

Heritage Advisory Committee  
SEP 18 2012

# Addendum to the McClure-Lafferty House Heritage Impact Statement

Proposed Relocation and Adaptive Reuse  
2075 Derry Road West, Mississauga, Ontario

March 16, 2012



**MSA**i

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## **Addendum to the McClure-Lafferty House Heritage Impact Statement,**

### **Proposed Relocation and Adaptive Reuse**

This addendum is intended to document a more detailed design response to the proposed alternatives and recommended outcomes of the Heritage Impact Statement prepared by Ian MacGillivray Architect, dated March 9, 2009. It also includes responses to concerns raised by Heritage Staff on the need for relocation through three added sections.

In summary the MacGillivray document made two recommendations, a "preferred" recommendation and a final recommendation. The preferred recommendation was, ... "to respect the designation and to integrate this building into future development as a stand alone resource building for the development either in its current location or in another location"

McGillivray, however, recognized that the adaptive reuse of this building in its current context was not viable and accepted the removal of the Heritage Designation and ultimate loss of the building. To that end two conceptual site plans were developed in his report showing new office development with and without the subject house.

The recommended removal of the Heritage Designation did not sit well with the City's heritage planners. As a result three additional studies were prepared to supplement and peer review the McGillivray HIS.

The first supplementary report was prepared in May of 2009. This Cultural Heritage Assessment was prepared by Planning and Heritage Services of the City of Mississauga. This report looked more deeply into the chain of ownership and heritage attributes and concludes that the heritage designation of the McClure-Lafferty House should remain, contrary to the recommendation of the McGillivray HIS.

To assist the city in evaluating the contradictory recommendations, two independent heritage specialists were retained to peer review the McGillivray report.

The first peer review was conducted by Stevens Burgess Architects Ltd. in May and June of 2009. While the author Jane Burgess found that the McGillivray HIS did a ... "thorough job of documenting the history of the site and documentation of existing structures" she comes to a different conclusion as to designation. Her report finds significant heritage value in the building and site and recommends continued heritage designation.

The second peer review was conducted by D. R. Chalykoff, a self educated heritage specialist. His conclusions were more severe in that he concluded that the McGillivray HIS was incomplete in two areas. The first related to the absence of Land Registry Office documentation listing the chain of owners and site uses. His second concern criticised the lack of a proposed development plan showing how the site development will impact the heritage asset. In conclusion he finds that the McClure-Lafferty House is indeed very worthy of continued designation. This Addendum seeks to

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answer the question of proposed site development plan, documenting a new use and location for the subject house on the same property.

The Heritage Advisory Committee, having weighed the various opinions, deemed that the Heritage Designation of the McClure-Lafferty House should be retained.

In the intervening years the owner of the property, GWL Realty has recognized that there is a potential viable use for the extant building but that it needs to be relocated to support this viability. GWL are seeking a restaurant/ bar use for the property that will need better visibility from Syntex Ct. and a significant parking supply in order to be successful in this context and meet the city's zoning standards.

MSAi were consulted to evaluate the heritage implications of moving the house through the examination of potential site plan concepts that would maintain the existing building on its original lot, in its original orientation, with an addition to the rear. The desired outcome from the owner's perspective is to find a viable tenant that can trade on better visibility from Syntex Ct. with an addition to support a commercial kitchen, while optimizing the seat count within the heritage asset to ensure sustainability.

This Addendum concludes that a plan for the relocation of the McClure-Lafferty house can be supported from a heritage perspective, which will bring a new vibrant life to the structure well into the future, with enhanced visibility and a restored role in defining the streetscape along Syntex Ct. This addendum concludes that this can be achieved while maintaining the original heritage character and original lot configuration.

In arriving at this conclusion MSAi relied on the following studies:

- a review of all the various heritage studies prepared in the past.
- a review of respected heritage documents for guidance on the principles associated with the relocation of a heritage structure and constructing an addition.
- a site visit to better understand the heritage attributes of the site, its landscape and building structure.
- a site plan study to evaluate the functions of the building as a restaurant, accommodating a modern kitchen addition, loading facilities and adequate but hidden parking
- an elevation study to determine how a significant addition could be added while respecting the heritage attributes of the asset.
- a review of the existing tree inventory with an eye to maintaining sufficient mature tree retention to respect the original rural setting and south facing orientation of the property

## **Heritage Guidance on Relocation and Additions**

The following 2 sections deal with the issue of Relocation and Additions identified in various guidance documents on heritage matters. With respect to the design of additions to heritage assets and relocation, several heritage charters and nationally respected heritage documents were reviewed to test the merits of the proposed site design.

### **Heritage Documents Guiding Relocation**

With respect to moving existing heritage buildings to new sites, several Heritage source documents have been researched and their guidance for such situations follows. It is clear in all the documentation that relocation is never a desirable first course of action, however, there are conditions when such an action can be accepted in order to preserve the key attributes of the heritage asset and context.

#### **Document 1- The Burra Charter 1979- 1999**

In 1979 the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance was adopted. The charter was given the short title of the Burra Charter and has been used as an important reference document for heritage efforts internationally.

##### ***Article 9 Location***

**9.1** The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.

**9.2** Some buildings, works or other components of places were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other components do not have significant links with their present location, removal may be appropriate.

**9.3** If any building, work or other component is moved, it should be moved to an appropriate location and given an appropriate use. Such action should not be to the detriment of any place of cultural significance.

##### ***Article 24 Retaining associations and meanings***

**24.1** Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.

**24.2** Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.



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These articles of the **Burra Charter** clearly set out some conditions where relocation can be supported. In summary these conditions are;

- relocation is possible only as the sole means of survival
- the significance of its original location should be maintained
- its new location should not deter from its original cultural significance

The proposed relocation is required to ensure the ongoing viability of the subject property. The significance of its original siting and orientation is maintained with access maintained from the west and front address to Syntex Ct. The proposed setback from Syntex Ct. is 20m which allows a significant stand of mature trees to remain, defining the original heritage lot setting.

### Document 2- Parks Canada, Standards and Guidelines for the Conservation of Historic Places

#### General Standards

##### Standard 1

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

##### Standard 7

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

The Standards are generally silent on the matter of building relocation, however, guidance with respect to Engineering Works helps to inform the intention as follows;

*Retaining sound engineering works, or deteriorated engineering works that can be repaired. Retaining the relationship between an engineering work and its location, when this relationship is part of its heritage value. In the case of an engineering work that is designed for a particular application rather than a particular location, and where its present location is not a character-defining element, it may be moved and re-established at another comparable location if the move is necessary to ensure its conservation, and if its character-defining elements can be maintained unimpaired at the new location.*

These Standards and clauses from The Parks Canada document can be summarized as follows:

- move an asset only when the character defining attributes of its original location are maintained in the new location
- respect heritage value when undertaking a intervention
- keep the intervention gentle

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The tree plantation and front door of the property persist in the new location, preserving its original relationship to the community. The interventions are minimal with parking and new construction kept to the north side out of view.

### **Document 3- The Venice Charter - ICOMOS 1964**

#### **ARTICLE 7.**

*A monument is inseparable from the history to which it bears witness and from the setting in which it occurs. The moving of all or part of a monument cannot be allowed except where the safeguarding of that monument demands it or where it is justified by national or international interest of paramount importance.*

The Venice Charter clearly relates to monuments of international significance. The point can be distilled in the Mississauga context to infer that a relocation can be justified if it is deemed the best way to safeguard the heritage asset, to ensure its continued viable use and heritage character. In this case the continued successful use of the subject property safeguards its heritage significance.

### **Document 4- The Appleton Charter - ICOMOS 1983 Canada**

#### **Setting:**

*Any element of the built environment is inseparable from the history to which it bears witness, and from the setting in which it occurs. Consequently, all interventions must deal with the whole as well as with the parts.*

#### **Relocation:**

*Relocation and dismantling of an existing resource should be employed only as a last resort, if protection cannot be achieved by any other means.*

This proposed relocation follows a period of unsuccessful lease negotiations for the premises in their current location. After 3 years of trying GWL have found that the relocation is essential to achieve a successful project on all fronts.

## **Heritage Documents Guiding Additions**

With respect to the design of additions to heritage assets, the same set of charters and documents were reviewed.

### **The Burra Charter 1979- 1999**

The Burra Charter introduction states

- where existing use is of cultural significance every effort is made to retain that use; if this is not possible then ensure the place has a compatible use;
- ensure a change of use does not detract from the place's ability to be interpreted and appreciated;
- ensure old and new work is distinguishable;

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- ensure new work is similar to existing fabric in its consideration of matters (including siting, bulk, form, scale, character, colour, texture and material) but that it is clearly contemporary for its time; and
- ensure the context or setting is not damaged.

### Burra Charter Article 22 - New Work

#### 22.1

*New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.*

*New work may be sympathetic if its siting, bulk, form, scale, character, colour, texture and material are similar to the existing fabric, but imitation should be avoided.*

#### 22.2

*New work should be readily identifiable as such.*

The proposed design for an addition to the McClure-Lafferty House follows the guidance offered in the Burra Charter as it:

- enables a compatible use;
- the change does not detract from the appreciation of the subject house and lot;
- the new work is clearly distinguishable from the original;
- the Derry Rd. (Syntex Ct.) context and viewscape is not damaged and in some ways it is improved through more complete front yard landscaping;
- the addition does not distort or obscure the cultural significance of the place;
- the new work is sympathetic without being an imitation.
- the new work is readily identifiable.

As such the new addition complies with the guidance of the Burra Charter

Another national document offers guidance for heritage additions. **The Appleton Charter** for the Protection and Enhancement of the Built Environment- ICOMOS 1983 Canada, International Council on Monuments and Sites

This document offers the following Principles with respect to additions to heritage structures.

Additions:

*New volumes, materials and finishes may be required to satisfy new uses or requirements. They should echo contemporary ideas but respect and enhance the spirit of the original.*

The proposed design for an addition to the subject property follows the guidance offered in the Appleton Charter as:

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- the new design accommodates the roof top mechanical, kitchen, service and loading requirements of modern restaurant and or professional office design.

Another international document was consulted for its guidance on heritage additions. The **Venice Charter** ICOMOS 1964, INTERNATIONAL CHARTER FOR THE CONSERVATION AND RESTORATION OF MONUMENTS AND SITES include the following clause.

### **ARTICLE 13.**

*Additions cannot be allowed except in so far as they do not detract from the interesting parts of the building, its traditional setting, the balance of its composition and its relation with its surroundings.*

The proposed addition does not conceal the heritage building or detract from its heritage context, having been sited behind the main structure and scaled to be of a lesser height and mass.

The final document that has been relied upon is a recent Canadian document created by Parks Canada.

### **Standards and Guidelines for the Conservation of Historic Places in Canada Parks Canada, Second Edition 2010**

#### **Additions or Alterations to an Historic Place**

*The construction of an exterior addition in an historic place may seem essential for a proposed new use, but the Guidelines emphasize that such new additions should be avoided, if possible, and considered only after it is determined that those needs cannot be met on another site or by altering secondary, non character-defining interior spaces. An addition should be designed so that the heritage value of the historic place is not impaired and its character-defining elements are not obscured, damaged or destroyed. The addition should be physically and visually compatible with, subordinate to, and distinguishable from the historic place as stated in Standard 11.*

#### **Standard 11**

*(a) Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction.*

*(b) Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

*Part (b) also requires that additions or new construction be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.*

*Part (b) also requires an addition to be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.*

## **Standard 12**

*Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

In response to the Parks Canada document, the proposed addition achieves the following:

- the new design conserves the important views toward the character defining elements of the subject house from the south and southwest driveway;
- the new addition is visually compatible with, subordinate to, and distinguishable from the historic house by using distinct modern materials, maintaining a generous viewscape and limiting the addition to a low single storey thereby enhancing the 2 storey presence of the heritage asset.
- the new addition may be easily removed in future thereby reversing any impact should the restaurant use terminate in future.
- A balance has been struck between... "mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value."

## **The Rationale for Relocation**

Through communication with Heritage Staff, additional justification for relocation was requested. While each of the reasons noted below are included in the detailed assessment above in response to heritage documents, they are concisely enumerated for convenience as follows:

-The owner has demonstrated cooperation having completed the recommended restoration investment contained in the AREA report and still has been unsuccessful in finding a tenant over the past three years. At this time over \$400,000 has been invested in the building. This work includes roof and window replacement, mould remediation and asbestos abatement. The owner is very experienced and knowledgeable about leasing in this market with several million square feet of commercial space under their purview. They want a successful outcome.

-The owner has been advised that the cost of a relocation is in the order of \$100,000. In spite of this cost, they have determined that it is a necessary cost in order to attract a tenant. In the retail industry visibility is a primary requirement for leasing. We have reviewed the Barber House in comparison to this lot. That building stands 27m back from Queen St. and enjoys a reasonable

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visibility in conjunction with front yard parking and landscaping.



Barber House set back 27m from street

- The owner has been advised that a relocation is not a preferred strategy from a heritage perspective, yet was willing to complete this study to explore a heritage basis for relocation.
- Through the past leasing efforts, the likely best use for the site is a restaurant or prestige office that brings a zoning requirement of up to 62 parking spaces. Without relocation the only place on site for 62 cars is the front yard of the heritage lot. The existing parking adjacent to the lot is dedicated to current office uses and cannot be used for this use. If the parking is provided in the front yard many more existing trees would need to be removed. The heritage setting would be severely harmed by such a parking field in the front yard.



Parking Hidden to Rear of House



Parking in Front Yard is Undesirable

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- Alternative measures such as roadside signage has been considered as an alternative to relocation. While helpful, that measure alone, unfortunately, has not been sufficient to give prospective tenants the comfort sought in committing to an investment of this magnitude.
- The road conditions created by the city's planning regime in the past, particularly the grade separation of Syntex Dr. and Mississauga Road, has effectively removed the benefits of being located near what was once a focal town intersection, Harris Corners.



View of Mississauga Rd. underpass to east along Syntex Ct.

- The location of the building at 20m distance significantly improves the visibility of the structure. The attached images show how the current viewscape is compromised by the setback of the house at 73m, and the loss of building silhouette against the existing Dupont building backdrop.



Views from East along Syntex Ct.



Views from East with McClure-Lafferty silhouette concealed by Dupont building



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View from East- McClure-Lafferty House is not easily seen against Dupont backdrop



Approach to Site from the West along Syntex Drive.



Approach to Site from the West along Syntex Drive. White bar indicates proposed location of front wall of McClure-Lafferty House. Visibility will be enhanced in new location.

### Design Rationale for the Addition

Heritage staff also sought greater detail regarding the justification for the scale and character of the addition. While the addition is conceptual in nature, and should not be treated as the final design, it is underpinned by some very specific heritage design ideas.

### Scale

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The height of the eave of the addition is established by the eave height that results from a rear porch addition on the west side of the north wing. It is possible that a porch may have been a typical element added in such a location. The back porch has an underside of soffit height of about 2.4m or 8'. The roof of such a porch may have risen at an angle of about 5:12, meeting the existing wall just under the 2nd floor window sill. As noted in the McGillivray Report on page 6, "*a built-in nailer strip on the west wall of the north wing suggests there may have been a verandah in this location.*" This establishes the very credible speculation about the presence of such an element.

The eave height and roof slope derived from this porch addition, informs the balance of the addition, setting a constant eave height and sloped roof element stemming from the porch condition.

The maximum height of the addition is set having consideration for preserving the gable silhouette of the existing house while accommodating the expected roof top HVAC equipment attendant on a commercial kitchen or professional office function. To this end the height of the sloped roof is capped at 3.8m or 12'-6", the underside of the 2nd floor window sills of the north wing.

With a finished flat roof surface established at 3m or 10' there is a requirement to add a parapet crown of about .5m or 1'-6" to fully screen the typical roof top HVAC equipment expected to average about 1.2m or 4' in height.

As a result the rear addition roof shows a veranda scale that conceals a recessed well, that houses the roof top mechanical equipment. This configuration allows the lowest possible roof profile suiting the commercial kitchen functions. In this way the existing gables of the subject house remain as visible heritage features.

The overall size of the addition has been established based on the stated space needs of similar operating restaurants or offices. The main purpose of the addition is to house service functions, coolers, storage, loading, waste and washroom functions that do not readily fit in the more finely scaled room proportions of the existing house. In total about 1920 sf of addition is proposed bringing the total finished area of the complex to about 5,200sf, the target size for a viable and sustainable restaurant or professional office business.

#### **Location of the Addition**

It is proposed that the addition occupy the location of the current rear addition on the east side plus an extension to the north of about 29' or 8.9m. This compares the overall length of the existing house of about 18m or 60'. The addition is less than half the depth of the existing house, and therefore subordinate to the main house by virtue of its size, location, height and mass.

#### **Character of the Addition**

It is expected that the primary views of the house as one approaches by foot or car will be from the south along Syntex Ct. and the entrance drive off Syntex. From these vantage points the rear addition will not be dominant in the viewscape. There will, however, be pedestrian approaches from the north parking lot and sidewalks. From these approaches the rear addition will be quite

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visible in the foreground view. As a result the materials and character of the addition must convey a high quality image, commensurate with the quality of the heritage asset.

To that end brick has been chosen as the dominant wall material for the addition. This matches the material of the subject house. It is speculated in the Stevens Burgess peer review of the HIS that 2 brick colours may have been used in the original house. Using 2 colours in the addition is not recommended as buff/ red brick heritage colour matches are difficult to achieve with today's products. A single red brick colour has been suggested for the addition, however it is strongly suggested that some relief and pattern be introduced in these wall planes as they are predominantly blank based on the service functions within.

As a character source for the treatment of these blank walls, garden walls were scanned as a model for their pattern and relief. To that end a recurring pier projection is introduced to define the wall in discrete segments, with panels set in relief. Within these panels, trellis frames have been introduced to support ivy growth, supporting the character of garden walls in the rear yard of the property. An elliptical arch header course is proposed to add a period detail to the wall, sourced from our restoration of the LCBO outlet in Niagara-on-the-Lake where this existing period detail was used to great effect on blank walls.



Trellis Frames Inset into Masonry Wall Panels- Dashed Lines Indicate Concealed Rooftop Mechanical Units



Elliptical Arch Headers- Remnants from the Original Single Storey Building



Trellis Frames on Blank Walls- Luxembourg Gardens Paris





Piers and Arch Relief on Garden Wall



Panelled Wall Relief on Retaining Wall

In summary there are no negative impacts on the cultural heritage resource as a result of the proposed addition to the McClure-Lafferty House and its relocation.

- There is no destruction of any, or part of any, significant heritage attribute.
- The alteration is sympathetic to the heritage attributes. Unpainted red brick is proposed for the addition in a wall pattern that evokes a garden structure with projecting piers and arches with inset trellis structures for ivy growth.
- No shadow or incompatible massing is created by addition that alters the appearance of or changes the viability of the heritage attribute. The addition is carefully scaled to be diminutive in respect to the original house. Roof top mechanical is screened behind sloped porch roof elements. A porch addition to the west introduces an outdoor patio terrace further enhancing the viability of the new venture.
- The addition does not impose an isolation of the heritage attribute from its surrounding environment, context or other significant relationship but rather improves the connection to context. The original treed lane running up the west edge of the lot remains intact. The access drive off the lane remains in close proximity to its original location. A new walkway connects directly to Syntex Ct.
- There are no direct or indirect obstructions of significant views or vistas.
- There is no deleterious change in land use which negates the property's cultural heritage value. The new use enhances its continued viability.
- There is no land disturbance such as a grade change that alters soils and drainage patterns that adversely affect this cultural heritage resource.
- There is no loss of understanding of the historic site pattern having maintained the same orientation to Syntex Ct. (Old Derry Rd.) and the drive lane on the west while keeping most of the significant mature tree growth that defines the heritage context in contrast to the surrounding commercial development.

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- The location of required parking to the rear of the property, out of view, is an essential strategy that allows the front yard and view to the front of the subject house to be dominant as it was in the late 19th century.

Given the above analysis, the proposed design is deemed to be compatible and desirable for the subject heritage asset while respecting and maintaining its heritage designation and the integrity of its attributes.

To quote from the Ontario Heritage Tool Kit;

*"A cultural heritage property does not need to be in original condition. Few survive without alterations on the long journey between their date of origin and today. Integrity is a question of whether the surviving physical features (heritage attributes) continue to represent or support the cultural heritage value or interest of the property."*

## **Qualifications**

Registered as a professional architect in 1984, I have operated an architectural and urban design practice in the province of Ontario, specializing in Urban Design, Architecture, and Design in Heritage contexts. I have been qualified as an expert witness at the Ontario Municipal Board on several matters over the past 25 years, including matters that include opinions on heritage contexts. My experience includes the following positions and involvement on various boards, committees, and design juries;

- Member, Ontario Association of Architects
- Fellow of the Royal Architectural Institute of Canada, 2010
- Member, Toronto Society of Architects
- Member Congress for New Urbanism
- Member Urban Design Review Panel, Mississauga
- Member Heritage Advisory Committee, City of Mississauga
- Member of the Meadowvale Heritage Conservation District Committee, City of Mississauga
- Past Director, Board of Directors , Art Gallery of Mississauga.
- Director of the Advisory Board, Blackwood Gallery, University of Toronto
- Director, Cultural and Heritage Advisor, Board of Directors, Port Credit Community Foundation
- Co-Chair, Lakeview Legacy Community Foundation, Small Arms Building Restoration
- Member Mississauga Summit, Waterfront Task Force
- Urban Design Charrette Leader, Metrolinx Go Station Public Consultation , 2008
- Councillor Representing Toronto, Ontario Association of Architects, 1990 through 1993
- Past Chairman of the Toronto Society of Architects 1989/1990
- Past Chairman, Task Force on Development Control Reform, OAA
- Juror, 1996 and 1999 Vaughan Urban Design Awards
- Juror, 2004, Oakville Urban Design Awards
- Juror, 2006 Absolute Condominium World Competition (the Marilyn Monroe Building)
- Juror, 2006 Mississauga Urban Design Awards, 25th Anniversary
- Juror, 2008 Port Credit Mural Competition
- Past Member Architectural Review Committee, Oakville, Uptown Core
- Municipal Control Architect at various times for East York, Caledon, Markham, Whitby and Ajax.

The above positions have been all based on a volunteer commitment demonstrating my commitment to matters of community cultural interest, including heritage, art, urban design, planning process and architectural design. This commitment to design excellence and community engagement is echoed in my firm's work, having received several design awards over the past 2 decades. These include;

- Mississauga Urban Design Awards 2008, Award of Excellence, Restoration of the Settlers Log Cabin at the Bradley Museum.
- Heritage Mississauga Award of Excellence for restoration of the Matthew Cunningham Tinsmith Shop, Streetsville.

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- Oakville Urban Design Awards 2007, Award of Merit, International Union of Operating Engineers Headquarters and Training Facility.
- City of Pickering Civic Award for Urban Design 2006, Frenchman's Bay Marina Village
- Ontario Heritage Trust, Certificate of Achievement, Meadowvale Heritage District Community Recognition Program, 2005
- Oakville Urban Design Awards, 2002, Award of Distinction, Dundas/ Trafalgar Commercial Centre.
- Oakville Urban Design Awards, 2002, Award of Distinction, Woodhaven Community Design.
- Oakville Urban Design Awards, 2000, Award of Distinction, The Ford Childcare Centre.
- Oakville Urban Design Awards, 1998, Award of Excellence, The Rotherglen Montessori School.
- Mississauga Urban Design Awards, 1998, Award of Merit for Community Context, The Garden Homes of Lorne Park
- City of Brampton, Urban Design Citation, 1990, Bestgate Medical Centre
- Royal Architectural Institute of Canada Medal for Academic Excellence, 1977
- Carleton University, Frances Lynch Scholarship, 1976

Of particular relevance to this report I have specific project experience related to heritage matters as follows;

- Assessment and Opinion on Dunlap Observatory Lands, Establishing a Cultural Heritage Landscape for the University of Toronto, 2007
- Heritage Impact Statement and adaptive reuse/ restoration, Cunningham's Tinsmith Shop, Queen St., Streetsville, 2010
- Assessment and Opinion on the Heritage Merits of the Huron-Sussex District Proposed Designation, University of Toronto, 2008
- Assessment and Opinion on the heritage merits of the last standing Radial Railway station in Sutton , prepared case for Town of Georgina for Conservation Review Board Hearing, successfully designated and preserved 2010
- Palermo Schoolhouse Adaptive Reuse Study, North Oakville Historical Society, Oakville 2009
- Settler's Log Cabin Restoration and Adaptive Reuse Plan, City of Mississauga, Award of Excellence 2008
- Montessori School Addition to the Designated Gooderham Mansion, Meadowvale Conservation District, 2002
- Addition to the Barber House Restaurant, Designated Property, Streetsville 2003
- Massey Estates/ Keg Mansion, Jarvis St., Apartment and Townhouse Infill within Designated Properties, Jarvis St. 2000
- Casely House relocation study, Angus Glen Markham, 2011
- Clanmore Montessori School Heritage Impact Assessment, Oakville, 2011
- 88 Howard Ave, Heritage Impact Statement, Oakville
- Little Folks Limited, Kiddie Car Factory, Walser and Administration building Adaptive Reuse Study, Elora, 2009
- LCBO, Niagara-on-the-Lake, storefront restoration of designated property, 2004
- Ralph Thornton Community Centre Restoration, E. J. Lennox former Bank and Post Office, project designer, 1981



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- Naish Residence, Adaptive Reuse Study, Port Credit, 2002
- William Clarry House, Adaptive Reuse and Relocation in Retail Centre, Markham, 2008
- Bell Tower design, Meadowvale Schoolhouse, Meadowvale 2009
- Colty Schoolhouse relocation and adaptive reuse and retail centre integration, Markham, Ontario, 2009
- Canada Post Office, Adaptive Reuse Study, Port Credit. 2010
- Heritage Impact Statement, Charles Cordingly House, Royal Windsor Dr., Mississauga 2005
- Implementation Drawings for the Restoration Plan- Munn House, 3369 Sixth Line, Oakville, 2011
- Small Arms Building, Adaptive Reuse Concept Plans, Mississauga, 2011
- St. Lukes Anglican Church/ Diversicare Retirement Home, Relocation of Designated Church Site Plan Study, Oakville, 2012





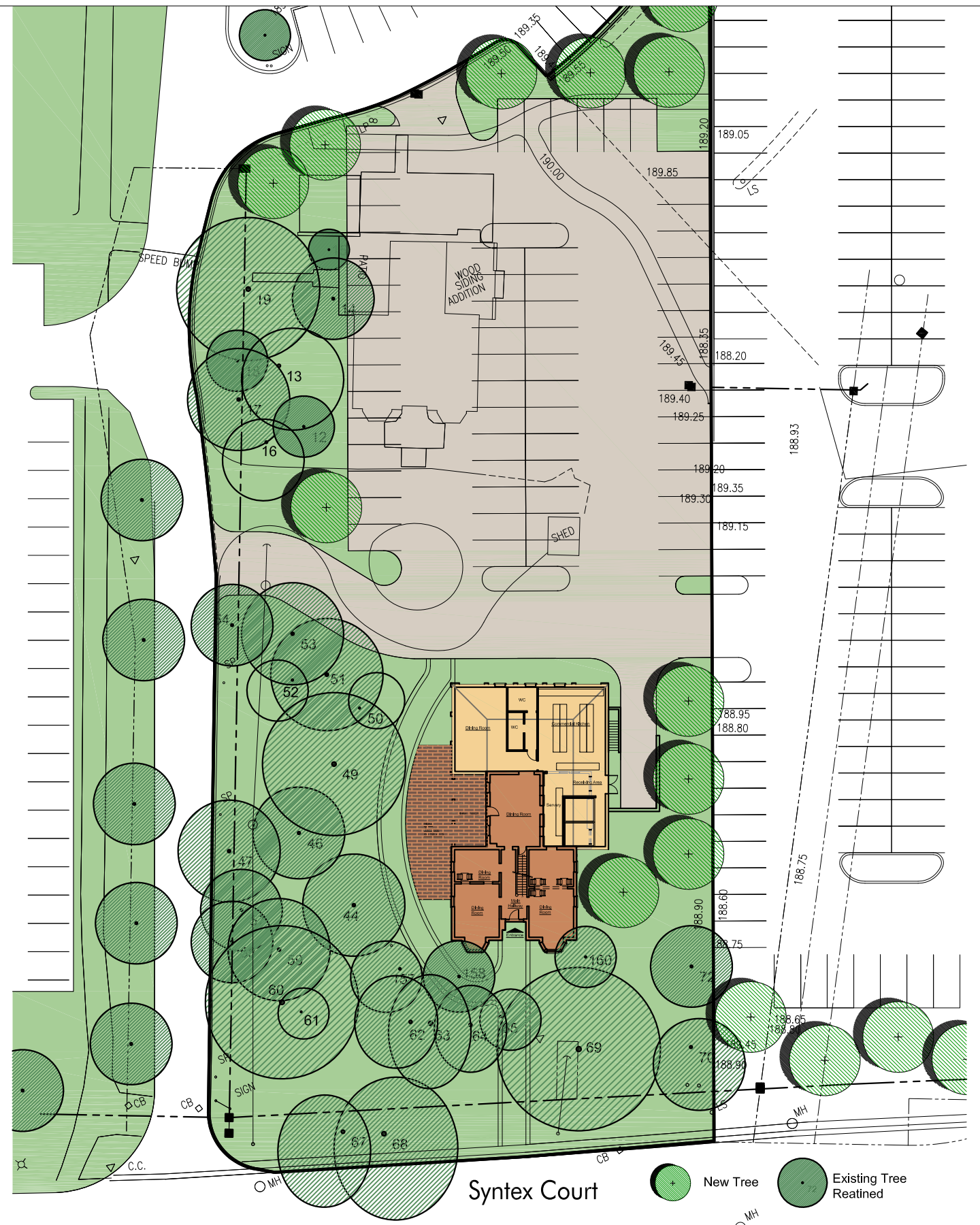
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2075 Derry Rd. West, Mississauga, Ontario  
GWL Realty Advisors Inc.

Context Plan  
February 16, 2012









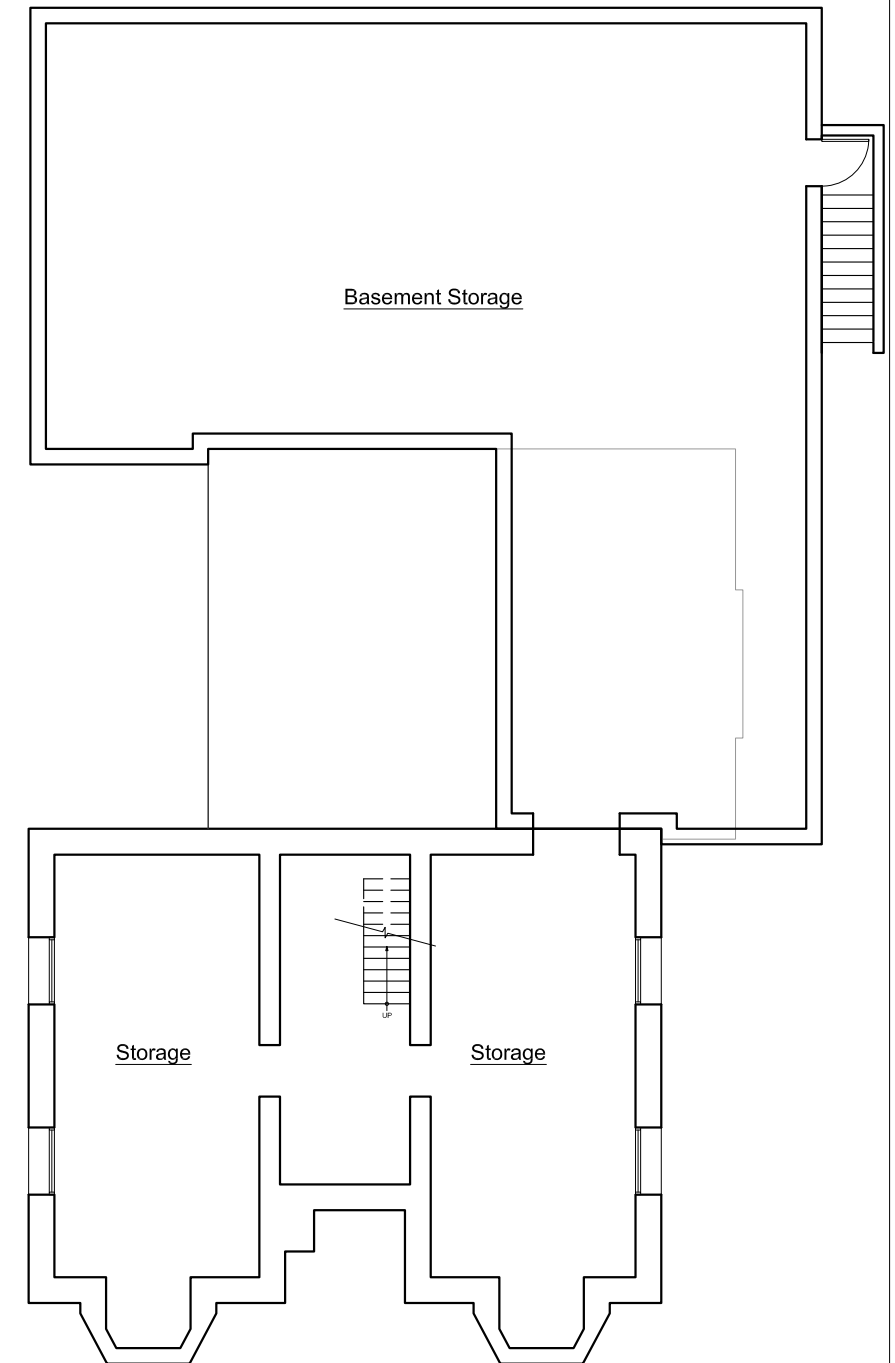
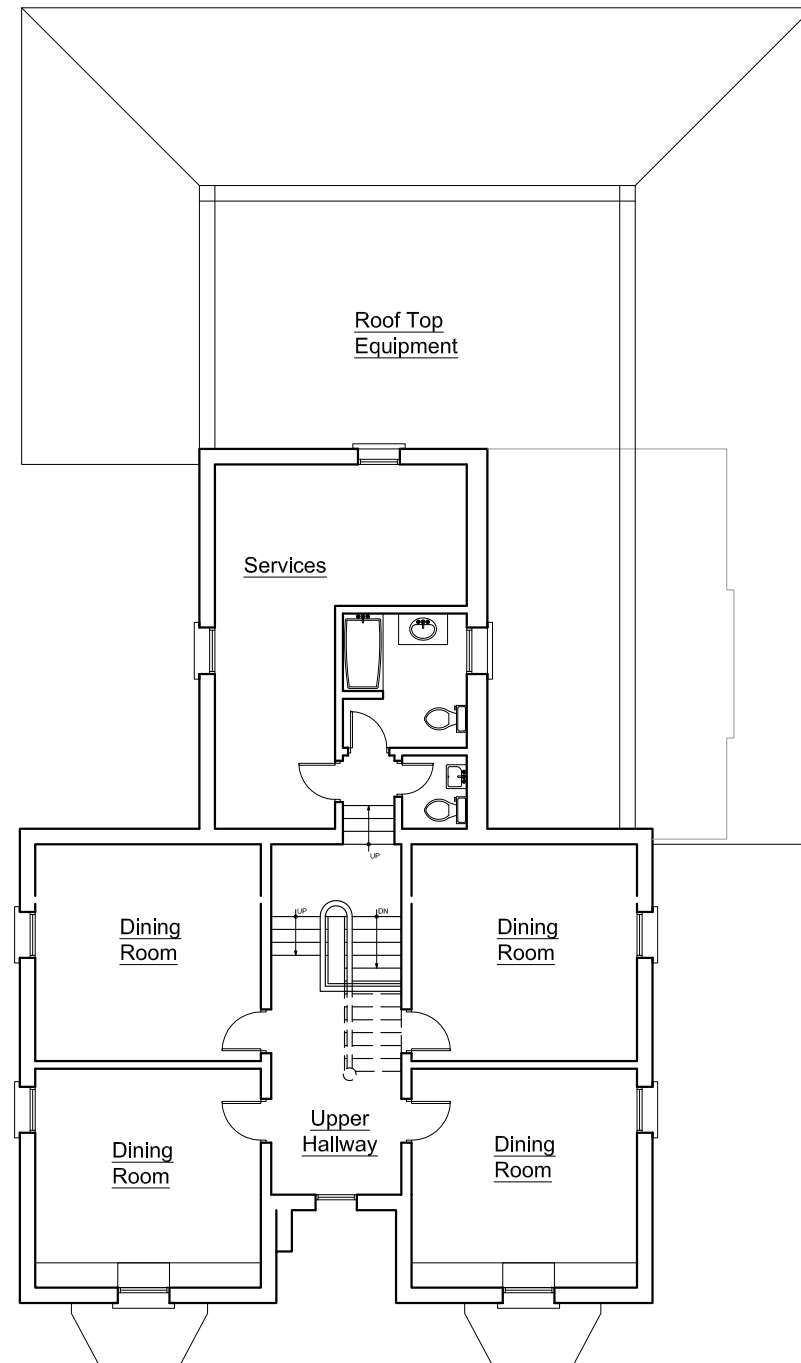
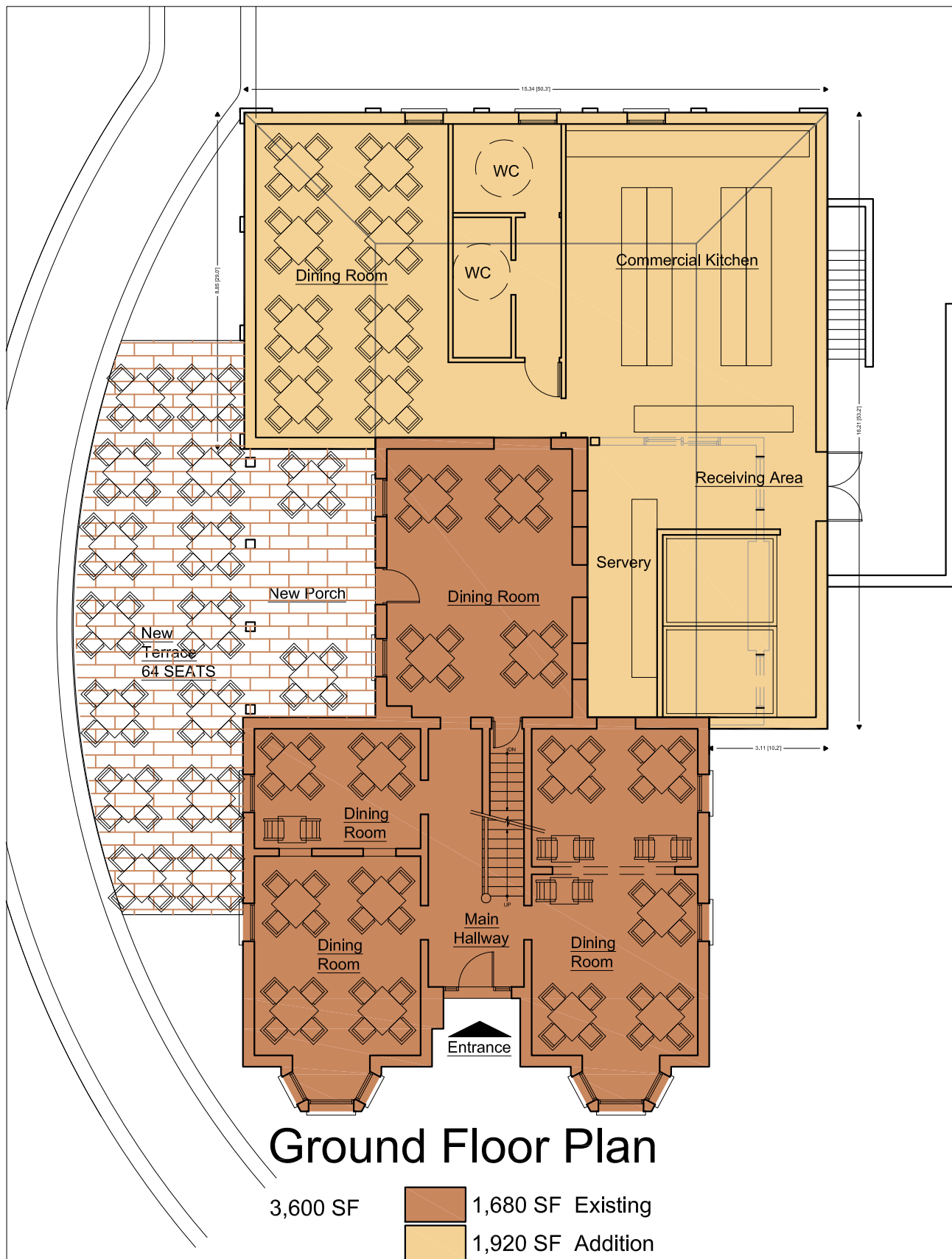
**MSA*i***

MICHAEL SPAZIANI ARCHITECT INC.  
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McClure-Lafferty House Adaptive Reuse  
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GWL Realty Advisors Inc.

**Site Plan**

February 16, 2012







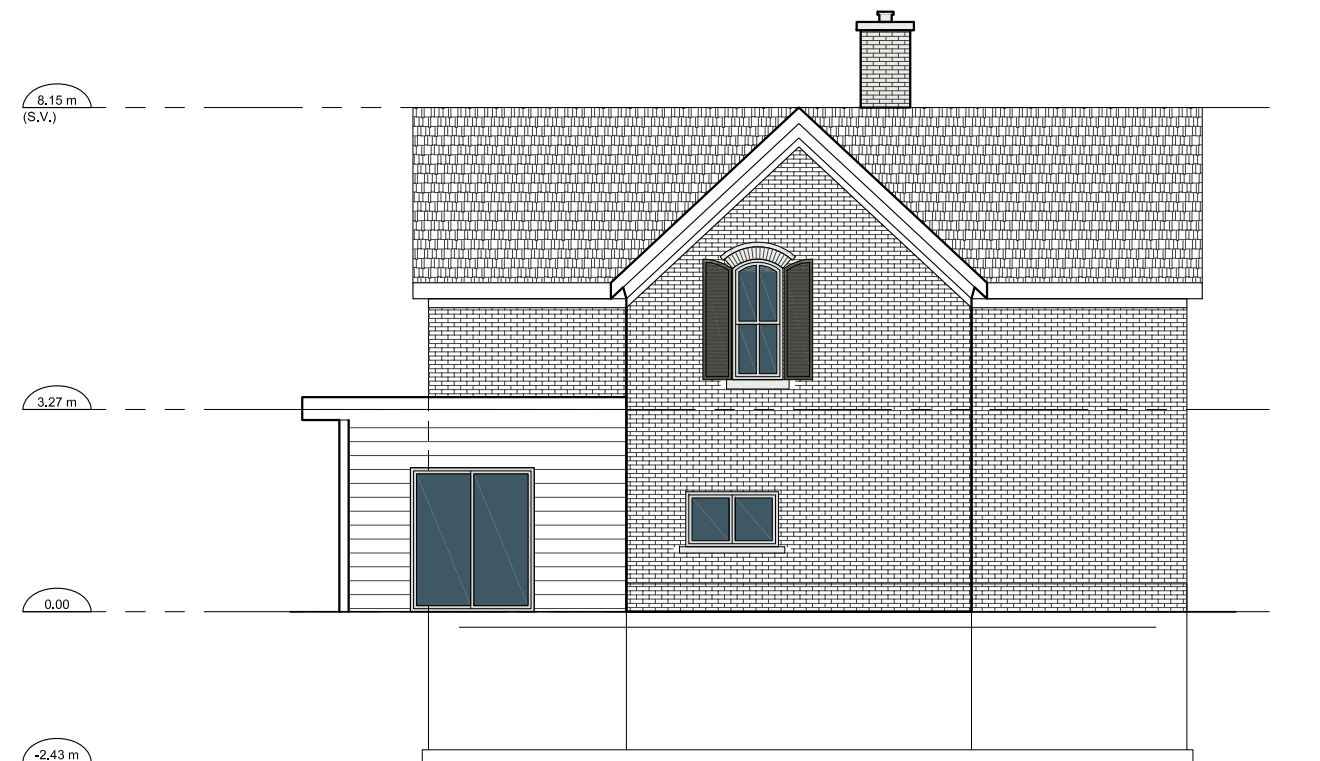
2 West Elevation



1 South Elevation



4 East Elevation



3 North Elevation







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North Elevation  
February 16, 2012









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McClure-Lafferty House Adaptive Reuse  
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GWL Realty Advisors Inc.

South Elevation  
February 16, 2012





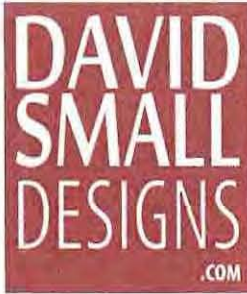
Heritage Advisory Committee  
SEP 18 2012











Heritage Advisory Committee  
SEP 18 2012

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## Heritage Impact Statement

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**1373 Glenwood Drive  
Mississauga ON L5G 2W9**

**August 8, 2012**

**Report prepared by David W. Small**

A handwritten signature in black ink, appearing to read "D. Small", is written over a horizontal line.

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 neighbourhoods. 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 done our research and have been involved in the design of over 80 new homes and renovations within cultural landscapes of the area. When designing these custom homes, David takes into consideration the heritage and the cultural landscape in question. The success of the firm is largely based on developing “neighbourhood sensitive” designs that respect the integrity of the existing natural and currently constructed surroundings.

The firm has successfully prepared heritage impact statements for the City of Mississauga for properties listed in numerous cultural landscapes for the last 4 years. Through the preparation of 20 “H.I.S” documents David W. Small Designs has acquired a clear understanding of cultural within the City of Mississauga.

David W. Small Designs Inc has successfully completed “H.I.S” documents for the following properties located in Mississauga:

1. 1394 Victor Avenue – May 2012
2. 1570 Stavebank Road – May 2012
3. 2494 Mississauga Road - April 2012
4. 162 Indian Valley Trail – March 2012
5. 500 Comanche Road – March 2012
6. 277 Pinetree Way – January 2012
7. 1362 Stavebank Road – August 2011
8. 1448 Stavebank Road – July 2011

9. 1380 Milton Avenue – April 2010
10. 1248 Vista Drive – March 2010
11. 64 Veronica Drive – February 2010
12. 125 Veronica Drive – January 2010
13. 224 Donnelly Drive – October 2009
14. 1570 Stavebank Road – October 2009
15. 1379 Wendigo Trail – September 2008
16. 142 Inglewood Drive – September 2008
17. 1524 Douglas Drive – September 2008
18. 1443 Aldo Drive – July 2008
19. 1397 Birchwood Height Drive – July 2008
20. 1285 Stavebank Road – May 2008

**Relevance of Heritage Impact Statement:**

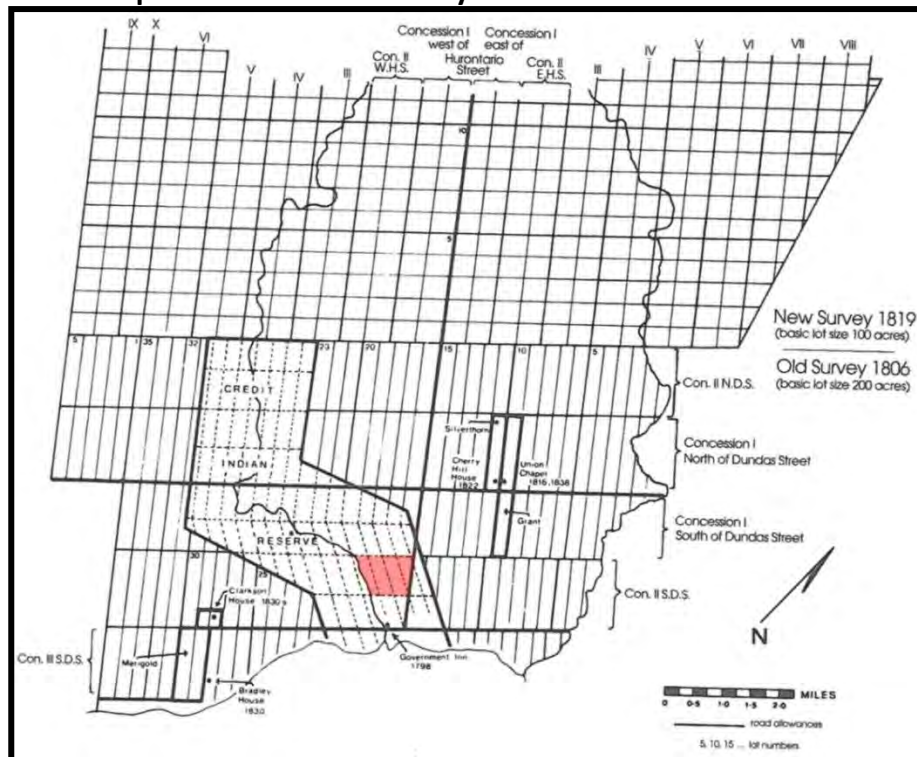
The subject property is located in the Mineola West neighbourhood otherwise known as the ‘Mineola West cultural landscape’. As such, it is listed on the City of Mississauga’s heritage register but it is not designated.

## 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:

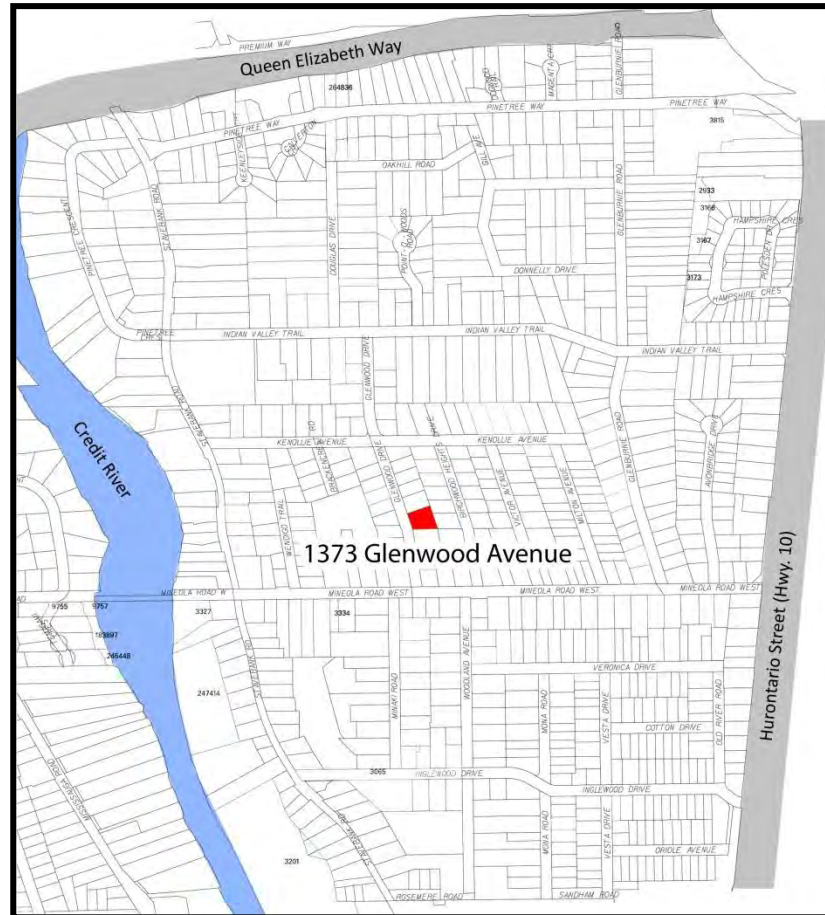


Mississauga's Heritage: The Formative Years, City of Mississauga, 1983

**Current City of Mississauga Map:**



## Mineola West Neighbourhood Map:



## Aerial Map:





## The Mineola West Cultural Landscape:

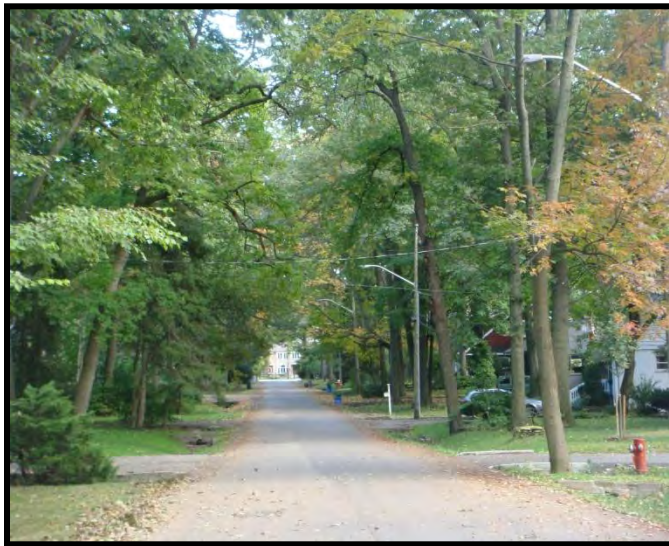
“Mineola was developed before it became standard practice to re-grade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling 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 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 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 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.

In 1854 James W. Cotton took ownership of the S.W part of lot 3 Range 2 C.I.R from the Crown. 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.

## 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

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 George 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 designed and built 38 homes within their property.

Owning 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 Road until 1962. Since this time, their original house has been demolished and new development has taken place.

## Section 3 | Property Details

---

<b>Municipal Address</b>	1373 Glenwood Drive
<b>Legal description</b>	RANGE 2 CIR PART LOT 3
<b>Municipal Ward</b>	1
<b>Zoning</b>	R2-4 (0225-2007)
<b>Lot Frontage</b>	32.94 m
<b>Lot Depth</b>	45.66 m
<b>Lot Area</b>	1631.70 m2 (0.163 ha)
<b>Orientation</b>	Front facing South - West
<b>Type</b>	Existing 1 Storey Dwelling
<b>Vegetation</b>	Several mature trees located throughout site
<b>Access</b>	Existing liner gravel driveway
<b>Current Property Owner</b>	Avelino and Kelly Da Fonseca (416-460-4465)

### 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. The 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 Elizabeth Blakely NE for Lot 3 Range 2 (Mar.12/1862)
2. Elizabeth Dixie transferred to Janadab D. Hardy (Dec.6/1886)
3. Janadab D. Hardy transferred to James Payne (Jun.3/1887)
4. James Payne's will transferred to George W. Payne and Ellen O'Brien Payne (Nov.14/1908)
5. George W. Payne and Ellen O'Brien Payne transferred to Kenneth Skinner (Dec.15/1908)
6. Kenneth Skinner transferred to Hilton G.S and Elizabeth Hassell (Jan.17/1946)

Hilton George Samuel Hassell met his wife Elizabeth Cooper in Montreal after they both emigrated to Canada. In 1910 their son Hilton MacDonald Hassell was born in Lachine, Quebec. The Hassells soon settled in Port Credit, Mississauga. Their first home was on Indian Valley Trail. As Port Credit grew, Hilton was able to sell their home on Indian Valley Trail and he built their dream home at 46 Mineola Road West. Hilton senior and his wife lived there happily for many years; Hilton senior passed away in their home and Elizabeth moved away for some time and soon passed away on an unknown date. They are both buried at a Church on Stavebank Road. Hilton MacDonald Hassell and his father Hilton senior together built two homes in Port Credit; 229 Mineola Road West and 1261 Minaki Road. Both homes still exist today but have had additions and alterations done to them. Hilton lived at 1261 Minaki Road with his wife Valerie Hassell and both their children Christopher Hilton and Laurel Reigo. Hilton was a renowned canadian artist trained by members of The Group of Seven, such as J.E.H MacDonald and F.H Johnson.



7. Hilton G.S and Elizabeth Hassell transferred to The Director, The Veterans Land Act (Jan.17/1946)

The Veterans Land Act was created in 1942. In 1919 , there was a Soldier Settlement Act that provided WWI veterans loans to purchase land to farm. This Settlement Act didn't follow through because Soldiers would abandon their farms because of war, debt and adverse farming conditions. The Veterans Land Act was created to overcome the problems from 1919. The new plan was designed to give WWII veterans choices. With a small down payment, a soldier could purchase land with the help of a government loan. This allowed them the time to make a living without having any financial obligations. In 1950, The Veterans Land Act provided another loan to veterans who wanted to construct their own homes on their land.

It is believed that 1373 Glenwood Drive was constructed circa 1940, for a veteran, because the house contains double hung windows, a style typical of the 1940s, the house was likely built at this time. It is possible that before 1950 when loans were provided to build a house, the veteran who lived at 1373 Glenwood Drive was able to afford to build a house.

Throughout our research we were able to speak with Christopher Hilton Hassell son of Hilton MacDonald Hassell. Christopher gave confirmation that neither his father nor grandfather built or lived at 1373 Glenwood Drive. He mentioned that the people who built in and around that lot were of the Steve Knotts family.

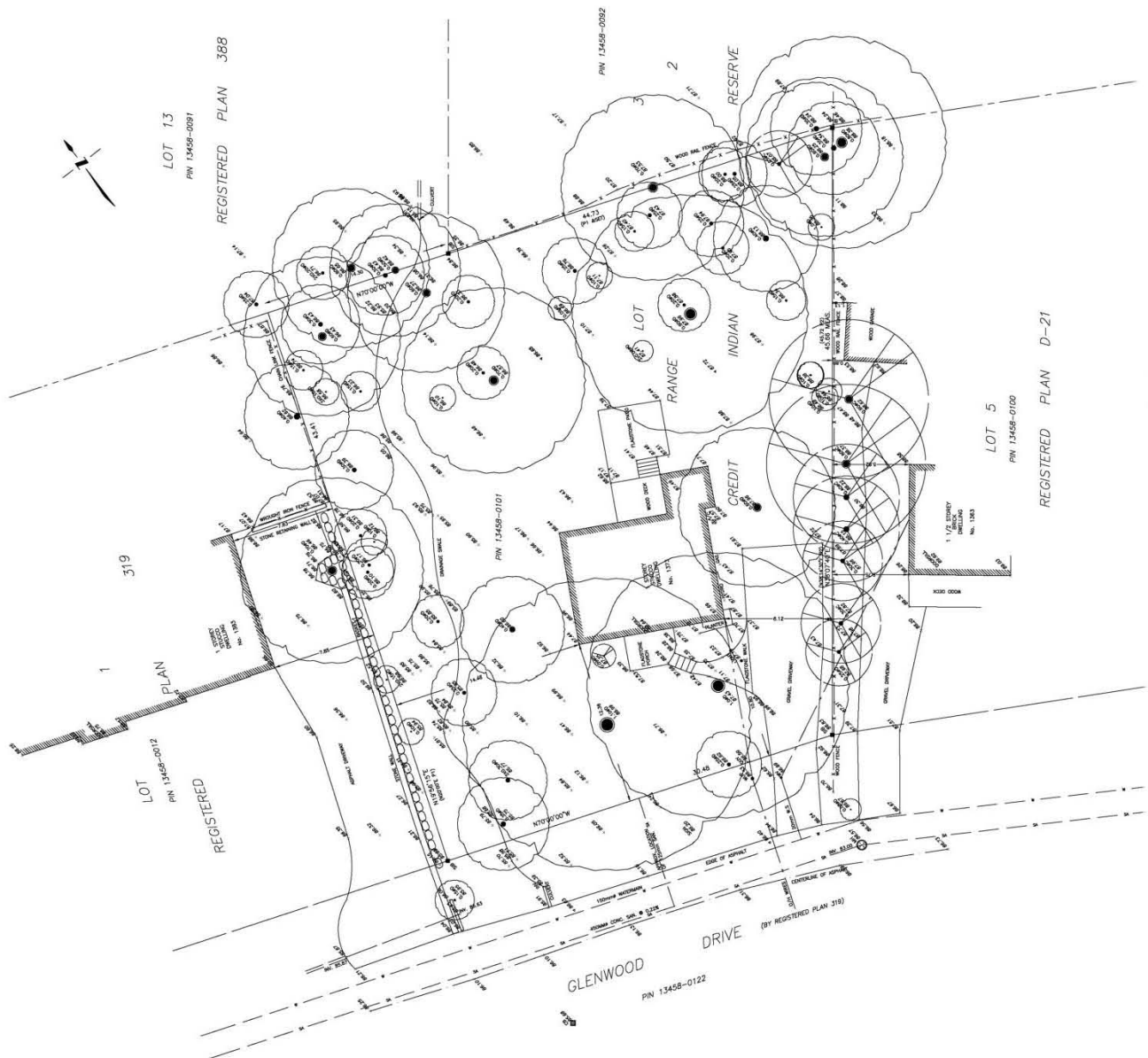
8. The Director, The Veterans Land Act transferred to John and Frances Whitmore (June.24/1957)

9. John and Frances Whitmore transferred to Mary Abbie Fitz Gibbon (July.15/1960)

10. Mary Abbie Fitz Gibbon transferred to Rowland Francis Chun and Mariam Faye Chun (July.15/1969)

11. Mariam Faye Chun transferred to current owners Avelino and Kelly Da Fonseca (Apr.4/2012)

## Subject Property Topographical Survey:



## Section 4 | Building Details

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### Exterior Photos



Front Elevation



Rear Elevation



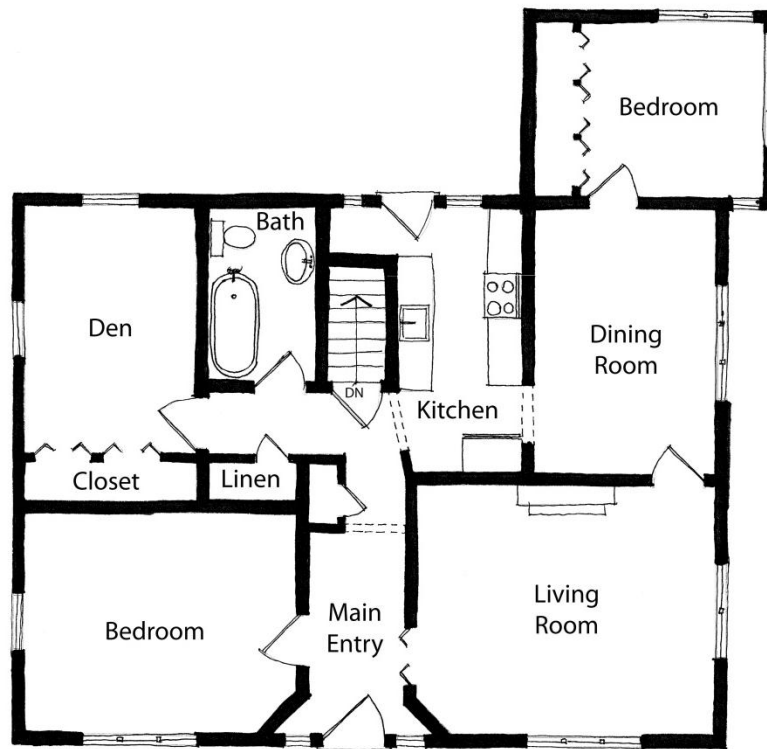


Right-Side Elevation

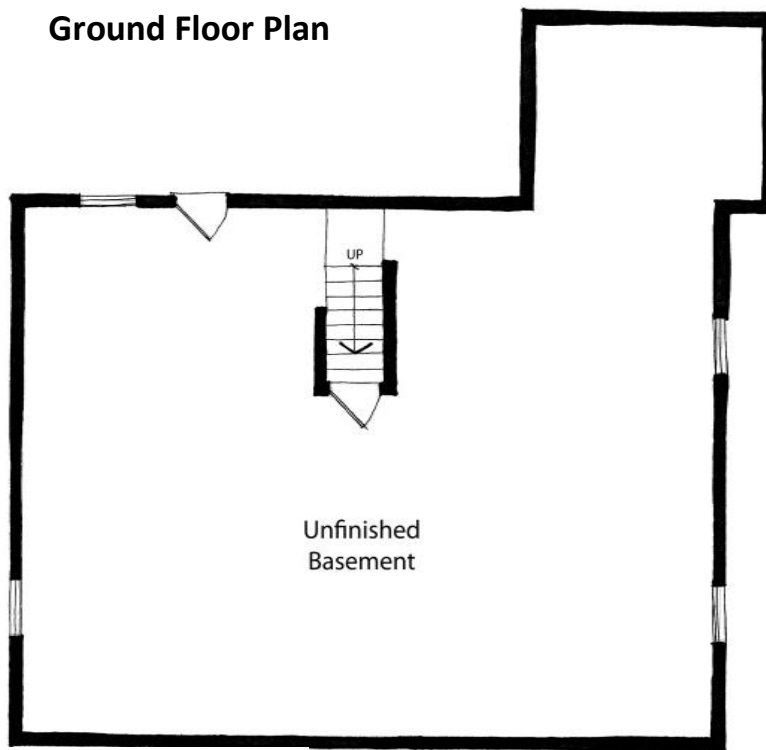


Left-Side Elevation

**Sketch – Existing Floor Plans (not to scale)**

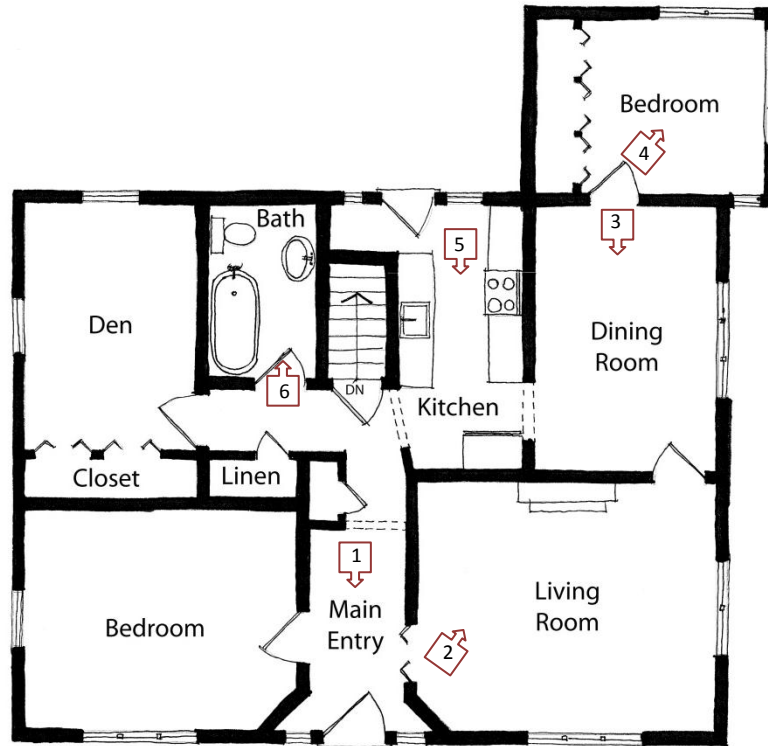


**Ground Floor Plan**

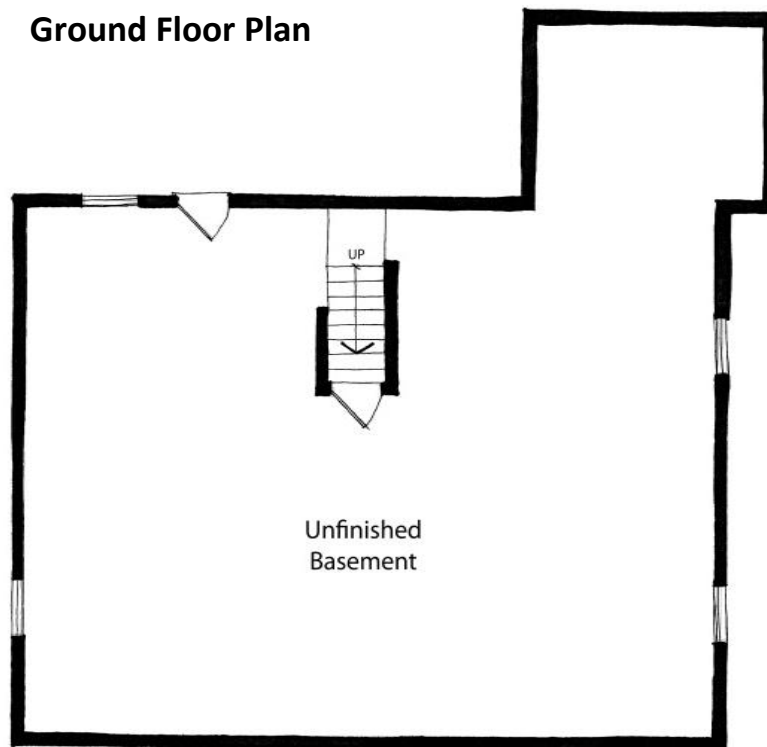


**Basement Plan**

**Sketch - Interior Photo reference Plan (not to scale)**



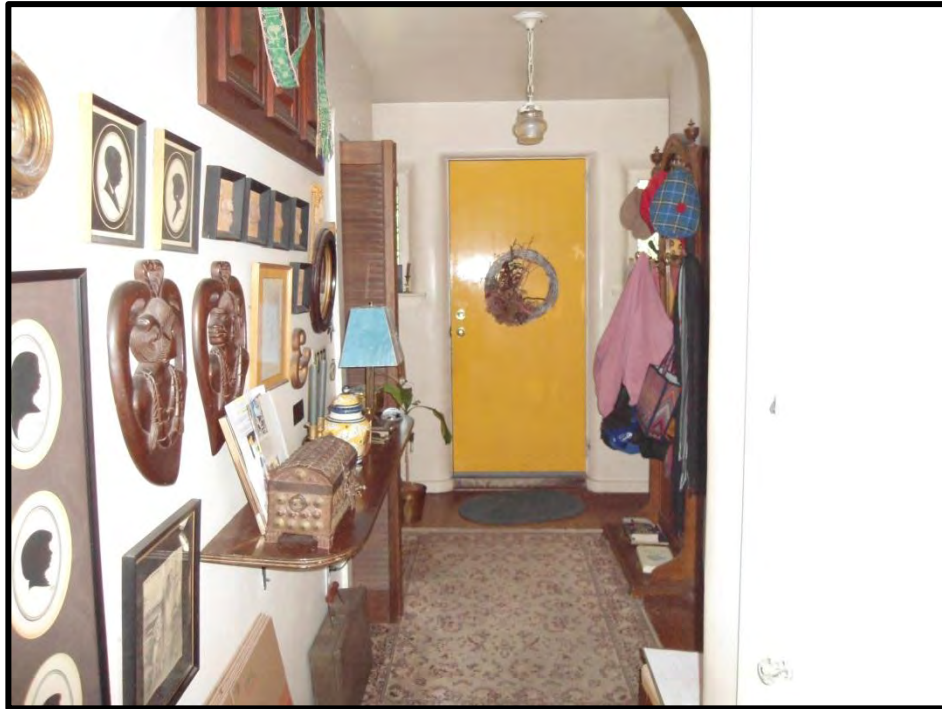
**Ground Floor Plan**



**Basement Plan**



## Interior Photos



Interior Photo 1 - Entrance



Interior Photo 2 – Living Room



Interior Photo 3 – Dining Room



Interior Photo 4 – Bedroom





Interior Photo 5 – Kitchen



Interior Photo 6 – Main Bath

## House Description:

<b>Construction Date</b>		Circa 1940
<b>Size</b>		Approximately 1160 sf
<b>Building Type</b>		1 Storey dwelling
<b>Wall Construction</b>		Wood Frame and Concrete Block
<b>Exterior Cladding</b>		Wood Siding & Stucco
<b>Roofing Material</b>		Asphalt Shingles
<b>Setbacks</b>		Front Yard – 10.80 m
		Right Side – 8.12 m
		Left Side – 14.46 m
		Rear Yard – 20.76 m

## Alterations to the Original House

The original home, built circa 1940, is a 1 Storey dwelling. We have made reference to the City of Mississauga permitting records and the city has records that there was a building permit in 1965, because the house predates 1940 it is believed that it may have been a heating permit . There are no records or signs of alterations to the existing dwelling.

▣ App Number	▣ Address	▣ Scope	▣ Issue Date
▣ App Date	▣ Description	▣ Type Description	▣ Status
BP 9NEW 12 1133 2012-05-01	1373 GLENWOOD DR NEW CUSTOM SFD WITH FINISHED BASEMENT	NEW BUILDING DETACHED DWELLING	APPLICATION IN PROCESS
HCC 69 282299 1969-12-09	1373 GLENWOOD DR CLARKE-DRAIN PERMIT #11546		HISTORY COMMENT PERMIT
HCC 69 282300 1969-12-09	1373 GLENWOOD DR CLARKE-PLG PERMIT#11547		HISTORY COMMENT PERMIT
HCC 65 282298 1965-12-29	1373 GLENWOOD DR HTG PERMIT 4866		HISTORY COMMENT PERMIT
HCC 65 282297 1965-08-16	1373 GLENWOOD DR HOUSE, BLDG PERMIT 20790		HISTORY COMMENT PERMIT

## Analysis of Existing Structure

The existing home is representative of circa 1940 vernacular 1 Storey dwelling. The home does not display any outstanding degree of craftsmanship, technical achievement and has only moderate artistic merit.

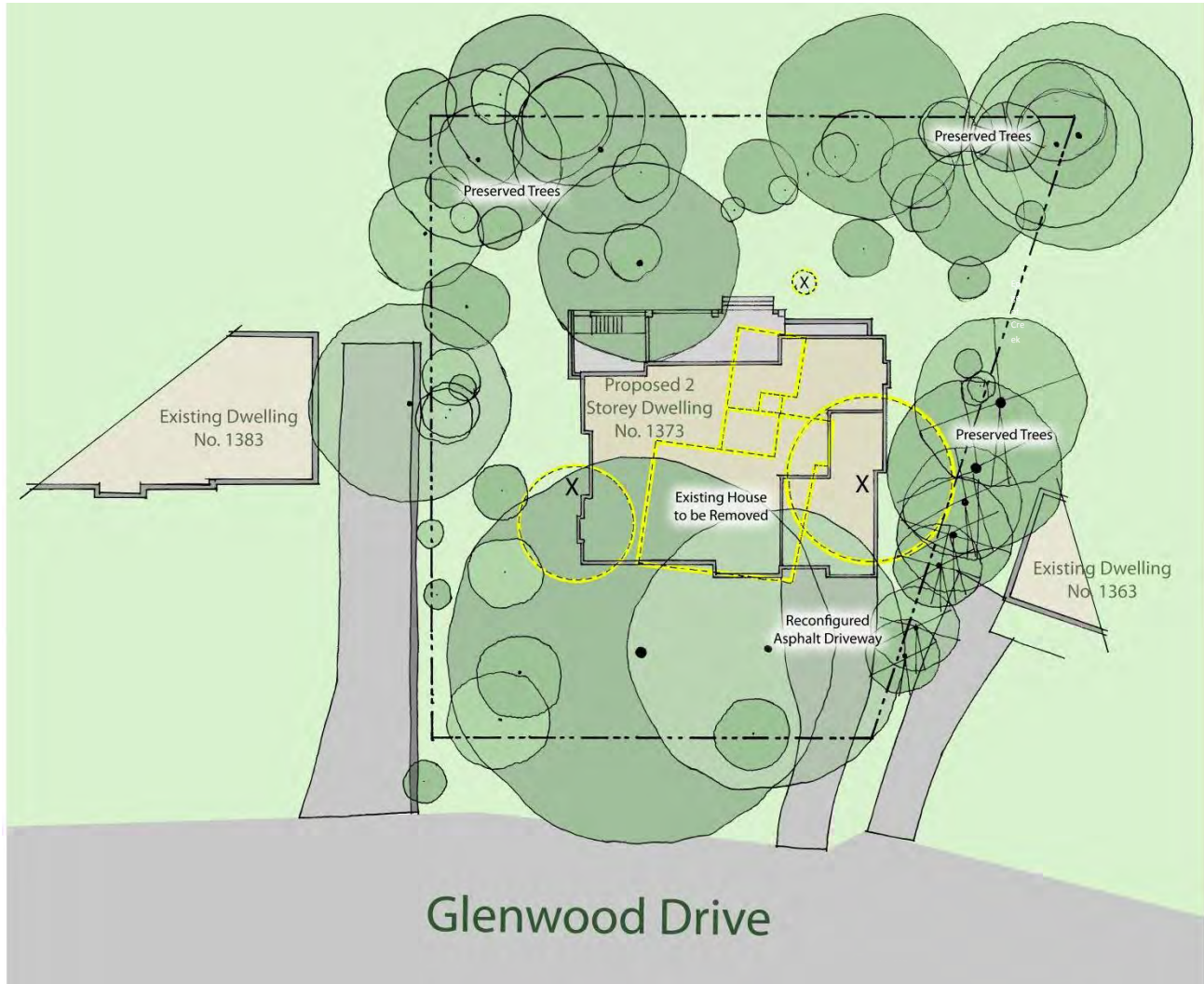
The existing home is not known to represent significance related to theme, event, belief, person, activity, organization or institution in the community. It is not known to possess any characteristics that contribute to an enhanced understanding of the community or local culture. It is also not known 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 Glenwood Drive.

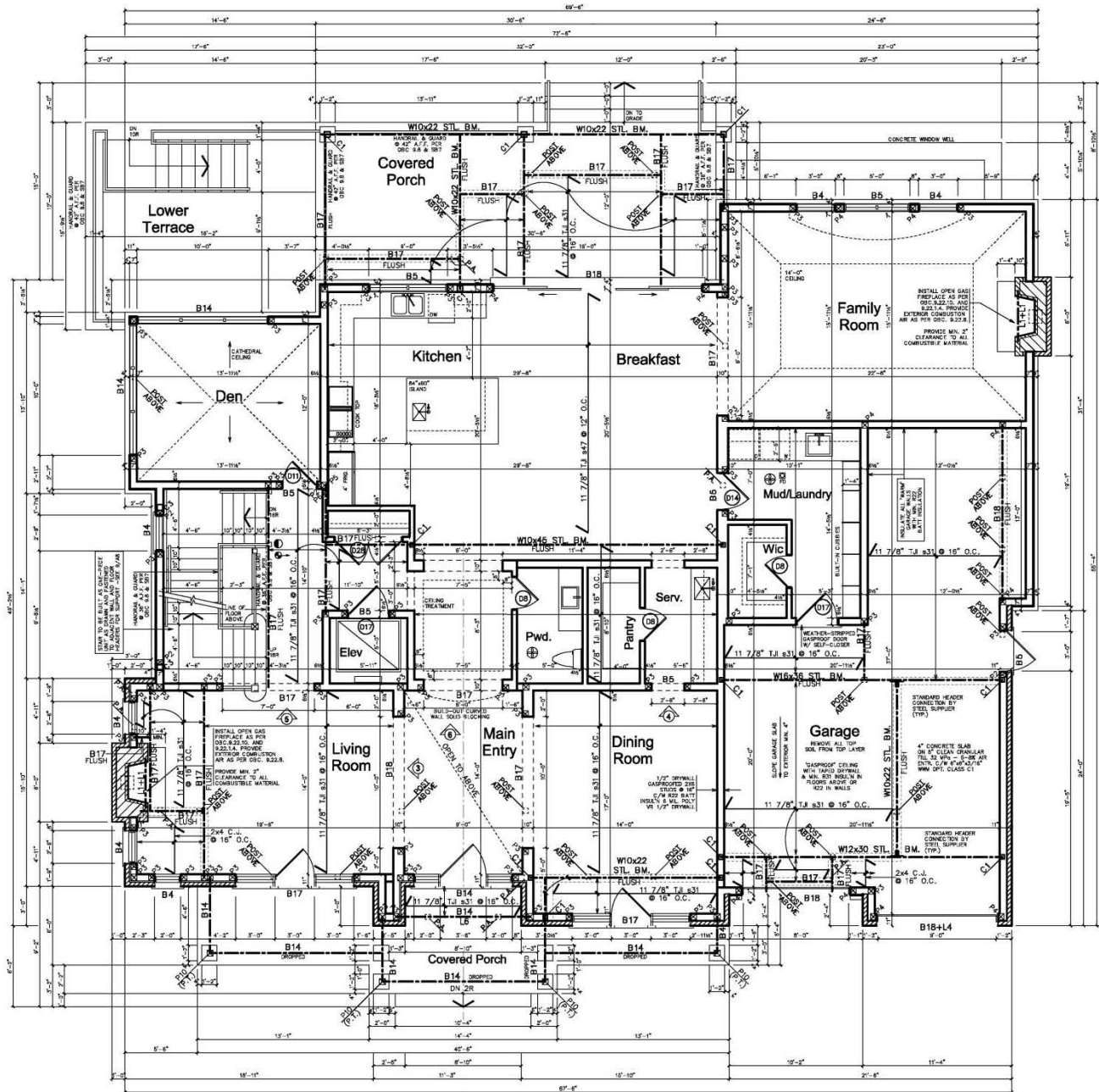


## Section 5 | Development Proposal

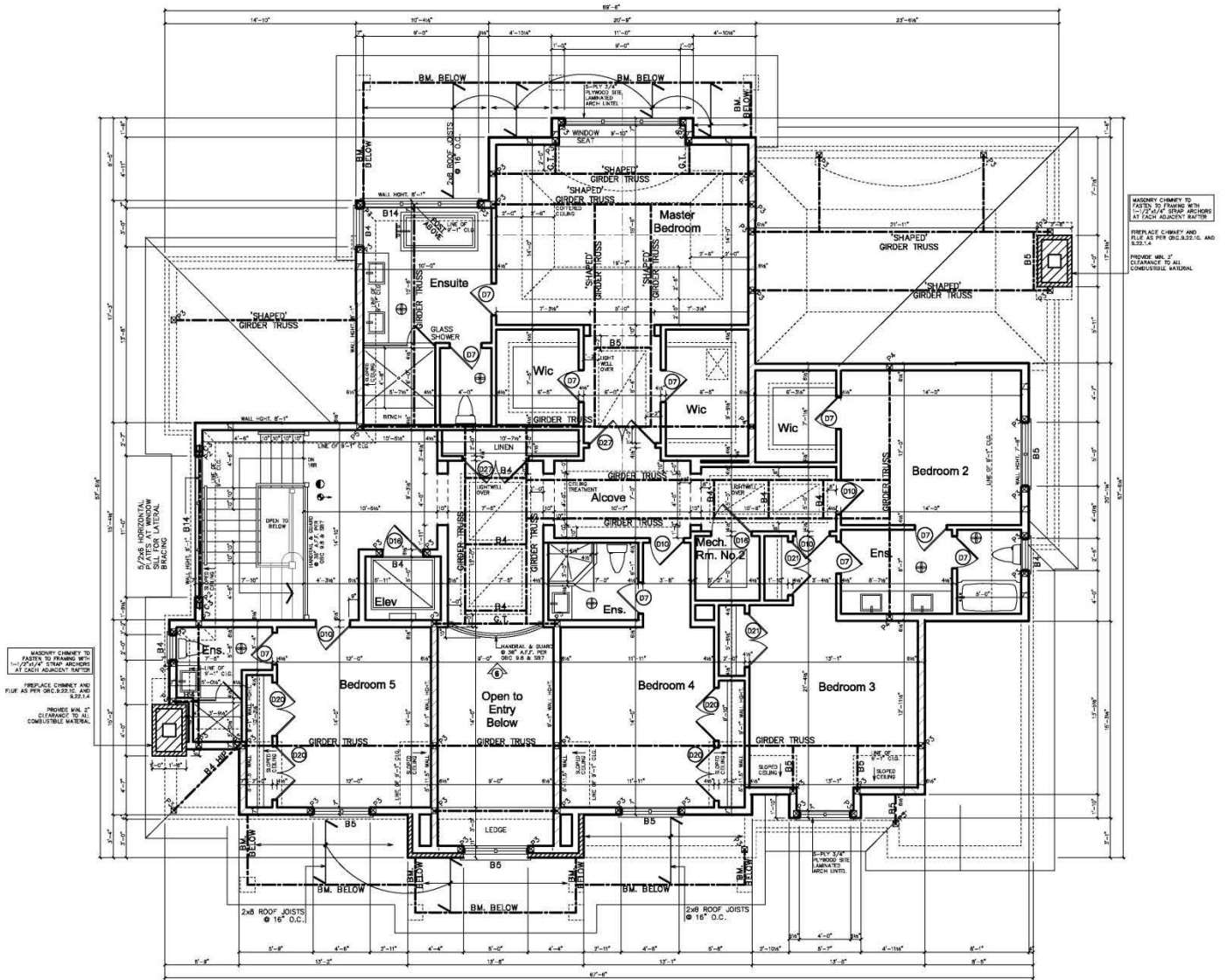
### Site Development Plan



## Proposed Ground Floor Plan:



## Proposed Second Floor Plan





Proposed Elevations:



Streetscape Elevation



Left - Side Elevation

Rear Elevation

Right - Side Elevation



## Section 6 | Conclusion

---

The proposed home at 1373 Glenwood Drive has been designed with similar massing characteristics of other homes on Glenwood Drive 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.



Property adjacent to 1373 Glenwood Drive

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 throughout the property.



View of where driveway access is being maintained

The majority of existing mature trees have been preserved through the development with the exclusion of trees in direct conflict with the plan. The driveway has been reconfigured however it maintains the same access to Glenwood Drive.





Photo 1 – View from street looking North



Photo 2 – View from street looking East



Photo 3 – View from street looking South

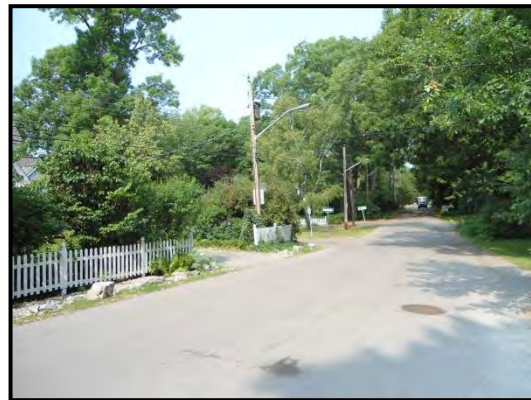


Photo 4 – View from street looking West



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 1373 Glenwood Drive 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 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

---

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Providing professional tree care & consulting services

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July 20, 2012

Gardrose Homes  
305 Iroquois Ave.  
Mississauga, ON L5G 1M8

**ATTENTION: Ms. Kelly Da Fonseca**

[kellyd@tristucco.com](mailto:kellyd@tristucco.com)

**RE: 1373 Glenwood Drive - Mississauga  
Arborist Report**

I have been retained by Ms. Kelly Da Fonseca of *Gardrose Homes.*, to provide an arborist consulting report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development.

**History and Definition of Assignment:**

I have been advised by Ms. Da Fonseca that the above subject site is scheduled for development, which includes the demolition of the existing dwelling and the construction of a proposed two-storey dwelling as per the "Tree Preservation Plan" in Appendix I. There are two (2) city-owned trees involved with this project.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

**Assumptions and Limiting Conditions:**

See Appendix II:

### Tree Identification and Location:

See “Tree Protection Plan” in Appendix I for tree location and Table #1 for species identification, condition, and recommendations.

Table #1: 1373 Glenwood Drive - Mississauga

Tree #	Species	DBH <sup>1</sup> (cm)	Condition <sup>2</sup>	Category <sup>3</sup>	Comments	Suitability <sup>4</sup> for Conservation	Recommend- ation	T <sup>5</sup> P Z (M)
547	<i>Quercus rubra</i>	96	Good	1	- heavily encroached upon by proposed construction	Good	Remove	
548	<i>Quercus rubra</i>	111	Good	1	- can only maintain 79% of its existing TPZ - suitable candidate for preservation	Good	Preserve	6.0
549	<i>Fraxinus americana</i>	43	Poor	1	- large cavity in trunk, severe lean, deadwood, in decline - not a suitable candidate for preservation	Poor	Remove	
550	<i>Fraxinus americana</i>	28	Fair	1	- dual stem, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
551	<i>Fraxinus americana</i>	27	Fair	1	- in decline, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8

<sup>1</sup> **DBH** – Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

<sup>2</sup> **Condition** – A rating of Poor/Fair/Good/ Excellent was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*”, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9<sup>th</sup> Edition, 2000”.

<sup>3</sup> **Category #:**

1. Trees with diameters of 15 cm or more, situated on private property on the subject site.
2. Trees with diameters of 15 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the Municipal road allowance adjacent to the subject site.

<sup>4</sup> **Suitability for Conservation** - A rating of Poor/Moderate/Good is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

<sup>5</sup> **TPZ** – Minimum tree protection zone distance as mandated by the Consulting Arborist.



Tree #	Species	DBH (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	TPZ (M)
552	<i>Fraxinus americana</i>	22	Fair	1	- in decline, deadwood, poor form - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
553	<i>Acer saccharum</i>	40	Fair	1	- roots exposed - in conflict with proposed construction	Good	Remove	
554	<i>Carpinus caroliniana</i>	18	Fair	1	- dual stem, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
555	<i>Carpinus caroliniana</i>	22	Fair	1	- lean - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
556	<i>Prunus serotina</i>	40	Fair	1	- lean, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	2.4
557	<i>Juglans nigra</i>	17	Fair	1	- lean, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
558	<i>Carpinus caroliniana</i>	18	Fair	1	- poor union, deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
559	<i>Fraxinus americana</i>	63	Fair	1	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	4.2
560	<i>Fraxinus americana</i>	36	Fair	1	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	2.4
561	<i>Ulmus americana</i>	33	Fair	1	- poor form - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	2.4
562	<i>Fraxinus americana</i>	56	Fair	1	- poor form - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.6
563	<i>Fraxinus americana</i>	58	Fair	1	- lean, in decline - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.6
564	<i>Juglans nigra</i>	22	Fair	1	- deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
565	<i>Ulmus americana</i>	23	Fair	1	- poor union - can only maintain 93% of TPZ - suitable candidate for preservation	Good	Preserve	1.8
566	<i>Fraxinus americana</i>	76	Fair	1	- deadwood, lean - heavily encroached upon by proposed construction	Good	Remove	
567	<i>Ulmus americana</i>	28	Fair	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8

Tree #	Species	DBH (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	TPZ (M)
568	<i>Pinus strobus</i>	17	Poor	1	- 80 percent dead - suitable wild life feature	Moderate	Preserve	1.8
569	<i>Tsuga canadensis</i>	24	Fair	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
572	<i>Prunus serotina</i>	26	Fair	1	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
573	<i>Tsuga canadensis</i>	29	Fair	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
574	<i>Quercus rubra</i>	56	Good	1	- deadwood - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.6
575	<i>Quercus rubra</i>	98	Fair	1	- deadwood, in decline - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	6.0
576	<i>Acer saccharum</i>	44	Fair	1	- deadwood, cavity at base - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.0
577	<i>Prunus serotina</i>	22	Fair	1	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
578	<i>Prunus serotina</i>	22	Fair	1	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
579	<i>Quercus rubra</i>	88	Good	1	- encroached upon by proposed construction by 5% - Suitable candidate for preservation	Good	Preserve	5.4
580	<i>Acer saccharum</i>	57	Good	1	- deadwood, roots exposed - in conflict with proposed construction	Good	Remove	
N1	<i>Fraxinus americana</i>	67	Fair	1	- deadwood, - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	4.2
N2	<i>Acer rubrum</i>	41	Good	2	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.0
N3	<i>Quercus rubra</i>	62	Fair	2	- dual stem - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	4.2
N4	<i>Picea glauca</i>	17	Poor	2	- 20% live crown ration - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Moderate	Preserve	1.8
N5	<i>Acer saccharum</i>	27	Fair	2	- dual stem, poor union - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8

Tree #	Species	DBH (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	TPZ (M)
N6	<i>Fraxinus americana</i>	64	Fair	2	- deadwood, - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	4.2
N7	<i>Acer saccharum</i>	57	Good	2	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.6
N8	<i>Tilia spp.</i>	36	Good	2	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	2.4
N9	<i>Quercus rubra</i>	94	Fair	2	- dual stem, lean - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	6.0
N10	<i>Pinus nigra</i>	51	Fair	2	- spruce gall adelgid, in decline - clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	3.6
N11	<i>Pinus nigra</i>	49	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	3.0
N12	<i>Pinus nigra</i>	44	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	3.0
N13	<i>Pinus nigra</i>	44	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	3.0
N14	<i>Pinus nigra</i>	31	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	2.4
N15	<i>Pinus nigra</i>	36	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	2.4
N16	<i>Pinus nigra</i>	29	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	1.8
N17	<i>Morus alba</i>	16	Fair	2	- spruce gall adelgid, in decline - encroached upon by proposed construction - suitable candidate for preservation	Good	Preserve	1.8
C1	<i>Fraxinus americana</i>	11	Fair	2	- clear of proposed construction - shall retain its prescribed TPZ - suitable candidate for preservation	Good	Preserve	1.8
C2	<i>Fraxinus americana</i>	11	Fair	2	- clear of proposed construction - shall retain its existing root structure - suitable candidate for preservation	Good	Preserve	1.8



**Site Notes and Comments:**

City Owned Trees:

1. As listed above, fifty-three (53) regulated trees are involved with this project, two (2) of which are City owned, being trees no. C1 and C2. Tree no. C1 is clear of proposed development, shall retain its prescribed TPZ, and as such, will not be disturbed during construction.
2. Tree no. C2 is situated adjacent to an existing structure, being the road. With the above in mind, proposed development will not infringe on the existing root structure of this tree and if protected by hoarding, as outlined in the Tree Protection Plan, will not adversely affect the tree's current condition.

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

1. There are seventeen (17) trees situated on adjacent private properties within 6.0 metres of the subject site and three located on the property line which are mutually owned, being trees no. N1-N17 and 561, 562 & 570 respectively. Trees no. N1-N10 and 562, 562 and 570 are clear of proposed development, shall retain their prescribed TPZs and as such, will not be disturbed by proposed construction.
2. Trees no. N11-N14 are encroached upon by proposed grading by 8%, 9%, 10% and 11% respectively. Such encroachment is located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-3cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. These trees are healthy and vigorous and have an excess of stored energy to easily recover from this minor disturbance. Pursuant to the Private Tree By-law, the client will submit a permit application to injure four (4) trees.
3. Trees no. N15-N17 are encroached upon by proposed grading by 25%, 19% and 20% respectively. Such encroachment is located along the edge of the critical root zone and can expose roots 5-7cm in diameter. If several roots ranging in diameter from 5-7cm are exposed, proposed construction will likely cause significant damage to the tree predisposing it to decline and increasing the likelihood of wind-throw damage. If this occurs, I recommend removing and replacing the tree. If during excavation exposed roots are less than 5-7cm and only one root of such size is exposed, proposed construction disturbance will not be significant and such damage can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. This tree is healthy and vigorous and has an excess of stored energy to recover from this disturbance. In either case, pursuant to the City of Mississauga's Private Tree Bylaw (By-law 0474-2005), a permit is required to injure three trees if they are preserved or subsequently a permit to destroy the trees will be required if removed.

Privately Owned Trees Located on the Subject Site:

1. There are thirty-four (34) regulated trees located on the subject site that are involved with this project, being trees no. 547-580. With the exception of trees no. 547, 548, 549, 553, 565, 566, 579 and 580 all privately owned trees located on the subject site are clear of proposed development, shall retain their prescribed tree preservation zones and as such, will not be disturbed during construction.
2. Trees no. 565 and 579 are encroached upon by proposed construction/grading by 7% and 5% respectively. Such encroachment is located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-3cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. Both trees are healthy and vigorous and have an excess of stored energy to easily recover from this minor disturbance. Pursuant to the Private Tree By-law, the client will submit a permit application to injure two (2) trees.
3. Tree no. 548 is encroached upon by proposed construction by 21%. As stated above, such an encroachment is located along the edge of the critical root zone and can expose roots 5-7cm in diameter. If several roots ranging in diameter from 5-7cm are exposed, proposed construction will likely cause significant damage to the tree predisposing it to decline and increasing the likelihood of wind-throw damage. If this occurs, I recommend removing and replacing tree no. 548. If during excavation exposed roots are less than 5-7cm and only one root of such size is exposed, proposed construction disturbance will not be significant and such damage can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration. This tree is healthy and vigorous and has an excess of stored energy to recover from this disturbance. In either case, pursuant to the City of Mississauga's Private Tree Bylaw (By-law 0474-2005), a permit is required to injure this tree if it is preserved or subsequently a permit to destroy the tree will be required if removed.
4. Tree no. 549 is in poor declining condition with a limited lifespan, exhibits poor form, a severe lean and a large open cavity in the trunk. With the above in mind, this tree is not a suitable candidate for preservation and is recommended for removal. Pursuant to the Private Tree By-law, the client will submit a permit application to remove one (1) tree.
5. Trees no. 547, 553, 566 and 580 are either in conflict with proposed construction or are heavily encroached upon (>30%) by proposed construction and as such require removal. Pursuant to the Private Tree By-law, the client will submit a permit application to remove one (1) tree.
6. Additionally, the anticipated service installation (water/gas/hydro) is to take place beneath the proposed driveway within the TPZ of tree no. 547. As stated above, this tree is recommended for removal due to the heavy encroachment from the proposed construction of the dwelling and driveway. No trees scheduled for preservation will be encroached upon by the services installation.
7. All remaining trees located on or within 6.0m of the subject site have a DBH of less than 15cm, are non-regulated trees and as such, were not included in this report.

8. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented. Details for each recommendation are listed in the *Tree Preservation Specification* schedule in Appendix IV.


- Erect all hoarding prior to construction and ensure no materials, equipment or personnel are allowed within TPZ during construction.
- Apply a one-year, slow release, deep root, high phosphorus and potassium fertilizer, such as an 8-30-30, to stimulate and promote root development. Avoid using a high nitrogen based fertilizer, which are designed to stimulate shoot and foliar growth, which can expose the tree to unwanted insect infestations.
- Retain a Project Consulting Arborist (PCA), throughout the entire construction process, to observe and ensure that all above recommendations are being followed.

### Conclusions:

As listed above, fifty-three trees are involved with this project, two of which are City owned. Both City owned trees are clear of proposed construction, shall retain existing root structure and will not be disturbed by construction. Seven trees located on adjacent private property are encroached upon by proposed construction and as such, are to be injured. Pursuant to the Private Tree By-law, the client will submit a permit application to injure seven trees. Four trees located on the subject site are either in conflict with or are heavily encroached upon by proposed construction and one is not a suitable candidate for preservation. Additionally, three trees cannot maintain 100% of their prescribed TPZ. Pursuant to the Private Tree By-law, the client will submit a permit application remove one tree and injure three. All of the remaining trees found on or within 6.0 metres of the subject site are clear of the proposed development, shall maintain their existing root structure, and as such, will not be disturbed during the construction. Finally, with the above in mind, it's the consultant's opinion that if the above tree preservation recommendations are implemented, which includes installing tree protection hoarding as outlined in this report, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees recommended for preservation.

Trusting this report meets your needs. For further information, please do not hesitate to contact me directly at 905-469-1717.

Yours truly,



Davide P. Carnevale *H.B.Sc.F.*  
President/Consulting Arborist ASCA #370



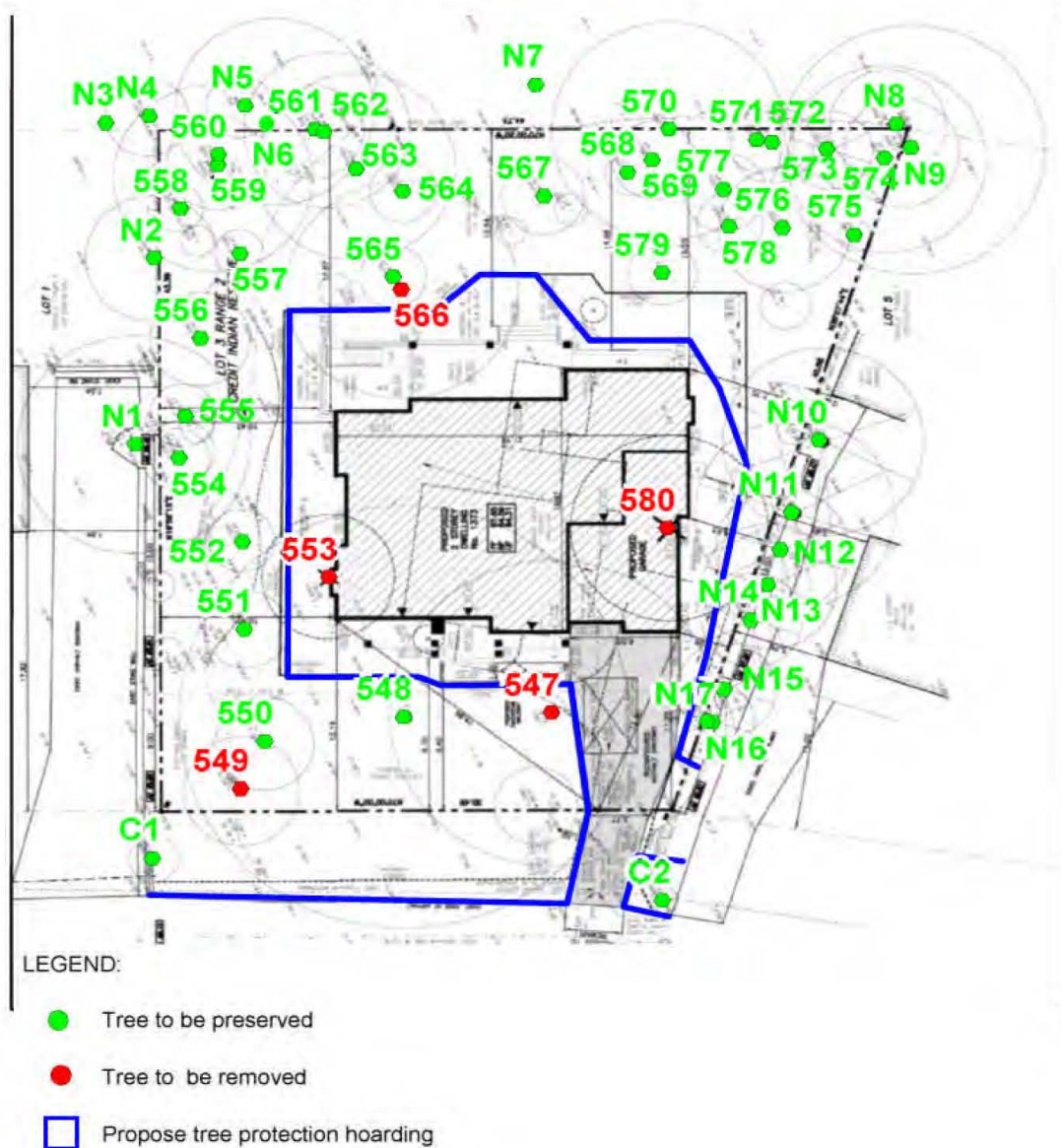
Appendix I:

# TREE PRESERVATION PLAN

## 1373 Glenwood Drive

### Mississauga, ON

### SCALE : NTS



**Appendix II:**

**ASSUMPTIONS AND LIMITING CONDITIONS**

1. Care as been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Unless otherwise required by law, possession of this report or a copy thereof does not imply right of publication or use for any purpose in whole or in part by any other than the person to whom it is addressed, without the prior expressly written or verbal consent of the author or his company.
3. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other then its intended purpose and alteration of any part of this report invalidates the report.
4. **Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.**
5. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

**Appendix III:**

**Digital Images**



**1) Trees no. 548 - 555, only trees no. 549 and 553 are to be removed. (Direction – northeast)**

**2) Trees no. 547, 580 and C2, Only tree no. C2 is to be preserved. (Direction – northeast)**







**3) Trees no. N10-N17 to be preserved.  
(Direction – north)**

**Appendix IV:**

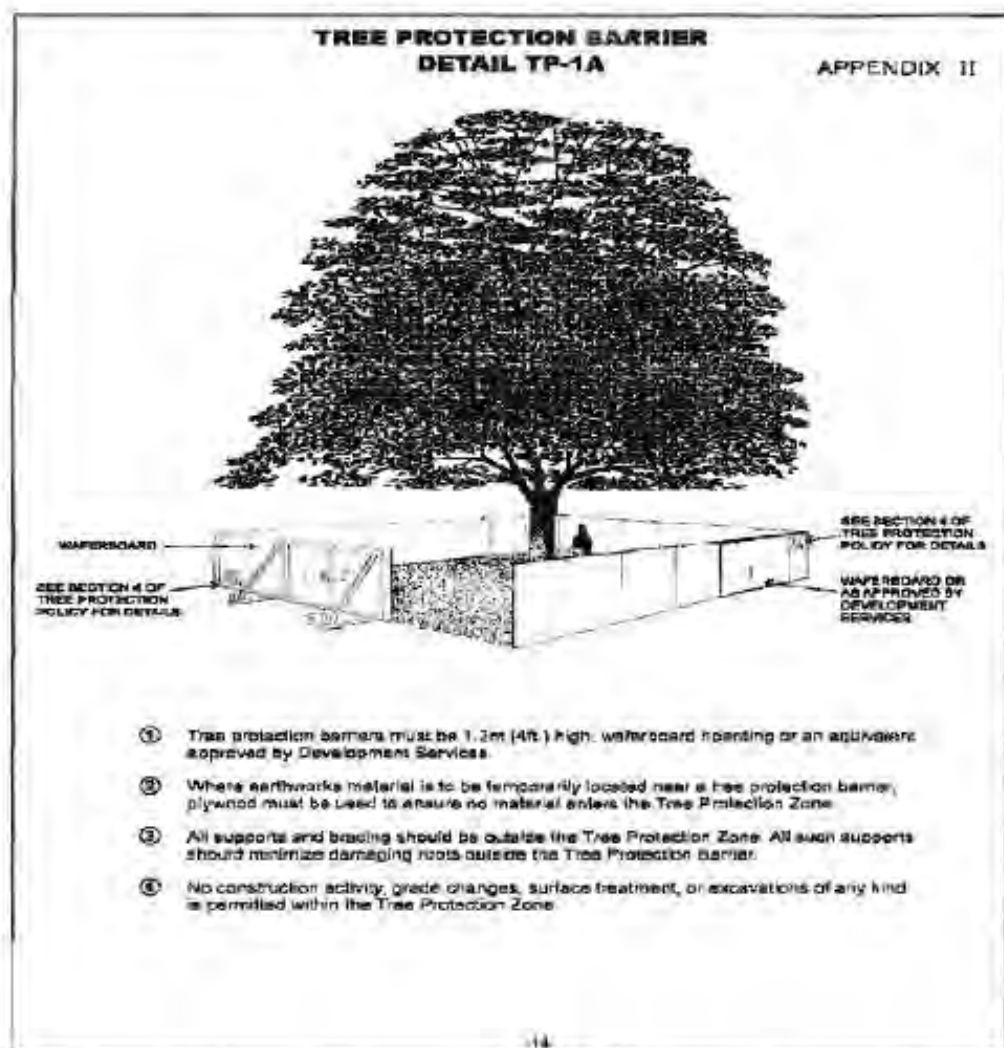
**Tree Preservation Specification Details.**

**1.0 ESTABLISH TREE PROTECTION ZONE**

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.

1.2 Hoarding shall consist of the following:



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

- 1.4 **Upon approval from the City of Mississauga, substitute wooden and/or orange plastic web snow fencing hoarding with a page wire fence supported by T-bars.**
- 1.5 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.6 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.7 No objects may be attached to tree(s) within the TPZ.
- 1.8 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.9 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.10 All Hoarding shall not be removed until all construction activity is complete.
- 1.11 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.

**TREE PROTECTION ZONE (TPZ)**

No grade change, storage of materials or equipment is permitted within the TPZ. The tree protection barrier must not be removed without the written authorization of Urban Forestry.

## 2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.
- 2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.
- 2.3 No wound dressings/pruning paint shall be used to cover the ends of each cut.
- 2.4 All roots requiring pruning shall be cut using any of the following tools:



- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

### 3.0 ESTABLISH MAINTENANCE PROGRAM

**All maintenance work must be completed by the approved Project Consulting Arborist.**

*Pre-Construction:*

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

*During- Construction:*

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

3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

*Post-Construction:*

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

### 4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, can not cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

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

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

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

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.