



Heritage Advisory Committee
JAN 24 2012

Heritage Impact Statement

277 Pinetree Way
Mississauga ON L5G 2R4

November 28, 2011

Report prepared by David W. Small

David W. Small

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Section 1 | Introduction

Author:

David W. Small Designs Inc. is a custom home design firm that specializes in infill housing. (i.e. redevelopment of properties in existing mature neighborhoods). David Small was born to design houses as he grew up watching and learning from his Father and Grandfather who were builders and developers. Growing up with such a 'heritage of housing' David's passion for the business was ignited and this passion led him to where he is today.

Over the past decade, David W. Small Designs Inc. recognizes what heritage is and what it means because as a firm we have our research and have been involved in the design of over 80 new homes or renovations in the Mineola West neighborhood. When designing these custom homes David takes into consideration the heritage and the Mineola West cultural landscape. The success of the firm is largely based on developing "neighbourhood sensitive" designs that respect the integrity of existing natural and built surroundings.

The firm has successfully prepared heritage impact statements for the city of Mississauga for the properties listed in the Mineola west cultural landscape for the last 3 years. Through the preparation of over 10 "H.I.S" documents David W. Small Designs has acquired a clear understanding of the cultural landscape known as Mineola West.

David W. Small Designs Inc has successfully completed "H.I.S" documents for the following properties within this area:

1. 1285 Stavebank Road – May 2008
2. 1397 Birchwood Height Drive – July 2008
3. 1443 Aldo Drive – July 2008
4. 1524 Douglas Drive – September 2008
5. 142 Inglewood Drive – September 2008
6. 1379 Wendigo Trail – September 2008
7. 1570 Stavebank Road – October 2009
8. 224 Donnelly Drive – October 2009

9. 125 Veronica Drive – January 2010
10. 64 Veronica Drive – February 2010
11. 1248 Vista Drive – March 2010
12. 1380 Milton Avenue – April 2010
13. 1448 Stavebank Road – July 2011
14. 1362 Stavebank Road – August 2011

Relevance of Heritage Impact Statement:

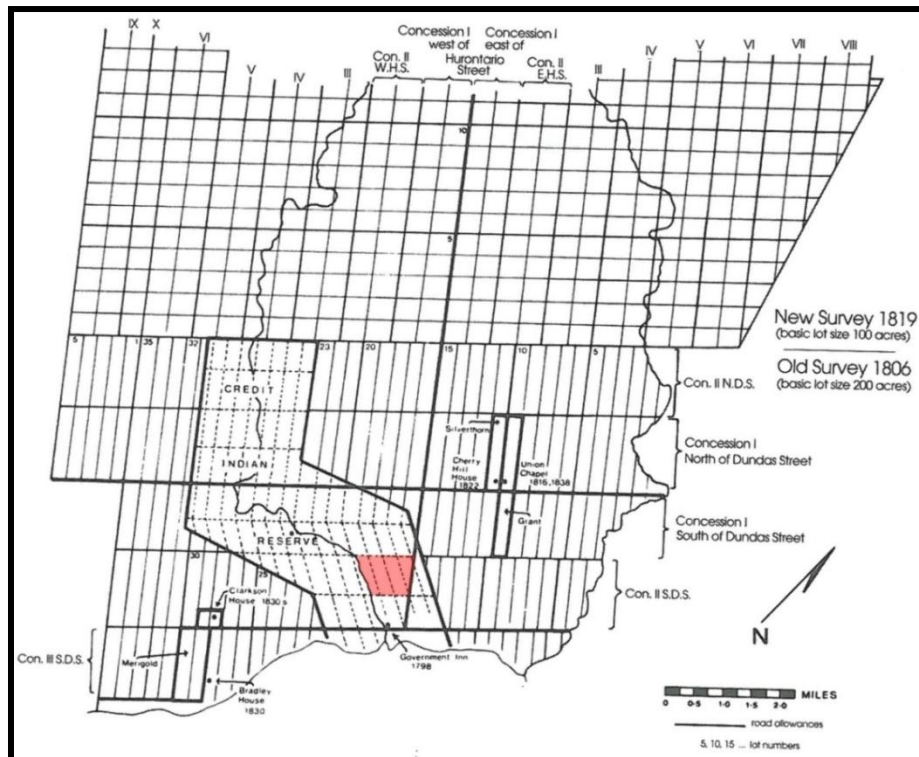
The subject property is located in the Mineola West neighbourhood otherwise known as the 'Mineola West cultural landscape'. As such, it is listed on the city's heritage register.

Section 2 | Property Overview

Mineola West Neighborhood:

The Mineola West Neighborhood is bordered on the West by the Credit River, the East by Hurontario Street (Hwy. 10), the North by the Queen Elizabeth Way and the South by the CN Rail line. It falls directly into what was previously known as the “Credit Indian Reserve” (CIR). The CIR originated as part of a land sale by the Mississauga Indians to the British Government in 1805. The sale included the lands stretching from Lake Ontario to a line 6 miles inland but excluded a strip of land one mile each side of the Credit River which was reserved for the Mississaugas. The graphic provided below indicates the area known as the Mineola West Neighborhood within the context of the Township of Toronto’s Lot Survey.

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



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

Current City of Mississauga Map:



Mineola West Neighborhood Map:



Aerial Map:



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The Mineola West Cultural Landscape:

“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.” – Excerpt from City of Mississauga Cultural Landscape Inventory L-RES-6

The Mineola West Neighbourhood is Unique in Several Ways:



Mineola West Vegetation

Vegetation: More than most neighbourhoods, Mineola West is dominated by the presence of mature trees. They are the number one physical feature that shapes one's impression as they travel through the area. Most of these trees are found along property boundaries and have been, therefore easily preserved through the years.



Narrow Roads, road side ditches and mature vegetation

Engineering Infrastructure: Unlike most neighbourhoods, Mineola West is composed of very few “Engineered Streets”. Roads are often narrow and lack the presence of curbs or sidewalks. Storm drainage is dealt with via a network of road side ditches as opposed to the more intrusive storm sewer system found throughout the city. Large trees are often in very close proximity to roads which reinforce the ‘soft’ overall impression of the neighbourhood.



Housing: As previously stated Mineola West is home to a broad range of housing sizes, configurations and styles.



Examples of broad range of housing in the Mineola West Neighbourhood

The housing stock continues to evolve as many are attracted to the neighbourhood’s aforementioned attributes. Although the overall housing density has increased most homes have been assimilated successfully into their context as the imposing natural elements continue to visually dominate. Attention to architectural detail and craftsmanship have been the most important characteristics and have superseded house style and size in the redevelopment of the area. One can see numerous examples of new and original homes, large and small homes or homes of varying architectural styles coexisting comfortably.



Houses of varying architectural styles



Houses of varying architectural styles



Houses of distinct size differences



Houses both old and new

Historical Associations

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

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

Section 3 | Property Details

Municipal Address	277 Pinetree Way
Legal description	PLAN 713 LOT6
Municipal Ward	1
Zoning	R 2 -4 0225-2007
Lot Frontage	24.39 m
Lot Depth	63.49 m
Lot Area	1487.60m ² (0.148 ha)
Orientation	Front facing South-East
Type	Existing 1 Storey Bungalow single family dwelling
Vegetation	Several mature trees located throughout site.
Access	Existing linear asphalt drive w/ conc. curbing
Current Property Owner	Mike Lafontaine and Angie Odanski (905)-271-3080

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from July 11, 1854 to current. Information provided has been acquired through use of microfilm archives along with current Land Title search. The following ownership transfers have taken place since the earliest records of the property on title.

1. **The Crown – Granted to James Cotton C.I.R Lot 5 Range 2 (July. 11/1854)**

The next transfer shows Frederick W. Jarvis transferring the land to the Bank of Upper Canada due to James Cotton being unable to pay the mortgage on the property he owned. (This information was acquired by Matthew Wilkinson from Heritage Mississauga).

2. **Frederick W. Jarvis transferred to Bank of Upper Canada. (Nov.14/1865)**

Frederick W. Jarvis was sheriff of York and Peel county, and his job was to notify and collect money that is due to the Bank of Upper Canada.

(The above information is taken from the Toronto township book A).

3. **Bank of Upper Canada transferred to Robert Cotton (Apr.27/1870)**

In this transaction it shows that Robert Cotton is the brother of James Cotton, who purchased the land from James Cotton, which he acquired in 1854.

4. **Robert Cotton transferred his will to Susan Cotton (Dec.30/1885)**

We believe that in 1885 when Robert Cotton passed away he was to give his will to James Cotton, but James Cotton passed away a year after Robert Cotton and Susan Cotton; Robert's daughter in law was granted with his will.

(Number 3&4 above was taken from the Toronto township book B).

In book C of the Toronto Township Susan Cotton sole surviving Executor. of Robert Cotton began to transfer parts of other lands to different parties between 1903 to 1908. In 1908 when Susan Cotton transferred land to Dixie C. Cotton is where we start to see the connection between transfers. The transactions below are from Book C.

5. Susan Cotton transferred to Dixie C. Cotton (Feb.7/1908)

Dixie C. Cotton who was an Architect is the grandson of Robert Cotton. Dixie C. Cotton was an architect for many homes in the Mineola area, and a few still exist today, but Dixie had no relationship with this dwelling. (This information was acquired by Matthew Wilkinson from Heritage Mississauga).

6. Dixie C. Cotton – Granted for plan B-09 Subdivision (Jan.14/1909)

1908	Grant Deed	1908	1908	Susan Amelia Cotton Sole Exe of Robert Cotton Deceased	Dixie Cox Cotton	1. & the premises of 2 C.L.
B-09	Plan	1908	1909	D.C. Cotton	Subdivision	pt & C.L.
B-09	Plan	1909	1909	John E. Ball	Subdivision	pt & C.L.

In January of 1909 Dixie C. Cotton subdivided lots Pt. 4 & 5, Range 2 of the C.I.R into Plan B-09 Block "K". Throughout our research we were unable to find any transactions that Dixie C. Cotton might have made to other parties between 1909 and 1915. One of the first transactions that we believe Dixie C. Cotton made in 1915 is where it will connect the transfers being made to the subject property.

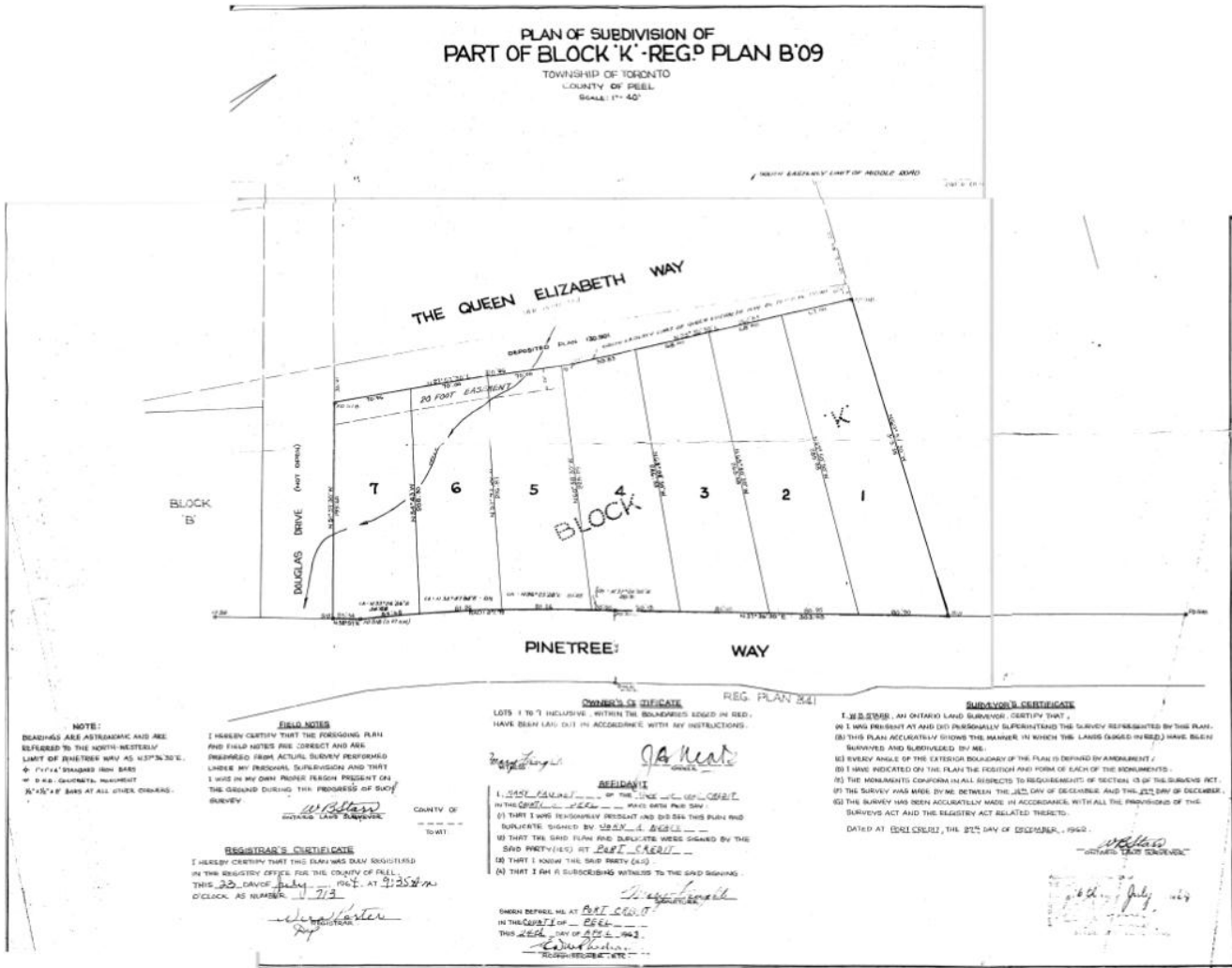
7. Dixie C. Cotton transferred to Wm. A. Bowbeer (Jun.1/1915)
8. Wm. A. Bowbeer transferred to Wm. W. Robinson (Oct.2/1917)
9. Wm. W. Robinson transferred to Horace A. Lawrence (Nov.9/1921)
10. Horace A. Lawrence transferred to Hazel M. Lawrence (Feb.9/1934)
11. Hazel M. Lawrence transferred to Horace A. Lawrence and Hazel M. Lawrence as joint tenants (Apr.4/1940)
12. Hazel M. Lawrence and Horace A. Lawrence transferred to Frederick W. King (Apr.24/1947)
13. Frederick W. King transferred to John A. Neate (Dec.7/1962)

Throughout our reserch we were unable to find any pertinent information of who John A. Neate may be, all that we know is that in 1964 he subdivided part of block "K" into plan 713.

14. John A. Neate – Granted Plan 713 Subdivision part of Block "K" from Plan B-09 (July.23/1964)

16651	Notice of application for Cert. of Title	1964	1964	John Arthur Neate	Part of Block B-09	Part of Block B-09
167578	Cert. of Title	1964	1964	John Arthur Neate	Part of Block B-09	Part of Block B-09
713	Plan	1964	1964	John A. Neate	Subdivision	Part of Block B-09
169564	Agreement	1964	1964	John A. Neate	Subdivision	Part of Block B-09

Handwritten notes:
 Frederick W. King John A. Neate
 Margaret King
 John Arthur Neate has applied for a Cert. of Title
 re part. Comm at intersection of Mill Run by Tenetree
 Way with NE limit of unopened road alleys blocked
 by (Douglas Dr) Hence NW 149.60' x NE 220.96' x
 NE 262.83' x SE 305.35' x SW 303.05' x NW 238.13' arc. x
 SW 25.34' approx. sketch attached
 certify that John Arthur Neate is owner at
 4:30 p.m. of May 7, 1964 of part as in no 166511. sketch
 Part of Block B-09
 Township of Toronto
 re: previous

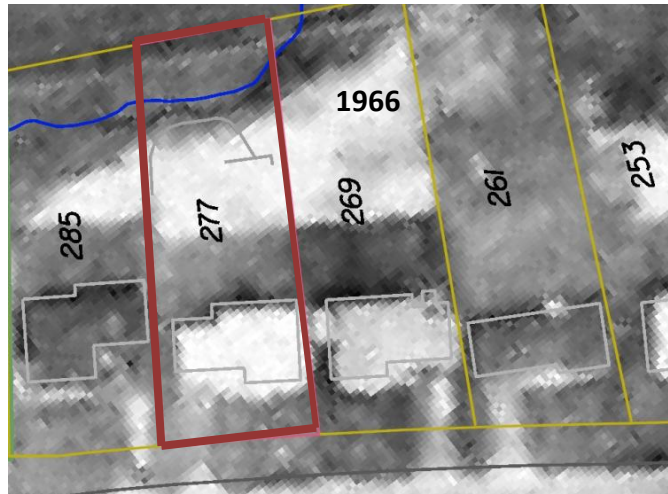


The map above shows a subdivision within a subdivision, plan 713 part of Block "K" (owner John A. Neate) from Plan B-09 (owner Dixie C. Cotton). John A. Neate took the subdivision and subdivided it into 7 lots. The subject property is now known as lot 6 as part of the aforementioned plan. Below will indicate the transfers made on Block "K" Lot 6.

15. John A. Neate transferred to Local Development Limited (Jul.29/1965)

Around this time is when we believe the current house on the property 277 Pinetree Way was built. This is believed because at this time the the lots have already been subdivided and in 1965 John A. Neate transferred lot 6 to the Local Development Company. The aerial map shown from 1963 does not show a footprint of any dwelling on Block "K". The aerial of the footprint taken from 1966 below shows a clear footprint of what we believe to be the dwelling built between 1964 to 1966.

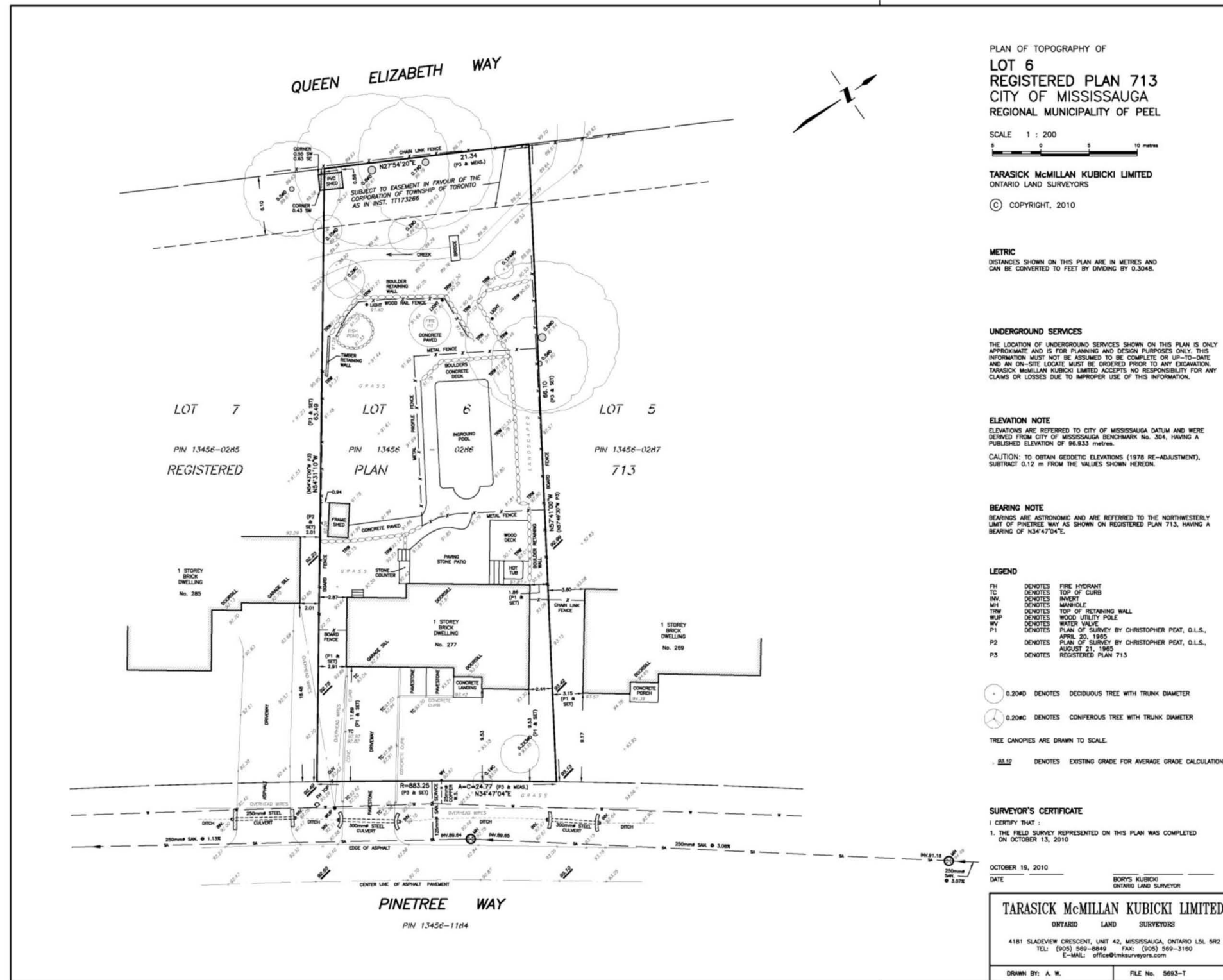




<http://www6.mississauga.ca/eMaps>

16. Local Development Limited transferred to Mavis G. Black and Mary Black (Sept.30/1965)
17. Mavis G. Black and Mary Black transferred to Bernard J. Mc Cready and Marie Mc Cready as joint tenants (Mar.1/1967)
18. Bernard J. Mc Cready and Marie Mc Cready transferred to Paul W. Bennett and Patricia A. Bennett as joint tenants (Mar.29/1971)
19. Paul W. Bennett and Patricia A. Bennett transferred to Patricia A. Bennett (Jun.7/1976)
20. Patricia A. Bennett transferred to RODA, Frank (Nov.30/1983)
21. RODA, Frank transferred to John Victor LaFontaine (Jan.29/1993)
22. John Victor LaFontaine transferred to the current owners Micheal Robert LaFontaine and Angie Odanski. (Apr.30/1998)

Subject Property Topographical Survey:



PLAN OF TOPOGRAPHY OF
LOT 6
REGISTERED PLAN 713
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200

TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS

© COPYRIGHT, 2010

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

UNDERGROUND SERVICES
 THE LOCATION OF UNDERGROUND SERVICES SHOWN ON THIS PLAN IS ONLY
 APPROXIMATE AND IS FOR PLANNING AND DESIGN PURPOSES ONLY. THIS
 INFORMATION MUST NOT BE ASSUMED TO BE COMPLETE OR UP-TO-DATE
 AND AN ON-SITE LOCATE MUST BE ORDERED PRIOR TO ANY EXCAVATION.
 TARASICK McMILLAN KUBICKI LIMITED ACCEPTS NO RESPONSIBILITY FOR ANY
 CLAIMS OR LOSSES DUE TO IMPROPER USE OF THIS INFORMATION.

ELEVATION NOTE
 ELEVATIONS ARE REFERRED TO CITY OF MISSISSAUGA DATUM AND WERE
 DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 304, HAVING A
 PUBLISHED ELEVATION OF 96.933 metres.
 CAUTION: TO OBTAIN GEOODETIC ELEVATIONS (1978 RE-ADJUSTMENT),
 SUBTRACT 0.12 m FROM THE VALUES SHOWN HEREON.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHWESTERLY
 LIMIT OF PINETREE WAY AS SHOWN ON REGISTERED PLAN 713, HAVING A
 BEARING OF N34°47'04"E.

LEGEND

FH	DENOTES	FIRE HYDRANT
TC	DENOTES	TOP OF CURB
RM	DENOTES	RIBBET
MH	DENOTES	MANHOLE
TRM	DENOTES	TOP OF RETAINING WALL
WUP	DENOTES	WOOD UTILITY POLE
WV	DENOTES	WATER VALVE
P1	DENOTES	PLAN OF SURVEY BY CHRISTOPHER PEAT, O.L.S., APRIL 20, 1985
P2	DENOTES	PLAN OF SURVEY BY CHRISTOPHER PEAT, O.L.S., AUGUST 21, 1965
P3	DENOTES	REGISTERED PLAN 713

○ 0.20#D DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 ○ 0.20#C DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
 TREE CANOPIES ARE DRAWN TO SCALE.
 DENOTES EXISTING GRADE FOR AVERAGE GRADE CALCULATIONS

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THE FIELD SURVEY REPRESENTED ON THIS PLAN WAS COMPLETED
 ON OCTOBER 13, 2010

OCTOBER 19, 2010
 DATE
 BORYS KUBICKI
 ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
 ONTARIO LAND SURVEYORS
 4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
 TEL: (905) 569-8849 FAX: (905) 569-3180
 E-MAIL: office@tmksurveyors.com
 DRAWN BY: A. W. FILE No. 5693-T

Section 4 | Building Details

Exterior Photos



Front Elevation



Rear Elevation



Right Side Elevation

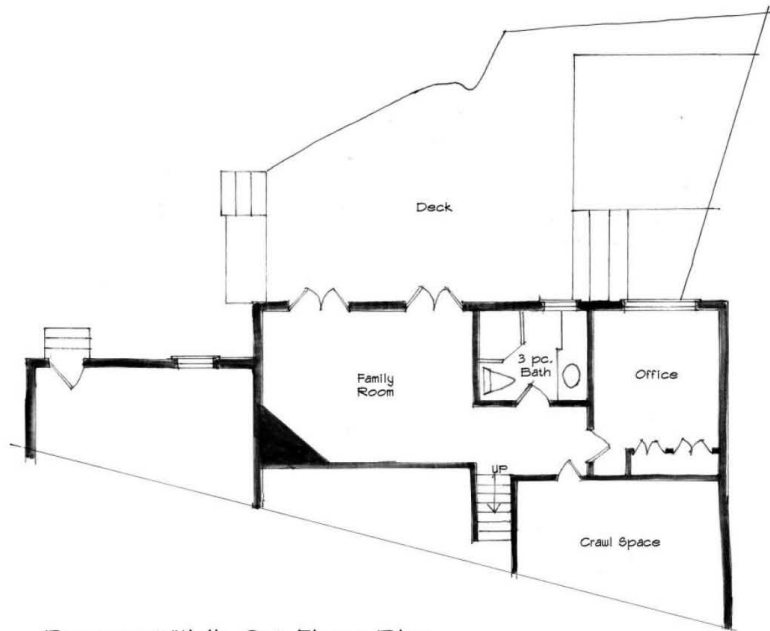


Left Side Elevation

Sketch – Existing Floor Plans (not to scale)

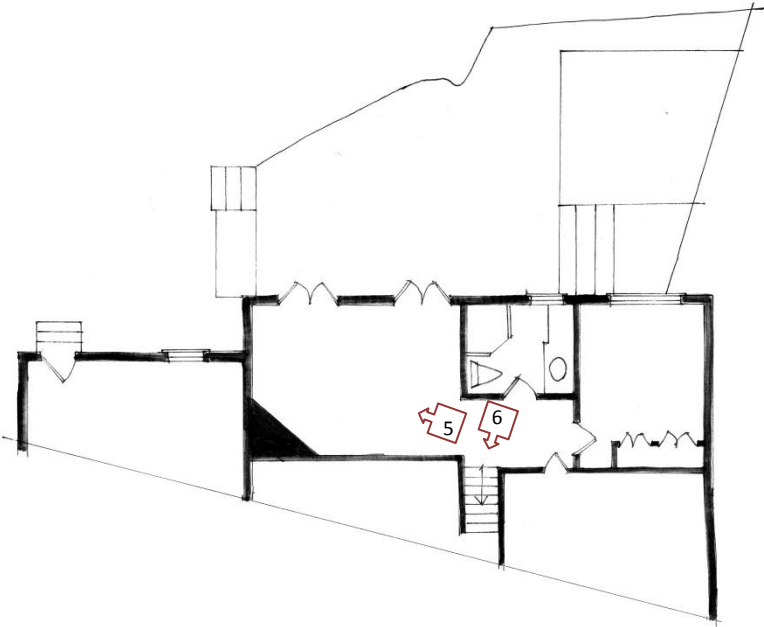
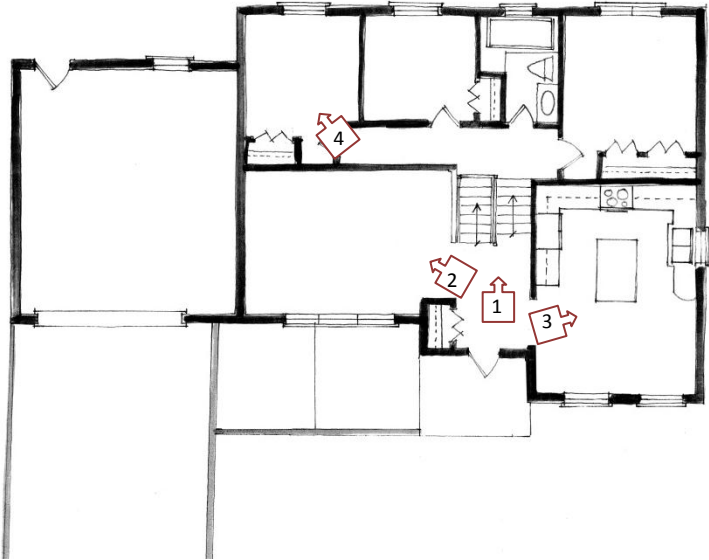


Ground/Second Floor Plan

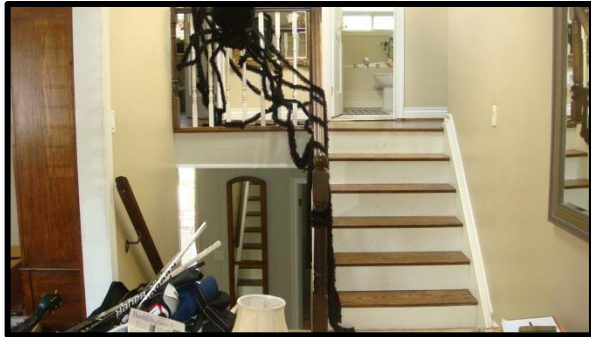


Basement/Walk-Out Floor Plan

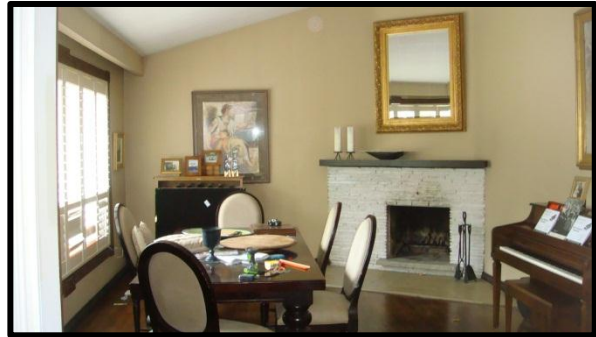
Sketch - Interior Photo reference Plan (not to scale)



Interior Photos



Interior Photo 1



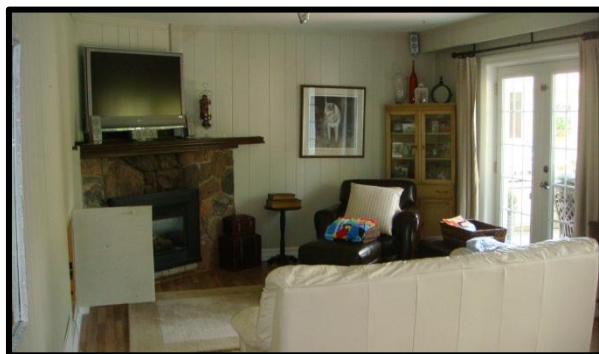
Interior Photo 2



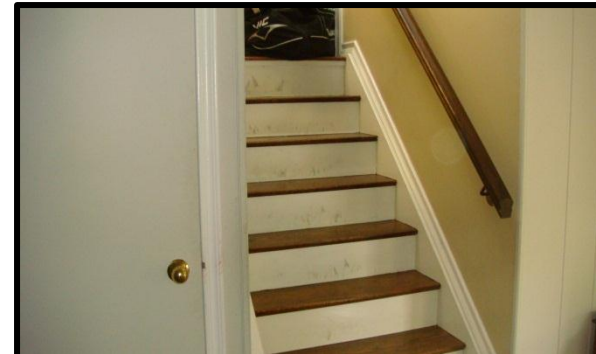
Interior Photo 3



Interior Photo 4



Interior Photo 5



Interior Photo 6

House Description:

Construction Date		Assumed 1965
Size		Approx.1800sf + 350sf attached garage
Building Type		1 Storey Bungalow (w/ walkout basement)
Wall Construction		Masonry and Frame + wood and brick cladding
Exterior Cladding		Brick, Wood Siding
Roofing Material		Asphalt Shingles
Setbacks		Front Yard – 9.53 m
		Right Side – 1.86 m
		Left Side – 2.87 m
		Rear Yard – 43.69 m

Alterations to the Original House

The original home, possibly built in the 1960’s, is a 1 Storey dwelling with a basement walkout. We have made reference to the City of Mississauga permitting records and the city has no record of any alterations to the existing dwelling.

<u>App Number</u>	<u>Address</u>	<u>Scope</u>	<u>Issue Date</u>
<u>App Date</u>	<u>Description</u>	<u>Type Description</u>	<u>Status</u>
BP 9NEW 10 3146	277 PINETREE WAY	NEW BUILDING	
2010-11-10	SFD - CUSTOM	DETACHED DWELLING	WITHHELD
POOL 6 27	277 PINETREE WAY	INGROUND POOL	2006-04-28
2006-03-22		DETACHED DWELLING	COMPLETED -ALL INSP SIGNED OFF
BP PLUM 5 6583 PLU	277 PINETREE WAY	OTHER	2005-06-09
2005-06-09	SEWER CONVERSION	DETACHED DWELLING	COMPLETED -ALL INSP SIGNED OFF
HC 65 342951	277 PINETREE WAY		
1965-05-14	PLUMBING PERMIT		HISTORY COMMENT PERMIT
HC 65 342950	277 PINETREE WAY		
1965-01-11	SINGLE FAMILY DWELLING		HISTORY COMMENT PERMIT

Analysis of Existing Structure

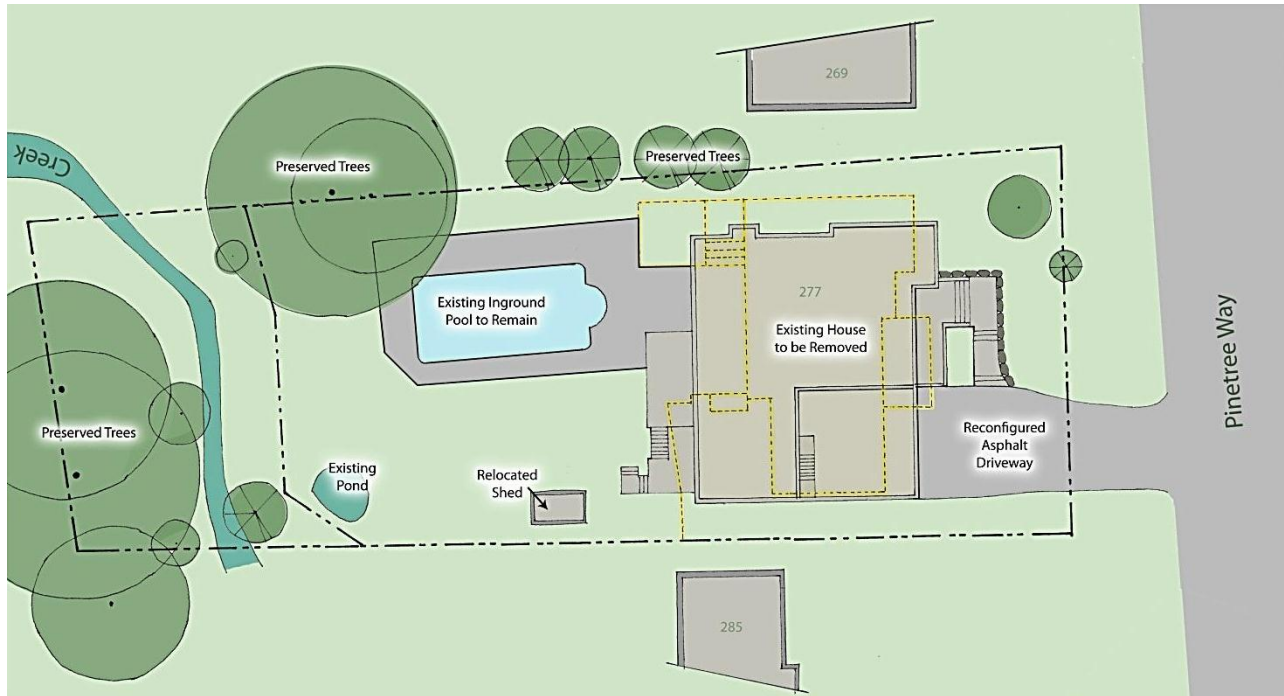
The existing home is representative of circa 1960's vernacular 1 Storey with attached garage. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

The existing home plays a moderately significant role in its support of the character of the area as its massing and scale are similar to the adjacent homes on Pinetree Way.

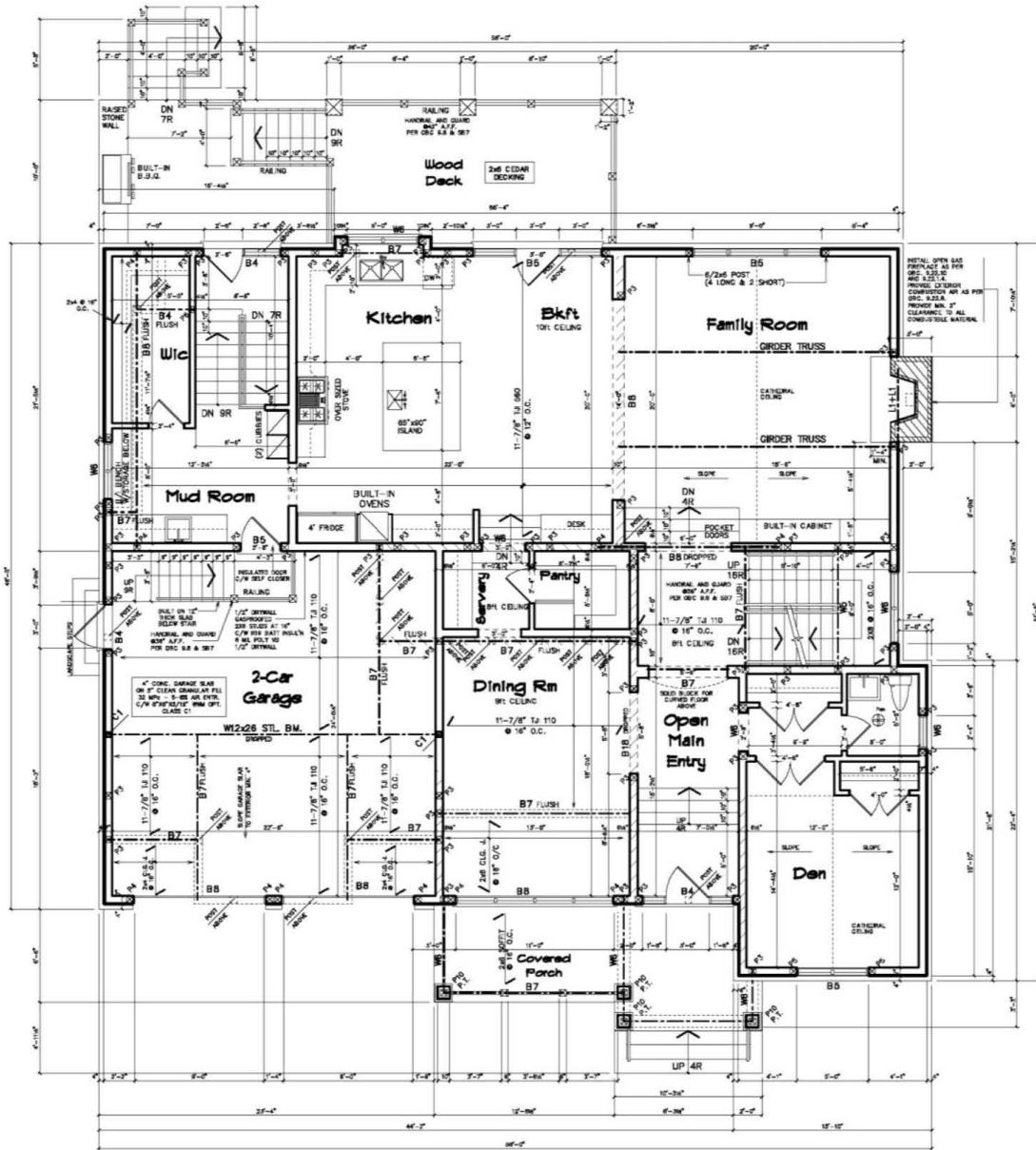
Section 5 | Development Proposal

Site Development Plan

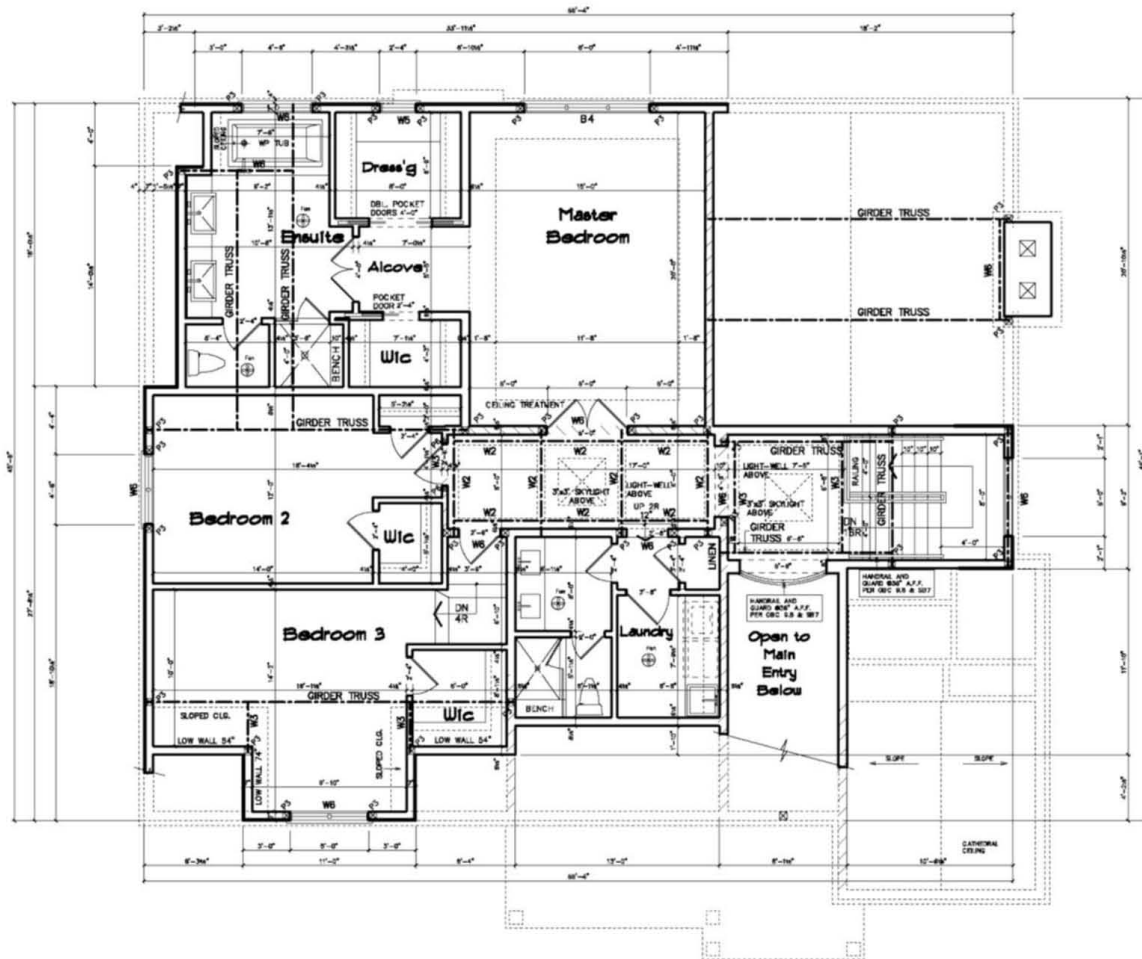


It is understood that an arborist report is required through the heritage review process; however since this proposal does not affect any existing trees or vegetation in any way an arborist report is unwarranted in this situation.

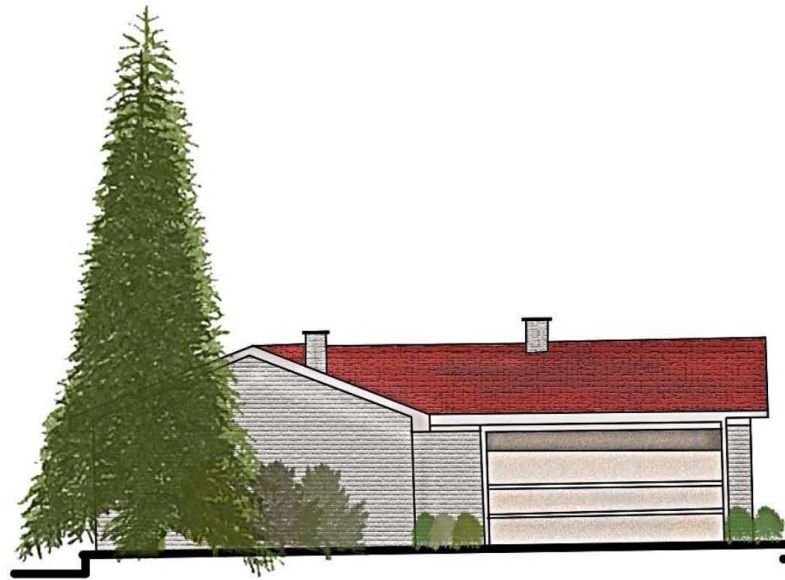
Proposed Ground Floor Plan:



Proposed Second Floor Plan



Proposed Elevations:



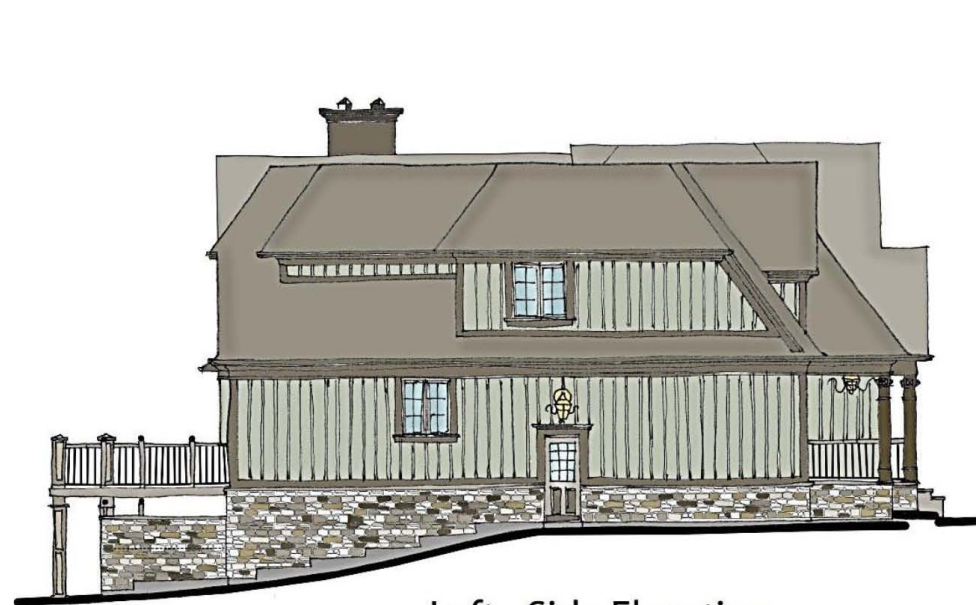
285 Pinetree Way



277 Pinetree Way
Streetscape Elevation



269 Pinetree Way



Left - Side Elevation



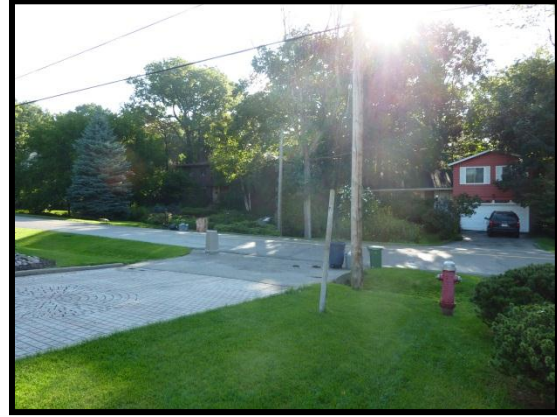
Rear Elevation



Right - Side Elevation

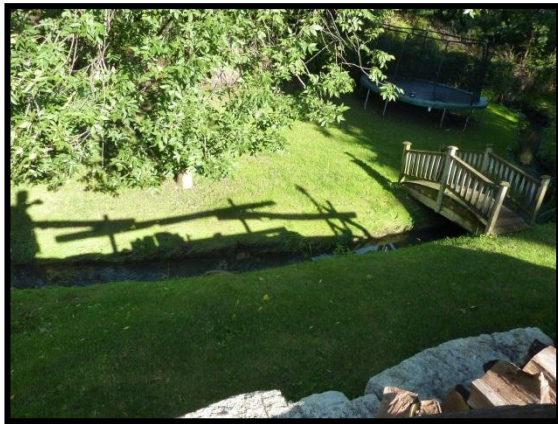
Section 6 | Conclusion

The proposed home at 277 Pinetree Way has been designed with similar massing characteristics of other homes on Pinetree Way and adjacent streets throughout the neighborhood. Although the massing of the proposed home does not represent the immediate adjacent neighbors the house has been designed in a manner in which it can successfully cohabitate with the existing dwellings.



View from existing side lot towards front of lot

The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. All existing foliage will be preserved through this development. The house has been situated on the property to respect the adjacent dwellings while addressing conservation requirements associated with the creek traversing the rear yard.



View from rear yard viewing the Creek

The driveway entry location and width has been maintained on Pinetree Way.



Photo 1 – View from Street Looking West



Photo 2 – View from Street Looking North

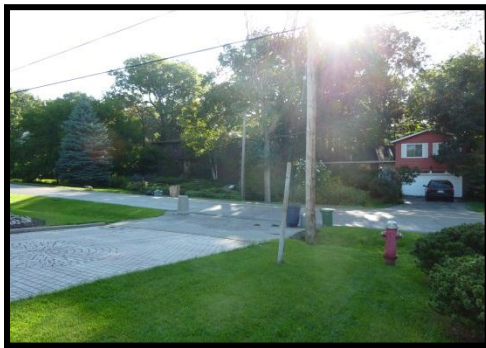


Photo 3 – View from Street Looking South



Photo 4 – View from Rear Yard looking Southwest



Photo Reference Plan

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

Summary Statement and Conservation Recommendations:

The existing 1 storey dwelling located at 277 Pinetree Way has not been designated under the Ontario Heritage Act; however, the property has been listed on the register under the Mineola West Cultural landscape. As such the significance of the existing dwelling does not merit conservation measures. The impact of the proposed development has been taken into consideration when designing both the proposed home and the natural preservation of streetscape presence. The proposed dwelling has been designed to respect the front yard setbacks and adjacent properties. The proposed dwelling has been designed in such a manner that the frontage represents a 1 1/2-storey dwelling with mixed massing and scale which helps lower the impact on adjacent properties. The proposal does not contravene the intentions of the Mineola West Cultural Landscape listing. For the aforementioned reasons we are certain that conservation or alternative development measures are not appropriate for the subject property.

Mandatory Recommendation:

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

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

The property itself has been listed on the heritage register under the Mineola West Cultural Landscape; however the existing dwelling has not been designated. The existing house does not meet criteria set out in Regulation 9/06, Ontario Heritage Act.

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

The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known to represent the work of any architect, artist, builder, designer or theorist in the community. The property has only modest contextual value as far as its support of the character of the area. There is no link to its physical, functional, visual or historic surroundings.

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?*

The property has been listed on the register and does warrant conservation as per the Mineola West Cultural landscape. The proposed development proposes conservation methods of the cultural landscape of the property as a whole. As stated above the existing dwelling does not warrant conservation as per Ontario Regulation 9/06, Ontario Heritage Act or the Provincial Policy Statement.

Section 7 | Bibliography

Dieterman, Frank A. Mississauga The first 10,000 Years. The Mississauga Heritage Foundation Inc., 2002

City of Mississauga Cultural Landscape Inventory L-RES-6 Community Services Department January 2005

City of Mississauga Services Online – eMaps [http://www6.mississauga.ca/eMaps/\(lafipz55wrpwqa55adxyff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpwqa55adxyff55)/default.aspx)

Wilkinson, Matthew. Historian. Heritage Mississauga, 2011

HERITAGE IMPACT STUDY

Heritage Advisory Committee
JAN 24 2012

1459 Stavebank Road
Mississauga, ON



Prepared Nov, 2011 by:

STRICKLAND | MATELJAN

DESIGN ASSOCIATES LTD

176 Georgian Drive, Oakville, ON L6H 3T8

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Heritage Impact Study: 1459 Stavebank Road, Mississauga, ON

Overview:

This report has been prepared to address the proposed demolition and re-development of the property at 1459 Stavebank Road, Mississauga, ON. This property is located in a Cultural Heritage Landscape recognized and regulated by the City of Mississauga, and as such requires an assessment of its importance to, and impact on, the cultural heritage of the landscape.

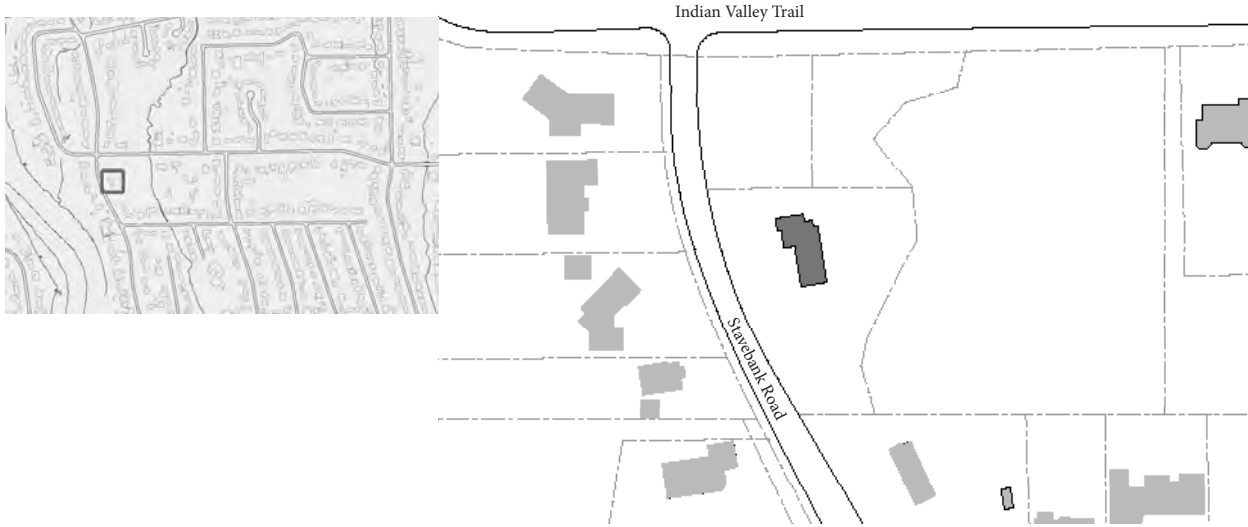
1. General Requirements

Property owners:

The property was acquired in September, 2010 by Domenic Pariselli (dparis@hiltongroup.ca, 416-984-4745).

Rick Mateljan of Strickland Mateljan Design Associates (see Section 6, Qualifications, for attached resume) was enlisted by Mr. Pariselli to complete the Heritage Impact Study. The site and dwelling were photographed and the dwelling measured in November, 2011. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the time lines and chain of ownership of this property, as set out in Section 3.

Site map:



Location and context:

This property falls within a Cultural Landscape recognized and regulated by the City of Mississauga.

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

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

(City of Mississauga website)

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

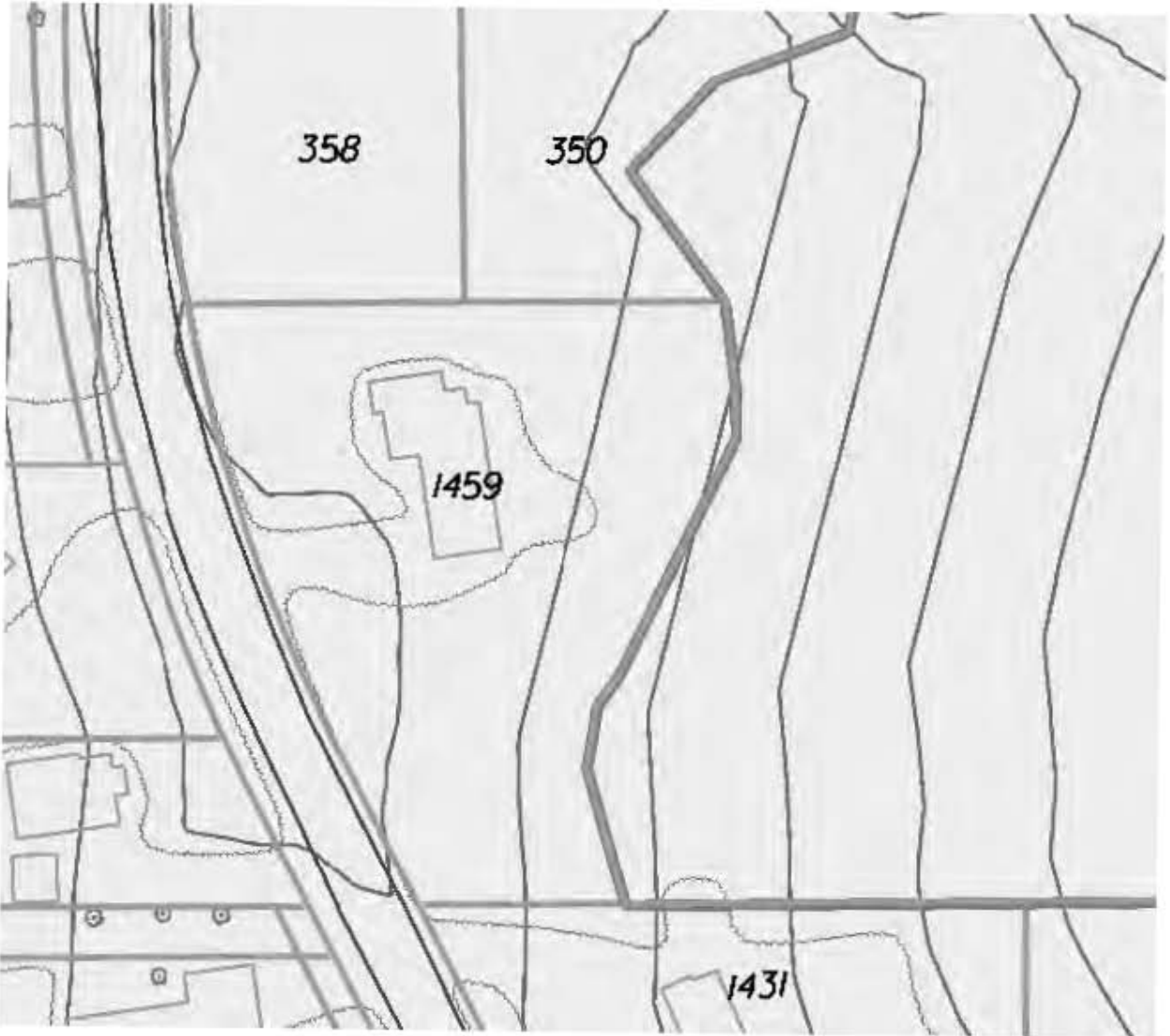
“Mineola was developed before it became standard practice to re-grade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighborhood with a variety of quality housing stock and rich stimulating landscape that blends houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between the street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees.”

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

The subject property is located on Stavebank Road just south of Indian Valley Trail. The existing house fronts on to Stavebank Road, and has been sited quite far back from the street edge, at about the halfway point of the lot.

Existing conditions on site:

The subject property is highly irregularly-shaped. It is approximately 81m wide x 66m and 25m deep at the north and south ends, respectively. Total lot area is approximately 3,500 m². The site is bordered at the rear by City owned, densely forested land. There is a significant grade change from front to rear and the property falls approximately 5.0m from west to east, or from the street front to the forested area. This grade change, and the views it affords of the forested area to the rear are significant character-defining elements of the site. The property is also characterized by a large number of mature trees and also by other tree specimens that were probably planted by earlier residents but now have grown to significant size.



1459 Stavebank Rd Site Plan (showing existing building) NTS



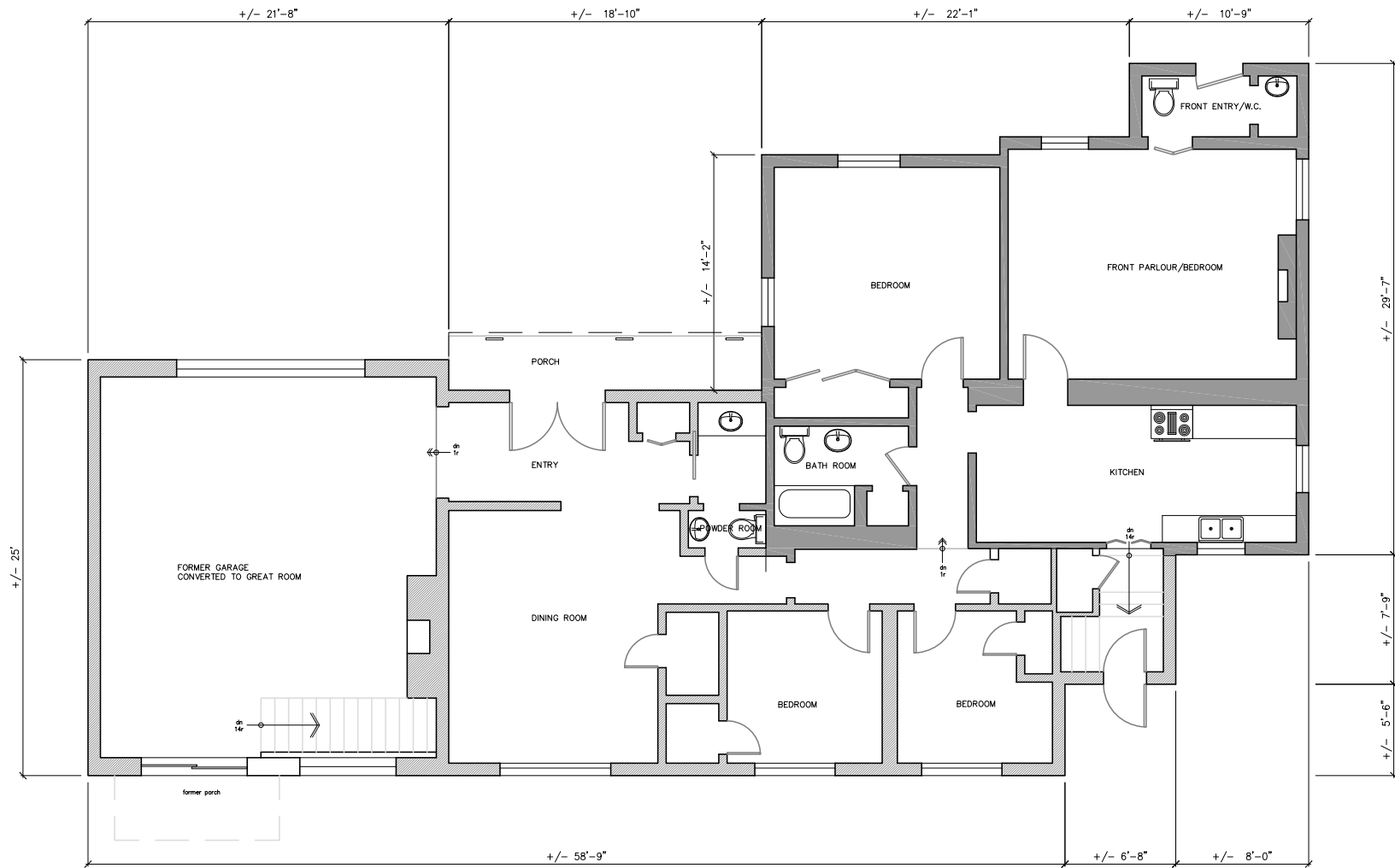
1995 Aerial



1966 Aerial

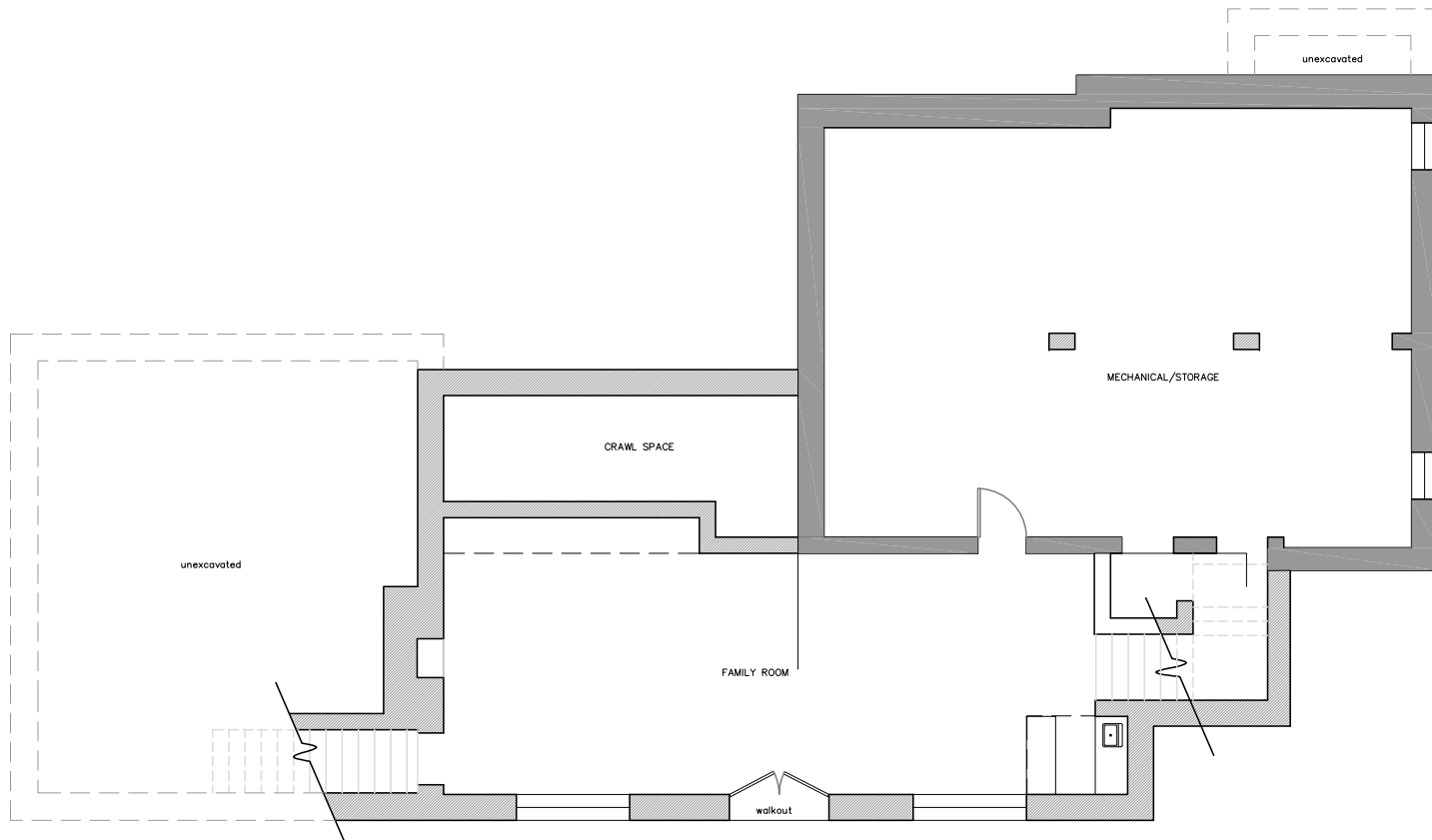


1955 Aerial



1459 Stavebank Rd Existing Dwelling Main Level Plan
 NTS/Measured Nov 2011

Solid hatch indicates **original house**
 Line hatch indicates subsequent **addition**



1459 Stavebank Rd Existing Dwelling Basement Level Plan
 NTS/Measured Nov 2011

Solid hatch indicates **original house**
 Line hatch indicates subsequent **addition**

The existing house is a one storey dwelling with a partially finished basement level. The building is a compact, cohesive form. It has now fallen into dis-repair and dereliction but much original form and fabric remain to suggest its earlier appearance and to allow for analysis of its history. The earliest construction appears to be the rectangular part of the house on the north side, consisting of an entry vestibule, parlour, kitchen, bedroom and washroom. The form and detailing would suggest mid-20th century construction. Oddly situated floor height differentials and some obviously compromised rooflines help to chart later additions and renovations. A later addition added, on the same level, two bedrooms, a formal dining room, new entry with double doors and covered porch, an expanded walkout basement and a room which presently functions as a great room/family room but which was presumably first a two-car garage. By its form, appearance and detailing the addition would almost certainly date from the 1960's. This addition would have served to vastly increase the size, prestige and functionality of the home. It also shows signs of obvious architectural intent and cultural interest. Notable in the addition are the double-door entry, the curious but intriguing powder room with two doors and separate vanity area and the basement recreation room which uses the grade differentials on site to good effect by incorporating large windows and a walk-out door to the rear yard. The addition would have transformed what was a small, mid-century cottage into an elegant, suburban house.

The conversion of the attached garage to a family room shows the greatest architectural expression and interest in the home. This space was developed with significant thought and expense. At the ceiling is a heavy wooden beam structure surmounted by a hipped, vaulted ceiling finished in cedar boards. A large, simply detailed but well executed stone fireplace dominates the room. Perimeter walls are finished with grass-cloth wallpaper typical of the 1970's. A large window facing the street replaced what would have been the garage door. The room exhibits a pleasant scale and proportion and the combination of dark finishes, high ceilings and ample natural light creates the effect of an elegant country lodge. Presumably it was during the time of this renovation that stairs from this room to the basement were created. This would have increased the functionality of the basement recreation room (previously access was by way of a more confined set of stairs from the kitchen). There are sliding doors at the back of the family room, which, considering the floor level in this room is considerably higher than the grade at the back of the house, suggests that there was once a patio or stairs to the backyard. This would have further increased its functionality and appeal.

The basement level seems to have been used as a music room/entertainment space for the family. It is a pleasant space because of its high ceiling height (by contemporary basement standards) and by the way that it takes advantage of the change in site grade to provide large windows and a walkout to the backyard. The basement features a fireplace that shares a chimney with the fireplace in the family room and was almost certainly built at the same time. The basement space is also notable for the built-in Clairtone stereo system located here. Clairtone products were a high point of Canadian industrial design in the 1960's and '70's and were both expensive and prestigious, and its presence here very much helps us to understand the evolution of this building.

One notable factor of the additions to the home is that the existing building was not well integrated into it. The original entry vestibule was oddly converted into a two piece washroom, and the parlour seems to have been used as a bedroom. The kitchen remained small and dark. It is unclear why the addition is a small step below the



Front (West) Elevation



South West Corner



South East Corner



Rear (East) Elevation



North East Corner (Basement Walkout)



North East Corner (Original Entry)



North West Corner (Original Entry)



North East Corner (Note awkward roof condition at Rear Entry)



Kitchen



Interior Finishes



Bedroom Interior



Great Room View To Backyard



Great Room Stair To Basement



Entry Converted To Powder Room

floor level of the original house. The amount of differential (4") suggests construction accident rather than design intent.

The exterior of the house is painted wood siding with parged concrete exposed foundation at rear and sides. Trimwork is wood and generally unremarkable. Soffits are painted wood. A small area at the rear near the mid-landing between kitchen and basement is finished in open soffit with exposed rafter tails and is an interesting detail. This may be a remnant of what once was the detail for the entire of the original house. Roofs are a multitude of low-slopes covered in asphalt shingle. There are some awkward roof conditions where the addition meets the older building. There are a number of window and door styles extant, including single-hung, casement, French doors and sliding doors. Many of the original hung windows retain their de-mountable storm panels. Two large, natural stone chimneys with prairie-style detailing are significant features.

The style of the interior finishes suggests that the house was maintained and cared for well into the 1970s and 80s, but has recently been abandoned and fallen into disrepair. There has been failure of the roof and the ceiling has fallen in one area.

Analysis:

This home exhibits a standard of craftsmanship and choice of finishes typical of houses of this vintage. Our ability to track the changes to the building over its lifetime provides a useful illustration of cultural expectations and of the progression of this part of the community from cottage to sub-urban development. Because all of this work was done at the direction of one person (see summary of ownership in Part 3), there is a certain clarity of thought and obvious purpose here.

The home also displays an integration into the landscape that is more significant and insightful than would typically be found in homes of this vintage. The use of the slope to facilitate the basement walk-out and the number and size of the windows facing the wooded area to the rear all speak to an attempt to integrate the building into the site and to use site conditions to the general advantage of the building.

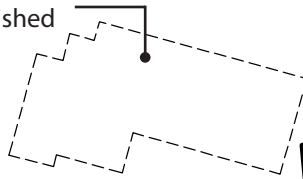
Proposal:

The proposal involves the demolition of the existing home on this site and the construction of a new home of approximately 7,000 square feet designed by 3 Sixty architect inc. The new home is proposed to be slightly to the south of the existing home. The area occupied by the existing home will be re-naturalized as part of this development.

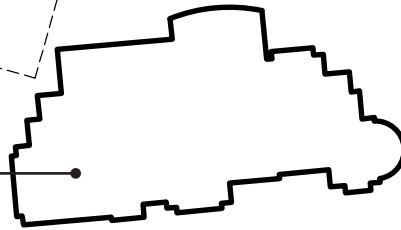
The proposed home is a handsome, ornately detailed building with cut stone cladding and exterior trimwork. It is designed in the chateau-style with a complex but balanced asymmetrical composition of forms, rooflines and fenestration. It is completely different from the building presently occupying the site but similar in form and materials to other homes being built in the local area.



Existing dwelling to be demolished



Proposed dwelling



1431 Stavebank Rd

2. Criteria

-scenic and visual quality

Analysis:

-the proposed construction is part of a subdivision of one larger property into three building lots (only one proposed lot is considered here). Despite this intensification, the proposed coverage on this property will remain very low at 16.77%. The general location of the building will change although the means of access of the proposed house is similar to the existing. Despite the fact that the new home is significantly larger than the existing, views through the site will not be significantly altered because of the heavy tree canopy on this property.

-natural environment

Analysis:

-the impact on the natural environment will be minimal under this proposal. The large majority of trees on the site will be conserved and there will be minimal grade disruption. The intent is to create the landscaping plan as a natural feature with a minimum of cultivated gardens. The natural pattern of drainage and topography will be maintained.

-landscape design

Analysis:

-the landscape design will be minimal and non-intrusive as the intention is to retain as many of the existing features and topography as possible. There will be some additional hard landscaping in the front yard but this will be minimal and inconspicuous.

-aesthetic and visual quality (built environment)

Analysis:

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

-consistent scale of built features

Analysis:

-the front elevation of the proposed building is a series of elements designed to break down the scale and mass of the building. The building maintains significant setbacks and its lot coverage and floor area/lot ratio is significantly less than other homes in the community. There are no homes immediately adjacent to it. The roofs are complex and the soffit heights are low. The proposed building is of similar size and mass to other newly constructed buildings on comparable lots elsewhere in the community.

-Illustrates a style, trend or pattern

Analysis:

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

-significant ecological interest

Analysis:

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

3. Property Information

Analysis of land titles information reveals the following:

1459 Stavebank Rd was part of a larger property known as Lot 4 Range 2 CIR. Records of ownership of this property begin in the 1850's when these lands were purchased from the Crown by James Cotton.

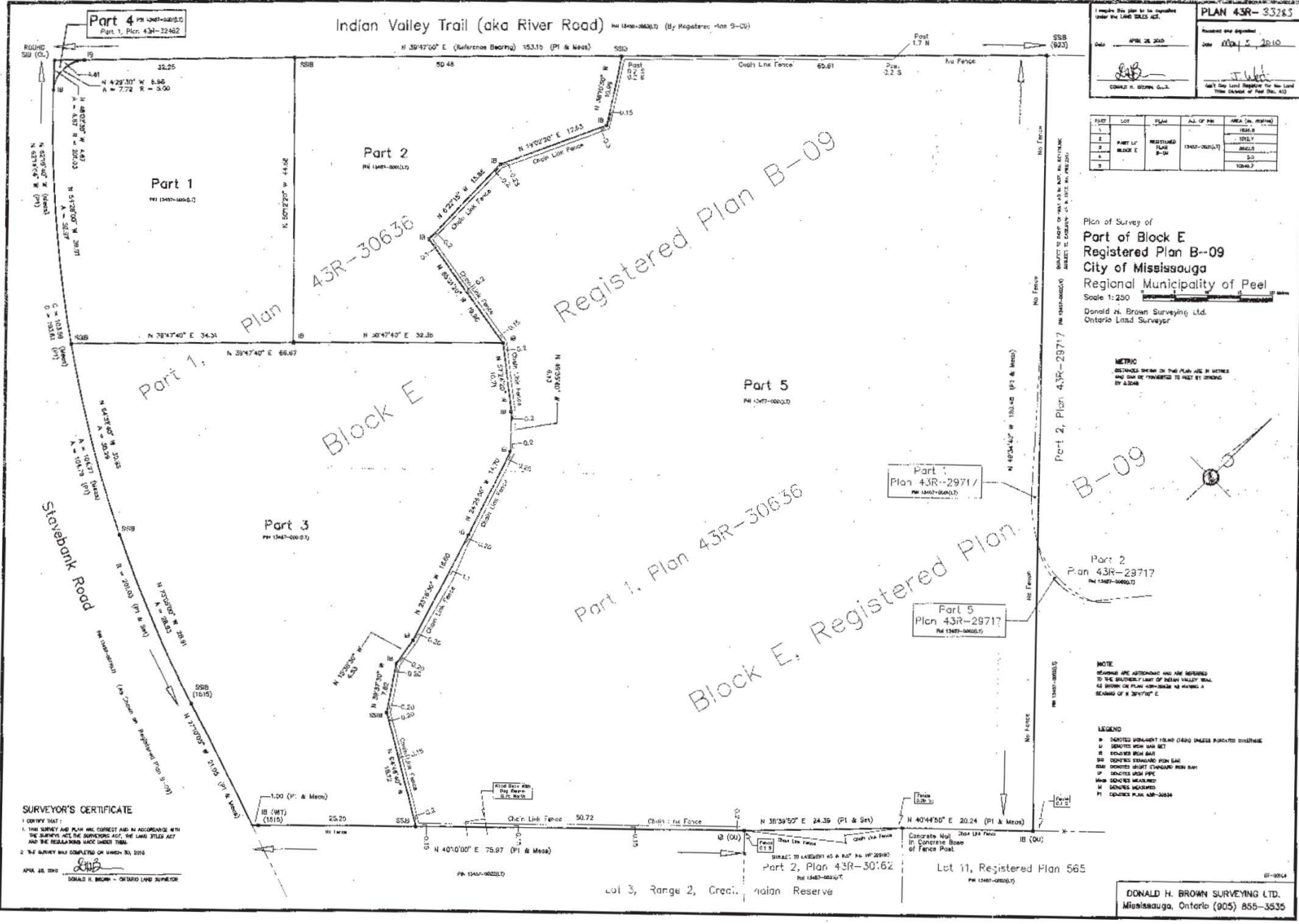
Following this initial purchase, there is a gap in available records until 1865, when ownership was transferred from Frank Jarvis to the Bank of Upper Canada, then back into the Cotton family in 1870. In 1908/1909, the property became part of Block E Plan B09 . The property went through a number of transfers between 1908 and 1944, particularly within the Cotton and Swift families: from the Estate of Robert Cotton to Dixie C. Cotton in 1908; to Charlotte E.E. Swift in 1909; to James T. Swift in 1921.

In 1939, the property was sold to James Delworth for a price of \$1350, which suggests that the land was vacant at the time. Delworth was a long-time Port Credit/Mineola resident who was involved in the construction of numerous community buildings, including the Lakeview Baptist Church. Delworth quickly turned the property over to Robert Drummond in 1940. In April 1944, ownership was transferred from Robert Drummond to William George MacElhinney, in whose family the property stayed until 2010, when it was transferred from Thelma MacElhinney to Francis Egan, and subsequently to the present owners later in 2010. It is assumed that the existing house was built in stages between the 1940s and the 1970s.

The title search notes a title transfer to Francis Egan in June 2010. However, according to the City of Mississauga property search database, Francis Egan, owner of said property by Agreement of Purchase and Sale, submitted a Committee of Adjustment in 2008.

Analysis:

This property is notable for the fact that it served as the home of a single occupant, William George MacElhinney, for more than 55 years. Mr. MacElhinney was an author with affiliation to the Engineering school at the University of Toronto. He was a contributing writer included in *Cold Iron And Lady Godiva: Engineering Education At Toronto 1920-1972* (Harris, Robin S. and Montagnes, Ian, editors. University of Toronto Press, Toronto, 1973.), but is not notable for any particularly significant contributions to the local cultural heritage.



PLAN 43R-33285

Received and deposited

Date: APR 26 2010

John J. J. J. J.

CONRAD H. BROWN S.S.B.

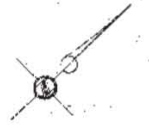
Let the Land Register for the Land
This Plan of the Plan (B-09)

PART	LOT	PLAN	ALL OF PART	AREA (sq. METERS)
1				1262.8
2	PART 1	REGISTERED PLAN B-09		1262.8
3				5.0
4				1262.7

Plan of Survey of
Part of Block E
Registered Plan B-09
City of Mississauga
Regional Municipality of Peel
 Scale 1:250

Donald H. Brown Surveying Ltd.
 Ontario Land Surveyor

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METERS
 AND SHOULD BE TRANSLATED TO FEET BY DIVIDING
 BY 0.3048



NOTE:
 DISTANCES ARE METRIC AND ARE REFERRED
 TO THE SURVEYED LIMIT OF INDIAN VALLEY TRAIL
 AS SHOWN ON PLAN APPROXIMATELY HAVING A
 WIDTH OF 8 METERS

- LEGEND**
- DISTRICT BENCHMARK (1948) (UNLESS INDICATED OTHERWISE)
 - DISTRICT HIGH SURVEY
 - DISTRICT HIGH SURVEY
 - DISTRICT STANDING SIGN
 - DISTRICT STANDING SIGN
 - DISTRICT SIGN
 - DISTRICT SIGN
 - DISTRICT SIGN
 - DISTRICT SIGN
 - DISTRICT SIGN

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLE ACT AND THE REGULATIONS MADE THEREUNDER.
- THIS SURVEY WAS COMPLETED ON MARCH 30, 2010.

APR 26 2010

CONRAD H. BROWN - ONTARIO LAND SURVEYOR

Lot 3, Range 2, Crec. Indian Reserve

Part 2, Plan 43R-30162

Lot 11, Registered Plan 565

DONALD H. BROWN SURVEYING LTD.
 Mississauga, Ontario (905) 855-3535

4. Impact of Development or Site Alteration

-the proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document identifies no particular attributes associated with the existing building at 1459 Stavebank. There will be minimal change in terms of topography, lotting pattern, vistas, tree canopy and foliage. There will be no shadow impacts outside of the subject site.

5. Mitigation Measures

-the proposal will re-naturalize the area occupied by the existing building. As part of the severance application to create this property, a significant area of woodland will come under City protection.

6. Qualifications

-a CV for Rick Mateljan is attached at the end of this document.

7. Recommendations

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The building proposed to be demolished is notable for the fact that it demonstrates a recognizable evolution of size and complexity and because it reflects changing cultural expectations. It is also notable because of the obvious ways that attempts were made to integrate or adapt its design to suit the particular site conditions. As such it is appropriate that these features be recorded and made available to future researchers. Nothing about the house rises to the level of rare or unique. The overall construction is competent but does not display craftsmanship or achievement beyond what was typical for its period of construction.

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

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

Analysis: The building proposed to be demolished has associations with the early development of this area, although to no greater a degree than other buildings on the street or in the immediate community. There is no evidence that this building has any significance to any identifiable community or culture. There is no evidence that the MacElhinney family were especially significant to the community. There is no evidence of association with a significant architect, builder or other individual.

3. The property has contextual value because it,

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

Analysis: The property proposed to be demolished maintains the character of the streetscape but is not especially significant and does not contribute to the streetscape any more than its neighbours. It is not linked to its physical location or surroundings. It is not a landmark.

Conclusion:

The house at 1459 Stavebank Road is interesting as an example of mid-20th century sub-urban development in Mississauga and should be thoroughly documented prior to demolition. There are limited materials worthy of salvage on the site. These would include the Clairtone stereo in the basement and wood beams and planking visible in the ceiling of the family room. The natural stone in the fireplaces and chimneys should also be retained and made available for re-use.

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

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

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

and integrity are retained.”

Analysis:

Under this definition, 1459 Stavebank Road does not warrant conservation.

RICK MATELJAN

3566 Eglinton Avenue W., Mississauga, ON
(t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

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

Employment:

- | | |
|-------------|--|
| Present | Strickland Mateljan Design Associates (Partner) <ul style="list-style-type: none">co-founded architectural design business specializing in custom residential and small commercial projects, adaptive re-use, heritage conservationshare equal responsibility for management, business development, marketing and project deliveryspecialist responsibilities in municipal approvals, heritage approvalsOntario Licensed Designer (Small Buildings) |
| 2001 - 2010 | Gren Weis Architect and Associates, Designer and Project Manager <ul style="list-style-type: none">design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdictionextensive client, consultant and building site involvementextensive experience in multi-disciplinary team environmentsspecialist at Committee of Adjustment and Municipal Approvalsspecialist at renovation and conservation of Heritage buildings, infill developments in Heritage communitiesspecialist on issues of Heritage Approvalsspecialist at processing and representation at Site Plan and re-zoning approvalscorporate communication, advertising and photography |
| 1993-2001 | Diversified Design Corporation, Owner |

- conceptual design, design development, working drawings, approvals and construction for a variety of residential, institutional and commercial projects; staff training and development; site supervision; negotiation with and supervision of sub-contractors

Recent professional development:

2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	Qualified as an expert witness before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2011-present	Member, Editorial Committee, OAA Perspectives magazine
2008-present	President, Board of Directors of Oakville Galleries
2007-present	Member, Mississauga Heritage Advisory Committee and member of the Heritage Award jury
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)
1998-2002	Administration Co-ordinator and Student Representative, RAIC Syllabus Student’s Association, Toronto Chapter <ul style="list-style-type: none"> • organization of design studios, liaison with mentors, students and RAIC National Office

Memberships:

Royal Architectural Institute of Canada – Student Associate
Ontario Association of Architects – Student Associate
Canadian Association of Heritage Professionals – Intern
Ontario Association of Certified Engineering Technicians and Technologists
– Certified Technician
Ontario Association for Applied Architectural Sciences - Associate

Heritage Advisory Committee
JAN 24 2012

ARBORIST REPORT

For:

**1459 Stavebank Road
Mississauga, Ontario**

Prepared for:

Mr. Domenic Pariselli

Prepared by:

BRUCE-IRVINE & ASSOCIATES
(A Division of Bruce Tree Expert Company Ltd.)
3-1750 The Queensway, Suite #1329
Toronto, Ontario
M9C 5H5
416-252-8769
contact@bruce-irvine.com
BTEC File #: 1060-0002

Created: Dec. 7th, 2011
Last Revised: Dec. 12th, 2011

Introduction and Overview

Bruce-Irvine & Associates was retained by Mr. Domenic Pariselli in December of 2011 to complete an arborist report for 1459 Stavebank Rd., Mississauga. The report was requested relative to the demolition of the existing house and construction of a new house on the property.

The purpose of this report is to:

- Document species, size and condition of trees on the site as requested by the City of Mississauga Planning & Development Department.
- Provide written tree protection comments for trees to be preserved on the site.

In order to accommodate the design and construction of a new house on the property, the client proposes to remove 49 trees on the site. The remaining trees on the property are to be retained and protected for the duration of the project.

As compensation for the removal of these trees, the client will be replanting large-growing native trees on the site. Landscape plans have been prepared by Daria Nardone Landscape Architect to address replanting on the site.

Method

1. The trees and surrounding yard were assessed on Oct. 5th 2011 by the consulting arborist.
2. Digital photos of the trees were taken at the time, the most representative are attached as Appendix I.
3. The extent of the subject property, location of trees, and existing and proposed house were identified by reference to a PDF of the site plan, file titled 'SPA-0-JUNE-8-11', dated May 27 2011, created by 3 Sixty Architect Inc., provided by Mr. Pariselli.
4. Trunk diameter was measured using a calibrated diameter tape. The measurement was taken at 1.4 meters above ground level, generally referred to as the diameter at breast height (DBH). For multi-stemmed trees, the largest stem was measured. For trees located on the adjacent property to the east, behind the chain link fence, DBHs were estimated.
5. Trees that measured 15cm DBH or greater located on the subject site and within 6m of the property line were included in the tree inventory.
6. Aluminum tags number stamped from 1-103 were stapled to the trunk of each inventoried tree at the 1.5 – 2 meter mark.

7. Trees were assessed in consideration of overall health and structural integrity as determined from a visual inspection from the ground. Trees were assigned a condition rating ranging from *good* to *poor*. A ">" represents a "*greater than*" sign and allows for the assigning of split ratings. For instance, a rating of *good* > *fair* would indicate that the tree is more good than it is fair.
8. Tree protection comments were recorded on a CAD version of the site plan, files titled 'D-ExistingContours.dwg', undated, provided by Daria Nardone Landscape Architect. The comments were provided to 3 Sixty Architect Inc. and are to be incorporated into final plans.
9. The final site plans showing tree protection comments are to be read in conjunction with this report.

Overview

- The yard on the subject site can be described as naturalized, with many of the trees self seeded, representative of the mixed-deciduous forest that would have existed at this site prior to clearing.
- The overall topography of the site slopes to the northeast, with lower elevation along the northeast fence line. The grade on the site is very irregular, with trees atop small berms as well as in lower lying moist areas. The soil on site is sand to sandy-loam.
- Most trees are located along the perimeter of the subject site, the central area of the site having been previously cleared.
- Understory species observed included garlic mustard (*Alliaria petiolata*), touch-me-knot (*Impatiens pallida*), wild cucumber (*Echinocystis lobata*), riverbank grape (*Vitis riparia*), Jack-in-the-pulpit (*Arisaema triphyllum*), snowberry (*Symphoricarpos albus*) and black raspberry (*rubus occidentalis*). There were few to no tree saplings observed.
- A total of 103 trees were inventoried for this report. The species composition of inventoried trees consisted of,

• 8 silver maple (<i>Acer saccharinum</i>)	• 4 white pine (<i>Pinus strobus</i>)
• 2 sugar maple (<i>Acer saccharum</i>)	• 1 Scot's pine (<i>Pinus sylvestris</i>)
• 4 paper birch (<i>Betula papyrifera</i>)	• 9 black cherry (<i>Prunus serotina</i>)
• 29 white ash (<i>Fraxinus americana</i>)	• 4 red oak (<i>Quercus rubra</i>)
• 5 black walnut (<i>Juglans nigra</i>)	• 4 eastern white cedar (<i>Thuja occidentalis</i>)
• 32 white spruce (<i>Picea glauca</i>)	• 1 American elm (<i>Ulmus americana</i>)
- The majority of trees, 57%, were rated in less than fair condition, with 20% rated as fair and 24% rated as above fair.
- The diameter of inventoried trees ranged from 15 cm DBH to 103 cm DBH.
- Of note on the property is Tree 88, a 64 cm DBH white pine and Tree 100, a 70 cm DBH white pine. It is likely that these trees are remnants of the original forest.

- Along the north perimeter of the property is a double row of planted white spruce, ranging in size from 16.5 cm to 47.5 cm DBH. Due to the close spacing of these trees, competition has resulted in asymmetrical live crowns only in the top 1/3-1/4 of each tree.
- At the time the tree inventory, the adjacent private property to the north was undergoing construction. Excavated sandy had been piled around the bases of several trees on the subject site, up to 1m. At a subsequent visit to the site on Oct. 18th, 2011, the piled soil had been evenly spread up to the bases of several trees, and mini-excavator tracks visible in the soil. Soil was spread up to 1m high.

Tree Inventory

See Appendix II for full tree inventory.

Discussion

1. Prior to any work on site, the site supervisor is to be provided with this report and the site plan showing tree protection hoarding.
2. In total the client is proposing to remove:
 - 48 trees located on the subject private property
 - 1 tree located on the property line with adjacent private property to the north.
3. The client is to submit a Tree Removal Permission application to the City of Mississauga for approval to remove the above trees.
4. Written consent from the adjacent property owner is required prior to removal of any trees on that property.
5. Prior to any construction on the site, trees that have received approval for removal from the City of Mississauga are to be removed.
6. To protect all trees to be preserved, protective hoarding is to be installed as specified on the site plan, prior to any work being done on site. The hoarding is to ensure that foot traffic and construction materials do not compact the soil, which has the potential to irreparably harm roots.
7. The hoarding delineates the **tree protection zone (TPZ)**, within which no disturbance is to occur. The following TPZs are determined relative to the diameter of the tree's trunk. The following chart indicates the TPZ for a given tree diameter, as converted from the International Society of Arborists' Certification Study Guide.

Trunk Diameter (DBH)	Minimum Protection Distances Required
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< 10 cm	1.2 m
11 – 29 cm	1.8 m
30 – 41 cm	2.4 m
41 – 50 cm	3.0 m
51 – 60 cm	3.6 m
61 – 70 cm	4.2 m
71 – 80 cm	4.8 m
81 – 90 cm	5.4 m
91-100 cm	6 m

8. The hoarding is to consist of 1.2 m orange plastic fencing framed with solid top and bottom rail, or 1.2 m plywood. The plywood is to protect against soil-loading during excavation. The hoarding is to be built to the specifications outlined in the City of Mississauga, Development and Design document entitled "*Development & Design Construction Hoarding*."
9. Hoarding is to be inspected to the satisfaction of Urban Forestry, City of Mississauga, once it is constructed, as well as prior to its removal. Contact Mike Maloney of the City of Mississauga (905) 615-3200 ext.4108.
10. No heavy machinery is to enter within identified tree protection zones. No excavation or grade changes or any kind are to occur within the protection zone. No storage of materials is to occur within the tree protection zone.
11. If any tree roots extending beyond the required protection zones are damaged or exposed during the excavation they should be cleanly pruned with the proper tools using recognized arboricultural practices, preferably by a certified arborist or equivalent. The objective of this process is to reduce the likelihood that decay will enter through these wounds, which could damage remaining roots and possibly spread into the tree's trunk.
12. A note shall be signed by the owner at the time of Final Site Plan submission, stating, "The Owner is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved of the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two (2) years following completion of all site works."
13. It is the responsibility of the site supervisor to inspect the condition of tree protection barriers each morning. If damage is observed it is to be repaired prior to work commencing on site that day.
14. The proposed front walkway runs within the 2.4m TPZ of T007. The pathway must be constructed by hand within the TPZ of this tree. Any exposed roots are to be cleanly pruned.

Any bedding used to construct the walkway must be of a material that will not significantly alter the pH of the soil (such as sand, 'high performance bedding', or crushed granite). Limestone screenings can increase soil pH, negatively affecting trees, especially white pine.

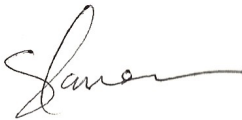
15. There is one small diameter (<10cm DBH) white mulberry (*Morus alba*) growing beside T014 and 4 small diameter Norway maple (*Acer platanoides*) trees growing beside T015. It is recommended that these trees be removed from the site, as they are non-native trees, capable of outcompeting the adjacent native trees.
16. T100 is a 70cm DBH white pine (*Pinus strobus*). The TPZ for this tree is to extend 6m from the trunk. Demolition of the existing crushed stone driveway falls within the TPZ of this tree. The existing driveway is to be carefully removed by hand using steel rakes. Any bedding of gravel or limestone screenings is to be removed by hand using a steel rake until parent soil is met. If roots are met before reaching parent soil, no further removal of screenings is to occur. The parent soil is to be graded and lightly scarified with steel rakes. Any exposed roots are to be cleanly pruned.
17. This project will involve regrading of specific areas of the subject site. Altering the grade around trees can have long-term effects on trees, as most tree roots are within the top 2 feet (60cm) of soil. As such,
 - No grade changes within the TPZs of trees are allowed unless specified.
 - Grade changes outside the TPZs of trees may not significantly alter drainage.
 - If specifically approved, grade changes of 4 inches (10cm) or less may be approved using the existing sandy soil as fill. Any grade changes greater than 4 inches must incorporate approved aeration systems, permeable material, or other approved mitigation. Grade cuts exceeding 4 inches must incorporate retaining walls or an appropriate transition.
 - Some regrading will be required within the TPZ of T100. It is recommended that an arborist be on site to supervise this work. No grade changes over 4 in. are allowed. Only parent sandy soil is to be used to increase grade. Any exposed roots are to be cleanly pruned.
18. It is recommended that a watering regime be implemented for T100 to reduce any stress caused by the proposed construction. The goal should be long, deep watering. It is recommended that the entire area below the tree's drip line be watered using a drip hose or slow trickle from a hose for a ½ - ¾ hour once a wk. from spring to fall.
19. Efforts should be taken to protect the soil on site (outside the TPZs) during construction, in order to reduce soil compaction. Soil compaction can irreparably damage existing roots and inhibit the growth of new roots by reducing air and water flow through the soil. Placing sheets of plywood atop a 10 cm layer of woodchip mulch in areas of high foot/equipment traffic and in areas where construction materials are stored can reduce soil compaction.
20. Any new utility installations and site servicing is to be located outside the protection zone of all trees.

21. To provide feedback to the City of Mississauga with respect to tree protection, the following arborist inspection schedule is recommended:

Inspection Number	Time of Inspection	Inspection Activities	Deliverable to City of Mississauga
1	Prior to any construction on site, following tree removals.	Hoarding inspection.	- Letter to City that arborist has been retained for duration of construction period. - Provide City with report on hoarding.
2	During regrading around T100.	Condition of trees, additional preservation if necessary.	- Update report to City.
3	Following construction of new house, prior to removal of hoarding.	Condition of trees, additional preservation if necessary.	- Update report to City.
4	During landscaping of site.	Condition of trees, additional preservation if necessary.	- Update report to City.

If there are any questions regarding this report, I may be contacted at 416 268-7453 or at sarahlamon@bruce-irvine.com.

Sincerely,



Sarah Lamon, M.F.C., I.S.A. Certified Arborist
BRUCE-IRVINE & ASSOCIATES

December 12th, 2011

Appendix I – Photographs



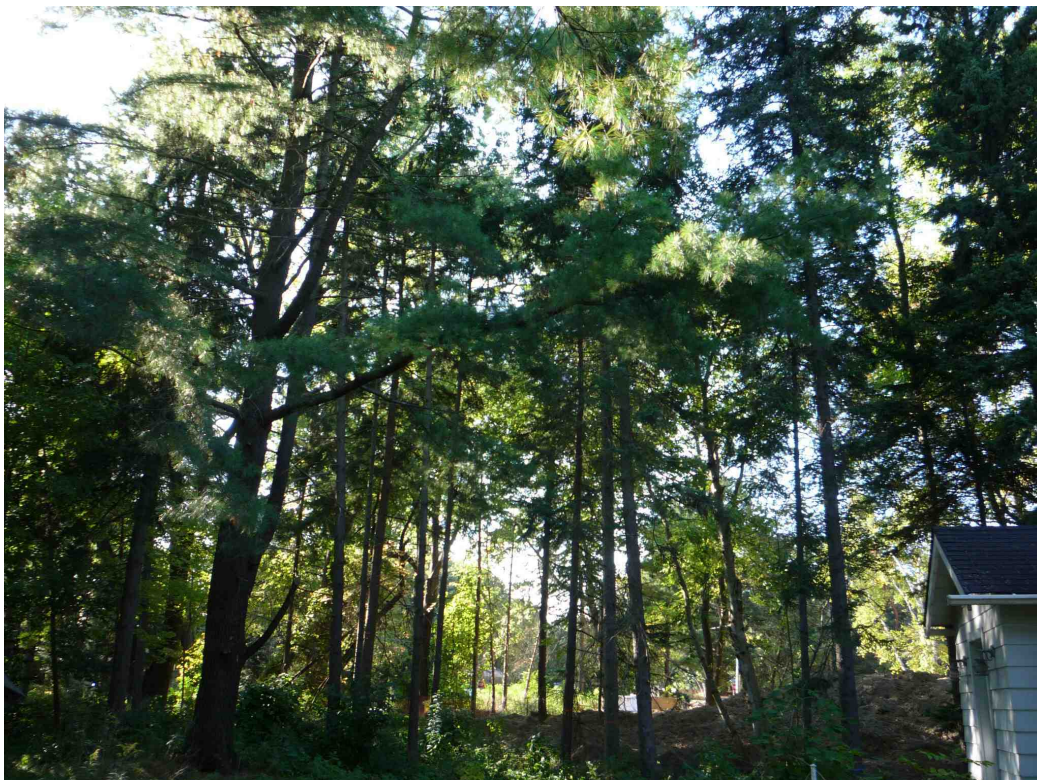
Photograph 1: View of front yard showing T100 and existing house and driveway to be demolished.



Photograph 2: View of south side of property, location of proposed house in foreground and trees to be preserved in background, at perimeter of site.



Photograph 3: View of northeast portion of the property.



Photograph 4: View of northwest portion of the property.

Appendix II – Tree Inventory

1459 Stavebank Rd. Tree Inventory

Prepared by: Bruce-Irvine & Associates

Date created: October 14, 2011 Last revised: Dec 9, 2011

Chart Details:

Tree #: Inventoried trees were assigned an aluminum number-stamped tag stapled to their trunks

Species: Includes the botanical name and common name of each tree.

DBH: Diameter at breast height in cm, measured at 1.4m from the ground.

Spread: Diameter of crown at drip line in meters.

Condition Rating: Overall condition of tree ranging from good to fair to poor.

Comments: Specific observations from the visual assessment that have informed the condition rating.

Ownership: As indicated on the site survey, to be updated by new survey. Items in yellow need to be confirmed.

Action/Notes: Indicates whether a tree is to be Preserved or Removed. For preserved trees, the minimum Tree Protection Zone (TPZ) radius is provided. The TPZ radius is to be measured from the base of the trunk of the tree.

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
01	<i>Thuja occidentalis</i> (eastern white cedar)	22	4.5	Fair < Poor	Inner needles yellowing on branches; slight lean to west.	Private	Remove
02	<i>Picea glauca</i> (white spruce)	36	6	Fair > Poor	Competing with adjacent trees for light; adjacent large tree has been removed; branches appear somewhat sparse.	Private	Remove
03	<i>Acer saccharinum</i> (silver maple)	74.5	15	Fair	Branches spreading at ~2.5m; 30-40cm diameter dead branch extending over road; cavity where branch was removed at main branch union.	Private	Remove
04	<i>Prunus serotina</i> (black cherry)	24	9	Fair < Poor	Unbalanced crown, branches extending to northwest; wound on one of main stems where branch tore out, with a cavity forming into stem; wound on second main scaffold branch.	Private	Remove

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
05	<i>Thuja occidentalis</i> (eastern white cedar)	24	5	Fair < Poor	No branches on northwest side due to crowding by adjacent tree that has been removed; inner needles yellowing.	Private	Remove
06	<i>Acer saccharinum</i> (silver maple)	82	15	Poor	Up to 20% live crown remaining; large diameter dead wood up to 30cm; tear out of at least 2 20cm branches in past, with cavities forming in remaining stem.	Private	Remove
07	<i>Pinus strobus</i> (white pine)	29.5	7	Fair	Branching starting at ~10m.	Private	Preserve. Hand dig in TPZ. TPZ of 2.4m.
08	<i>Quercus rubra</i> (red oak)	20.5	5.5	Good < Fair	Straight trunk; competing with adjacent trees; minor dead wood < 5cm; large branch on ground, leaning against base of trunk.	Private	Preserve. Clear large dead branch leaning against base of tree. TPZ of 1.8m.
09	<i>Fraxinus americana</i> (white ash)	27	10	Fair < Poor	Trunk bending substantially to northwest; ~20cm diameter torn branch from adjacent tree is hanging in crown; moderate dead wood < 5cm; entire crown extending to west.	Private	Remove
10	<i>Acer saccharinum</i> (silver maple)	82	17	Fair > Poor	Second stem attached at base is 48cm DBH; second stem leaning to northwest; two wounds, ~30cm in diameter from where branches have torn off; three pieces of dead wood in crown, 15, 20, and 30 cm in diameter.	Municipal	Preserve. TPZ 4.2m.
11	<i>Pinus strobus</i> (white pine)	21	4	Fair > Poor	Tree has been topped at ~8m.	Private	Preserve. TPZ 1.8m.
12	<i>Quercus rubra</i> (red oak)	23.5	8	Good > Fair	Straight trunk; competing with adjacent trees that have now been removed.	Private	Preserve. TPZ 1.8m.
13	<i>Quercus rubra</i> (red oak)	41	10	Fair	Codominant stems at ~8m with very narrow angled branch union and included bark; one stem rubbing against Tree 14.	Private	Preserve. TPZ 3.0m.

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
14	<i>Acer saccharinum</i> (silver maple)	62	10	Fair	Crown extending over road; branches rubbing against Tree 13, causing wounds on branches; tear out of branch ~15cm; codominant stems at ~2.5 m; Manitoba maple growing in understory.	Municipal	Preserve. Prune rubbing branches; remove Manitoba maple in understory. TPZ 4.2m.
15	<i>Prunus serotina</i> (black cherry)	28	5	Fair < Poor	Top 4m of leader is dead; some epicormic shoots on trunk form main crown.	Private	Preserve. Remove group of young Norway maples adjacent. TPZ 1.8m.
16	<i>Quercus rubra</i> (red oak)	29.5	12	Good > Fair	Slight lean to north due to competition with adjacent trees; spreading crown; several	Private	Preserve. TPZ 2.4m.
17	<i>Acer saccharinum</i> (silver maple)	27.5	10	Good > Fair		Private	Preserve. TPZ 1.8m.
18	<i>Prunus serotina</i> (black cherry)	34.5	12	Good > Fair	Located on steep slope; codominant stems; crown extending to east.	Adjacent	Preserve. TPZ 2.4m.
19	<i>Pinus sylvestris</i> (Scots pine)	41.5	9	Fair > Poor	Located at base of slope; crown only at top 4m of tree; crown on single plane; branches on north side are dead; dead wood up to 15cm.	Adjacent	Preserve. TPZ 3.0m.
20	<i>Prunus serotina</i> (black cherry)	20	8	Good > Fair	Slight lean to north.	Private	Preserve. TPZ 1.8m.
21	<i>Acer saccharum</i> (sugar maple)	19.5	6	Fair < Poor	Two seams from ground to ~4m where there was a codominant stem that has been removed; competing with adjacent trees.	Private	Preserve. TPZ 1.8m.
22	<i>Fraxinus americana</i> (white ash)	27	8	Good		Private	Preserve. TPZ 1.8m.
23	<i>Fraxinus americana</i> (white ash)	22.5	7	Good < Fair	Cohort relationship with Tree 22; minor dead wood < 5cm.	Private	Preserve. TPZ 1.8m.
24	<i>Fraxinus americana</i> (white ash)	25-29	7	Good > Fair		Adjacent	Preserve. TPZ 1.8m.
25	<i>Fraxinus americana</i> (white ash)	30-35	8	Good > Fair		Adjacent	Preserve. TPZ 2.4m.

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
26	<i>Fraxinus americana</i> (white ash)	23.5	6	Fair	Straight trunk; moderate dead wood < 5cm.	Private	Preserve.TPZ 1.8m.
27	<i>Prunus serotina</i> (black cherry)	30-35	7	Fair	Wound on trunk from the ground to ~4m with exposed inner wood, ~15cm wide.	Adjacent	Preserve.TPZ 2.4m.
28	<i>Fraxinus americana</i>	15-20	6	Good		Adjacent	Preserve.TPZ 1.8m.
29	<i>Fraxinus americana</i> (white ash)	16	5	Fair > Poor	Moderate dead wood < 5cm.	Private	Preserve.TPZ 1.8m.
30	<i>Juglans nigra</i> (black walnut)	31	10	Fair	Surface root, with large wound, ~1/2 diameter of root, on north side of tree; hanger ~15cm in diameter in crown; minor dead wood < 5cm.	Private	Remove
31	<i>Fraxinus americana</i> (white ash)	35-40	9	Good < Fair	Asymmetrical crown due to adjacent trees.	Adjacent	Preserve.TPZ 2.4m.
32	<i>Fraxinus americana</i> (white ash)	28	10	Fair > Poor	Cohort relationship with adjacent trees; trunk rubbing against adjacent tree creating a wound ~20cm in diameter; asymmetrical crown.	Private	Remove
33	<i>Fraxinus americana</i> (white ash)	48	12	Fair > Poor	Cohort relationship with adjacent trees; codominant stems at ~ 4m with a narrow branch union, included bark; branch rubbing against adjacent tree creating a wound ~15cm in diameter.	Private	Remove
34	<i>Fraxinus americana</i> (white ash)	15.5	7	Fair > Poor	Crown asymmetrical due to adjacent trees; irregular bulge near base of trunk, likely where second stem existed in past.	Private	Remove
35	<i>Fraxinus americana</i> (white ash)	37.5	8	Fair	Cohort relationship with adjacent trees; moderate dead wood <5cm; asymmetrical crown.	Private	Remove
36	<i>Fraxinus americana</i> (white ash)	18	5	Fair < Poor	Moderate to extensive dead wood < 5cm; overstoried by adjacent ash trees.	Private	Remove
37	<i>Fraxinus americana</i> (white ash)	19.5	6	Fair	Asymmetrical crown, only extending to west.	Private	Remove

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
38	<i>Fraxinus americana</i> (white ash)	16	6	Fair	Trunk flat near base, possibly a girdling root; located at base of small berm; minor dead wood < 5cm; crown extending only to northwest.	Private	Remove
39	<i>Betula papyrifera</i> (white birch)	18	6	Fair > Poor	Small cavity near base on east side of trunk; previously codominant stems, one stem remaining and other stem is a 1m high decaying stump; base of tree is within 30cm of Tree 40.	Private	Remove
40	<i>Prunus serotina</i> (black cherry)	20	6	Fair < Poor	Bend in trunk, where there were codominant stems; one stem has torn off recently with a remaining wound.	Private	Remove
41	<i>Betula papyrifera</i> (white birch)	32	10	Fair < Poor	Cavity, ~15cm in diameter on west side of trunk at ~2m; moderate dead wood up to 10cm.	Private	Remove
42	<i>Prunus serotina</i> (black cherry)	38	14	Good > Fair	Minor dead wood up to 10cm; tree was girdled in past at ~1m, though rope or chain has recently been removed.	Private	Preserve.TPZ 2.4m.
43	<i>Fraxinus americana</i> (white ash)	17.5	7	Fair		Private	Remove
44	<i>Juglans nigra</i> (black walnut)	20-25	10	Good	Located ~1m from fence; spreading crown; grape growing in crown.	Adjacent	Preserve.TPZ 1.8m.
45	<i>Fraxinus americana</i> (white ash)	21	7	Fair > Poor	Codominant stems at ~1m with narrow angled branch union and included bark, seam below; moderate dead wood < 5cm; wound on east side, ~30cm in length by 10cm in width.	Private	Remove
46	<i>Juglans nigra</i> (black walnut)	17	7	Good	Spreading crown.	Private	Preserve.TPZ 1.8m.
47	<i>Ulmus americana</i> (American elm)	18	8	Fair	Substantial trunk lean to west.	Private	Remove

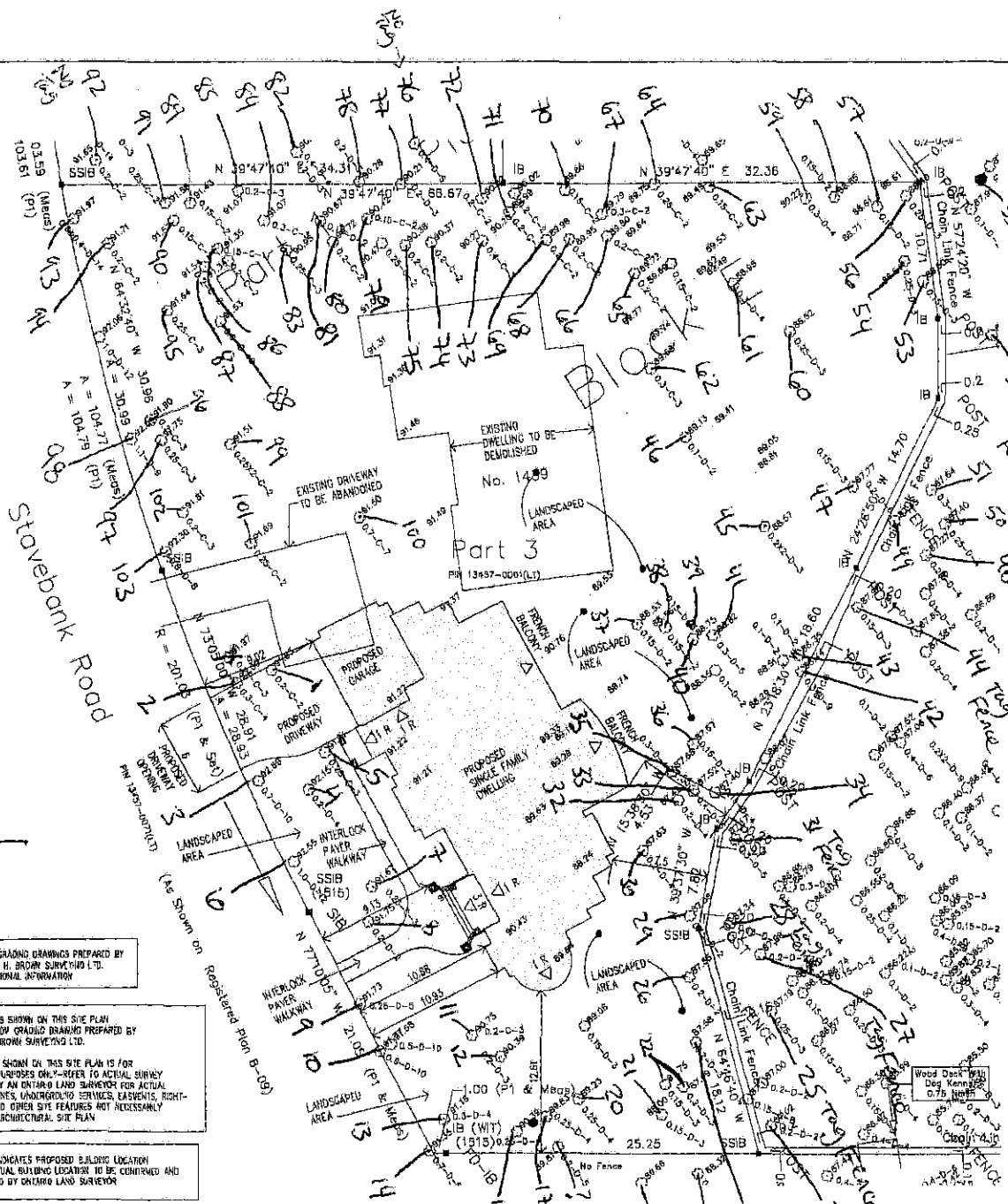
Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
48	<i>Fraxinus americana</i> (white ash)	30-35	7	Good > Fair	Minor dead wood up to 5cm; located ~ 5m from fence.	Adjacent	Preserve.TPZ 2.4m.
49	<i>Fraxinus americana</i> (white ash)	30-35	5	Fair > Poor	Located ~ 60cm from fence; moderate dead wood up to 5cm; dead branch ~10cm; seam in trunk with included bark at 7m mark, 2m in length.	Adjacent	Preserve.TPZ 2.4m.
50	<i>Juglans nigra</i> (black walnut)	30-35	8	Fair	Extensive grape vine in crown; codominant stems with a narrow angled branch union; located ~ 6m from fence.	Adjacent	Preserve.TPZ 2.4m.
51	<i>Fraxinus americana</i> (white ash)	35-40	9	Good < Fair	Located ~3-4m from fence; extensive grape vine in crown; bark lifting on trunk, possibly canker.	Adjacent	Preserve.TPZ 2.4m.
52	<i>Fraxinus americana</i> (white ash)	55-60	12	Fair > Poor	Minor dead wood < 5cm; lifting bark, possibly canker on south side of trunk; located ~3m from fence.	Adjacent	Preserve.TPZ 3.6m.
53	<i>Prunus serotina</i> (black cherry)	22	8	Fair	Dead branch ~15cm in crown.	Private	Preserve.TPZ 1.8m.
54	<i>Fraxinus americana</i> (white ash)	30	8	Poor	Top of tree is dead; moderate dead wood up to 5cm;.	Private	Remove
55	<i>Acer saccharum</i> (sugar maple)	30-35	12	Good > Fair	Located ~6m from property line; grape vine in crown; narrow angled branch unions.	Adjacent	Preserve.TPZ 2.4m.
56	<i>Fraxinus americana</i> (white ash)	34.5	14	Good > Fair	Minor dead wood up to 5cm.	Private	Preserve.TPZ 2.4m.
57	<i>Fraxinus americana</i> (white ash)	20	7	Fair > Poor	Lean to east due to crowding by adjacent trees that have been removed; Virginia creeper in crown; moderate dead wood up to 5cm.	Private	Preserve.TPZ 1.8m.
58	<i>Fraxinus americana</i> (white ash)	18	8	Good > Fair		Private	Preserve.TPZ 1.8m.
59	<i>Juglans nigra</i> (black walnut)	47	15	Good	Spreading crown.	Private	Preserve.TPZ 3.0m.

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
60	<i>Fraxinus americana</i> (white ash)	35.5	10	Good > Fair		Private	Remove
61	<i>Fraxinus americana</i> (white ash)	42	12	Fair > Poor	Substantial trunk lean to east, with branches compensating; minor dead wood up to 5cm.	Private	Remove
62	<i>Picea glauca</i> (white spruce)	40.5	8	Fair > Poor	Lower branches are dead; tree is located at the top of a small berm, with roots on north side of tree exposed 1m from trunk, in small gully 1m deep.	Private	Remove
63	<i>Picea glauca</i> (white spruce)	16.5	4	Poor	Tree is 90% dead.	Private	Remove
64	<i>Picea glauca</i> (white spruce)	34.5	5	Fair < Poor	Live branches only at top of tree.	Private/ Adjacent	Remove
65	<i>Picea glauca</i> (white spruce)	19	4	Poor	Live branches only at very top of tree; bark wound on east side of trunk, 10cm wide by 40cm in length, 1m from ground.	Private	Remove
66	<i>Picea glauca</i> (white spruce)	23.5	5	Poor	Live branches only at very top of tree.	Private	Remove
67	<i>Picea glauca</i> (white spruce)	37.5	8	Fair > Poor	Cohort with adjacent spruce trees.	Private	Remove
68	<i>Picea glauca</i> (white spruce)	27.5	5	Fair < Poor	Live crown in upper 1/3 of tree.	Private	Remove
69	<i>Picea glauca</i> (white spruce)	25	5	Poor	Trunk on acute lean to west over existing house; some soil heaving on opposite side of lean.	Private	Remove
70	<i>Picea glauca</i> (white spruce)	17	5	Poor	~80% dead.	Private	Remove
71	<i>Picea glauca</i> (white spruce)	23	5	Fair < Poor	Cohort with adjacent trees; live crown top 1/3 of tree.	Private	Remove
72	<i>Picea glauca</i> (white spruce)	26	8	Fair < Poor	Cohort with adjacent trees; live crown top 1/3 of tree.	Private	Remove

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
73	<i>Picea glauca</i> (white spruce)	47.5	7	Fair	Best individual of grouping.	Private	Remove
74	<i>Picea glauca</i> (white spruce)	28	6	Fair > Poor	Asymmetrical crown due to crowding; cohort with adjacent trees.	Private	Remove
75	<i>Fraxinus americana</i> (white ash)	40.5	9	Fair < Poor	Soil piled up to 75cm around base of tree from excavation on adjacent property; moderate to extensive dead wood up to 5cm.	Adjacent	Preserve.TPZ 2.4m.
76	<i>Picea glauca</i> (white spruce)	30	7	Fair > Poor	Asymmetrical crown due to crowding; cohort with adjacent trees.	Private	Remove
77	<i>Betula papyrifera</i> (white birch)	26	12	Fair	Two stems joined at base; second stem 12cm; trunk lean to southeast; sand dumped around base of the tree and between stems, up to 45cm.	Private/ Adjacent	Preserve. Remove dumped soil.TPZ 1.8m.
78	<i>Prunus serotina</i> (black cherry)	26	8	Good	Soil piled around base of tree up to 40cm.	Adjacent	Preserve.TPZ 1.8m.
79	<i>Picea glauca</i> (white spruce)	17	6	Fair > Poor	Cohort with adjacent spruce trees; sand from adjacent property dumped around base of tree up to 30cm.	Private	Remove
80	<i>Picea glauca</i> (white spruce)	32.5	7	Fair > Poor	Cohort with adjacent spruce trees; somewhat asymmetrical crown.	Private	Remove
81	<i>Picea glauca</i> (white spruce)	17.5	5	Fair > Poor	Cohort with adjacent spruce trees.	Private	Remove
82	<i>Betula papyrifera</i> (white birch)	37.5	12	Fair	Three stems, other stems are 18cm and 10cm; sand dumped around base of tree, approximately 60cm deep; dead branches ~15cm and 10cm in diameter.	Adjacent	Preserve.TPZ 2.4m.
83	<i>Picea glauca</i> (white spruce)	32.5	7	Fair > Poor	Cohort with adjacent trees; crown in top 1/3 of tree; sand dumped around base of tree ~20cm deep.	Private	Remove

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
84	<i>Picea glauca</i> (white spruce)	31.5	6	Fair > Poor	Cohort with adjacent trees; crown in top 1/4 of tree; sand dumped around base of tree ~45cm deep.	Private	Remove
85	<i>Picea glauca</i> (white spruce)	25.5	6	Fair < Poor	Cohort with adjacent trees; sand dumped around base of tree ~30cm deep.	Private	Remove
86	<i>Picea glauca</i> (white spruce)	20	5	Poor	Cohort with adjacent trees; crown in top 1/4 of tree.	Private	Remove
87	<i>Picea glauca</i> (white spruce)	25.5	6	Fair < Poor	Cohort with adjacent trees; crown in top 1/4 of tree.	Private	Remove
88	<i>Pinus strobus</i> (white pine)	64	16	Good < Fair	20cm lateral branch has become codominant with a narrow branch union and include bark; asymmetrical crown due to adjacent trees; three 15cm diameter dead branch.	Private	Preserve.TPZ 5.4m.
89	<i>Picea glauca</i> (white spruce)	20	6	Poor	Crown asymmetrical, only in very top of tree; sand dumped up to 15cm on west side of trunk.	Private	Remove
90	<i>Picea glauca</i> (white spruce)	17	4	Poor	Very sparse, crown only at very top of trunk.	Private	Remove
91	<i>Picea glauca</i> (white spruce)	31	7	Fair > Poor	Crown somewhat asymmetrical.	Private	Preserve.TPZ 2.4m.
92	<i>Picea glauca</i> (white spruce)	20	4	Fair < Poor	Leader is dead for top 2m; located on adjacent property; grape vine in crown.	Adjacent	Preserve. Remove grape vine.TPZ 1.8m.
93	<i>Acer saccharinum</i> (silver maple)	60	15	Fair > Poor	Codominant stems at ~30cm from ground; small cavity at main union; minor dead wood up to 15cm; two dead branches over road.	Private/ Municipal	Preserve. Prune dead branches over road.TPZ 3.6m.
94	<i>Picea glauca</i> (white spruce)	24	7	Fair > Poor		Private	Preserve.TPZ 1.8m.
95	<i>Picea glauca</i> (white spruce)	31.5	7	Fair	Somewhat asymmetrical crown due to adjacent trees that have now been removed.	Private	Preserve.TPZ 2.4m.
96	<i>Picea glauca</i> (white spruce)	23.5	4	Fair > Poor	Overstoried by adjacent silver maple.	Private	Preserve.TPZ 1.8m.

Tree #	Species	DBH (cm)	Spread (m)	Condition Rating	Comments	Ownership Category	Action /Notes
97	<i>Picea glauca</i> (white spruce)	30	7	Fair > Poor	Some surface roots on north side; growing within crown of adjacent silver maple.	Private	Preserve.TPZ 2.4m.
98	<i>Acer saccharinum</i> (silver maple). 647 898-3447. 2004.	103	16	Fair	Small cavity in main trunk at ~1.5m where a second stem was removed with moisture collecting; minor dead wood up to 15cm.	Private	Preserve.TPZ 6.2m.
99	<i>Thuja occidentalis</i> (eastern white cedar)	33	5	Fair	Second stem is 23cm DBH; yellowing of needles; branching to ground.	Private	Preserve.TPZ 2.4m.
100	<i>Pinus strobus</i> (white pine)	70	12	Good > Fair	Codominant stems at ~5m with narrow angled branch union and start of bark inclusion; spreading crown; attractive specimen; raised garden bed around trunk.	Private	Preserve. Remove raised planting bed by hand.TPZ to drip line, 6m.
101	<i>Thuja occidentalis</i> (eastern white cedar)	25	5	Fair > Poor	Yellowing of inner needles; curve in trunk; beginning to grow into adjacent white pine.	Private	Remove
102	<i>Picea glauca</i> (white spruce)	27	7	Fair		Private	Preserve.TPZ 1.8m.
103	<i>Acer saccharinum</i> (silver maple)	69	15	Fair > Poor	Two dead branches ~15cm in diameter; tear out of 20cm branch; minor dead wood.	Private	Preserve.TPZ 4.2m.



SITE STATISTICS

SITE AREA	= 37,809.56 SQ.FT. (3,527.88 M ²)
BUILDING AREA	= 4,161.59 SQ.FT. (386.36 M ²)
COVERAGE (PROPOSED)	
BUILDING	= 6,250.00 SQ.FT. (581.91 M ²)
COVERED ENTRY	= 102.11 SQ.FT. (9.49 M ²)
TOTAL COVERAGE	= 6,352.11 SQ.FT. (591.40 M ²) = 16.80%
TOTAL COVERAGE	= 6,352.11 SQ.FT. (590.88 M ²) = 16.71%
GROSS FLOOR AREA (PROPOSED)	
GROUND FLOOR	= 3,669.84 SQ.FT. (340.99 M ²)
SECOND FLOOR	= 3,431.81 SQ.FT. (318.82 M ²)
TOTAL	= 7,101.65 SQ.FT. (659.72 M ²)
OPEN TO BELOW AREAS (OTB)	
SECOND FLOOR FAMILY RM - OTB	= 484.81 SQ.FT. (45.16 M ²)
TOTAL OTB	= 484.81 SQ.FT. (45.16 M ²)
TOTAL GFA (EXCLUDING OTB AREAS)	= 6,616.84 SQ.FT. (614.56 M ²)
HEIGHT	= 9.60' (2.93')
ZONE	= R1-1

Plan of Survey of
 Part of Block E
 Registered Plan B-09
 City of Mississauga
 Regional Municipality of Peel
 Scale 1:250

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

NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED
 TO THE SOUTHERLY LIMIT OF INDIAN VALLEY TRAIL
 AS SHOWN ON PLAN 43R-30636 AS HAVING A
 BEARING OF N 39°47'00" E.

- LEGEND**
- DENOTES MONUMENT FOUND (1625) UNLESS INDICATED OTHERWISE
 - DENOTES IRON BAR SET
 - ▣ DENOTES IRON BAR
 - ▤ DENOTES STANDARD IRON BAR
 - ▥ DENOTES SHORT STANDARD IRON BAR
 - ▧ DENOTES IRON PIPE
 - M DENOTES MEASURED
 - N DENOTES MEASURED
 - P1 DENOTES PLAN 43R-30636

OWNER MAY NOT BE SURE
 ALL INFORMATION ON THIS PLAN IS CORRECT
 AND SHOULD BE VERIFIED BY THE OWNER
 BEFORE CONSTRUCTION OF ANY BUILDING
 OR OTHER STRUCTURE ON THE LAND
 SHOWN ON THIS PLAN.
 ALL RIGHTS RESERVED BY THE SURVEYOR
 AND HIS EMPLOYERS.

No.	Date	Amend	By
1	08/11/2011	ISSUED FOR CONSTRUCTION	

ISSUED FOR CONSTRUCTION

Arborist
 Tree
 Tags

REFER TO GRADING DRAWINGS PREPARED BY
 BY DONALD H. BROWN SURVEYING LTD.
 FOR ADDITIONAL INFORMATION

INFORMATION SHOWN ON THIS SITE PLAN
 IS TAKEN FROM GRADING DRAWING PREPARED BY
 DONALD H. BROWN SURVEYING LTD.

INFORMATION SHOWN ON THIS SITE PLAN IS FOR
 REFERENCE PURPOSES ONLY - REFER TO ACTUAL SURVEY
 PREPARED BY AN ONTARIO LAND SURVEYOR FOR ACTUAL
 BOUNDARY LINES UNDERGROUND SERVICES, EASEMENTS, RIGHT-
 OF-WAYS AND OTHER SITE FEATURES NOT NECESSARILY
 SHOWN ON ARCHITECTURAL SITE PLAN

SITE PLAN INDICATES PROPOSED BUILDING LOCATION
 ONLY - ACTUAL BUILDING LOCATION TO BE CONFIRMED AND
 SITE VERIFIED BY ONTARIO LAND SURVEYOR

* Tag#s on fence: 24, 25, 27, 28, 31, 34
 48, 49, 50, 51, 52, 55

Trees with no tags: 18, 19, 82, 76, 92

3 Day written
 10 Day verbal
 30 Day written
 60 Day written
 90 Day written

PARSELL RESIDENCE
 SINGLE FAMILY DETACHED DWELLING
 1455 STAVEBANK ROAD
 MISSISSAUGA, ONTARIO

SITE PLAN & TAGS
 G-157

DATE: 08/11/2011
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]