



DAVID W. SMALL
DESIGNS INC.

Heritage Advisory Committee
SEP 20 2011

Heritage Impact Statement

1362 Stavebank Road
Mississauga ON L5G 2V3

August 4th, 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 his is today.

Over the past decade, David W. Small 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 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

Relevance of Heritage Impact Statement:

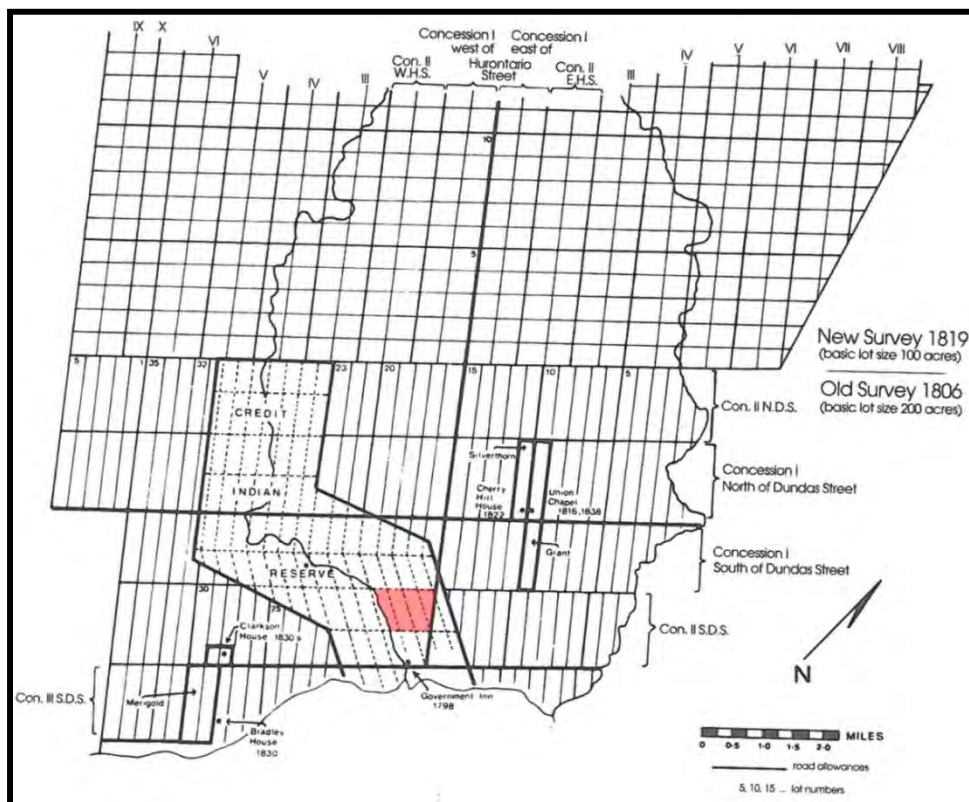
The subject property is located in the Mineola West neighbourhood otherwise known as the 'Mineola West cultural landscape'. As such, it is listed on the city's heritage register.

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 Neighbourhood 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:

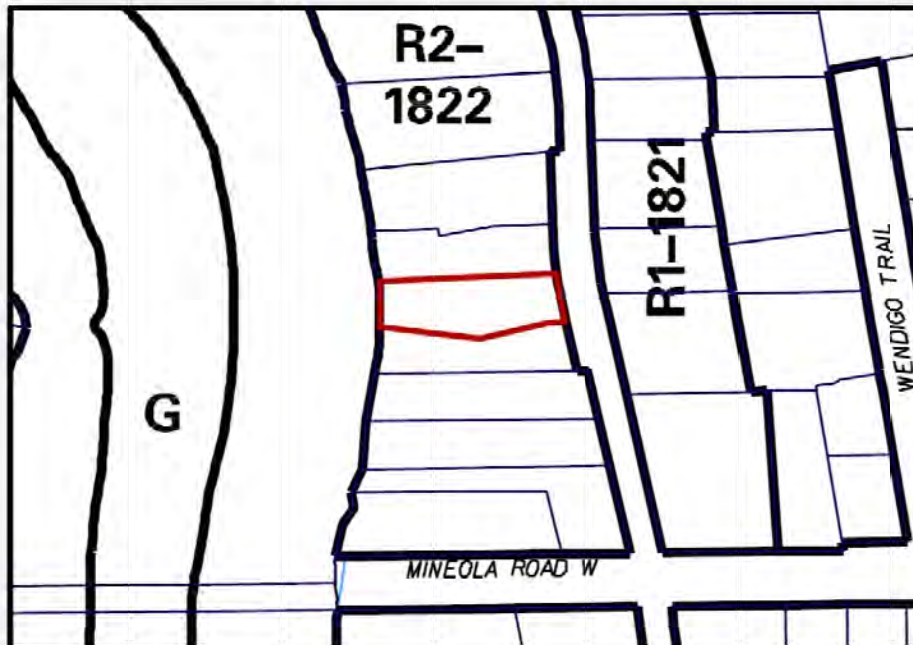


■ 1440 Hurontario Street, Suite 200, Mississauga, ON L5G 3H4 ■ PH 905-271-9100 ■ FX 905-271-9109 ■

Aerial Map:



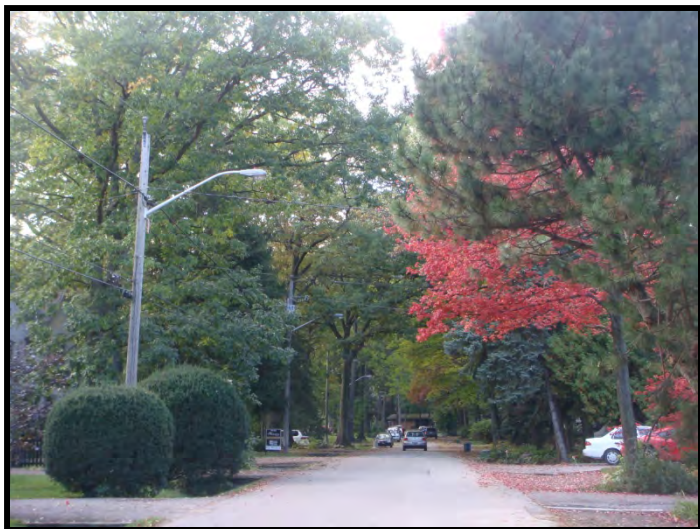
Zoning Map:



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 neighborhoods, 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 neighborhood.



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 Neighborhood

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, he was a well known farmer and merchant in Toronto. Robert Cotton purchased land and had a house built in 1856 and only remnants of the log cabin still exists. The Cotton Homestead is located on 1234 Old River Road 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 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 the Ontario Heritage Act in June 1984.


In 1854 James W. Cotton took ownership of the S.W part of lot 3 Range 2 C.I.R from the Crown. The change of ownership is unclear from James W. Cotton in 1854 to John Hector in 1896. In 1869 Frederick Chase Capreol purchased a great amount of land on the S.W of the C.I.R from John Crickmore. Frederick’s plan was to open a Peel General Manufacturing Company along the Port Credit River, but in the end Frederick did not have the financial backing to build his company and in 1888 he sold what was left to Thos. W. Hector. In 1888 to 1903 different parts of the land was being bought and sold between individuals, and in 1908 Kenneth Skinner purchased 60% of the S.W land from George W. Payne and Ellen O’Brien Payne. The land that Kenneth purchased is shown on page 16 outlined in red. Kenneth Skinner’s name appears on the land registry numerous times between 1908 and 1950. It is believed he and his sons, Victor and Milton, were involved in the purchase and sale of several land parcels in the area during this time.

In 1909, Kenneth Skinner purchased 60 acres of land between Mineola Road and Kenollie Road and east of the Credit River to Hurontario. He purchased this farmland from Washington Payne, and from then on, he began to subdivide his land into properties, and with his two sons Victor Skinner and Milton Skinner they

The Skinner Family - 1893

KENNETH SKINNER CAME to Port Credit in 1893. He had been born in Schomberg, Ontario, on August 2, 1865, to George and Christina MacDonald Skinner. George had emigrated from Yorkshire, England, in 1844, and Christina from Scotland. On April 2, 1894, Kenneth bought an acre (0.4 ha) of land from Margaret Graham. It had a small house on it, 18 feet by 24 feet (5 m x 6.4 m), which he relocated to the river side of his property. Also on the same date, he purchased eight acres (3.2 ha) from Edwin Crickmore. This acreage was part of Lot 3, Range 2, of the former Mississauga Indian Reserve.

Kenneth married Mary Ann South on June 2, 1897. Mary Ann, who was called Ollie, had been born on Upper Middle Road (now the Queensway) on March 13, 1866, to Edwin and Elizabeth Morris South. Edwin came to Canada from England and Elizabeth from Ireland in the 1850s. Kenneth and Mary Ann had two sons, Victor Kenneth on October 5, 1899, and Milton Douglas on April 3, 1902.



▲ Kenneth Skinner, 1870



▲ The Kenneth Skinner Family

As his family grew, he added onto the house until it had five bedrooms, a large living room, a kitchen, parlour and pantry. It also had a wrap-around veranda. Their address became 1372 Stavebank Road.

Port Credit: Past to Present

designed and built 38 homes within their property. Owing his own large property and being a builder, he had the chance to name streets after him and his wife Mary Ann South (Ollie) as Kenollie, and after his sons Victor and Milton. It is believed that the Skinner Family built the exiting home on the subject property. Kenneth and his wife lived at 1372 Stavebank until 1962. Since this time, their original house has been demolished and new development has taken place.

On page 15, it shows the map of the range 2 C.I.R Lot 3 that Kenneth Skinner purchased and on page 16 it shows a modern map of the west Mineola neighborhood of where Kenneth Skinner and his wife lived also the lot where Milton Skinner lived.

Throughout our research we were only able to discover minimal information about the Skinner family and of the homes they built. We believe that when Milton D. Skinner purchased this property (1362 Stavebank Road) from his father Kenneth Skinner in 1931, he owned this property for a long period of time. Information has been acquired from Mississauga Heritage that it is believed that the house on the property was built between 1925 – 1932, but it is

unknown of whom may have lived there before 1972 because through our research we discovered that Milton D. Skinner lived at 1392 Stavebank Road, Victor Skinner lived at 113 Mineola Road and Kenneth Skinner lived at 1372 Stavebank Road. In 1972 when Milton Skinner sold his property to June D. Corbett we believe that she lived there for quite a period of time according to the parcel registry and then know that June Corbett transferred the property to what are believed to be her children. Then from what is listed on the registry it shows the Corbett children sold the property to Jordan O'Brian and then Jordan O'Brian then sold the property to the current owner Tamer and Christine Kamel. It is believed that the property known as 1362 Stavebank the Kamel family purchased never had a Skinner family member living there.

SOUTHERN HALF TORONTO TOWN

SCALE 40 CHAINS TO AN INCH.





- COTTON FAMILY
- RANGE 2 C.I.R LOT 3
- 1362 STAVEBANK RD
TAMER & CHRISTINE KAMEL (SUBJECT)
- 1372 STAVEBANK RD
FORMER KENNETH SKINNER HOME
- 1392 STAVEBANK RD
FORMER MILTON SKINNER HOME

Section 3 | Property Details

| | |
|-------------------------------|---|
| Municipal Address | 1362 Stavebank Road |
| Legal description | PART OF LOT 3, RANGE 2 CREDIT INDIAN RESERVE |
| Municipal Ward | 1 |
| Zoning | R 2-1 (0225-2007) |
| Lot Frontage | 18.66 m (0325-2007) |
| Lot Depth | 69.40 m |
| Lot Area | 1347.60m ² (0.135 ha) |
| Orientation | Front facing North-East |
| Type | Existing 1-1/2 storey single family dwelling with attached garage |
| Vegetation | Several mature trees located throughout site. |
| Access | Existing linear asphalt drive w/ conc. curbing |
| Current Property Owner | Tamer and Christine Kamel (416-576-5582) |

Parcel Register:

Information gathered from the Ontario Land Registry office for the Region of Peel indicates the chain of ownership from The Crown in 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.

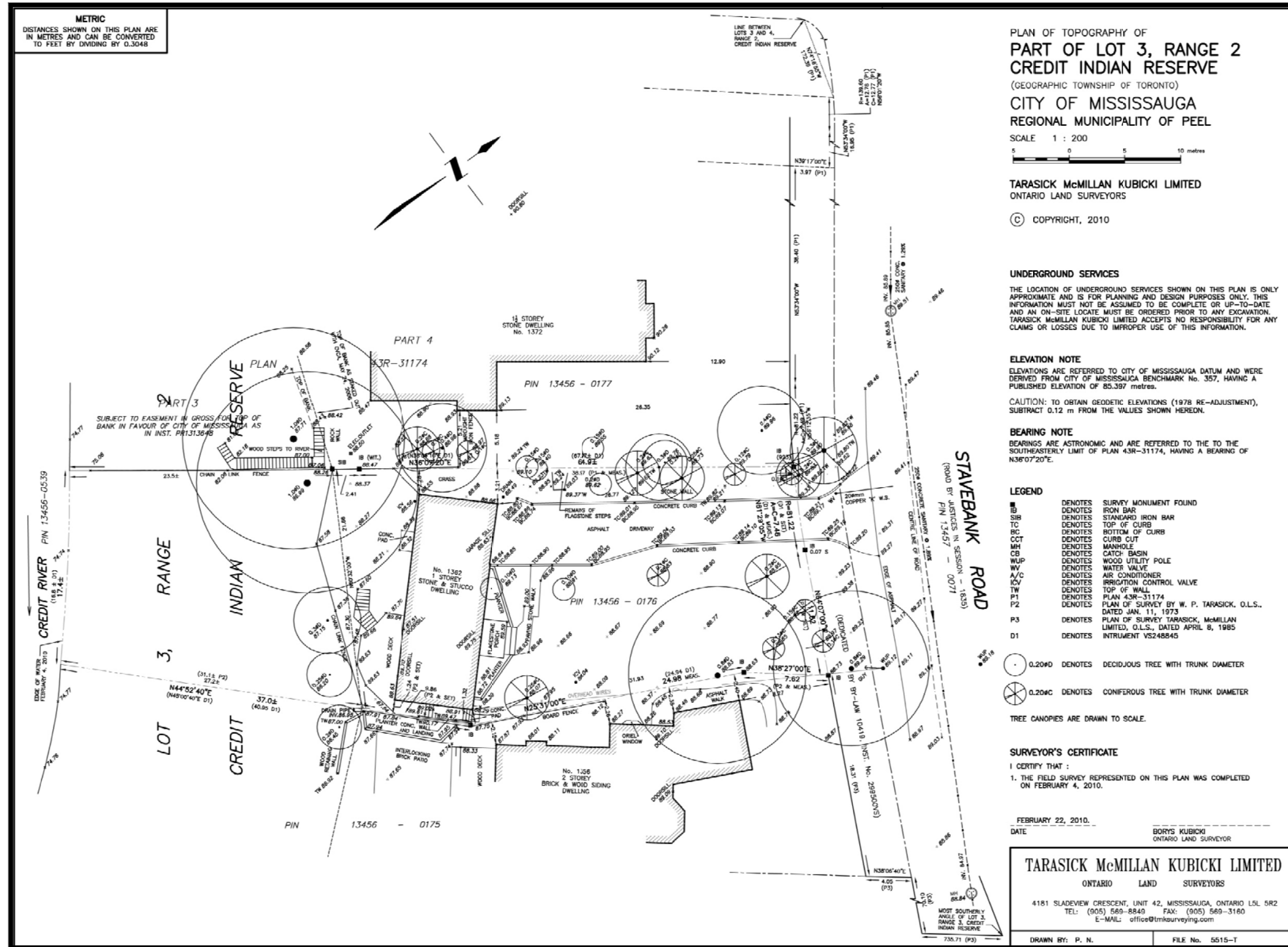
*Titles that are highlighted in a colour, indicates that they are linked transfers.

1. The Crown – Granted to James Cotton SW for Lot 3 Range 2 (July. 11/1854)
Through our research we were unable to discover which parts of land were transferred over to different parties, but we believe that John Hector may have been a person who purchased 25 ac., from James Cotton.
2. John Hector transferred to Samuel Jennings (Mar. 27/1869)
Samuel Jennings does not appear on the land registry for a second time indicting change of ownership.
3. Bank of Upper Canada transferred to John Crickmore (May.15/1869)
4. John Crickmore transferred to William B. Hunter (Sep.20/1869)
5. William B. Hunter transferred to Peel General Mfg. Co. (Jul. 20/1869)
6. Peel General Mfg. Co. transferred to S.S Lee (Sep.28/1876)
7. S.S Lee transferred to Canada Life Assce Co (Nov.1/1876)
8. Canada Life Assce Co transferred to Peel General Mfg. Co. (Mar.25/1886)

9. Peel General Mfg. Co. transferred to Thos. W Hector (Oct.1/1888)
10. The Crown – Granted to Elizabeth Blakely NE for Lot 3 Range 2 (Mar.12/1862)
Through our research we were unable to discover which parts of land were transferred over to different parties, but we believe that Elizabeth Dixie may have been a person who purchased part of land from Elizabeth Blakely.
11. Elizabeth Dixie transferred to Janadab D. Hardy (Dec.6/1886)
12. Janadab D. Hardy transferred to James Payne (Jun.3/1887)
13. Thos. W Hector transferred to Robert C. Sinclair (Nov.1/1889)
14. Robert C. Sinclair transferred to Ernest E. Thompson (Dec.9/1889)*
15. Thos W. Hector transferred to Robert Spence (Jul.10/1890)
Robert Spence does not appear on the land registry for a second time indicting change of ownership.
16. Thos W. Hector transferred to William Andrew (Jun.15/1891)
17. Ernest E. Thompson transferred to Mary C. Thompson (Mar.20/1890)*
18. Thos W. Hector transferred to James E. Robinson (Apr.1/1892)*
19. Edwin Crickmore transferred to James Graham (Apr.2/1892)
20. James Graham transferred to Margaret Graham (Oct.22/1892)*
21. James E. Robinson transferred to Arthur B. Boswell (Jan.13/1893)*
22. Willian Andrew transferred to Janet Wingfield (Feb.7/1894)
Janet Wingfield does not appear on the land registry for a second time indicting change of ownership.
23. Edwin Crickmore transferred to Kenneth Skinner (Apr.2/1894)
In 1869 John Crickmore purchased land from Bank of Upper Canada and then begin to see that Edwin Crickmore appears on the land registry as only a grantor it does not show him ever purchasing a piece of land. So it is believed that John Crickmore and Edwin Crickmore were related and could have been working together and that's why we see his name appear mulitple times.
24. Margaret Graham transferred to Kenneth Skinner (Apr.2/1894)*
25. Edwin Crickmore transferred to Thos W. Hector (May.23/1896)
26. Edwin Crickmore and John Crickmore transferred to Henry Strickland and Alferd P. Pousette (May.10/1897)
27. Henry Strickland transferred to William Scaife (Jan.8/1898)
28. William Scaife transferred to Edwin Samuel Munroe (Nov.24/1905)
29. Kenneth Skinner transferred to William C. Chandos Innes (Jul.8/1908)
30. James Payne tranferred to Ellen O'Brien Payne and George Washington Payne (Nov.4/1903)
31. George Washington Payne transferrred to Kenneth Skinner (Nov. 14/1908) 60 %
32. Kenneth Skinner transferred to Milton D. Skinner (Oct. 16/1942)
33. Kenneth Skinner transferred to Milton D. Skinner and Mary E. Skinner- JT- (Jun. 18/1945)
34. Kenneth Skinner transferred to Milton D. Skinner (Jun. 17/1948)
35. Milton D. Skinner tranferred to June Doris Corbett (Aug. 18/1972) Known as Lot 1362 Stavebank Road.
36. June Doris transferred to Donald J. Corbett, Caroline J. Corbett and John K. Corbett (Dec. 21/2006)

37. Donald J. Corbett, Caroline J. Corbett and John K. Corbett transferred to Allison J. Corbett, Caroline J. Corbett and John K. Corbett (Dec. 21/2006)
38. Allison J. Corbett, Caroline J. Corbett and John K. Corbett transferred to Jordan O'Brien (May. 3/2010)
39. Jordan O'Brien transferred to Tamer and Christine Kamel (Sep. 8/2010) Current property owners.

Existing Subject Property Topographical Survey:



Section 4 | Building Details

Existing Exterior Photos



Front Elevation



Rear Elevation

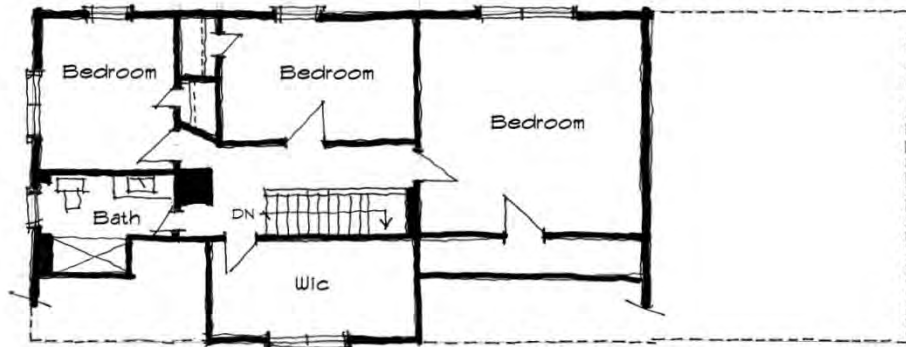
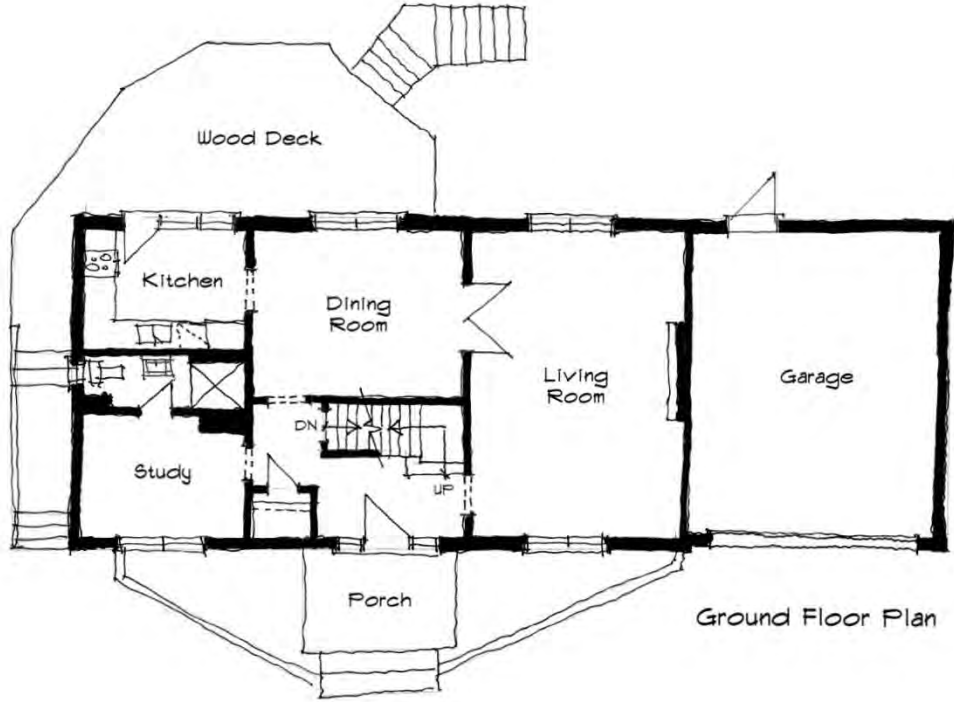


Right Side Elevation

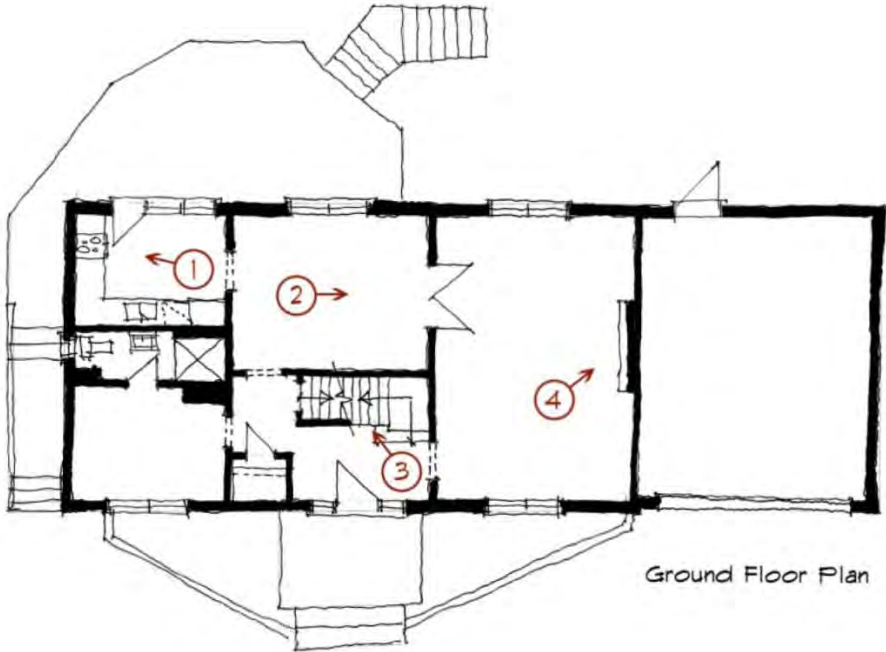


Left Side Elevation

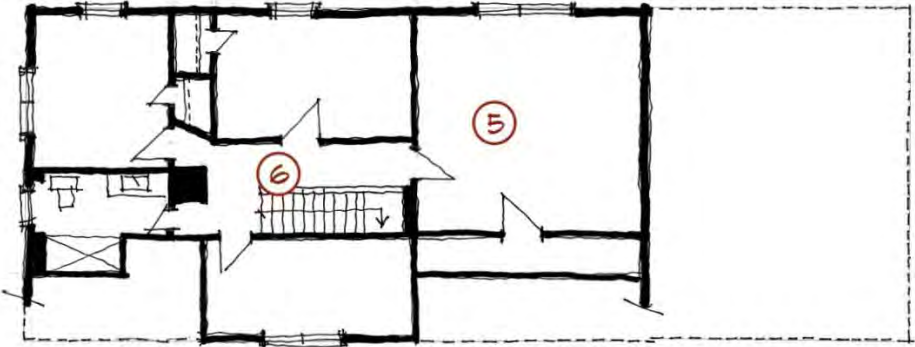
Sketch – Existing Floor Plans (not to scale)



Sketch - Interior Photo reference Existing Plans (not to scale)



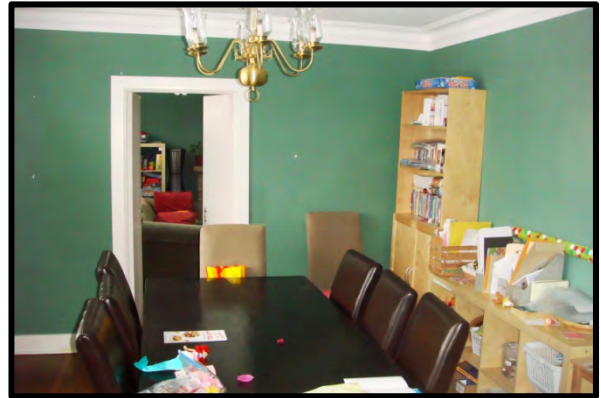
Ground Floor Plan



Second Floor Plan



Interior Photo 1



Interior Photo 2



Interior Photo 3



Interior Photo 4



Interior Photo 5



Interior Photo 6

House Description:

| | | |
|--------------------------|--|---|
| Construction Date | | Approximately 1925 - 1932 |
| Size | | Approx.1850 sf + 400 sf attached garage |
| Building Type | | 1-1/2 storey |
| Wall Construction | | Masonry and Frame |
| Exterior Cladding | | Stucco and Natural Stone |
| Roofing Material | | Asphalt Shingles |
| Setbacks | | Front Yard – 26.77 m |
| | | Right Side – 2.28 m |
| | | Left Side – 1.32 m |
| | | Rear Yard – 31.27 m |

Alterations to the Original House

The original home, is believed to be built between 1925 -1932, it was a 1-1/2 storey dwelling with an attached garage structure. It would appear that the only alterations that have taken place on the dwelling is the existing wood deck structure located in the rear of the property that was completed in the late 90’s as per City of Mississauga Records. The table below indicates all building permits on record for the subject property extracted from City of Mississauga Permit History Records.

| App Number | Address | Scope | Issue Date |
|--------------------------------|--------------------------------------|---|--|
| App Date | Description | Type Description | Status |
| BP 9NEW 10 3227 2010-11-18 | 1362 STAVEBANK RD SFD - CUSTOM | NEW BUILDING DETACHED DWELLING | WITHHELD |
| BP 9ALT 98 10721 1998-08-05 | 1362 STAVEBANK RD ADDITION - DECK | ADDITION TO EXIST BLDG DETACHED DWELLING | 1998-09-08 COMPLETED -ALL INSP SIGNED OFF |

Analysis of Existing Structure

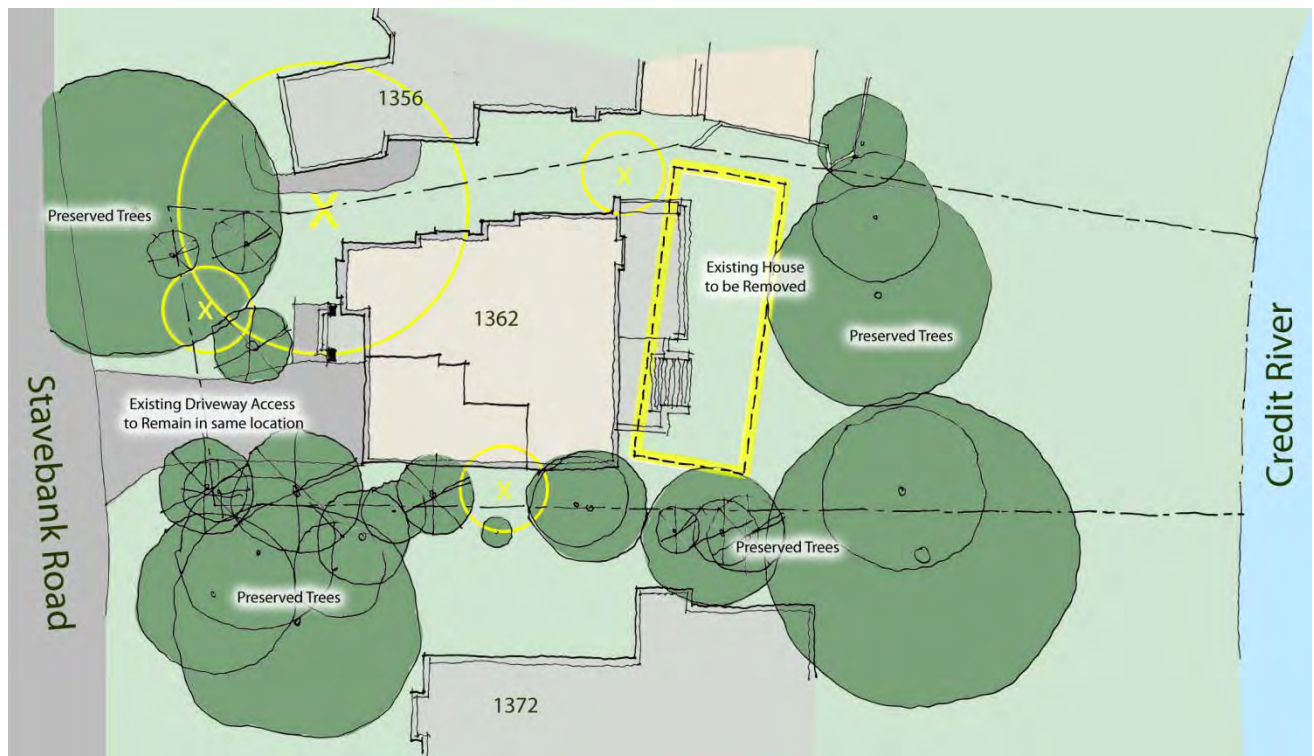
The existing home was representative of circa 1930's vernacular 1-1/2 storey with a 1 storey attached garage. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

The existing home is believed to represent minimal significance related to theme, event, belief, person, activity, organization or institution in the community. Through our research we have discovered that Kenneth Skinner was a builder and believe that the Skinner family built the current dwelling. It is not known to represent the work of any architect, artist, designer or theorist in the community. The property has only modest contextual value in as far as its support of the character of the area. It's physical, functional, visual or historic link to the surroundings and is not a landmark.

The existing home plays a moderately significant role in its support of the character of the area as it's massing and scale are similar to the adjacent homes on Stavebank road.

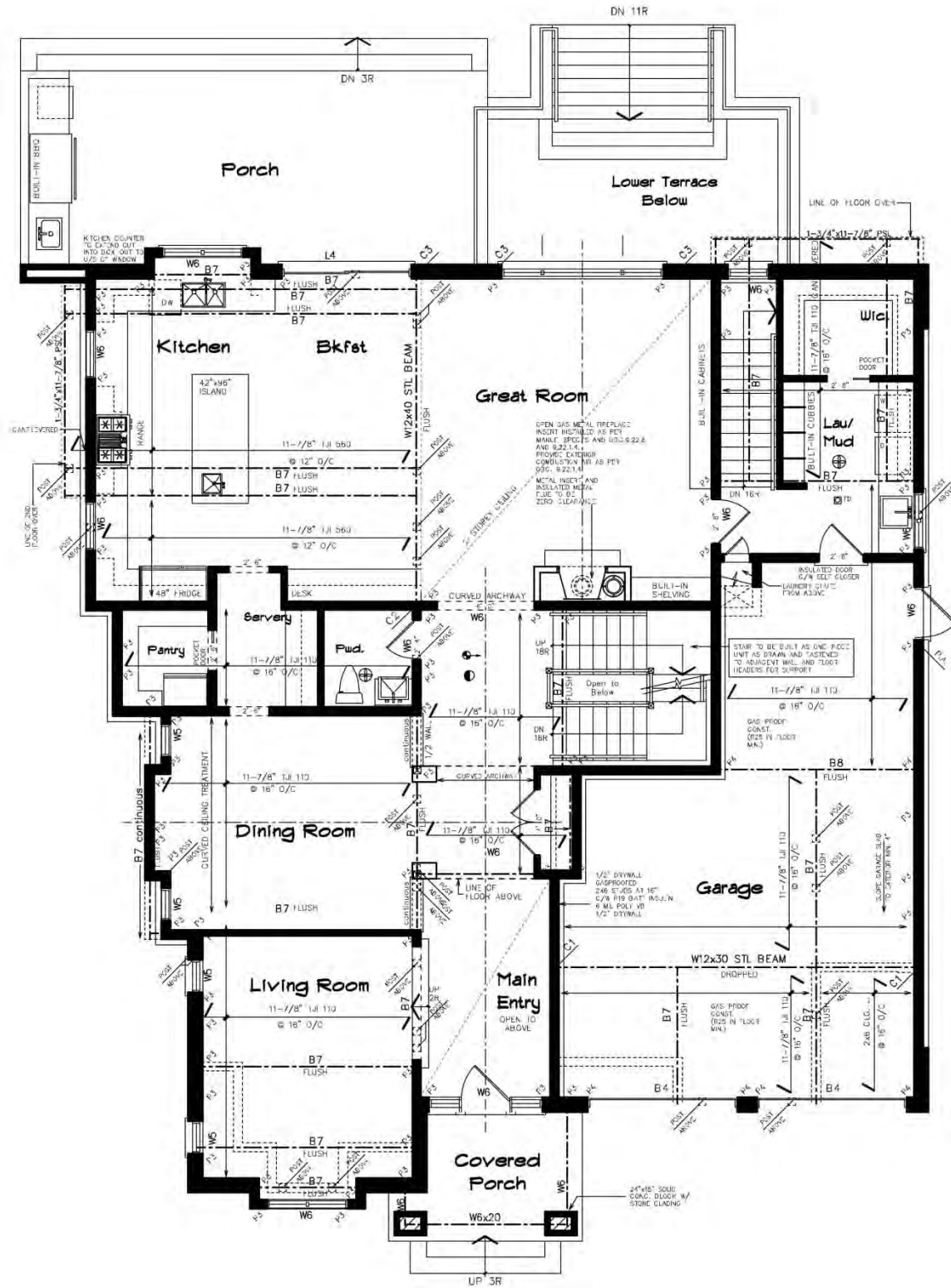
Section 5 | Development Proposal

Site Development Plan



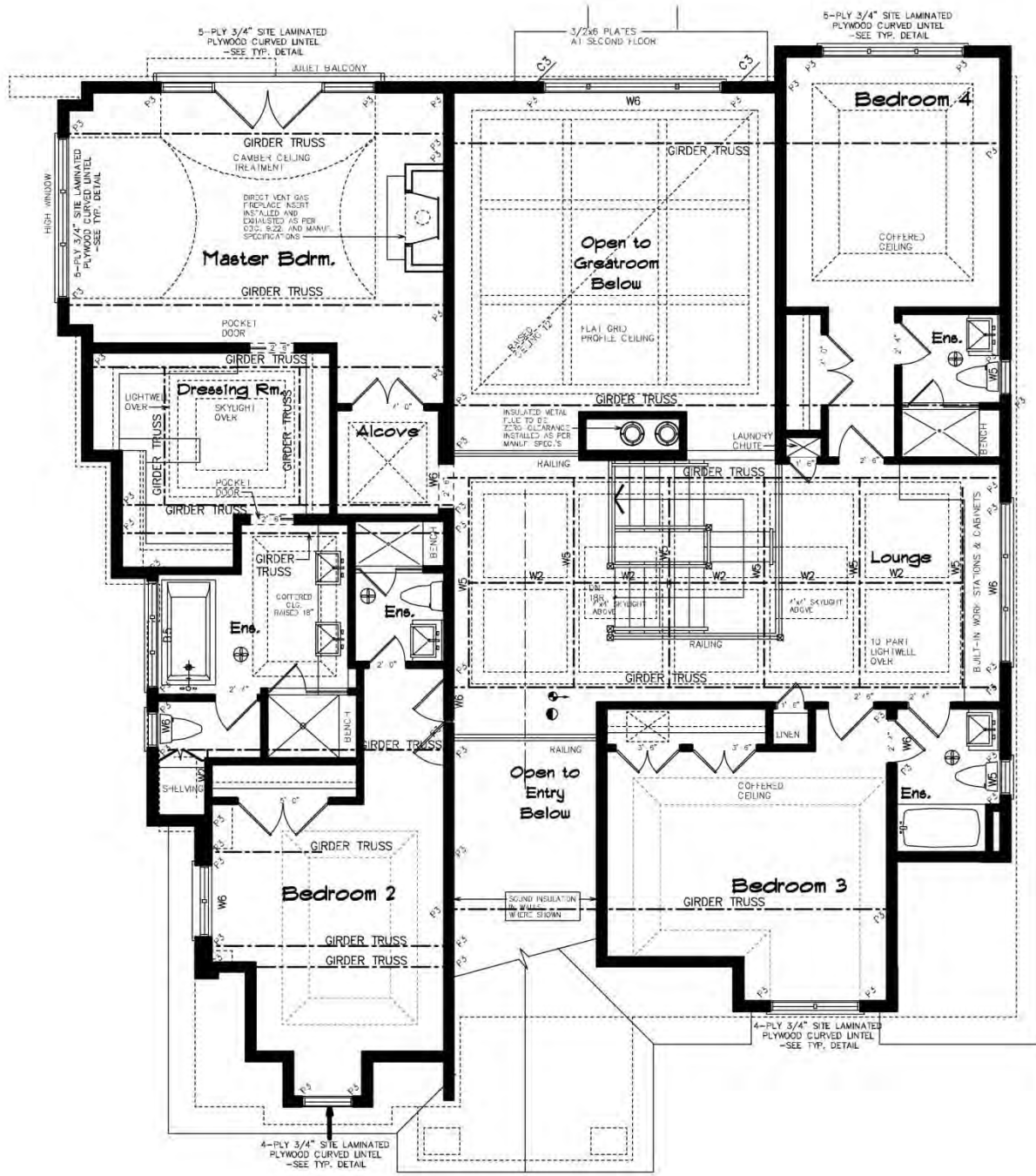
*The trees that are highlighted and indicate an "X" in the centre are for removal.

Proposed Ground Floor Plan:



■ 1440 Hurontario Street, Suite 200, Mississauga, ON L5G 3H4 ■ PH 905-271-9100 ■ FX 905-271-9109 ■

Proposed Second Floor Plan



Proposed Elevations:



1356 Stavebank Road

1362 Stavebank Road
Streetscape Elevation

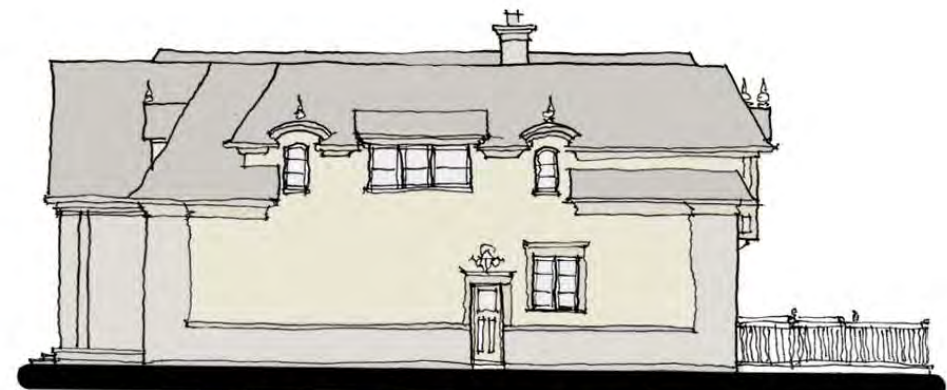
1372 Stavebank Road



Left-Side Elevation



Rear Elevation



Right-Side Elevation

Section 6 | Conclusion

The proposed home at 1362 Stavebank Road has been designed with similar massing characteristics of other homes on Stavebank Road 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



View from existing garage towards front of lot

existing dwellings. The scale of the proposed dwelling is similar to other dwellings located throughout the neighborhood. As seen on the streetscape sketch in Section 5 of this report this area is home to mature foliage in the front yard. This provides some screening between the proposed dwelling and the immediate adjacent structures.



View from rear yard viewing NAS associated with the Credit River

associated with the Credit River which reduces the impact on natural vegetation. The driveway entry location and width has been maintained on Stavebank Road. The proposed house has also been relocated away from the existing top of bank as per Credit Valley Conservation request for this development.

The majority of existing mature trees have been preserved through the development with the exclusion of 4 young trees in conflict with the proposed dwelling and 1 mature tree located between the subject property and 1356 Stavebank Road. The home has been situated on the site to regularize the front yard setbacks along Stavebank Road and to move further away from the NAS (natural area survey)



Photo 1 – View from Street Looking South



Photo 2 – View from Street Looking West



Photo 3 – View from Street Looking East



Photo 4 – View from Rear Yard looking North



Photo 5 – View from front yard looking West

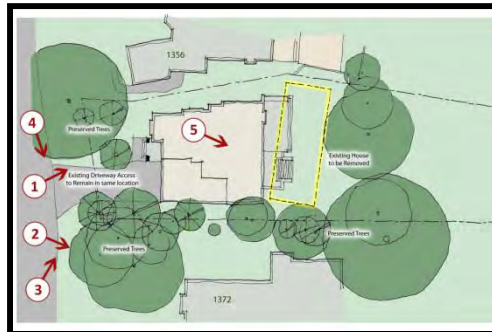


Photo Reference Plan

Overall 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 1-1/2 storey dwelling located at 1362 Stavebank Road has not been designated under the heritage register however, the property has been listed on the register under the Mineola West Cultural landscape. 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 regularize the front yard setbacks of this lot with the 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, because it is believed that there is no historic link related to theme, event, belief, person, activity, organization or institution in the community.

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 believed to represent some 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, designer or theorist in the community. The property has only modest contextual value in as far as its support of the character of the area. It's physical, functional, visual and historic link to the surroundings does not represent this dwelling as landmark.

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/\(lafipz55wrpqqa55adxvff55\)/default.aspx](http://www6.mississauga.ca/eMaps/(lafipz55wrpqqa55adxvff55)/default.aspx)

City of Mississauga Port Credit Gallery Cotton-Hawksworth House

Wilkinson, Matthew. Historian. Heritage Mississauga, 2011

Hicks, Kathleen A. Port Credit: Past to Present. 2007

Heritage Advisory Committee
SEP 20 2011

**STAGE 1 ARCHAEOLOGICAL ASSESSMENT OF
1362 STAVEBANK ROAD
PART OF LOT 3, RANGE 2, CREDIT INDIAN RESERVE
FORMER GEOGRAPHIC TOWNSHIP OF TORONTO
NOW IN THE CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL**

Original Report

Prepared for

David Small Designs
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Archaeological Licence #P347 (Andrew Riddle)
Ministry of Tourism and Culture PIF# P347-046-2011
ASI File: 11TS-070

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Archaeological Services Inc.

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**STAGE 1 ARCHAEOLOGICAL ASSESSMENT OF
1362 STAVEBANK ROAD
PART OF LOT 3, RANGE 2, CREDIT INDIAN RESERVE
FORMER GEOGRAPHIC TOWNSHIP OF TORONTO
NOW IN THE CITY OF MISSISSAUGA,
REGIONAL MUNICIPALITY OF PEEL**

EXECUTIVE SUMMARY

Archaeological Services Inc. was retained by David Small Designs to undertake a Stage 1 Archaeological Assessment of 1362 Stavebank Road, part of Lot 3, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. The subject property encompasses approximately 0.1 ha.

A general review of the physiographic region indicated that the subject property is situated within the Iroquois Plain physiographic region of southern Ontario. The closest mapped watercourses include the Credit River, Kenollie Creek and Stavebank Creek. The background review of the subject property revealed that 14 registered archaeological sites have been documented within one kilometre of the subject property. Based on a review of the historic mapping of the area, the subject property is adjacent to a historical transportation corridor. Given these factors there is potential for encountering pre-contact archaeological deposits as well as historical archaeological deposits within the property.

The Stage 1 field review resulted in the identification of a portion of the subject property being disturbed, in addition to a portion being steeply sloped. A Stage 2 archaeological assessment is required on all undisturbed lands by means of a test pit survey in accordance with the Ministry of Tourism and Culture's 2011 *Standards and Guidelines for Consultant Archaeologists*.

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**ARCHAEOLOGICAL SERVICES INC.
PLANNING DIVISION**

PROJECT PERSONNEL

| | |
|-------------------------------|---|
| <i>Project Manager:</i> | Beverly Garner, Hons. BA, Assistant Manager |
| <i>Project Director:</i> | Andrew Riddle, PhD, Staff Archaeologist (P347) |
| <i>Project Archaeologist:</i> | John Dunlop, Hons. BA, Staff Archaeologist (R261) |
| <i>Report Preparation:</i> | Jennifer Rose, Hons. BA, Staff Archaeologist (R376) |
| <i>Graphics:</i> | Jennifer Rose Jenna Down, Hons. BA, Research Archaeologist |
| <i>Report Reviewer:</i> | Beverly Garner |

1.0 PROJECT CONTEXT

1.1 Development Context

Archaeological Services Inc. was contracted by David Small Designs to conduct a Stage 1 Archaeological Assessment of the property located at 1362 Stavebank Road, part of Lot 3, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. The subject property is approximately 0.1 ha in size. An image of the subject property illustrated on the NTS sheet Brampton 30 M/12 and can be found in Section 9.0, Figure 1.

This assessment was conducted under the project management of Ms. Bev Garner and project direction of Mr. Andrew Riddle (MTC PIF P347-046-2011), as required by the Ontario Planning Act. All activities carried out during this assessment were completed as part of a site plan application for pre-development approval requirements in accordance with the terms of the Ontario Heritage Act and the Ministry of Tourism and Culture's 2011 *Standards and Guidelines for Consultant Archaeologists*.

Permission to access the subject property and to carry out all activities necessary for the completion of the assessment was granted by David Small Designs on June 7, 2011.

1.2 Archaeological Context

A Stage 1 archaeological assessment involves research to describe the known and potential archaeological resources within the vicinity of a subject property. The background research for such an assessment incorporates a review of previous archaeological research, physiography, and nineteenth and twentieth-century development for the subject property. Background research was completed to identify any archaeological sites in the subject property and to assess its archaeological potential.

In order that an inventory of archaeological resources could be compiled for the subject property, three sources of information were consulted: the site record forms for registered sites housed at the Ministry of Tourism and Culture, published and unpublished documentary sources, and the files of Archaeological Services Inc.

In Ontario, information concerning archaeological sites is stored in the Ontario Archaeological Sites Database (OASD) which is maintained by the Ministry of Tourism and Culture. This database contains archaeological sites registered within the Borden system. The Borden system was first proposed by Dr. Charles E. Borden and is based on a block of latitude and longitude. Each Borden block measures approximately 13 km east-west by 18.5 km north-south. Each Borden block is referenced by a four-letter designator, and sites within a block are numbered sequentially as they are found. The subject property under review is located within the AjGv Borden block.

While no sites have been registered within the subject property limits, 14 sites have previously been registered within a 1 kilometre radius (Table 1). Regional sites can be expected to relate to the cultural/temporal categories outlined in Table 2.

Table 1: Registered Sites within a 1 km Radius of the Subject Property

| Borden No. | Name | Site Type | Temporal/ Cultural Affiliation | Researcher |
|------------|---------------|--------------------|--------------------------------|--------------------------|
| AjGv-1 | Hare | Campsite | Archaic, Middle Woodland | V. Konrad, 1972 |
| AjGv-10 | Stavebank | Campsite | Undetermined | V. Konrad, 1972 |
| AjGv-11 | Port Street | Campsite | Undetermined | V. Konrad, 1972 |
| AjGv-13 | Fort Toronto | Village | Historic, Mississauga | V. Konrad, 1972 |
| AjGv-17 | Nunan | Campsite | Undetermined | V. Konrad, 1972 |
| AjGv-3 | Hogsback | Burial | Undetermined | V. Konrad, 1972 |
| AjGv-32 | Scott-O'Brien | Campsite | Early, Middle, Late Woodland | MPP*, 1988 / ASI**, 1991 |
| AjGv-4 | Stillmeadow | Campsite | Undetermined | V. Konrad, 1972 |
| AjGv-5 | Glenburny | Campsite | Aceramic | V. Konrad, 1972 |
| AjGv-57 | Rewa | Burial | Middle Woodland | ASI, 2003 |
| AjGv-71 | James Taylor | Harbour Storehouse | Euro-Canadian | ASI, 2010 |
| AjGv-9 | Avonbridge | Campsite | Archaic, Laurentian | V. Konrad, 1972 |
| AjGv-46 | Unknown | Findspot | Pre-contact | ASI, 1999 |
| AjGv-47 | Unnamed | Findspot | Pre-contact | ASI, 1999 |

MPP* = Mayer, Pihl, Pouton & Associates Inc.

ASI** = Archaeological Services Inc.

The Scott-O'Brien site (AjGv-32) was situated on a series of small level terraces immediately overlooking the west bank of the Credit River and adjacent to a small relict feeder creek that would have provided a convenient landing for watercraft. It was fully excavated in 1991. While the earliest and latest occupations of the site respectively date to the Middle Archaic (circa 3,000 B.C.) and post-contact Iroquoian periods, the site did not appear to have been used on an intensive or consistent basis prior to 800 B.C., nor from A.D. 800 onward. It would appear that people were attracted to the site because of the rich variety of food resources that would have been available from the Credit River and its associated floodplain, especially during the spring fishery. Repeated use of the site involved settlement over an area of approximately 0.5 hectare (ASI 1994).

The Rewa site (AjGv-57) was encountered during the construction of a tiered deck in the extreme northeastern portion of a residential property located on Mississauga Road. ASI was asked to investigate this discovery of human remains (ASI 2003). The remains were found approximately three metres from the top of the southwest bank of the Lower Credit River. Three individual burials were found: an adult male aged 40-50 years, a child aged 2 years +/- 8 months, and a newborn (ASI 2005). Two concentrations of artifacts were associated with the adult burial. The artifacts included a sheet of silver, worked shell, shell beads, worked deer antler, bear teeth, a bear tooth pendant, chert flakes and a human ulna separate from the adult burial. Based on the mortuary assemblage, the caries-free condition of the adult's teeth and the close proximity to the Scott-O'Brien site (AjGv-32), the Rewa site (AjGv-57) was dated to the Middle Woodland period (400BC-AD 800) (ASI 2005). The burial located on the residential property on Mississauga Road likely represents a unique interment event perhaps associated with the settlement at the O'Brien site (AjGv-32).

Table 2: Outline of Southern Ontario Prehistory

| Period | Archaeological/ Material Culture | Date Range | Lifeways/ Attributes |
|---------------------|--|-----------------|---|
| PALEO-INDIAN | | | |
| Early | Gainey, Barnes, Crowfield | 9000-8500 BC | Big game hunters |
| Late | Holcombe, Hi-Lo, lanceolate | 8500-7500 BC | Small nomadic groups |
| ARCHAIC | | | |
| Early | Nettling, Bifurcate-base | 7800-6000 BC | Nomadic hunters and gatherers |
| Middle | Kirk, Stanly, Brewerton, Laurentian | 6000-2000 BC | Transition to territorial settlements |
| Late | Lamoka, Genesee, Crawford Knoll, Innes | 2500-500 BC | Polished/ground stone tools (small stemmed) |
| WOODLAND | | | |
| Early | Meadowood | 800-400 BC | Introduction of pottery |
| Middle | Point Peninsula, Saugeen | 400 BC-AD 800 | Incipient horticulture |
| Late | Algonkian, Iroquoian | AD 800-1300 | Transition to village life and agriculture |
| | Algonkian, Iroquoian | AD 1300-1400 | Establishment of large palisaded villages |
| | Algonkian, Iroquoian | AD 1400-1600 | Tribal differentiation and warfare |
| HISTORIC | | | |
| Early | Huron, Neutral, Petun, Odawa, Ojibwa | AD 1600-1650 | Tribal displacements |
| Late | Six Nations Iroquois, Ojibwa | AD 1650-1800's | |
| | Euro/Canadian | AD 1800-present | European settlement |

The subject property is situated just within the Iroquois Plain physiographic region of southern Ontario, which is the former bed of glacial Lake Iroquois (Chapman and Putnam 1966:324-336). In the Mississauga area, the Lake Iroquois strand is situated approximately 4.5 km inland from the current Lake Ontario shore. Below the strand, the quaternary sediments are dominated by outwash sands typical of near shore deposits. The balance of the plain, towards the modern lake shore, is dominated by fine sediments of silt and clay, typical of off-shore deposits of overlying till (Chapman and Putnam 1966:324-336).

Potable water is the single most important resource necessary for any extended human occupation or settlement. Since water sources have remained relatively stable in south central Ontario after the Pleistocene era, proximity to water can be regarded as a useful index for the evaluation of archaeological site potential. Indeed, distance from water has been one of the most commonly used variables for predictive modeling of site location. The Credit River flows directly to the rear of the property limits, Kenollie Creek is located approximately 180 metres to the northeast, and Stavebank Creek is found approximately 300 metres to the west.

The MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:17) stipulates that primary water sources (lakes, rivers, streams, creeks), secondary water sources (intermittent streams and creeks, springs, marshes, swamps), ancient water sources (glacial lake shorelines indicated by the presence of raised sand or gravel beach ridges, relic river or stream channels indicated by clear dip or swale in the topography, shorelines of drained lakes or marshes, cobble beaches), as well as accessible or inaccessible shorelines (high bluffs, swamp or marsh fields by the edge of a lake, sandbars stretching into marsh) are characteristics that indicate archaeological potential.

Other geographic characteristics that can indicate archaeological potential include: elevated topography (eskers, drumlins, large knolls, plateaux), pockets of well-drained sandy soil, especially near areas of heavy soil or rocky ground, distinctive land formations that might have been special or spiritual places, such as waterfalls, rock outcrops, caverns, mounds, and promontories and their bases. There may be physical indicators of their use, such as burials, structures, offerings, rock paintings or carvings. Resource

areas, including; food or medicinal plants (migratory routes, spawning areas, prairie), and scarce raw materials (quartz, copper, ochre, or outcrops of chert) are also considered characteristics that indicate archaeological potential (MTC 2011:18).

Therefore, given the proximity of the Credit River, Kenollie Creek and Stavebank Creek, in addition to the presence of the 14 registered sites within a 1 km radius which include the Scott-O-Brien site (AjGv-32) and the Rewa site (AjGv-57), there is the potential for the identification of pre-contact archaeological remains, depending on the degree of later developments or soil alterations.

The Stage 1 field review was completed on June 29, 2011 in order to assess the archaeological potential of the property. All field work was conducted by Mr. John Dunlop (R261). The weather conditions were appropriate for the completion of field work. Field observations have been compiled on project mapping for the subject property (Figure 2).

The subject property is approximately 0.1 ha in size, and is comprised of one residential lot located at 1362 Stavebank Road. The rear of the property includes a portion of land directly adjacent to the edge of the Credit River. The property consists of primarily level terrain, featuring manicured and overgrown grasses, clusters of coniferous and deciduous trees, gardens and landscaping (Plates 1-2). At the limits of the rear yard of the property, the terrain slopes downwards toward the Credit River.

1.3 Historical Context

The MTC's *Standards and Guidelines for Consultant Archaeologists* (MTC 2011:18) stipulates that areas of early Euro-Canadian settlement, including places of early military pioneer settlement (pioneer homesteads, isolated cabins, farmstead complexes), early wharf or dock complexes, pioneer churches and early cemeteries, are considered to have archaeological potential. There may be commemorative markers of their history, such as local, provincial, or federal monuments or heritage parks. Early historical transportation routes (trails, passes, roads, railways, portage routes), properties listed on a municipal register or designated under the *Ontario Heritage Act* or a federal, provincial, or municipal historic landmark or site, and properties that local histories or informants have identified with possible archaeological sites, historical events, activities, or occupations are also considered to have archaeological potential.

The subject property is located within part of Lot 3, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel. A review of the 1859 *Tremaine Map* and 1877 *Illustrated Historical Atlas of the County of Peel* were completed in order to determine if this source depicts any nineteenth-century Euro-Canadian settlement features that may represent potential historical archaeological sites on the property.

The 1859 *Tremaine Map* depicts one land owner, Robert Cotton, and no structures are visible within the property limits. The subject property fronts the historically important transportation corridor of present-day Stavebank Road. The Credit River is depicted directly to the southwest, or the rear of the property. Kenollie Creek is depicted to the northeast and Stavebank Creek is found to the west (Figure 3).

The 1877 *Illustrated Historical Atlas of the County of Peel* depicts the Peel Manufacturing Company as the owner at this time. Once again no structures are visible within the property limits. The subject

property fronts the historically important transportation corridor of present-day Stavebank Road (Figure 4).

It should be noted that not all features of interest were mapped systematically on the Ontario series of historical maps and atlases, given that they were financed by subscription, and subscribers were given preference with regard to the level of detail provided on the maps. Given that the property fronts the historically important transportation corridor of present-day Stavebank Road, there is the potential of encountering nineteenth-century historical sites within the subject property, depending on the degree of recent land disturbances.

2.0 FIELD METHODS

The Stage 1 archaeological assessment was conducted by means of a visual review of the property walked at five metre intervals. This resulted in some areas being deemed as disturbed and having no archaeological potential. These areas consisted of a paved driveway and a two storey dwelling (Plates 3-4). In addition to this, a steep slope was encountered at the rear of the property toward the river valley edge (Plates 5-6). These areas do not warrant any further archaeological assessment.

3.0 ANALYSIS AND CONCLUSION

Archaeological Services Inc. was contracted by David Small Designs to conduct a Stage 1 Archaeological Assessment of the property located at 1362 Stavebank Road, part of Lot 3, Range 2, Credit Indian Reserve, former Geographic Township of Toronto, now in the City of Mississauga, Regional Municipality of Peel (Figure 1). The subject property is comprised of approximately 0.1 ha.

The Stage 1 background assessment determined that no sites had been registered within the limits, however, 14 sites had previously been registered within a one kilometre radius of the subject property. A review of the general physiography of the subject property and historic mapping suggested that the subject property encompasses an area that exhibits potential for the presence of pre-contact Aboriginal and Euro-Canadian archaeological resources due to the proximity of the Credit River, Kenollie Creek and Stavebank Creek, in addition to the proximity of the historic transportation corridor of present-day Stavebank Road.

The Stage 1 visual inspection of the subject property found that the front yard, back yard and all lands adjacent to the house and driveway appear to consist of natural landscape, and therefore have the potential of containing archaeological resources.

4.0 RECOMMENDATIONS

In light of these results, the following recommendations are made:

1. Prior to any land-disturbing activities within the subject property, a Stage 2 Archaeological Assessment must be conducted in accordance with the Ministry of Tourism and Culture's *Standards and Guidelines for Consultant Archaeologists* within the subject property.
 - a. The Stage 2 Archaeological Assessment must be carried out on all lands within the subject property by means of a test pit survey. All test pits should be excavated at least five cm into subsoil with the soil being screened through six mm mesh screens to facilitate artifact recovery. All test pits should be at least 30 cm in diameter and backfilled upon completion. Test pits should be excavated at five metre transect interval as outlined in the *Standards and Guidelines for Consultant Archaeologists*.

NOTWITHSTANDING the results and recommendations presented in this study, Archaeological Services Inc. notes that no archaeological assessment, no matter how thorough or carefully completed, can necessarily predict, account for, or identify every form of isolated or deeply buried archaeological deposit. In the event that archaeological remains are found during subsequent construction activities, the consultant archaeologist, approval authority, and the Cultural Programs Unit of the Ministry of Tourism Culture should be immediately notified.

5.0 ADVICE ON COMPLIANCE WITH LEGISLATION

- This report is submitted to the Minister of Tourism and Culture as a condition of licensing in accordance with Part VI of the Ontario Heritage Act, RSO 1990, c 0.18. The report is reviewed to ensure that it complies with the standards and guidelines that are issued by the Minister, and that the archaeological field work and report recommendations ensure the conservation, preservation and protection of the cultural heritage of Ontario. When all matters relating to archaeological sites within the project area of a development proposal have been addressed to the satisfaction of the Ministry of Tourism and Culture, a letter will be issued by the ministry stating that there are no further concerns with regard to alterations to archaeological sites by the proposed development.
- It is an offence under Sections 48 and 69 of the Ontario Heritage Act for any party other than a licensed archaeologist to make any alteration to a known archaeological site or to remove any artifact or other physical evidence of past human use or activity from the site, until such time as a licensed archaeologist has completed archaeological field work on the site, submitted a report to the Minister stating that the site has no further cultural heritage value or interest, and the report has been filed in the Ontario Public Register of Archaeology Reports referred to in Section 65.1 of the Ontario Heritage Act.
- Should previously undocumented archaeological resources be discovered, they may be a new archaeological site and therefore subject to Section 48 (1) of the Ontario Heritage Act. The proponent or person discovering the archaeological resources must cease alteration of the site immediately and engage a licensed consultant archaeologist to carry out archaeological fieldwork, in compliance with sec. 48 (1) of the Ontario Heritage Act.

- The Cemeteries Act, R.S.O 1990 c. C.4 and the Funeral, Burial and Cremation Services Act, 2002, S.O. 2002. c.33 (when proclaimed in force) require that any person discovering human remains must immediately notify the police or coroner and the Registrar of Cemeteries, Ministry of Consumer Services.

The documentation related to this archaeological assessment will be curated by Archaeological Services Inc. until such a time that arrangements for their ultimate transfer to Her Majesty the Queen in right of Ontario, or other public institution, can be made to the satisfaction of the project owner(s), the Ontario Ministry of Tourism and Culture, and any other legitimate interest group

6.0 BIBLIOGRAPHY AND WORKS CITED

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7.0 PLATES / IMAGES



Plate 1: Looking northeast towards Stavebank Road.



Plate 2: Looking southeast at previously landscaped portions.



Plate 3: Looking south at two storey residence.



Plate 4: Looking southwest up paved driveway.



Plate 5: Looking southeast at top of slope.



Plate 6: Looking northwest at slope down to the Credit River.

8.0 MAPS



Figure 1: The subject property illustrated on the NTS map Brampton 30 M/12, 7th Edition, 1994.



Figure 2: Stage 1 Archaeological Assessment Results of 1362 Stavebank Road, City of Mississauga, Regional Municipality of Peel.

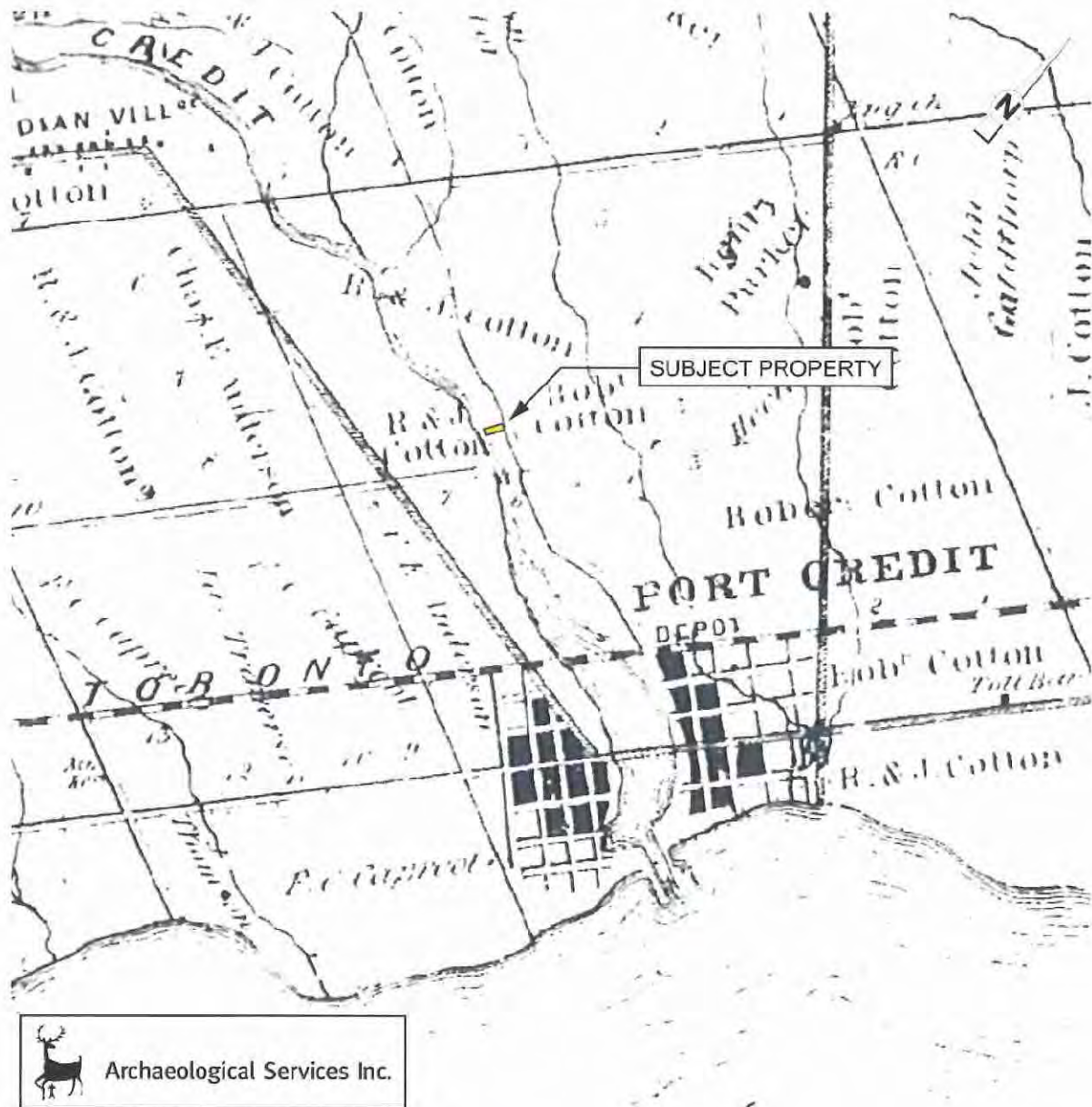


Figure 3: Subject property located on the 1859 *Tremaine Map*.



Figure 4: Subject property located on the 1877 *Illustrated Historical Atlas of the County of Peel*.