

AGENDA



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

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

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

CALL TO ORDER

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

PRESENTATIONS/DEPUTATIONS

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held September 20, 2011.

Recommend Approval

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.

** Appendices 1-3 have been distributed to Members of Council and Committee members. To obtain these Appendices, please contact the Office of the City Clerk.*

Recommendation

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.

Recommend Approval

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.

** 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.*

Recommendation

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.

Recommend Approval

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

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.

Recommend Approval

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

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.

Recommend Approval

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.

Recommendation

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.

Recommend Approval

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.

** 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.*

Recommendation

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.

Recommend Approval

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.

** 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 Receipt

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.

** 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 Receipt

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.

Recommend Receipt

SUBCOMMITTEE UPDATES FROM CHAIRS

- 11. Designated Heritage Property Grant Subcommittee
- 12. Heritage Designation Subcommittee
- 13. Heritage Tree Subcommittee
- 14. Meadowvale Village Heritage Conservation District Review Committee
- 15. Public Awareness Subcommittee

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.

Recommend Receipt

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

OTHER BUSINESSADJOURNMENT

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



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, SEPTEMBER 20, 2011 - 9:00 A.M.

COUNCIL CHAMBERS

SECOND FLOOR, CIVIC CENTRE

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

www.mississauga.ca

Members Present

Councillor George Carlson, Ward 11 (CHAIR)
Councillor Jim Tovey, Ward 1 (VICE-CHAIR) (left at 10:50 a.m.)
David Dodaro, Citizen Member
Mohammad N. Haque, Citizen Member
James Holmes, Citizen Member
Bernie Hu, Citizen Member
Rick Mateljan, Citizen Member
Cameron McCuaig, Citizen Member
Michael Spaziani, Citizen Member
Michelle Walmsley, Citizen Member
Matthew N. Wilkinson, Citizen Member

Members Absent

Deanna Natalizio, Citizen Member

Staff Present

Susan Burt, Director, Culture Division
Jane Darragh, Planner, Park Planning Section
Elaine Eigl, Heritage Coordinator
Gavin Longmuir, Manager, Forestry
David Marcucci, Manager, Park Planning Section

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

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

Julie.Lavertu@mississauga.ca

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

CALL TO ORDER – 9:08 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST – Nil

MATTERS TO BE CONSIDERED

2. Request to alter a Heritage Designated Property, The Brown - McCaugherty House, 1614 Wintergrove Gardens, Ward 6

Corporate Report dated August 31, 2011 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, The Brown - McCaugherty House, located at 1614 Wintergrove Gardens.

Recommendation

HAC-0072-2011

That the request to make alterations to the brick work of the drive shed of the Brown – McCaugherty House as described in the report from the Commissioner of Community Services, dated August 31, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Approved (J. Tovey)

PRESENTATIONS/DEPUTATIONS

- A. Jane Darragh, Planner, Park Planning Section, with respect to the Tree Recognition Program and proposed amendments to the Tree Permit By-Law.

Ms. Darragh gave a PowerPoint presentation, dated September 20, 2011, entitled Tree Recognition Program. She outlined the Program's background, defined and discussed Heritage Trees and Trees of Significance, and spoke about awareness initiatives and policies and regulations for trees on public and private lands. Ms. Darragh noted that staff would recommend to Council that the Tree Permit By-Law be strengthened. She added that staff would consult Council about the proposed amendment and plan to write a Corporate Report and draft by-law for consideration at a General Committee meeting in November 2011.

Committee members discussed the City's trees and their types, sizes, and age, the protection of trees under Parts 1/2/3 of the *Ontario Heritage Act*, the proposed amendment and the work of staff on this matter, the criteria for Heritage Trees, staff recommendations for the permit application process, staff responsibilities for Heritage Trees and Trees of Significance, the City's tree replacement policy, the proposed corporate tree fund, the impact of the proposed amendment on the Zoning by-law and neighbours, and the removal of trees on City property.

David Marcucci, Manager, Park Planning Section, discussed the City's trees and their types, sizes, and age. Ms. Darragh said that there are many Norway Spruce trees in Wards 1 and 2 which would likely be protected by the proposed amendment due to their size.

Ms. Darragh discussed the proposed tree recognition programs for Heritage Trees and Trees of Significance and noted that other types of recognition may be added in the future. She noted that the City's Heritage Trees would likely amount to less than ten, that the Trees of Significance category was designed to protect local trees, and that staff expect to receive a minimum of 1,000 tree permits. Ms. Darragh explained the tree permit application process. She also said that staff was developing criteria for refusing permits and that additional staff would be requested from Council so that all permits could be thoroughly reviewed.

Ms. Darragh said that tree designations would be forwarded to the Clerk's Office and the Committee, while tree permits for Trees of Significance would be handled by Urban Forestry staff. She noted that Urban Forestry staff would work closely with Heritage staff and the Committee to ensure that the correct processes are followed for Heritage Trees.

Ms. Darragh discussed the City's tree replacement policy and noted that the Tree Permit By-Law currently requires the replacement of one tree with one tree. She said that staff is proposing to strengthen this provision to require homeowners to replace trees by caliper. Ms. Darragh noted that properties with insufficient room to plant new trees would be required to contribute to a corporate tree fund for the planting of replacement trees elsewhere in the City.

Gavin Longmuir, Manager, Forestry, said that staff would promote retaining existing trees and the substantial replacement of trees with residents. He also discussed the impact of the proposed amendment on the Zoning by-law and neighbouring property owners.

Mr. Longmuir discussed the removal of trees on City property, explained that the City's policy and strategic direction is to retain healthy trees as much as possible and to only remove trees as a last resort, and noted that this practice is not covered in a By-law. Mr. Marcucci noted that the City receives hundreds of requests from residents annually to remove public trees and that these requests are often refused because they involve healthy trees.

The Chair noted that the removal of trees on City property involves a great deal of debate and discussion and that every mitigating effort is made to not remove trees without purpose. He added that any policy decision or operational change in this regard would need to be adopted by Council. The Vice-Chair said that staff does not remove trees on City property without a great deal of deliberation and added that removed trees are replaced with many trees.

Recommendation

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.

Received (J. Tovey)

SUBCOMMITTEE UPDATES FROM CHAIRS
10. Heritage Tree Subcommittee

Don McDiarmid, Heritage Tree Subcommittee Member, discussed Ms. Darragh's PowerPoint presentation and gave an Update Report, via PowerPoint presentation and provided in hard copy to the Committee, on the Subcommittee's work and activities.

Committee members discussed Public Tree Protection By-Laws in other municipalities and the Subcommittee's next steps which include various public awareness activities.

Recommendation

HAC-0074-2011

That the PowerPoint presentation, dated September 20, 2011 and entitled Heritage Tree Subcommittee Update Report, by Don McDiarmid, Heritage Tree Subcommittee Member, be received.

Received (M. Walmsley)

MATTERS TO BE CONSIDERED
1. Approval of Minutes of Previous Meeting

Minutes of the meeting held August 30, 2011.

Approved (B. Hu)

3. Request to demolish a Heritage Listed Property, 1510 Stavebank Road, Ward 1

Corporate Report dated August 31, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1510 Stavebank Road.

The Vice-Chair thanked the property owners for not removing any trees on the property and noted that this was a rare occurrence for property owners in the Mineola West area.

Recommendation

HAC-0075-2011

That the property at 1510 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

Approved (J. Tovey)

4. Request to demolish a Heritage Listed Property, 1267 Mississauga Road, Ward 2

Corporate Report dated August 24, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1267 Mississauga Road.

Committee members discussed the possibility of obtaining an archaeological assessment for the property, the design plans, the possibility of the Committee, a Subcommittee of the Committee, or the community reviewing preliminary design plans for heritage listed properties or requiring a deputation from property owners prior to approval by Heritage staff, expanding the Committee's responsibilities, the designation process, the Mineola West area, and the Cultural Landscape Inventory's advantages and disadvantages.

Ms. Burt noted that she is concerned about the design plans for properties considered by the Committee, but that she did not have the staff to focus on this matter and that Heritage staff focus their attention on whether properties can be designated. She added that Heritage staff continues to work closely with Planning and Building staff. Ms. Burt said that the priority of Heritage staff is to adhere to the *Ontario Heritage Act's* timelines.

Ms. Eigl discussed the City's Planning Review Committee and noted that Heritage staff is strengthening their relationship with Planning and Building staff. She said that Legal staff would need to be consulted regarding the Committee's suggestion to review design plans for heritage listed properties in advance of approval by Heritage staff. Ms. Eigl outlined the designation process, including legislation, the role of Heritage staff, and processes.

The Chair discussed the Committee's suggestion to review design plans and the Cultural Landscape Inventory. He suggested that the Inventory's design criteria should be strengthened and asked Heritage staff to follow up with Legal staff on this matter. The Vice-Chair spoke about the Inventory and the design criteria for the Mineola West area.

Ms. Burt emphasized the importance of the *Ontario Heritage Act* and said that Legal and Planning and Building staff would be consulted about the Committee's suggestion to review design plans. She added that Heritage staff would encourage property owners of heritage listed properties to consult the Committee on their preliminary design plans.

Committee members discussed approaches for the review of design plans, development pressures in Mineola West, and upcoming development on Mississauga Road.

The Vice-Chair advised the Committee that he would be leaving the meeting shortly and briefly discussed Items 5 and 6. He asked Heritage staff if Planning and Building staff issues notifications to contractors when they are building in archaeological areas.

Ms. Eigl discussed archaeological assessments and the City's database which tracks development approvals, Committee recommendations, and archaeological investigations. She said that she would investigate what types of information Planning and Building staff provide to contractors building in archaeological areas. Ms. Eigl said that archaeological assessments have not always been provided, that providing such assessments should be the new standard, and that she would follow up with Legal staff on this matter.

Ms. Burt clarified that the recommendations for Items 5 and 6 are contingent on Heritage staff accepting all Archaeological Assessments and receiving letters of clearance from the Ministry of Tourism and Culture. She said that this was expected to occur within the next two weeks and that the property owners in question were aware of these requirements.

Recommendations

HAC-0076-2011

That the property at 1267 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish the structure proceed through the applicable process.

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.

Approved/Direction (D. Dodaro)

5. Request to demolish a Heritage Listed Property, 1448 Stavebank Road, Ward 1

Corporate Report dated August 24, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1448 Stavebank Road.

Recommendation

HAC-0078-2011

That the property at 1448 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation and, consequently, that the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received from the Ministry of Tourism and Culture.

Approved (M. Spaziani)

6. Request to demolish a Heritage Listed Property, 1362 Stavebank Road, Ward 1

Corporate Report dated August 19, 2011 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1362 Stavebank Road.

Recommendation

HAC-0079-2011

That the property at 1362 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, the owner's request to demolish the structure proceed through the applicable process, once all Archaeological Assessments are accepted by Heritage Planning staff and letters of clearance are received

from the Ministry of Tourism and Culture.

Approved (M. Spaziani)

7. Status of Outstanding Issues from the Heritage Advisory Committee

Mr. Wilkinson spoke about the Clarkson General Store and William Clarkson House and noted that the Ward 2 Councillor may have more information about the current status.

Recommendation

HAC-0080-2011

That the chart dated September 20, 2011 identifying the status of outstanding issues from the Heritage Advisory Committee be received.

Received (D. Dodaro)

SUBCOMMITTEE UPDATES FROM CHAIRS

8. Designated Heritage Property Grant Subcommittee – No update

9. Heritage Designation Subcommittee – No update

11. Meadowvale Village Heritage Conservation District Review Committee

11.1 Fax, dated August 30, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding preliminary plans for an addition to a property located at 7085 Pond Street.

Mr. Holmes briefly discussed his fax and the preliminary plans for the property.

Recommendation

HAC-0081-2011

That the fax, dated August 30, 2011, from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, regarding preliminary plans for an addition to a property located at 7085 Pond Street be received and referred to Heritage staff for follow-up and, once complete, returned to the Meadowvale Village Heritage Conservation District Review Committee for final approval.

Received/Referred (M. Wilkinson)

12. Public Awareness Subcommittee

Mr. Wilkinson spoke about upcoming 2011 Doors Open events and requested that those seeking to volunteer at these events contact Ms. Natalizio, the Subcommittee's Chair.

Mr. Spaziani discussed the 2011 Doors Open event at the Small Arms Building.

INFORMATION ITEMS

13. Correspondence, dated August 2011, from Dr. Eric Hoskins, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario.

Recommendation

HAC-0082-2011

That the correspondence, dated August 2011, from Dr. Eric Hoskins, Minister of Citizenship and Immigration, with respect to the June Callwood Outstanding Achievement Award for Voluntarism in Ontario be received.

Received (B. Hu)

14. Correspondence, dated August 15, 2011, from Michael Chan, Minister of Tourism and Culture, with respect to the publication of *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities*.

Recommendation

HAC-0083-2011

That the correspondence, dated August 15, 2011, from Michael Chan, Minister of Tourism and Culture, with respect to the publication of *Heritage Places of Worship: A Guide to Conserving Heritage Places of Worship in Ontario Communities* be received.

Received (B. Hu)

DATE OF NEXT MEETING – Tuesday, October 25, 2011 at 9:00 a.m., Council Chambers

OTHER BUSINESS

Committee members discussed Meadowvale Village's 175th Anniversary Celebration on September 17, 2011 which was extremely successful. The Chair thanked City staff for their contributions to the event and said that he would be thanking them formally shortly.

Mr. Wilkinson discussed Meadowvale Village's 175th Anniversary Celebration, Heritage Mississauga's Meadowvale Village Mirror newsletter, and the Mississauga South Historical Society's latest The Lighthouse newsletter. He also discussed a heritage driving tour that Heritage Mississauga recently conducted for two writers from Los Angeles.

Ms. Burt discussed the Culture Division's Budget Open House session on October 18, 2011 from 7-9 p.m. and encouraged Committee members to attend and participate.

ADJOURNMENT – 11:21 a.m. (C. McCuaig)



Corporate Report

Clerk's Files

Originator's
Files**Heritage Advisory Committee**
OCT 25 2011

DATE: September 23, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1264 Woodland Avenue
(Ward 1)

RECOMMENDATION: 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.

BACKGROUND: At the August 30, 2011 Heritage Advisory Committee (HAC) meeting, staff presented a report recommending approval of a request to demolish the structure located at 1264 Woodland Avenue. The owner submitted a site plan application under file SPI 11/80 for the purpose of removing the existing single detached dwelling and replacing it with new construction of a single detached dwelling. The owner's proposal included removal of a number of trees on the lot. The subject property is listed on the City's heritage register as it is located within the Mineola West Cultural Landscape, noted in part for its mature trees and woodlot setting. HAC deferred approval of the demolition request until they received additional information on the tree plans for this property via an arborist's report.

An arborist's report prepared by Michael R. Plowman, certified arborist, was submitted to heritage staff for review on September 13, 2011 (Appendix 1). In addition Michael Plowman submitted a letter indicating he has been retained by the owners of 1264 Woodland Avenue for the duration of the new structure construction activities (Appendix 2).

COMMENTS:

The Heritage Impact Statement (HIS) previously provided (Appendix 3) shows the removal of twelve trees – ten in the back yard and two in the front yard of the lot located at 1264 Woodland Avenue. The HIS states the design principles for the new dwelling include retention of the naturalized tree frontage, north side yard and backyard. It goes on to state the objective is to save as many trees as possible as it is the trees that particularly establish the lot's beauty. However, the HIS indicates 12 of the 27 trees on the lot are slated for removal as they are within the footprint of the proposed new construction. The HIS does not indicate plans for replacing these trees. However, the removal of this number of trees requires a tree permit as per the City's Tree Permit By-Law 474-05. This By-Law does not allow for a tree removal permit to be issued until a satisfactory replacement plan is provided.

As a result of the concerns expressed by the members of HAC, an arborist's report was submitted which outlines the size, age and species of trees located on the entire property. The report also outlines proper hoarding procedures to be implemented to protect trees and root systems, and makes recommendations for tree replacement and general landscaping in order to protect the woodland character of the neighbourhood. Furthermore the number of trees listed for removal is reduced to ten from the original proposal of twelve trees.

This arborist's report forms part of the City of Mississauga Planning and Building Department's site plan application process for all new development in the Mineola West Neighbourhood. In addition to this report, the property owners must submit to the City a \$25,000 letter of credit as part of this site plan process. This letter of credit is returned to the property owner two full years after the end of the construction phase to ensure that proper tree hoarding was implemented and no long term damage to trees and root systems occurred.

Based on the HIS conclusion that the existing structure is not worthy of designation, the arborist's report outlining the owner's plans to meet the City's regulations to protect trees, including replacement requirements, staff recommend the request to demolish the structure at 1264 Woodland Avenue be approved.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION: The owner of 1264 Woodland Avenue has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant submitted a Heritage Impact Statement which does not support the building's merit for designation under Regulation 9-06 of the *Ontario Heritage Act* for its historical, architectural or associative value. An arborist's report was also submitted outlining the species and ages of trees on the property as well as outlining replacement tree options and mitigation and enhancement plans for the trees on site. Based on these documents, staff recommend approval of the demolition request.

ATTACHMENTS:

- Appendix 1: Arborist's Report prepared by ISA Certified Arborist Michael Plowman, September 13, 2011.
- Appendix 2: Retention Letter for Michael Plowman for 1264 Woodland Avenue.
- Appendix 3: Heritage Impact Statement prepared by Paul Dilse, Heritage Planning Consultant, July 22, 2011



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

Prepared By: Laura Waldie, Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

HAC

Heritage Advisory Committee OCT 25 2011
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DATE: September 26, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: **Proposed Heritage Designation
Long Branch Indoor Rifle Range,
1300A Lakeshore Road East
(Ward 1)**

RECOMMENDATION: 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.

BACKGROUND: The federal government established rifle ranges on this property beginning in 1891. The ranges extended as far west as Aviation Road and as far east as the Etobicoke Creek. Originally established in Toronto, the ranges were set up as a means toward national defense. The property hosted annual shooting competitions and served as a training facility for World War II. The City of Toronto leased the barracks after the war for emergency housing. The Rifle Ranges ceased operation in 1957. However, shooting at the indoor range, on site, resumed in 1968 and continues to be used today by the South Peel Rod and Gun Club as well as the Toronto Police for training purposes.

The Region of Peel purchased the property from the Province in 1998. The City added the property to the Heritage Register in 2001. A Cultural Heritage Assessment (Appendix 1) prepared by Heritage staff and the Region of Peel Council's Resolution to Designate (Appendix 2) are attached.

COMMENTS:

The City's Mississauga Plan, Section 3.17.1.2b, states, "... heritage resources of significant value will be identified, protected, and preserved." The Plan further states, under Section 3.17.2.6, that "heritage resources must be maintained in a manner that prevents deterioration and protects the heritage qualities of the resource."

The *Ontario Regulation 9/06*, the *Ontario Heritage Act*, prescribes the criteria for determining a property's cultural heritage value or interest. Upon review, it has been determined that the Long Branch Rifle Range remnants meet the following criteria:

Historical/Associative Value

The Long Branch Rifle Range remnants have direct associations with the federal government, the Ontario Rifle Association, World War II, the A-25 Small Arms School (Eastern Canada), later S-3 Canadian Small Arms School, and postwar housing. The property yields information that contributes to an understanding of late nineteenth and early twentieth century warfare in Canada.

Contextual Value

The Long Branch Indoor Rifle Range is physically, functionally, visually and historically linked to its surroundings, including Lake Ontario, Long Branch and the Small Arms factory to the east. The property is important in defining the militaristic/industrial character of the area and remains one of only a handful indoor firing ranges in Canada of its era.

Physical Value

The Long Branch Indoor Rifle Range remnants are a rare example of late nineteenth/early twentieth century rifle ranges remaining not just in Mississauga, but in Canada.

FINANCIAL IMPACT: N/A

CONCLUSION:

The Long Branch Indoor Rifle Range is a unique piece of Canadian National Defence history in Southern Ontario and across Canada. It serves as a reminder of the type of warfare that has been replaced by more modern rifle technologies. The proximity of the building to the Small Arms Inspection Building – increase the contextual significance of both properties. For its contextual, physical and historical/associative value, the Long Branch Indoor Rifle Range merits designation under Part IV of the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Cultural Heritage Assessment

Appendix 2: Region of Peel Council Resolution to Designate



Paul A. Mitcham, P.Eng, MBA

Commissioner of Community Services

Prepared By: Laura Waldie, Heritage Coordinator



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

OCT 25 2011

DATE: September 27, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: Request to Alter a Heritage Designated Property
Chappell Estate, 4300 Riverwood Park Lane
(Ward 6)

RECOMMENDATION: 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.

BACKGROUND: The Structure known as the Chappell Estate, located in Riverwood, is a large track of natural parkland south of Burnhamthorpe Road West on the east side of the Credit River. The McDougall and McGrath families were the first to settle here in 1833. The Parker family purchased the property in 1913 and used the site as a summer retreat from their Toronto residence. In 1918 W.R. Percy Parker commissioned Alvin Sherlock Mathers, of the Toronto architectural firm Mathers and Haldenby, to design a house to be located on a prominent point of table land between two small tributaries of the Credit River. The house was complete by 1919 and won an architectural award in 1929. The house is constructed of Credit Valley stone and stuccoed at the rear. The roof is a steep pitched hip roof with asphalt shingles and flanged eaves. There is a nine bay asymmetrical facade, while the windows are casement, six and eight panes, with a

plate glass window in the dining room. Noted features of the property include a very large centre stone chimney, formal gardens, extensive landscaping and an attached greenhouse.

Parker's wife Ida dubbed the estate "Riverwood." Percy Parker died in 1936 and Ida lived here until she sold the property to Grace and Hyleard Chappell in 1954. The Chappells retained many of the original features of the property. In 1986, Credit Valley Conservation (CVC) purchased the property. However, the City of Mississauga holds a head lease with CVC and therefore operates and maintains the property. The entire site is significant as a cultural landscape because it retains some of the elements of its rural agrarian past, its proximity to and relationship with the Credit River, natural heritage components and conveys some of the opulent lifestyle of an early twentieth century rural estate. The Chappell Estate was Designated under Part IV of the *Ontario Heritage Act* in 2004 for its architectural, historical and contextual significance. It is currently used as office and public space by the Riverwood Conservancy and staff from the City of Mississauga.

COMMENTS:

Each year, the City of Mississauga assigns Capital Funding towards accessibility upgrades of city-owned facilities to ensure that these buildings are fully accessible to visitors and staff with mobility concerns. In August 2010, a review team consisting of Facilities and Property Management staff members, and the Accessibility Coordinator, determined that the addition of a ramp near the terrace of the Chappell Estate was a priority for 2011.

In August 2010, Radeff Architects Inc. was retained by the City of Mississauga to design the ramp addition to the terrace of the Chappell Estate. The attached letter from Darlene Utarid, Program Coordinator for the City of Mississauga's Facilities and Property Management (Appendix 1) indicates the need for the addition of this accessibility ramp. In addition, a letter provided by Radeff Architect Inc. (Appendix 2) outlines the scope of work being proposed to construct the accessibility ramp. Both Radeff Architect Inc. and the City of Mississauga's Facilities and Property Management indicate that materials which are both complimentary and sympathetic to the overall heritage and architectural character of the Chappell Estate will be used.

Two options for the ramp and railings have been proposed. One option (Appendix 3) suggests materials of stainless steel and glass railings mounted on a cement platform. The second option (Appendix 4) suggests black powder coated steel bars mounted on a cement ramp. Both options meet the Ontario Building Code and Provincial Accessibility requirements, however, heritage staff and Facilities and Property Management recommend Option 2, as these materials proposed are more complimentary to the existing heritage qualities of the Chappell Estate. Architectural drawings of the proposed work and existing photos of the Chappell Estate terrace as also included (Appendix 5 and 6).

FINANCIAL IMPACT: There is no financial impact

CONCLUSION: The proposed alterations of the Chappell Estate entails the building of an accessibility ramp and railings to allow access into the building for visitors and staff with mobility concerns. This proposed work represents a significant enough alteration to require a Heritage Permit. Heritage staff fully supports these alterations in order to make this building accessible to all, and recommends Option 2 as being the most complimentary option for the existing heritage attributes of the Chappell Estate.

ATTACHMENTS:

- Appendix 1: Letter from Darlene Utarid, Program Coordinator, F&PM Division
- Appendix 2: Letter of Proposed Work from Radeff Architect Inc.
- Appendix 3: Ramp Elevation Option 1
- Appendix 4: Ramp Elevation Option 2
- Appendix 5: Photographs of Chappell Estate Terrace
- Appendix 6: Architectural Drawings of Proposed Work



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

Prepared By: Laura Waldie, Heritage Coordinator



TO: Heritage Advisory Committee
Corporation of the City of Mississauga
300 City Centre Drive, Suite 900,
Mississauga, Ontario L5B 2T4

FROM: Darlene Utarid – Project Coordinator, Facilities and Property
Management

DATE: September 23, 2011

SUBJECT: Chappell Estate House – 4300 Riverwood Park Lane
Accessibility Upgrades to Rear Terrace

Dear Sir/ Madame,

Every year the City of Mississauga assigns Capital Funding to be used towards accessibility upgrades towards city facilities to make the publicly used facilities more accessible in terms of visitability. To determine which facilities and their individual requirements to recommend, a review team made up of FPM staff including the City of Mississauga's Accessibility Coordinator considered the following;

- the completed Accessibility Audits,
- the Accessibility Implementation Plan,
- potential redevelopment schedule,
- and the inclusion of every service type facility and the needs of each individual facility.

Using these rationales the review team decided that the addition of a ramp on the rear terrace at the Chappell Estate House – 4300 Riverwood Park Lane would be one of their 2011 Accessibility Upgrade priorities.

Provided below are a few points to further explain the term 'visitability' in terms of accessibility. There are three (3) minimum guidelines:

- a zero-step entrance on an accessible route from the street
- wider doorways on main levels to allow access to at a minimum an exit, washroom and public meeting space,
- an accessible washroom on the main level.

Most of these guidelines have been met with the existing configuration of the space. The only additional requirement to be met is to allow access to a public meeting space. Since the terrace is widely used for functions/ events and meetings we wanted to provide an accessible access to this space.

In August 2010, our consultant RADEFF Ltd with the use of the MADH Accessibility Standards and the Mississauga Corporate Services FPM Design Guidelines along with the OBC Standards completed a proposed design for the addition of a ramp to be added to the rear terrace of the building with access from the main foyer of the building.

As per the recommendations made by the review team and by our hired consultant RADEFF Architects Ltd., FPM has decided to use funding from the 2011 Accessibility Upgrade Project to accommodate this accessibility upgrade work.

If you have any questions or concerns please feel free to contact me.

Thank you,

Darlene Utarid

Darlene Utarid
Project Coordinator
City of Mississauga
Corporate Services - FP&D
Phone: 905.615.3200 x.5641
Cell: 416.565.3799
Fax: 905.896.5939



more belong connect prosper grow

TO: Mississauga Advisory Committee
Honouration of the Life of Mississauga
440 Bay Centre Drive Suite 600
Mississauga, Ontario L5E 2T4

FROM: Darlene Utarid - Project Coordinator, Facilities and Property Management

DATE: September 29, 2011

SUBJECT: Chappell Stone House - 4300 Riverwood Park Lane
Accessibility Upgrades to Rear Terrace

Dear Sir/Madam:

Every year the City of Mississauga receives Capital Funding to the value of over \$100 million. This funding allows us to make the publicly used facilities more accessible. To determine which facilities and their individual requirements to "become" more accessible we use of FPM staff and using the City of Mississauga's Accessibility Guidelines the following:

- the standard Accessibility Guide,
- the Accessibility Implementation Plan,
- potential recommendations structure,
- and the situation of each service type facility and the needs of each individual.

Using these guidelines the review team decided that the addition and removal of the Chappell Stone House - 4300 Riverwood Park Lane would be one of our 2011 Accessibility upgrade projects.

Provided below are a few points to further explain the term "Accessibility" in terms of these are three (3) minimum guidelines:

- a new-level entrance or an accessible route from the street
- a new entrance or ramp system to allow access to at a minimum an exit or public meeting space
- an accessible washroom on the main level

After all these guidelines have been met with the existing configuration of the building, the review team decided to add a new entrance to the public meeting space. It is widely used for functions, events and meetings are expected to provide an access to the space.

In August 2011, the consultant RADEFF Ltd. and the use of the MACH Accessibility and the Mississauga Corporate Services FPM Design Guidelines along with the completed a proposed design for the addition of a ramp to be added to the rear of building, with access from the new type of building.



RADEFF ARCHITECT LTD.

244 Glenforest Road, Toronto, Ontario, M4N 2A4, Canada; Tel: 416.481.4087; Fax: 416.481.6719; E-Mail: info@radeff.ca; www.radeff.ca

September 26, 2011

Heritage Advisory Committee
Corporation of the City of Mississauga
300 City Centre Drive, Suite 900
Mississauga, Ontario, L5B 2T4

RE: SUMMARY OF WORK – Installation of a Barrier-Free Access Ramp at Chappell Estate, Mississauga, Ontario.

Our Project No: 2011-539

Dear Sir/Madam:

The following is a summary of the proposed work for Chappell Estate Heritage House:

1. Owner's Representative:

Darlene Utarid, Corporate Services – FP&D
Corporation of the City of Mississauga
950 Burnhamthorpe Road West
Mississauga, Ontario, L5C 3B4
Tel: 905.615.3200/x5641
Fax: 905.896.5939

2. Location:

4300 Riverwood Park Lane
Mississauga, Ontario

3. Proposed Work: (See attached drawings)

3.1. Barrier Free Access Ramp:

Presently between the existing ground floor level of the main meeting room and the adjacent terrace there is 400mm difference in elevations. Two concrete steps provide access to the terrace from the room passing through an exterior wood door. Access for people on wheelchairs to the terrace is not possible from the meeting room. In order to overcome this inconvenience, we are proposing the following improvement, designed to meet the MADH Accessibility Standards, FPM Design Guidelines and the 2006 Building Code:

- o Construction of a concrete platform, located immediately at the exterior door and 400mm above the terrace elevation. Three concrete steps will lead down from the platform to the terrace. The platform in front of the door will be wide enough to provide maneuvering for people on wheelchairs and scooters;
- o Installation of a Barrier Free Access ramp that will connect the terrace level with the platform level and the level of the existing meeting room. This ramp will be constructed as a floating concrete slab;



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- A door opener and a push button will be installed as well at the existing door in appropriate locations;
- "Ecoglo" photoluminescent step edge will be installed on the concrete steps in order to reduce slips and falls;
- Proposed Railing, installed as per 2006 Building Code:
 - Option One with stainless steel posts and clear glass panels;
 - Option Two with black powder coated metal posts and pickets.

We believe that either stainless steel handrail in combination with a tempered glass panels or a simple metal post and pickets design, being in a complete contrast with the existing exterior finishes, gives a sophisticated look to this utilitarian device. We selected these materials for the following reasons:

1. Presently at the existing Chappell Estate there are no existing handrails at all, so it is very difficult to suggest an appropriate handrail detail and "in-kind" materials that could have some resemblance with the character of the existing structure. Any attempt to achieve a resemblance would look as a fake imitation.
2. At the main entrance to the existing building a new sliding door entrance vestibule is installed. This vestibule addition has a completely modern look (glass doors in anodized aluminum frames) without any relation to the existing heritage structure.
3. That is why we decided to apply the "Contrast" design principle in the selection of the proposed materials – glass and stainless steel or simple post and pickets, as opposing materials to the existing rustic stone base cladding, the stone pavement of the terrace and the existing retaining walls towards the ravine. In support of railing Option 1, please see Fig. 1 below of one existing church (Saint Paul Anglican Church) in downtown Toronto, where a barrier free access ramp was recently added and the design is based on the principle of a "Contrast. The look is stunning and enhance the quality of the heritage structure. In support of Option 2, see Fig. 2, where the railing design is black painted metal posts and pickets.
4. Either the clear glass or a simple metal post and pickets gives a filling of a lightness and at the same time, the heavy, rustic stone finish on the building façade is well visible, and the visual impact of this railing is minimal in comparison to traditional railings with pickets. (See attached drawings)



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Fig. 1. Saint Paul Anglican Church, Toronto, Ontario

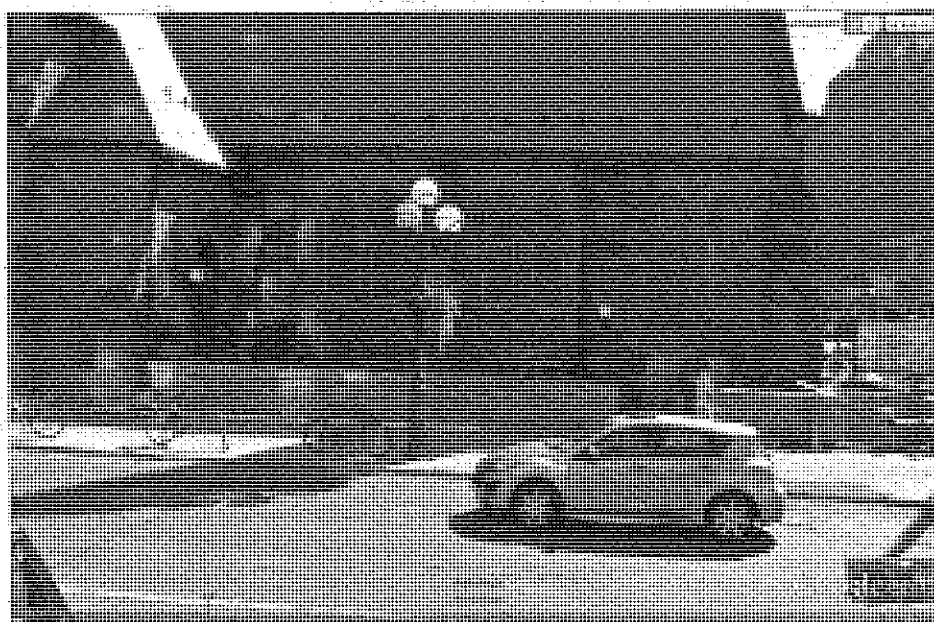


Fig. 2. Church of Redeemer, Toronto, Ontario

4. General Precautions:

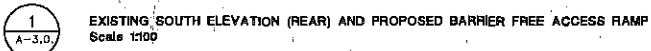
- 4.1. The proposed construction area for the installation of the ramp and grab bars will be defined and fenced where feasible during construction. Appropriate safety signage will be posted on fencing.

**RADEFF ARCHITECT LTD.**

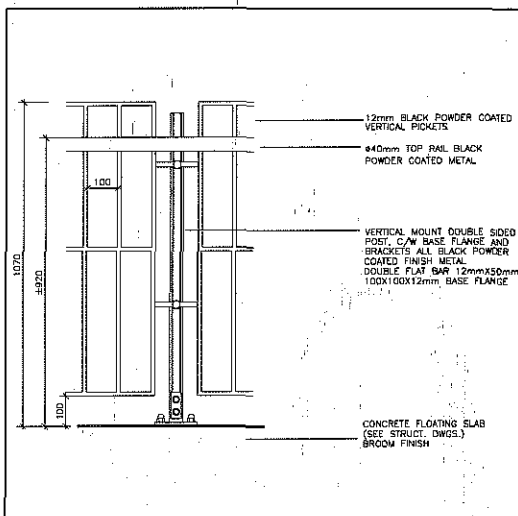
244 Glenforest Road, Toronto, Ontario, M4N 2A4, Canada; Tel: 416.481.4087; Fax: 416.481.6719; E-Mail: info@radeff.ca; www.radeff.ca

- 4.2. Access to the proposed areas is to be determined in consultation between the Architect, City staff, Tenants and General Contractor.
- 4.3. All adjacent surfaces are to be protected from impact with plywood and in areas where surfaces are particularly fragile or are of particular importance, foam underlay is to be put between the plywood and the surface.
- 4.4. Drop sheets and cardboards are to be laid down to protect surfaces while re-painting wall area where new grab bars are installed. All existing terrace stone that will be removed, will be disposed in a convenient construction garbage disposal site.
- 4.5. Specifications will require protection of adjacent surfaces and making good if necessary.

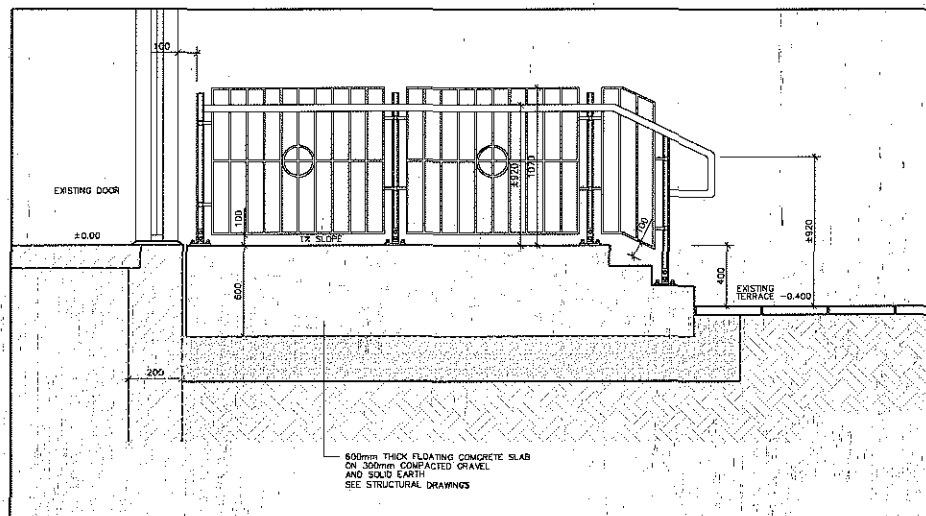
Prepared by: Constantine Radeff, Architect

[illegible]

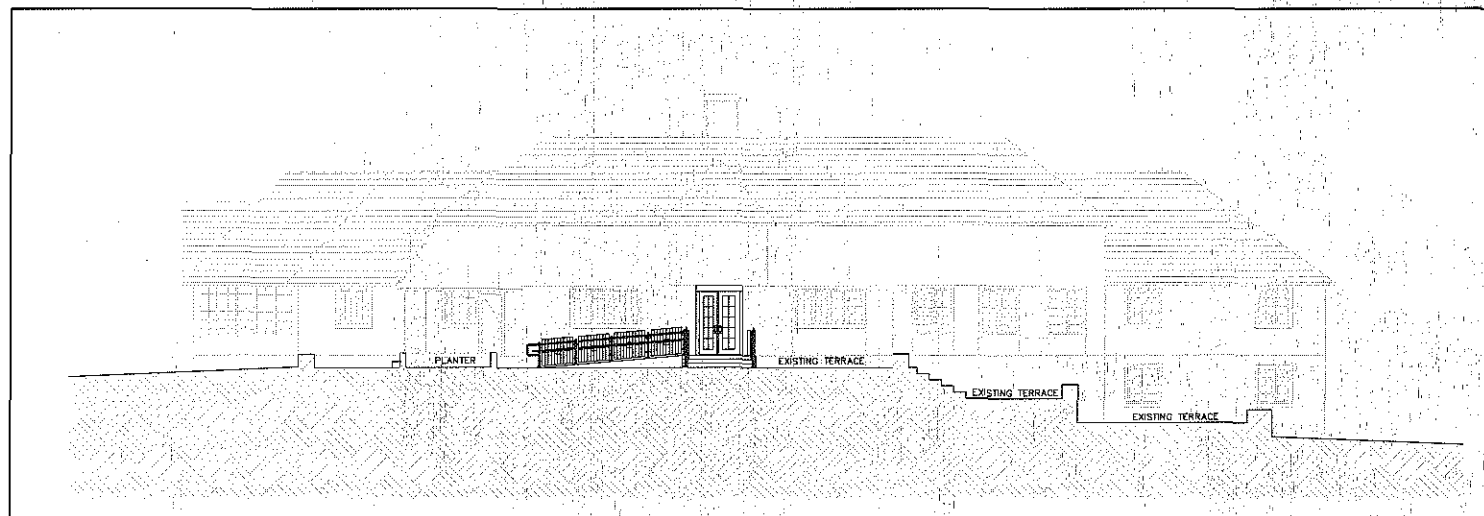
NO. ISSUED FOR:		DATE
1. ISSUED FOR APPROVAL	DATE	
2. ISSUED FOR	DATE	
DO NOT SCALE THE DRAWING		
KEY PLAN (N.T.S.)		
PROJECT TITLE:		
OWNER:		
The Corporation of the CITY OF MISSISSAUGA Community Services Department Facility and Property Management 100 City Centre Drive Mississauga, Ontario, L5S 2C1		
PROFESSIONAL STAMP:		
CONSULTANT:		
RADEFF Architect Ltd. 244 Glenforest Road, TORONTO ONTARIO M4M 2A4, CANADA TEL: 416-461-1087 FAX: 416-461-5719 E-MAIL: info@radeff.co WWW.RADEFF.CO		
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DRAWING CONTENT:		
OPTION 2 EXISTING SOUTH ELEVATION AND PROPOSED BARRIER FREE ACCESS RAMP		
DATE:	3/20/2011	
DESIGN BY:	CR	
CHECKED BY:	CR	
SCALE:	AS SHOWN	
PROJECT NO.	2011-039	
A-3.0.		



3
A-3.0.
HANDRAIL DETAIL
Scale 1:10



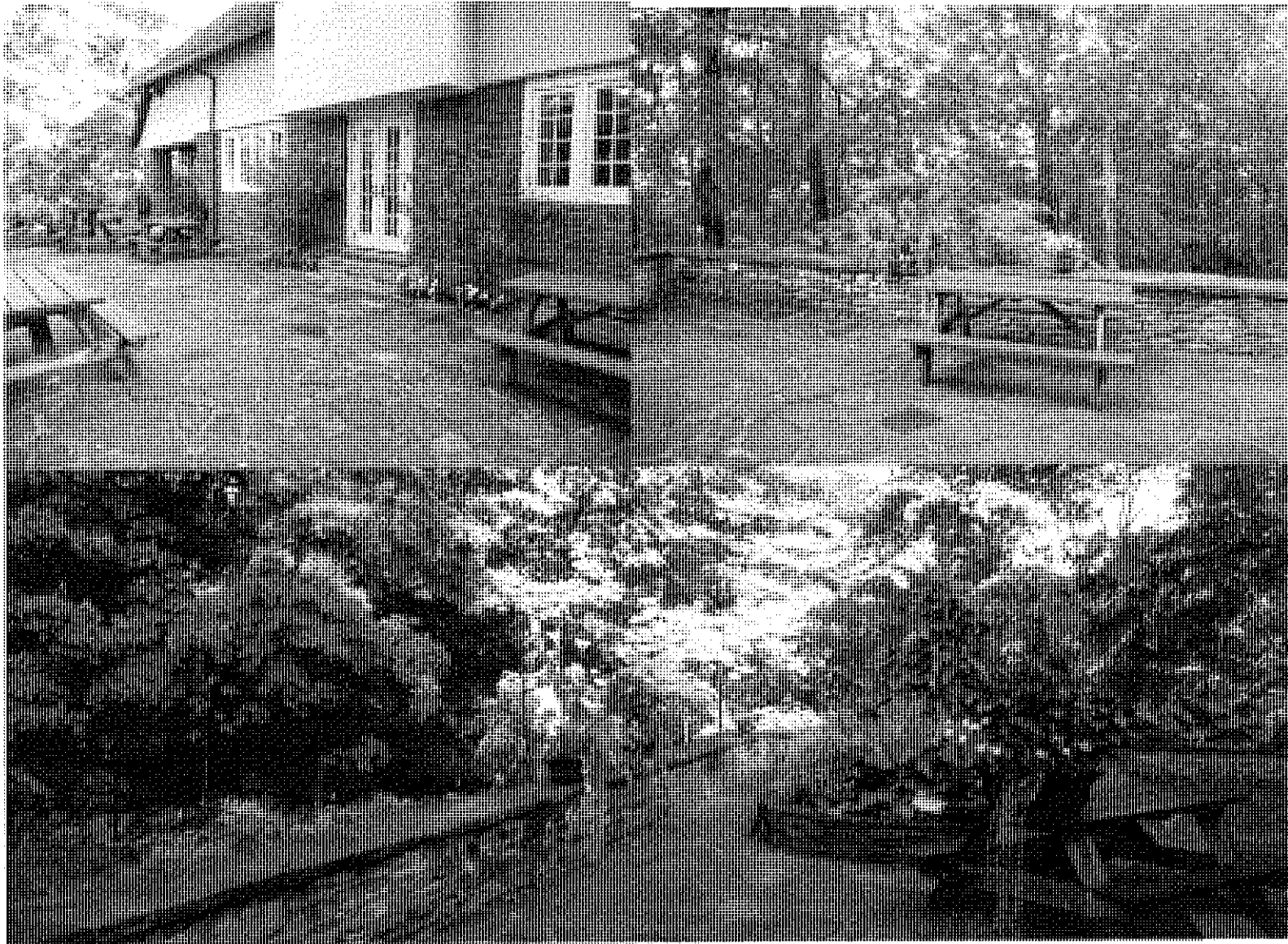
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A-3.0.
RAMP CROSS SECTION AND HANDRAIL ELEVATION - OPTION WITH POWDER COATED VERTICAL PICKETS
Scale 1:20



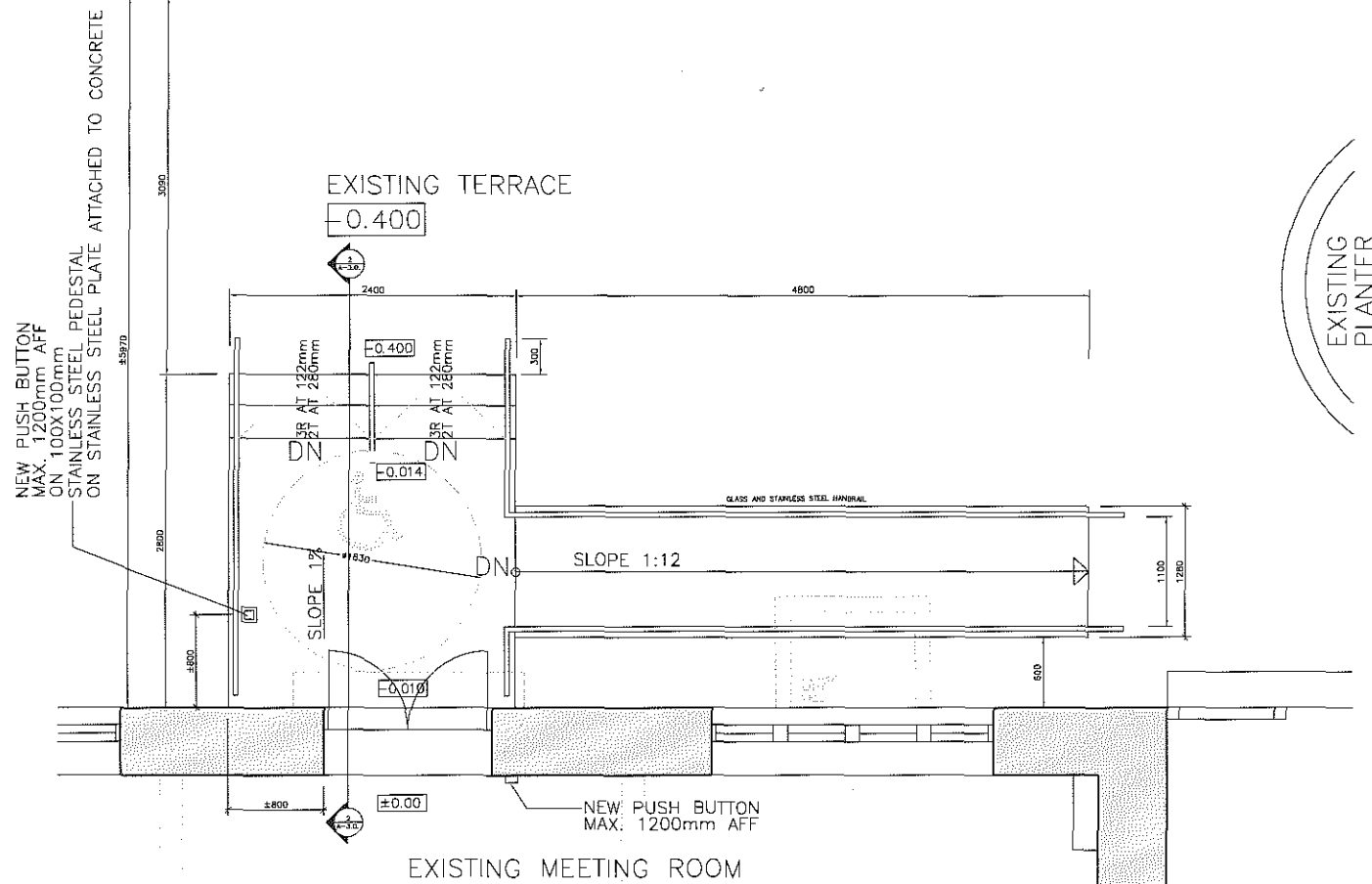
1
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EXISTING SOUTH ELEVATION (REAR) AND PROPOSED BARRIER FREE ACCESS RAMP
Scale 1:100



CHAPPELL ESTATE – EXISTING CONDITIONS
4300 Riverwood Park Lane
September 2011



CHAPPELL ESTATE – EXISTING CONDITIONS
4300 Riverwood Park Lane
September 2011



1
A-4.0.

EXISTING GROUND FLOOR PLAN ENLARGEMENT
Scale 1:25

NORTH	
NO. ISSUED FOR	DATE
1. DESIGN POINT APPLICATION	2011.04.01
2. DESIGN	2011.04.01
DESCRIPTION	
RAMP ADDITION TO CHAPPEL ESTATE HERITAGE HOUSE	
4800 RIVERSIDE PARK LANE, MISSISSAUGA, ONTARIO	
KEY PLAN (N/S)	
PROJECT TITLE	
OWNER	
The Corporation of the CITY OF MISSISSAUGA	
Corporate Services Department Policy and Project Management 800 City Centre East Mississauga, Ontario L5B 8C1	
PROFESSIONAL STAMP	
CONSULTANT	
RADEFF Architect Ltd.	
244 Glenforest Road, TORONTO ONTARIO M6H 2A4, CANADA TEL: 416-481-4087; FAX: 416-481-6716 E-MAIL: info@radeff.ca WWW.WWW.RADEFF.COM	
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DRAWING CONTENT	
PARTIAL GROUND FLOOR ENLARGEMENT PLAN	
DATE	Sept/2011
DRAWN BY	CHD
CHECKED BY	CHD
SCALE	AS SHOWN
PROJECT NO.	2011-539
DRAWING NO.	A-4.0.

A-17

APPENDIX 6



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

OCT 25 2011

DATE: October 4, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: **Construction of Two Structures on Property Adjacent to a
Heritage Designated Property
Meadowvale Village Heritage Conservation District
6975 Rayah Court (Lot 1) and
6985 Rayah Court (Lot 2)
(Ward 11)**

RECOMMENDATION: 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.

BACKGROUND: The subject property is located within the Village Character Area, which is adjacent to the Part V designated Meadowvale Village Heritage Conservation District.

Development applications in this area are subject to review by the Meadowvale Village Heritage Conservation District Review Committee (MVHCDRC). The MVHCDRC was created in 1980 as a result of local residents requesting that the heritage integrity of their community be preserved. The Committee's main responsibility is to review development and restoration plans for properties within the District and make recommendations to the City's Heritage Advisory

Committee (HAC) on issues which have the potential to impact the aesthetics and functionality of the Heritage Conservation District (HCD). This includes the requirement to provide input into development in areas abutting the HCD. HAC then makes its own recommendations to Council, relying on the information they have received from the MVHCDRC.

In 2008, 2096553 Ontario Inc., HUSH Homes, submitted Site Plan application SPI 08 231, to build seven detached dwellings located on the west side of Second Line West, south of the designated properties on Old Derry Road.

At that time, heritage staff indicated to the developer that there should be no negative impacts to the Meadowvale Village HCD or to the Meadowvale Ridge, which runs along the western edge of this property overlooking the parkland below. In addition, staff indicated the street views from the HCD area and the views from the adjacent park into the development site must be compatible with the built form and massing of housing within the historic village.

Although the lot sizes were deemed suitable, the initial building submissions were considered too large in their scale and massing. Additionally, there were concerns regarding the use of materials and the window treatment proposed for the buildings.

In August 2011, a revised Site Plan application, SPM 11 143, was submitted to address the construction of two lots on the property. Due to their location, immediately adjacent to designated property on Second Line West, these two lots are governed by the more stringent guidelines, the City's *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District 2003*.

COMMENTS:

The attached drawings (Appendix 1), submitted by HUSH Homes for the construction of the structures at 6975 (Lot 1) and 6985 (Lot 2) Rayah Court, are the result of discussions between heritage staff and the MVHCDRC.

The Meadowvale Village Heritage Conservation District Review Committee has accepted the revised design for these structures as indicated in the attached letters (Appendix 2).

Notwithstanding the changes made to the original design, heritage staff are concerned that the massing and lot coverage of the proposed buildings are too large and may overshadow the much more modest heritage structures they are meant to compliment. As a result, staff recommend that in the event any future changes are proposed for this development, they must be subject to further approval by both MVHCDRC and HAC. However, given the acceptance by the MVHCDRC of the current revised plans, staff recommend approval of the proposal.

FINANCIAL IMPACT: There is no financial impact.

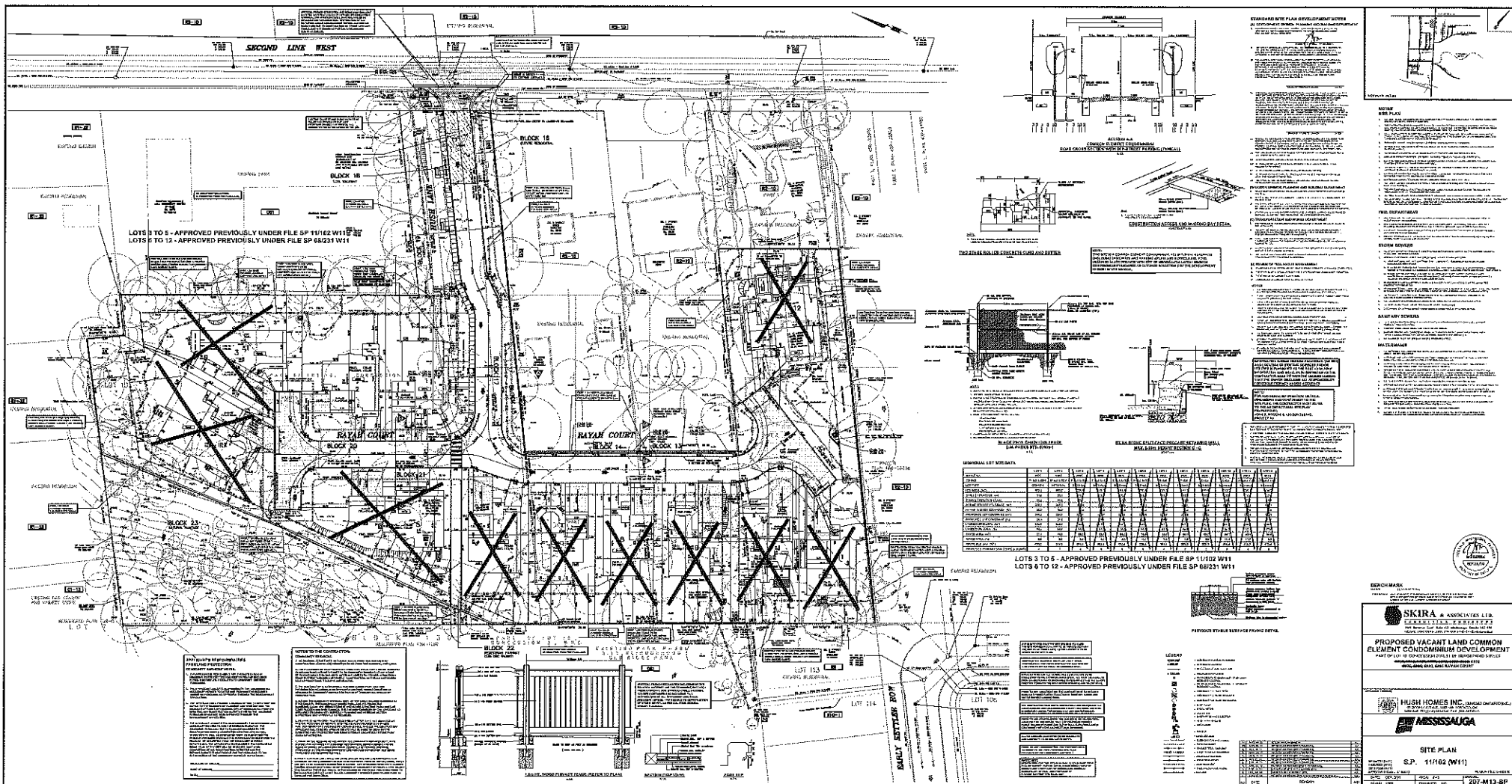
CONCLUSION: Heritage staff recommend approval of the request to construct two new structures with the addresses of 6975 (Lot 1) and 6985 (Lot 2) Rayah Court in the Meadowvale Village Heritage Conservation District based on the acceptance of the design by the MVHCDRC as representatives of the community. However a condition of this approval is that should any future changes be proposed to this particular development, they must be subject to further approval by both MVHCDRC and HAC.

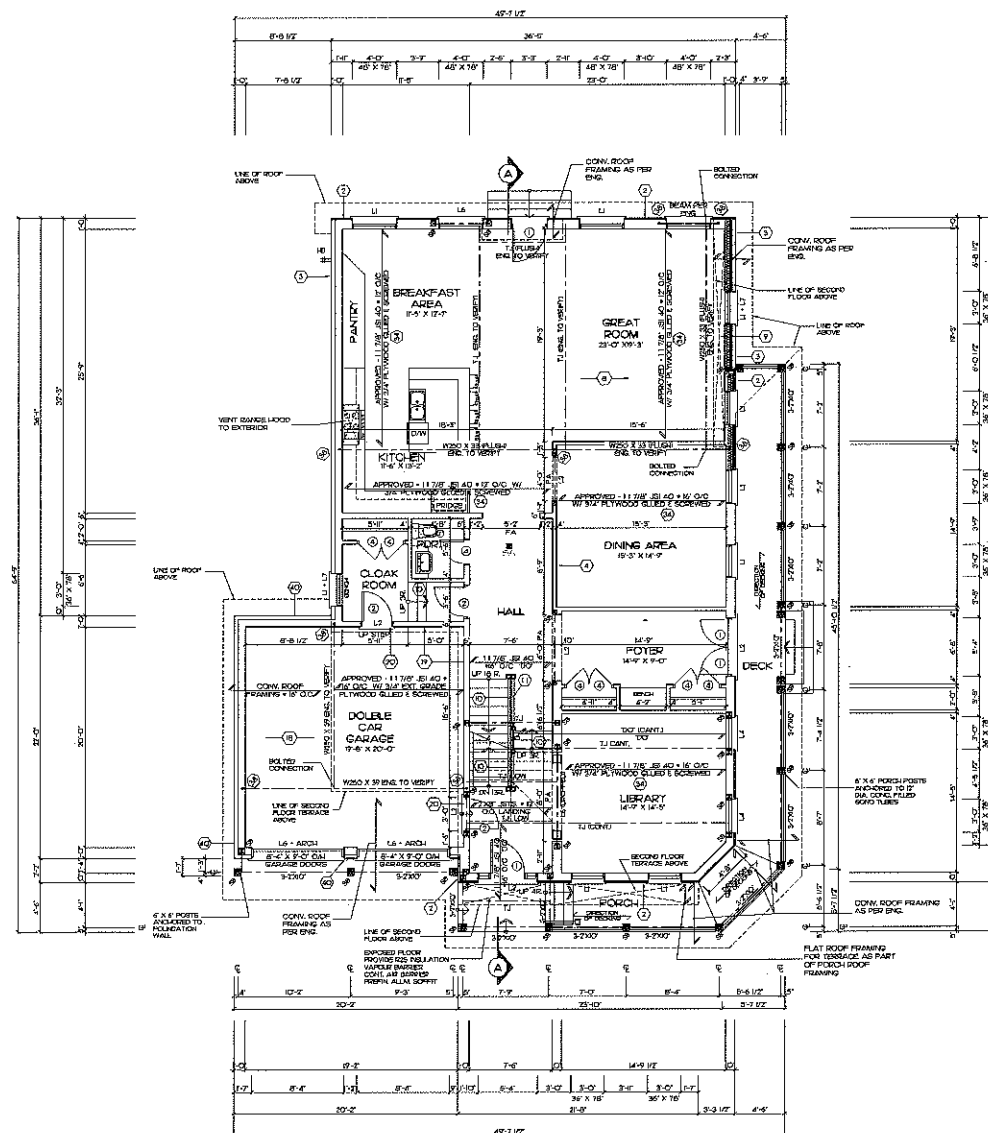
ATTACHMENTS: Appendix 1: HUSH Homes site plan and drawings
Appendix 2: Approval letters from the Meadowvale Village
Heritage Conservation District Review Committee



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator





THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE UNDERSIGNED HAS ACCEPTED THE DESIGN AND CONSTRUCTION OF THIS PROJECT AS A DESIGNER.

QUALIFICATION INFORMATION
REGISTERED PROFESSIONAL ENGINEER
REGISTERED UNDER THE ENGINEERING ACT, R.S.O. 1990, CHAPTER 122, OF THE PROVINCE OF ONTARIO

23668
BCR

AVTECH DESIGNS
30491
JPM

4	REVIEWED AS PER HERITAGE REVIEW	04/28/11	
3	REVIEWED AS PER HERITAGE REVIEW	05/06/11	
2	ISSUED FOR HERITAGE REVIEW	04/15/11	
1	ISSUED FOR CLIENTS REVIEW	03/02/11	
Rev.	Description	Date	
Original by:	Checked by:	Date printed:	
DH	PEJ		

1885 Gammelle Rd., Unit 201
Pickering, Ontario
L1W 3Y4
Phone: (905) 428-3956
Fax: (905) 428-4853
E-mail: info@avtechdesigns.com



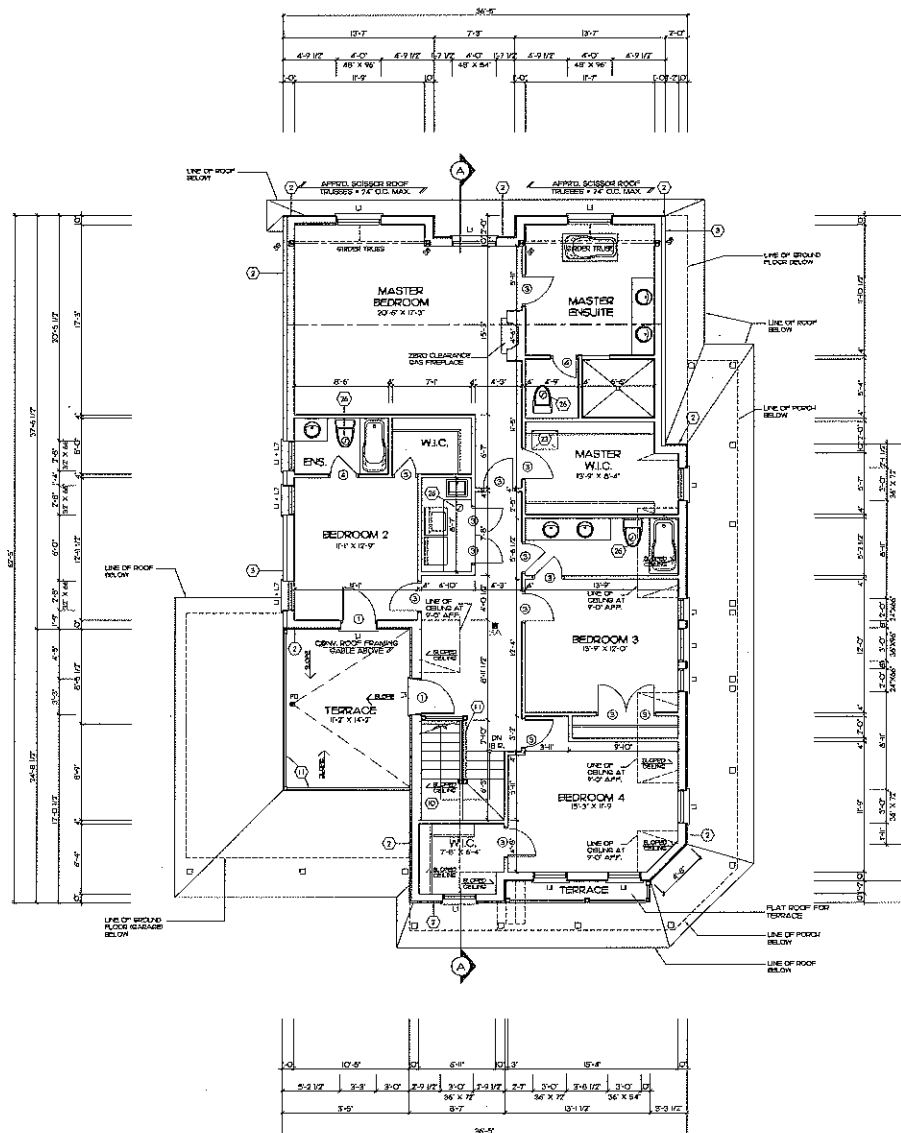
SCHOOLHOUSE VALE
LOT 1
CITY OF MISSISSAUGA

GROUND FLOOR PLAN

FEB. 11
3/16" = 1'-0"
08-095

DWG. NO.
A2

Lot #1
(2 of 6)



THE ENGINEER HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND FOR THE QUALITY OF THE WORK. THE ENGINEER HAS REVIEWED THE WORK AND HAS TAKEN RESPONSIBILITY FOR THE DESIGN AND FOR THE QUALITY OF THE WORK.

QUALIFICATION INFORMATION
REGISTERED PROFESSIONAL ENGINEER (P.E.) OF THE PROVINCE OF ONTARIO

PETER BARRON
2366B
R001

AVTECH DESIGNS
30491
R001

Rev.	Description	Date	By
4	REVISED AS PER HERITAGE REVIEW	24/08/11	SH
3	REVISED AS PER HERITAGE REVIEW	23/07/11	SH
2	ISSUED FOR HERITAGE REVIEW	22/07/11	SH
1	ISSUED FOR CLIENTS REVIEW	23/03/11	SH

Drawn by: DH, Checked by: PB, Date printed:

1885 Clematis Rd., Unit 201
Pickering, Ontario
L1W 3V4
Phone: (905) 426-3556
Fax: (905) 426-4853
E-mail: avtech@avtechdesigns.com



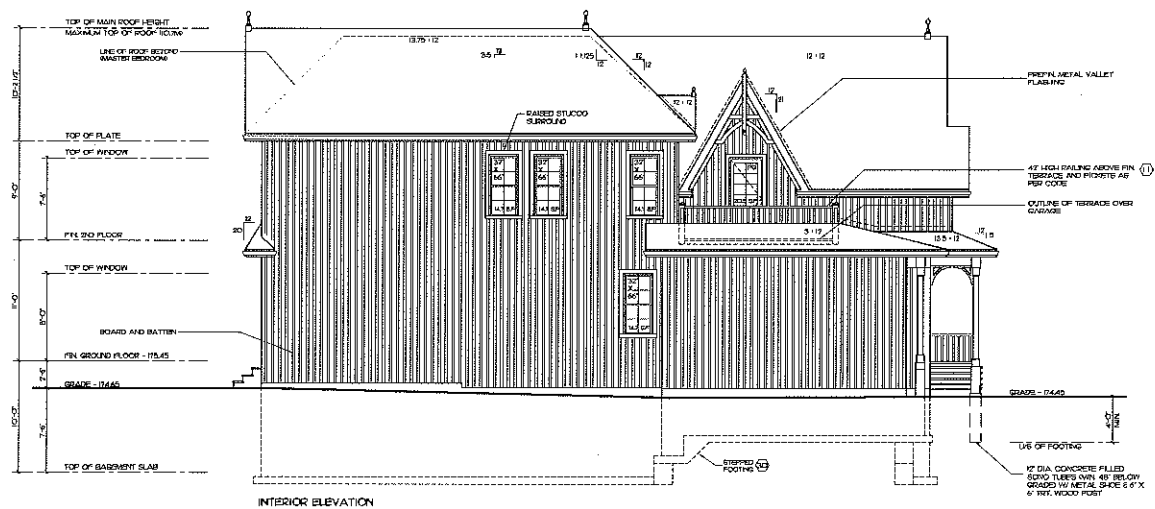
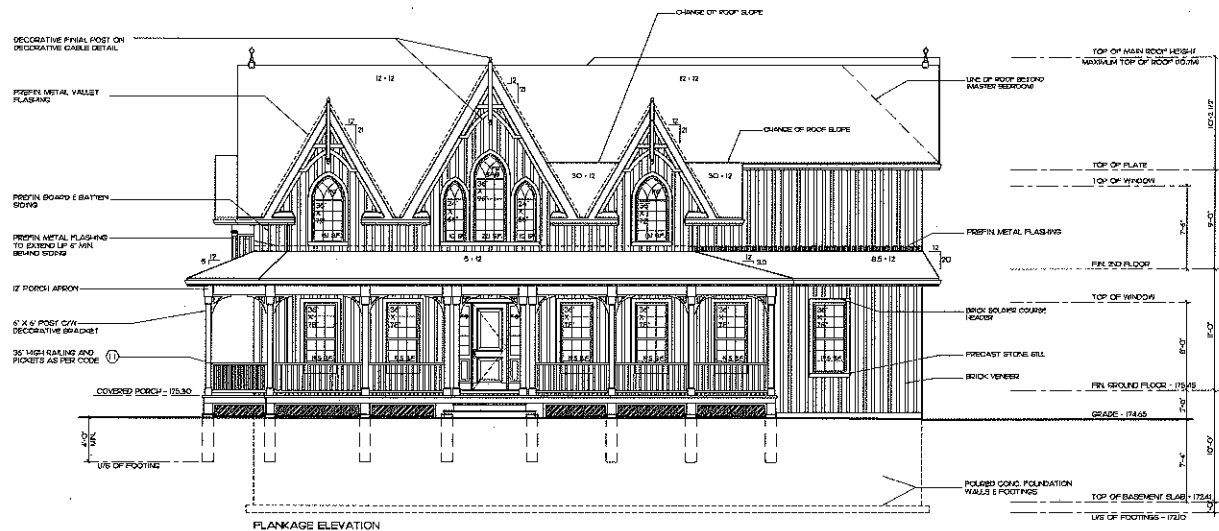
Product Name: SCHOOLHOUSE VALE
LOT 1
CITY OF MISSISSAUGA

Drawn Title: SECOND FLOOR PLAN

Date: FEB. 11, DWG. NO.
Scale: 3/16" = 1'-0"
Project: 08-095

A3

Lot #1
(3 of 6)



THE UNDERSIGNED HAS REVIEWED AND TAKEN RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT. THE UNDERSIGNED HAS REVIEWED THE CONSTRUCTION AND TAKEN RESPONSIBILITY FOR THE CONSTRUCTION OF THIS PROJECT.

QUALIFICATION INFORMATION
NAME: PETER SHAW
DATE: 01/21/11

23668
PETER SHAW
REGISTRATION INFORMATION
PETER SHAW DESIGN & CONSTRUCTION LTD. 11/21/11

AVTECH DESIGNS
30491
11/21/11

4	ISSUED FOR CONSULTANTS	01/26/11	OK
5	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
6	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
7	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
8	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
9	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
10	REVIEWED AS PER HERITAGE REVIEW	04/28/11	OK
11	ISSUED FOR CLIENTS REVIEW	04/28/11	OK
12	ISSUED FOR CLIENTS REVIEW	04/28/11	OK

Drawn by: DH
Checked by: PG
Date printed: 01/21/11

11803 Clements Rd., Unit 201
Pickering, Ontario
L1W 3Y4
Phone: (905) 426-3906
Fax: (905) 426-4853
E-mail: info@avtechdesigns.com



SCHOOLHOUSE VALE
LOT 1
CITY OF MISSISSAUGA

DATE: FEB. 11
SCALE: 3/16" = 1'-0"
PROJECT: OB-095
DWG. NO.: A5

Lot #1
(5 of 6)

Issued		
1	DEC.-10-2010	MB
2	DEC. 14, 2010	AL
3	JAN. 04, 2010	AL
4	JAN. 05, 2010	AL
5	MAR-21-11	VM
6	SEP-14-11	RN

Client
MIRA
TOMLJENOVIC

Project	RAYAH COURT MISSISSAUGA
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Model

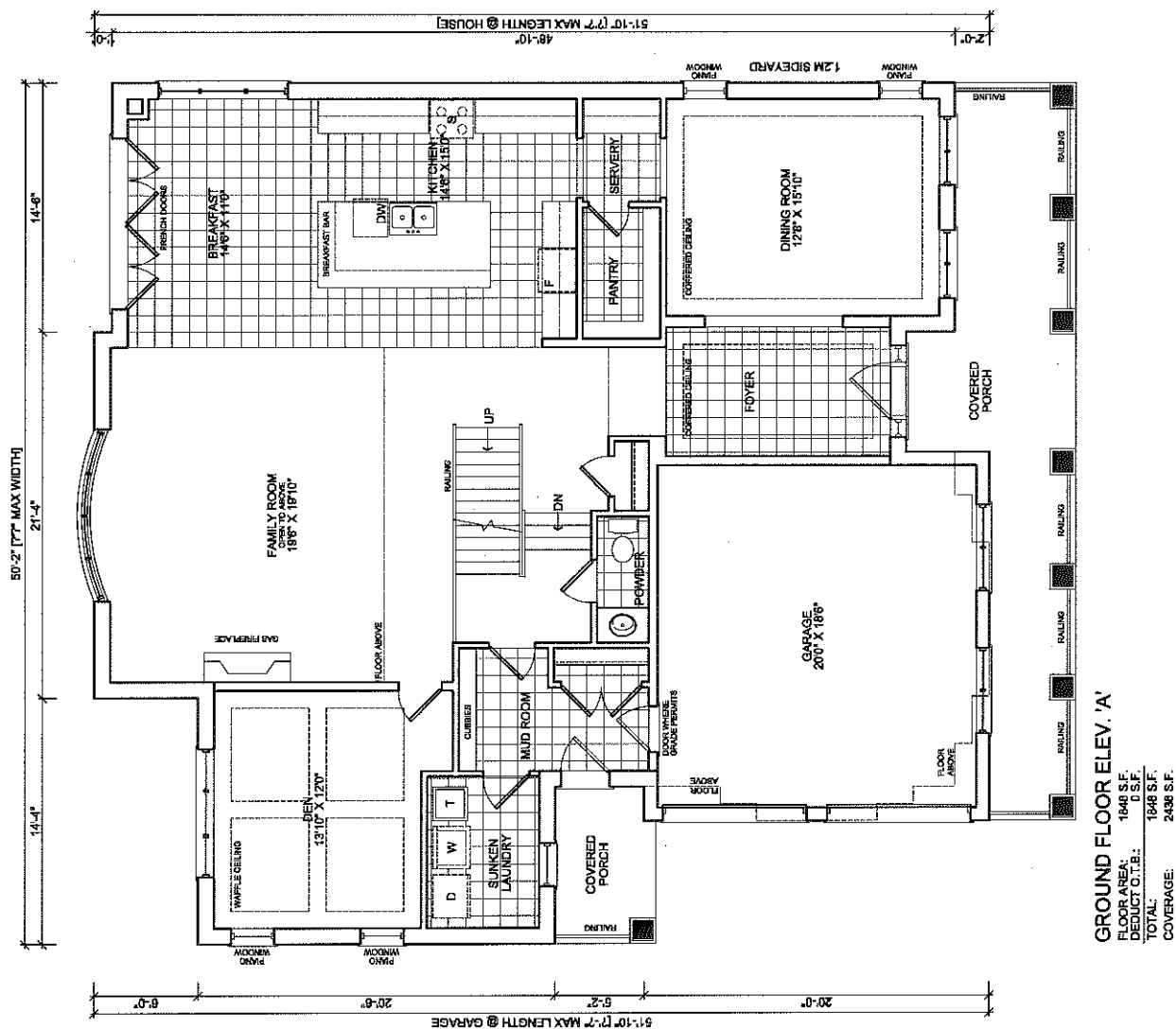
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(EXCL. 317 S.F. O.T.B.)

Lot Coverage (max.)

Page 1 OF 7

Lot # 2



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2	DEC. 14, 2010	AL
3	JAN. 04, 2010	AL
4	JAN. 05, 2010	AL
5	MAR-21-11	VM

Client
MIRA
TOMLJENOVIC

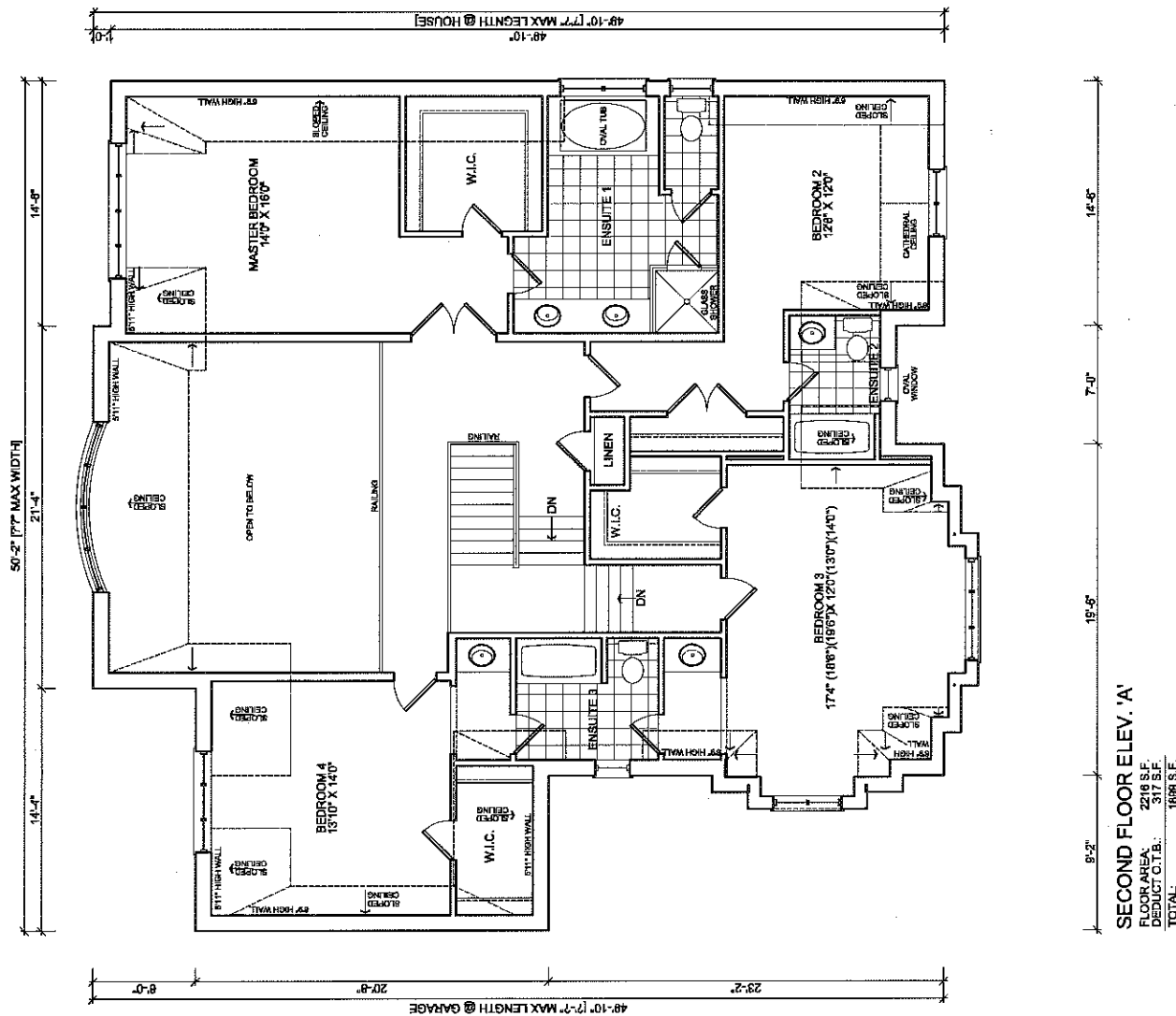
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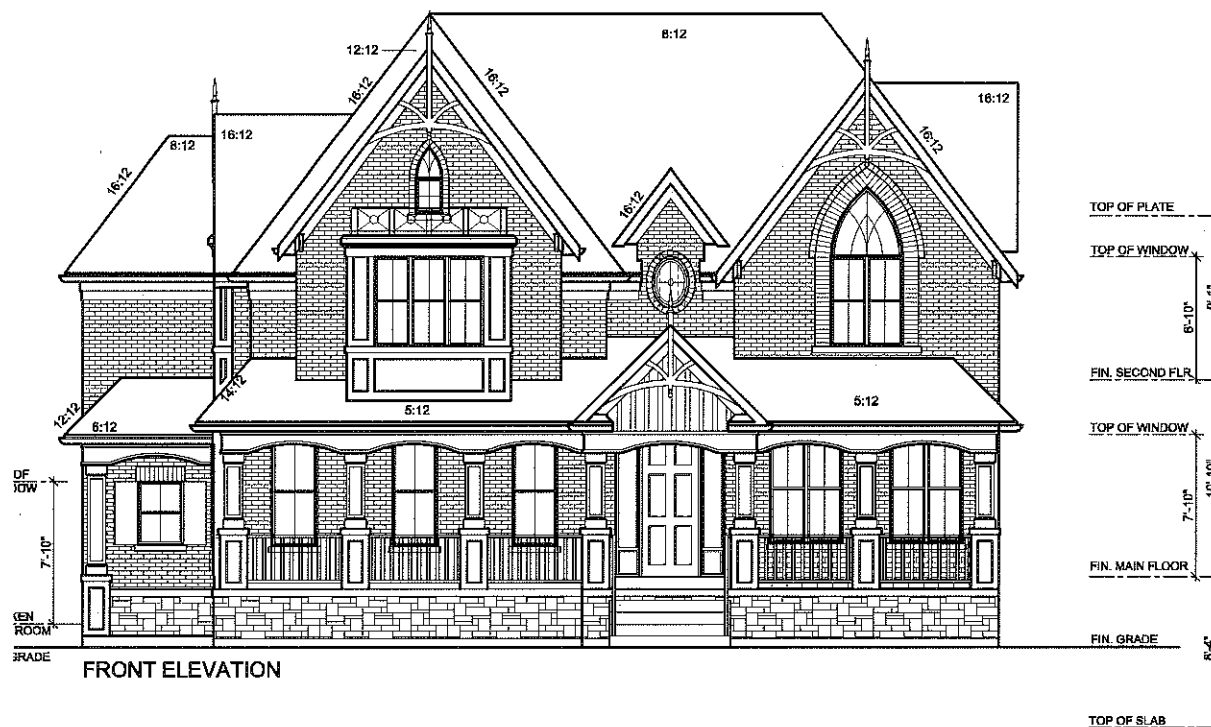
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4	MAR. 1, 2011	SJL
6.	MAR-21-11	VM
7	JUN-07-11	VM
8	SEP-14-11	RN
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Client MIRA TOMLJENOVIC		
Project RAYAH COURT MISSISSAUGA		
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Page 3 OF 7		

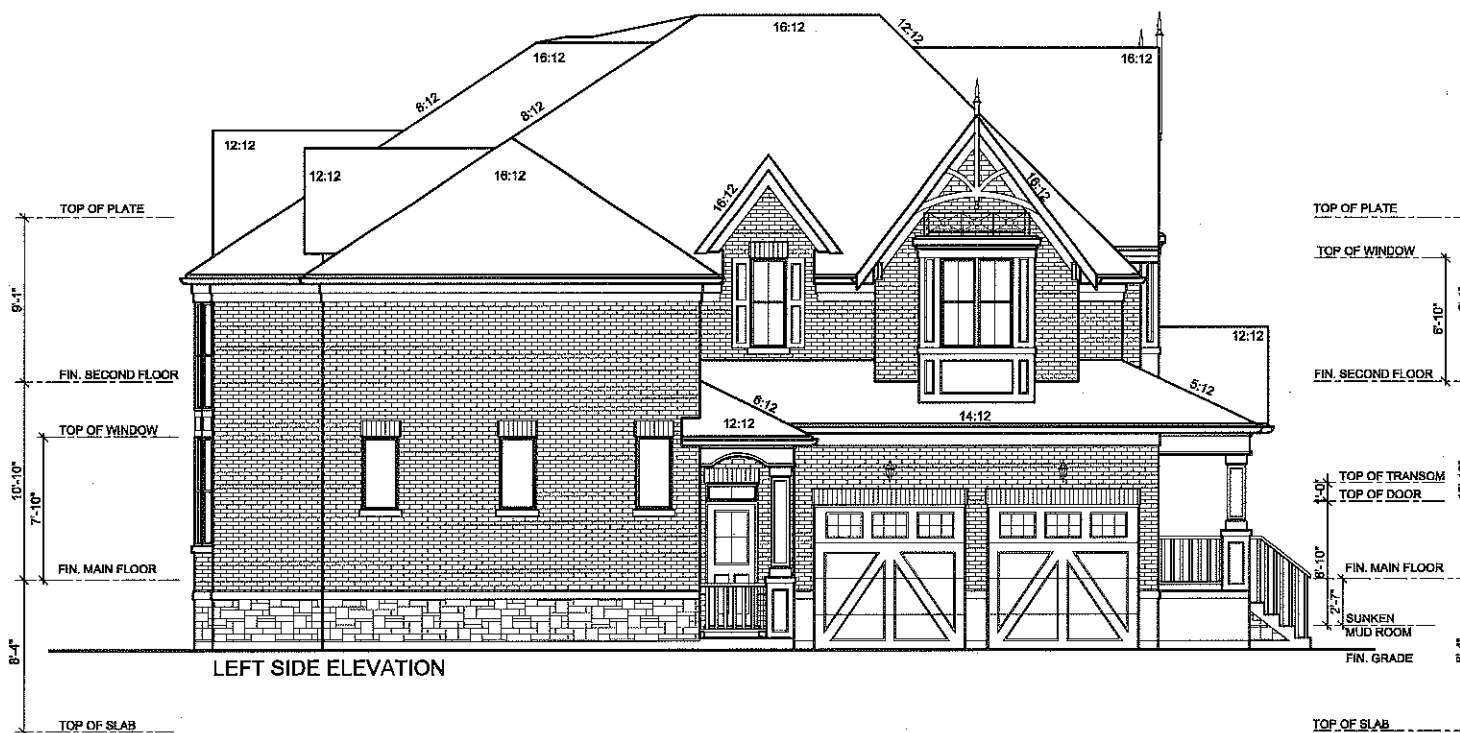


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7	JUN-07-11	VM
8	SEP-14-11	RN
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Project RAYAH COURT MISSISSAUGA		
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Page 4 OF 7		

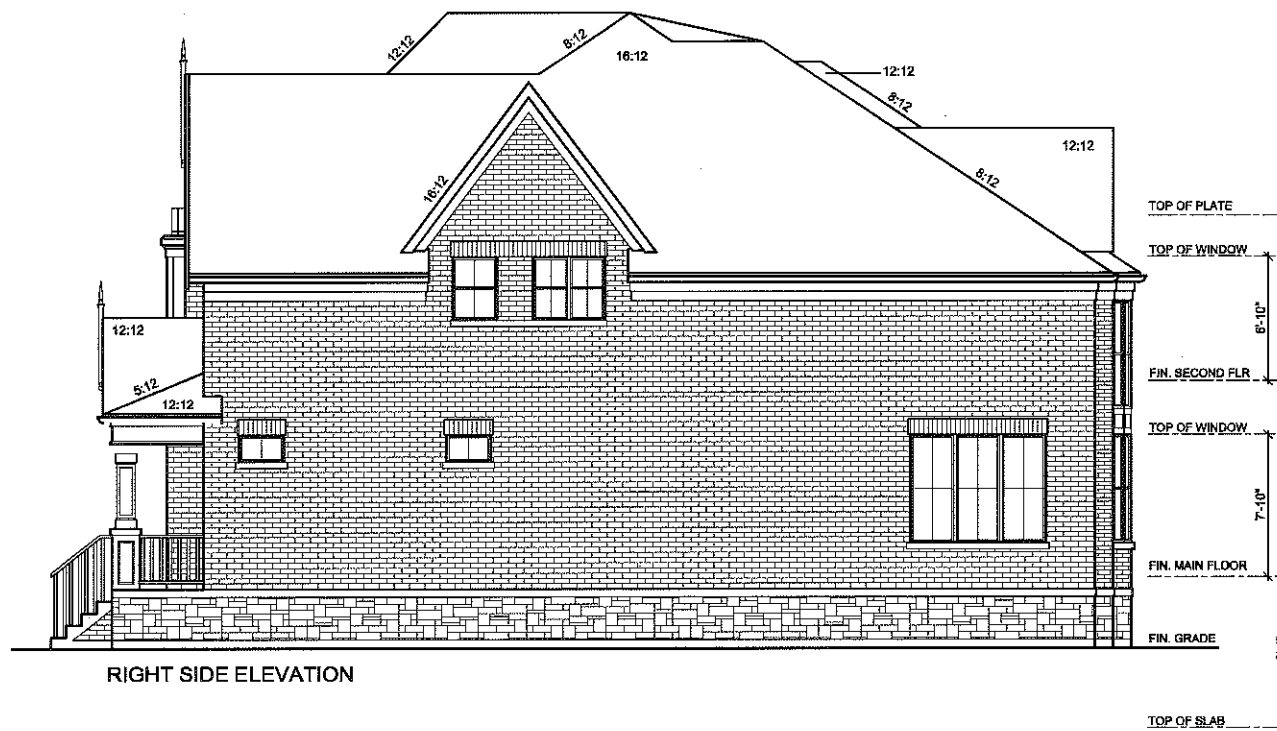
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Lot # 2
(4 of 7)



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Project		
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Lot # 2
(5 of 7)



Project Number
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Issued		
1	MAR-21-11	VM
2	JUN-07-11	VM

Scale
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Client
**MIRA
TOMLJENOVIC**

Project
**RAYAH COURT
MISSISSAUGA**

Model

Area (s.f.)
3747 S.F.
(EXCL. 317 S.F. O.T.B.)

Lot Coverage (max.)

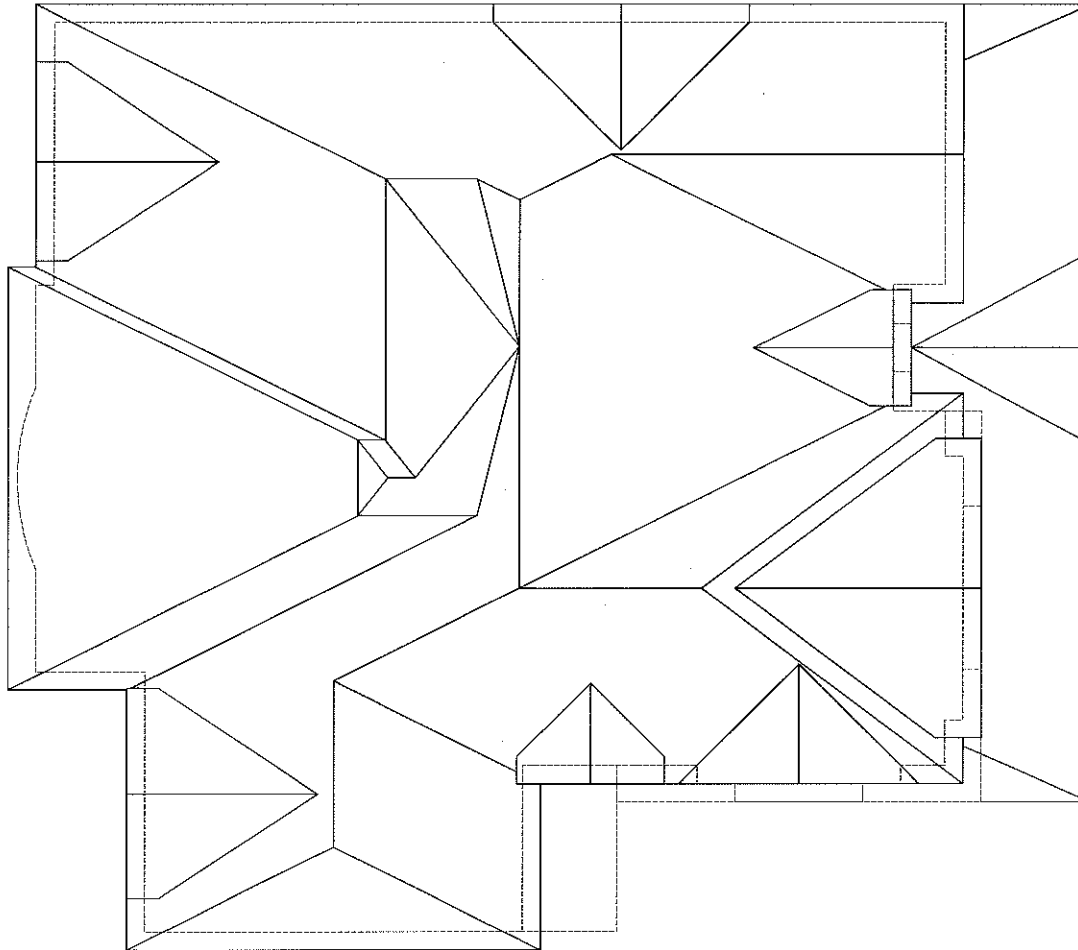
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6 OF 7

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5-17



Lot # 2
(6 of 7)



RN design
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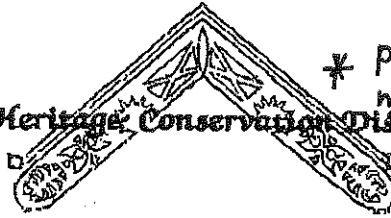
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5-18

Lot # 2
(17 of 7)

Meadowvale Village Heritage Conservation District Review Committee



* Please note that there were no attachments to this fax.

August 18, 2011.

BY FAX

Heritage Advisory Committee
City of Mississauga
300 City Centre Dr.
Mississauga, ON L5M 3C1

Attention: Councillor George Carlson, Chairman

Dear Councillor Carlson:

Re: Hush Homes, Lot 1, Schoolhousevale, Meadowvale Village

The Meadowvale Village Heritage Conservation District Review Committee met on Tuesday, August 16th to review the final working drawings for Lot 1, attached. *

This Committee recommends approval of these plans for new home construction abutting the Meadowvale Village Heritage Conservation District. The Heritage Co-ordinator should be contacted regarding the colour of all exterior materials.

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

Yours truly,
MEADOWVALE VILLAGE H.C.D.R.C.

Jas. P. Holmes
Chairman

c.c. Councillor George Carlson
Elaine Eigl, Heritage Mississauga
Michael Wortel, Hush Homes

Meadowvale Village Heritage Conservation District Review Committee

September 30, 2011.

Heritage Advisory Committee
City of Mississauga
300 City Centre Drive
Mississauga, ON L5M 3C1

Attention: George Carlson, Chairman

Dear Councillor Carlson:

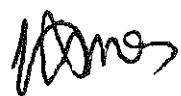
Re: Hush Homes, Lot 2, Schoolhousevale

The Meadowvale Village Heritage Conservation District Review Committee has reviewed the preliminary plans for a new home construction abutting the heritage conservation district at the south west corner of 2nd Line and Old Derry Road.

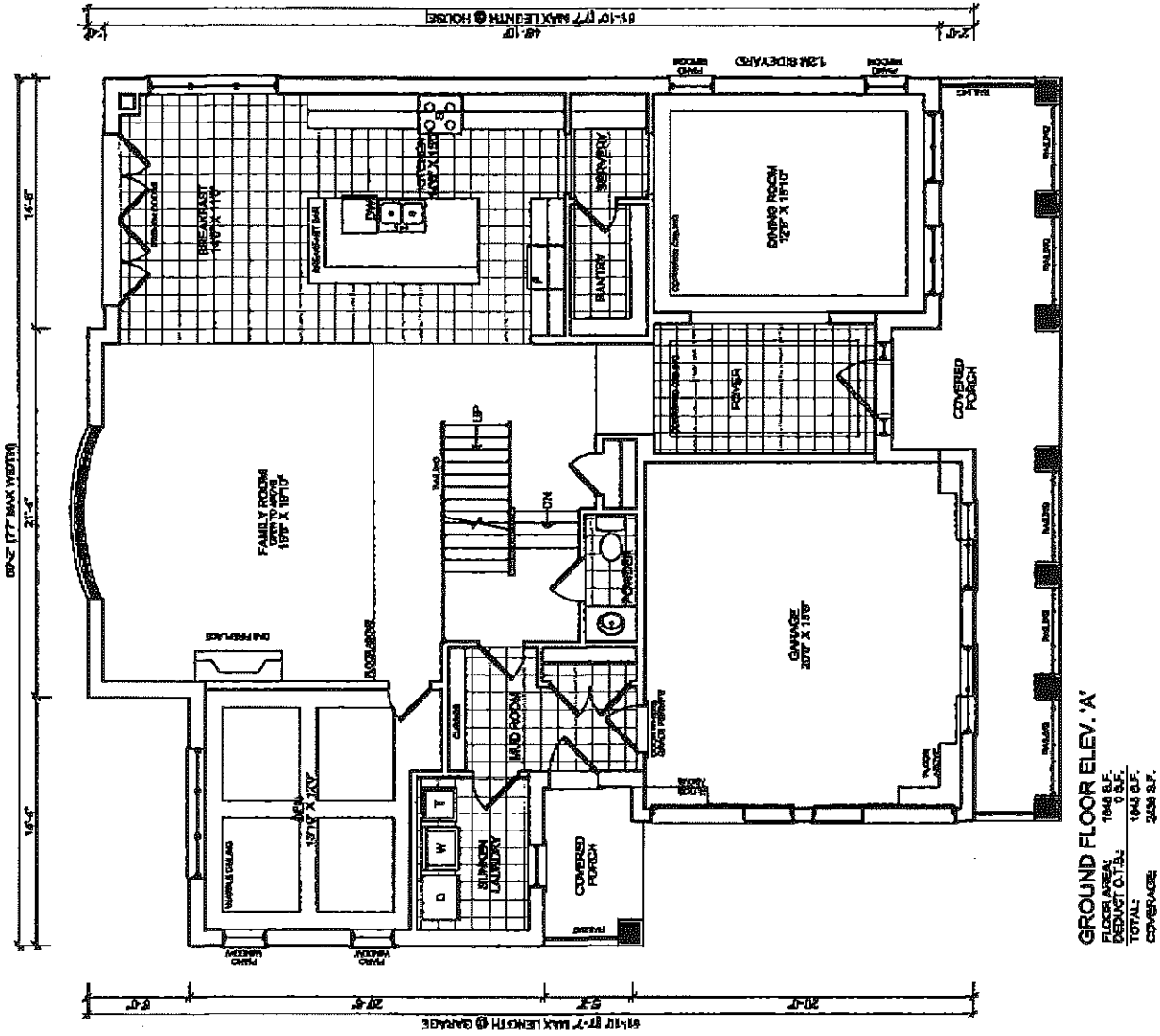
This Committee recommends approval in principal of the plans attached. Final approval will be determined after review of the site plan working drawings which should indicate all exterior materials and window sizes.

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

Yours truly,
MEADOWVALE VILLAGE H.C.D.R.C.



Jas. P. Holmes, Vice Chairman
c.c. Councillor George Carlson
Elaine Eigl, Heritage Mississauga
Mike Wortel, Hush Homes

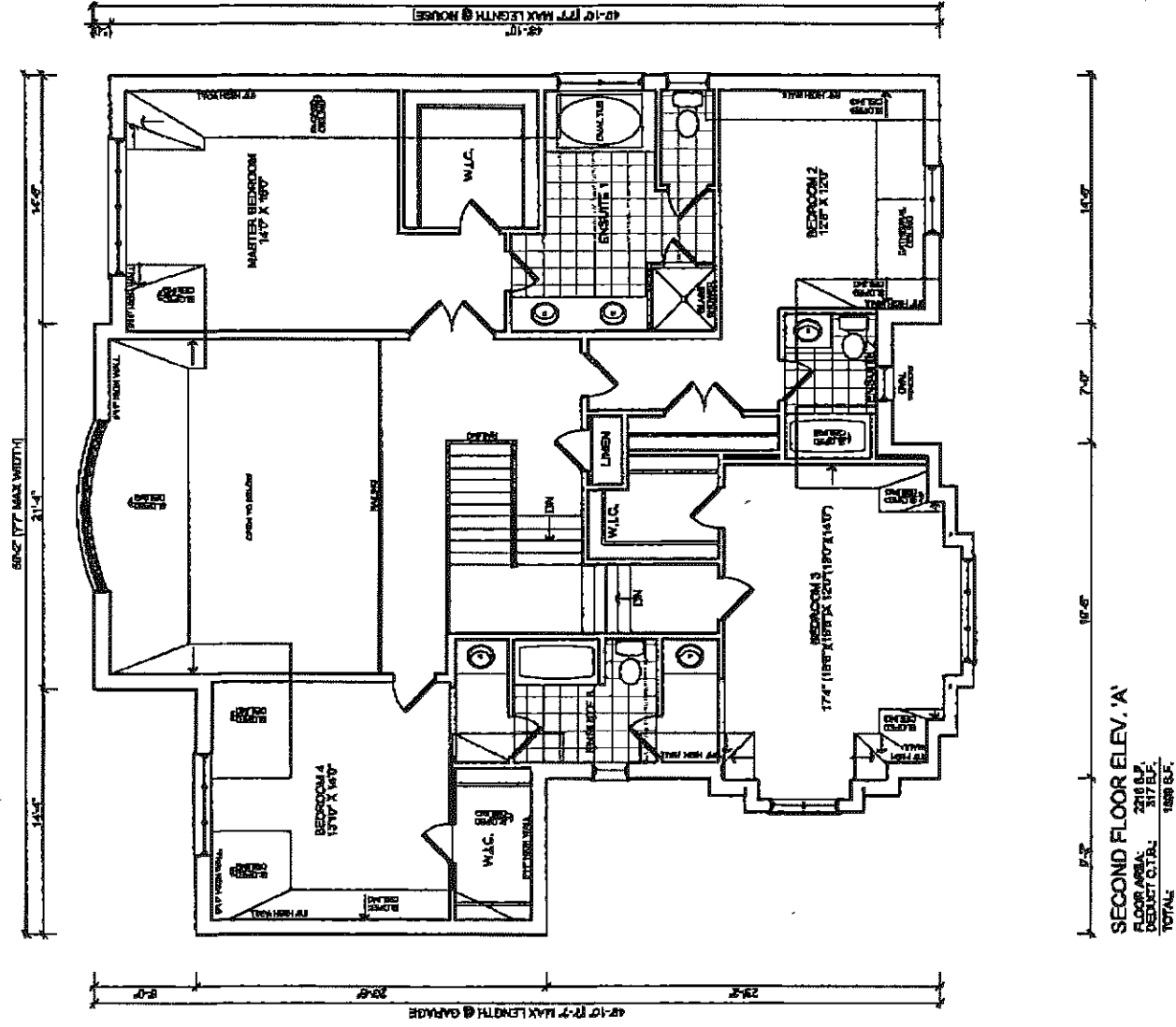


AN design
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Project Number 11004		
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2	DEC. 14, 2010	AL
3	JAN. 04, 2010	AL
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5	MAR-21-11	VM
6	SEP-14-11	RN
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Client MIRA TOMLIJENOVIC		
Project RAYAH COURT MISSISSAUGA		
Model		
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Lot Coverage (max.)		
Page 1 OF 7		

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Project Number
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4	JAN. 05, 2010	AL
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Client
**MIRA
TOMLJENOVIC**

Project
**RAYAH COURT
MISSISSAUGA**

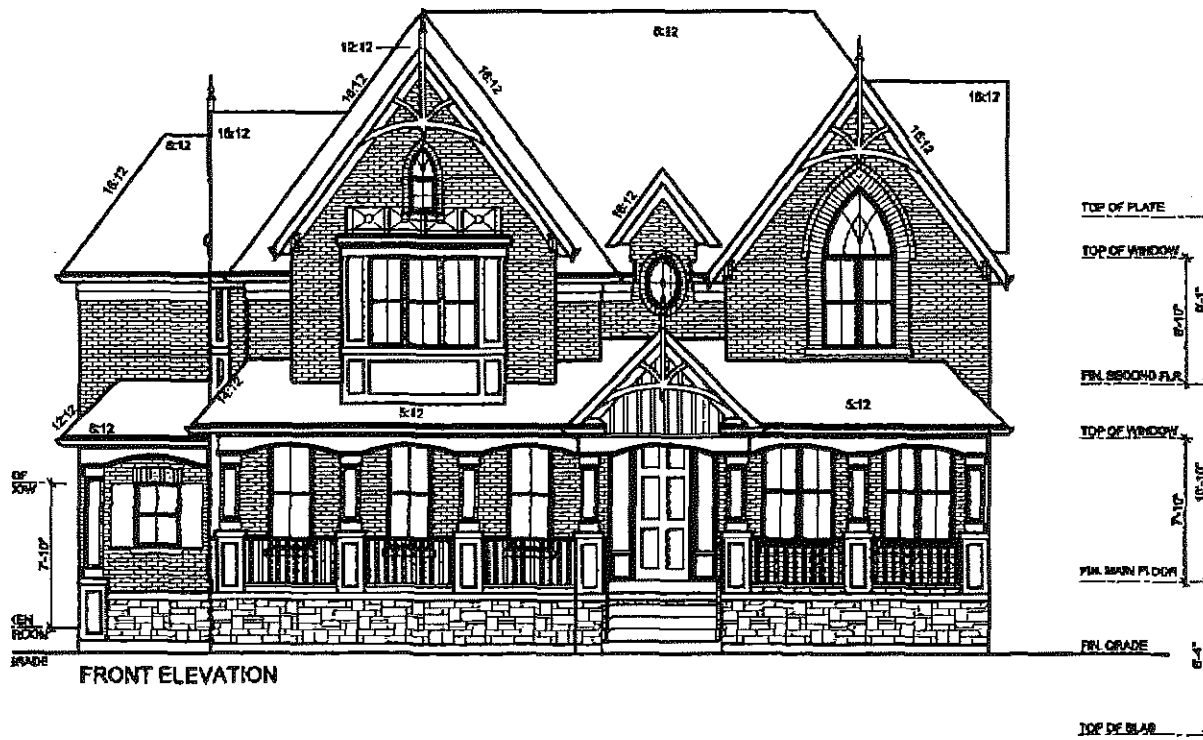
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Page 2 OF 7



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4	MAR. 1, 2011	SJL
6.	MAR-21-11	VW
7	JUN-07-11	VW
8	SEP-14-11	RN

Page 3 OF 7



Page 4 OF 7



Page 5 OF 7



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Project Number 11004		
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1	MAR-21-11	VM
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Client MIRA TOMLIJENOVIC		
Project RAYAH COURT MISSISSAUGA		
Model		
Area (s.f.) 3747 S.F. (EXCL. 317 S.F. OF TB)		
Lot Coverage (max.)		
Page 6 OF 7		

Print

Subject: RE: Lot 2 Plan 43M-1814 - 6985 Rayah Court
From: Michael Wortel (Michael@hush.ca)
To: jimandpatholmes@rogers.com; mspaziani@msai.ca; dmoir@hr-dev.com;
Cc: Elaine.Eigl@mississauga.ca; Paula.Wubbenhorst@mississauga.ca;
Date: Wednesday, September 21, 2011 8:28:15 AM

Good day all, please let me know when we can arrange a meeting for Lot 2.

Regards

Michael Wortel

HUSH Inc.

T 416.987.6500 x415

F 416.987.6515

M 647.522.7337

E: Michael@hush.ca

From: Michael Wortel
Sent: Monday, September 19, 2011 1:38 PM
To: 'P HOLMES'; Michael Spaziani; 'David Moir'
Cc: 'Elaine Eigl'; 'Paula.Wubbenhorst@mississauga.ca'
Subject: Lot 2 Plan 43M-1814 - 6985 Rayah Court

Good day all, please find attached a copy of the revised Architectural Plans for Lot 2. They have been revised to reflect the previously requested changes from the Heritage Committee. Please let me know when we can meet to have approval status attached to these plans and they can then proceed to the next HAC meeting.

Any questions please let me know.

Print

Subject: FW: Wed. Meeting re: Lot 1 Plan 43M-1814 - 6975 Rayah Court

From: Paula Wubbenhorst (Paula.Wubbenhorst@mississauga.ca)

To: jimandpatholmes@rogers.com;

Date: Friday, September 23, 2011 4:00:26 PM

Mike will be at the meeting on Wednesday.

Thanks again for setting it up.

All the best,

Paula

From: Michael Wortel [mailto:Michael@hush.ca]

Sent: September 23, 2011 3:56 PM

To: Paula Wubbenhorst

Subject: Re: Wed. Meeting re: Lot 1 Plan 43M-1814 - 6975 Rayah Court

Yes that time is good for me.

Regards

Michael Wortel

From: Paula Wubbenhorst [mailto:Paula.Wubbenhorst@mississauga.ca]

Sent: Friday, September 23, 2011 12:30 PM

To: Michael Wortel

Subject: Wed. Meeting re: Lot 1 Plan 43M-1814 - 6975 Rayah Court

Hi Mike,

Jim has set up a meeting for Wednesday, September 28, at 4 p.m. at his house.

Hope you are able to make it.

All the best,



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

OCT 25 2011

DATE: October 4, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: Request to Alter a Heritage Designated Property
Abigail Street House
27 Mill Street
(Ward 11)

RECOMMENDATION: 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.

BACKGROUND: The Abigail Street House was built in the mid nineteenth century to accommodate the widow of Streetsville's founder Timothy Street. The City designated the property under the *Ontario Heritage Act* in 1985. (A location map and image are attached as Appendix 1.)

COMMENTS: Owner James Robertson seeks to add a garage to the property. The drawings are attached as Appendix 2. The proposed stand alone unit sits east of the house. It is set back from the heritage structure, which is at the front of the existing residence, and well set back from the road. The garage is simple in design and detail. It does not detract from the heritage value of the property.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The proposed alteration is sympathetic to the property's heritage attributes. As such, the alteration should be approved.

ATTACHMENTS:

Appendix 1: Location Map and Image

Appendix 2: Proposed Site Plan and Elevations



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

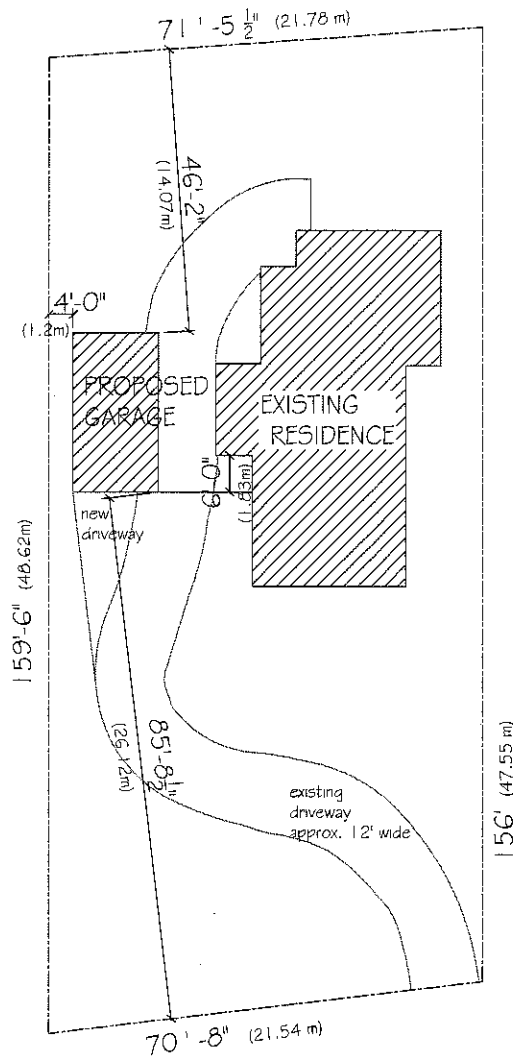
Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

Appendix 1



27 Mill Street





SITE STATISTICS

LOT AREA = 11251.12 s.f.
(1045.26 m²)

EXISTING COVERAGE
= 1630.7 s.f. (151.5 m²) = 14.49 %

PROPOSED GARAGE COVERAGE
= 364 s.f. (33.82 m²) = 3.24 %

NEW COVERAGE (TOTAL)
= 1994.7 s.f. (185.31 m²) = 17.73 %

PROPOSED GARAGE
27 MILL STREET
MISSISSAUGA, ON

The undersigned has reviewed and taken responsibility for the design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION

Required unless design is exempt under 2.17.1 of the Building Code

Bobbi Ann Brooks BCIN #28313

REGISTRATION INFORMATION

Required unless design is exempt under 2.17.1 of the Building Code

TOP FLOOR DESIGN BCIN #33395

top floor design

78 FARNCOMB CRES.
BOWMANVILLE, ON
L1C 4L8

PHONE: 905-623-0670

Sheet
Title

SITE PLAN

Scale

1"=20'

Date

AUG. 2011

Drawn by

BAB

Checked by

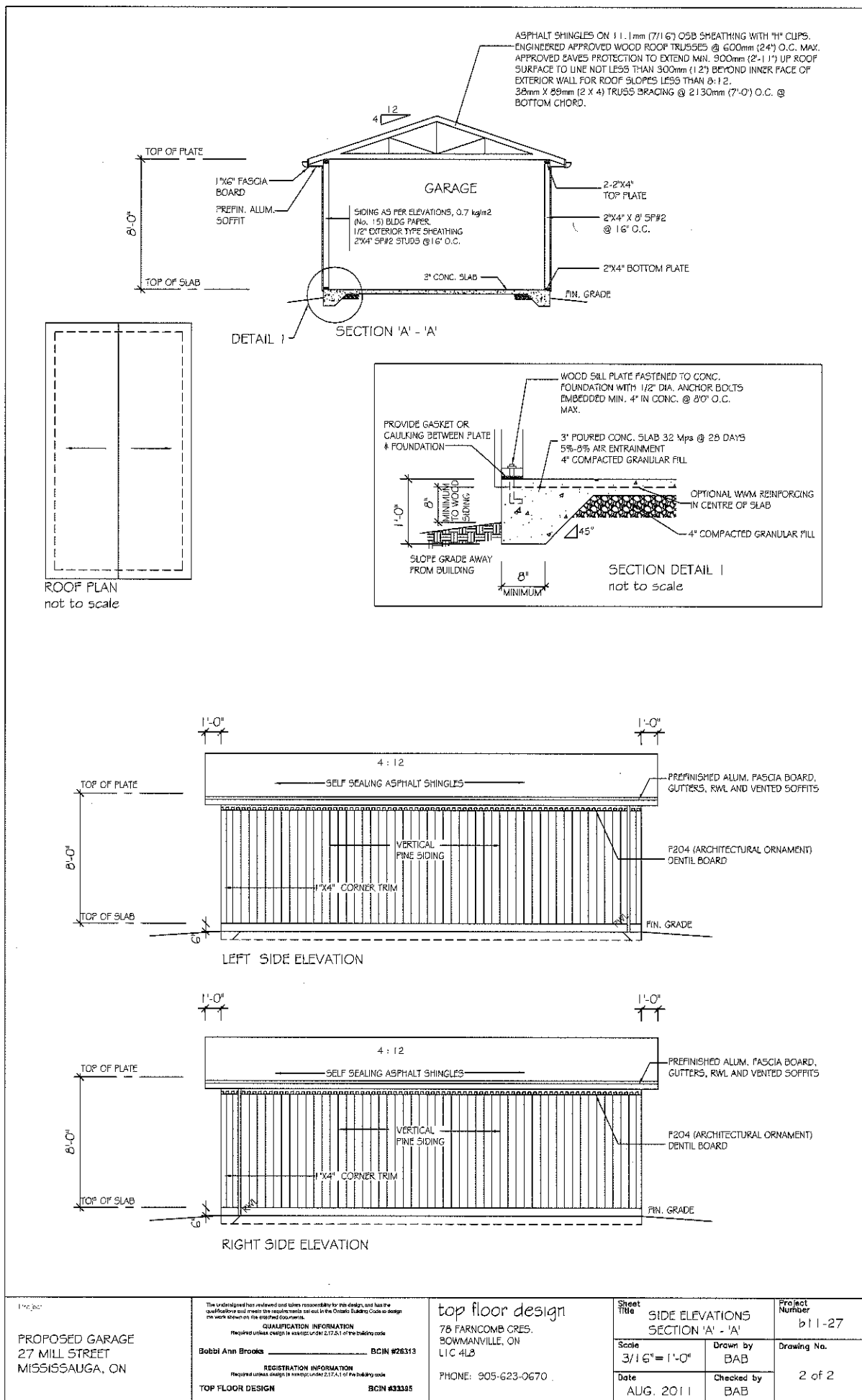
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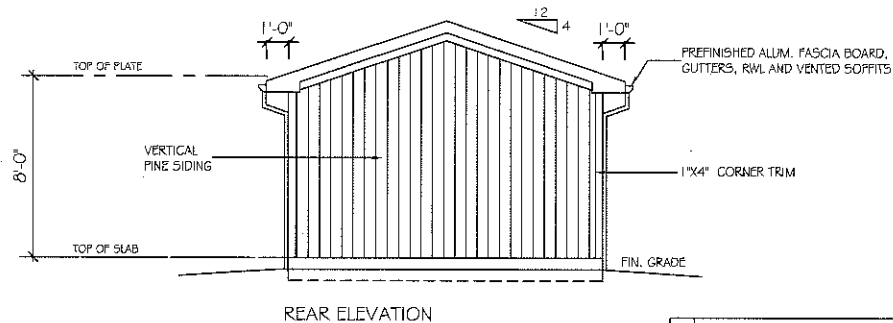
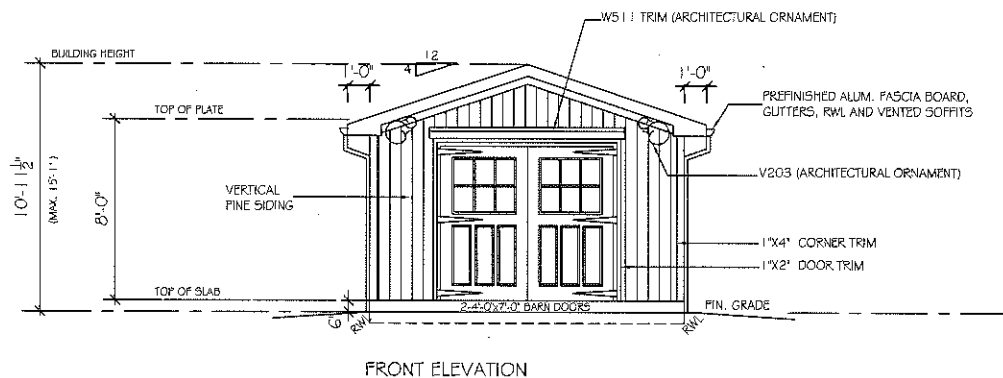
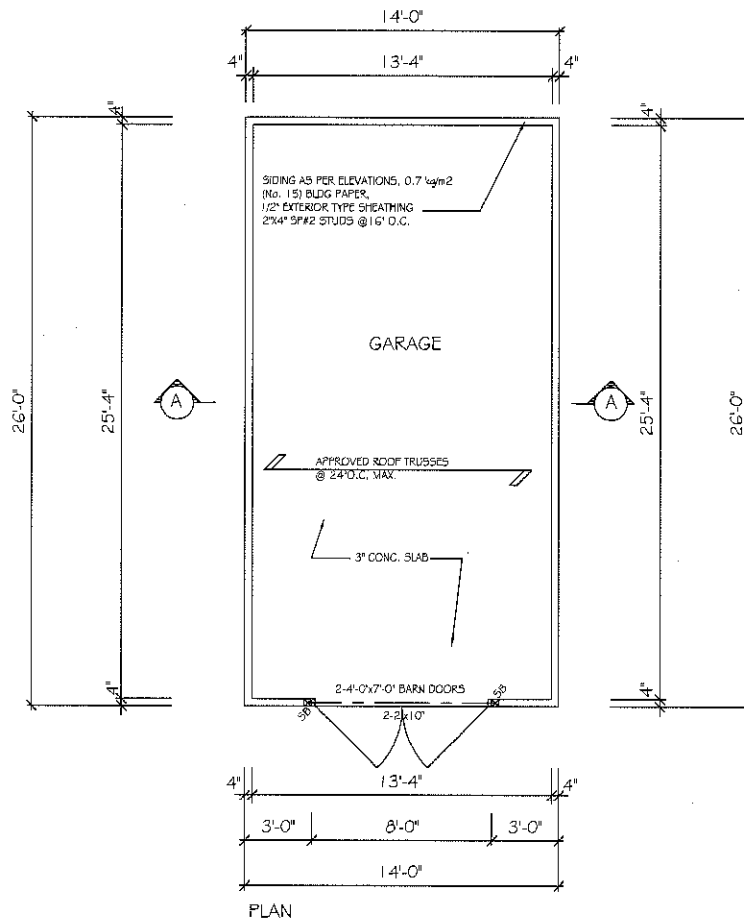
Project
Number

b11-27

Drawing No.

1 of 1





11/1/00

PROPOSED GARAGE
27 MILL STREET
MISSISSAUGA, ON

The undersigned have reviewed and taken responsibility for the design, and have the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown on the attached documents.

QUALIFICATION INFORMATION
Required unless design is exempt under 2.37.5.1 of the building code

Bobbi Ann Brooks BCIN #26343

REGISTRATION INFORMATION
Required unless design is exempt under 2.37.5.1 of the building code

TOP FLOOR DESIGN BCIN #33395

top floor design

78 FARNCOMB CRES.
BOWMANVILLE, ON
L1C 4L8

PHONE: 905-623-0670

1 ISSUED FOR BUILDING PERMIT		AUG. 22/11	BAB
No.	DESCRIPTION	DATE	BY
1	PLAN FRONT & REAR ELEV.		
Scale	3/16" = 1'-0"	Drawn by	BAB
Date	AUG. 2011	Checked by	BAB
		Project Number	b11-27
		Drawing No.	1 of 2



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

OCT 25 2011

DATE: October 4, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 2011

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

SUBJECT: **Request to Demolish a Structure on a Heritage Listed Property**
Cordingley Barn
6671 Ninth Line
(Ward 10)

RECOMMENDATION: 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.

BACKGROUND: There are three structures on the property, associated with the Cordingley family, at 6671 Ninth Line. These include the main house, a brick dairy and the subject metal barn. The main house and brick dairy are currently protected with a notice of intent to designate under the *Ontario Heritage Act*. The designation will be limited to a small portion of the property that holds the house and dairy. Accordingly, the barn is considered to be listed on the City's Heritage Register but not designated.

Cesta Developments Inc. applied to develop the property at 6671 Ninth Line in 2010 (OZ 10/16 and T-M10002). The current plans are attached as Appendix 1. The proposal is to complete Banff Court, to the rear of the Cordingley House, with semi-detached dwellings. Additionally, semi-detached dwellings would flank the Cordingley

House along Ninth Line. The proposal retains the main house and dairy but not the metal barn to the north. The proponent's Heritage Impact Statement, by Landplan Collaborative, is attached as Appendix 2.

Landplan speculates that the metal barn was built after 1976 and that it encloses part of a nineteenth century barn.

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

COMMENTS:

Cesta Developments Inc. has applied to remove the metal barn at the north end of the property. Landplan observed that the barn "has been much modified over time," and asserts that "it is not a significant heritage resource." Staff concurs with the consultant's conclusion that the subject building does not merit designation under the *Ontario Heritage Act*.

In order to ensure that the main house and dairy are not damaged, solid board protective hoarding must be installed around the barn structure prior to any other work on the property. The hoarding must remain in place until the barn has been removed and all related work is complete.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 6671 Ninth Line has requested permission to demolish the metal clad barn at the north end of a property listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the structure's merit for designation under the *Ontario Heritage Act*.

It is recommended that the barn be allowed to be removed on the condition that the adjacent house and dairy are protected by solid board hoarding before and during all works on site.

ATTACHMENTS:

Appendix 1: Proposed Site Plan and Elevations

Appendix 2: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

OCT 25 2011

**Memorandum**Community Services Department
Culture Division

TO: Chair and Members of the Heritage Advisory Committee

FROM: Paula Wubbenhorst, Acting Senior Heritage Coordinator

DATE: October 5, 2011

FILE: OZ 09/013 W1
T-M11002 W1

SUBJECT: **Heritage Impact Statement**
1559 Cormack Crescent

The subject property is listed on the City's Heritage Register. It is located southeast of the Queen Elizabeth Way and Dixie Road. The City is in receipt of an application to sever the back portion of the property in order to make way for a residential development to the east. A Heritage Impact Statement was required due to the potential adverse affect that the proposal may have had on the heritage resource.

The Heritage Impact Statement has been provided for your information.

Paula Wubbenhorst
Acting Senior Heritage Coordinator
Culture Division
905-615-3200, ext. 5385
paula.wubbenhorst@mississauga.ca

Heritage Advisory Committee
OCT 25 2011

Memorandum

Community Services Department
Culture Division



TO: Chair and Members of the Heritage Advisory Committee

FROM: Paula Wubbenhorst, Acting Senior Heritage Coordinator

DATE: October 5, 2011

FILE: SP 11/015 W8

SUBJECT: Heritage Impact Statement
3650 Eglinton Avenue West

The subject property is listed on the City's Heritage Register. It is located between Ninth Line and Ridgeway Drive. Erin Mills Development Corporation has applied to develop the land on all three sides of the heritage property, south of Eglinton Avenue. A Heritage Impact Statement was submitted with the application.

The Heritage Impact Statement has been provided for your information.

Paula Wubbenhorst
Acting Senior Heritage Coordinator
Culture Division
905-615-3200, ext. 5385
paula.wubbenhorst@mississauga.ca

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the October 25, 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.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Bell Tower Meadowvale Village Hall	Oct/09	6970 Second Line West	HAC-0076-2009	Staff to report back with costing.
	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	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. 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.
McClure-Lafferty House	Dec/10	7025 Langer Drive/7070 Mississauga Road (formerly 2075 Derry Road West)	HAC-0065-2010	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

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				necessary action to give effect thereto. As a result of the above recommendation, Heritage staff must amend the Designation By-Law upon the owner's completion of the restoration work.
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.
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 22, 2011. The property owner is open to salvaging and donating various items to the Museums of

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				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.
Rifle Range	Mar/11	1300/1300A 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.
			Information	Ms. Waldie gave an overview and stated that she is working with Region of Peel staff to designate the property. Please see Item 3 on the October 25, 2011 agenda.
Queen Elizabeth Way Credit River Bridge	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

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Notice of Public Information Centre #2				#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 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> .

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
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	(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. (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. (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. (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. (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.
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

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				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.
Proposed Rebuild of an Overhead Electrical System in a portion of the Meadowvale Village Heritage Conservation District	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 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,

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
				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 or 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.

OCT 25 2011

October 6, 2011

DEAR COUNCILLOR CARLSON:

Due to my personal reasons, please allow me to resign
immediately from my position as a citizens member in the
Heritage Advisory Committee of the Corporation of the
City of Mississauga

Signed by Bevrie P. Y. Hu
4376 POLTANA CRESC.
MISSISSAUGA ONTARIO
L4W 3C2

Heritage Advisory Committee
OCT 25 2011



Report for:

Finch Residence
c/o Gus Ricci Architects

Regarding:

1264 Woodland Ave., Mississauga ON.

Prepared by:

Michael R Plowman
Certified Arborist ON-1118

Date:

05 July 2011

Revised: 13 September 2011

Scope

The arborist was retained in May to prepare an Arborist Report for the Finch property at 1264 Woodland Avenue for submission to Forestry and Planning as required by the City of Mississauga tree protection by-laws.

The trees covered by this survey are located on the client property, and where required, on adjacent properties.

The site was visited, by the arborist, on 1 June 2011 for purposes of conducting this survey.

Foreword

The client property consists of an existing single storey dwelling with a gravel driveway. The property is proposed for the demolition of the existing dwelling and the construction of a two storey residential dwelling with attached garage, a terrace, pool and patio, and a garden pavilion in the rear yard. Further a driveway modification in the area of the existing driveway is also proposed, and new services (sanitary/water-main) are proposed to be installed.

There are twenty-four (24) trees of significant size (DBH > 15cm) located solely on the client property. Many of these trees are located outside of construction, however, eight (8) of these trees will require removal due to construction activities occurring, and three (3) of these trees will receive injury as a result of construction occurring. See Text.

There are ten (10) trees located on the municipal road allowance on, or adjacent to, the client site within the scope of this project. Of these, two (2) trees will receive injury, as driveway modification is to occur within portions of their respective protected root zones. See Text.

There are twenty-seven (27) trees located on neighboring sites adjacent that of the client, within the scope of this project. These trees are located outside of construction.

Tree Inventory Summary – Significant Trees Only

There are five (5) trees of significant size (DBH > 15cm, or any size located on municipal land) that are to receive injury as a result of the proposed construction activities. Trees proposed for removal are listed in a subsequent table. See appendix I for complete tree inventory including Tree Protection Zone information.

Tree No	Species	DBH (cm)	Condition	Comments
002	<i>Malus spp.</i> Apple	29	47% - Poor	Client Trees The proposed driveway construction will encroach upon these trees respective protected root zones. However, this driveway modification is to be elevated so as to eliminate the need for excavation in the areas of these trees. Permit to Injure. See Text.
008	<i>Quercus alba</i> White Oak	82	47% - Poor	
009	<i>Quercus alba</i> White Oak	77	59% - Fair	Municipal Trees The proposed driveway construction will encroach upon these trees respective protected root zones. However, this driveway modification is to be elevated so as to eliminate the need for excavation in the areas of these trees. Permit to Injure. See Text.
010	<i>Acer saccharum</i> Sugar Maple	21	68% - Fair	
044	<i>Betula nigra</i> River Birch	24	59% - Fair	Client Tree Proposed pool deck construction will encroach upon this trees protected root zone. Further, caution should be taken in this area, as the excavation will occur within close proximity to the critical root zone of this tree. Permit to Injure. See Text.

Trees To Be Removed

The City of Mississauga Forestry Department must approve all removals of trees 15cm DBH or larger (permit required). There are a total of eight (8) trees of significant size (DBH > 15cm) to be removed as a result of the construction activities, and/or the need for construction staging. Of these, four (4) are requested for permit exemption under 474-05 4(2a) - Four or less removals per calendar year.

Please refer to Appendix I - Tree Inventory, and Summary of Permit Requirements by Jurisdiction, for a listing of the proposed removals and their respective permit requirements.

Arborists Comments

Many of the trees and shrubs on the property are well removed from construction or are of sufficiently small size as to be considered not significant. Of concern on this site with regards to tree injury, are two areas of construction; namely the proposed driveway modification, and the proposed pool area construction. In the area of driveway construction there are four (4) trees that will receive injury as a result of work occurring within their protective root zones, and in the area of pool patio construction one (1) tree will receive injury as a result of excavation required for construction in this area.

Additionally, the proposed services (sanitary, and water-main) are of special concern and will require caution to be taken to avoid tree injury. This area of special concern is documented in a subsequent section of this report.

The following details the impact on the trees as a result of the injuries occurring in these areas of construction.

Driveway Modification/Construction

Affecting Trees #002 – Apple, #008 and #009 – White Oak, and #010 – Sugar Maple.

These trees are located adjacent either side of the existing driveway. The proposal indicates that modification and construction of the proposed driveway will encroach into these trees respective root zones. However, this driveway construction is to be elevated so as to eliminate the need for excavation in the root zones of these trees, thus lessening the impact of encroachment to only that of compaction injury. The following lists the estimated encroachment into the protected root zones of these trees.

Tree #002 – 29% encroachment
 Tree #008 – 12.8% encroachment
 Tree #009 – 52.6% encroachment
 Tree #010 - 22.2% encroachment

Although encroachment values are high, especially in the case of tree #009, this encroachment represents compaction injury occurring as a result of the existing driveway being altered and paved. In the area of trees #002, #009, and #010, this work is to occur on the area of existing gravel driveway. Upon site examination it was found that this existing driveway is already compacted and as such, further compaction in this area will be minimal. In the area of tree #008 and a portion of tree #009, there will be a slight widening of the driveway occurring. This driveway modification is to be elevated so as to prevent any need for excavation.

As root systems of trees will tolerate compaction injury approximately twice as well as root severance, it is the opinion of this arborist that the actual impact values on these trees would be approximately half that of the encroachment values. Consequently, these trees will all sustain less than 30% injury to their protected root zones. As this is below the recommended maximum of 30% (Coder et. al.) it is expected that these trees will survive this construction.

It is important to note however, that as a result of this construction some of these trees, especially tree #009, will show signs of compaction injury over the next seasons. This can include: reduced vigor, select branch dieback, smaller leaves, and chlorosis (as a result of reduced nutrient uptake). If such is the case, provisions should be made to provide aftercare to these specimens. As this construction is to occur in the area of these trees protected root zones, a permit to Injure will be required for each of these trees.

The following provides recommendations for minimization of damages as a result of construction occurring within this area:

Minimization of Damage

- No excavation is to occur in this area, as the driveway is to be elevated.
- Construction aggregate used for driveway foundation should be of neutral pH so as not to alter the existing site soil pH.
- If possible driveway paving should be interlocking brick to provide areas where water can infiltrate the soil area under the new driveway.
- Driveway construction should be conducted using hand/light equipment.
- Caution must be taken when working around this area to ensure that damage does not occur to the trunks or branches of these trees during driveway construction.
- A certified arborist, or other certified tree worker, as approved by the City of Mississauga Forestry Dept., should be present to ensure no undue injury occurs to these trees.
- If any fill soil is to be placed it should be of high quality, of approximately the same texture as the existing site soil, and should be placed in direct contact with the existing site soil. This will help to prevent alteration of water movement through the soil.
- If construction is to occur in the summer months', provisions must be made to supply adequate watering to these trees in the event of the absence of adequate rainfall.
- As construction access is proposed to occur along the existing driveway, a mulch layer (3 inches depth) covered with plywood, or equivalent, should be placed to allow the movement of equipment without increasing soil compaction in this area before driveway construction occurs.

Further to the above, due to the proximity of the driveway alteration to tree #009, solid plywood hoarding should be used to protect this tree and should be placed as shown in the arborist sketch. This solid hoarding will prevent trunk injury to this specimen, and should be used as hoarding up to the area adjacent tree #010's trunk. At this point poly fencing should be used to accommodate the need for visibility of the roadway from the driveway entrance. This feature is shown in the attached arborist sketch.

Pool Patio Construction

Affecting Tree #044 – River Birch

This tree is located in the rear yard of the client property, adjacent the proposed pool/pool patio construction. The proposal indicates that construction of this pool patio will encroach upon this tree protected root zone. Upon analysis it was found that the injury to this tree would be approximately 5.1% of the protected root zone. This level of encroachment is minor and is well below the recommended maximum of 30% (Coder et. al.) and as such this tree will survive the impact with only minimal detriment to its overall health.

However, further to the above it was found during the course of analysis that the excavation would be within close proximity to the critical root area of this specimen. Consequently, caution must be taken in this area to avoid severance of any critical roots required for structural stability. As such, hand equipment should be used when excavating for the pool patio area in the root zone of this tree.

As this work is proposed to occur within the protected root zone of this tree, a Permit to Injure will be required.

In order to minimize damages as a result of construction activities in this area, the following is recommended:

Minimization of Damage

- Excavation in the area of pool patio construction within this trees protected root zone should be conducted using hand equipment, and should be kept to the minimum required for a stable pool patio foundation.
- A certified arborist, or other certified tree worker, as approved by the City of Mississauga Forestry Dept. should be present to assess and treat any roots found during excavation.
- Any roots discovered during the course of excavation should be cut cleanly and protected from dehydration/desiccation.
- If construction aggregate is to be placed for the pool patio foundation, it should be of neutral pH in order to prevent alteration of the pH of the adjacent existing site soil.
- If any fill soil is to be placed it should be of high quality, of approximately the same texture as the existing site soil, and should be placed in direct contact with the existing site soil. This will help to prevent alteration of water movement through the soil.
- If construction is to occur during the summer month provisions must be made to supply adequate watering in the event of the absence of adequate rainfall.

Proposed Services – Sanitary and Water-main

The proposal indicates that there are to be new services routed to the new dwelling from the street. As these services are, in part, located under the municipal road allowance, special care must be taken to avoid tree injury in this area. This will require that no trenching/excavation of any kind occur within the confines of the protected root zones of the trees located on the municipal road allowance. Further, it is the recommendation of this arborist that no trenching/excavation of any kind occur within the designated tree protection zone, as shown in the attached arborist sketch.

With regards to the sanitary line installation, the municipality has requested that the existing line be used up to the inside limit of the protected root zone hoarding, and that a new connection be made at this point. This will prevent damage to the municipal trees in the road allowance, and prevent damage to the mature trees located adjacent that allowance on the client property. This method of service installation will allow for the preservation of these trees, without injury.

With regards to any proposed water-main services on the site, special care will be required in this area as well. The municipality has indicated that if water-main installation is to occur it must be done by means of horizontal drilling – “installed as torpedo only, trenching not permitted”. As such this torpedo installation will have to occur under the root zones of any trees located in the area and must be done to the extents of the area denoted as tree protection zone on the attached arborist sketch.

Replacement Trees for On-Site

At the request of the client this arborist has been asked to provide some general recommendations regarding replacement trees for the site. It is the understanding of this arborist that native trees will be required for replacement. This replacement is to compensate for the removal of the mature trees affected by the construction activities. The following provides some general recommendations for replacement trees

- Replacement trees should be of 100mm caliper nursery stock.
- Replacement trees are to be of native species to the area; such as, but not limited to: Sugar Maple, Silver Maple, White Oak, Red Oak, etc...
- Replacement trees are to be of good quality nursery stock, free of disease/insect pressures.
- Planting should be done according to proper industry standards, and all care should be taken to ensure that replacement trees are not planted too deeply.

General Tree Protection Guidelines

Except as specifically stated in this report, all tree protection policies and zones are to be maintained in accordance with City of Mississauga Tree Protection Policy and Specifications. A copy of this document is included as an Appendix to this report.

There are ten (10) trees situated on City property within the scope of this project (which includes all areas within 10m of the construction envelope). Two of these trees are to receive injury as a result of the driveway modification, as described in the preceding text.

Tree Protection Zones

All tree protection zones are to be implemented as shown in the arborist drawing. Tree protection barriers are shown and to be constructed not closer than specified in the table: Appendix I – Tree Inventory – (Minimum TPZ radius). Where practicable (and this cannot be anticipated in the drawing phase), these barriers may be increased in size up to the Recommended TPZ radius as described in that same table.

No construction activity including grade changes, surface treatments or excavations of any kind is permitted within the area identified on the plan as a Tree Protection Zone (TPZ). No root cutting is permitted. No storage of materials or fill is permitted within the TPZ. The areas identified as Tree Protection Zones must remain undisturbed at all times.

Tree Protection Barriers

Tree protection barriers should be constructed of solid plywood or equivalent, to a height of 2.4m around the front and sides of the construction envelope. If visibility of the roadway is of concern as a result of protection hoarding, poly fencing may be used as a suitable protection-hoarding substitute at the roadway. This will provide adequate tree protection while allowing for ample visibility. Please refer to the section “driveway modification/construction” for specific recommendations regarding hoarding around tree #009, and #010.

General Note

Prior to the commencement of any site activity the tree protection barriers specified herein must be installed and written notice provided to City of Mississauga, Forestry Department. The tree protection barriers must remain in effective condition until all site activities including landscaping are complete. A sign as specified in Tree Protection Policy and Specification for Construction Near Trees must be attached to all sides of the barrier and at regular intervals for lengthy barriers. Written notice must be provided to Mississauga Forestry prior to the removal of the tree protection barriers.

Arboricultural Work

Any roots or branches extending beyond the tree protection zones indicated in this report and its associated drawings, which require pruning, must be pruned by a Qualified Arborist or other tree professional as approved by City of Mississauga Forestry Department. All pruning of tree roots and branches must be in accordance with good arboricultural standards. The Arborist must contact the City of Mississauga Forestry Department no less than 48 hours prior to conducting any specified work.

Arborist's Declaration

This report represents a fair and accurate assessment of the number, type, size, and condition of the tree(s) on the aforementioned property.

Disclaimer

This report is based upon Land Survey drawings (with tree locations marked) provided by the client, and prepared by a professional Land Surveyor. No grading information was provided at the time of preparation of this report.

The arborist is not a professional Land Surveyor, and as such can make no claim as to the accuracy of the provided drawings.

September 13, 2011

Revised: Sept. 13, 2011



Michael R. Plowman
ISA Certified – **ON-1118A**

(905) 827-1134
mrplowman@glnconsulting.com

Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (m)	Critical Root Zone Radius (m)	TPZ Radius (m)		Condition			Min Distance From Construction (m)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
001 C0	Acer rubrum red maple, scarlet map	20		6.0	1.67	2.50	3.00	4	4	80%	3.3	0.0%	0.0%	Protected (significant size)		Located outside of construction.
002 C0	Malus spp apple	29		8.0	2.01	2.55	4.00	3	2	47%	0.9	29.2%	36.7%	Injured (major encroachment on BTPZ) I	Two stems = 15/14. Decay throughout canopy.	Proposed construction may create an uproot hazard for this tree. The proposed driveway will enroach upon the protected root zone of this tree, however, driveway construction is to be elevated as to require no excavation. Permit to Injure. See Text.
003 C0	Quercus rubra northern red oak	23		8.0	1.79	2.52	4.00	4	4	80%	3.2	0.0%	5.7%	Protected (significant size)		Located outside of construction.
004 N0	Quercus rubra northern red oak	25		8.0	1.86	2.53	4.00	4	4	80%	4.3	0.0%	0.0%	Protected (significant size)		Located outside of construction.
005 C0	Aesculus hippocastanum horse chestnut	12		6.0	1.29	2.46	3.00	4	4	80%	2.9	0.0%	0.8%	Protected (not significant size)		Located outside of construction.
006 N0	Acer rubrum red maple, scarlet map	77		14.0	3.27	5.19	7.00	3	2	47%	5.9	0.0%	3.1%	Protected (significant size)	Large cavity with decay present in trunk.	Located outside of construction.
007 C0	Pinus strobus eastern white pine	11		4.0	1.24	2.46	2.46	3	3	59%	0	87.0%	93.1%	Remove (not significant size - within zone)	Some irregular sapping on trunk.	Within Zone of Construction Located within the zone of construction for the proposed dwelling. Remove.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
CN	Client/Neighbor Shared Ownership Tree				

Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (M)	Critical Root Zone Radius (M)	TPZ Radius (M)		Condition			Min Distance From Construction (M)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
008 C0	Quercus alba white oak	82		18.0	3.37	5.81	9.00	2	3	47%	3.2	12.8%	24.7%	Injured (minor encroachment on BTPZ) I	Deadwood present in canopy. Some evidence of lateral cracking on bark.	Proposed construction may create an uproot hazard for this tree. The proposed driveway will enroach upon the protected root zone of this tree, however, driveway construction is to be elevated as to require no excavation. Permit to Injure. See Text.
009 M0	Quercus alba white oak	77		16.0	3.27	5.19	8.00	3	3	59%	0.8	52.6%	43.4%	Injured (major encroachment on BTPZ) I	Deadwood present in canopy.	Proposed construction may create an uproot hazard for this tree. The proposed driveway will enroach upon the protected root zone of this tree, however, driveway construction is to be elevated as to require no excavation. Permit to Injure. See Text.
010 M0	Acer saccharum sugar maple, rock map	21		6.0	1.71	2.51	3.00	4	3	68%	1.2	22.2%	26.5%	Injured (minor encroachment on BTPZ) I	Multiple surface roots present.	Proposed construction may create an uproot hazard for this tree. The proposed driveway will enroach upon the protected root zone of this tree, however, driveway construction is to be elevated as to require no excavation. Permit to Injure. See Text.
011 M0	Quercus rubra northern red oak	25		6.0	1.86	2.53	3.00	4	3	68%	2.9	0.0%	0.8%	Protected (significant size)	Power lines/cable/telephone traverse through canopy.	Located outside of construction.
012 M0	Quercus rubra northern red oak	38		8.0	2.3	2.59	4.00	3	3	59%	5	0.0%	0.0%	Protected (significant size)	Leaning over road. Telephone/cable lines traverse on either side of trunk.	Located outside of construction.
013 M0	Quercus rubra northern red oak	23		6.0	1.79	2.52	3.00	3	3	59%	8.7	0.0%	0.0%	Protected (significant size)	overhead wires present.	Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
CN	Client/Neighbor Shared Ownership Tree				

Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (m)	Critical Root Zone Radius (m)	TPZ Radius (m)		Condition			Min Distance From Construction (m)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
014 M0	Quercus rubra northern red oak	22		6.0	1.75	2.51	3.00	3	3	59%	8.4	0.0%	0.0%	Protected (significant size)		Located outside of construction.
015 C0	Fraxinus americana white ash	14		6.0	1.39	2.47	3.00	3	3	59%	5.9	0.0%	0.0%	Protected (not significant size)		Located outside of construction.
016 C0	Betula nigra river birch, red birch	21		0.0	1.71	2.51	2.51	0	1	0%	7.4	0.0%	0.0%	Protected (significant size)	This tree is dead and its canopy has collapsed. The remaining trunk is decayed with conks protruding from the stem.	Located outside of construction.
017 C0	Acer saccharum sugar maple, rock map	25		8.0	1.86	2.53	4.00	3	3	59%	6.6	0.0%	0.0%	Protected (significant size)	small cavity with minimal decay present in trunk.	Located outside of construction.
018 M0	Acer rubrum red maple, scarlet map	15		6.0	1.44	2.48	3.00	4	4	80%	10.7	0.0%	0.0%	Protected (not significant size)		Located outside of construction.
019 M0	Acer rubrum red maple, scarlet map	25		6.0	1.86	2.53	3.00	3	3	59%	14.1	0.0%	0.0%	Protected (significant size)	Leaning toward street. Overhead wires present.	Located outside of construction.
020 M0	Acer rubrum red maple, scarlet map	26		6.0	1.9	2.53	3.00	3	3	59%	14	0.0%	0.0%	Protected (significant size)	Wire starting to girdle stem. This tree has grown around a chain which is now protruding from the stem.	Located outside of construction.
021 C0	Fagus grandifolia American beech	23		6.0	1.79	2.52	3.00	3	4	68%	9.9	0.0%	0.0%	Protected (significant size)	Appears that it may have the early stage beech bark disease.	Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
CN	Client/Neighbor Shared Ownership Tree				

Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (m)	Critical Root Zone Radius (m)	TPZ Radius (m)		Condition			Min Distance From Construction (m)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
022 N0	Quercus rubra northern red oak	47		10.0	2.55	3.24	5.00	3	3	59%	9.3	0.0%	0.0%	Protected (significant size)		Located outside of construction.
023 N0	Quercus rubra northern red oak	21		6.0	1.71	2.51	3.00	3	3	59%	7.9	0.0%	0.0%	Protected (significant size)		Located outside of construction.
024 C0	Fagus grandifolia American beech	58		14.0	2.84	3.89	7.00	2	3	47%	4.2	0.0%	10.6%	Protected (significant size)	Beech bark disease present.	Located outside of construction.
025 C0	Tsuga canadensis eastern hemlock	38		6.0	2.3	2.59	3.00	4	4	80%	3.9	0.0%	0.0%	Protected (significant size)	Three stems = 17/12/9.	Located outside of construction.
026 N0	Fraxinus americana white ash	45		10.0	2.5	3.23	5.00	3	3	59%	6.1	0.0%	0.0%	Protected (significant size)		Located outside of construction.
027 N0	Tsuga canadensis eastern hemlock	20		8.0	1.67	2.50	4.00	3	3	59%	5.1	0.0%	0.0%	Protected (significant size)		Located outside of construction.
028 M0	Fraxinus americana white ash	44		10.0	2.47	3.22	5.00	3	3	59%	4.5	0.0%	1.8%	Protected (significant size)		Located outside of construction.
029 N0	Quercus rubra northern red oak	45		12.0	2.5	3.23	6.00	3	3	59%	6.8	0.0%	0.0%	Protected (significant size)		Located outside of construction.
030 N0	Betula nigra river birch, red birch	37		6.0	2.27	2.59	3.00	3	3	59%	4.9	0.0%	0.0%	Protected (significant size)	Slight injury to bark at the root flare.	Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
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Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (M)	Critical Root Zone Radius (M)	TPZ Radius (M)		Condition			Min Distance From Construction (M)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
031 N0	Tsuga canadensis eastern hemlock	20		6.0	1.67	2.50	3.00	3	3	59%	4.8	0.0%	0.0%	Protected (significant size)		Located outside of construction.
032 N0	Tsuga canadensis eastern hemlock	20		6.0	1.67	2.50	3.00	4	4	80%	4.4	0.0%	0.0%	Protected (significant size)		Located outside of construction.
033 N0	Tsuga canadensis eastern hemlock	22		6.0	1.75	2.51	3.00	4	4	80%	5.8	0.0%	0.0%	Protected (significant size)		Located outside of construction.
034 N0	Betula nigra river birch, red birch	31		6.0	2.07	2.56	3.00	3	2	47%	4.5	0.0%	0.0%	Protected (significant size)	Decay present in trunk.	Located outside of construction.
035 N0	Betula nigra river birch, red birch	30		6.0	2.04	2.55	3.00	3	3	59%	4.2	0.0%	0.0%	Protected (significant size)		Located outside of construction.
036 N0	Prunus serotina black cherry	40		6.0	2.36	2.60	3.00	3	3	59%	4.2	0.0%	0.0%	Protected (significant size)	Two stems = 20/20.	Located outside of construction.
037 N0	Betula nigra river birch, red birch	35		6.0	2.2	2.58	3.00	3	3	59%	3.1	0.0%	0.0%	Protected (significant size)		Located outside of construction.
038 N0	Betula nigra river birch, red birch	35		6.0	2.2	2.58	3.00	3	3	59%	4.5	0.0%	0.0%	Protected (significant size)		Located outside of construction.
039 N0	Prunus serotina black cherry	15		4.0	1.44	2.48	2.48	3	3	59%	3.2	0.0%	0.0%	Protected (not significant size)		Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
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Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (M)	Critical Root Zone Radius (M)	TPZ Radius (M)		Condition			Min Distance From Construction (M)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
040 N0	Picea glauca white spruce	20		5.0	1.67	2.50	2.50	3	3	59%	6.3	0.0%	0.0%	Protected (significant size)		Located outside of construction.
041 N0	Betula nigra river birch, red birch	25		6.0	1.86	2.53	3.00	3	3	59%	5.2	0.0%	0.0%	Protected (significant size)		Located outside of construction.
042 N0	Betula nigra river birch, red birch	35		8.0	2.2	2.58	4.00	3	3	59%	3.9	0.0%	0.1%	Protected (significant size)		Located outside of construction.
043 N0	Betula nigra river birch, red birch	35		6.0	2.2	2.58	3.00	3	3	59%	4.4	0.0%	0.0%	Protected (significant size)		Located outside of construction.
044 C0	Betula nigra river birch, red birch	24		6.0	1.83	2.52	3.00	3	3	59%	1.7	5.1%	7.8%	Injured (minor encroachment on BTPZ) I		Proposed construction may create an uproot hazard for this tree. Proposed pool deck construction will encroach into this trees protected root zone. Caution should be taken in this area due to proximity to the critical root area. Permit to Injure. See Text.
045 C0	Acer saccharum sugar maple, rock map	16		4.0	1.49	2.48	2.48	3	3	59%	5	0.0%	0.0%	Protected (significant size)	Canopy offset to one side.	Located outside of construction.
046 C0	Betula nigra river birch, red birch	17		6.0	1.54	2.49	3.00	3	3	59%	6	0.0%	0.0%	Protected (significant size)		Located outside of construction.
047 C0	Fagus grandifolia American beech	18		6.0	1.58	2.49	3.00	3	3	59%	5.4	0.0%	0.0%	Protected (significant size)	Beech bark disease present.	Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
CN	Client/Neighbor Shared Ownership Tree				

Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (M)	Critical Root Zone Radius (M)	TPZ Radius (M)		Condition			Min Distance From Construction (M)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
048 C0	Fagus grandifolia American beech	36		8.0	2.24	2.58	4.00	3	3	59%	6.3	0.0%	0.0%	Protected (significant size)	Beech bark disease present.	Located outside of construction.
049 N0	Quercus palustris pin oak	93		18.0	3.59	6.47	9.00	3	3	59%	7.5	0.0%	0.9%	Protected (significant size)		Located outside of construction.
050 C0	Fagus grandifolia American beech	60		12.0	2.89	3.90	6.00	3	3	59%	0.9	15.7%	18.3%	Remove (within zone of construction) RX	Beech bark disease present.	Proposed construction may create an uproot hazard for this tree. The proposed garden pavillion will encraoch upon this tree critical root zone, creating stability concerns. Remove. Permit to Remove.
051 C0	Tsuga canadensis eastern hemlock	16		4.0	1.49	2.48	2.48	3	3	59%	1	28.8%	21.2%	Remove (within zone of construction) RX		Proposed construction may create an uproot hazard for this tree. The proposed garden pavillion will encraoch upon this tree critical root zone, creating stability concerns. Remove. Permit to Remove.
052 C0	Tsuga canadensis eastern hemlock	19		4.0	1.62	2.50	2.50	3	3	59%	0	88.2%	95.2%	Remove (within zone of construction) RX		Within Zone of Construction Located within the zone of construction for the proposed garden pavillion. Remove. Permit to Remove.
053 N0	Quercus rubra northern red oak	70		16.0	3.12	4.55	8.00	3	3	59%	7.8	0.0%	0.1%	Protected (significant size)		Located outside of construction.
054 C0	Betula nigra river birch, red birch	40		10.0	2.36	2.60	5.00	3	3	59%	7.9	0.0%	0.0%	Protected (significant size)		Located outside of construction.
055 C0	Prunus serotina black cherry	48		10.0	2.58	3.24	5.00	3	3	59%	3.3	0.0%	15.8%	Protected (significant size)		Located outside of construction.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
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Appendix I - Full Tree Inventory

Jurisdiction:

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (m)	Critical Root Zone Radius (m)	TPZ Radius (m)		Condition			Min Distance From Construction (m)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
056 N0	Betula nigra river birch, red birch	50		8.0	2.64	3.25	4.00	3	3	59%	9.2	0.0%	0.0%	Protected (significant size)		Located outside of construction.
057 N0	Fraxinus americana white ash	30		8.0	2.04	2.55	4.00	3	3	59%	5.9	0.0%	0.0%	Protected (significant size)		Located outside of construction.
058 N0	Prunus serotina black cherry	34		8.0	2.17	2.57	4.00	3	3	59%	4.4	0.0%	0.0%	Protected (significant size)		Located outside of construction.
059 C0	Fagus grandifolia American beech	67		16.0	3.05	4.54	8.00	3	3	59%	2	25.1%	38.1%	Remove (within zone of construction) RX	Beech bark disease present.	Proposed construction may create an uproot hazard for this tree. Proposed dwelling, and terrace construction will encroach into the critical root zone of this tree creating stability concerns. Permit to Remove.
060 C0	Quercus rubra northern red oak	20		6.0	1.67	2.50	3.00	4	4	80%	0	100.0%	100.0%	Remove (within zone of construction) RZ		Within Zone of Construction Located within the zone of construction for the proposed terrace. Permit to Remove.
061 C0	Quercus alba white oak	58		10.0	2.84	3.89	5.00	3	3	59%	0	100.0%	100.0%	Remove (within zone of construction) RZ	Some deadwood in canopy.	Within Zone of Construction Located within the zone of construction for the proposed terrace. Permit to Remove.
062 C0	Betula nigra river birch, red birch	38		8.0	2.3	2.59	4.00	3	3	59%	0	100.0%	100.0%	Remove (within zone of construction) RZ	Deadwood in canopy.	Within Zone of Construction Located within the zone of construction for the proposed pool/pool deck. Permit to Remove.
063 C0	Betula nigra river birch, red birch	37		8.0	2.27	2.59	4.00	3	3	59%	0	87.2%	77.9%	Remove (within zone of construction) RZ	Some deadwood in canopy.	Within Zone of Construction Located within the zone of construction for the proposed pool/pool deck. Permit to Remove.

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
C1	Client Tree on Municipal Road Allowance	M1	Municipal tree in Park or Naturalized Area	N1	Neighbor Tree on Municipal Boulevard
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Appendix I - Full Tree Inventory**Jurisdiction:**

Mississauga Forestry Department

Tree Num Owner	Botanical / Common Name	DBH (cm)	Trunk Lean	Canopy Diameter (M)	Critical Root Zone Radius (M)	TPZ Radius (M)		Condition			Min Distance From Construction (M)	TPZ Encroachment (Area/Area) %		Status Permits	Comments - Condition Related	Comments - Construction Related
						Base	Crown	Health	Structure	Overall Condition %		Base	Crown			
064	Malus spp	40		8.0	2.36	2.60	4.00	3	3	59%	5.4	0.0%	0.0%	Protected (significant size)	Two stems = 20/20. Some decay present.	Located outside of construction.
N0	apple															

Key to Owner Codes

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Summaries:**Summary of Trees by Owner**

Ownership	Count
Client Tree	27
Municipal tree on Municipal Road Allowance	10
Neighbor owned tree	27
Total:	64

Summary of Trees by Status

Status	Count
P0 Protected (not significant size)	4
P1 Protected (significant size)	46
I3 Injured (minor encroachment on BTPZ)	3
I4 Injured (major encroachment on BTPZ)	2
R0 Remove (not significant size - within zone)	1
R1 Remove (within zone of construction)	8
Total:	64

Key to Owner Codes

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CN	Client/Neighbor Shared Ownership Tree				

Summary of Permit Requirements by Jurisdiction

Permit Requirements City of Mississauga				
Mississauga Forestry Department				
Removal Zone of Construc 474-05 7(3)				
Tree #	Species	DBH cm		
#060	Quercus rubra	20	RZ	
#061	Quercus alba	58	RZ	
#062	Betula nigra	38	RZ	
#063	Betula nigra	37	RZ	
Total Removal Zone of Construc				4
Removal Exempt (4 or less 474-05 4(2a))				
Tree #	Species	DBH cm		
#050	Fagus grandifolia	60	RX	
#051	Tsuga canadensis	16	RX	
#052	Tsuga canadensis	19	RX	
#059	Fagus grandifolia	67	RX	
Total Removal Exempt (4 or less				4
Removal Exempt Size 474-05 4(2b)				
Tree #	Species	DBH cm		
#007	Pinus strobus	11		
Total Removal Exempt Size				1
Injury 474-05 7				
Tree #	Species	DBH cm		
#002	Malus spp	29	I	
#008	Quercus alba	82	I	
#009	Quercus alba	77	I	
#010	Acer saccharum	21	I	
#044	Betula nigra	24	I	
Total Injury				5
Total (All Permits and Exemptions):				14

Key to Owner Codes

C0	Client Tree	M0	Municipal tree on Municipal Road Allowance	N0	Neighbor owned tree
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FROM ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITIONS ED BY THE PLANNING AND BUILDING DEPARTMENT. NO MATERIALS (BUILDING MATERIALS, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE AS ORIGINALLY APPROVED, OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL FOR THE LETTER OF CREDIT TO BE HELD FOR TWO (2) YEARS FOLLOWING COMPLETION OF E WORKS.

THE INSTALLATION OF BELOW GROUND SERVICES REQUIRE HOARDING TO BE REMOVED. AND BUILDING STAFF ARE TO BE CONTACTED PRIOR TO THE COMMENCEMENT OF SUCH SHOULD AN ALTERNATE SERVICE ROUTE NOT BE POSSIBLE. STAFF WILL INSPECT AND THE CONDITION OF THE VEGETATION AND SERVICING INSTALLATION IN ORDER TO MINIMIZE TO THE VEGETATION.

HO MUST BE INSPECTED PRIOR TO REMOVAL OF ANY TREE PROTECTION HOARDING FROM THE

TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TO FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE WITH THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS E ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION.

OWNER'S SIGNATURE

NG GRADES

STING GRADES AROUND THE PERIMETER AND THE EXISTING GRADING PATTERN OF THE ALL BE MAINTAINED.

ING

WILL BE MET WITHIN 33% MAXIMUM SLOPE AT THE PROPERTY LINES AND WITHIN THE

WAY

CTIONS OF THE DRIVEWAY WITHIN THE MUNICIPAL BOULEVARD WILL BE PAVED BY THE NT.

ING WELLS/ SEPTIC SYSTEMS

ALL IS DISCOVERED, IT WILL BE DECOMMISSIONED IN ACCORDANCE WITH THE ONTARIO RESOURCES ACT REGULATION 903 (FORMERLY 612/84) AND ANY OTHER APPLICABLE TIONS AND GUIDELINES.

PTIC SYSTEM ON SITE WILL BE DECOMMISSIONED AND REMOVED ACCORDING TO ALL BLE GUIDELINES AND REGULATIONS.

OSCAPING WITHIN THE MUNICIPAL BOULEVARD WILL BE SUBJECT TO PRIOR APPROVAL BY LIC UTILITIES CO-ORDINATING COMMITTEE.

PLICANT WILL BE RESPONSIBLE FOR THE COST OF ANY UTILITIES RELOCATIONS TATED BY THE SITE PLAN.

WASTE COLLECTION WILL BE REQUIRED THROUGH A PRIVATE WASTE HAULER.

ENTRANCES TO THE SITE, THE MUNICIPAL CURB AND SIDEWALK WILL BE CONTINUOUS H THE DRIVEWAY AND CURB DEPRESSION WILL BE PROVIDED FOR EACH ENTRANCE.

POSED CURBING (IF ANY) AT THE ENTRANCES TO THE SITE IS TO STOP AT THE TY LINE OR AT THE MUNICIPAL SIDEWALK.

CESS EXCAVATED MATERIAL IS TO BE REMOVED FROM THE SITE.

AGED AREAS ARE TO BE REINSTATED WITH TOPSOIL AND SOD PRIOR TO THE RELEASE URITIES.

STING TREES OVER 0.15 m TRUNK DIAMETER WILL NOT BE REMOVED UNLESS OTHERWISE

AT THE BASE OF EXISTING TREES MUST BE PRESERVED ADJACENT THE CONSTRUCTION

RFACE DRAINAGE WILL BE SELF CONTAINED, COLLECTED AND DISCHARGED AT A LOCATION APPROVED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

ED GRADES AND DRAINAGE PATTERNS SHALL NOT HAVE NEGATIVE IMPACT ON THE

DOWN SPOUTS TO THE FRONT OR REAR.

AGE SWALE INVERTS SHALL BE 0.20 m BELOW THE ADJACENT GRADE ELEVATION.

IN THE MUNICIPAL RIGHT-OF-WAY BEING PERFORMED BY THE CITY'S CONTRACTOR WILL 4 TO 6 WEEKS NOTICE PRIOR TO COMMENCEMENT OF CONSTRUCTION AFTER ALL S HAVE BEEN APPROVED AND SECURITIES HAVE BEEN RECEIVED.

ATION OF HOARDING

ITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE TION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

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TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

ATION OF HOARDING

ITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE TION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

ATION OF HOARDING

ITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE TION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

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TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

ATION OF HOARDING

ITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE TION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

ATION OF HOARDING

ITY COMPANIES WILL BE CONTACTED TO PERFORM LOCATES PRIOR TO THE TION OF THE HOARDING WITHIN THE CITY BOULEVARD AREA.

TO ANY CONSTRUCTION TAKING PLACE, HOARDING ADJACENT TO EXISTING PROPERTIES TECT FROM CONSTRUCTION ACTIVITY, AND ALL REQUIRED HOARDING IN ACCORDANCE I THE ONTARIO OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CTION PROJECTS MUST BE ERCTED AND MAINTAINED THROUGHOUT ALL PHASES OF CTION.

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ATION OF HOARDING

FROM AVERAGE GRADE TO LOWER EDGE OF EAVES	6.88 m	22.57 ft.
LOT AREA - MIN. 695 m ²	1 692.01 m ²	18 212.64 sq.ft.
GROSS FLOOR AREA - PROPOSED		
PROPOSED MAIN FLOOR AREA (incl. GARAGE)	323.17 m ²	3 478.60 sq.ft.
SECOND FLOOR AREA (NOT INCL. STAIRCASE)	270.72 m ²	2 914.05 sq.ft.
	593.89 m ²	6 392.65 sq.ft.
PROPOSED ATTACHED GARAGE	68.07 m ²	732.67 sq.ft.
FRONT PORCH (not included)	5.00 m ²	53.00 sq.ft.
		56
MAXIMUM LOT COVERAGE	30%	507.60 m ²
PROPOSED DWELLING COVERAGE	19.30%	326.50 m ²
		3 514.13 sq.ft.
PROPOSED GAZEBO / GARDEN ROOM - MAX. 10m ²	25.08 m ²	270.00 sq.ft.
PROPOSED STORAGE ROOM - MAX. 10m ² FOR ACCESSORY STRUCT.	11.84 m ²	127.50 sq.ft.
PROPOSED ACCESSORY STRUCTURE HEIGHT - MAX. 3.0m	4.72 m ²	15.50 sq.ft.
MAXIMUM GROSS FLOOR AREA: 190m ² + 0.20 x LOT AREA	528.40 m ²	5 687.67 sq.ft.
PROPOSED GROSS FLOOR AREA (INCL. GARAGE): 190+0.24xLOT AREA	593.89 m ²	6 392.65 sq.ft.
PROPOSED DRIVEWAY WIDTH	7.26 m	23.82 ft.

WATERMAINS AND WATER SERVICE

ALL MATERIALS AND CONSTRUCTION METHODS MUST CORRESPOND TO THE CURRENT PEEL PUBLIC WORKS STANDARDS AND SPECIFICATIONS

WATERMAIN AND/OR WATER SERVICE MATERIALS 100 mm (4") AND LARGER MUST BE P.V.C. CLASS 150 TO ANWA SPEC C900-75 AND COPPER TYPE "K" FOR 50 DIA. AND SMALLER

WATERMAINS AND/OR WATER SERVICES ARE TO HAVE A MINIMUM COVER OF 1.7 m (5'6") WITH A MINIMUM HORIZONTAL SPACING OF 1.2 m (4") FROM THEMSELVES AND ALL OTHER UTILITIES

PROVISIONS FOR FLUSHING WATER LINE PRIOR TO TESTING, ETC. MUST BE PROVIDED WITH AT LEAST A 50 mm (2") OUTLET ON A 100 mm (4") AND LARGER LINES. COPPER LINES ARE TO HAVE FLUSHING POINTS AT THE END, THE SAME SIZE AS THE LINE. THEY MUST ALSO BE HOSED OR PIPED TO ALLOW THE WATER TO DRAIN ONTO A PARKING LOT OR DOWN A DRAIN. ON FIRE LINES, FLUSHING OUTLET TO BE 100 mm (4") DIAMETER MINIMUM ON A HYDRANT

ALL CURB STOPS TO BE 3.0 m (10') OFF THE FACE OF THE BUILDING UNLESS OTHERWISE NOTED

HYDRANT AND VALVE SET TO REGION STANDARD 1-6-1 DIMENSION A AND B, 0.7 m (2') AND 0.9 m (3') AND TO HAVE PUMPER NOZZLE

WATERMAINS TO BE INSTALLED TO GRADES AS SHOWN ON APPROVED SITE PLAN. COPY OF GRADE SHEET MUST BE SUPPLIED TO INSPECTOR PRIOR TO COMMENCEMENT OF WORK, WHERE REQUESTED BY INSPECTOR

WATERMAINS MUST HAVE A MINIMUM CLEARANCE OF 0.3 m (12") OVER / 0.5 m (20") UNDER SEWERS AND ALL OTHER UTILITIES WHEN CROSSING

ALL PROPOSED WATER PIPING MUST BE ISOLATED FROM EXISTING LINES IN ORDER TO ALLOW INDEPENDENT PRESSURE TESTING AND CHLORINATING FROM EXISTING SYSTEMS

ALL LIVE TAPPING AND OPERATION OF REGION WATER VALVES SHALL BE ARRANGED THROUGH THE REGIONAL INSPECTOR ASSIGNED OR BY CONTACTING THE OPERATIONS AND MAINTENANCE DIVISION

Average grade calculations

Site: 1264 Woodland Avenue

FORMULA: AVERAGE GRADE OF L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17, L18, L19, L20, L21, L22, L23, L24, L25, L26, L27, L28, L29, L30, L31, L32, L33, L34, L35, L36, L37, L38, L39, L40, L41, L42, L43, L44, L45, L46, L47, L48, L49, L50, L51, L52, L53, L54, L55, L56, L57, L58, L59, L60, L61, L62, L63, L64, L65, L66, L67, L68, L69, L70, L71, L72, L73, L74, L75, L76, L77, L78, L79, L80, L81, L82, L83, L84, L85, L86, L87, L88, L89, L90, L91, L92, L93, L94, L95, L96, L97, L98, L99, L100, L101, L102, L103, L104, L105, L106, L107, L108, L109, L110, L111, L112, L113, L114, L115, L116, L117, L118, L119, L120, L121, L122, L123, L124, L125, L126, L127, L128, L129, L130, L131, L132, L133, L134, L135, L136, L137, L138, L139, L140, L141, L142, L143, L144, L145, L146, L147, L148, L149, L150, L151, L152, L153, L154, L155, L156, L157, L158, L159, L160, L161, L162, L163, L164, L165, L166, L167, L168, L169, L170, L171, L172, L173, L174, L175, L176, L177, L178, L179, L180, L181, L182, L183, L184, L185, L186, L187, L188, L189, L190, L191, L192, L193, L194, L195, L196, L197, L198, L199, L200, L201, L202, L203, L204, L205, L206, L207, L208, L209, L210, L211, L212, L213, L214, L215, L216, L217, L218, L219, L220, L221, L222, L223, L224, L225, L226, L227, L228, L229, L230, L231, L232, L233, L234, L235, L236, L237, L238, L239, L240, L241, L242, L243, L244, L245, L246, L247, L248, L249, L250, L251, L252, L253, L254, L255, L256, L257, L258, L259, L260, L261, L262, L263, L264, L265, L266, L267, L268, L269, L270, L271, L272, L273, L274, L275, L276, L277, L278, L279, L280, L281, L282, L283, L284, L285, L286, L287, L288, L289, L290, L291, L292, L293, L294, L295, L296, L297, L298, L299, L300, L301, L302, L303, L304, L305, L306, L307, L308, L309, L310, L311, L312, L313, L314, L315, L316, L317, L318, L319, L320, L321, L322, L323, L324, L325, L326, L327, L328, L329, L330, L331, L332, L333, L334, L335, L336, L337, L338, L339, L340, L341, L342, L343, L344, L345, L346, 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L845, L846, L847, L848, L849, L850, L851, L852, L853, L854, L855, L856, L857, L858, L859, L860, L861, L862, L863, L864, L865, L866, L867, L868, L869, L870, L871, L872, L873, L874, L875, L876, L877, L878, L879, L880, L881, L882, L883, L884, L885, L886, L887, L888, L889, L890, L891, L892, L893, L894, L895, L896, L897, L898, L899, L900, L901, L902, L903, L904, L905, L906, L907, L908, L909, L910, L911, L912, L913, L914, L915, L916, L917, L918, L919, L920, L921, L922, L923, L924, L925, L926, L927, L928, L929, L930, L931, L932, L933, L934, L935, L936, L937, L938, L939, L940, L941, L942, L943, L944, L945, L946, L947, L948, L949, L950, L951, L952, L953, L954, L955, L956, L957, L958, L959, L960, L961, L962, L963, L964, L965, L966, L967, L968, L969, L970, L971, L972, L973, L974, L975, L976, L977, L978, L979, L980, L981, L982, L983, L984, L985, L986, L987, L988, L989, L990, L991, L992, L993, L994, L995, L996, L997, L998, L999, L1000, L1001, L1002, L1003, L1004, L1005, L1006, L1007, L1008, L1009, L1010, L1011, L1012, L1013, L1014, L1015, L1016, L1017, L1018, L1019, L1020, L1021, L1022, L1023, L1024, L1025, L1026, L1027, L1028, L1029, L1030, L1031, L1032, L1033, L1034, L1035, L1036, L1037, L1038, L1039, L1040, L1041, L1042, L1043, L1044, L1045, L1046, L1047, L1048, L1049, L1050, L1051, L1052, L1053, L1054, L1055, L1056, L1057, L1058, L1059, L1060, L1061, L1062, L1063, L1064, L1065, L1066, L1067, L1068, L1069, L1070, L1071, L1072, L1073, L1074, L1075, L1076, L1077, L1078, L1079, L1080, L1081, L1082, L1083, L1084, L1085, L1086, L1087, L1088, L1089, L1090, L1091, L1092, L1093, L1094, L1095, L1096, L1097, L1098, L1099, L1100, L1101, L1102, L1103, L1104, L1105, L1106, L1107, L1108, L1109, L1110, L1111, L1112, L1113, L1114, L1115, L1116

GLN FARM & FOREST RESEARCH COMPANY LIMITED

#35 - 775 PACIFIC ROAD, OAKVILLE, ONTARIO L6L 6M4
TELEPHONE: (905) 827-1134 FAX: (905) 827-1909



Item 2, Appendix 2
Heritage Advisory Committee
Agenda – October 25, 2011

City of Mississauga
300 City Centre Drive,
Mississauga, Ontario
L5B 3C1

Attn: Forestry Dept.



To Whomever this may Concern,

This letter is to inform you that I Michael Plowman, ISA Certified Arborist ON – 1118, have been retained to perform monitoring and reporting for the Finch residence at 1264 Woodland Ave. during the course of construction activities occurring. This monitoring and reporting will include visits to assess the hoarding placement and integrity, onsite monitoring during excavation activities (including any root pruning if necessary), and post construction condition assessment.

Following any assessment visits, as outlined above, reporting will be prepared to inform the municipality of the assessment outcome.

If there are any questions or concerns please feel free to contact me at my office, or through my e-mail, as listed below.

Sincerely,

Michael Plowman
ISA Certified – ON – 1118

GLN Farm and Forest Research Co. Ltd.
#35 – 775 Pacific Rd.
Oakville ON.
L6L 6M4
905 827 1134 – tel.
905 827 1909 – fax
mrplowman@glnconsulting.com

Heritage Advisory Committee
AUG 30 2011

HERITAGE IMPACT STATEMENT ON THE PROPERTY AT 1264 WOODLAND AVENUE, MISSISSAUGA, ONTARIO

by Paul Dilse, Heritage Planning Consultant
for Simon Finch and the City of Mississauga

Heritage Advisory Committee
OCT 25 2011

July 22, 2011

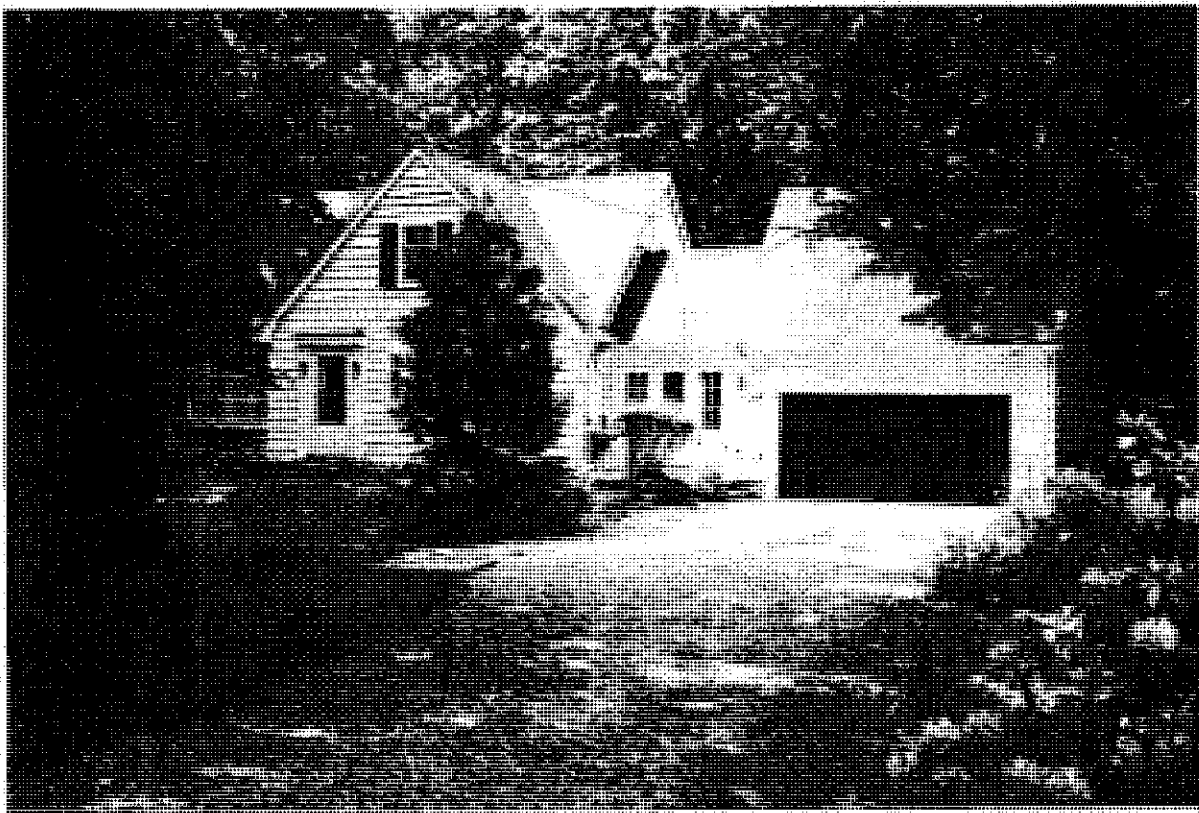
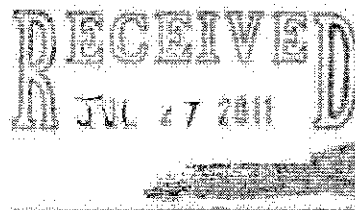


Fig. 1 Front facade of house at 1264 Woodland Avenue



HERITAGE IMPACT STATEMENT ON THE PROPERTY AT 1264 WOODLAND AVENUE, MISSISSAUGA, ONTARIO

Background

In 2005, the City of Mississauga adopted recommendations from a city-wide study of cultural landscapes by The Landplan Collaborative Ltd. and its associates. All the properties in the Mineola Neighbourhood, which was identified as a cultural landscape, were subsequently added to the City's heritage register under Section 27 (1.2) of the *Ontario Heritage Act*.

In the Cultural Landscape Inventory, the Mineola Neighbourhood was described as follows:

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

City staff have indicated that the existing house at 1264 Woodland Avenue is not of architectural interest (Fig. 1), but that the property's history and as-found appearance should be recorded for posterity. The object of the heritage impact statement is to consider how the new house proposed by Simon Finch fits in the Mineola Neighbourhood cultural landscape.

Simon Finch, who takes possession of the property in September, currently resides at 1151 Mississauga Road L5H 2M2; and can be reached by telephone at (905) 330-5532. His architect is Gus Ricci, whose office is at 293 Church Street, on the third floor, in Oakville L6J 1N9; telephone: (905) 842-9191.

In mid-June 2011, Gus Ricci asked Paul Dilse to prepare the heritage impact statement. Paul Dilse recorded the property, its surroundings and the exterior of the house in photographs on June 16. On the 17th, he interviewed the current owner, John Macaulay, about the history of the property and neighbourhood. John Macaulay's oral history was helpful in the research of confirming documents, namely, the land title archived at the Peel Land Registry Office and the 1952 fire insurance plan held at the Toronto Reference Library. Mr. Macaulay also provided photographs of the interior of the house, taken by Marisa Yee-Liang as part of her appraisal of the property in January 2010.

Location, Surroundings and Setting

The property is located mid-way on the west side of Woodland Avenue (Fig. 2 in Appendix A). The street is aptly named for the abundance of trees growing naturally or planted along its length (Fig. 3 to 6). The street, without curb, gutter and sidewalk, shows a "rural profile". Culverts under driveways drain ditches on either side of the street.

The street verge along the frontage of 1264 Woodland Avenue is naturalized; and mature oak, maple and beech, along with a wild and naturalized under storey, hide the house from street view (Fig. 7). The only clear view into the lot is at the entrance to the gravel driveway near the lot's northeast corner (Fig. 8 to 10). Like the frontage, the north side yard is screened; in this case, with native trees and introduced shrubs and ferns.

The house and its attached garage are placed toward the centre of the lot, making the front yard and backyard appear about the same size (Fig. 11). The backyard is actually deeper. The house and garage span much of the lot's width, leaving a relatively narrow north side yard and a quite narrow south side yard. The woodland setting of the front yard is matched by the backyard's sylvan appearance (Fig. 12). Dispersed across the gently rolling landscape are mature native trees, ferns and woodland flowers.

History

In the early 1700s, the Mississauga people settled at the mouth of the Credit River to take advantage of the spawning runs of salmon, trout and other fish each spring and fall

and to travel upstream to hunt and trap game, harvest wild plants, and trade with Europeans in the fur trade.

After the 1790s, the Mississauga began to cede their lands to the British Crown. They kept a reserve one mile to either side of the Credit River and inland six miles from the river's mouth in the 1805 treaty. In the 1820 surrender, they lost all but 200 acres. In 1826, more than 200 Mississauga moved their settlement of bark huts and tents from the Credit River flats upriver to a small agricultural village set aside near where the Queen Elizabeth Way now crosses the Credit.

The Crown separated the reserve lands along the Credit River from the regular lot and concession patterns of Toronto Township (Fig. 13). In 1843 when the Surveyor General's Office drew the Mississagua Indian Reserve (or Credit Indian Reserve), the reserve's northern tracts had been granted away to European settlers, leaving about 3,500 acres in the south for division into farm lots.

In the 1850s, the Cotton family acquired many of the oddly configured lots in the Credit Indian Reserve east of the Credit River (Fig. 14 and 15). In addition to their farms in Toronto Township, the Cottons ran stores, the post office, the Port Credit Harbour Company, a wharf and storehouse, and customs collection in the nearby village of Port Credit. Robert Cotton, the patriarch, was also active in local government, serving as reeve of Toronto Township from 1872 to 1879 and warden of Peel County in 1873-74.

In 1936, Cyril Cotton, Robert's grandson, sold part of Lots 4 and 5 in Range 1 of the Credit Indian Reserve to Shareholders Securities Limited based in Port Credit. In 1948, Shareholders Securities Limited sold a house lot on Woodland Avenue to John Walach, an electrical engineer, and his wife, Evelyn. Their frame house and detached garage at 1264 Woodland Avenue were drawn on a fire insurance plan from 1952, confirming the oral history that the house was built in 1950 (Fig. 16).

Dorothy Macaulay, John Macaulay's wife, purchased the lot in 1964. John Macaulay has recently agreed to sell the property to Simon Finch, who presently lives on Mississauga Road.

House's As-found Appearance

The one-and-a-half-storey house at 1264 Woodland Avenue is raised on a low terrace (Fig. 17).

The massing of the front facade is segmented into four blocks – a block featuring a bow

window, a block containing the front entrance, a passage added after the original construction to connect the house to the garage, and the garage (Fig. 1 and 18). Each block is sheltered under a steeply pitched gable roof, and cross gables surmount the house proper. The front facade borrows from a number of architectural influences. The wide clapboard with significant relief and the front entrance's Classical casing of fluted pilasters and dentillated entablature suggest the American Colonial Revival style (Fig. 19). The narrow hall light with leaded glass recalls Art Deco styling. The multi-paned bow window – a popular form of picture window featured in mid-twentieth century houses – and the big-paned sash windows give the house a look contemporary for its time.

The house's rear elevation is also segmented (Fig. 20 and 21). Glazing in the form of bow windows fills much of the ground floor, and a wide dormer window spans the upper floor.

While the exterior combines traditional and modern elements, the interior layout and decoration are fully modern. The ground-floor rooms are particularly light filled. Figures 22 to 36 illustrate the interior.

Cultural Heritage Value of Property and Design Principles for New Construction

The house and garage built for John and Evelyn Walach in 1950 and later connected by a passageway is a comfortable home but architecturally unimportant. Its setting, however, is representative of the qualities that characterize the Mineola Neighbourhood cultural landscape. Except for an opening where the driveway meets Woodland Avenue, the frontage is densely treed; making the house virtually hidden from the street. The north side yard is also screened with native trees and introduced shrubs and ferns. The house is raised on a low terrace, and the backyard has a rolling topography. Mature native trees, ferns and woodland flowers amid expanses of untrimmed grass in the backyard resemble a forest clearing that might have existed before urban development.

The woodland setting at 1264 Woodland Avenue is likewise found at adjacent 1276 Woodland Avenue (Fig. 37), across the street at 1263 Woodland Avenue (Fig. 38) and, to a lesser degree, at adjacent 1256 Woodland Avenue (Fig. 39). A dry stone walled terrace at 1256 Woodland Avenue reduces the formal appearance of the manicured lawn.

In contrast, the setting of the contemporary house at 1271 Woodland Avenue (Fig. 40 and 41) is an unsuccessful mix of retained mature oaks and other trees and curbed planting beds. The effect of the large house, which is mostly faced in synthetic material, and the rigid landscaping is worsened by the house's corner location at Veronica Drive.

The recently built house at 1288 Woodland Avenue (Fig.42) demonstrates how new construction can meld into its naturalized setting.

Design principles for new construction at 1264 Woodland Avenue include:

- retention of the naturalized treed frontage, north side yard and backyard;
- minimization of tree cutting or tree damage;
- avoidance of fencing, curbed planting beds and other rigid landscape features;
- sparing use of pavements; and,
- preference for natural, rather than synthetic, building materials to clad the house.

Impact of Proposed House on the Cultural Landscape and Mitigation of Impact

Figure 43, the site grading plan, and Figures 44 to 47, building elevations, illustrate the proposed house and landscaping. Figure 48 shows the proposed house in relation to adjacent houses at 1256 Woodland Avenue and 1276 Woodland Avenue.

The proposed house is taller than the existing house but will, like the existing, be screened by the treed frontage. The proposed house is also much bigger, but its larger footprint extends forward on the lot where the existing front yard is open.

The proposed house is a loose interpretation of the French-derived Chateau style; and although the chosen style is irrelevant to an analysis of impacts on the cultural landscape, the four elevations, in large part, carry the design consistently throughout. The broken-coursed stone body with ashlar limestone trim is an appropriate cladding for the chosen style, and the broken-coursed masonry follows a local precedent. A fine early twentieth-century house at Mineola Road West and Stavebank Road shows a similar broken-coursed wall treatment (Fig. 49). It is assumed that the broken-coursed stone veneer shown in the drawings is quarried and not manufactured. The stucco on the south and rear elevations is an appropriate complement to the broken-coursed masonry, but if executed as External Insulation and Finish System (EIFS) instead of roughcast plaster, will cheapen the visual effect. There is no stucco on the most important elevation – the front facade (east elevation). The charcoal grey (dark grey) asphalt shingle covering the steep and flaring roofs is an acceptable synthetic material, but a bluish-black slate shingle would better match the texture of the stone body.

While the proposed house's elevations and general site placement have a modest impact on the cultural landscape, the proposed landscaping has a greater effect.

The existing gravel driveway with its semi-permeable surface and soft edges is replaced with a somewhat wider asphalt driveway. The hard-surfaced asphalt, straight-edged on the north and likely curbed, presents an engineered appearance that contrasts with the front yard's woodland setting. If a pavement were indispensable, then another textured surface treatment, such as chip and tar, would act as a compromise. Chip and tar, for example, is suitable for light duty paving. The north edge of the pavement should be less rigid than shown in the drawing, curbing avoided, and the driveway width reduced where possible. In addition to an improved visual effect, a narrowed driveway would reduce soil compaction in the drip-line around trees.

Tree cutting in the front yard is minimal, but ten trees are marked for removal in the backyard. The object should be to save as many trees as possible for it is the trees that particularly establish the lot's beauty. The existing house's woodland setting corresponds perfectly to its location on Woodland Avenue and contributes to the landscape character of the Mineola Neighbourhood.

The large backyard terrace, which would be paved or wood decked, the swimming pool and garden pavilion introduce rigid features into the informal existing setting. The terrace should be reduced in area and consideration be given to eliminating the pool and pavilion.

The gates across the north and south side yards add another human-made feature to the landscape. If privacy gates are necessary, a wrought-iron design with an open pattern – either picket or decorative – would be less visually confining than a gate that does not permit viewing through it.

Conclusions and Recommendations

The property at 1264 Woodland Avenue does not meet provincial criteria for determining cultural heritage value or interest; and, as a result, does not merit designation under Part IV of the *Ontario Heritage Act*. The property's value to the Mineola Neighbourhood cultural landscape lies in its woodland setting. The aim of new development on the lot should be to preserve the existing landscape character as much as possible.

The size, height, general siting and elevations of the proposed new house are acceptable. The proposed landscaping can be improved by:

- reducing the pavement width of the new driveway, substituting its hard asphalt surface with a more textured pavement, resisting curbs or other hard edges, and relaxing the straight north edge;
- saving more trees in the backyard;
- reducing the area covered by the backyard terrace;
- eliminating the garden pavilion and swimming pool in the backyard; and,
- designing the side yard gates in an open wrought-iron pattern, either picket or decorative.

Appendix A: Illustrations

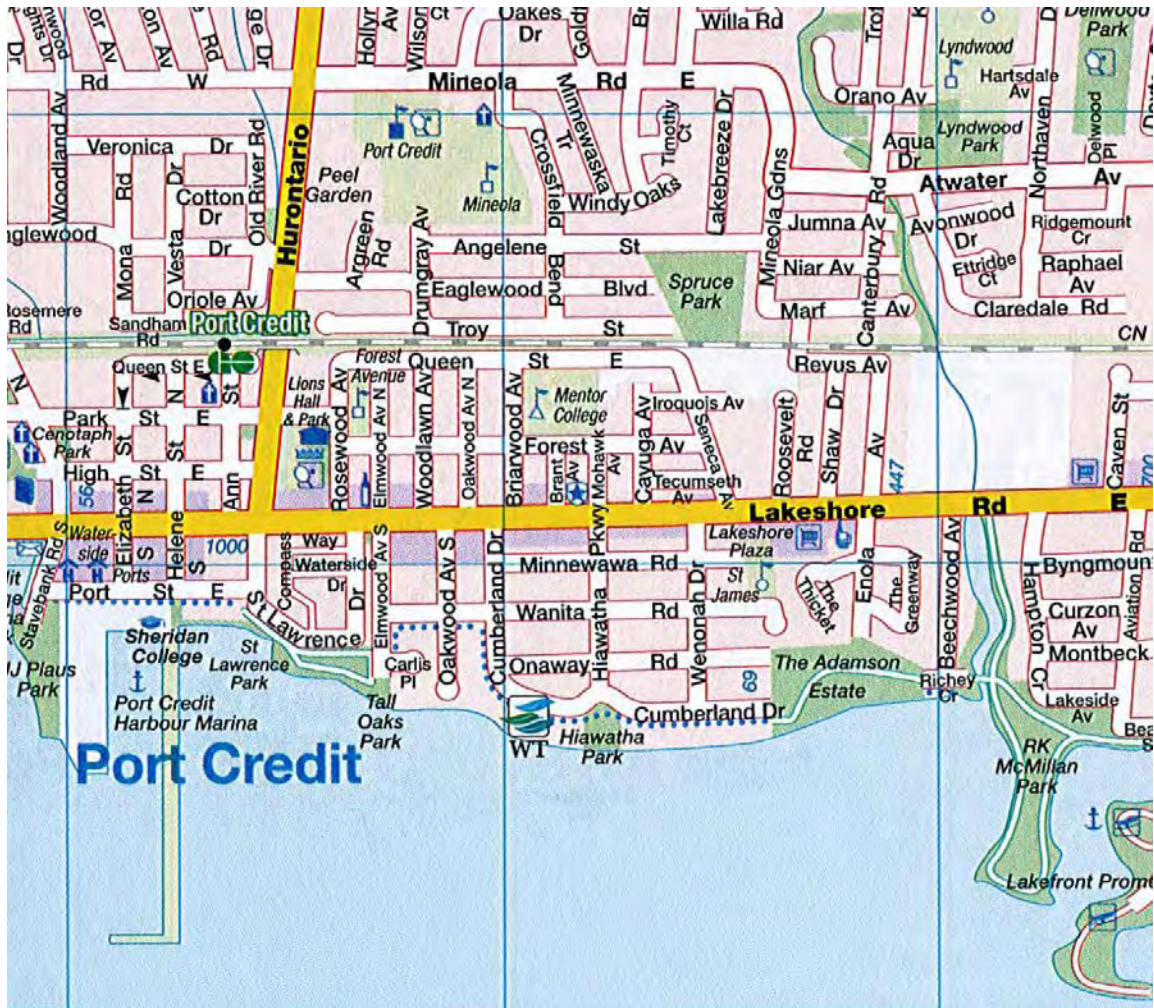


Fig. 2 Detail from MapArt, *Toronto & Area* (Oshawa, Ont.: Peter Heiler Ltd., 2010), pl. 479.



Fig. 3 View of Woodland Avenue at Mineola Road West, looking south



Fig. 4 View of Woodland Avenue at Inglewood Drive, looking north



Fig. 5 View of Woodland Avenue, looking north from 1264 Woodland Avenue



Fig. 6 View of Woodland Avenue, looking south from the driveway at 1276 Woodland Avenue



Fig. 7 Naturalized street verge and treed front yard at 1264 Woodland Avenue



Fig. 8 Only clear view of house from the street at lot's northeast corner



Fig. 9 North side yard planted with ferns, rhododendrons and native trees



Fig. 10 Gravel driveway leading to attached garage



Fig. 12 View of backyard as seen from back porch and looking west

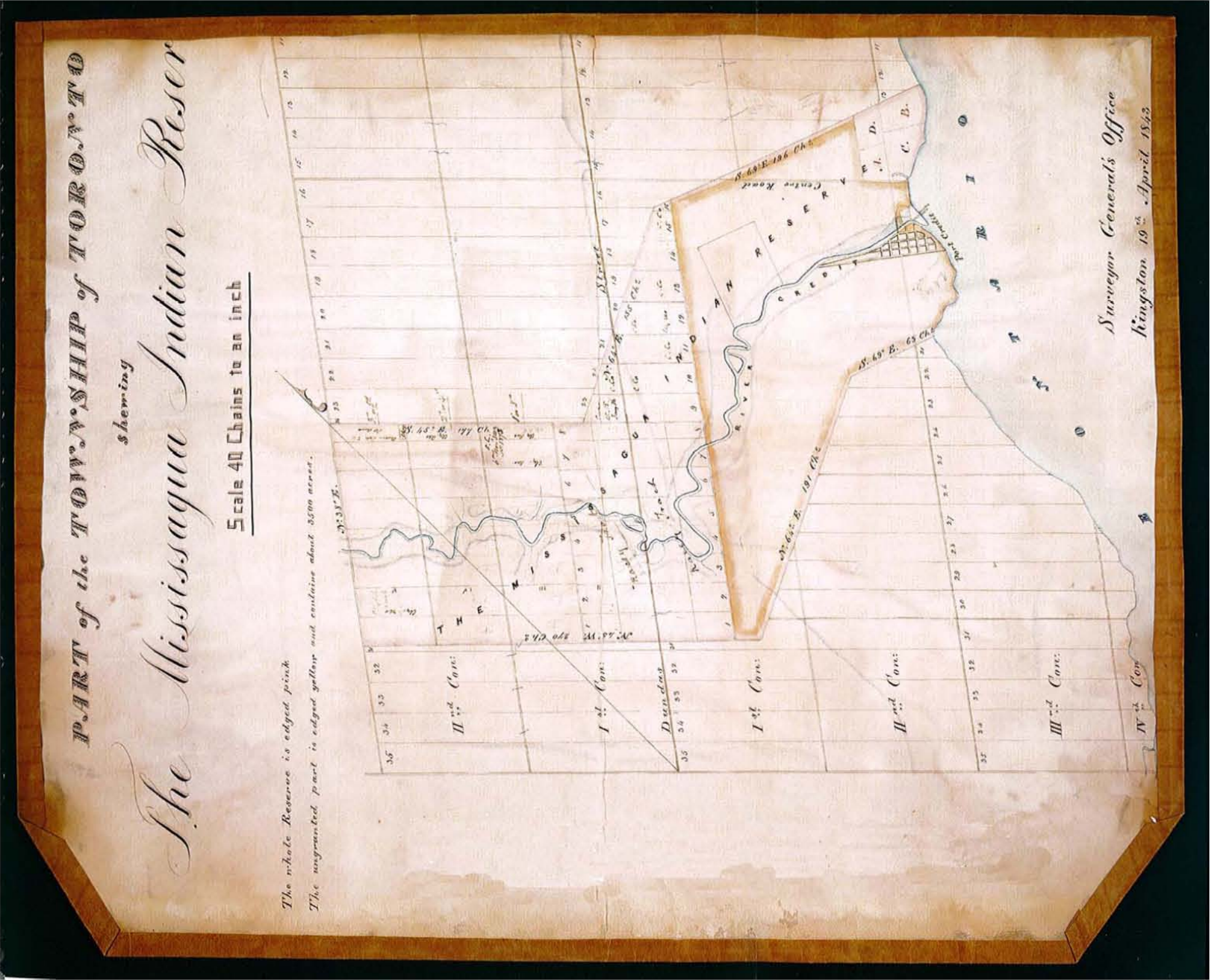


Fig. 13 Surveyor General's Office, "Part of the Township of Toronto shewing The Mississagua Indian Reserve," 19 April 1843, Archives of Ontario, C 277-1-409-2, Folder N-1073. Note the Centre Road is called Hurontario Street today.

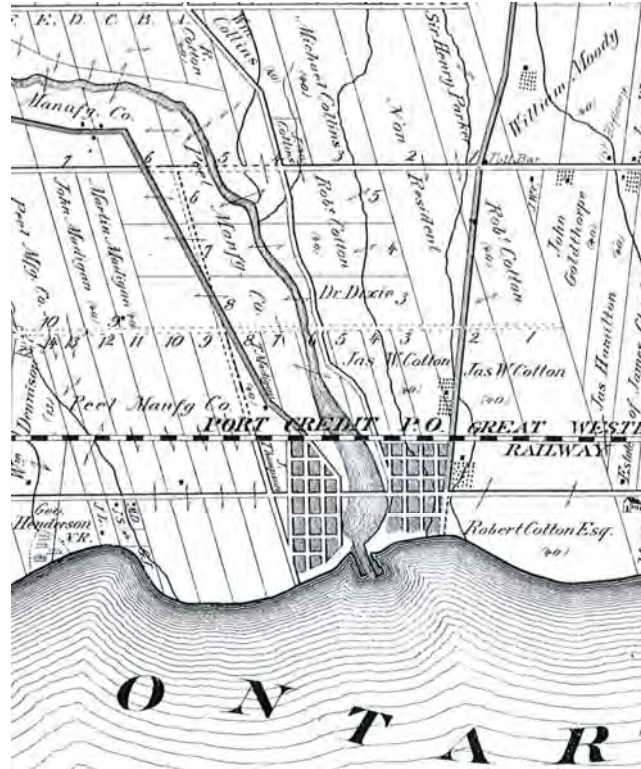


Fig. 15 Detail from J.H. Pope, "Southern Half Toronto Township," *Illustrated Historical Atlas of the County of Peel, Ont.* (Toronto: Walker & Miles, 1877), p. 24.

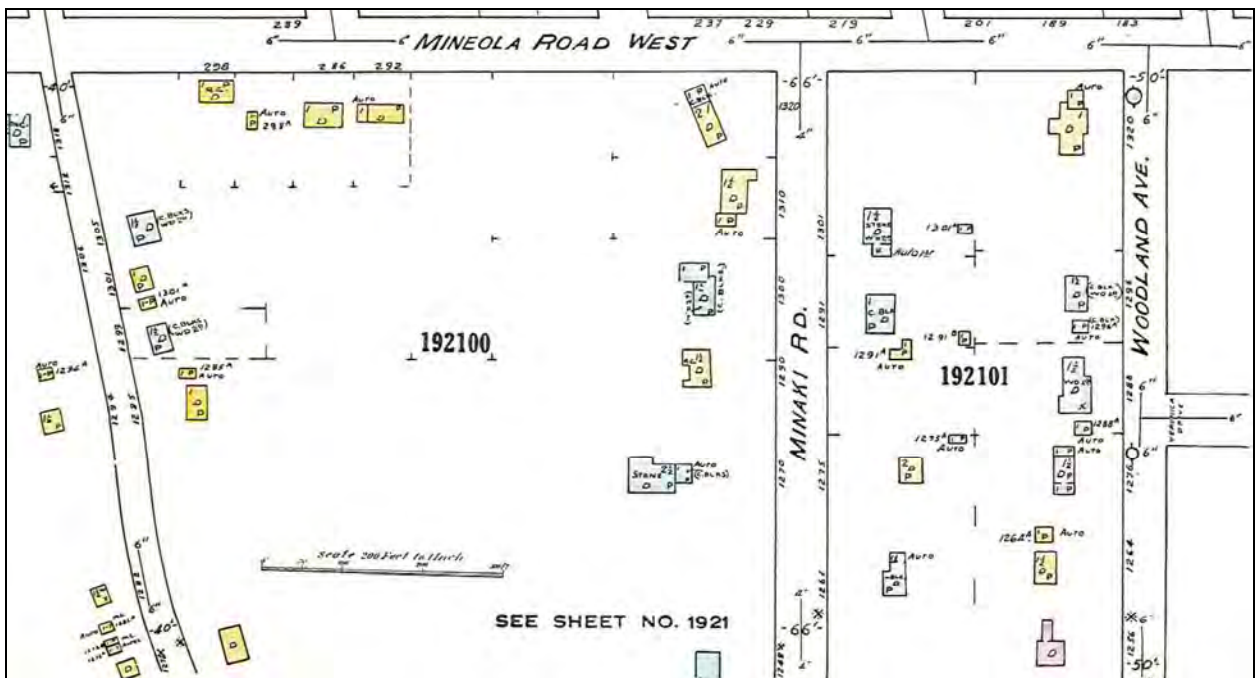


Fig. 16 Detail from Underwriters' Survey Bureau, "Insurance Plan of the City of Toronto Volume 19 Embracing the Village of Port Credit and Part of the Township of Toronto" (Toronto & Montreal: Underwriters' Survey Bureau, 1952), pl. 1927.



Fig. 17 Southeast corner of the existing house, showing the low terrace on which the house rests



Fig. 18 Two blocks in the house's front facade



Fig. 19 Wide clapboard, Classical front entrance and Art Deco-inspired hall light



Fig. 20 House's rear elevation



Fig. 21 Rear elevation of the garage, the interconnecting passage and a corner of the main house



Fig. 22 Front hall and
bottom of
staircase



Fig. 23 Living room



Fig. 24 Dining room



Fig. 25 Kitchen



Fig. 26 Breakfast nook



Fig. 27 Ground-floor
Bathroom
(powder room)



Fig. 28 Upstairs hall



Fig. 29 Master bedroom



Fig. 30 Second bedroom



Fig. 31 Third bedroom



Fig. 32 Upstairs bathroom



Fig. 33 Basement rec. room



Fig. 34 Basement
laundry room



Fig. 35 Basement
storage room

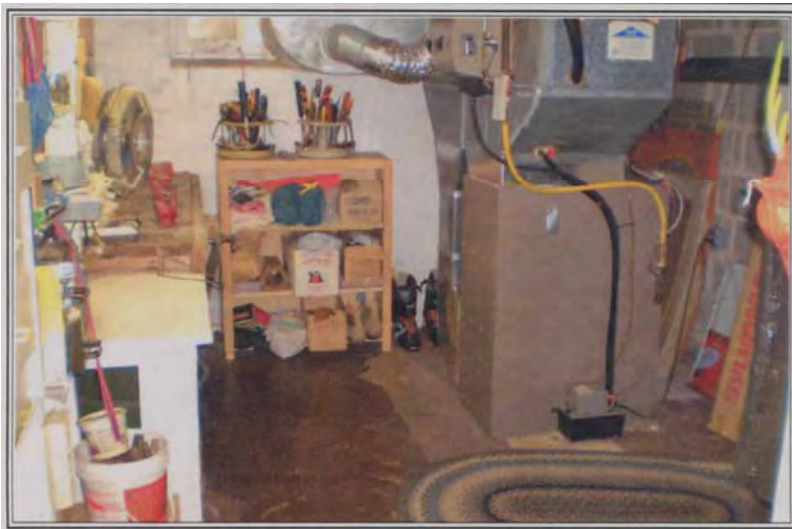


Fig. 36 Basement
furnace room



Fig. 37 1276 Woodland Avenue



Fig. 38 1263 Woodland Avenue



Fig. 39 1256 Woodland Avenue



Fig. 40 1271 Woodland Avenue



Fig. 41 Curbed planting bed at 1271 Woodland Avenue



Fig. 42 1288 Woodland Avenue

30



EAST ELEVATION

SITE PLAN APPLICATION NO. SP 11/080

Drawing: EAST ELEVATION Proposed: FINCH RESIDENCE 1264 Woodland Ave. Mississauga, Ontario	Scale: 1/8" = 1'-0"	
	Date: JULY 15, 2011	Project No. 11.07
	Dwg. No. A6	GUS RICCI ARCHITECT
	288 Church Street, 2nd Floor Oakville, Ontario L6M 1H5 Tel: (905) 842-5193 Fax: (905) 842-3382	

Fig. 44 Gus Ricci Architect, "Proposed: Finch Residence, 1264 Woodland Ave., Mississauga, Ontario: East Elevation," 15 July 2011.



Drawing: WEST ELEVATION Proposed: FINCH RESIDENCE 1264 Woodland Ave. Mississauga, Ontario	Scale: 1/8" = 1'-0"	GUS RICCI ARCHITECT 233 Church Street, 2nd Floor Oakville, Ontario L6J 1N9 Tel: (905) 842-3382 Fax: (905) 842-3382	
	Date: JULY 15, 2011	Project No. 11.07	Dwg. No. A7

Fig. 45 Gus Ricci Architect, "Proposed: Finch Residence, 1264 Woodland Ave., Mississauga, Ontario: West Elevation," 15 July 2011.

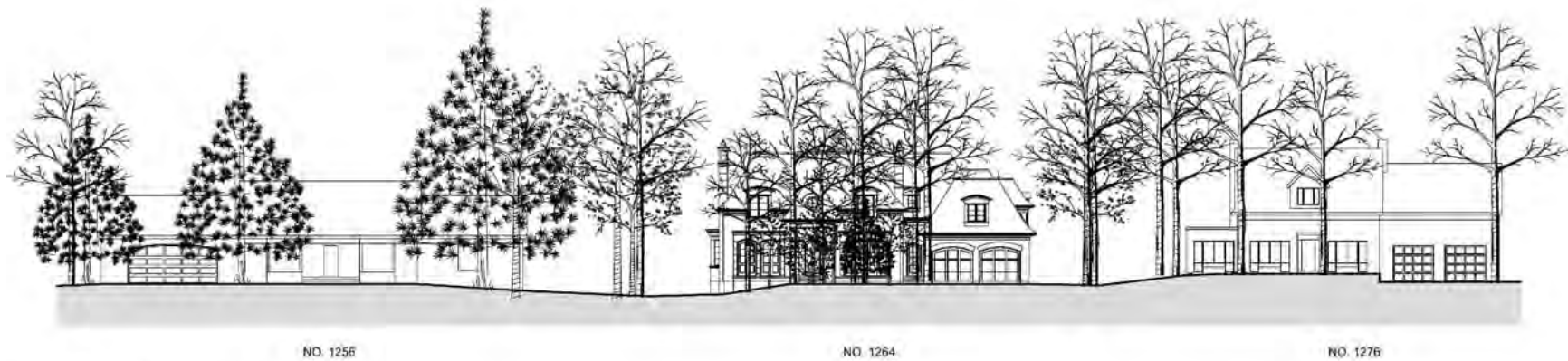
Drawing: SOUTH ELEVATION Proposed: FINCH RESIDENCE 1264 Woodland Ave Mississauga, Ontario	Scale: 1/8" = 1'-0"	GUS RICCI ARCHITECT 208 Church Street, 2nd Floor Oakville, Ontario L6H 1K9 Tel: (905) 842-9191 Fax: (905) 842-3382	
	Date: JULY 15, 2011		Project No. 11.07
	Dwg. No. A8		



Fig. 46 Gus Ricci Architect, "Proposed: Finch Residence, 1264 Woodland Ave., Mississauga, Ontario: South Elevation," 15 July 2011.



STREETSCAPE WITHOUT VEGETATION



STREETSCAPE WITH VEGETATION

Streetscapes for New Residence at:
1264 WOODLAND AVE.
 Mississauga, Ontario
 July 21, 2011



283 Church Street, 2nd Floor
 Oakville, Ontario L6J 1N9
 Tel: (905) 842-9191
 Fax: (905) 842-3382

Fig. 48 Gus Ricci Architect, "Streetscapes for New Residence at: 1264 Woodland Ave., Mississauga, Ontario," 21 July 2011.



Fig. 49 Early twentieth-century house at Mineola Road West and Stavebank Road

Appendix B: Bibliography

Dilse, Paul. Telephone interview of John Macaulay, current owner of 1264 Woodland Avenue. 17 June 2011.

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Surveyor General's Office. "Part of the Township of Toronto shewing The Mississagua Indian Reserve." 19 April 1843. Archives of Ontario, C 277-1-409-2, Folder N-1073.

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Appendix C: Author's Qualifications

Paul Dilse has specialized in heritage planning and historical study since his graduation from the professional planning school at the University of Waterloo in 1979.

He has written official plan policies on heritage conservation for the former Municipality of Metropolitan Toronto and for the City of Cambridge (his related official plan background study, in which he delineated the boundaries of prospective heritage conservation districts, remained a reference document there for two decades). He has surveyed the entire rural and exurban municipality of the Town of Caledon to compile a comprehensive inventory of built heritage resources located on 1,643 properties. He has assessed the cultural heritage value of two French Canadian Roman Catholic churches in rural Essex County as well as the 190-acre cultural heritage landscape of the David Dunlap Observatory and Park in Richmond Hill, and successfully defended their designation under the *Ontario Heritage Act* at Conservation Review Board hearings. He has also provided expert witness testimony at the Ontario Municipal Board, successfully defending the designation of the first heritage conservation district in the Town of Markham and contributing to the positive outcome in favour of retaining a complex of rare garden apartments in the Leaside neighbourhood of Toronto. In addition to the Thornhill-Markham heritage conservation district, he has produced heritage conservation district plans for Old Port Credit Village in Mississauga, the MacGregor/Albert neighbourhood in Waterloo and Lower Main Street South in Newmarket. His study of the George Street and Area neighbourhood in Cobourg led to its designation as a heritage conservation district – the fourth in the town. He is also the author of a report on the feasibility of establishing heritage conservation districts in downtown Brampton. As well, he has prepared conservation-based design guidelines for the historic commercial centres of Alliston, Beeton, Tottenham and Picton. Since 2004 when municipalities in Central and Southwestern Ontario started requesting heritage impact assessments from him, he has written 41 such reports, including six for properties in the City of Mississauga. He has written text for commemorative plaques, including several for the Ontario Heritage Trust, and has planned an extensive program to interpret the history of the Freeport Sanatorium at the Grand River Hospital in Kitchener. His most recent work, a history of the Legislative Building in Queen's Park for the Legislative Assembly of Ontario, will be followed by preparation of a statement on the site's cultural heritage value.

Paul Dilse is qualified as a planner and historian by the Canadian Association of Heritage Professionals, of which he is a founding member.

Heritage Advisory Committee
OCT 25 2011

Long Branch Indoor Rifle Range

1300A Lakeshore Road East

Cultural Heritage Assessment

Prepared by:
Culture Division
Community Services



June 2011



Photo Credit: "1942 Canadian issue Lee and Enfield training rifle."
Ottawa: Canadian War Museum, 2009.

Executive Summary

The Long Branch Indoor Rifle Range, located at 1300A Lakeshore Road East, merits designation under the *Ontario Heritage Act* for its historical, architectural and contextual value.

The military usage of this property extends as far back as 1891 when the Ontario Rifle Association relocated here from the west end of Toronto's waterfront. In 1910, Canada's Department of Militia and Defense (renamed the Department of National Defense in 1922) acquired the property from the City of Toronto. This site also once contained the administrative offices for the Royal Flying Corp of Canada in 1917. These offices were demolished by the 1930s.

The Long Branch Indoor Rifle Range was constructed by the Department of National Defense in 1940 as part of the #3 Militia Training Camp at the Long Branch Rifle Ranges. The #3 Militia Training Camp was established to train and prepare militiamen for World War II. The Indoor Rifle Range was used primarily for shooting practice in bad weather. The majority of indoor rifle ranges in Canada, used for military training in both World Wars, were located in either the basements or separate wings of city Armory buildings. The fact that this building was a stand alone facility, not connected to an Armory, makes it a much more important remnant of twentieth century Canadian military history.

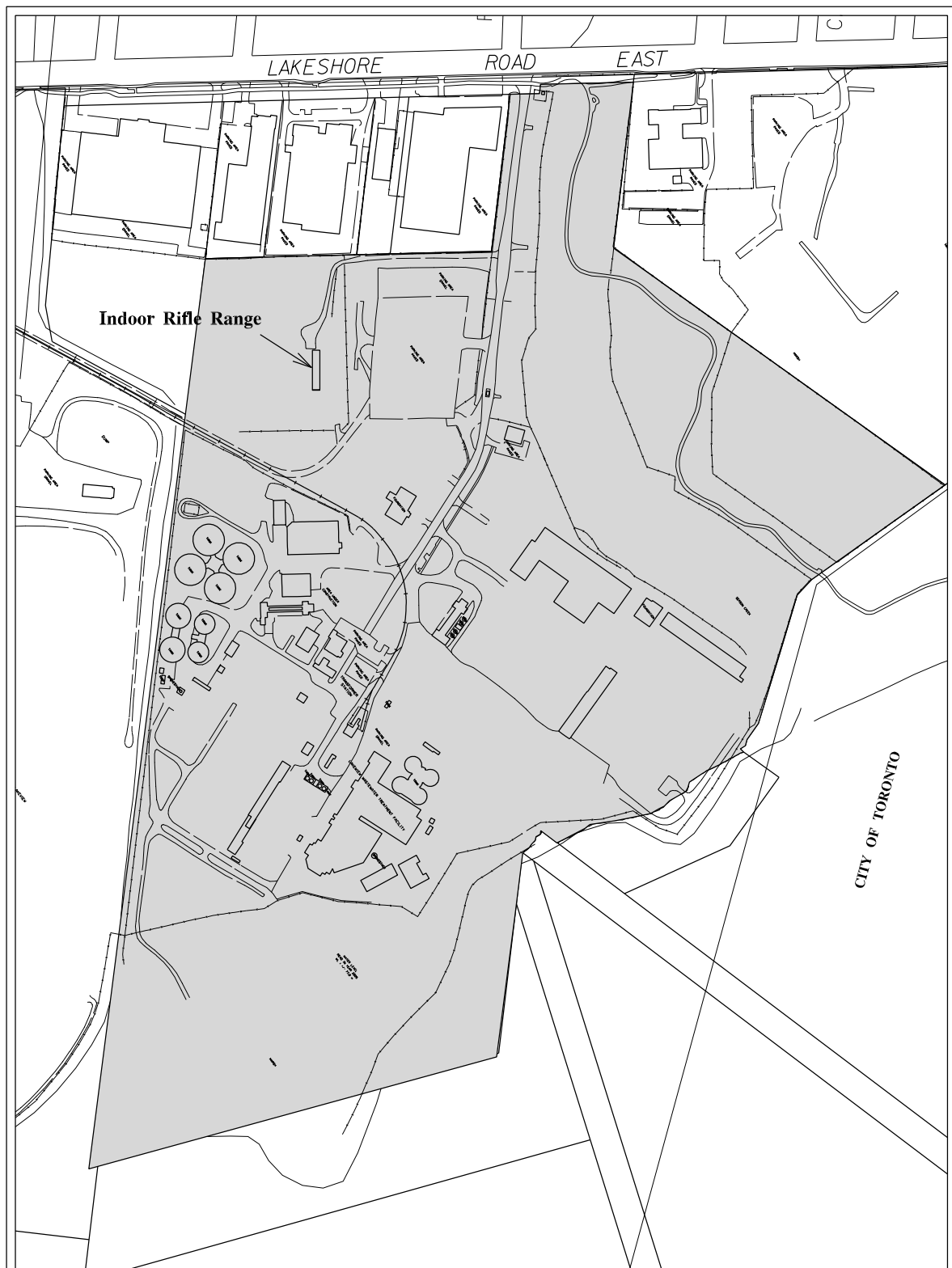
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Site History	5
Physical Description	6
Conclusion	7
Sources.....	8

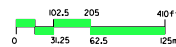
Location

The Long Branch Indoor Rifle Range is located at 1300A Lakeshore Road East. This property is located in the southeast corner of Mississauga in the community known as Lakeview. The Indoor Rifle Range does not front Lakeshore Road East. It is due south of 1230 Lakeshore Road East and the subject building is accessed from a laneway just west of Dixie Road.





LOCATION MAP – 1300 Lakeshore Rd. East



Produced by TRG Geomatics
November 2007

Cultural Heritage Value

In order to merit designation under the *Ontario Heritage Act* a property must have physical, historical/associative and/or contextual value. Ontario Regulation 9/06 lays out the specific criteria:

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

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

Our research has revealed that the Long Branch Indoor Rifle Range's cultural heritage value mainly lies in the historical/associative realm. However, its contextual and architectural values are also contributing factors:

Historical/Associative Value

The Long Branch Indoor Rifle Range has cultural heritage value as it has direct associations with the preparation and militia training for World War II, the Department of National Defense as well as the City of Toronto's post-war emergency housing. The Indoor Rifle Range yields information that contributes to an understanding of national defense, particularly for World War II militia training.

Contextual Value

The Long Branch Indoor Rifle Range has cultural heritage value because it is physically and historically linked to the area as a site that has contained military buildings and

remnants that go back as far as 1881. It is also physically and historically linked to other associated World War II buildings in the Lakeview area, chiefly the Small Arms Inspection Building, which is a designated building under Part IV of the *Ontario Heritage Act*.

Site History

The Long Branch Indoor Rifle Range was constructed in November 1940. It was one of the final touches to the #3 Militia Training Centre, which opened in October of that same year. The Department of National Defence established this training centre to prepare infantrymen for World War II. The Indoor Firing Range allowed for practice in bad weather and throughout the winter months.

The federal government acquired the entire stretch of land, from Aviation Road to Etobicoke Creek, as the Long Branch Rifle Ranges in 1891. In operation by 1893, it was named for the district to the east. The Range was instigated by the Ontario Rifle Association, which was established by the Militia District of Ontario, as a means toward national defence. The Ontario Rifle Association was established in 1868, the Garrison Common Rifle Ranges in 1869. Due to the expanding Industrial Exhibition (Canadian National Exhibition) and the installation of a passenger landing wharf at the foot of Dufferin Street, the Toronto location was eventually deemed unsafe and the Ontario Rifle Association moved operations to Lakeview.

On the site of the Long Branch Indoor Firing Range, many shooting matches were held, some with more than 300 entrants from across Canada. Entrants included the Marquis of Lorne, Earl Dufferin, Marquis of Lansdowne, Earl of Derby and Sir W.P. Howland. Competition was suspended during World War I. The Curtiss Company set up Canada's first flying school just west of the Indoor Rifle Range building in 1915. It closed in 1917 and the Royal Flying Corps took over until 1919. The Department of National Defence took over the property again from 1939 to 1945 and built the Indoor Rifle Range. The site also included a Drill Hall which was destroyed by fire in 1944, leaving the metal frames Indoor Firing Range untouched.

Immediately after the end of the War, the City of Toronto leased all the land near Indoor Firing Range as part of the emergency housing program for Toronto area families. The Indoor Firing Range was used as a bowling alley and children living on site would use the building to play in during wet or wintry days. After World War II the Ontario Rifle Association took over the land and building again. However, due to urban and industrial development, the building ceased operation in 1957. Shooting resumed at the indoor range in 1968 when the South Peel Rod and Gun Club signed a lease to use the building. The Region of Peel now owns this land and the current lease for SPRGC expires in 2013.



Aerial Photograph of Soldiers' Camp/Toronto Emergency Housing, 1954.

Physical Description

The subject building is approximately 40 metres long. When it was built, the *Toronto Star* reports suggested that it was approximately 25 metres in length, 5 metres wide and 2.5 metres high. The actual shooting gallery has shrunk over the years, beginning in the 1970s, to make way for an indoor lounge/office. Today the actual range is approximately 22 metres long. The building is poured concrete with a steel backstop at the south end. The walls and ceiling are approximately 8 inches thick and are made from concrete poured into timber forms and reinforced with steel rebar. The roof is flat and constructed of tar and gravel. In 2005 the building was covered in metal siding.

Since 2001, the Region of Peel covered the original parade square immediately east of the indoor range with a large mound of earth. This hill obstructs the view of the structure from the access road from Lakeshore Road East. The facility is accessed by an additional road, running west and then south, behind the industrial facility that fronts onto the south side of Lakeshore Road East. This road is secured, by a locked fence, and is not publicly accessible. Barbed wire encloses much of the indoor rifle range grounds.

See Appendix 1 for images.

Conclusion

The Long Branch Indoor Rifle Range, 1300A Lakeshore Road East, is a unique piece of Canadian National Defence history not just in Mississauga but in Canada. The building is somewhat nondescript and is currently not visually accessible. Nevertheless, it has both historical and contextual value and therefore merits designation under the *Ontario Heritage Act*.

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Port Credit Weekly

Toronto Star

Verna Mae Weeks, *Lakeview: More Than Just Land*, c. 1990.

Appendix 1



North Exterior



West Exterior

Appendix 1



Interior facing Southwest



Interior facing South

Appendix 1



Interior facing Southeast



Interior facing Northwest

Appendix 2

SCHEDULE “B” TO BY-LAW NO. _____

DESIGNATION STATEMENT

Long Branch Indoor Rifle Range, 1300A Lakeshore Road East

The Long Branch Indoor Rifle Range is a single storey rectangular concrete structure situated behind the buildings that front the south side of Lakeshore Road, west of Dixie Road.

Statement of Cultural Heritage Value or Interest

The Long Branch Indoor Rifle Range has cultural heritage value as it has direct associations with World War II, training for World War II, the Long Branch Rifle Ranges, the Department of National Defense and City of Toronto emergency housing. The Indoor Rifle Range yields, or has the potential to yield, information that contributes to an understanding of national defense, particularly World War II militia training.

The Long Branch Indoor Rifle Range has cultural heritage value because it is physically and historically linked to its surroundings. It is physically and historically linked to other remnants of the Long Branch Rifle Ranges, which was strategically located on the lakefront, including baffles and the covered parade square immediately east. It is also physically and historically linked to the remains of the associated World War II munitions factory.

Description of Heritage Attributes

Key attributes that reflect the Long Branch Indoor Rifle Range’s value in its association with the Department of National Defence and World War II and its militia training:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to the other local National Defence initiative of the World War II munitions factory facilities, one of which is Designated
- Its concrete material, with flat exterior finish, and thick walls that can withstand indoor firing of firearms
- The fact that it is enclosed, windowless and flat roofed

Key attributes that reflect the Long Branch Indoor Rifle Range’s value as being physically and historically linked to its surroundings:

- Its location on grounds that were designated by the National Defence for rifle ranges
- Its proximity to other remnants of the Rifle Ranges
- Its proximity to the World War II munitions factory grounds

From: Barillas, Jeffrey

Sent: September 19, 2011 12:57 PM

To: Gillespie, Kent; Labrecque, Dan

Cc: Czata, Pat; Reynolds, Lori; Bjornson, Eric; O'Connor, Patrick; Hall, Steven; Robertshaw, Ric; Smith, Jeffrey; West, Helena

Subject: Consent to the City of Mississauga to Pursue a Heritage Designation for an Indoor Firing Range Located at the GE Booth Wastewater Treatment Plant at 1300 Lakeshore Road, City of Mississauga - Ward 1

Your attention is drawn to the following resolution which was adopted by Regional Council on September 8, 2011:

Heritage Advisory Committee
OCT 25 2011

Consent to the City of Mississauga to Pursue a Heritage Designation for an Indoor Firing Range Located at the GE Booth Wastewater Treatment Plant at 1300 Lakeshore Road, City of Mississauga - Ward 1

Moved by Councillor Starr,
Seconded by Councillor Tovey;

That the Commissioner of Employee and Business Services execute all necessary consents, agreements and documents to allow the City of Mississauga, Community Services, to pursue a designation of the indoor firing range located on the GE Booth Wastewater Treatment Plant at 1300 Lakeshore Road East, Mississauga, as a Heritage Resource under the Ontario Heritage Act.

Carried 2011-770

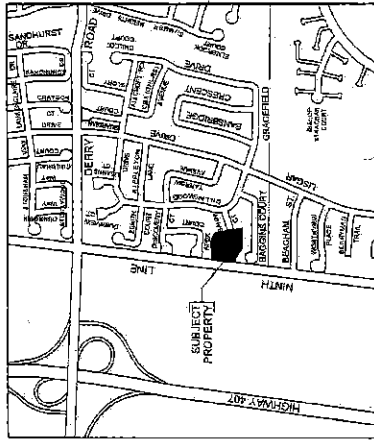
Jeffrey Barillas | Legislative Assistant

Legislative Services, Clerk's Division

905 791-7800 ext. 4854

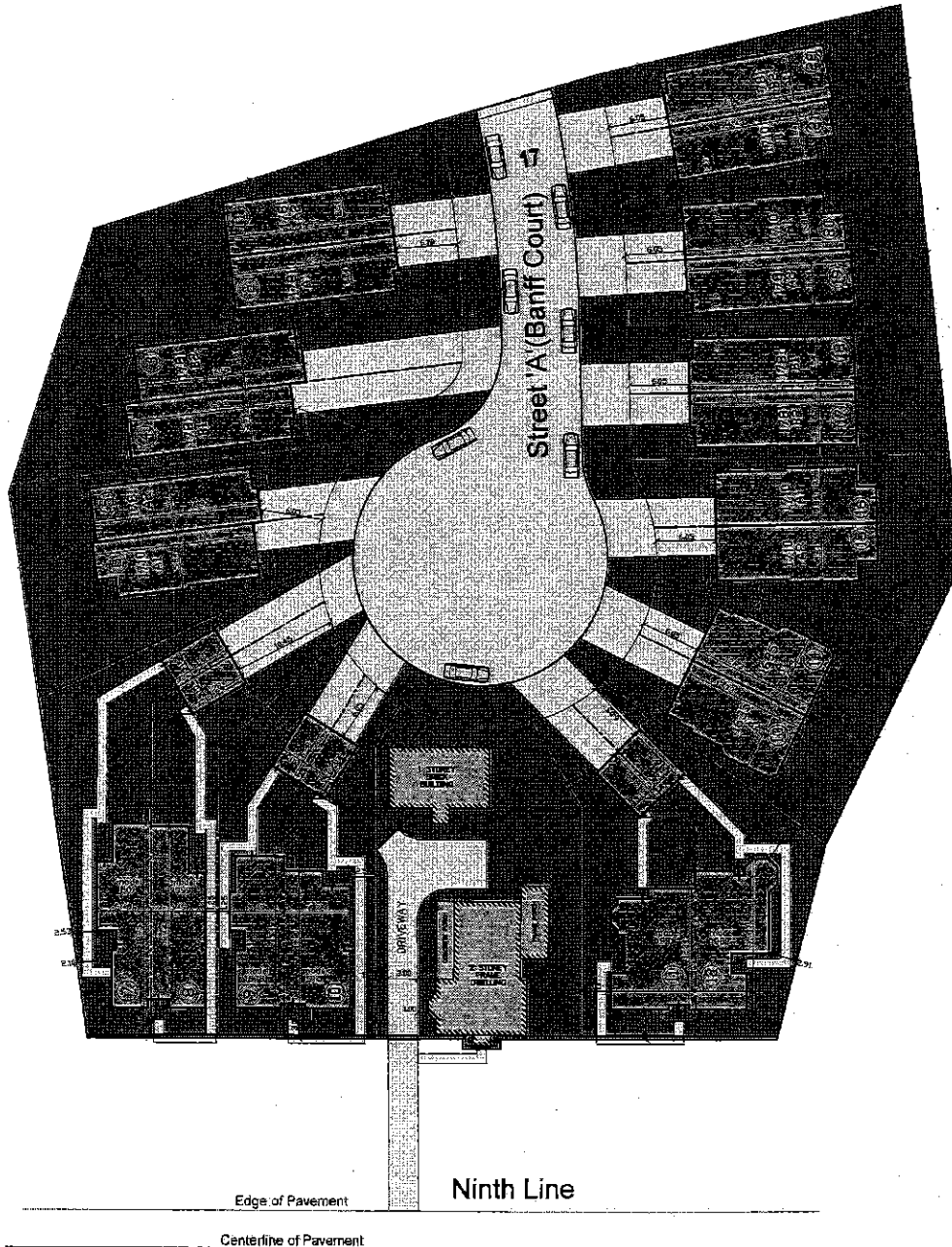
jeffrey.barillas@peelregion.ca

Region of Peel ■ ■ ■ Working for you

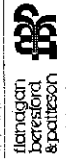


Item 7, Appendix 1
Heritage Advisory Committee
Agenda – October 25, 2011

Heritage Advisory Committee
OCT 25 2011



DATE	11-25-2011
TIME	11:00 AM
LOCATION	11-25-2011
BY	11-25-2011
FOR	11-25-2011
REASON	11-25-2011
APPROVED	11-25-2011
REMARKS	11-25-2011
DATE	11-25-2011
TIME	11:00 AM
LOCATION	11-25-2011
BY	11-25-2011
FOR	11-25-2011
REASON	11-25-2011
APPROVED	11-25-2011
REMARKS	11-25-2011



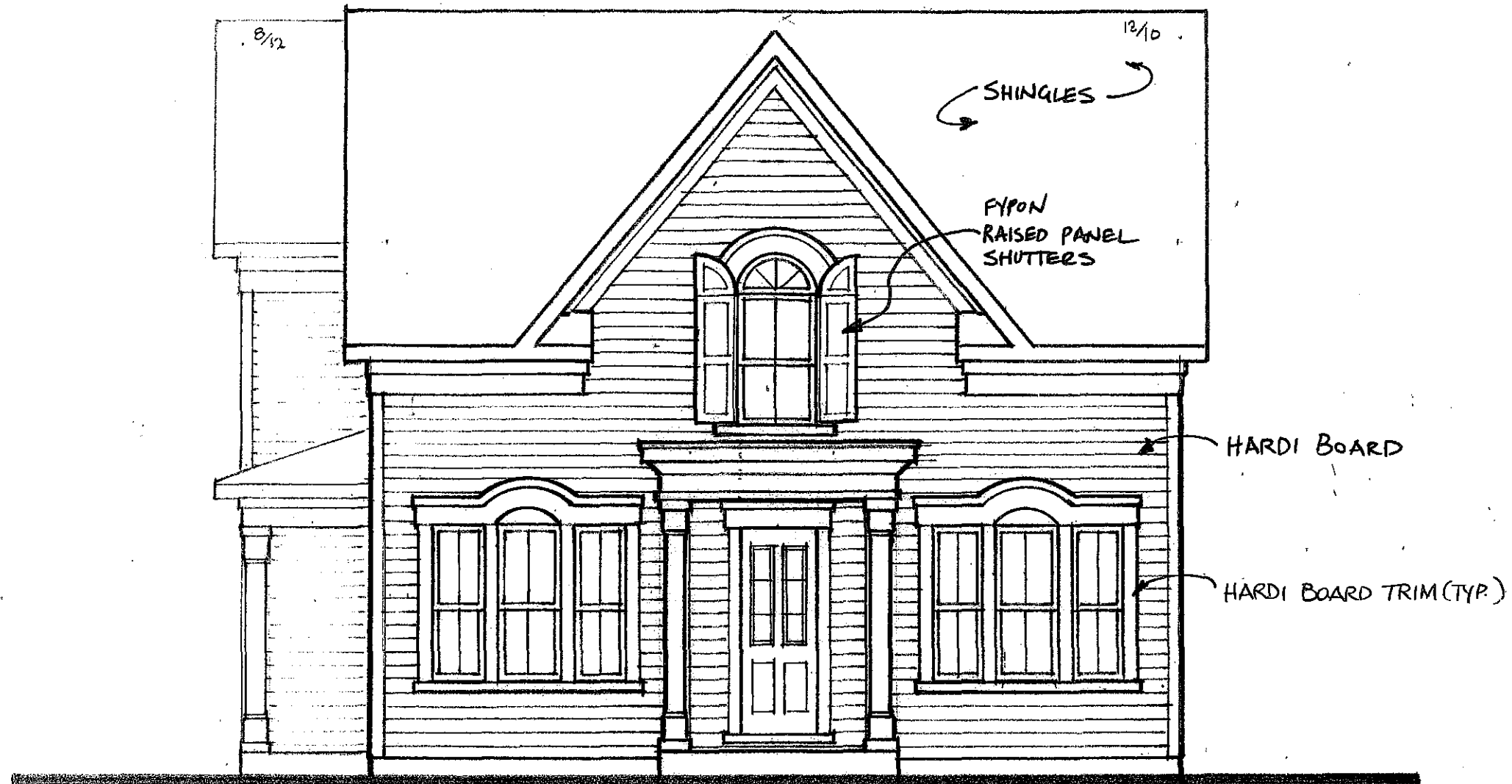
Henderson & Partners
Architects
 200 Main Street, Suite 100
 Mississauga, Ontario
 L4Z 1A1 Tel: (905) 276-1000
 Fax: (905) 276-1001

REZONING FILE: OZ 19016 W10
 SUBDIVISION FILE: F-41002 W10

CESTA DEVELOPMENTS
 550 DUNDAS DRIVE
 TORONTO, ONTARIO M5G 1L4
 TEL: (416) 431-3333
 FAX: (416) 431-4025

Proposed Residential Development
 90A LINE & BANFF COURT
 CITY OF MISSISSAUGA
 ONTARIO

STEP 4B
 L-201
 10-1000-100-100



Model 1801 sf
FRONT ELEVATION

**flanagan
beresford
& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

Model 1999 sf
FRONT ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1801 sf & Model 1999 sf

10-1016 3/16" = 1'0" July 7, 2010



Model 1801 sf
LEFT SIDE ELEVATION

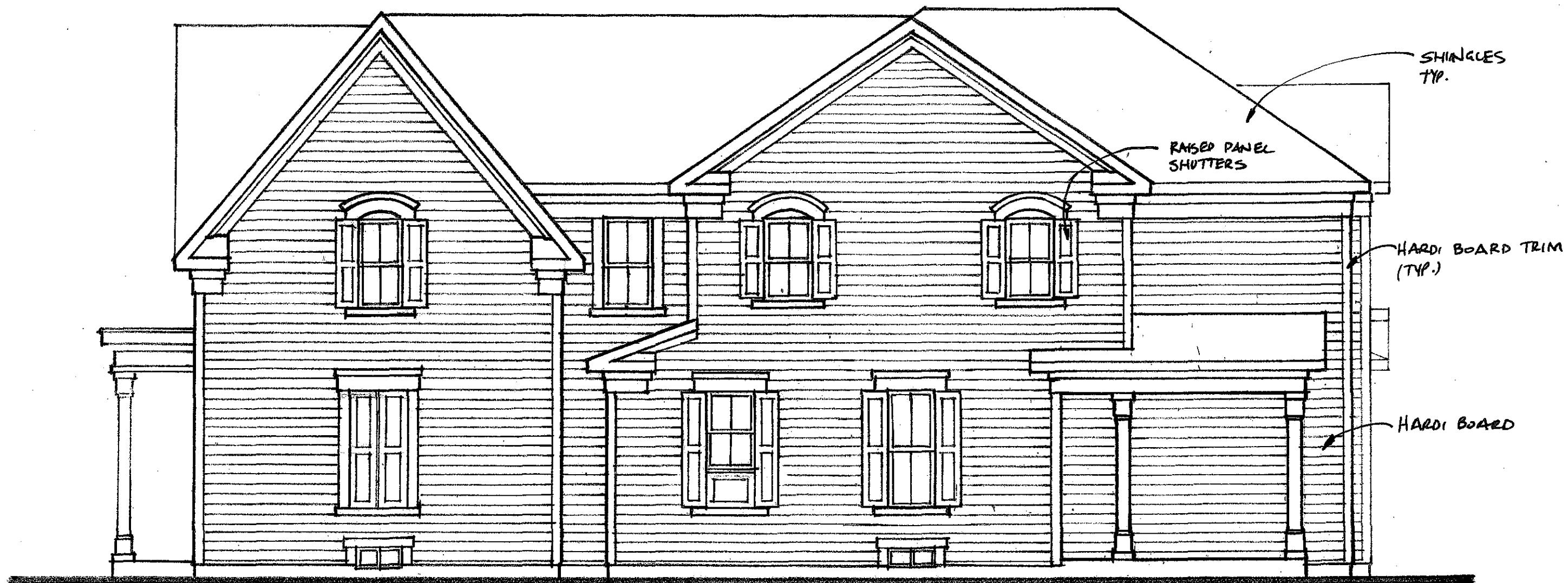
**flanagan
beresford
& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1801 sf & Model 1999 sf

10-1016 3/16" = 1'0" July 7, 2010



Model 1999 sf
RIGHT SIDE ELEVATION

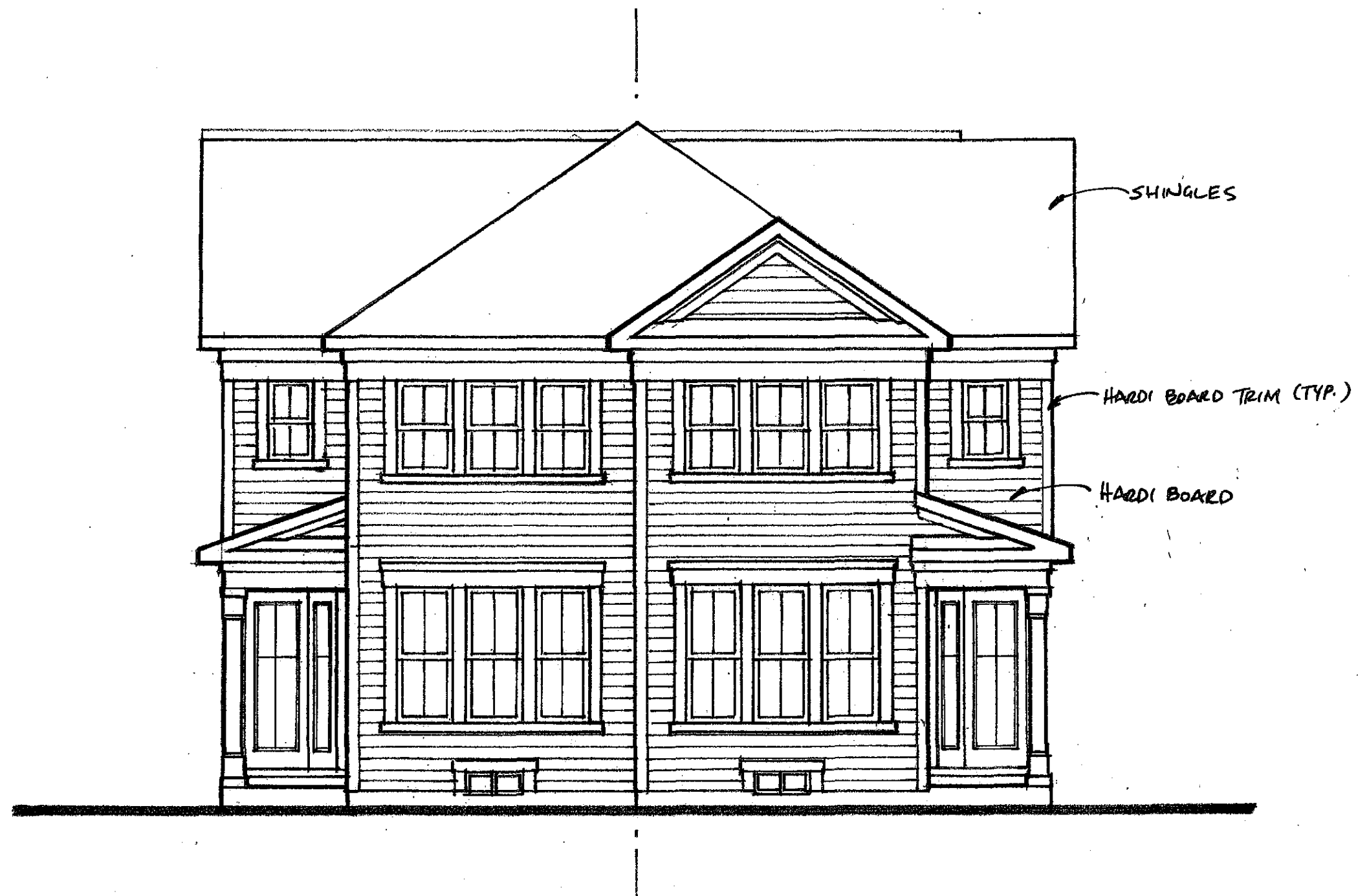
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CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1801 sf & Model 1999 sf

10-1016 3/16" = 1'0" July 7, 2010



Model 1999 sf
REAR ELEVATION

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& patteson architects**

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Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

Model 1801 sf
REAR ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1801 sf & Model 1999 sf

10-1016 3/16" = 1'0" July 7, 2010



Model 1678 sf
FRONT ELEVATION

**flanagan
beresford
& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

Model 1910 sf
FRONT ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1678 sf & Model 1910 sf

10-1016 3/16" = 1'0" July 1, 2010



Model 1678 sf
LEFT SIDE ELEVATION

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& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1678 sf & Model 1910 sf

10-1016 3/16" = 1'0" July 1, 2010



Model 1910 sf
RIGHT SIDE ELEVATION

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Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.

9th Line, Mississauga

Semi-Detached Lot
Model 1678 sf & Model 1910 sf

10-1016 3/16" = 1'0" July 1, 2010



Model 1910 sf
REAR ELEVATION

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Model 1678 sf
REAR ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1678 sf & Model 1910 sf

10-1016 3/16" = 1'0" July 1, 2010



Model 1991 sf
FRONT ELEVATION

**flanagan
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& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

Model 1989 sf
FRONT ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1991 sf & Model 1989 sf

10-1016 3/16" = 1'0" June 22, 2010



Model 1991 sf
LEFT SIDE ELEVATION

**flanagan
beresford
& patteson architects**

70 Sifton Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1991 sf & Model 1989 sf

10-1016 3/16" = 1'0" June 22, 2010



Model 1989 sf
RIGHT SIDE ELEVATION

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1991 sf & Model 1989 sf

10-1016 3/16" = 1'0" June 22, 2010

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& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685



Model 1989 sf
REAR ELEVATION

Model 1991 sf
REAR ELEVATION

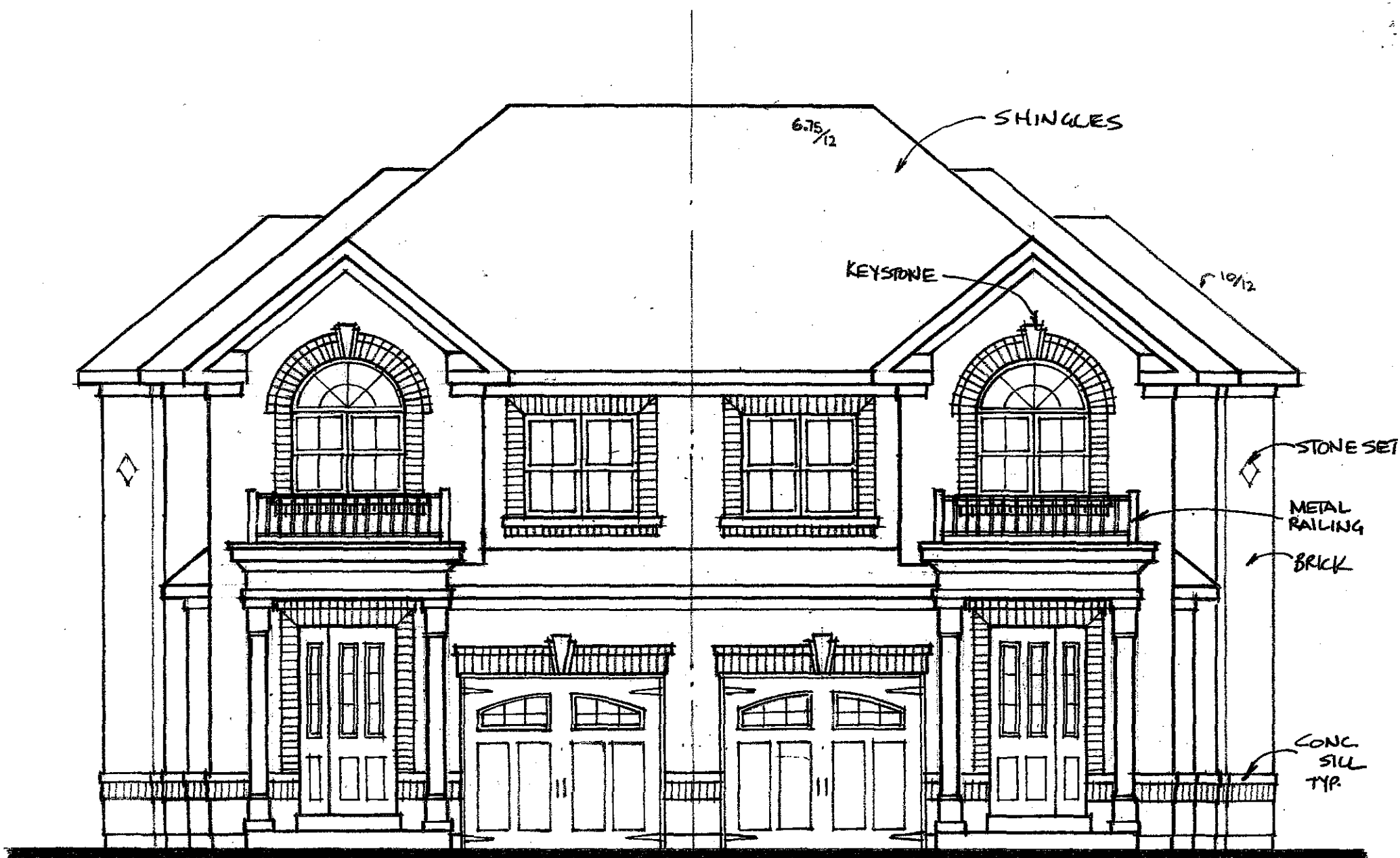
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CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi-Detached Lot
Model 1991 sf & Model 1989 sf

10-1016 3/16" = 1'0" June 22, 2010



ELEVATION 'A'
MODEL 1635 SF

ELEVATION 'A'
MODEL 1635 SF

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beresford
& patteson architects**

70 Siltan Road, Unit 1, Woodbridge, Ont.
Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.

9th Line, Mississauga

**Semi Detached
Model 1635sf**

10-1016 3/16" = 1'0" January 5, 2011



ELEVATION 'A1' - MODEL 1710

ELEVATION 'A2' - MODEL 1710



ELEVATION 'B2' - MODEL 1781

ELEVATION 'B1' - MODEL 1710

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Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.

9th Line, Mississauga

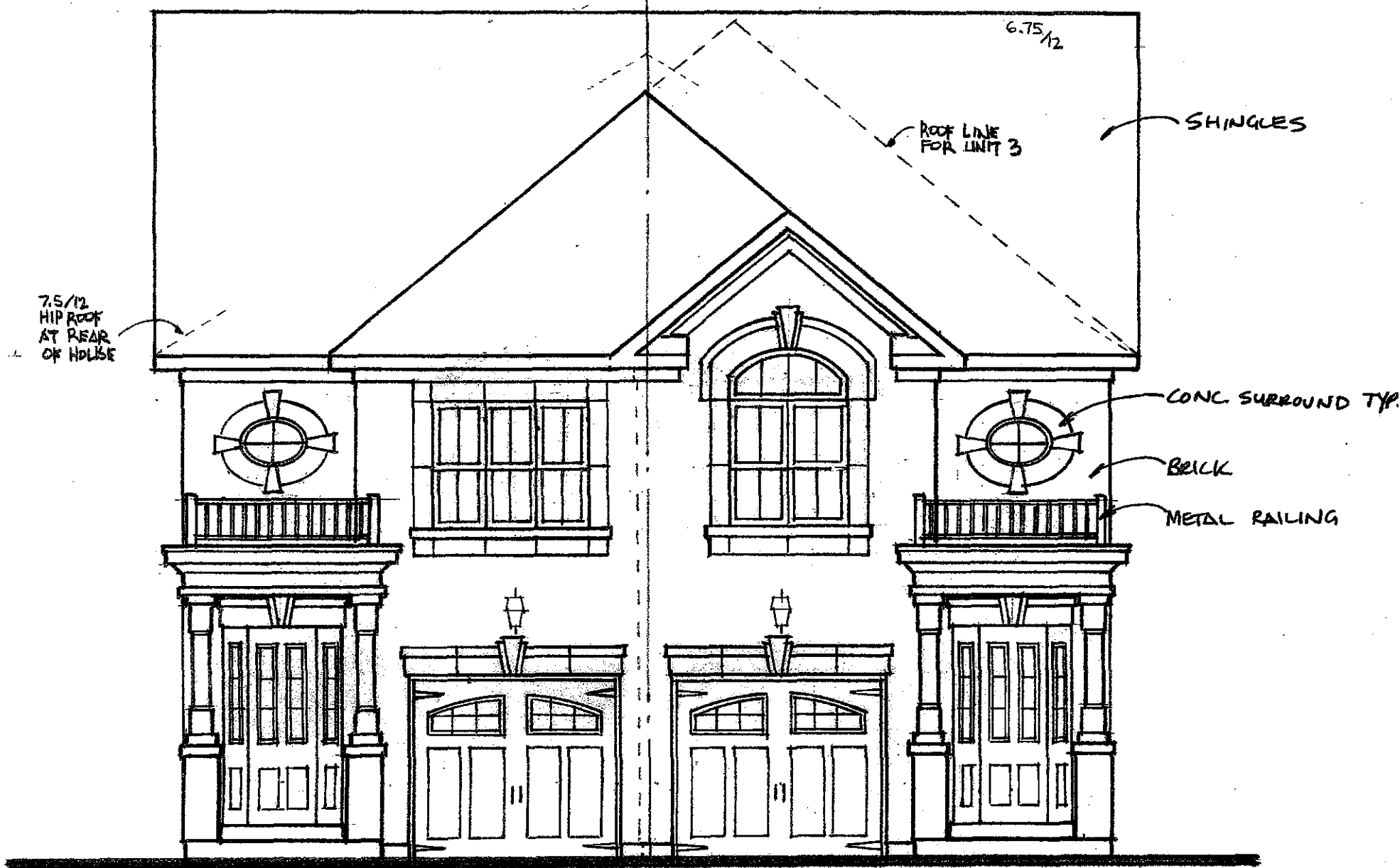
Semi Detached
Model 1710sf

10-1016 3/16" = 1'0" January 5, 2011



ELEVATION 'A1'

ELEVATION 'A2'



ELEVATION 'B1'

ELEVATION 'B2'

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beresford
& patteson architects**

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Tel. (905) 265-2688 ext. 226 Fax. (905) 265-2685

CESTA DEVELOPMENTS INC.
9th Line, Mississauga

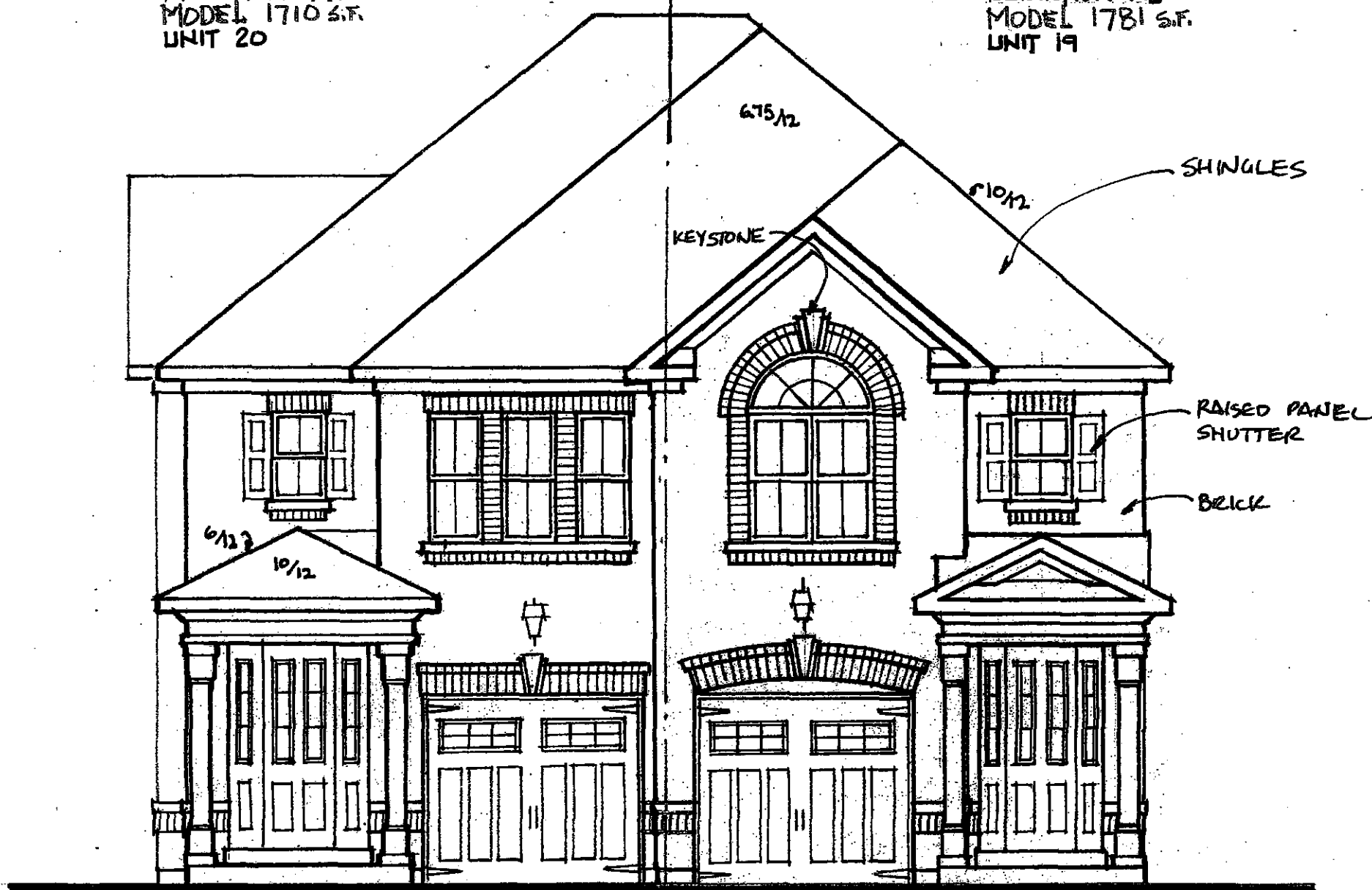
Semi Detached
Model 178|sf

10-1016 3/16" = 1'0" January 5, 2011



ELEVATION 'A1'
MODEL 1710 S.F.
UNIT 20

ELEVATION 'A2'
MODEL 1781 S.F.
UNIT 19



ELEVATION 'A1'
MODEL 1710 S.F.
UNIT 6

ELEVATION 'A2'
MODEL 1781 S.F.
UNIT 5

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CESTA DEVELOPMENTS INC.
9th Line, Mississauga

Semi Detached
Models 1710 S.F./1781 S.F.

10-1016 3/16" = 1'0" January 5, 2011

Heritage Advisory Committee
OCT 25 2011

Heritage Impact Statement

**Cordingly House
6671 Ninth Line,
Mississauga**



prepared by

The Landplan Collaborative Ltd.

landscape architects, environmental planners, heritage planners
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November 17, 2010
addendum October 04, 2011

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all photographs by Owen R. Scott of Landplan, October 07, 2010 and October 03 & 04, 2011 unless otherwise noted.

1.0 BACKGROUND - HERITAGE IMPACT STATEMENT (HIS)

This Heritage Impact Statement (HIS) follows the *City of Mississauga Heritage Impact Statement Terms of Reference* July 2009 (Appendix 1) and was prepared in response to a request from Mr. Jim Levac of Korsiak & Company (now with Weston Consulting Group Inc.) and Mr. Carmine Cesta of Cesta Developments.

The property at 6671 Ninth Line in Mississauga is listed, but not designated under the *Ontario Heritage Act*¹.

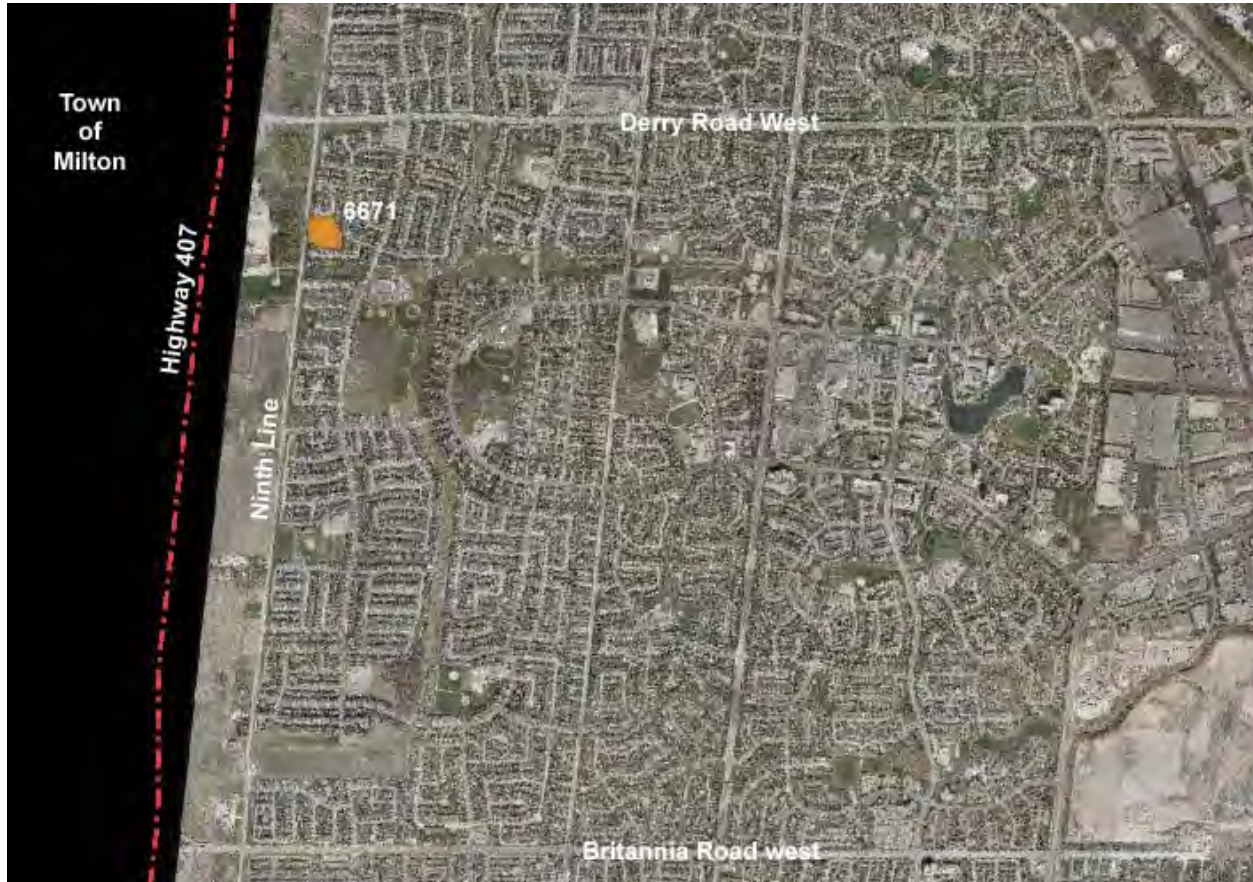


Figure 1

Site Context - <http://www.mississauga.ca/portal/services/maps>

Figure 1 illustrates the location of the property on the far western fringe of the City, a few blocks south of Derry Road West on the east side of Ninth Line.

2.0 THE HERITAGE IMPACT STATEMENT

2.1 Present owner contact information

Cesta Developments

536 Queens Drive, Toronto, Ontario M6L 1M8

Tel: 905-873-3335 Fax: 905-873-0325 email: info@cestadevelopments.com

Mr. Carmine Cesta

¹ City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>, accessed September 10, 2010

2.2 Site history

The villages of Toronto Township amalgamated to become the Town of Mississauga in 1968, excluding the Towns of Port Credit and Streetsville. In 1974, Mississauga incorporated as a City, this time including Port Credit and Streetsville.²

The subject site is located amidst the modern subdivisions of Meadowvale West. A small pioneer cemetery at the corner of Derry Road and Shelter Bay Road, Switzer's Cemetery (also known as Eden Cemetery) is the last visible reminder of a nearby pioneer settlement called Lisgar. (Figure 2)

Beginning around 1819, a number of families began to settle along the Meadowvale Sideroad on either side of the Town Line – today this is marked by the modern intersection of Derry Road and Winston Churchill Boulevard. In 1823, the burgeoning pioneer crossroads added a small log schoolhouse on what was Samuel Switzer's farm. This schoolhouse also served as the local meeting place and church hall. Soon it became apparent that the small school could not hold the congregation, so meetings were held outdoors by torchlight.

In 1824, John Switzer sold a portion of his land to the new congregation for the establishment of a church and graveyard. The congregation proceeded to build a small frame church just to the rear of the surviving cemetery. This small church was replaced by a larger structure on the same site. Edgerton Ryerson officially opened this second frame church on December 13th, 1840. The church was unofficially dubbed "Switzer's Church" because it was on John Switzer's farm and five Switzer families attended the church. The growing community was also dubbed "Switzer's Corners".

The community soon added an inn on the southeast side of Derry Road and Winston Churchill Boulevard. This inn, operated by David Mason, was called "The Black Horse Tavern". The Marshall family later purchased the building and they changed the name of the tavern to "The Dewdrop Inn". Samuel Alexander operated a small store on the southwest corner of the modern intersection of Winston Churchill and Derry. When the store added a post office on August 1, 1871, the community became officially named "Lisgar" in honour of Sir John Young Lisgar, the Governor General of Canada in 1869. The post office later moved across the road to the Dewdrop Inn and was run by Mary Marshall. Also nearby was a blacksmith shop, and in 1878, a train station was located on the C.P.R. line, just to the north on the Town Line.

In 1868, Isaac Waite donated a parcel of land on the north side of Derry Road, directly opposite from the cemetery for the construction of new church – the site is marked by a fenced yard on the Northeast corner of Derry and Copenhagen Roads. The congregation voted to officially name the new church "Eden". This church was ravaged by fire in 1908 and the upper portions of the church were razed. The contents were saved, moved to the nearby blacksmith shop until the church could be repaired and reopened in 1910. The church was rebuilt until it was damaged again when a cyclone struck it in 1923. Eden United Church was again repaired and celebrated its 100th anniversary in 1968. The Lisgar community also added a new school, replacing the original log schoolhouse, in 1887. The new red brick school was constructed on the north side of Derry Road, near where Highway 401 crosses Derry Road today. The school served the community for 73 years, holding its last class in 1960.

² <http://www.heritagemississauga.com/history.htm>, accessed September 10, 2010

But, as with many pioneer communities, the prominence of Lisgar soon began to decline, and one by one, signs of the village began to disappear. The post office closed on August 31, 1915. The C.P.R. station closed shortly afterwards, its exact location lost. The old Dewdrop Inn burned in 1961 and was not replaced. The dwindling congregation moved to a new home and the old church was demolished in 1980. For many years, the old Eden School sat vacant and neglected until time and vandalism caught up with it. It was demolished in 1992. The only reminders of the pioneer community are two cemeteries, a new church, and a modern road named Lisgar. Switzer's (Eden) Cemetery and the Kindree Family Cemetery (where the Sixteen Mile Creek crosses Derry Road) remain historic markers for the small village, while the new Eden United Church, at Winston Churchill Boulevard and Battleford Road was opened in 1987 and houses one of the oldest congregations in our area.³

Lisgar is fields of pre-fabricated homes now. The post office closed generations ago. The Credit Valley Railway never had more than a flagstop here – a wooden shed, barely the size of outhouse, from which passengers could wave down the engineer to request a stop. The only history that survives in Lisgar today is a cemetery.⁴

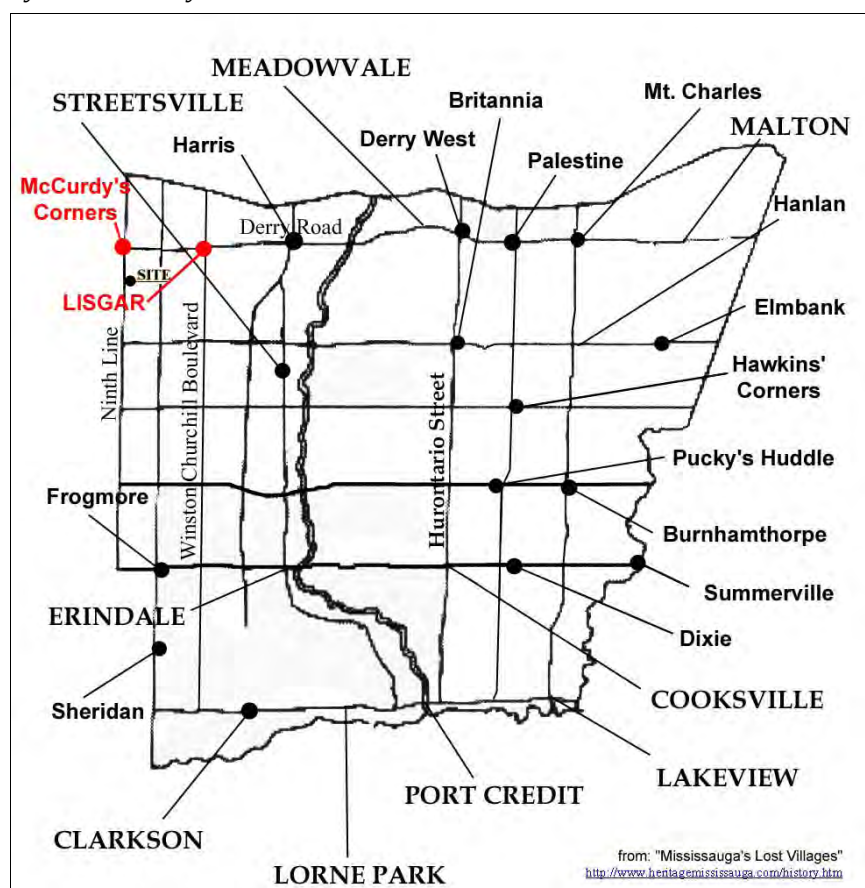


Figure 2

Site Location

³ Wilkinson, Matthew *The Lost Village of Lisgar (Switzer's Corners)*, Mississauga Heritage Foundation <http://www.heritagemississauga.com/page/Lisgar>, accessed September 10, 2010

⁴ Collins, Richard *A Plot that Offers More Questions than Answers* <http://www5.mississauga.ca/library/SRC/PlotthatOffers.pdf> accessed September 15, 2010

Just to the north of the property at the intersection of Ninth Line and Derry Road was the Hamlet of McCurdy's Corners ...originally part of Trafalgar Township in Halton County, until 1974 when the Mississauga border was extended to Ninth Line, placing the east half within the borders of Mississauga.

At McCurdy's Corners there was a Methodist Church and a school. The school was officially called S.S. #8 Trafalgar, also known as McCurdy's Corners School.

One prominent family at McCurdy's Corners were the Cordingleys. Before travelling to Canada, David Cordingley was a dyer, living with his wife and first two children in York, England. David and Mary Cordingley first came to Canada, by way of Pennsylvania, likely in the early 1820s. In 1836, the Crown officially granted 100 acres of land to David Cordingley on lot 10, concession 10 in Trafalgar Township. In 1848, this land was sold to David and Mary's eighth of ten children, John Cordingley. David Cordingley died in 1867 at 85 years of age.

Also living at McCurdy's Corners from the Cordingley family was Solomon Cordingley, the fifth child of David Cordingley. Like his brother John, Solomon obtained his land from his father in 1852. He married Martha Bell, in 1853. Solomon and Martha took in two children in addition to their own five children. They were John Cordingley's daughter Rachel Hannah, following the passing of her mother Rachel Delilia, as well as John Jr. Bell, the son of Martha's brother, John Bell, following the passing of his wife Amelia. In 1891, Solomon held an auction for one of his farm plots due to failing health. The auction was advertised in the Streetsville Review. In addition to the farm itself, which included orchards of plums, grapes and pears and three wells, he also sold off all the farm stock, livestock and farming implements. Another of Solomon Cordingley's farm plots was sold to his son, David Cordingley.

Solomon Cordingley's granddaughter, Ruby Cordingley, had a near death experience when a cyclone struck down in Trafalgar Township in June of 1923, while on her way home from her sister Abigail's house:

"The sky was dark and ugly, and she hurried to the house to close the windows after the evening milking. Their hired man turned the last cow out after it was milked and it was killed. Their new barn roof was blown off in pieces and a large section just missed Ruby as she clung to their lane fence near the house. Suddenly she dropped face down in their ditch and that saved her life. She later appeared soaking wet and scared at the May's back door. Ruby always took a short cut through their farm to the Tenth Line farm. Ruby went every day to get milk from the May's as her brother Sam didn't have milk cows. Kathleen and Ruby had good visits."

Charles Cordingley, the eldest son of David Cordingley Sr., also had land at McCurdy's Corners, which he purchased from his father. Charles Cordingley was born in 1815, in England, and most likely travelled to Trafalgar Township along with his parents. He married Rebecca Petch in 1844, and they had eight children. Charles Cordingley also owned land south of Dundas Street in Toronto Township. Charles was a Methodist, and worked as a "road boss" or road overseer for approximately ten years. According to Harold Scholefield, Charles Cordingley was a devoted Methodist, and it was due to his efforts that the church at Clarkson was built. He also donated stones for the construction of the Carman Methodist East Church, where he later became a trustee.⁵

⁵ <http://www.heritagemississauga.com/page/McCurdys-Corners>, accessed October 03, 2011



Figure 3 - 1966 airphoto - original farm & subject property <http://www.mississauga.ca/portal/services/maps>



Figure 4 - 1985 airphoto - original farm & subject property <http://www.mississauga.ca/portal/services/maps>

Until the 1990s, the site and the area surrounding it was rural. The 1966 and 1985 airphotos (Figures 3 & 4) show an agricultural landscape with fields, farmsteads, and woodlots. The original 150 acre farm is the larger outline, with the current property shown in the smaller outline. The Derry Road and Ninth Line rural intersection is just northwest of the property.

The farm was sold to a land developer in 1988 and the subject property with the house, barn and dairy were transferred back to the Cordingley family in 1992. Residential development of the farmlands began in the late 1980s, early 1990s as evidenced by the 1995 airphoto (Figure 5).



Figure 5 - 1995 airphoto - original farm & subject property <http://www.mississauga.ca/portal/services/maps>

During the late 1980s and early 1990s, the landscape was transformed totally from farmland to urban development. Highway 407 just to the west followed in the 2000s. Urban development east of Ninth Line is virtually complete today (Figure 7).

Immediately across Ninth Line is the Union Gas / Trans Canada Pipeline / Enbridge 'Joint Operating Facility', screened from the road by a dense deciduous woodlot (Figure 6).



Figure 6
entrance from Ninth Line

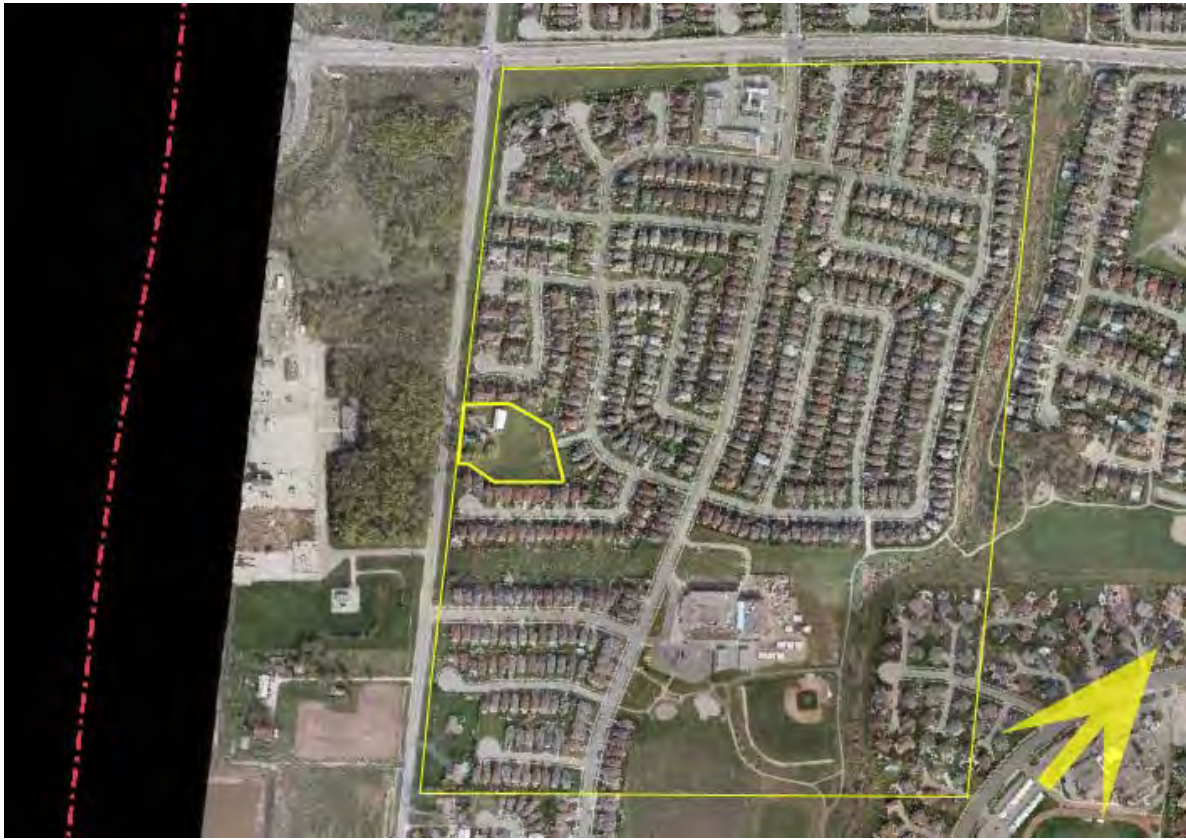


Figure 7 - 2006 airphoto - original farm & subject property <http://www.mississauga.ca/portal/services/maps>

The remarkable changes to the immediate environs of the subject property are captured in these 1954, 1985, and 2006 airphotos. (Figure 8)



Figure 8 1954, 1985, 2006 airphotos of subject property <http://www.mississauga.ca/portal/services/maps>

The property was in the ownership of the same family for 174 years, from 1836 to 2010. A listing of owners from the Land Registry Office can be found in Appendix 2. From 1836, when the property was purchased from the Crown, until the early 1990s, the property was farmed. Most of the farm was developed for housing in the early 1990s, with the exception of the subject of this HIS, a 0.81 ha (2 acre) parcel which includes the Cordingly house, a brick dairy, and a metal clad barn.

2.3 Listing and written description of existing structures, significance and heritage attributes

The City of Mississauga's 'Property Heritage Detail' provides a description of the property - see Appendix 3. The following historic photographs are from the City of Mississauga's web page, accessed September 10, 2010.



Figure 9 house bell tower - 1976



Figure 10 Brick dairy building with barn⁶ in background - 1976



Figure 11 1978



Figure 12 1978



Figure 13 1978



Figure 14 1990

⁶ The barn in this 1976 photograph (Figure 10) is not the current barn. This barn was partially demolished and some of it enveloped by the current structure

There are three structures on the property (Figure 15), the Cordingly house, a one and a half storey Gothic Revival, T-shaped structure with an enclosed porch to the south rear (Figures 9, and 11-14); a brick dairy (Figure 10); and a small gable-roofed barn. A mature landscape of shade trees, conifers, and flowering shrubs surrounds the house.

The front portion of the house was built first, probably in 1843, with the two storey summer kitchen tail being added *circa* 1860s⁷. The date of construction of the brick dairy building is unknown, but is likely the 1860s. The existing late 20th century barn encloses a much older structure, again likely built in the 1860s.

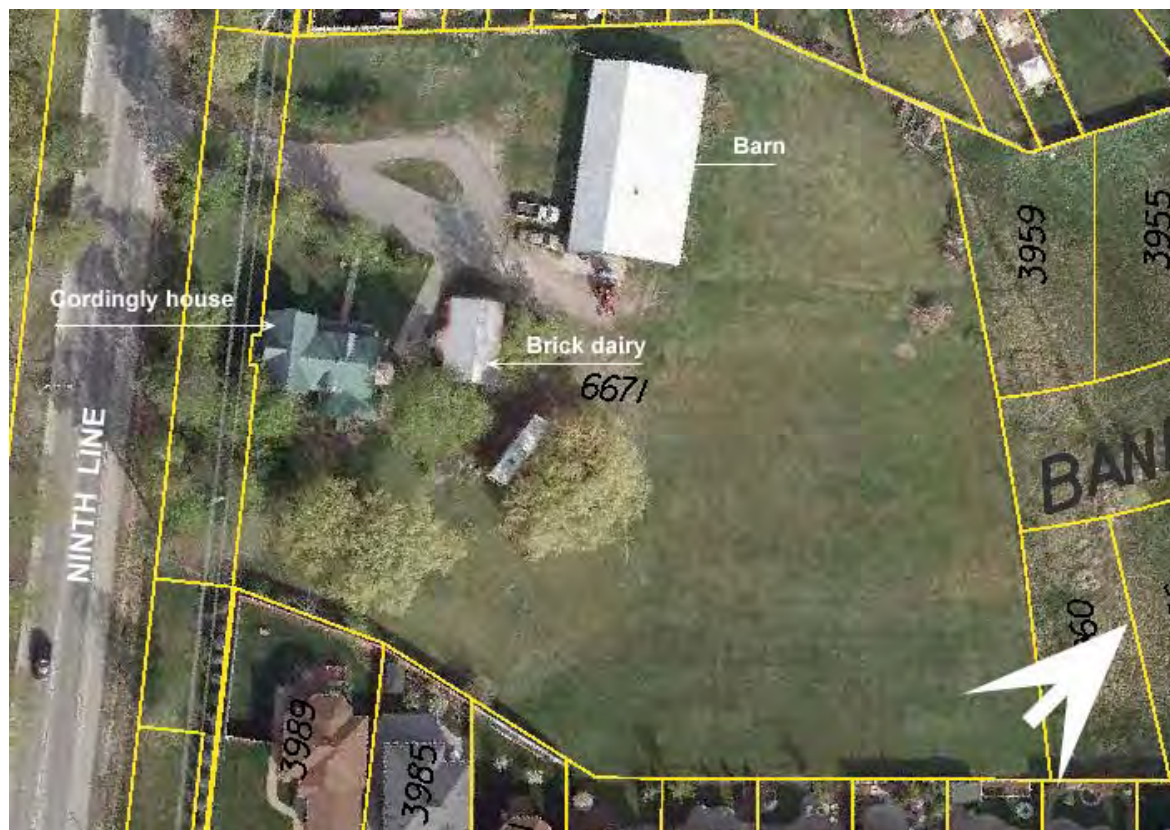


Figure 15

Heritage structures - <http://www.mississauga.ca/portal/services/maps>

Section 2 of the *Planning Act* indicates that City of Mississauga Council shall have regard to matters of Provincial interest such as the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. In addition, Section 3 of the *Planning Act* requires that decisions of Council shall be consistent with the *Provincial Policy Statement* (PPS). Policy 2.6.1 of the PPS requires that significant built heritage resources and significant cultural heritage landscapes shall be conserved.⁸

The PPS defines “built heritage resource” as one or more significant buildings, structures, monuments,

⁷ Pers. Comm. 6671 Ninth Line Tenant, October 7, 2010

⁸ *Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

installations or remains associated with architectural, cultural, social, political economic or military history and identified as being important to a community. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local provincial or federal Jurisdictions. The term “significant” means resources **valued for the important contribution they make to our understanding of the history of a place, an event, or a people**. “Conserved” means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The property contains built heritage resources that are significant and have cultural value and interest. They have *design / physical value*, *historical / associative value*, and *contextual value* per the criteria for heritage designation under the Ontario Regulation 9/06 of the *Ontario Heritage Act* (see ‘4.0 Mandatory Recommendation’ for supporting detail).

Heritage attributes of the property include elements related to the architecture and architectural details of the house and the dairy building, and the property’s 174 year association with the Cordingly family.

2.4 Documentation of the heritage resource

The Cordingly House



Figure 16

west elevation



Figure 17

west elevation

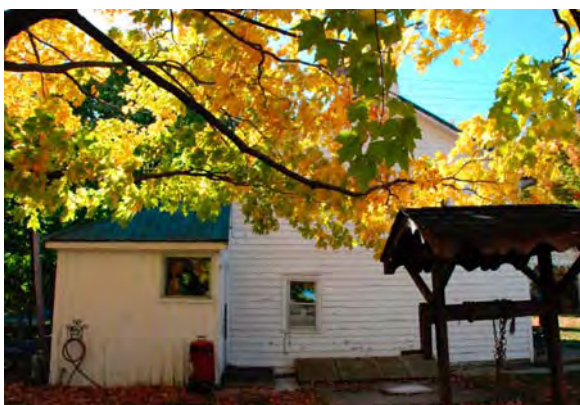


Figure 18

east elevation

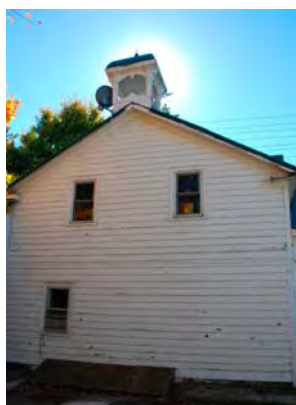


Figure 19

east elevation



Figure 20



south elevation Figure 21

south elevation - porch



Figure 22

north elevation - 1860s wing Figure 23



north elevation - 1840s

The house is a one and a half storey wood frame structure, T-shaped in plan. The front portion of the house is believed to be the older ⁹ c. 1843) and is shiplap-sided with 1 x 6 pine boards. The one and one half storey summer kitchen wing is plain bevel (clapboard) sided with 1 x 6 pine boards. A small covered porch sided with board and batten is situated on the southeast corner (Figure 21). According to the City's 'property heritage details' (see appendix 3), this ... *accretion to the south rear (is) believed by the owners to be the original building of board and batten* ¹⁰. The author believes this to be unlikely, especially if the front portion was the first built. The foundation is of Credit Valley stone and the gabled roof has a medium pitch, currently covered with painted, corrugated metal. There are two brick chimneys, one internally bracketed and the other external. Windows in the front portion are 2/2 double hung sash with arched heads and shuttered. In the centre, front, west gable there is a round headed window which opens out onto a small balcony with turned balusters. The centre gable is trimmed with vergeboard on apex. A single storey bowed window appears on the north side of the main block, capped with a shallow mansard roof supported by paired brackets (Figure 23). The front entrance has a double-leafed wooden door with textured glazing in the top half and is trimmed with gingerbread (Figure 26). The rear extension (summer kitchen wing) has an open verandah along the north side with heavy pierced treillage with brackets. The porch is roofed with asphalt shingles (Figure 22). A bell tower is centrally located on top of the roof of the rear wing. A bell is evident in a 1976

⁹ Pers. Comm. 6671 Ninth Line Tenant, October 7, 2010

¹⁰ City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>, accessed September 10, 2010

photograph (Figure 9) but is no longer extant, having been removed at some point since (Figures 24 & 25). Upper storey windows are round-headed; however all the sash has been replaced and the round heads filled in with plywood sheeting (Figure 27).



Figure 24 bell tower w/satellite dish



Figure 25 bell tower with bell rope pull hole



Figure 26 double-leaved front door detail



Figure 27 window head blocked-in with plywood

The Cordingly House is a significant heritage resource. Its heritage / character-defining attributes include the following:

- c. 1843, shiplap-sided front portion with: Credit Valley stone foundation, medium pitch gabled roof, 2/2 double hung shuttered sash with arched heads, centre gable trimmed with vergeboard and with round headed window opening onto a small balcony with turned balusters, a single storey bowed

window capped with a shallow mansard roof supported by paired brackets, and a front entrance with double-leafed wooden door with textured glazing in the top half trimmed with gingerbread;

- c. 1860s one and one half storey plain bevel (clapboard) sided summer kitchen wing with: a centrally-located bell tower on the roof (no bell), an open verandah with heavy pierced treillage with brackets, and round-headed window openings on the upper floor.

The Cordingly House was in one family ownership for 174 years, from 1836 to 2010.

The Dairy

A six metre by ten metre, one storey, red brick building is located east of the Cordingly house (Figures 28 - 31). It was purpose-built to store raw milk from the farm and from neighbouring farms, being partially buried to maintain a relatively constant temperature. Its walls are approximately 0.75 metres thick, adding to its insulating properties. It has a Credit Valley stone foundation, corrugated metal roof, and deep set windows.



Figure 28

west elevation - dairy



Figure 29

east elevation - dairy

Windows have brick headers and stone sills set in the running bond brick pattern. The deep set windows and entrance door with vestibule are illustrated in figures 32 and 33. There is a loft above with an outside door entrance on the south elevation (Figure 30).



Figure 30 south elevation - dairy



Figure 31 north elevation - dairy



Figure 32 deep set window - dairy

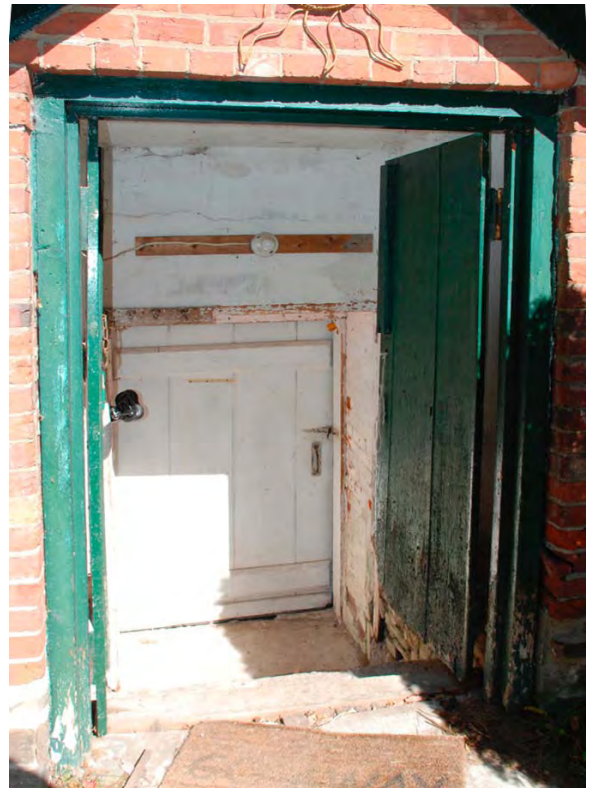


Figure 33
entrance door - dairy

The dairy building is a significant heritage resource. Its heritage / character-defining attributes include the following:

- running bond, red brick one storey building, partially buried to maintain a relatively constant temperature with 0,75 m thick walls, deep set windows and door, brick headers and stone sills, and a Credit Valley stone foundation;
- it is a rare building type.

The Barn

The 13.5 metre x 24 metre, metal-sided and roofed barn encloses an earlier 8 x 10 metre, gable-roofed remnant structure (Figures 34, 35, 37 and 39). Siding (with the exception of the north gable end and east wall) of a remnant of the original barn has been removed and replaced with the steel sheeting now evident. A request from the City of Mississauga¹¹ prompts this addendum to the November 2010 HIS.



Figure 34

west elevation - barn



Figure 35

south elevation - barn



Figure 36 pre-1977 barn in background

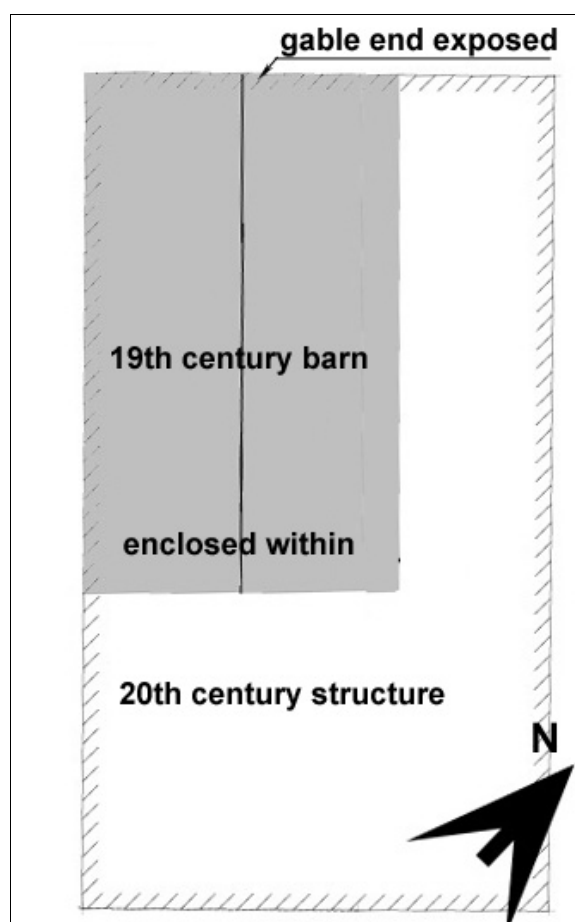
Figure 37 barn - north end (October 2011)
19th century gable end showing

Figure 38

barn

¹¹ Email from Paula Wubbenhorst to Jim Levac, September 29, 2011 *The City is in receipt of your Heritage Impact Statement, dated November 17, 2010, from Landplan Collaborative. The report looks good. However, we need a little more documentation on the barn. Specifically we require:*
(1) more photos of the barn, including the interior, especially the 1860s barn on the inside; and
(2) a brief history of the barn, i.e. what it was used for and the date when the newer portion was built.

The construction date of the current structure is unknown; however, it dates from post 1976 as the barn in the 1976 photo (Figures 10 & 36) is clearly not the current structure and appears to be larger than the remnant 19th century piece enclosed within the current barn. The roof rafters of the current building are dressed '2



Figure 39

barn - east elevation (October 2011)

x 4s' and the interior framing and cladding is dimensional lumber and plywood, suggesting a mid to later 20th century date. The steel siding and sliding door tracks are also mid to late 20th century materials.

Figure 40 remnant portion of 19th century barn, north wall

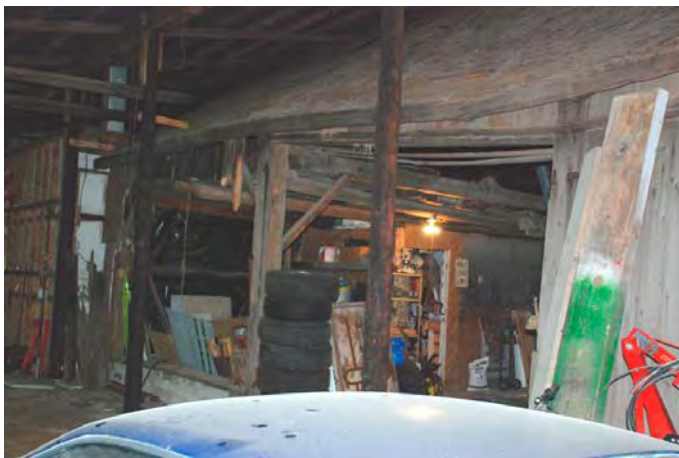
Figure 42

east wall & roof



Figure 43

joinery detail

Figure 41 remnant portion of 19th century barn, southeast corner

As is noted above, the frame, two sided walls and partial roof of the remnant portion of the 19th century barn remain within the newer structure, most of the siding having been replaced and the roof line altered. It is expected that the original barn was a typical 19th century English barn that housed livestock (and presumably dairy cattle) and livestock feed. Today it is devoted to equipment storage and a machine shop.

The barn is not a significant heritage resource.

The Landscape

The farmstead is well-endowed with mature and semi-mature trees, so much so that the house is difficult to see from Ninth Line when the deciduous trees are in leaf. Some of these trees were obviously planted as part of the farmstead landscape (Sugar Maple, Mountain Ash, *etc.*), while numerous others, especially Norway Maple, are volunteers (Figures 42 & 43). There was a very large willow tree south of the house that was badly damaged in a windstorm and has now been removed (Figure 44).

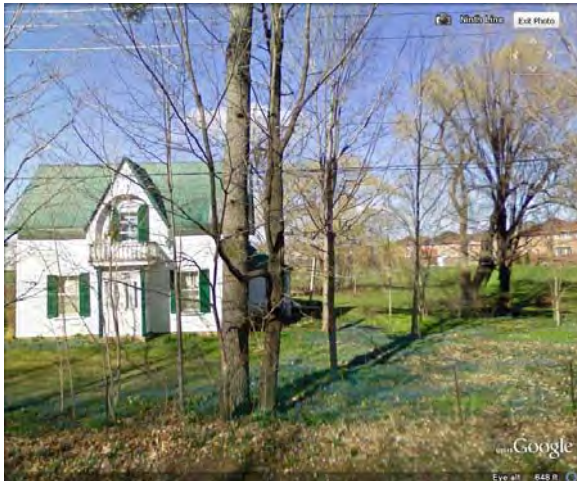


Figure 42 numerous volunteer trees - Google photo



Figure 43 trees on Ninth Line



Figure 44 logs from damaged willow tree



Figure 45 woodlot, west side of Ninth Line

The landscape of the farmstead is picturesque, especially in the autumn. The presence of Norway Maples is unfortunate in that this invasive species will likely, if it hasn't already, invade the native deciduous woodlot across the road (Figure 45). Figure 46 shows the house surrounded by trees.

The landscape of the farmstead is not a significant heritage resource.



Fig. 46 (<http://www.mississauga.ca/portal/services/maps>)

2.5 The proposed development

The development proposal consists of a residential development on the property while retaining the Cordingly house and the brick dairy on a 0.07 ha (0.17 acre) lot with a 21 metre (69 feet) frontage and a depth of 32 metres (105 feet). The barn would be demolished (Figure 47).

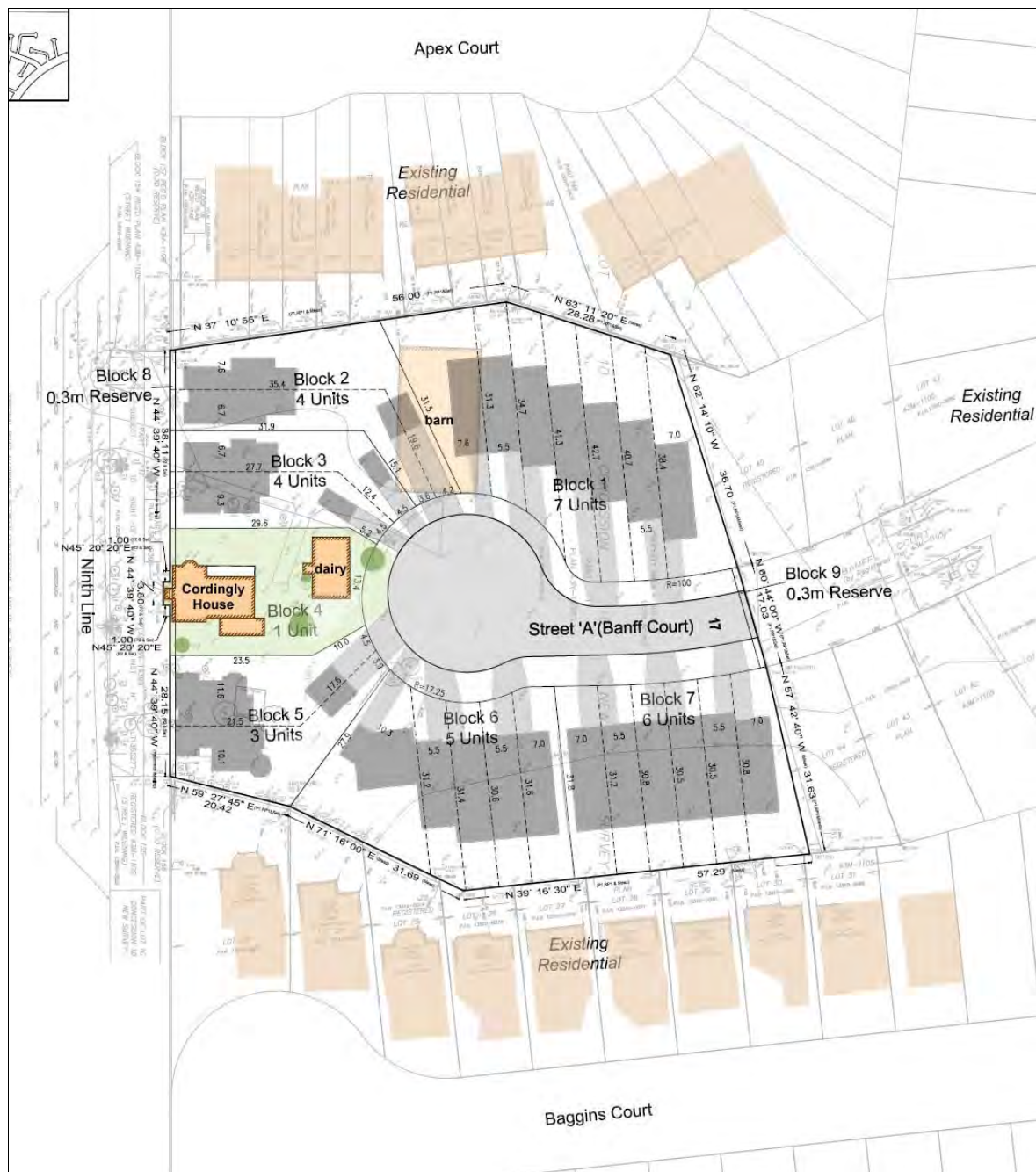


Figure 47 Proposed development (from Draft Plan of Subdivision, July 21, 2010, Korsiak & Company)

Proposed houses flanking the Cordingly house on Ninth Line are to be set back in line with the front of the Cordingly house, with side yards that afford a separation from the house ranging from 7 to 9 metres (23 - 30 feet). Houses on Ninth Line are to be accessed from the rear (extension of Banff Court). The architectural character of these houses is illustrated in figures 48 and 49.

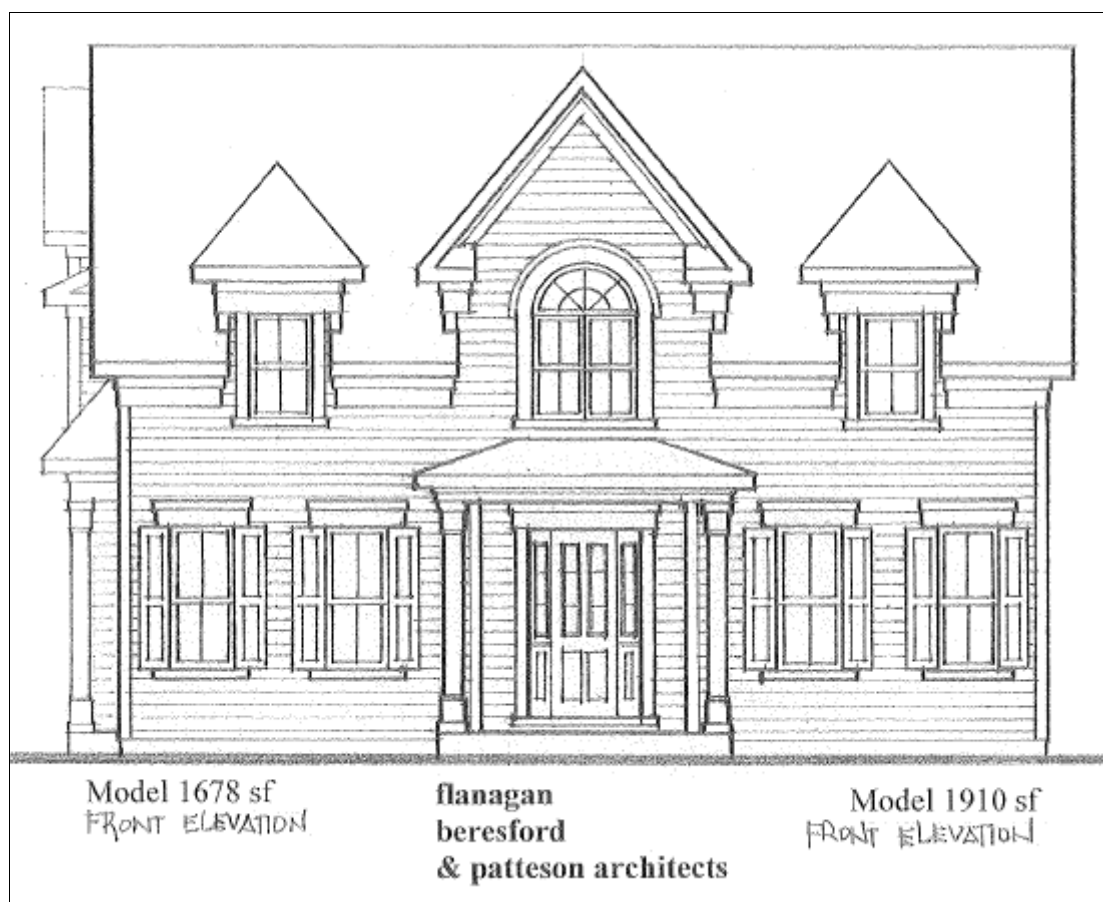


Figure 48

Proposed houses, flanking Cordingly house on Ninth Line, north side

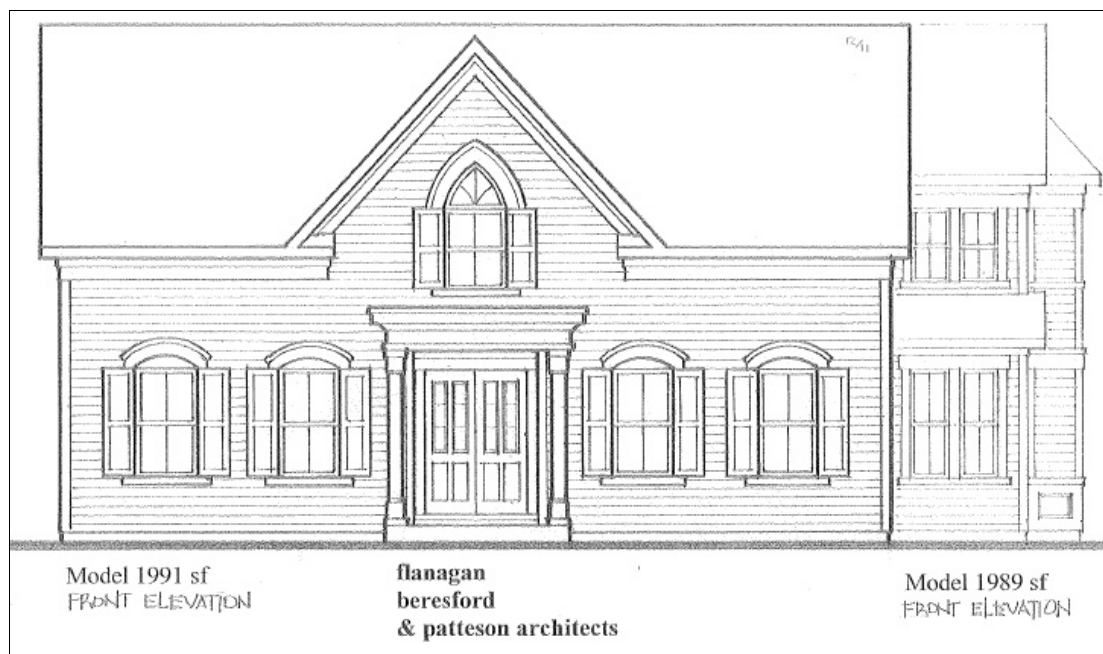


Figure 49

Proposed houses flanking Cordingly house on Ninth Line, south side

To the east of the house and dairy, an extension of Banff Court is proposed in the current lawn area. The new street will be flanked by street townhouses (Figure 50). The rear yard setback from the Cordingly house to the proposed Banff Court right-of-way is approximately 16 - 16.5 metres, and from the rear of the dairy building, approximately 1.5 - 3.5 metres.

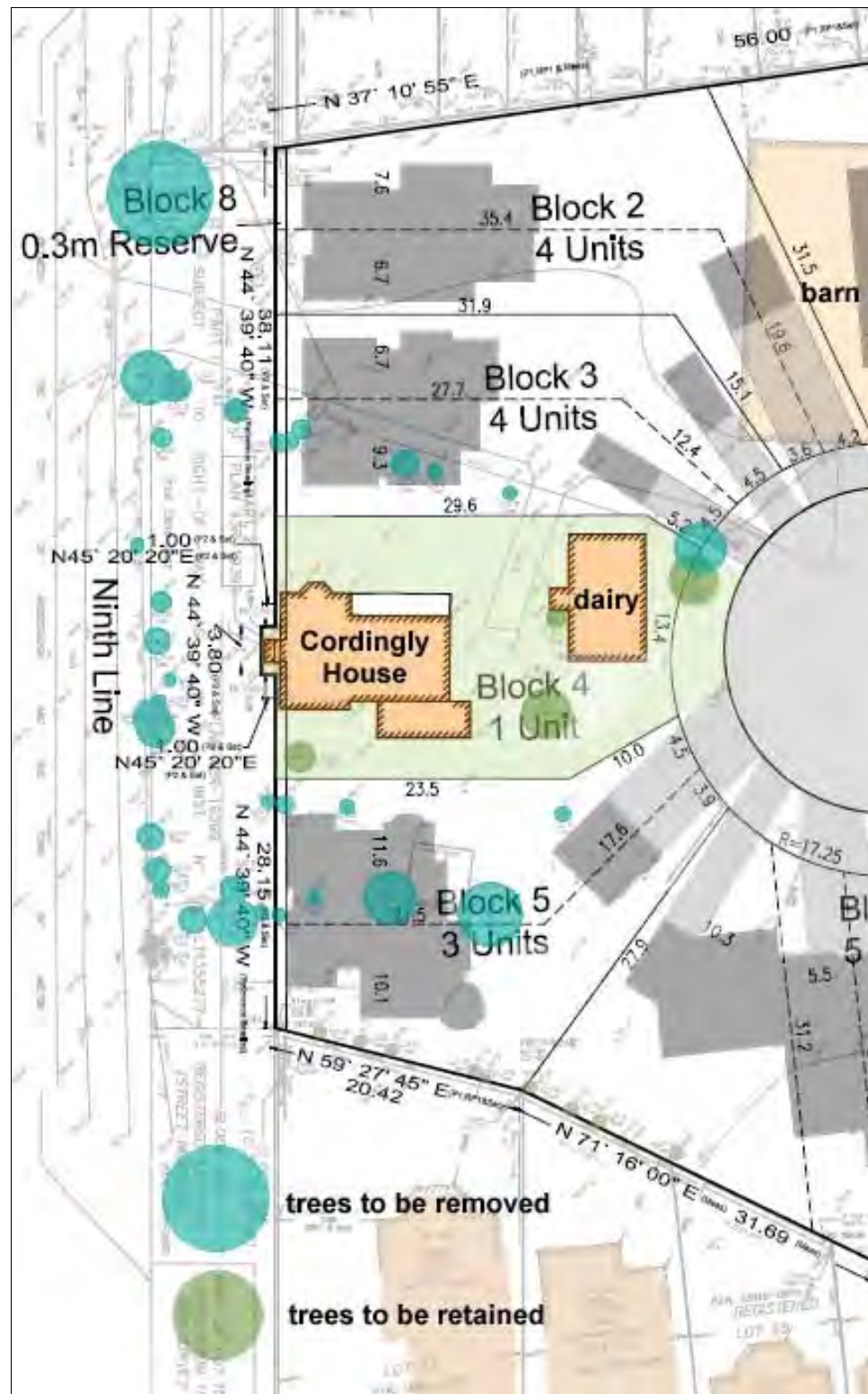


Figure 50

Proposed development, landscape impact - Korsiak & Co.

Figure 50 illustrates the tree removals and retentions that would be the result of both the municipal road widening and the proposed development. Most of the trees will be removed as a result of road widening. All of the trees in front of the house will be in the road right-of-way and will presumably be removed by the City for that purpose.

The large, damaged willow and numerous volunteer saplings will be removed to accommodate the new residential units.

With respect to impacts on the heritage features, the house and dairy building will be retained. The farmstead lot will be diminished in size from approximately 0.81 ha (2 acres) to 0.07 ha (0.17 acres). Most of the larger area is currently an open field of mowed turf to the rear of the property. While the setting of the house and outbuilding will be substantially altered, a negative impact on the heritage features and their attributes is not expected.

The character of the existing scene is one of suburban residences on three sides, the Ninth Line at the front, and a deciduous woodlot across the street. The proposal will bring more residential units closer to the heritage structures. The Victorian design details, massing and proportions, as well as the materials of the proposed houses are intended to be complementary to the Cordingley House, mitigating to some extent the proximity of the new construction. The larger impact will come from the widening of Ninth Line, removing the trees from the front of the house and changing the once rural road to a major paved arterial.

Regarding relevant municipal or agency requirements which will be applied to the subject property, the only apparent action that is likely to supplement, supersede and/or affect the conservation of the heritage resource is that of Transportation and Works requirements (the road widening).

2.6 Conservation - principles and mitigation

The City's HIS terms of reference state ... *A Heritage Impact Statement is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Statement may be required on a property which is listed on the City's Heritage Register, a property designated under the terms and conditions of the Ontario Heritage Act, or where development is proposed adjacent to a known heritage resource.*¹² (emphasis added) The heritage features on the subject property are not directly affected by the proposal. They are adjacent; thus, the development proposal's potential impact upon them is to be addressed by the HIS.

Conservation principles that apply in this HIS are therefore related to the potential impact of proposed adjacent development. As illustrated in Figures 50 and 51, the proposed development on Ninth Line is in scale with the Cordingley House and its immediate surroundings and should blend harmoniously with its neighbours.

¹² City of Mississauga Heritage Impact Statement Terms of Reference, July 2009



Figure 51

Cordingly house flanked by proposed development

Views of the Cordingly House from Ninth Line will be maintained and there is no expected impact on the heritage feature. Driveways to the new residences will be from Banff Court, providing opportunity for landscape development along Ninth Line which could eventually replace the trees that will be removed due to road widening.

Proposed development to the rear (Banff Court extension and town houses) will occupy the current grass field. Although the property line (Banff Court right-of-way) will be within 1.5 metres of the dairy building, the street curb will be some 4.5 - 7 metres distant. A preliminary grading plan prepared by Skira & Associates (Figure 52) indicates that low retaining walls on the north and south property lines will ensure that there is no need for grade changes on the future heritage property lot. The proposed walls range from 0.25m to 0.85m (10" to 2½') in height.

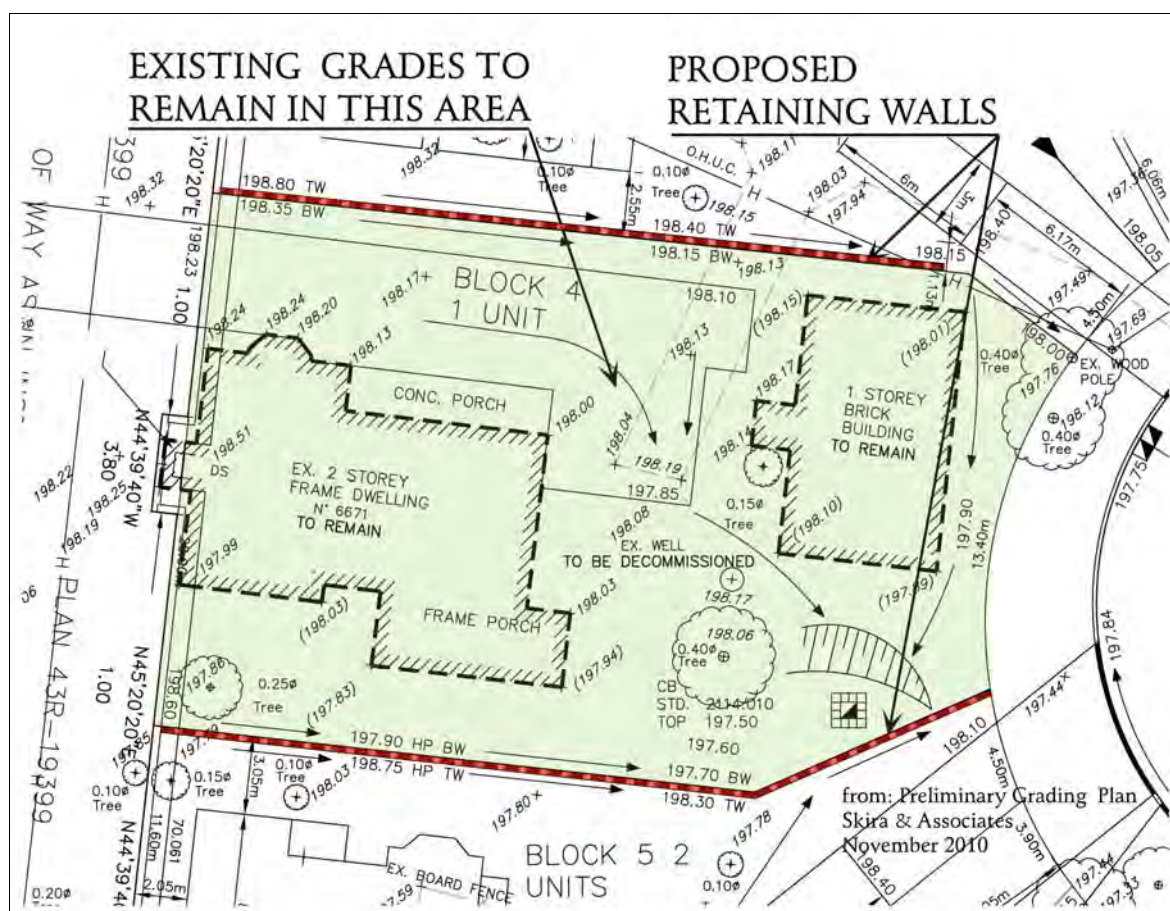


Figure 52

Preliminary Grading Plan

2.7 Summary of conservation principles and how they will be used

The City's terms of reference for an HIS require the following with respect to this summary: *A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)*¹³

*Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada:*¹⁴

General Standards (all projects)

1 Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.

The character-defining elements are components of the two heritage buildings. The proposal does not affect the character-defining elements.

2 Conserve changes to a historic place which, over time, have become character-defining elements in their own right.

Not applicable

3 Conserve heritage value by adopting an approach calling for minimal intervention.

Not applicable

4 Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.

Not applicable

5 Find a use for a historic place that requires minimal or no change to its character-defining elements.

The house is currently tenanted and is likely to either remain so or be purchased as a residence. The current tenant has invested considerable time to restore aspects of the house and is interested in purchasing the property as a home.¹⁵

6 Protect and, if necessary, stabilize a historic place until any subsequent intervention is under-taken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.

Not applicable

7 Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value

¹³ *ibid*

¹⁴ www.parkscanada.gc.ca

¹⁵ Pers. Comm. 6671 Ninth Line Tenant, October 7, 2010

when undertaking an intervention.

Not applicable

8 Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.

Not applicable

9 Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place, and identifiable upon close inspection. Document any intervention for future reference.

Not applicable

Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture:
(now called *Eight Guiding Principles in the Conservation of Built Heritage Properties*)¹⁶

1. RESPECT FOR DOCUMENTARY EVIDENCE:

Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.

Not applicable

2. RESPECT FOR THE ORIGINAL LOCATION:

Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.

Buildings will remain in-situ.

3. RESPECT FOR HISTORIC MATERIAL:

Repair/conservé - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.

Not applicable

4. RESPECT FOR ORIGINAL FABRIC:

Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.

Not applicable

5. RESPECT FOR THE BUILDING'S HISTORY:

Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.

Not applicable

6. REVERSIBILITY:

Alterations should be able to be returned to original conditions. This conserves earlier building design and technique. e.g. When a new door opening is put into a stone wall, the original stones are

¹⁶ http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm

numbered, removed and stored, allowing for future restoration.

Not applicable

7. LEGIBILITY:

New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new

Not applicable

8. MAINTENANCE:

With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided.

Not applicable

Because these guidelines and standards are intended for the conservation of historic features, they have limited applicability for this project. Standards or guidelines more appropriate to this proposal were, we understood, being drafted by the City for adoption in January 2010. (pers. comm. Mark Warrack, Senior Heritage Coordinator, Culture Division, Community Services, City of Mississauga, October 26, 2009)

2.8 Proposed demolition / alterations explained

The twentieth century barn (enclosing an earlier structure) is to be demolished to provide opportunity to develop the adjacent lands for housing. The barn has been much modified over time. It is not a heritage attribute to the 19th century landscape of the Cordingly house and dairy.

2.9 Alternatives for salvage mitigation

Not applicable

2.10 Qualifications of the author completing the Heritage Impact Statement

See appendix 4.

3.0 SUMMARY STATEMENT and CONSERVATION RECOMMENDATIONS

There are two significant heritage structures on the property. It is intended that both heritage structures be retained. The barn and landscape are not significant features. The conservation of the heritage / character-defining attributes of the house and dairy building is not the subject of this HIS and those attributes are not potentially impacted by the proposed development. There are no apparent impacts of the proposed development on the heritage structures and it is not expected that their setting will be compromised to the extent that there is a negative impact.

Mitigating measures proposed include:

- addressing Ninth Line with street front facades at a setback consistent with the Cordingly House;
- addressing the Cordingly House lot with generous sideyard and adequate rear yard setbacks;
- ensuring that no grade changes are required on the proposed heritage property lot;
- proposing buildings adjacent that are in scale with the Cordingly House;
- providing a high degree of building articulation, architectural detail, and utilizing sympathetic building materials to provide interest and compatibility with the Cordingly House;
- affording opportunity for significant landscape development on Ninth Line to compensate for the

taking of existing trees for a municipal road widening.

4.0 MANDATORY RECOMMENDATION

The HIS terms of reference require the consultant to write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. The following questions must be answered in the final recommendation of the report:

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

Ontario Regulation 9/06 states: A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

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

The property meets the criteria for Part IV heritage designation. It is a representative, early example of a style, type, expression, material and construction method, displaying a high degree of craftsmanship. It remained from its inception, in the same family for 174 years and it is historically linked to its surroundings; however, those surroundings have changed quite dramatically over time.

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

Not applicable

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

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

The property warrants conservation and is a worthy candidate for Part IV designation under the *Ontario Heritage Act*. Some of the heritage / character-defining attributes of the buildings are in need of restoration, including soffits, eaves, verge boards, siding, *etc.* It is recommended that windows be replaced with period correct treatments. The dairy building might be adaptively re-used for some purpose. However, great care needs to be taken to ensure that the character-defining features of this rare example are preserved. While implementation of these recommendations is beyond the scope of this HIS, it is suggested this message and any assistance available be communicated to the owners and future owners of the severed property.

This heritage impact statement and addendum is respectfully submitted by:

The Landplan Collaborative Ltd.

A handwritten signature in black ink, appearing to read 'Owen R. Scott', written in a cursive style.

per: Owen R. Scott, OALA, FCSLA, CAHP

Mississauga Heritage Impact Statement Terms of Reference**CITY OF MISSISSAUGA
HERITAGE IMPACT STATEMENT
TERMS OF REFERENCE****1. Background: The City Plan**

The City's Official Plan introduces heritage in the following manner:

The protection of heritage resources contributes to a sense of community by providing continuity between the past and the present. Through identifying, understanding, and protecting its heritage, the city can incorporate the past into planning for the future. The City will demonstrate a leadership role in the conservation of its own properties in a responsible way and provide heritage assessments of prospective acquisitions.

In compliance with the City's policy 4.9.2.3, as stated below, the City of Mississauga is seeking to conserve, record, and protect its heritage resources:

Applications for development of a heritage resource will be required to include a Heritage Impact Statement which will be prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.

A Heritage Impact Statement is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigative measures that would minimize negative impacts to those resources. A Heritage Impact Statement may be required on a property which is listed on the City's Heritage Register, a property designated under the terms and conditions of the Ontario Heritage Act, or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.¹

The City's Heritage Register includes properties that comprise cultural landscapes. Cultural landscapes include neighbourhoods, roadways and waterways. Individual properties within these landscapes may or may not have cultural heritage value independent of the landscape. Heritage Impact Statements are required to ascertain the property's cultural heritage value and to ensure that any development maintains the cultural landscape criteria, available at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.

To determine the specific heritage status of a particular property visit <http://www.mississauga.ca/portal/services/property>. Submit the desired address and click on the "Heritage" tab. Further information is available by clicking the underlined "INV#." This last tab explains the reason why the property is listed or designated.

¹ For the definition of "development," please refer to the Mississauga City Plan.

Mississauga Heritage Impact Statement Terms of Reference**2. Heritage Impact Statement Requirements**

It is important to recognize the need for Heritage Impact Statements in the earliest possible stage of development or alteration. Notice will be given to the property owner and/or his representative as early as possible. When the subject property is a Plan of Subdivision, or Site Plan application, notice of a Heritage Impact Statement requirement will be given at the pre-application meeting, followed by a written notification. The notice will inform the property owner of any known heritage resources specific to the subject property and provide a guideline to completing the study.

3. The following minimum requirements will be requested in a Heritage Impact Statement:

- 3.1 Present owner contact information for property proposed for development and/or site alteration.
- 3.2 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s).
- 3.3 A complete listing and full written description of all existing structures, with specific mention of all heritage resources on the subject property to include: structures, buildings, building elements, building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. Description will also include a chronological history of the structure(s) developments, such as additions, deletions, conversions, etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map will be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

- 3.4 Documentation of the heritage resource will include current photographs, from each elevation, and/or measured drawings, floor plans, and a site map, at an appropriate scale for the given application (i.e. site plan as opposed to subdivision), indicating the context in which the heritage resource is situated. Also to include historical photos, drawings, or other archival material that may be available or relevant.

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

- 3.5 An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include Mississauga Heritage Impact Statement Terms of Reference such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands.

Mississauga Heritage Impact Statement Terms of Reference

Note: A drawing indicating the subject property streetscape and properties to either side of the subject lands will be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- 3.6 An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:
- Alternative development approaches
 - Isolating development and site alteration from the significant built and natural heritage features and vistas
 - Design guidelines that harmonize mass, setback, setting and materials
 - Limiting height and density
 - Allowing only compatible infill and additions
 - Reversible alterations
- 3.7 A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)
- 3.8 Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.
- 3.9 When a property can not be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered. Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or Mississauga Heritage Impact Statement Terms of Reference using a symbolic design method to depict a theme or remembrance of the past.
- All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.
- 3.10 The qualifications and background of the person(s) completing the Heritage Impact Statement will be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The Statement will

Mississauga Heritage Impact Statement Terms of Reference

also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

4. Summary Statement and Conservation Recommendations

The summary should provide a full description of:

- The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable
- The identification of any impact that the proposed development will have on the cultural heritage resource
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended
- Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

5. Mandatory Recommendation

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

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

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

Conserved:

means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

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

6. Approval Process

Four copies of the Heritage Impact Statement will be provided to the Heritage Coordinator. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Statement will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff's comments and acceptance, or rejection of the report.

All Heritage Impact Statements will be sent to the City Heritage Advisory Committee for information.

Mississauga Heritage Impact Statement Terms of Reference

An accepted Heritage Impact Statement will become part of the further processing of a development application under the direction of the Planning and Building Department.

The recommendations within the final approved version of the Heritage Impact Statement will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

References:

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

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

Appendix 2

CHAIN of TITLE**PIN 13510-0053 - 6671 Ninth Line, Mississauga, ON**

date	action	from - to	instrument no.
25 June 1836	PATENT	Crown to David Cordingly	
18 Jan. 1843	Mortgage	David Cordingly to John Cawthra	729
11 Nov. 1854	Bargain & Sale	David Cordingly to John Cordingly	785
10 Aug. 1903	Bargain & Sale	David Cordingly to Solomon T. Cordingly	8130
30 Mar. 1906	Probate	John Cordingley to Solomon T. Cordingley	8809
22 Jan. 1965	Oil & Gas Grant	J. D. and M. I. Cordingly to Tony Seychuk	178953
29 Nov. 1966	Quit Claim Deed	Estate of Elizabeth E. J. Cordingly to John Dudley Cordingly	214573
31 Mar. 1969	Quit Claim Deed	Estate of Tony Seychuk to John Cordingly	267533
10 Aug. 1970	Grant	John Dudley Cordingley to Margery Irene Cordingley	298440
10 Aug. 1970	Grant	Margery Irene Cordingley to John Dudley Cordingley	298441
13 Nov. 1970	Quit Claim Deed	Samnat Investments Limited to John Dudley Cordingley	303464
14 Mar. 1972	Grant	John Dudley Cordingley and Margery Irene Cordingley to Margery Irene Cordingley	332325?
Tax Arrears Certificates / Redemption Certificates / Vacating Certificates			515188
08 Feb. 1988	Grant	Margery Irene Cordingley to Venturon Development (Greenmeadow) Inc.	857244
05 Nov. 1992	Transfer	Venturon Development (Greenmeadow) Inc. To John Dudley Cordingley and Margery Irene Cordingley	LT1355284
22 Aug. 2006	Survivorship Application	re: Margery Irene Cordingley	PR1123036
27 May 2010	Transmission	John Dudley Cordingley to Cynthia Anne Masson	PR1827005
01 June 2010	Transfer	Cynthia Anne Masson to Edilou Holdings Inc.	PR1831357

Appendix 3

Property Heritage Detail ¹

Address:	6671 NINTH LINE	Area:	LISGAR
Type:	RESIDENTIAL	Reason:	ARCHITECTURAL
Style:	GOthic REVIVAL		

Images



History

David Cordingley (1782-1867) had been a dyer in Wigan, Lancashire, England. He sailed to Canada with his wife and family, via Pennsylvania, sometime between 1815 and 1819. In 1819 he is listed as living in York. The Crown granted David the subject property in 1836; David took out a mortgage in 1843. It is possible that at least a portion of the current house was built at this time. (Family history suggests even earlier.) David sold the property to son John (1828-1905) in 1848 for 800 pounds. John sold it to his son Solomon (1873-1940) in 1903 for \$7500. Solomon left the property to John Dudley Cordingley (b. 1929) who is still listed as an owner.² This one and a half storey structure is T-shaped in plan with an accretion to the south rear believed by the owners to be the original building of board and batten. The gabled roof has a medium pitch and is covered with corrugated metal. The cornice is plain boxed, end gable cornice returns. There are two brick chimneys, one internally bracketed and the other external. A stone foundation supports walls apparently of frame construction, the whole sheathed in clapboard. Along the first floor of the front facade, there are two, two over two paned, double hung sash windows. The sash is segmental. In the centre, front, west gable there is a round headed window which opens out onto a small balcony with turned balusters. The centre gable is trimmed with vergeboard on apex. A single storey bowed window appears on the north side of the main block. It is capped with a shallow mansard roof "supported" by paired brackets. The front entrance has a double leafed wooden door with textured glazing in the top half. The door is trimmed with gingerbread. The rear extension has an open verandah along the north side with heavy pierced treillage with brackets. A bell tower complete with bell is centrally located on top of the roof. The older section to the south is sheathed with board and batten siding and roofed with old cedar shakes. There is external access to the cellar.

¹ City of Mississauga heritage files - <http://www.mississauga.ca/portal/services/property>, accessed September 10, 2010

² As of May 2010, the property is no longer in the Cordingly (Cordingley) family ownership

OWEN R. SCOTT, OALA, FCSLA, CAHP

Education:

Master of Landscape Architecture (M.L.A.) University of Michigan, 1967

Bachelor of Science in Agriculture (Landscape Horticulture), (B.S.A.) University of Guelph, 1965

Professional Experience:

1977 - present President, The Landplan Collaborative Ltd., Guelph, Ontario

1965 - present President, Canadian Horticultural Consulting Company Limited, Guelph, Ontario

1977 - 1985 Director, The Pacific Landplan Collaborative Ltd., Vancouver and Nanaimo, BC

1975 - 1981 Editor and Publisher, *Landscape Architecture Canada*, Ariss, Ontario

1969 - 1981 Associate Professor, School of Landscape Architecture, University of Guelph

1975 - 1979 Director and Founding Principal, Ecological Services for Planning Limited, Guelph, Ontario

1964 - 1969 Landscape Architect, Project Planning Associates Limited, Toronto, Ontario

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise

Current Professional Heritage Associations Affiliations:

Member: Alliance for Historic Landscape Preservation

Member: Canadian Association of Heritage Professionals (formerly CAPHC)

Member: Association for Preservation Technology

Community and Professional Society Service (Heritage):

Director: Canadian Association of Heritage Professionals (CAHP), 2002 - 2003

Member: Advisory Board, Architectural Conservancy of Ontario, 1980 - 2002

Member: City of Guelph Local Architectural Conservation Advisory Committee (LACAC), 1987 - 2000 (Chair 1988 - 1990)

Member: Advisory Council, Centre for Canadian Historical Horticultural Studies, 1985 - 1988

Personal and Professional Honours and Awards (Heritage):

National Award 2009 Heritage Canada Foundation National Achievement, Alton Mill, Alton, ON

Award of Merit 2009 Canadian Association of Heritage Professionals Awards, Alton Mill, Alton, ON

Award 2001 Ontario Heritage Foundation Certificate of Achievement

Award 1998 Province of Ontario, Volunteer Award (10 year award)

Award 1994 Province of Ontario, Volunteer Award (5 year award)

Regional Merit 1990 Canadian Society of Landscape Architects (CSLA), Britannia School Farm Master Plan

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

Citation 1989 City of Mississauga Urban Design Awards, Britannia School Farm Master Plan

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ON

Citation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

National Citation 1985 CSLA Awards, Tipperary Creek Heritage Conservation Area Master Plan, Saskatoon, SK

National Merit 1984 CSLA Awards, St. James Park Victorian Garden, Toronto, ON

Award 1982 Ontario Ministry of Municipal Affairs Ontario Renews Awards, Millside, Guelph, ON

Selected Heritage Publications:

Scott, Owen R., The Southern Ontario "Grid", *ACORN* Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.

Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.

Qualifications of the Author

- Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.
- Scott, Owen R. *Cemeteries: A Historical Perspective*, *Newsletter, The Memorial Society of Guelph*, September 1993.
- Scott, Owen R. *The Sound of the Double-bladed Axe*, *Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.
- Scott, Owen R. *Woolwich Street Corridor, Guelph*, *ACORN* Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. *Cultivars, pavers and the historic landscape*, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. *Landscape preservation - What is it?* *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. *Tipperary Creek Conservation Area, Wanuskewin Heritage Park*. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. *Victorian Landscape Gardening*. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. *Canada West Landscapes*. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. *Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape*. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. *Changing Rural Landscape in Southern Ontario*. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. *George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871*. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. *The Evaluation of the Upper Canadian Landscape*. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

Following is a **representative listing of some of the many heritage projects undertaken by Owen R. Scott** in his capacity as principal of The Landplan Collaborative Ltd.

- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- *Downtown Guelph Private Realm Improvements Manual*, City of Guelph, ON
- *Downtown Guelph Public Realm Plan*, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, MNR/Huntsville, ON

Qualifications of the Author

- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, KHS/Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, MVA/Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Heritage Impact Assessments and Heritage Impact Statements:

- Acton Quarry Cultural Heritage Landscape & Built Heritage Study & Assessment Peer Review, Acton, ON
- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Belvedere Terrace - Peer Review, Assessment of Proposals for Heritage Property, Parry Sound, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment Cambridge, ON
- City Centre Development Heritage Impact Assessment, Kitchener, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Cultural Heritage Assessment and Heritage Impact Statement, City of Mississauga, ON
- Lakewood Golf Course Cultural Landscape Assessment, Tecumseh, ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 25 Joseph Street Heritage Impact Assessment, Kitchener, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON

Expert Witness Experience (Heritage):

Owen R. Scott has been called as an expert witness at a number of hearings and trials. These include **Ontario Municipal Board Hearings, Conservation Review Board Hearings, Environmental Assessment Board and Environmental Protection Act Board Hearings**, and civil and criminal trials. The heritage evidence he has presented has been related to cultural heritage issues where historical and landscape resources were evaluated.

_____ *Owen R. Scott*