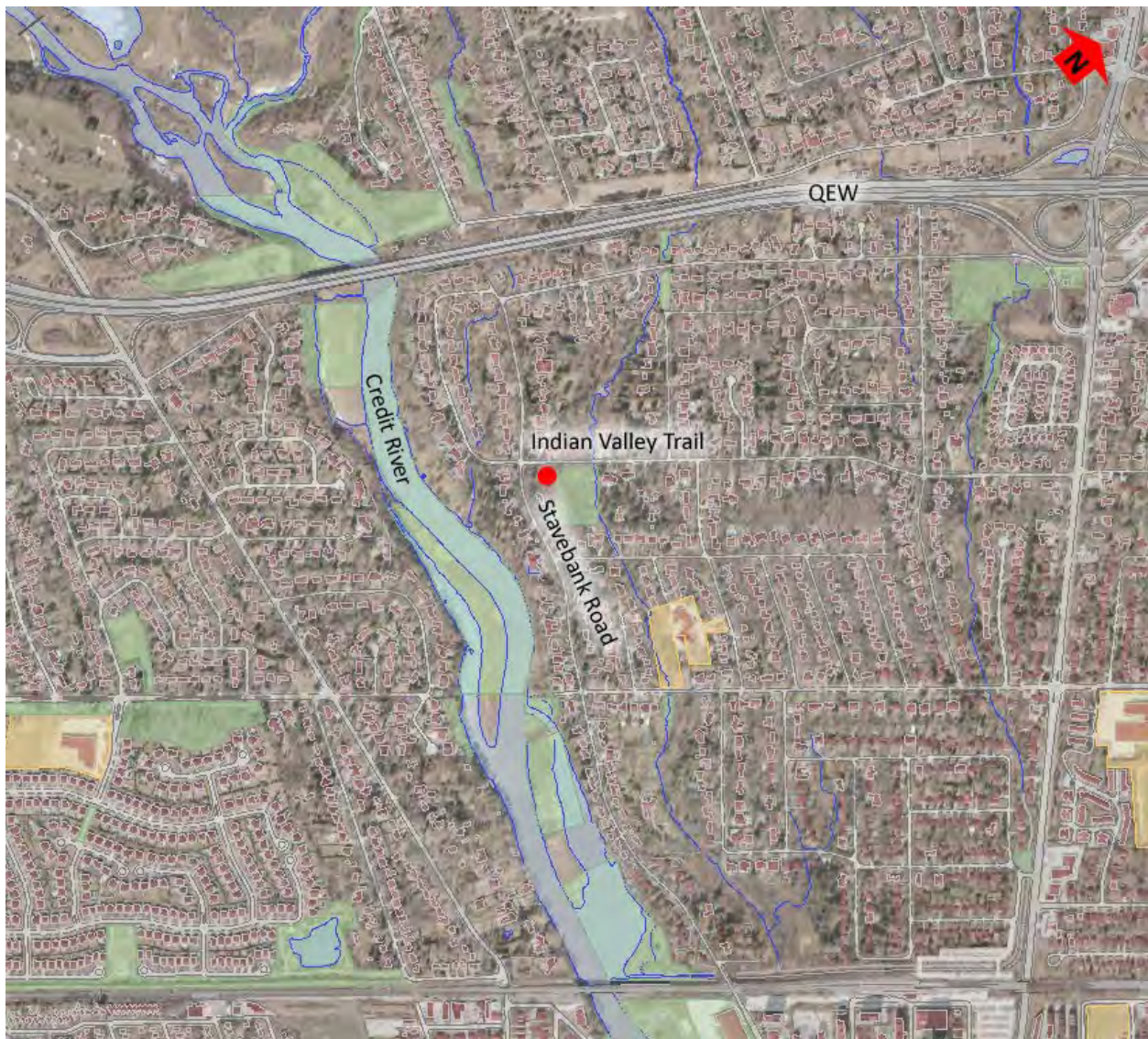
*Heritage Impact Statement for 1525 Glenburnie Road, Mineola West Cultural Landscape, City of Mississauga* (February 2008)

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

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

## 8 ILLUSTRATIONS

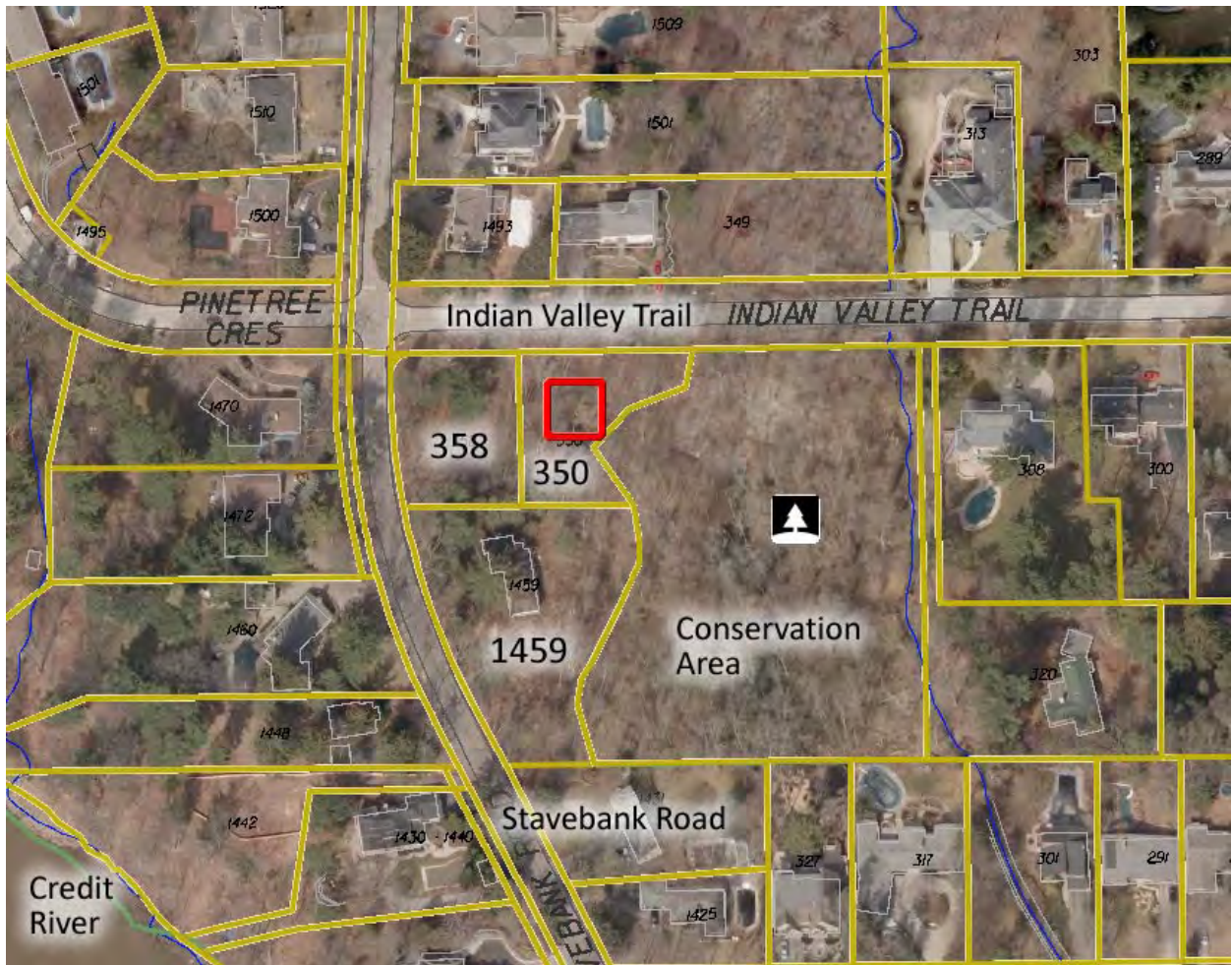
The following illustrations, identified as **Figure 1, 2**, etc., include a current map, aerial photos and the site plan, ground floor plan, and elevation drawings provided by the project architect.



**Figure 1**

2010 aerial photograph showing the approximate location of 350 Indian Valley Trail

SOURCE: City of Mississauga eMap with annotations added by the author of this report.



**Figure 2**

1911 aerial photo showing the parcel of land at the south-east corner of Indian Valley Trail now severed into 4 parcels, including 350 and 358 Indian Valley Trail, 1459 Stavebank Road and the conservation area.

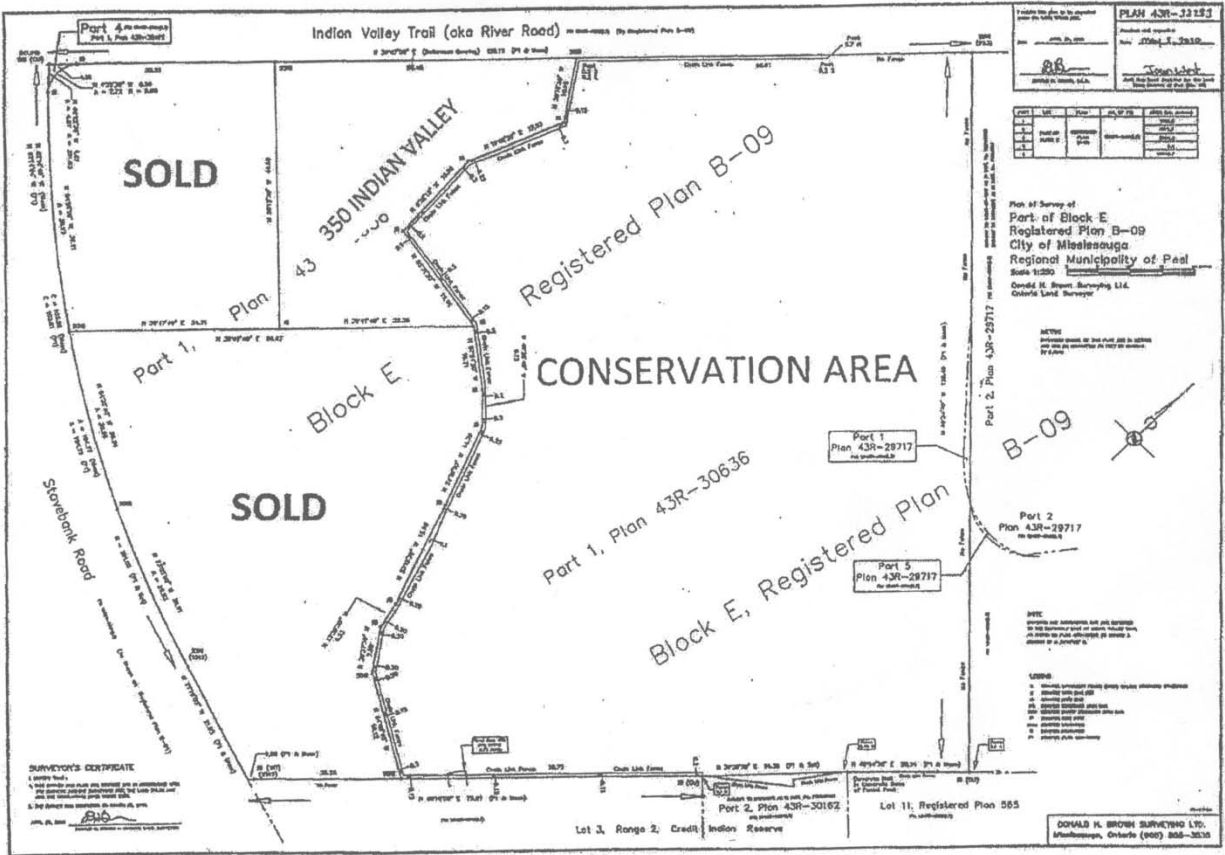
SOURCE: City of Mississauga eMap with annotations added by the author of this report.



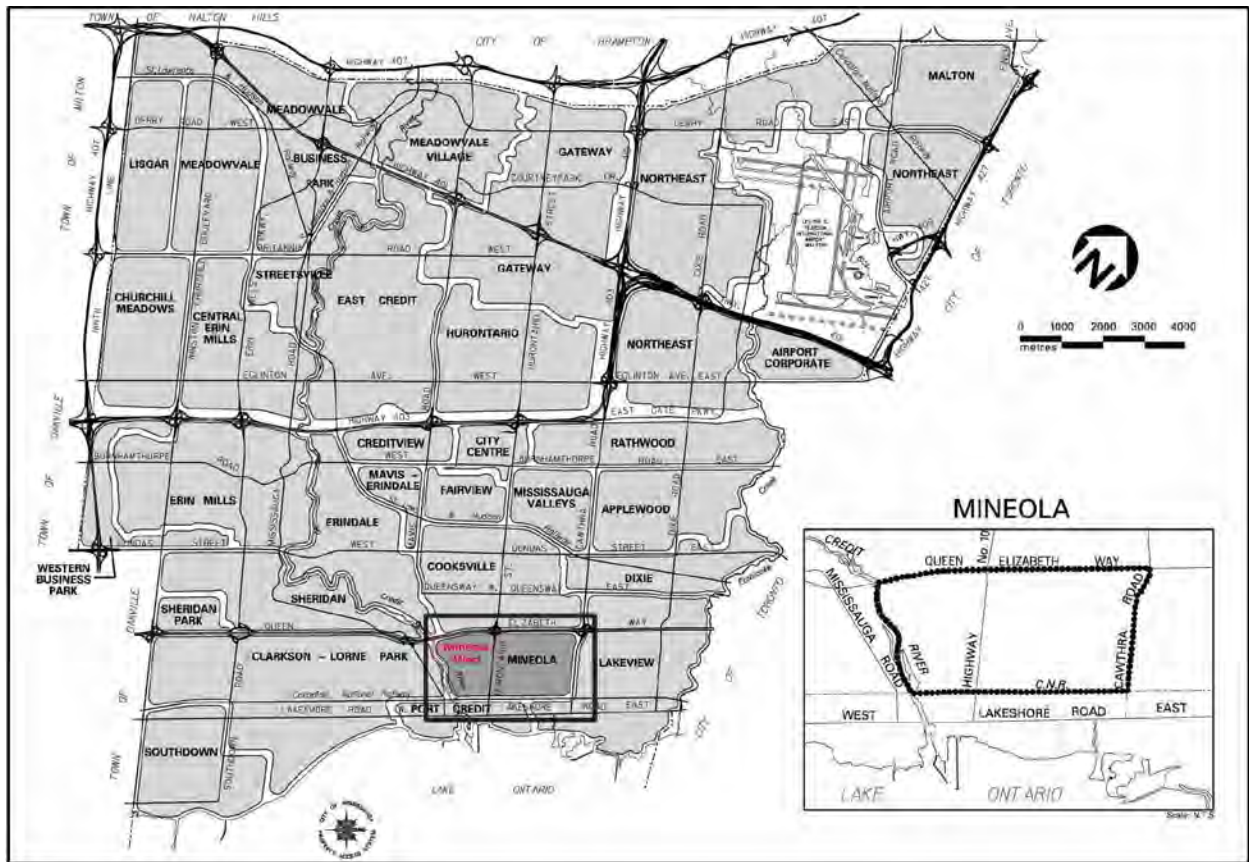
**Figure 3**

Cropped section of the Development Concept and Grading Plan from the *Stavebank Road Tree Assessment for Greenbelt Lands* for the surveyed parcel of land identified as Plan 43R-3269.

Green crosshatching represents the 2 m construction zone for the proposed three new dwellings on severed lots; preserved trees shown as green, impacted trees as red and hazard trees as yellow. SOURCE: Report by North-South Environmental Inc. (10 February 2010).



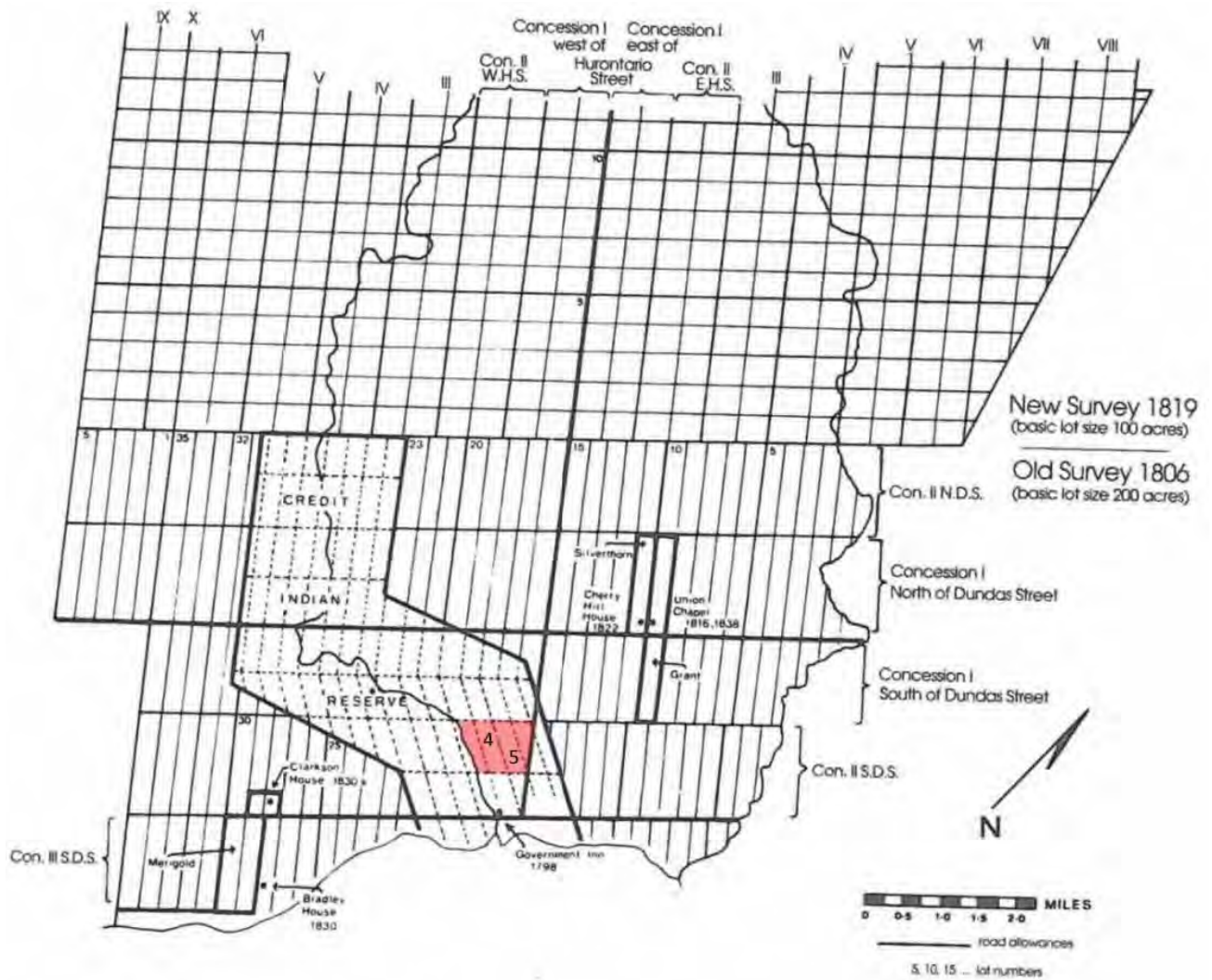
**Figure 4**  
 2010 Survey Plan showing the two sold parcels 1 and 3, Parcel 2 (350 Indian Valley Trail) and the conservation area to the east (Part of Block E, Registered Plan).  
 SOURCE: Survey plan prepared by Donald H. Brown Surveying Ltd., Ontario Land Surveyor, Mississauga (5 May 2010): Plan 43R-33283.



**Figure 5**

City of Mississauga map showing all the neighbourhoods identified for planning purposes. The Mineola Neighbourhood is outlined with the Mineola West portion located west of Hurontario Street identified.

SOURCE: 1996 Census Profile – Mineola (Mississauga Data: [www.mississauga.ca/data](http://www.mississauga.ca/data))



**Figure 6**

Plan of Toronto Township showing the Credit Indian Reserve with the area comprising Mineola West highlighted and lots 4 and 5 numbered.

SOURCE: Illustration from *Heritage Impact Statement for 1362 Stavebank Road, Mississauga* prepared by David W. Small Designs Inc., August 2011, with lot numbers added by the author of this report.

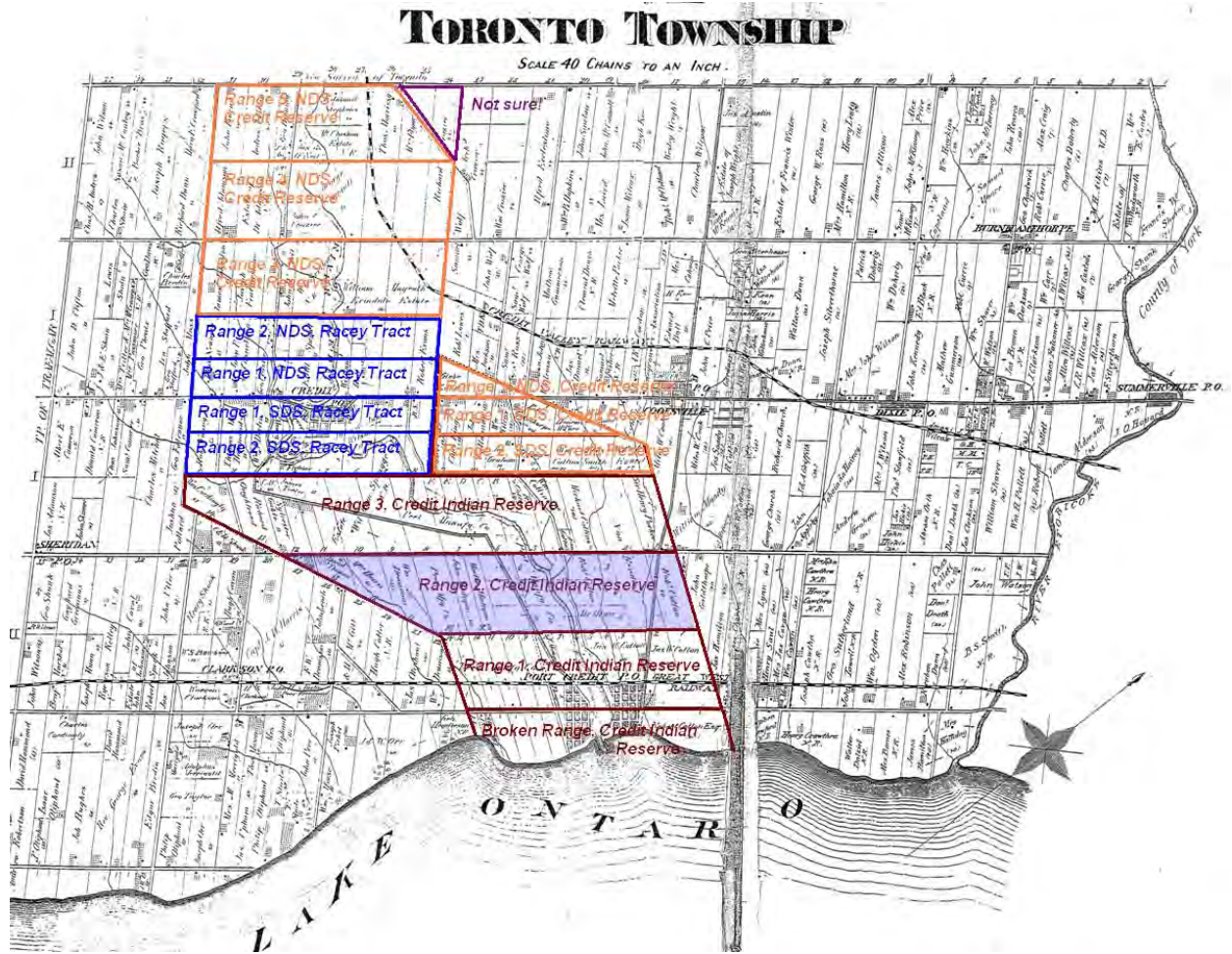
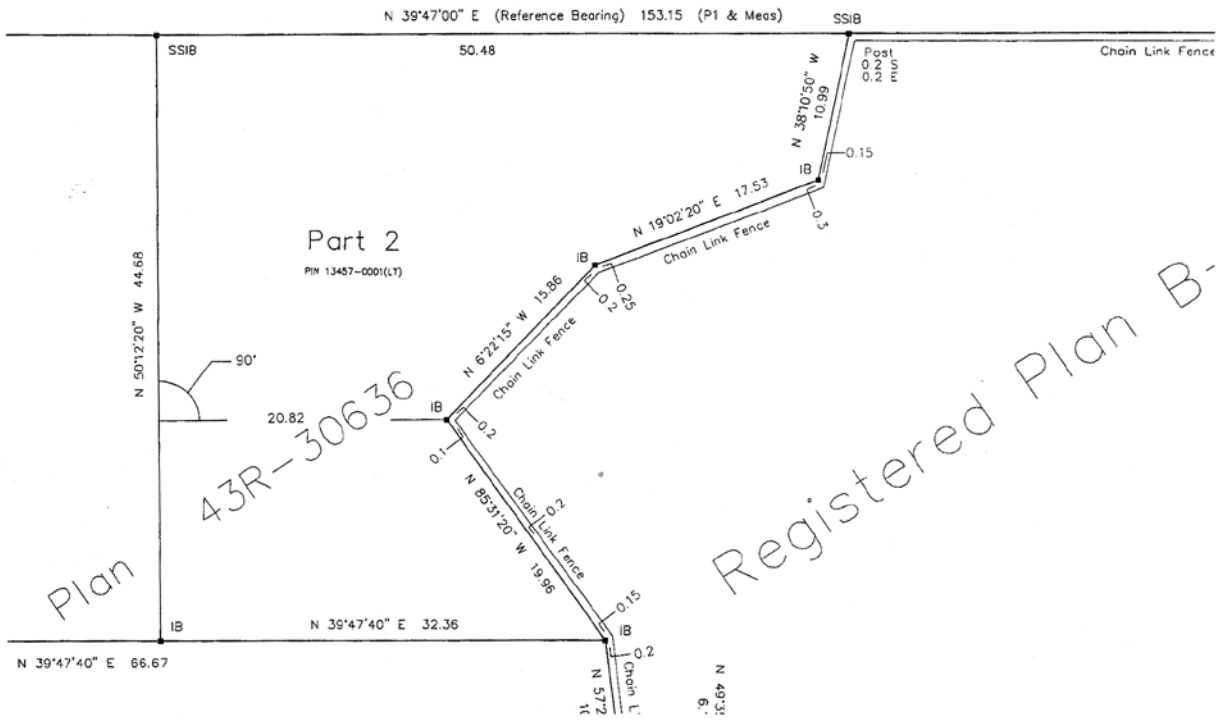


Figure 7

Map showing the division of the Credit Indian Reserve into ranges, with Range 2 highlighted.

SOURCE: Annotated version of the map of Toronto Township in the *Illustrated Historical Atlas of the County of Peel* (1877); annotations by Matthew Wilkinson, Heritage Mississauga except for the highlighting of Range 2 by the author of this report.

Indian Valley Trail (aka River Road) PIN 13456-0533(LT) (By Registered Plan B-09)



**Figure 8**

Detailed section of the above Survey Plan Illustrated in **Figure 4** showing the boundaries and measurements of Part 2 (350 Indian Valley Trail).

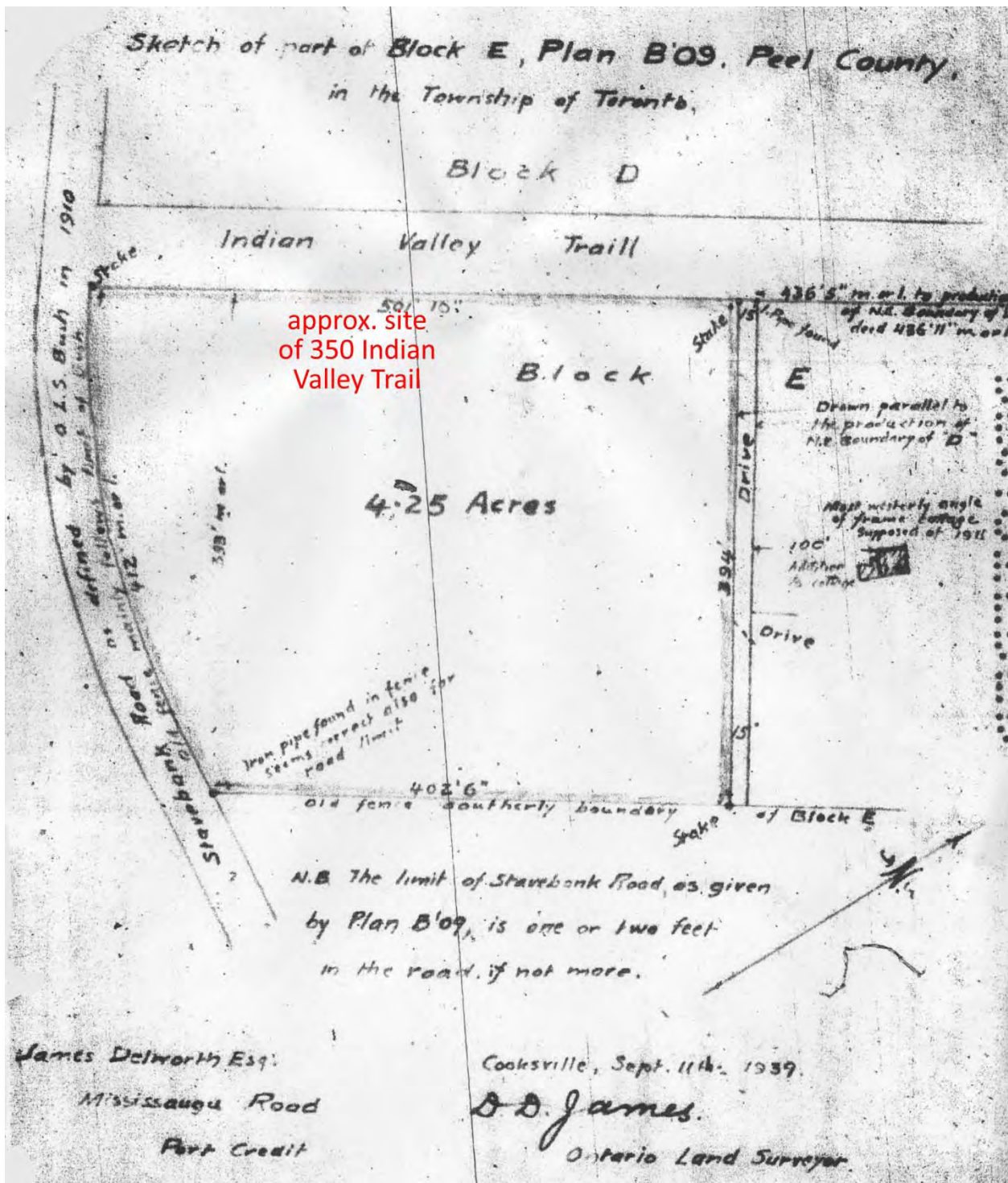


Figure 9

Sketch of part of Block E, Plan B-09, Peel County in the Township of Toronto, a 4.25 acre parcel of land at the south-east corner of Stavebank Road and Indian Valley Trail.

SOURCE: Photocopy of sketch prepared by D.D. James, Ontario Land Surveyor, 11 September 1939. Part of indenture dated 22 September 1939 between James T. Swift and James Delworth for the sale of this parcel.

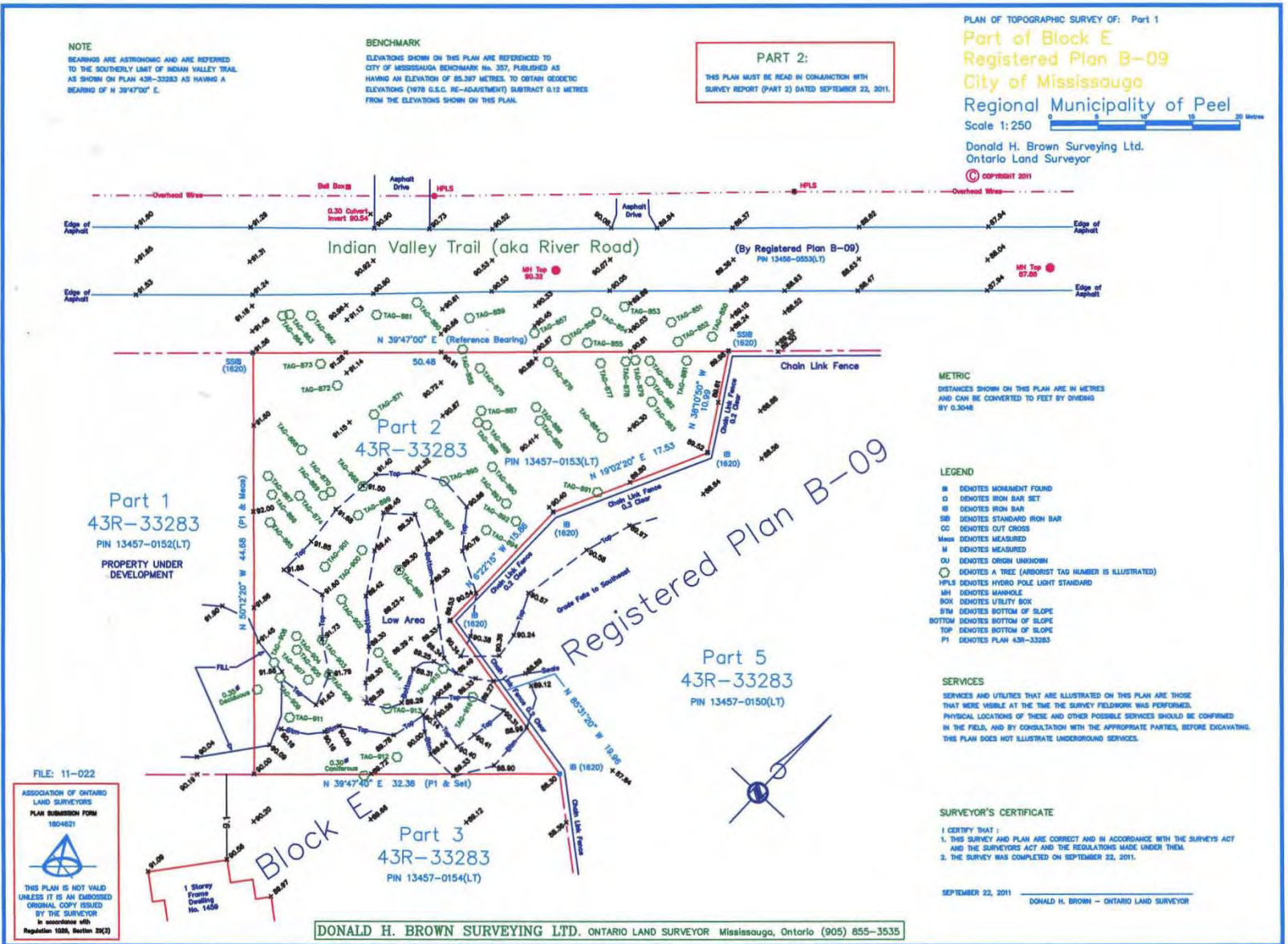
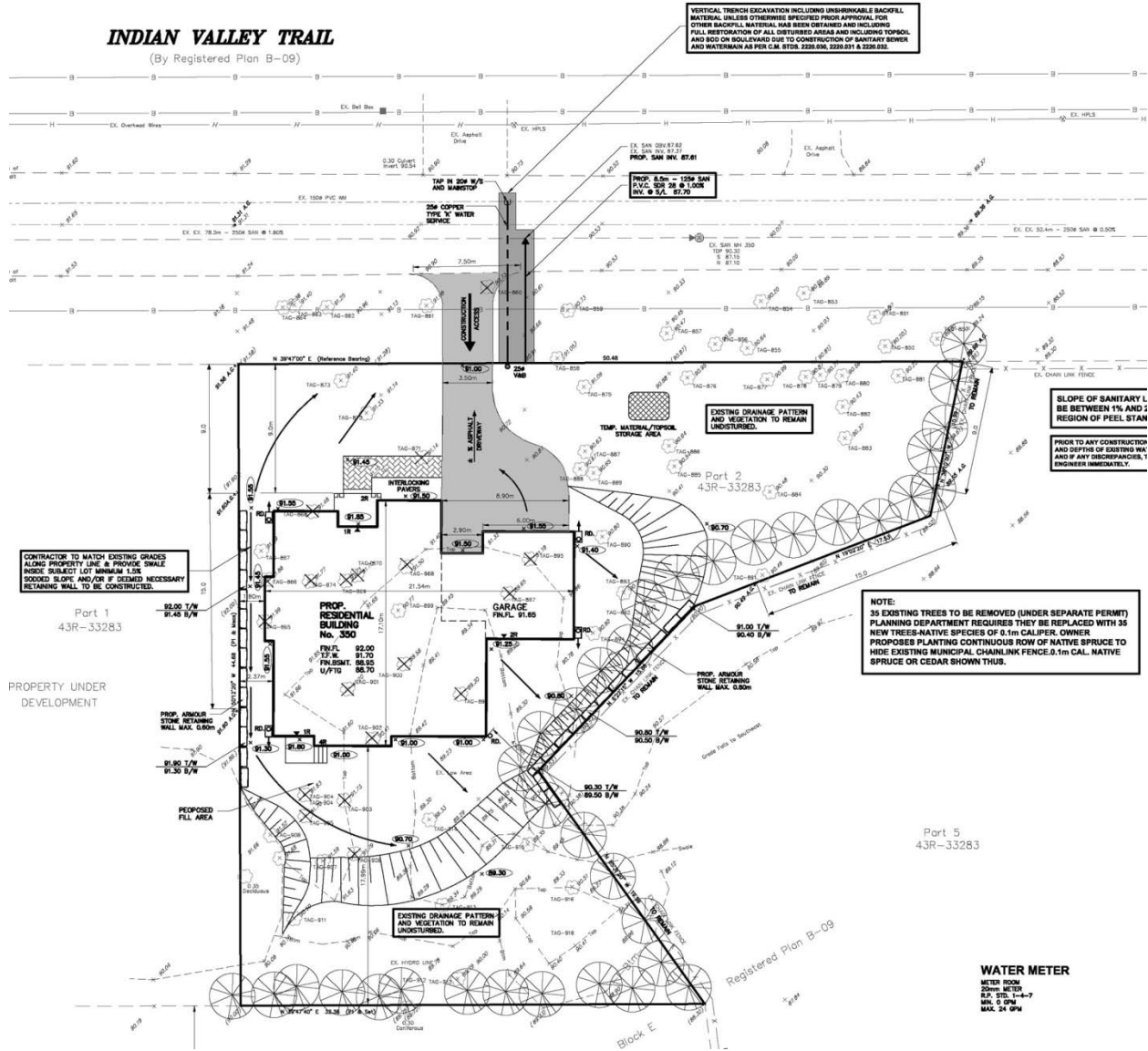


Figure 10

Topographic survey plan showing the location of existing trees with the arborist's tag numbers.

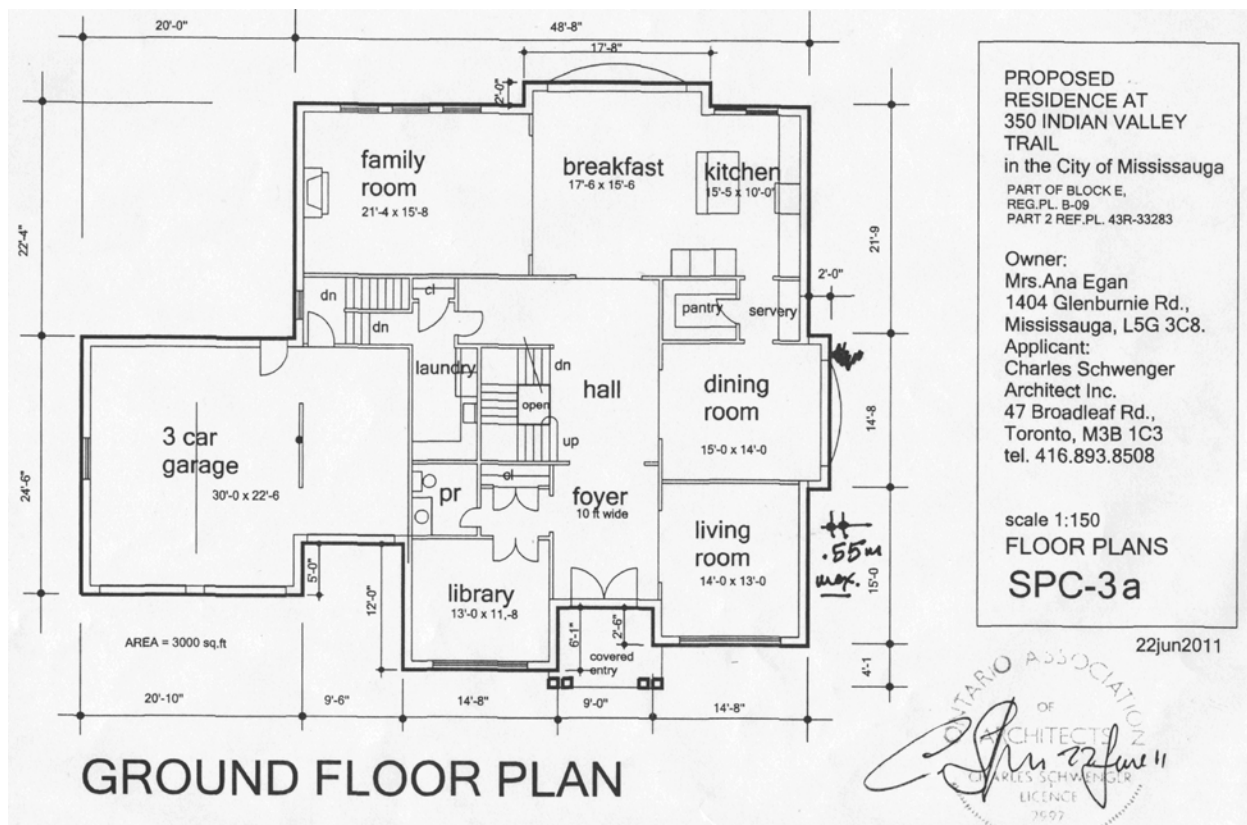
SOURCE: Prepared by Donald H. Brown Surveying Ltd., Ontario Land Surveyor, Mississauga.



**Figure 11**

Cropped section of the Site Grading and Servicing Plan. Shows the existing drainage and vegetation to remain undisturbed to the north-east (side yard bordering the conservation area) and to the rear. Indicates that 35 trees are to be removed, 21 of which will be replaced with native species, including a continuous row of spruce to hide the chain link fence demarcating the boundary of the conservation area. Also shows footprint of the proposed new residence, the driveway and front walkway configuration and materials: asphalt for the driveway and interlocking concrete paving stones for the walkway. Sodded areas are restricted to the front yard, the side yard adjacent to #358 and only areas close to the house on the conservation side and in the rear yard.

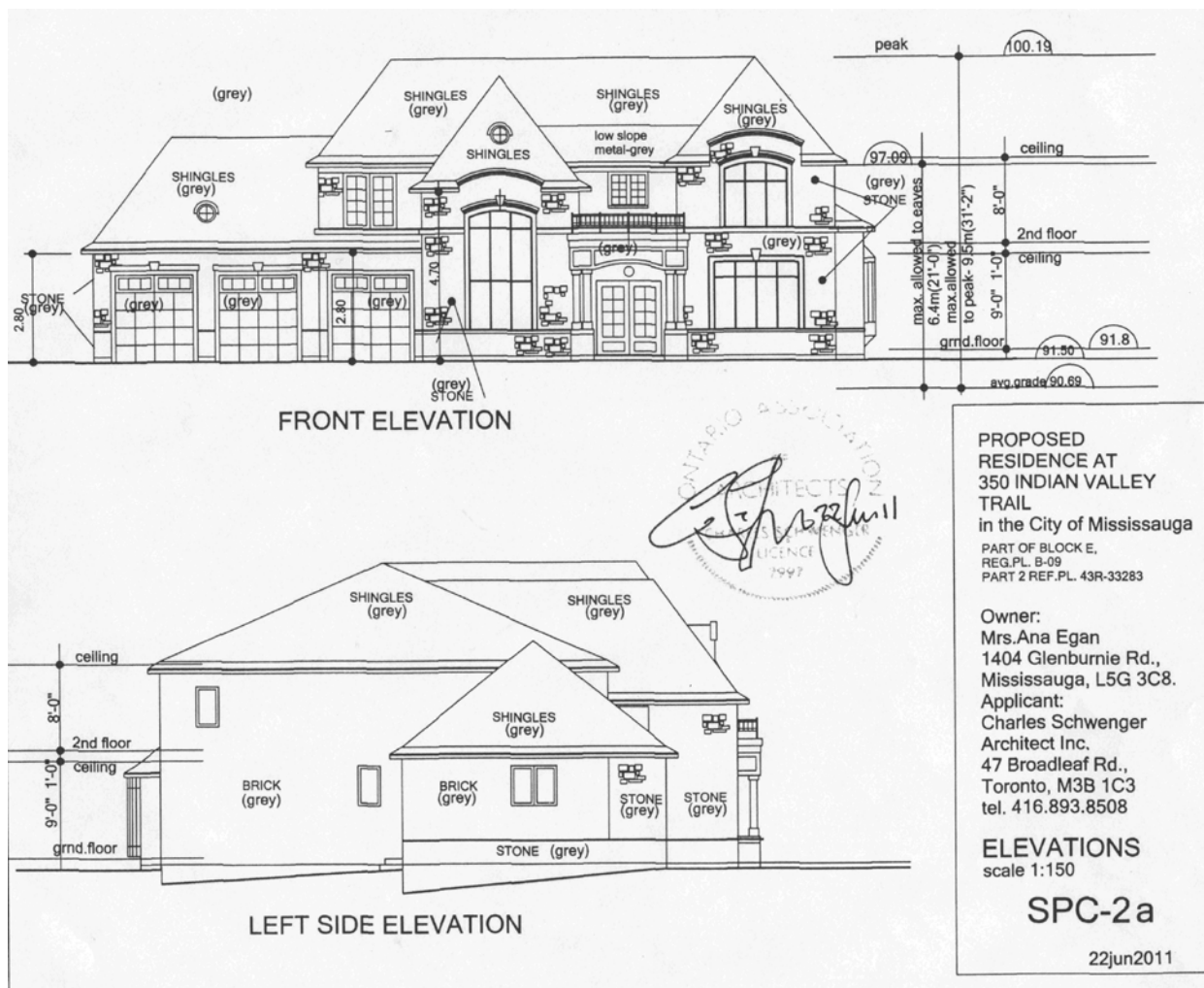
SOURCE: Site Plan prepared by Skira & Associates, Consulting Engineers, Mississauga.



**Figure 12**

Ground floor plan for the proposed new residence at 350 Indian Valley Trail.

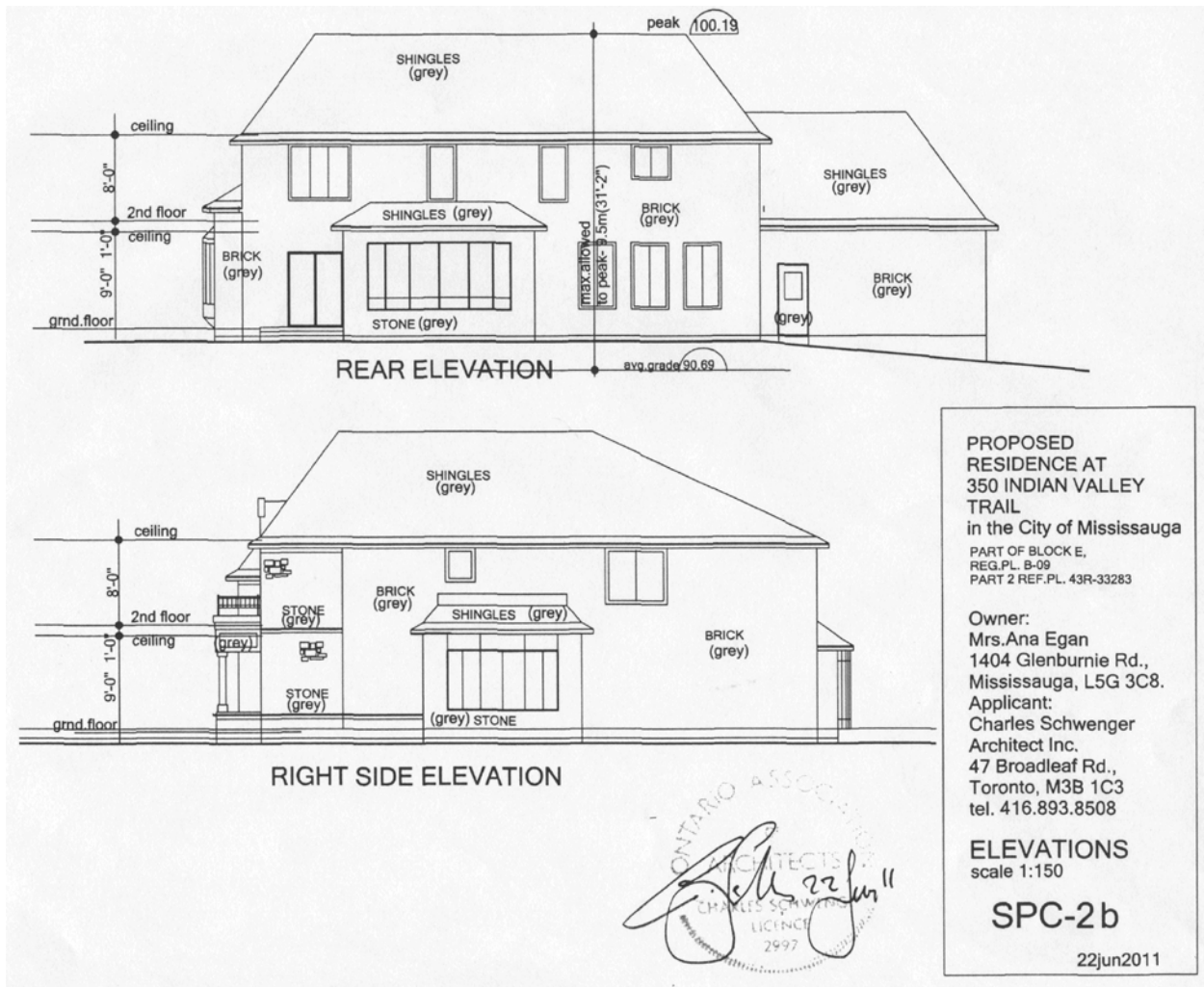
SOURCE: Hard copy provided by Charles Schwenger Architect Inc.



**Figure 13**

Front and left side elevations.

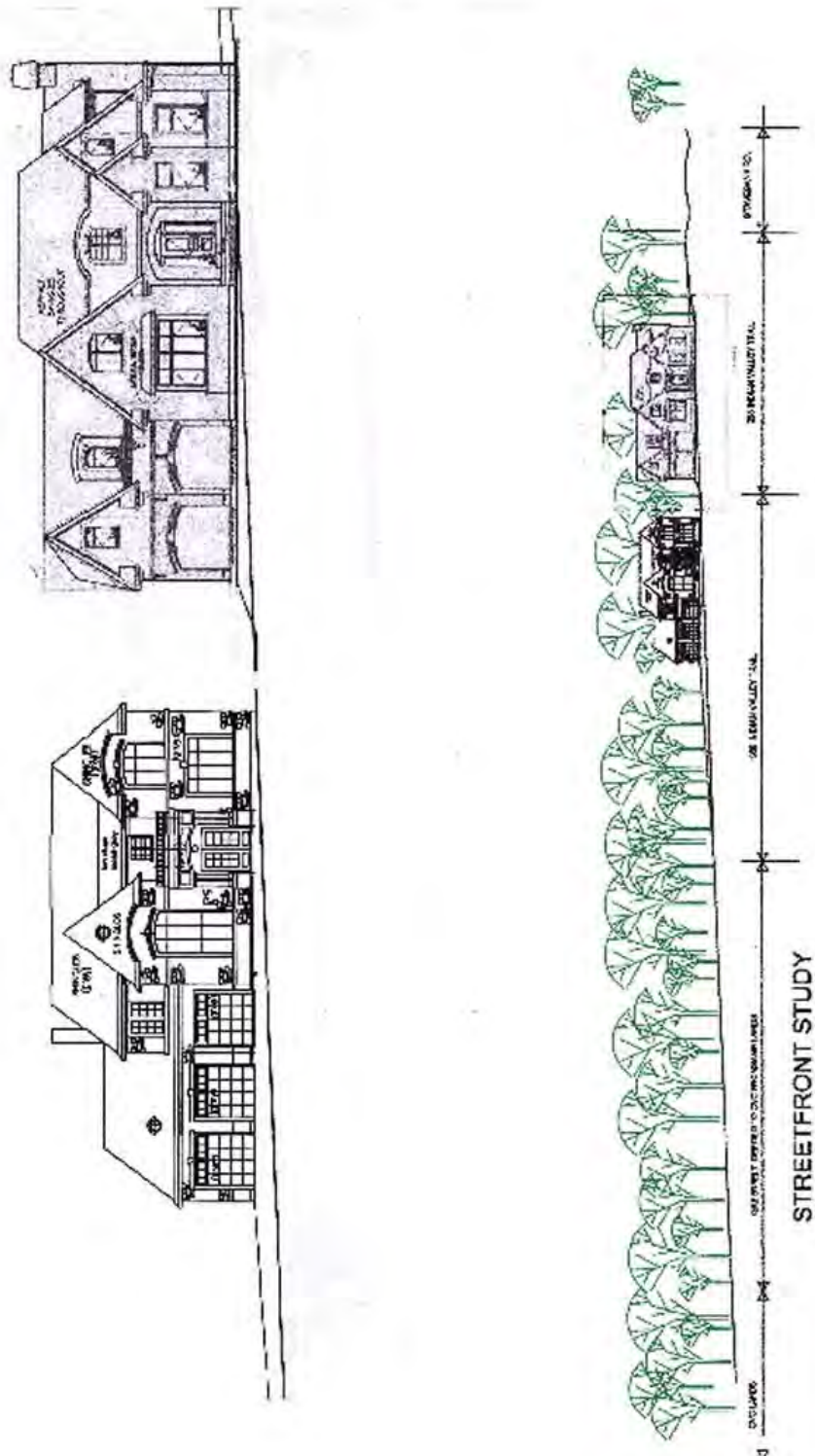
SOURCE: Hard copy provided by Charles Schwenger Architect Inc.



**Figure 14**

Rear and right side elevations.

SOURCE: Hard copy provided by Charles Schwenger Architect Inc.



**Figure 15**

Streetscape view showing the front elevations of the new residence under construction at 358 Indian Valley Trail (right) and the proposed new residence at 350 Indian Valley Trail.

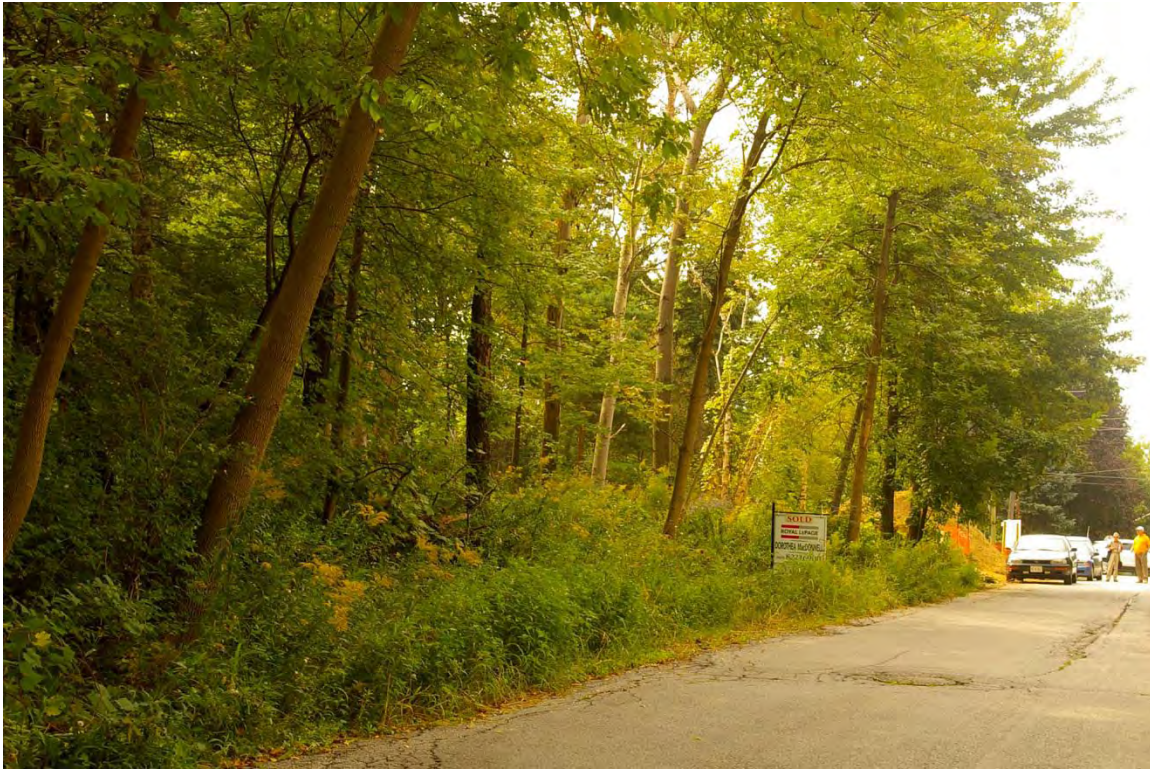
SOURCE: Elevation for new residence (under construction) at 358 Indian Valley Trail provided by Robert Bailey, Roamy Design Consulting, Burlington; streetscape view created by Charles Schwenger Architect Inc.

## 9 SITE VISIT PHOTOGRAPHS

Photos taken by Ann Gillespie and Stewart Patch during our site visit with the project architect Charles Schwenger on September 21, 2011.



**Photo 1:** View of the woodlot at 350 Indian Valley Trail looking south-east from the road. (Photo taken by the property owner, Sabrina Chiodo prior to our site visit).



**Photo 2:** View of the subject property looking south-west (behind realty sign).



**Photo 3:** View looking north-east from Indian Valley Trail close to the intersection of Stavebank Road with trees on the property of 350 Indian Valley Trail visible beyond the parked cars.



**Photo 4:** View looking east north-east along Indian Valley Trail beside the construction site at 358 Indian Valley Trail (corner of Stavebank).



**Photo 5:** View of the woodlot at 350 Indian Valley Trail and the construction site at the corner. Figures are Stewart Patch and Charles Schwenger (to the right).



**Photo 6:** View of the construction site at 358 Indian Valley Trail with trees beyond on the property of #350. All trees formerly located on the road allowance have been removed.



**Photo 7:** View of the woodlot comprising the conservation area to the north-east of 350 Indian Valley Trail.



**Photo 8:** View of the private laneway leading to two properties set back from Indian Valley Trail with the conservation area to the right.



**Photo 9:** View of a residence built to replace an original dwelling in 2001 at 349 Indian Valley Trail (opposite #350). Most frontyard trees were removed for construction of the residence. The semi-mature tree in the front perennial bed would have been planted as part of the frontyard landscaping plan.



**Photo 10:** A replacement dwelling at 313 Indian Valley Trail, first built in 1993 but since renovated and enlarged. This raised bungalow with a two-car garage in the basement level is clad in brick and stone veneer. The driveway is surfaced with concrete.



**Photo 11:** An original residence at 303 Indian Valley Trail: a 1 ½ storey brick bungalow which possibly one of the first suburban dwellings built in this neighbourhood soon after 1945. The garage addition is fairly recent (2000). The driveway is surfaced with gravel. The front yard is sparsely landscaped except for some mature trees and shrubs.



**Photo 12:** A large replacement residence built at 308 Indian Valley Trail in 1997. This property is located adjacent to the private laneway bordering the conservation area. **(Photo 8)** Its front yard features a number of mature deciduous and coniferous trees. The row of coniferous trees as viewed from the north-east helps to camouflage the house as one approaches from that direction.



**Photo 13:** Same property with a better view of the front façade of the house.



**Photo 14:** This property adjacent to the one above is occupied by an original two-storey dwelling which has been altered and enlarged respectfully in 1993 and 2000. Mature trees are located mainly in the side and rear yards.



**Photo 15:** View looking north-west along Stavebank Road close to the intersection of Indian Valley Trail.



**Photo 16:** Property at 1493 Stavebank Road (at the corner of Indian Valley Trail opposite the property under development at 358 Indian Valley Trail).



**Photo 17:** An original ranch house at 1510 Stavebank Road (near the south-west corner of Stavebank and Indian Valley Trail) which is scheduled for demolition and replacement.



**Photo 18:** Two-storey replacement residence built in 1998 at 1501 Stavebank Road with cladding of stone veneer and stucco and a side-facing garage.



**Photo 19:** View looking west from Stavebank Road towards the stop sign at the intersection with Indian Valley Trail. To the right is the largely wooded area comprising Part 3 of Plan 43-32369 with an original ranch house to be demolished (shown in the following photo). To the left is the stone entrance pillar of the property shown in the following photo.



**Photo 20:** View of the house at 1448 Stavebank Road, which appears to be an original bungalow with an added portico and double garage.



**Photo 21:** Original ranch house located at 1459 Stavebank Road (Part 3 of Plan 43-32369), to the south-east of at 358 Indian Valley Trail (Part 2), which is to be demolished and replaced. It is hoped that all or most of the frontyard trees can be preserved.



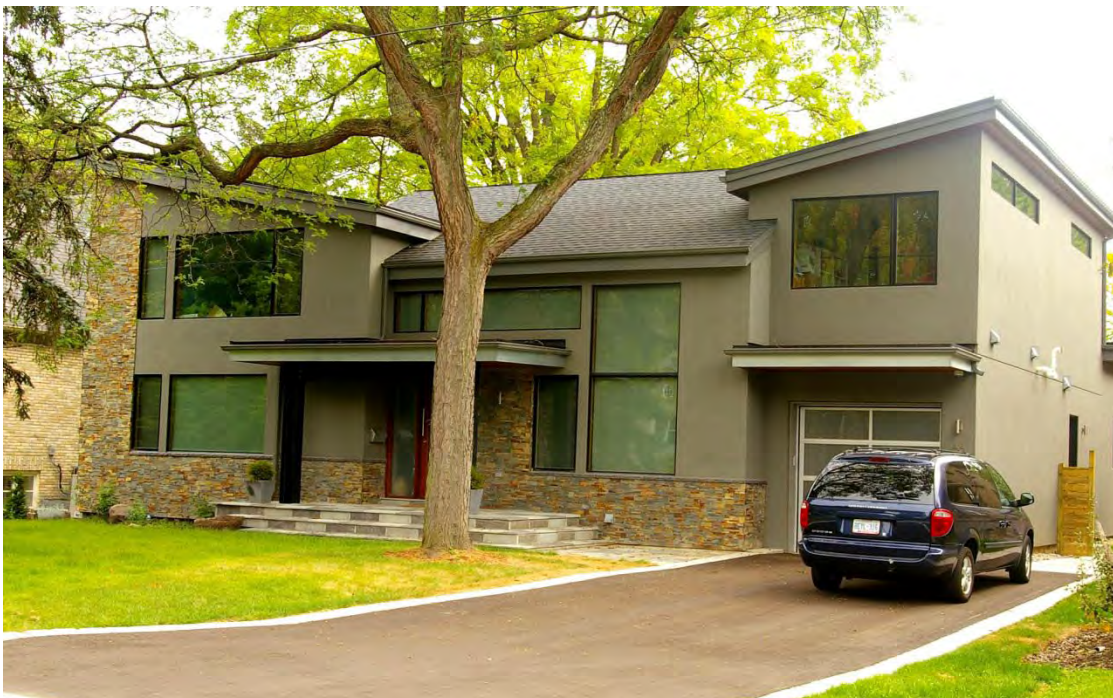
**Photo 22:** View looking south-east of an original 1 ½ storey brick dwelling on a property with many mature trees a short distance beyond 1460 Stavebank Road. This charming residence, which appears to be amongst the earliest post-war houses to be built in Mineola West, is unfortunately also targeted for demolition.



**Photo 23:** House at 1530 Glenburnie Road with an attractively landscaped front yard including a variety of shrubs and ground cover. It also has an environmentally-friendly gravel driveway with a stone border. (Photo taken in January 2008 by the author of this report for a Heritage Impact Statement for a property at 1525 Glenburnie Road in Mineola West.)



**Photo 24:** A somewhat smaller new one-storey detached dwelling completed in 2008 and attractively designed by J. Milcic Architect in a Neoelectic style to suit his client's taste. Cladding combines stone with horizontal wood siding in the gables. Typically, garage and front entrance doors are fabricated of wood, in this case with an attractive dark natural stain. Both this property and the one below have asphalt driveways bordered with paving stones, stone walkways and entrance steps. A Heritage Impact Statement was completed by the author of this report for this property in 2008.



**Photo 25:** A rare Modern two-storey replacement house completed in 2010 at 66 Inglewood Drive, next door to #60. Exterior cladding combines grey stucco and variegated stone. The unusual garage door is fabricated of metal and glass.



**Photo 26:** Another rare and considerably larger example in Mineola West of a Modern style residence, located on Pinetree Crescent. (Photo taken in February 2008 for the Heritage Impact Statement for 60 Inglewood Drive.)

**NOTE**

BEARINGS ARE ASTROMOMIC AND ARE REFERRED TO THE SOUTHERLY LIMIT OF INDIAN VALLEY TRAIL AS SHOWN ON PLAN 43R-33283 AS HAVING A BEARING OF N 39°47'00" E.

**BENCHMARK**

ELEVATIONS SHOWN ON THIS PLAN ARE REFERENCED TO CITY OF MISSISSAUGA BENCHMARK No. 357, PUBLISHED AS HAVING AN ELEVATION OF 85.397 METRES. TO OBTAIN GEODETIC ELEVATIONS (1978 G.S.C. RE-ADJUSTMENT) SUBTRACT 0.12 METRES FROM THE ELEVATIONS SHOWN ON THIS PLAN.

**PART 2:**

THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT (PART 2) DATED SEPTEMBER 22, 2011.

PLAN OF TOPOGRAPHIC SURVEY OF: Part 1

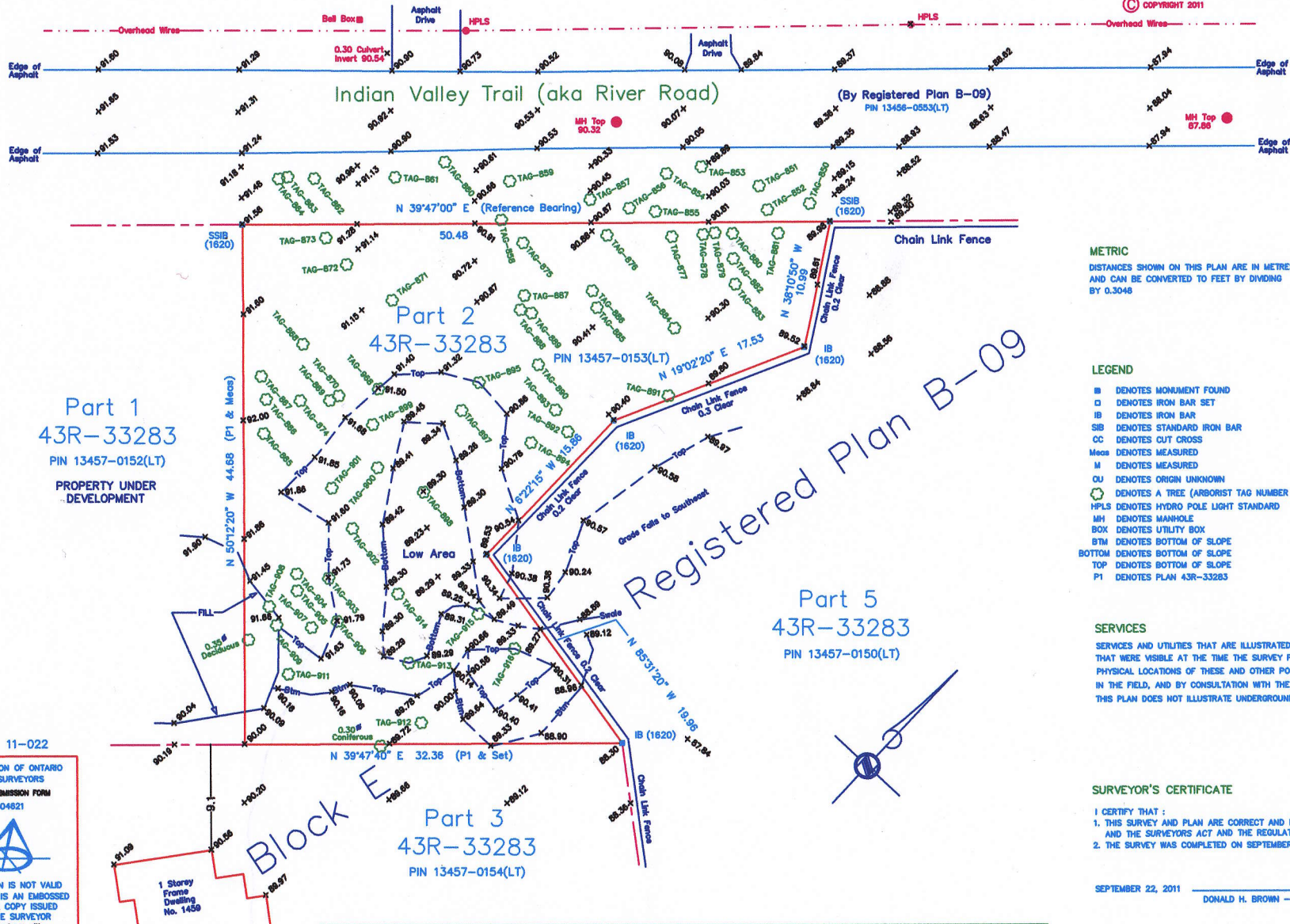
Part of Block E  
Registered Plan B-09  
City of Mississauga

Regional Municipality of Peel

Scale 1:250 

Donald H. Brown Surveying Ltd.  
Ontario Land Surveyor

 COPYRIGHT 2011



**METRIC**

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

**LEGEND**

-  DENOTES MONUMENT FOUND
-  DENOTES IRON BAR SET
- IB DENOTES IRON BAR
- SIB DENOTES STANDARD IRON BAR
- CC DENOTES CUT CROSS
- Meas DENOTES MEASURED
- M DENOTES MEASURED
- OU DENOTES ORIGIN UNKNOWN
-  DENOTES A TREE (ARBORIST TAG NUMBER IS ILLUSTRATED)
- HPLS DENOTES HYDRO POLE LIGHT STANDARD
- MH DENOTES MANHOLE
- BOX DENOTES UTILITY BOX
- BTM DENOTES BOTTOM OF SLOPE
- BOTTOM DENOTES BOTTOM OF SLOPE
- TOP DENOTES BOTTOM OF SLOPE
- P1 DENOTES PLAN 43R-33283

**SERVICES**

SERVICES AND UTILITIES THAT ARE ILLUSTRATED ON THIS PLAN ARE THOSE THAT WERE VISIBLE AT THE TIME THE SURVEY FIELDWORK WAS PERFORMED. PHYSICAL LOCATIONS OF THESE AND OTHER POSSIBLE SERVICES SHOULD BE CONFIRMED IN THE FIELD, AND BY CONSULTATION WITH THE APPROPRIATE PARTIES, BEFORE EXCAVATING. THIS PLAN DOES NOT ILLUSTRATE UNDERGROUND SERVICES.

**SURVEYOR'S CERTIFICATE**

- I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
  2. THE SURVEY WAS COMPLETED ON SEPTEMBER 22, 2011.

SEPTEMBER 22, 2011

DONALD H. BROWN - ONTARIO LAND SURVEYOR

Part 1  
43R-33283  
PIN 13457-0152(LT)  
PROPERTY UNDER  
DEVELOPMENT

Part 5  
43R-33283  
PIN 13457-0150(LT)

Part 3  
43R-33283  
PIN 13457-0154(LT)

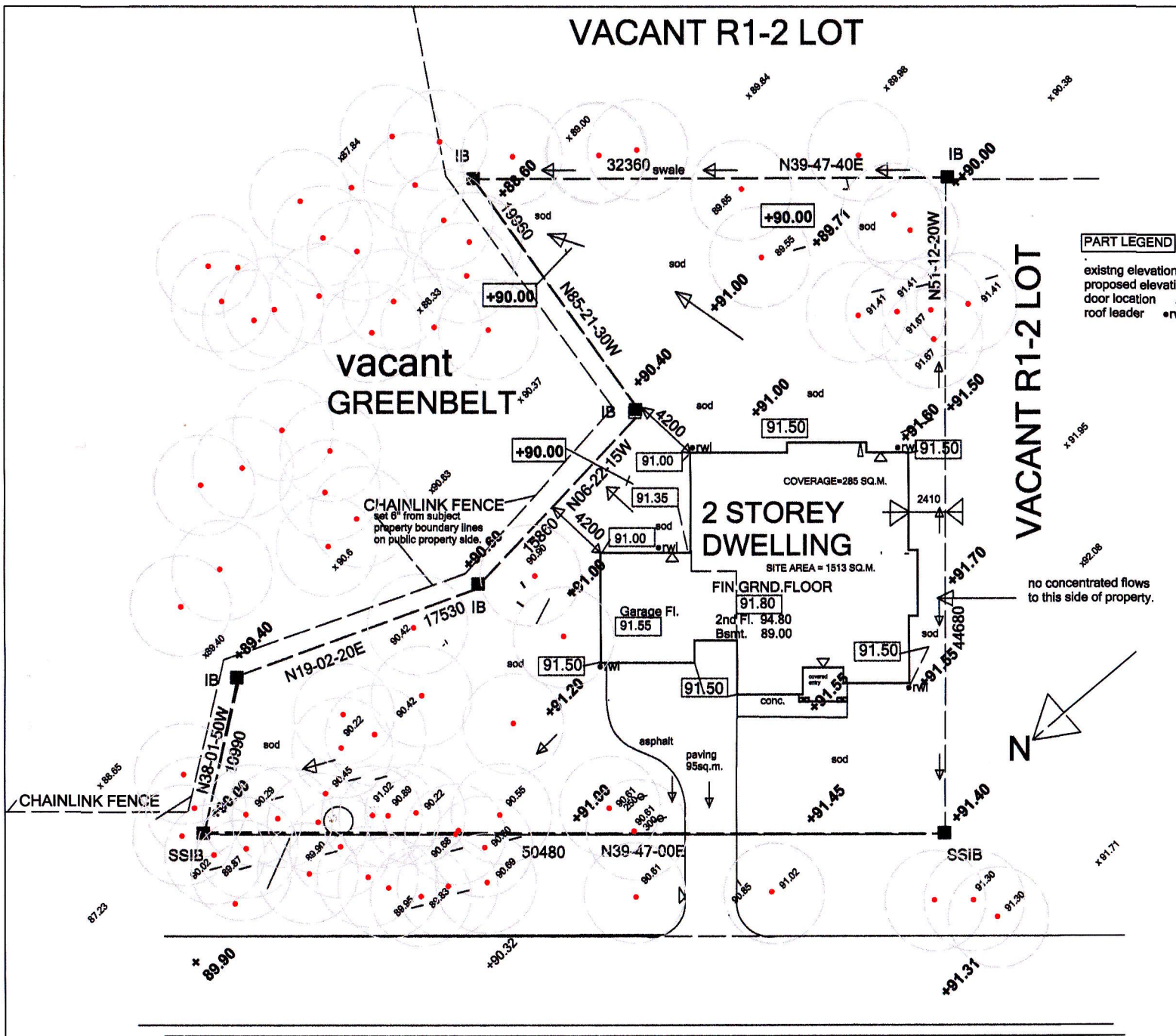
FILE: 11-022

ASSOCIATION OF ONTARIO  
LAND SURVEYORS  
PLAN SUBMISSION FORM  
1804821



THIS PLAN IS NOT VALID  
UNLESS IT IS AN EMBOSSED  
ORIGINAL COPY ISSUED  
BY THE SURVEYOR  
in accordance with  
Regulation 1058, Section 29(3)

# VACANT R1-2 LOT



**PART LEGEND**  
 existing elevation  $\times$  xx.xx  
 proposed elevation  $\square$  xx.xx  
 door location  $\triangle$   
 roof leader  $\bullet$  rwl

**PROPOSED RESIDENCE AT 350 INDIAN VALLEY TRAIL**  
 in the City of Mississauga  
 PART OF BLOCK E,  
 REG.PL. B-09  
 PART 2 REF.PL. 43R-33283

**Owner:**  
 Mrs. Ana Egan  
 1404 Glenburnie Rd.,  
 Mississauga, L5G 3C8.  
**Applicant:**  
 Charles Schwenger  
 Architect Inc.  
 47 Broadleaf Rd.,  
 Toronto, M3B 1C3  
 tel. 416.893.8508

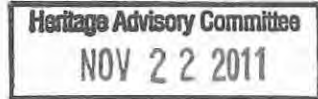
**GRADING PLAN**  
 scale 1:200  
 City file application no. SP11/103

# SITE 350 INDIAN VALLEY TRAIL

PART OF BLOCK E,  
 REG.PL. B-09  
 PART 2 REF.PL. 43R-33283

0 5 10  
 scale:

October 13, 2011



**Ms. Sabrina Chiodo**

Dear Ms. Chiodo:

**Subject: 350 Indian Valley Trail - Arborist Report**

Further to our original meeting of August 26, 2011, we have now completed all site work and reviewed all pertinent plans and files supplied to us by yourself and the architect and prepared the attached arborist report which we believe will meet City of Mississauga requirements with respect to existing trees as related to the project you are proposing.

If you have any questions or require further information, please contact me personally at cell 647-219-9057.

Sincerely,

A handwritten signature in black ink, appearing to read "Ian W. Bruce".

**BRUCE TREE EXPERT COMPANY LTD.**

Ian W. Bruce, ASCA Registered Consulting Arborist, ISA Certified Arborist

Enclosure: Arborist Report



3-1750 The Queensway, Suite 1329  
Toronto, ON M9C 5H5  
Phone: 416.252.8769 Fax: 416.252.4574

[www.brucetree.com](http://www.brucetree.com)

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# ARBORIST REPORT

pertaining to:

(City of Mississauga Planning Application Status Report; File SP1 11 103)

## **Residential Development Proposed for: 350 Indian Valley Trail Mississauga, Ontario**

prepared for:

**Sabrina Chiodo**

Prepared by:

**BRUCE TREE EXPERT COMPANY LTD.**  
3-1750 The Queensway, Suite 1329  
Toronto, Ontario  
M9C 5H5

**October 13, 2011**

## **Introduction:**

Bruce Tree Expert Company Ltd. was retained by Sabrina Chiodo on or about August 26, 2011 to undertake a tree inventory and prepare an arborist report and tree location and protection plan for existing trees on or adjacent to the residential building lot known municipally as 350 Indian Valley Trail.

## **Method:**

- 1) At a preliminary meeting with Ms. Chiodo, the Bruce Tree consulting arborist (arborist) was supplied with:
  - a) An 11 x 17 copy of a site plan showing the location of existing trees (tagged by others), blue-lined note and suggested location of replacement trees, the proposed footprint of the house (ground floor and garage), asphalt driveway, construction access and construction phase material storage area.
  - b) A copy of a one page City of Mississauga "Development Application Status Report" page 1 of 1, outlining Development and Design's LA recommended condition requiring tree replacement planting.
- 2) The arborist was subsequently given and reviewed a copy of the "Hazard Tree Assessment and Restoration Strategy for Greenbelt Lands, and Updated Tree Preservation and Impact Study" prepared by North-South Environmental Inc., dated March 2, 2010 and related to the original land severance application.
- 3) The arborist reviewed trees on-site against the above report and in light of differences on-site, requested an updated survey.
- 4) The arborist also accessed the City of Mississauga on-line "Application Status Report" and reviewed tree-related staff comments and conditions.
- 5) "Two arborists from Bruce Tree conducted a site inspection and tree assessment on September 9, 2011.
- 6) The methods used to collect data and the information provided in the "Observations" and "Recommendations" sections of this report and on the tree location plan are consistent with City of Mississauga requirements for tree inventory reporting, except for the absence of tree canopy plotting.

*Note: Tree crown projections (crown/canopy) are not shown on the plan. In consideration of the woodlot character of the property, tree density and species mix, it was the consulting arborist's opinion that any representation of crown projection would be of questionable relevance with respect to predicting root zones or calculating tree preservation zones (TPZs. Furthermore, crown conflicts with the mass of the proposed house are not anticipated to be at issue due to the location of trees to be preserved.*

- 7) Trees were tagged with aluminum number tags starting at #850 and ending at #916. The numbering began along the city road allowance and progress to the rear of the property in a zig-zag pattern. In most cases tags were located at about chest height on the side of the trunk least visible from the street, generally on the south side.
- 8) Trunk diameter was measured using a calibrated diameter tape and was taken at 1.4 meters above ground level (DBH).
- 9) Trees were assessed in consideration of overall health and structural integrity and assigned a condition rating of good, fair or poor.
- 10) Comments considered relevant to the assigning of the overall condition rating were also noted where applicable.
- 11) Based purely on tree condition (not project-related considerations), each tree was preliminarily identified for removal or preservation.
- 12) Table #1 – Inventory of Existing Trees, dated September 27, 2011 (see Appendix 1) was prepared to document observations made during the site inspection and tree assessment related to: tree number, species, diameter at 1.4 m. above ground level (DBH), condition rating, condition comments and recommended action based on condition of tree. Table #1 did not take into consideration any proposed construction. This table was forwarded to the client, for use in informing the final site plan and determining which trees would be preserved and which would be removed.
- 13) Trees tagged by Bruce Tree and reported in the above-noted table were subsequently picked up during a full site survey and were used to produce a “Proposed Site Plan”. This plan included all pertinent details required to make final decisions as to which trees are to be removed and which trees are to be preserved, and includes: surveyed location and tag number of trees assessed; the location of all built form, construction-phase material storage area and the extent of all site disturbances (excavation and grade change limits) related to completion of the project.
- 14) The consulting arborist was provided with a copy of the above-noted “proposed site plan” and asked to review it and confirm trees to be removed and protected and provide details for TPZs.
- 15) Following this review a final “Tree Location and Protection Plan”, was prepared to accompany this arborist report.
- 16) The original Table #1- Inventory of Existing Trees (September 27, 2011) was revised to “Table #2 – Inventory of Existing Trees and Proposed Action”. This updated table identifies trees to be removed or protected based on the

cumulative consideration of individual tree condition and the anticipated impact of project-related changes to the site associated with grading (cut and fill), excavation for all built form, future landscaping, etc.

17) A tree protection prescription was then prepared to provide details related to pre-construction, construction-phase and post-construction phase aspects of tree protection associated with this specific project.

**Observations and Proposed Action (Tree by Tree):**

(see Table #2 next page)

**Table #2 – INVENTORY OF EXISTING TREES AND PROPOSED ACTION**

Prepared by: Bruce Tree Expert Company Ltd.

Date created: October 13, 2011

Table Heading Explanations:

1. Btec Tag #: numeric aluminum tag placed by Bruce Tree
2. Previous Tag #: placed by others and reproduced here for cross-reference where found
3. Species: shown as both *botanical* and common name
4. DBH/cm.: trunk diameter in cm. measured at 1.4 meters above ground level
5. Condition: a composite rating of health and structural integrity
6. Condition Comments: additional comments to support condition rating
7. Recommended Action: includes prescribed minimum tree preservation zone (TPZ) indicated in meters and trees identified for removal are categorized as follows:
  - a. Remove-D –tree is dead, hazardous, in advanced decline or terminally diseased
  - b. Remove-P –project-related removal:
    - i. P-b –due to building (direct conflict with excavation footprint of house and driveway)
    - ii. P-g –due to lot grading

*For the location of each tree in the table, refer to the accompanying "Tree Location and Protection Plan"*

Btec Tag #	Previous Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
<b>City Trees on Indian Valley Trail Road Allowance</b>						
850	1A	<i>Quercus rubra</i> Red Oak	32	Good	Straight, clean, sound trunk; slight	Preserve 2.4 m

					lean	
851	1B	<i>Fraxinus pennsylvanica</i> Green Ash	43	Good	Straight, clean, sound trunk	Preserve 3.0 m
852	74	<i>Quercus rubra</i> Red Oak	29	Good	Staight, clean, sound trunk	Preserve 1.8 m
853		<i>Fraxinus pennsylvanica</i> Green Ash	13	Good	leans over road, 2 m. to edge of asphalt	Preserve 1.8 m
854		<i>Fraxinus pennsylvanica</i> Green ash	28	Good	Medium lean over road; 2 m. to edge of asphalt	Preserve 1.8 m
855	63	<i>Betula papyrifera</i> Paper Birch	31	Fair > Good	Straight, clean, trunk leans S.E. into adjacent tree	Preserve 4.2
856	64	<i>Betula papyrifera</i> Paper Birch	19 – 24	Poor<Fair	2 stems; health good; poor form	Preserve 3.0
857		<i>Acer rubrum</i> Red Maple	13	Good	linear bark wounds to trunk resulting from adjacent fallen tree	Preserve 1.8 m
858	58	<i>Prunus serotina</i> Black Cherry	35	Poor	Health fair; previous failure of co-dominant stems at weak union	Preserve 2.4 m
Btec Tag #	Previo us Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommen ded Action; TPZ
859		<i>Fraxinus pennsylvanica</i> Green Ash	17	Good	slight lean over road	Preserve 1.8 m
860		<i>Fraxinus pennsylvanica</i> Green Ash	22	Poor	health poor; bark wounds; top dieback; 1 meter from rd. edge	Remove-P-b
861	28	<i>Quercus rubra</i> Red Oak	17	Good	Clean trunk	Preserve 1.8 m
862	27	<i>Ulmus Americana</i> American Elm	29	Good	health good; staight, clean trunk; slight bow	Preserve 1.8 m
863		<i>Acer rubrum</i> Red Maple	11 – 27	Good	Good structure & form; nice tree	Preserve; remove 1 small stems; 2.4 m
864		<i>Quercus rubra</i>	13	Good	crowded; under	Preserve;

		Red Oak			#863; poor form	Ideally remove for benefit of #863; 1.8 m	
<b>Trees on Subject Property</b>							
865		<i>Populus canescens</i> Gray Poplar	x	30	Dead	Remove-D	
866		<i>Populus canescens</i> Gray Poplar	x	29	Dead	Remove-D	
867		<i>Populus canescens</i> Gray Poplar	x	39	Poor	advanced decline; tip dead; trunk wound in top 30% of stem	Remove-D
868		<i>Populus canescens</i> Gray Poplar	x	46 – 50	Poor	2 stems; health poor; advanced decline	Remove-D
869		<i>Populus canescens</i> Gray Poplar	x	34	Dead		Remove-D
870		<i>Populus canescens</i> Gray Poplar	x	37	Poor	health poor; advanced decline	Remove-D
871	34	<i>Populus canescens</i> Gray Poplar	x	48 – 50	Poor	2 stem; health poor; advanced decline	Remove-D
872	32	<i>Populus canescens</i> Gray Poplar	x	44	Dead		Remove-D
873		<i>Populus canescens</i> Gray Poplar	x	44	Dead		Remove-D
<b>NOTE: Trees # 865, 866, 869, 872 &amp; 873 pose an unreasonable risk to workers and construction</b>							
874		<i>Prunus serotina</i> Black Cherry		16	Good	Straight, clean, sound trunk; nice tree	Remove-P-b
875	(next to 858)	<i>Acer rubrum</i> Red Maple		37	Very Good	Straight, clean, sound trunk; nice tree	Preserve 2.4 m
876	65	<i>Picea glauca</i> White Spruce		24	Poor	Health fair; lower 50% of crown shade-dead; 856 hung up in it	Remove-D
Btec Tag #	Previous Tag	Species		DBH/cm.	Condition	Condition Comments	Recommended

	#					Action; TPZ
877	69	<i>Picea glauca</i> White Spruce	21	Poor	crowded by 855	Remove-D
878	70	<i>Picea glauca</i> White Spruce	18	Poor	Shaded and crowded	Remove-D
879	71	<i>Picea glauca</i> White Spruce	30	Poor	Shaded and crowded	Remove-D
880	72	<i>Picea glauca</i> White Spruce	16	Poor	Shaded and crowded	Remove-D
881	75	<i>Picea glauca</i> White Spruce	25	Poor	Shaded and crowded	Remove-D
<b>Note: alternatively preserve trees #876-881 inclusive, as a complete row</b>						
882		<i>Prunus serotina</i> Black Cherry	24	Poor	Gummosis on lower 1.5 m. of trunk	Preserve 1.8 m
883	77	<i>Fraxinus pennsylvanica</i> Green Ash	21	Good	Straight, clean, sound trunk	Preserve 1.8 m
884		<i>Fraxinus pennsylvanica</i> Green Ash	24	Good	Straight, clean, sound trunk <i>Note: heavy shrub layer of honeysuckle, mochorange, raspberry</i>	Preserve 1.8 m
<b>Heavy shrub layer of honeysuckle, mockorange and raspberry</b>						
885		<i>Prunus serotina</i> Black Cherry	17	Fair > Poor	Gummosis on lower 1 m. of stem; poor form	Preserve 1.8 m
886		<i>Prunus serotina</i> Black Cherry	15	Good	Straight, clean, sound trunk; nice tree	Preserve 1.8 m
887	56	<i>Prunus serotina</i> Black Cherry	20	Good	Straight, clean, sound trunk; some gummosis	Preserve 1.8 m
888	x	small clump of 3 <i>Prunus serotina</i> Black Cherry	17	Good	Straight, clean, sound trunk; some gummosis	Preserve 1.8 m
889	55	<i>Prunus serotina</i> Black Cherry	16	Good	Straight, clean, sound trunk; some gummosis	Preserve 1.8 m
<b>Only preserve trees # 887, 888 &amp; 889 as a group</b>						
890	88	<i>Fraxinus pennsylvanica</i> Green Ash	21	Good	Straight, clean, sound trunk; narrowly columnar form; nice tree	Preserve 1.8 m

891		<i>Quercus rubra</i> Red Oak	34	Fair	Clean, sound trunk; number of large, dead branches; tree located within chain link fence	Preserve 2.4 m
892	83	<i>Fraxinus pennsylvanica</i> Green Ash	26	Fair	Dead branches throughout stem; tree located within 15 cm. of chain link fence	Preserve 1.8 m
Btec Tag #	Previous Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
893		<i>Fraxinus pennsylvanica</i> Green Ash	16	Good	Straight, clean, sound trunk; nice crown	Preserve 1.8 m
894	86	<i>Prunus serotina</i> Black Cherry	34	Good	Relatively clean, sound trunk; minor basal wound; narrow-angled branch union of 2 co-dominant stems	Remove-P-b
895	52	<i>Quercus rubra</i> Red Oak	48	Fair > Good	Top of bank; some deadwood; straight, clean, sound trunk	Remove-P-b
<b>Note: tag #896 is upside down on tree as 968</b>						
896		<i>Quercus rubra</i> Red Oak	32	Good	Top of slope; straight, clean, sound trunk; minor basal wound	Remove-P-b
897		<i>Fraxinus pennsylvanica</i> Green Ash	18	Good	Clean, sound trunk; relatively straight;	Remove-P-b
898		<i>Salix sp.</i> Willow sp.	50	Good	Straight, clean, sound trunk; 1 large, lower dead branch; smaller deadwood throughout	Remove-P-b
899		<i>Fraxinus pennsylvanica</i> Green Ash	27	Good	Straight, clean, sound trunk; tall, narrow crown	Remove-P-b

900		<i>Acer platanoides</i> Norway Maple	34	Good	Straight, clean, sound trunk; attractive tree	Remove-P-b
901		<i>Fraxinus pennsylvanica</i> Green Ash	27 – 34	Good	Union okay; no inclusions; clean, straight trunk	Remove-P-b
902		<i>Betula papyrifera</i> Paper Birch	19	Good	re-curving trunk	Remove-P-b
<b>Trees # 897, 898, 899, 900 and 902 are located in the rear gully</b>						
903		<i>Acer rubrum</i> Red Maple	28	Good	Straight, clean, sound trunk; nice tree	Remove-P-g
904		<i>Quercus rubra</i> Red Oak	39	Good	Straight, clean, sound trunk; number of dead limbs with broken ends; tree fall damage	Remove-P-g
905		<i>Betula papyrifera</i> Paper Birch	15	Good	Straight, clean, sound trunk; tall, limited crown	Remove-P-g
906		<i>Quercus rubra</i> Red Oak	41	Good	Straight, clean, sound trunk; lower crown has dead branches	Remove-P-g
907		<i>Betula papyrifera</i> Paper Birch	34	Good	Straight, clean, sound trunk; skinny	Preserve 2.4 m
Btec Tag #	Previous Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
908		<i>Fraxinus pennsylvanica</i> Green Ash	26	Good	Straight, clean, sound trunk; tall, slender crown; impacted by recent fill from adjoining lot	Preserve 1.8 m
<b>Trees # 901, 903, 904, 905, 906, 907 &amp; 908 are located along the top of bank around the gully</b>						
909		<i>Acer rubrum</i> Red Maple	18	Good	nice tree	Preserve 1.8 m
910		<i>Fraxinus pennsylvanica</i> Green Ash	36	Good	Straight, clean, sound trunk; impacted by recent fill of 1 m. plus from adjoining lot	Preserve 2.4 m
911		<i>Prunus serotina</i>	40	Good	High crown; large	Preserve

		Black Cherry			grape vine high in crown	2.4 m
912	130	<i>Acer rubrum</i> Red Maple	41	Dead		Remove-D
913	36	<i>Acer rubrum</i> Red Maple	36	Good	Straight, clean, sound trunk; lower south end of gully	Preserve 2.4 m
914		<i>Acer saccharinum</i> Silver Maple	19	Good	Straight, clean, sound trunk; bottom of gully	Preserve 1.8 m
915		<i>Fraxinus pennsylvanica</i> Green Ash	19	Good	Straight, clean, sound trunk; bottom of gully	Preserve 1.8 m
916	48	<i>Fraxinus pennsylvanica</i> Green Ash	44	Poor	in decline	Remove-D

Questions or requests for more information should be directed to the writer at cell 647-219-9057.

**BRUCE TREE EXPERT COMPANY LTD.**

Ian Bruce, ISA Certified Arborist, Registered Consulting Arborist, PNW Certified Tree Risk Assessor

October 13, 2011

**Tree Protection Prescription:**

Tree Removals, Tree Pruning and Permits:

- 1) Where applicable, tree removal permits must be obtained and available on-site during the removal process.

- 2) Any trees identified in this report for removal will be clearly marked on site prior to commencement of the removal operation.
- 3) All trees to be removed for this project will be removed prior to any other site works.
- 4) In any case where low growing branches will interfere with or the new structure or possibly be injured by construction activity, the branches should be properly pruned or removed prior to commencement of construction activities.
- 5) All tree work (pruning and removals) should be completed by a qualified tree care contractor who can provide written proof of suitable liability insurance coverage and a WSIB clearance certificate for the appropriate rate group.

**Pre-construction Tree Protection, Planning and Management:**

- 1) Prior to commencement of project-related works, the owner or owner's representative will meet with the contractor and all sub-contractors that will be on the project, to review tree/project-related issues, methods and requirements.
- 2) All trees identified for preservation will be protected as provided for in this arborist report and in accordance with conditions set out in the City of Mississauga development agreement.
- 3) All tree protection features prescribed in this report and/or required by the Credit Valley Conservation Authority or City of Mississauga as part of the development agreement, must be installed and approved prior to commencement of any project-related work.
- 4) Tree preservation zones (TPZs) are specific for each tree and are located in the field by measuring the prescribed distance from the outer face of the trunk at ground level out horizontally. Generally unless specified or shown differently on the plans, the TPZ will surround a tree or group of trees and appear as a roughly circular area around the tree. This delineates where the tree protection hoarding or barrier (TPBs) are installed.
- 5) For TPZs prescribed, see Table #2. For specific locations of TPBs, see the "Inventory of Existing Trees and Proposed Action" plan attached to this report.
- 6) Required tree protection features will be maintained and remain in place for the duration of the project and will only be removed upon approval by the city representative or the arborist as may be stipulated in the development agreement.

- 7) It is strongly recommended that the owner or owner's representative retain the arborist to represent their interests for the duration of the project. This would ideally include specific inspections as provided for in this prescription, weekly or bi-weekly inspections and additional site visits or inspections as deemed necessary by the owner or the contractor.
- 8) If the arborist will be retained from start-up to completion of the project, the owner, owner's representative or the contractor will be responsible for notifying the arborist at least one business day in advance of any requirement for the arborist to be on-site, except in the case of emergency.

**Construction-phase:**

- 1) No contaminant fluids or solids of any type which may be toxic to tree roots or trunk tissue, will be permitted to enter the soil within the TPZs of the trees to be preserved.
- 2) No construction-related activity of any description, including soil disturbance (cut, fill, compaction, excavation), equipment or personal vehicle parking or temporary storage of materials will be permitted within TPZs or inside tree protection barriers (TPBs).
- 3) In the event that tree protective features need to be temporarily removed or relocated, the contractor will obtain approval from the city representative or the project arborist, whichever the city requires.
- 4) All material excavated for the foundation and to be used as backfill around the completed foundation, will be piled in a pre-approved location away from TPZs or hauled off-site.
- 5) At no time will trucks, construction material and other vehicles enter or travel within the TPZs of trees being preserved.
- 6) Upon completion of the main construction and following removal of TPBs, all finish grading and landscaping will be done in such a manner as to limit compaction or the disturbance of roots or soil within the TPZ area.
- 7) Construction-related injury of any type whatsoever, will not be permitted to above-ground parts of the tree.
- 8) In the event that significant wounding or other construction-related injury occurs to a protected tree, the owner will reserve the right to have the value of the damage to the tree evaluated and charged to the contractor, based on cost of cure or total casualty valuation.

**Post-construction phase:**

- 1) All protected trees should be inspected immediately following completion of the project and annually for two years in the mid-spring period of growth to identify and prescribe treatment for changes in condition relating to the project.

**Additional Pertinent Comments:**

The following information makes reference to the "Inventory of Existing Trees and Proposed Action" plan (the plan) attached to this report.

- 1) As has been indicated on an earlier sketch of TPBs supplied by the City, and in light of the fact that the owner has chosen to preserve blocks of existing trees, two main linear TPBs will be installed to isolate and protect entire groups of tree.
- 2) TPBs for city trees should be installed as follows:
  - a. City trees on the west side of the driveway should be protected by a continuous rectangular loop of TPB running along the property line to the south, down the driveway to the east, along the edge of the street to the north and south up the west property line to its start.
  - b. City trees on the east side of the driveway should be enclosed by a continuous TPB which is an extension of the TPB for private trees, extending along the east edge of the driveway to the road edge and then running east along the road edge to the east property line.
- 3) All construction-related access and egress will be limited to the location and width of the driveway as proposed and shown on the plan.
- 4) The final size and location of the material storage area indicated on the plan will be determined on-site based on the requirement to stay a reasonable distance outside the TPZs of adjacent tree, specifically but not necessarily limited to the following trees: #857, 858, 875, 876, 885, 886, 887, 888, 889.

- 5) 32 trees have been identified for removal and these are tabulated as follows:
- a. Remove-D -hazardous, dead, advanced decline, terminally diseased (17 trees)
  - b. Remove-P-b -due to building location (house, driveway) (11 trees)
  - c. Remove-P-g -due to grade change (4 trees)
- 6) We strongly recommend that replacement trees as may be required by the City of Mississauga consist of a mix of evergreen and deciduous trees of native species and that these trees be interspersed along the edges of the two zones of tree protection to create a transition edge and also to create a buffer along the exposed sections of the chain link fence separating the municipal greenbelt lands from the subject property. There is also an opportunity to plant a number of overstorey shade trees along the property line in front of the house.
- 7) We strongly recommend against planting 100 mm. dia. nursery trees for the following reasons:
- a. There is a significant increase in establishment time as you go from 50-60 mm. dia. to 100 mm. dia. and during this time trees are more susceptible to insect and disease pests and abiotic injury.
  - b. Mortality rates due to transplant-related shock increase significantly as planted tree size increases.
  - c. There is a significant increase in potential disturbance to the roots of adjacent valuable existing trees.
- 8) For the above reasons, we would prefer to plant 50-60 mm. dia. tree stock.
- 9) We have calculated that approximately 20 medium to large growing trees would be a suitable addition to the property given the cumulative ground floor area of the house, the area of driveway, and the area presently occupied by existing trees.

- 10) We stress that shade will be the predominant limiting factor on this site and therefore shade tolerant species will be important. Some of the more shade tolerant large-growing species include Eastern Hemlock, Sugar Maple, Silver Maple, Yellow Birch, Black Cherry, Bitternut Hickory, Shagbark Hickory and American Beech. These are the species that the city will want to see predominantly.
- 11) Some smaller under-storey species that the city may accept and that will enhance species diversity and offer attractive foliage at a lower level include Blue Beech, Ironwood, Serviceberry and Witch Hazel.
- 12) Cedar and White Spruce will provide good screening.
- 13) In sunny locations we recommend the use of large-growing over-storey shade tree native species such as Sugar Maple, Red and Bur Oak, Red Maple, Black Cherry, the hickories, the beech species, spruce and basswood.

BRUCE TREE EXPERT COMPANY LTD.

Ian Bruce, ASCA Registered Consulting Arborist, ISA Certified Arborist

October 13, 2011

## APPENDIX 1

### TABLE # 1 – TREE INVENTORY

September 27, 2011

**Table #1 – INVENTORY OF EXISTING TREES**

Prepared by: Bruce Tree Expert Company Ltd.

Date created: September 27, 2011

Last revised:

Table Heading Explanations:

- 8. Btec Tag #: numeric aluminum tag placed by Bruce Tree
- 9. Previous Tag #: placed by others and reproduced here for cross-reference where found
- 10. Species: shown as both *botanical* and common name
- 11. DBH/cm.: trunk diameter in cm. measured at 1.4 meters above ground level
- 12. Condition: a composite rating of health and structural integrity
- 13. Condition Comments: additional comments to support condition rating
- 14. Recommended Action: includes prescribed minimum tree preservation zone (TPZ) indicated in meters

*For the location of each tree in the table, refer to the accompanying "Tree Location and Protection Plan"*

Btec Tag #	Previous Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
<b>City Trees on Indian Valley Trail Road Allowance</b>						
850	1A	<i>Quercus rubra</i> Red Oak	32	Good	Straight, clean, sound trunk; slight lean	Preserve 2.4 m
851	1B	<i>Fraxinus pennsylvanica</i> Green Ash	43	Good	Straight, clean, sound trunk	Preserve
852	74	<i>Quercus rubra</i> Red Oak	29	Good	Straight, clean, sound trunk	Preserve
853		<i>Fraxinus pennsylvanica</i> Green Ash	13	Good	leans over road, 2 m. to edge of asphalt	Preserve
854		<i>Fraxinus pennsylvanica</i> Green ash	28	Good	Medium lean over road; 2 m. to edge of asphalt	Preserve
855	63	<i>Betula papyrifera</i> Paper Birch	31	Fair > Good	Straight, clean, trunk leans S.E. into adjacent tree	Preserve
856	64	<i>Betula papyrifera</i> Paper Birch	19 – 24	Poor < Fair	2 stems; health good; poor form	Preserve
857		<i>Acer rubrum</i> Red Maple	13	Good	linear bark wounds to trunk resulting from adjacent	Preserve

					fallen tree	
858	58	<i>Prunus serotina</i> Black Cherry	35	Poor	Health fair; previous failure of co-dominant stems at narrow- angled branch union 2 meters up trunk	Remove
859		<i>Fraxinus pennsylvanica</i> Green Ash	17	Good	slight lean over road	Preserve
860		<i>Fraxinus pennsylvanica</i> Green Ash	22	Poor	health poor; bark wounds; top dieback; 1 meter from rd. edge	Remove
Btec Tag #	Previo us Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommen ded Action; TPZ
861	28	<i>Quercus rubra</i> Red Oak	17	Good	Clean trunk	Preserve
862	27	<i>Ulmus Americana</i> American Elm	29	Good	health good; staight, clean trunk; slight bow	Preserve
863		<i>Acer rubrum</i> Red Maple	11 – 27	Good	Good structure & form; nice tree	Preserve; remove 1 small stems; 1.8 m
864		<i>Quercus rubra</i> Red Oak	13	Good	crowded; under #863; poor form	Preserve; Ideally remove for benefit of #863; 1.8 m
Trees on Subject Property						
865		<i>Populus canescens</i> Gray Poplar	x 30	Dead		Remove
866		<i>Populus canescens</i> Gray Poplar	x 29	Dead		Remove
867		<i>Populus canescens</i> Gray Poplar	x 39	Poor	advanced decline; tip dead; trunk wound in top 30% of stem	Remove
868		<i>Populus canescens</i>	x 46 – 50	Poor	2 stems; health poor; advanced	Remove

		Gray Poplar			decline		
869		<i>Populus canescens</i> Gray Poplar	x	34	Dead	Remove	
870		<i>Populus canescens</i> Gray Poplar	x	37	Poor	health poor; advanced decline	Remove
871	34	<i>Populus canescens</i> Gray Poplar	x	48 – 50	Poor	2 stem; health poor; advanced decline	Remove
872	32	<i>Populus canescens</i> Gray Poplar	x	44	Dead		Remove
873		<i>Populus canescens</i> Gray Poplar	x	44	Dead		Remove
<b>NOTE: Trees # 865, 866, 869, 872 &amp; 873 pose an unreasonable risk to workers and construction on the adjoining lot</b>							
874		<i>Prunus serotina</i> Black Cherry		16	Good	Straight, clean, sound trunk; nice tree	Remove
875	(next to 858)	<i>Acer rubrum</i> Red Maple		37	Very Good	Straight, clean, sound trunk; nice tree	Preserve
876	65	<i>Picea glauca</i> White Spruce		24	Poor	Health fair; lower 50% of crown shade-dead; 856 hung up in it	Remove
877	69	<i>Picea glauca</i> White Spruce		21	Poor	crowded by 855	Remove
878	70	<i>Picea glauca</i> White Spruce		18	Poor	Shaded and crowded	Remove
Btec Tag #	Previous Tag #	Species		DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
879	71	<i>Picea glauca</i> White Spruce		30	Poor	Shaded and crowded	Remove
880	72	<i>Picea glauca</i> White Spruce		16	Poor	Shaded and crowded	Remove
881	75	<i>Picea glauca</i> White Spruce		25	Poor	Shaded and crowded	Remove
Note: alternatively preserve trees #876-881 inclusive, as a complete row							
882		<i>Prunus serotina</i> Black Cherry		24	Poor	Gummosis on lower 1.5 m. of trunk	Preserve
883	77	<i>Fraxinus</i>		21	Good	Straight, clean,	Preserve

		<i>pennsylvanica</i> Green Ash			sound trunk	
884		<i>Fraxinus pennsylvanica</i> Green Ash	24	Good	Straight, clean, sound trunk <i>Note: heavy shrub layer of honeysuckle, mochorange, raspberry</i>	Preserve
Heavy shrub layer of honeysuckle, mockorange and raspberry						
885		<i>Prunus serotina</i> Black Cherry	17	Fair > Poor	Gummosis on lower 1 m. of stem; poor form	Preserve Remove
886		<i>Prunus serotina</i> Black Cherry	15	Good	Straight, clean, sound trunk; nice tree	Preserve
887	56	<i>Prunus serotina</i> Black Cherry	20	Good	Straight, clean, sound trunk; some gummosis	Preserve
888	x	small clump of 3 <i>Prunus serotina</i> Black Cherry	17	Good	Straight, clean, sound trunk; some gummosis	Preserve
889	55	<i>Prunus serotina</i> Black Cherry	16	Good	Straight, clean, sound trunk; some gummosis	Preserve
Only preserve trees # 887, 888 & 889 as a group						
890	88	<i>Fraxinus pennsylvanica</i> Green Ash	21	Good	Straight, clean, sound trunk; narrowly columnar form; nice tree	Preserve
891		<i>Quercus rubra</i> Red Oak	34	Fair	Clean, sound trunk; number of large, dead branches; tree located within chain link fence	Preserve
892	83	<i>Fraxinus pennsylvanica</i> Green Ash	26	Fair	Dead branches throughout stem; tree located within 15 cm. of chain link fence	Preserve
893		<i>Fraxinus pennsylvanica</i> Green Ash	16	Good	Straight, clean, sound trunk; nice crown	Preserve
Btec	Previo	Species	DBH/cm.	Condition	Condition	Recommen

Tag #	us Tag #				Comments	ded Action; TPZ
894	86	<i>Prunus serotina</i> Black Cherry	34	Good	Relatively clean, sound trunk; minor basal wound; narrow-angled branch union of 2 co-dominant stems	Preserve
895	52	<i>Quercus rubra</i> Red Oak	48	Fair > Good	Top of bank; some deadwood; straight, clean, sound trunk	Preserve
896		<i>Quercus rubra</i> Red Oak	32	Good	Top of slope; straight, clean, sound trunk; minor basal wound	Preserve
897		<i>Fraxinus pennsylvanica</i> Green Ash	18	Good	Clean, sound trunk; relatively straight;	Preserve
898		<i>Salix</i> sp. Willow sp.	50	Good	Straight, clean, sound trunk; 1 large, lower dead branch; smaller deadwood throughout	Preserve
899		<i>Fraxinus pennsylvanica</i> Green Ash	27	Good	Straight, clean, sound trunk; tall, narrow crown	Preserve
900		<i>Acer platanoides</i> Norway Maple	34	Good	Straight, clean, sound trunk; attractive tree	Preserve
901		<i>Fraxinus pennsylvanica</i> Green Ash	27 – 34	Good	Union okay; no inclusions; clean, straight trunk	Preserve
902		<i>Betula papyrifera</i> Paper Birch	19	Good	re-curving trunk	Preserve
Trees # 897, 898, 899, 900 and 902 are located in the rear gully						
903		<i>Acer rubrum</i> Red Maple	28	Good	Straight, clean, sound trunk; nice tree	Preserve
904		<i>Quercus rubra</i> Red Oak	39	Good	Straight, clean, sound trunk; number of dead limbs with broken ends; tree fall damage	Preserve

905		<i>Betula papyrifera</i> Paper Birch	15	Good	Straight, clean, sound trunk; tall, limited crown	Preserve
906		<i>Quercus rubra</i> Red Oak	41	Good	Straight, clean, sound trunk; lower crown has dead branches	Preserve
907		<i>Betula papyrifera</i> Paper Birch	34	Good	Straight, clean, sound trunk; skinny	Preserve
908		<i>Fraxinus pennsylvanica</i> Green Ash	26	Good	Straight, clean, sound trunk; tall, slender crown; impacted by recent fill from adjoining lot	Preserve

Trees # 901, 903, 904, 905, 906, 907 & 908 are located along the top of bank around the gully

Btec Tag #	Previous Tag #	Species	DBH/cm.	Condition	Condition Comments	Recommended Action; TPZ
909		<i>Acer rubrum</i> Red Maple	18	Good	nice tree	Preserve
910		<i>Fraxinus pennsylvanica</i> Green Ash	36	Good	Straight, clean, sound trunk; impacted by recent fill of 1 m. plus from adjoining lot	Preserve
911		<i>Prunus serotina</i> Black Cherry	40	Good	High crown; large grape vine high in crown	Preserve
912	130	<i>Acer rubrum</i> Red Maple	41	Dead		Remove
913	36	<i>Acer rubrum</i> Red Maple	36	Good	Straight, clean, sound trunk; lower south end of gully	Preserve
914		<i>Acer saccharinum</i> Silver Maple	19	Good	Straight, clean, sound trunk; bottom of gully	Preserve
915		<i>Fraxinus pennsylvanica</i> Green Ash	19	Good	Straight, clean, sound trunk; bottom of gully	Preserve
916	48	<i>Fraxinus pennsylvanica</i> Green Ash	44	Poor	in decline	Remove

Questions or requests for more information should be directed to the writer at cell 647-219-9057.

**BRUCE TREE EXPERT COMPANY LTD.**

Ian Bruce, ISA Certified Arborist, Registered Consulting Arborist, PNW Certified Tree Risk Assessor

A handwritten signature in blue ink, appearing to be 'Ian Bruce', is centered on a light blue rectangular background.

September 27, 2011

## APPENDIX 2 TREE INVENTORY AND PROTECTION PLAN

