

AGENDA



HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JULY 24, 2012 – 9 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

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

www.mississauga.ca

Members

Councillor George Carlson, Ward 11 (CHAIR)

Councillor Jim Tovey, Ward 1 (VICE-CHAIR)

Robert Cutmore, Citizen Member

David Dodaro, Citizen Member

Mohammad N. Haque, Citizen Member

James Holmes, Citizen Member

Rick Mateljan, Citizen Member

Cameron McCuaig, Citizen Member

Deanna Natalizio, Citizen Member

Michael Spaziani, Citizen Member

Michelle Walmsley, Citizen Member

Matthew N. Wilkinson, Citizen Member

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

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

Julie.Lavertu@mississauga.ca

CALL TO ORDERDECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTERESTPRESENTATIONS/DEPUTATIONS

- A. Item 2 Michael Spaziani, Principal, Michael Spaziani Architect Inc., and John D. Rogers, President, John D. Rogers & Associates Inc., with respect to a request to alter a heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court) in Ward 9.

MATTERS TO BE CONSIDERED

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held June 19, 2012.

RECOMMEND APPROVAL

2. Request to Alter a Heritage Designated Property, McClure-Lafferty House, 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court), Ward 9

Heritage Property Permit Application dated February 27, 2012 and Addendum to the McClure-Lafferty House Heritage Impact Statement: Proposed Relocation and Adaptive Reuse, 2075 Derry Road West, Mississauga, Ontario dated March 16, 2012 from Michael Spaziani, Principal, Michael Spaziani Architect Inc., and John D. Rogers, President, John D. Rogers & Associates Inc., with respect to a request to alter a heritage designated property, the McClure-Lafferty House, located at 2075 Syntex Court (formerly 2075 Derry Road, 7070 Mississauga Road, 7025 Langer Drive, and RR 3 Syntex Court).

NOTE: Discussions between Heritage staff and the proponents are ongoing regarding this proposal. Heritage staff has deemed the above documents incomplete and, as such, these documents are being provided for your information only.

DIRECTION REQUIRED

3. Request to Alter a Heritage Designated Property, Meadowvale Village Heritage Conservation District, Ward 11

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Meadowvale Village Heritage Conservation District.

(3.) RECOMMENDATION

That the request to alter the Meadowvale Village Heritage Conservation District, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

RECOMMEND APPROVAL4. Request to Alter a Heritage Designated Property, McGregor House, Old Port Credit Village Heritage Conservation District, 41 Bay Street, Ward 1

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the McGregor House, located in the Old Port Credit Village Heritage Conservation District at 41 Bay Street.

RECOMMENDATION

That the request to alter the property at 41 Bay Street, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

RECOMMEND APPROVAL5. Request to Demolish a Heritage Listed Property, 1245 Mona Road, Ward 1

Corporate Report dated June 26, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1245 Mona Road.

** Appendix 1 has been distributed to Members of Council and Committee members and can be obtained by contacting the Legislative Coordinator for the Heritage Advisory Committee (contact information is listed on the first page of this agenda).*

RECOMMENDATION

That the property at 1245 Mona Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, and that the Director of Culture (or designate) take any action deemed necessary in furtherance thereof, in accordance with By-Law 0118-2012, the By-Law delegating authority to staff during Council's Summer Recess.

RECOMMEND APPROVAL

6. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated July 24, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

RECOMMEND RECEIPTSUBCOMMITTEE UPDATES FROM CHAIRS7. Heritage Designation Subcommittee8. Heritage Tree Subcommittee9. Meadowvale Village Heritage Conservation District Review Committee

9.1 Letter dated June 11, 2012 from James P. Holmes, Chairman, Meadowvale Village Heritage Conservation District Review Committee, with respect to the Gill residence located at 1036 Old Derry Road in Ward 11.

RECOMMEND RECEIPT10. Public Awareness SubcommitteeINFORMATION ITEMS

DATE OF NEXT MEETING – Tuesday, September 18, 2012 at 9 a.m., Council Chamber

OTHER BUSINESSADJOURNMENT

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

JUL 24 2012



MINUTES

HERITAGE ADVISORY COMMITTEE

THE CORPORATION OF THE CITY OF MISSISSAUGA

TUESDAY, JUNE 19, 2012 – 9 A.M.

COUNCIL CHAMBER

SECOND FLOOR, CIVIC CENTRE

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

www.mississauga.ca

MEMBERS PRESENT: Councillor George Carlson, Ward 11 (CHAIR)
 Councillor Jim Tovey, Ward 1 (VICE-CHAIR)
 Robert Cutmore, Citizen Member
 David Dodaro, Citizen Member
 Mohammad N. Haque, Citizen Member (departure at 10:25 a.m.)
 James Holmes, Citizen Member
 Rick Mateljan, Citizen Member (arrival at 9:02 a.m.)
 Cameron McCuaig, Citizen Member
 Deanna Natalizio, Citizen Member (departure at 10:55 a.m.)
 Michelle Walmsley, Citizen Member
 Matthew N. Wilkinson, Citizen Member (arrival at 9:06 a.m.)

MEMBERS ABSENT: Michael Spaziani, Citizen Member

STAFF PRESENT: Susan Burt, Director, Culture Division
 Elaine Eigl, Heritage Coordinator
 Mark Howard, Project Lead, Credit River Parks Strategy, and
 Planner, Long Term Planning, Park Planning Section
 Denise Mahoney, Manager, Administration and Cemeteries
 Laura Waldie, Heritage Coordinator
 Paula Wubbenhorst, Acting Senior Heritage Coordinator

CONTACT PERSON: Julie Lavertu, Legislative Coordinator

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

Julie.Lavertu@mississauga.ca

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

CALL TO ORDER – 9:01 a.m.

DECLARATIONS OF DIRECT (OR INDIRECT) PECUNIARY INTEREST

Later in the meeting, prior to consideration of Deputation A, Mr. Mateljan declared a conflict of interest, stating that he is working with a potential client who may purchase the property, and subsequently left the Council Chamber during discussion of this item.

PRESENTATIONS/DEPUTATIONS

- A. Item 2 Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North in Ward 2.

Mr. Mateljan arrived at 9:02 a.m. At this point, Mr. Mateljan declared a conflict of interest, stating that he is working with a potential client who may purchase the property, and subsequently left the Council Chamber during discussion of this item.

Mr. Krasznai discussed the property and its features, his ownership of the property, and his attempts to sell the property since August 2011. He said that he did not know that the property was listed and discussed a recent site visit by Ms. Eigl and Mr. Wilkinson.

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

Mr. Krasznai asked that the property be delisted as soon as possible so that it can be sold without conditions. He discussed nearby properties, including the former property at 1264 Clarkson Road North, which was demolished, split into two lots, and has since been owned by multiple property owners. Mr. Krasznai said that the Structural and Condition Assessment by Mark Shoalts indicates that most of the property is obsolete and that it may be useful for its façade to be retained for heritage purposes. He suggested that future property owners submit their plans for the property to the City for review so that the City can ensure that the new property incorporates the original property's architectural design.

The Committee dealt with Item 2 at this time.

2. Request to Remove a Heritage Listed Property from the Heritage Register, 1276 Clarkson Road North, Ward 2

Correspondence from Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North.

Committee members discussed Mr. Krasznai's suggestion for future property owners to submit their plans for the property to the City for review, Mr. Krasznai's correspondence, and the need for more information regarding the property before considering its delisting.

Ms. Wubbenhorst said that the property is individually listed. She discussed the former property at 1264 Clarkson Road North and said that the City received a demolition permit for the property before it could be included on the Heritage Register. Ms. Wubbenhorst said that the Committee could refer this matter to Heritage staff to determine if the property should remain on the Heritage Register or the property owner could submit a demolition permit application and Heritage Impact Statement (HIS) to Heritage staff.

The Chair and Ms. Wubbenhorst elaborated on the City's processes for heritage listed properties and the need for Mr. Krasznai to submit a HIS to Heritage staff for review. The Chair said that Heritage staff could assist Mr. Krasznai with the various processes.

Ms. Burt said that the City's processes are set by the province and the *Ontario Heritage Act* and that all property owners of heritage listed properties are subject to the same processes. She added that Heritage staff would be pleased to assist Mr. Krasznai.

Mr. Krasznai discussed the property's history, previous owners, and potential buyers and asked Heritage staff to expedite the processes for his property. The Chair noted that the Committee meets every month and elaborated on the timelines for the various processes.

Recommendation

HAC-0057-2012

That the correspondence from Karl Krasznai, property owner and Ward 2 resident, with respect to a request to remove a heritage listed property from the Heritage Register located at 1276 Clarkson Road North, be received and referred to Heritage staff pending the submission of a Heritage Impact Statement by the property owner.

Received/Referred (J. Holmes)

MATTERS CONSIDERED

3. Request to Demolish a Heritage Designated Property, Emily Jane Burrows House, Old Port Credit Village Heritage Conservation District, 43 Mississauga Road South, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage designated property, the Emily Jane Burrows House, located in the Old Port Credit Village Heritage Conservation District at 43 Mississauga Road South.

Muhammad Siddiqi, property owner and Ward 1 resident, discussed his request and said that he worked collaboratively with his neighbours and the Vice-Chair to develop this proposal. He spoke about the impact of the property's demolition on nearby trees and said that he has hired an arborist to reduce tree damage as much as possible.

Committee members discussed the width of the proposed property, whether the brick façade would be retained, the impact of the property's demolition on the Old Port Credit Village Heritage Conservation District (HCD), the importance of preserving properties and promoting sensitive development in the Old Port Credit Village HCD, the community support for Mr. Siddiqi's request, Mr. Siddiqi's timelines for the proposed property, and the possibility of preserving the property's materials for future HCD reconstructions.

Mr. Siddiqi said that the proposed property would be five feet wider than the existing property, discussed the brick façade and its overall condition, and elaborated on his plans for a detached garage. He added that demolition and construction would begin as soon as he obtained his demolition permit from Heritage staff in mid-July.

The Vice-Chair discussed Mr. Siddiqi's request and the involvement of Mr. Siddiqi's neighbours, who unanimously support the demolition, throughout the process. He spoke about the challenges of the current property, the concerns of Mr. Siddiqi's neighbours regarding his addition which was considered by the Committee and approved by Council in early 2011, and the importance of normalizing the streetscape and massing. The Vice-Chair added that he supported Mr. Siddiqi's request and stated that the property is designated as part of the Old Port Credit Village HCD, not individually designated.

Dorothy Tomiuk, Ward 1 resident and Mr. Siddiqi's neighbour, discussed Mr. Siddiqi's request and addition, the establishment of a committee to review heritage/developments in the Old Port Credit Village HCD, the need for residents to know about developments in their areas, and the need for sympathetic developments in the Old Port Credit Village HCD. She said that Mr. Siddiqi's proposed property is larger than the neighbours wanted, but was mitigated as best as possible. Ms. Tomiuk suggested that the heritage by-law be tightened, added that Mr. Siddiqi's proposed property mostly conforms to the heritage by-law, and asked for clarification from Mr. Siddiqi about the property's proposed garage.

The Chair stated that HCD are not intended to prevent demolitions, but rather provide a forum for residents to review proposed developments. The Vice-Chair discussed the establishment of a committee to review heritage/developments in the Old Port Credit Village HCD, the Old Port Credit Village HCD, and development challenges in the HCD.

Recommendation

HAC-0058-2012

That the property owner's request to demolish the property at 43 Mississauga Road South, which is designated as part of the Old Port Credit Village Heritage Conservation District, proceed through the applicable process and that the current Heritage Permit include a detached garage.

Approved (J. Tovey)

1. Approval of Minutes of Previous Meeting

Minutes of the meeting held May 22, 2012.

Approved (J. Tovey)

PRESENTATIONS/DEPUTATIONS

- B. Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Mark Schollen, Schollen & Company Inc. Landscape Architects and Ecological Restoration Consultants, with respect to the Credit River Parks Strategy.

Mr. Howard and Mr. Schollen presented a PowerPoint presentation, dated June 19, 2012 and entitled "Credit River Parks Strategy," and discussed the study's purpose, area, and process, existing conditions for land use, natural area significance, ecological land classification, floodplain within the study area, lands in private ownerships, and various City parks, the consultation process and its key findings, the Strategy's vision statement, principles, and objectives, cultural heritage objectives, initiatives, and opportunities for interpretation, the structure of the Master Plan, the Credit Valley natural corridor, transitional beltlands, concept plans for the feature sites, the Credit River Heritage Route, and next steps. Mr. Howard said that staff plans to present the Strategy to Council during the fall of 2012 and requested the Committee's feedback on the overall Strategy.

Mr. Haque departed at 10:25 a.m.

Committee members discussed the City's mill sites and how they would be integrated into the Strategy, plans for the former Harris farm and the privately-held Simpson-Humphries farm, challenges with canoeing certain sections of the Credit River, the overall Strategy and its connection with built, natural, and cultural heritage, and the consultation process with Meadowvale Village Heritage Conservation District residents.

In response to questions from the Committee, Mr. Howard and Mr. Schollen shared the information below:

- Plans for the former Harris farm may include adaptive reuse of the farmhouse for offices and classrooms to support the urban farm, residential improvements, and retrofitting the bridge, outbuildings, and an old railway which depend on funding;
- The Simpson-Humphries farm is located outside the floodplain and is currently in private ownership. In the long term, the City would like to use the property for a native plant nursery and research centre and canoe and kayak-related purposes and also accentuate the property's old foundations as part of the Strategy; and
- The Meadowvale Village Community Association was contacted last week about the Strategy, as the Village falls on a tributary and is technically located outside of the study area. Many other Meadowvale-related stakeholders have been consulted.

Recommendation

HAC-0059-2012

That the PowerPoint presentation, dated June 19, 2012 and entitled "Credit River Parks

Strategy,” by Mark Howard, Project Lead, Credit River Parks Strategy, and Planner, Long Term Planning, Park Planning Section, and Mark Schollen, Schollen & Company Inc. Landscape Architects and Ecological Restoration Consultants, to the Heritage Advisory Committee on June 19, 2012, be received.

Received (J. Tovey)

MATTERS CONSIDERED

5. Request to Alter a Heritage Designated Property, Streetsville Memorial Cemetery, 299 Queen Street South, Ward 11

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Streetsville Memorial Cemetery, located at 299 Queen Street South.

The Chair discussed the request and its context, a possible ceremony to recognize the addition of the flagpole in the near future, and improvements to the Cemetery overall. He stated that the Union Jack flag would be flown this year to commemorate the War of 1812 and subsequently replaced with a Canadian flag, as per protocol rules.

Ms. Mahoney noted that the flagpole’s installation would be tied to Streetsville’s proposed War of 1812 ceremonies, discussed the flagpole’s proposed location in the Cemetery, and said that the installation would proceed as soon as Council approved it. She said that the flag would be located just behind Timothy Street’s grave, but was not for Mr. Street specifically and that a recent preliminary dig did not uncover any issues.

Recommendation

HAC-0060-2012

That the request to alter the Streetsville Memorial Cemetery, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved.

Approved (M. Wilkinson)

4. Request to Alter a Heritage Designated Property, Small Arms Limited Building & Water Tower, 1352 Lakeshore Road East, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Small Arms Limited Building & Water Tower, located at 1352 Lakeshore Road East.

The Vice-Chair discussed the request and its context, noting that the Region of Peel and the Toronto and Region Conservation Authority (TRCA) are implementing the Lakeview Waterfront Connection Project, an 85-acre heritage wetland and park area.

Mr. Cutmore suggested that all trucks enter the property's entrance east of Dixie Road during the Project, not the entrance in the centre of the property beside the building.

Kenneth Dion, Senior Project Manager, TRCA, expressed support for Mr. Cutmore's suggestion and, in response to a question from the Vice-Chair, said that using the entrance suggested by Mr. Cutmore would not impede the Project. He discussed a minor variance appeal and stated that this matter would likely be the Project's biggest delay.

Recommendation

HAC-0061-2012

That the request to alter the Small Arms Limited Building & Water Tower property, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved, subject to: (1) the conditions outlined in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services; and (2) that only the entrance for the Small Arms Limited Building & Water Tower located east of Dixie Road be used for purposes relating to the Lakeview Waterfront Connection Project.

Approved (J. Tovey)

6. Request to Alter a Heritage Designated Property, Credit Valley Conservation Authority Workshop, 7060 Old Mill Lane, Ward 11

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to alter a heritage designated property, the Credit Valley Conservation Authority Workshop, located at 7060 Old Mill Lane.

Recommendation

HAC-0062-2012

That the request to alter the property at 7060 Old Mill Lane, as described in the Corporate Report dated May 29, 2012 from the Commissioner of Community Services, be approved.

Approved (J. Holmes)

7. Request to Demolish a Heritage Listed Property, 925 Longfellow Avenue, Ward 2

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 925 Longfellow Avenue.

Ms. Walmsley discussed the loss of trees and the design of the proposed property.

Recommendation

HAC-0063-2012

That the property at 925 Longfellow Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (B. Cutmore)

8. Request to Demolish a Heritage Listed Property, 1570 Stavebank Road, Ward 1

Corporate Report dated May 29, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1570 Stavebank Road.

Ms. Walmsley discussed the loss of housing styles in the Mineola West area.

Recommendation

HAC-0064-2012

That the property at 1570 Stavebank Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (J. Tovey)

9. Request to Demolish a Heritage Listed Property, 1394 Victor Avenue, Ward 1

Corporate Report dated May 30, 2012 from the Commissioner of Community Services with respect to a request to demolish a heritage listed property located at 1394 Victor Avenue.

Ms. Walmsley and the Vice-Chair discussed the Mineola West Cultural Landscape and the loss of trees, the design of recent properties, the concerns of area residents, options to protect the Mineola West Cultural Landscape, and Mineola West's design guidelines.

The Vice-Chair noted that he has met with Heritage staff on this matter and concluded that Mineola West residents do not want a HCD. He discussed the importance of obtaining support from a majority of area residents regarding the establishment of a HCD.

Ms. Burt said that zoning by-law amendments are not within the Committee's purview, that Heritage staff has never received complaints from residents in the Mineola West Cultural Landscape about the demolition of properties, and that a Memorandum is being prepared regarding HAC-0034-2012 (the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes).

Recommendation

HAC-0065-2012

That the property at 1394 Victor Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

Approved (J. Tovey)

10. Heritage Impact Statement, 4030 Dixie Road, Ward 3

Memorandum dated June 4, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 4030 Dixie Road.

Ms. Natalizio departed at 10:55 a.m.

Committee members discussed the project, the size of the steeple vis-à-vis the Church's massing, whether the steeple would be lit, humidity controls to maintain the structure, the removal of windows, and proposed building materials and suppliers.

The Chair said that the steeple will be a beautiful addition to the Church and that he would like to visit the Church and attend the unveiling celebration in the near future.

Doru Vasile, architect for the property owner, and Reverend Father Gheorghe Tiu responded to the Committee's questions and said that the steeple would be lit at night and that windows with louvers will ensure appropriate humidity controls for the Church.

Recommendation

HAC-0066-2012

That the Memorandum dated June 4, 2012 from Paula Wubbenhorst, Acting Senior Heritage Coordinator, with respect to the Heritage Impact Statement for 4030 Dixie Road be received.

Received (D. Dodaro)

11. Status of Outstanding Issues from the Heritage Advisory Committee

Chart dated June 19, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee.

Ms. Wubbenhorst provided the following updates:

- An engineering report to determine whether the Meadowvale Village Hall can support the Bell Tower is currently being finalized;
- The Dowling House was recently taken off its foundation and is on a truck. The City obtained a court order to restrain the property owner from further relocating the property. This next court proceeding will be held on June 22, 2012;
- Heritage staff will initiate discussions with the Region of Peel about designating the Outdoor Rifle Range based on a previous consultant's report; and
- The Committee will consider a Memorandum in the near future regarding HAC-0034-2012 (the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes).

Committee members discussed the Dowling House and its current status and designation

and the property owner's relocation contractor. Ms. Eigl stated that the relocation contractor was unaware that the property owner had not obtained the proper permits and stopped relocating the property once he became aware. Ms. Wubbenhorst discussed the property's heritage designation and the property owner's relocation contractor.

In response to a question from Mr. McCuaig asked about the scope of the Memorandum regarding HAC-0034-2012, Ms. Wubbenhorst said that the streamlined HIS Terms of Reference would apply to all Cultural Landscapes and that Heritage staff are considering doing a pilot project in the Mineola West Cultural Landscape as a first step.

Recommendation

HAC-0067-2012

That the chart dated June 19, 2012 from Julie Lavertu, Legislative Coordinator, Heritage Advisory Committee, with respect to the status of outstanding issues from the Heritage Advisory Committee, be received.

Received (M. Wilkinson)

SUBCOMMITTEE UPDATES FROM CHAIRS

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

INFORMATION ITEMS – Nil

DATE OF NEXT MEETING – Tuesday, July 24, 2012 at 9 a.m., Council Chamber

OTHER BUSINESS

Annual Meeting of Joint Municipal Heritage Committees of Peel

Ms. Wubbenhorst reminded Committee members about this year's Annual Meeting of Joint Municipal Heritage Committees of Peel on June 22, 2012 in Brampton, Ontario.

Remembering the 175th Anniversary of the Rebellion of 1837 – An Art Contest from Heritage Mississauga and Artists Looking For Empty Walls

The Vice-Chair and Mr. Wilkinson discussed the opening reception for the above-

mentioned event on June 19, 2012 and encouraged Committee members to attend.

Port Credit Post Office, Customs House and Armoury

Ms. Tomiuk requested an update regarding the above-mentioned property. Ms. Wubbenhorst responded that the Committee would consider this matter in the near future and that Heritage staff has not yet accepted the HIS. Mr. Cutmore discussed a recent sign that was placed on the property advertising the availability of commercial space.

Port Credit Harbour West Parks Public Meeting

Mr. Cutmore briefly discussed a public meeting on June 19, 2012 at Clarke Hall regarding the above-mentioned matter and encouraged Committee members to attend.

ADJOURNMENT – 11:14 a.m. (R. Cutmore)

JUL 24 2012

Heritage Property Permit Application



The Corporation of the City of Mississauga
Community Services
Culture Division
201 City Centre Drive, Suite 900
Mississauga, ON L5B 2T4

NOTE:

Discussions between Heritage staff and the proponents are ongoing regarding this proposal. Heritage staff has deemed the above documents incomplete and, as such, these documents are being provided for your information only.

The personal information on this form is collected under the authority of the Ontario Heritage Act, R.S.O. 1990 to a heritage property. Questions about this collection can be directed to the Senior Heritage Coordinator, 20

LOCATION DETAILS

(Please Print Clearly)

Municipal Address: 2075 Derry Road West

Legal Address: Part Lot 11, Con. 5 WHS, 43R-14863 Parts. 11, 12

Property Owner: Great West Life Assurance Company c/o GWLRA
London Life Insurance Co. 33 Yonge Street, Suite 300
Contact Address: Toronto, ON, M5E 1G4
Attn: Mr. M. Snell

Phone: (416) 359-2934 Fax: (416) 359-3031 e-mail address: mike.snell@gwlra.com

HERITAGE DESIGNATION BY-LAW NUMBER (if applicable): 1989 - By-law No. unknown

What type of Permit is Required?

Alteration or addition ☒ Yes ☐ No

Demolition ☐ Yes ☐ No

New Construction ☐ Yes ☐ No

Repeal of Designation By-law ☐ Yes ☐ No

Is there a corresponding application, such as:

a) Building permit number n/a

b) Site Plan application number n/a

c) Rezoning application number n/a

d) Other n/a

Description of Work to be Completed:

Please attach drawings, site plans, and photographs to better illustrate the project. These may be required depending on the scale of the project.

Proposed relocation and adaptive reuse of the McClure-Lafferty House.

Please refer to the submitted addendum to the McClure-Lafferty House Heritage

Impact Statement, February 16, 2012 prepared by MSAI Architecture and Urban Design.

Name: John D. Rogers

Please Print

Date: 2012/02/27

YYYY / MM / DD

Signature:

For information or assistance please contact "Heritage Planning, Community Services" at 905-615-3200 ext. 5070 or ext. 5385

NOTE:
2 - 2 Discussions between Heritage staff and the proponents are ongoing regarding this proposal. Heritage staff has deemed the above documents incomplete and, as such, these documents are being provided for your information only.

Addendum to the McClure-Lafferty House Heritage Impact Statement

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

March 16, 2012



MSA

MICHAEL SPEDMAN ARCHITECTURE INC.
6700 Yonge Street, Suite 201
Markham, Ontario L3R 9V7
Tel: (905) 477-8888 • Fax: (905) 477-8889

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 exiting 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 detract 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.

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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

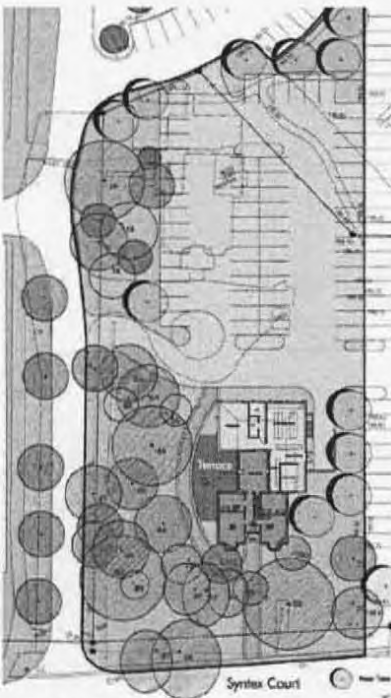
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visibility in conjunction with front yard parking and landscaping.

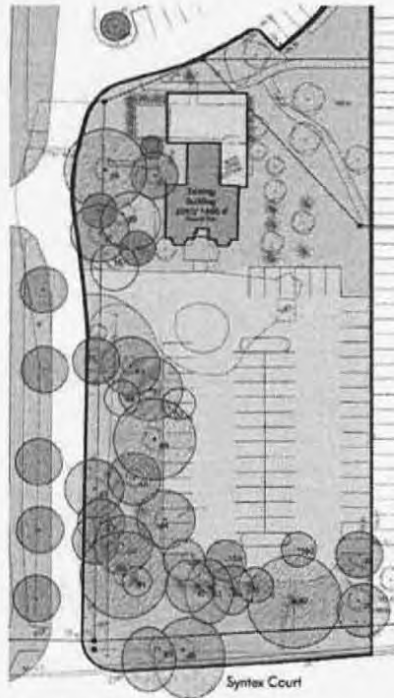


Barber House set back 27m from street

-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.

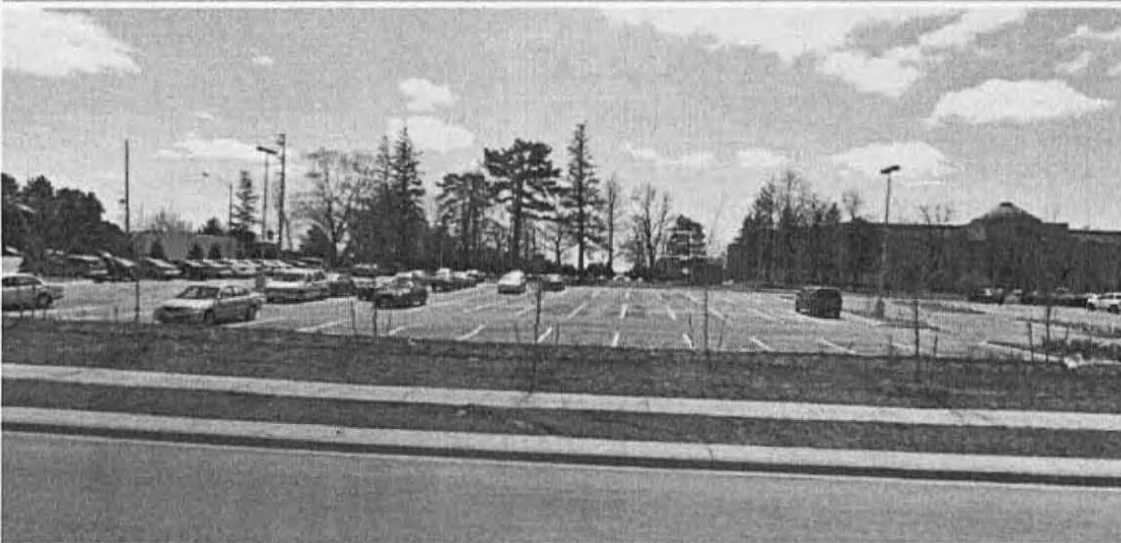


Views from East along Syntex Ct.



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.

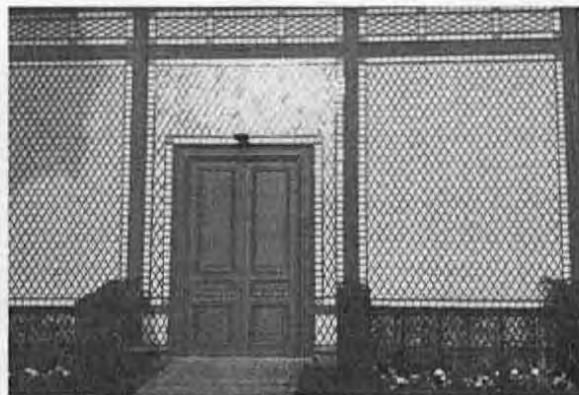
As a character source for the treatment of these blank walls, garden walls were scanned as a model for their pattern and relief. To that end a recurring pier projection is introduced to define the wall in discrete segments, with panels set in relief. Within these panels, trellis frames have been introduced 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

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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."

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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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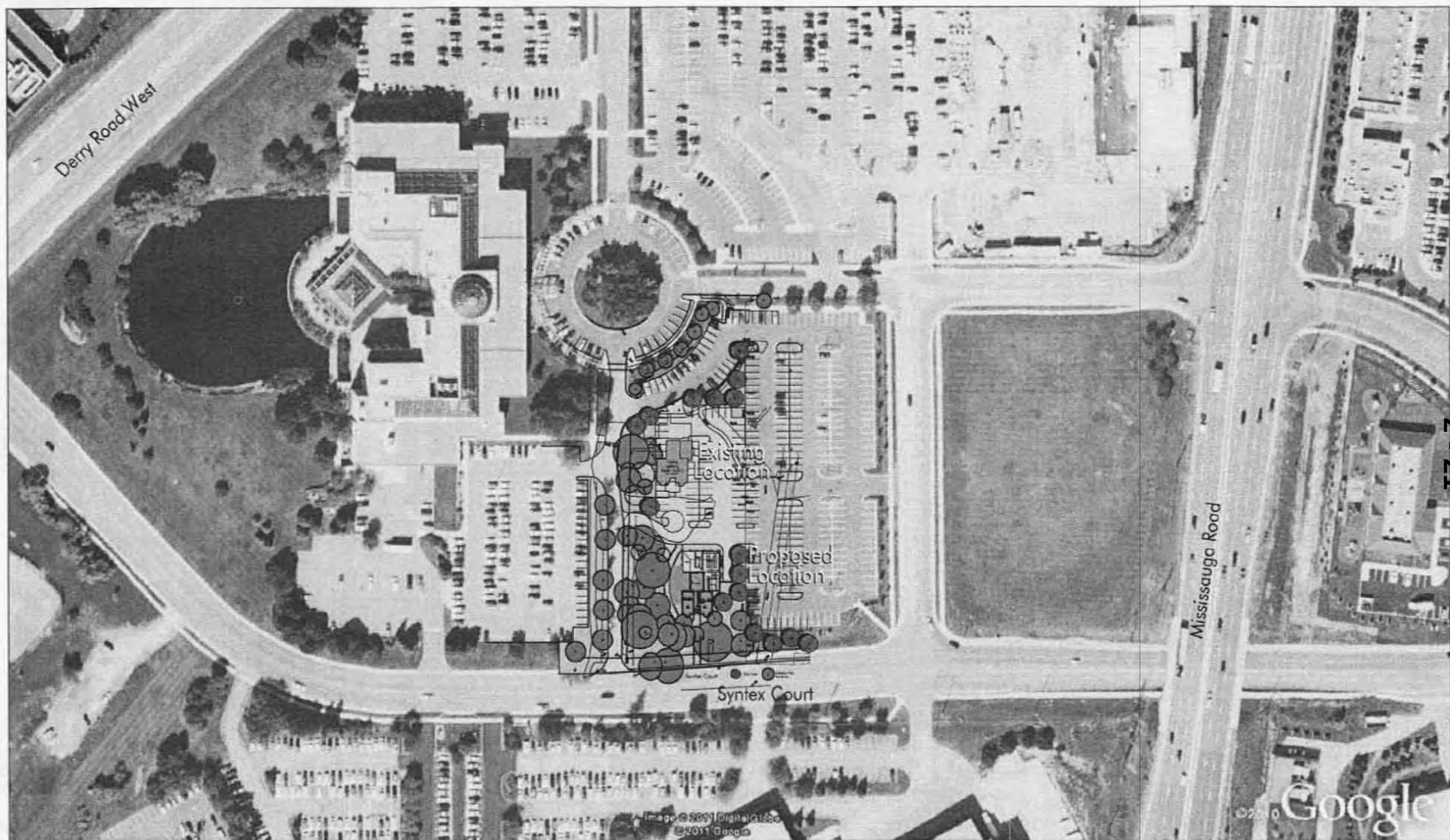
- Oakville Urban Design Awards 2007, Award of Merit, International Union of Operating Engineers Headquarters and Training Facility.
- City of Pickering Civic Award for Urban Design 2006, Frenchman's Bay Marina Village
- Ontario Heritage Trust, Certificate of Achievement, Meadowvale Heritage District 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 Cordingley 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



MSA

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McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

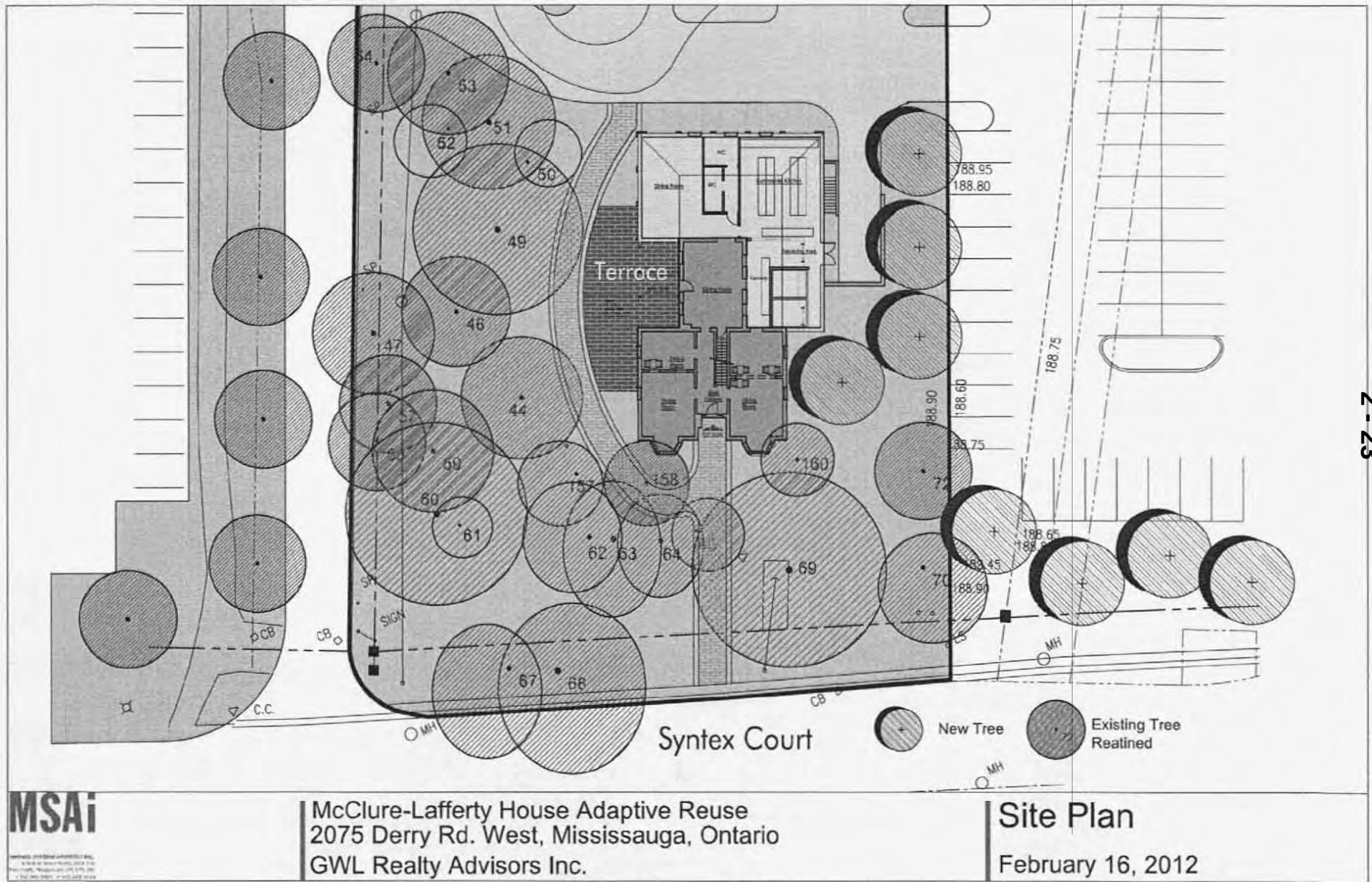
Context Plan

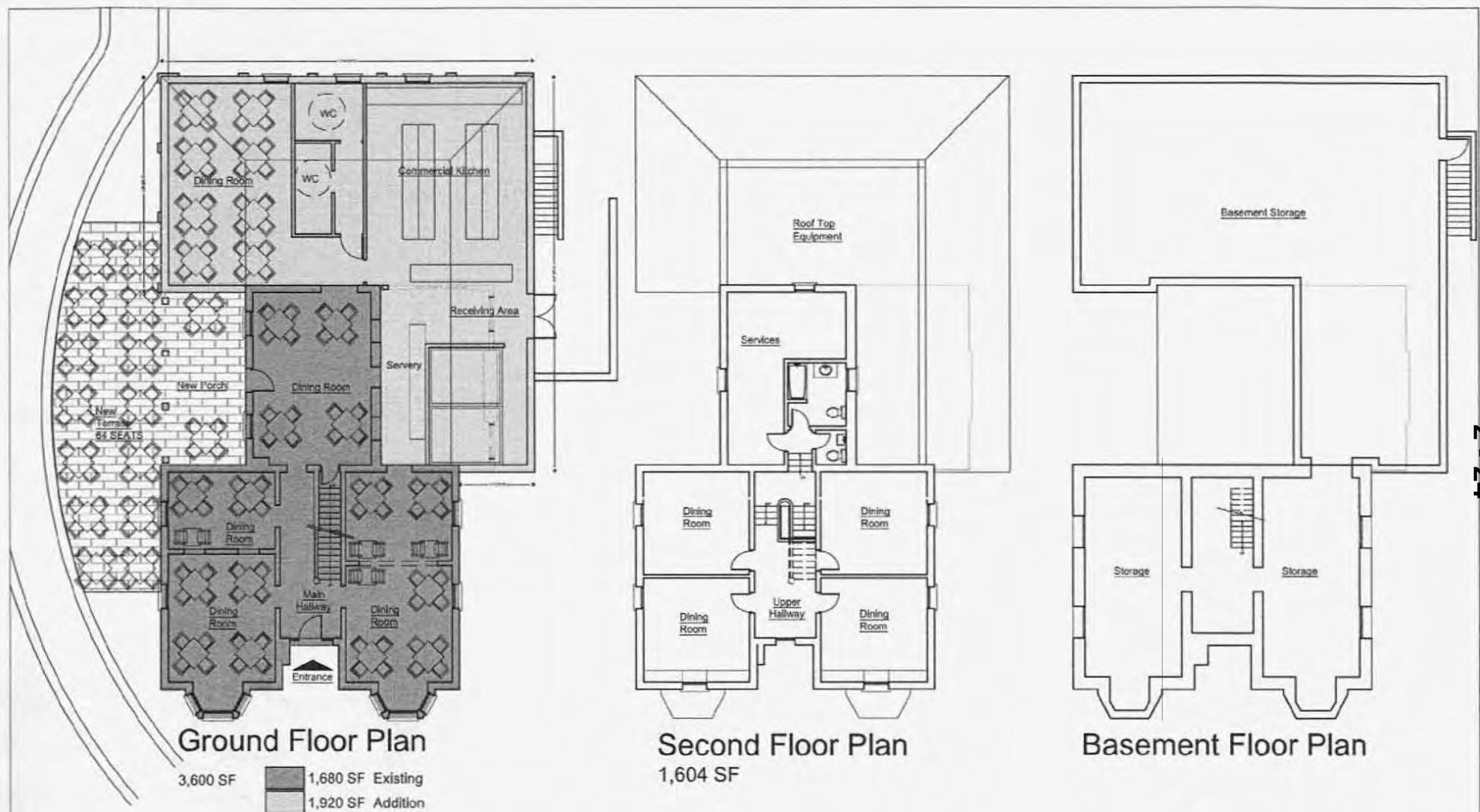
February 16, 2012

McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

Site Plan Comparison

February 16, 2012



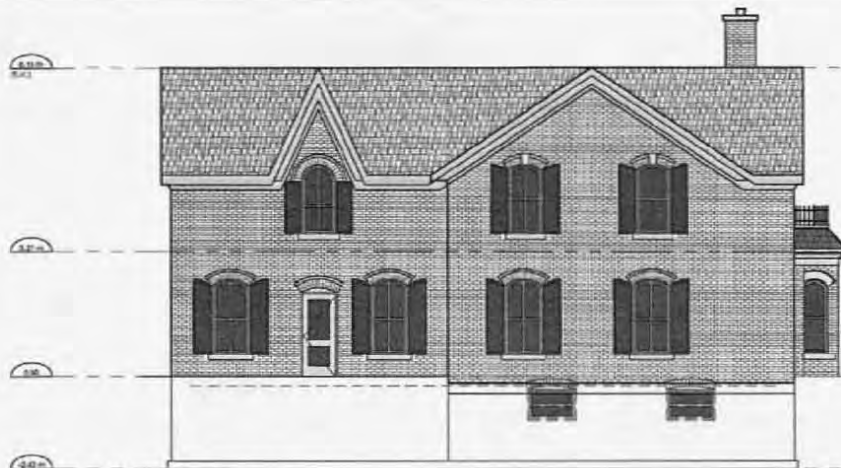


MSA

PROPERTY: 214-0000-0000-0000-0000
 1000-0000-0000-0000-0000-0000
 1000-0000-0000-0000-0000-0000
 1000-0000-0000-0000-0000-0000

McClure-Lafferty House Adaptive Reuse
 2075 Derry Rd. West, Mississauga, Ontario
 GWL Realty Advisors Inc.

Proposed Floor Plans
 February 16, 2012



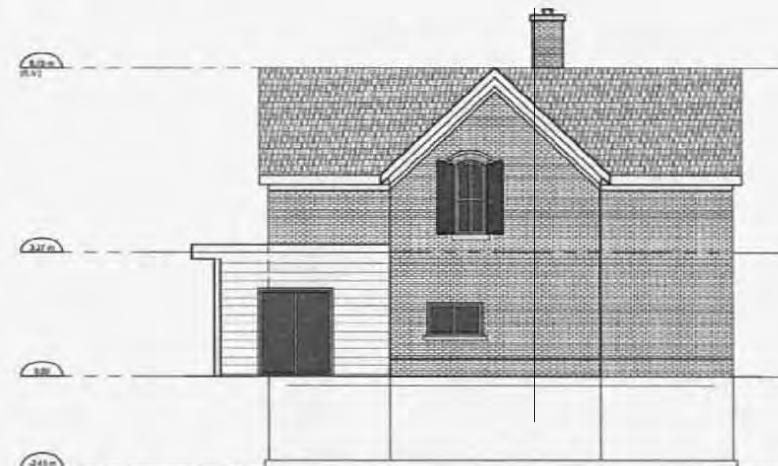
2 West Elevation



1 South Elevation



4 East Elevation



3 North Elevation

MSA

MISSISSAUGA (ON) CONSULTING ARCHITECTS LTD.
1200 SHEPPARD AVENUE EAST, SUITE 100
MISSISSAUGA, ONTARIO L4X 1L7
Tel: (905) 276-1111 Fax: (905) 276-1112
www.msaarchitects.com

McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

Existing Elevations
February 16, 2012



MSA*i*

McClure-Lafferty House Adaptive Reuse
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GWL Realty Advisors Inc.

McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

West Elevation

February 16, 2012


MSA
MISSISSAUGA ADAPTIVE REUSE INC.
 2075 DERRY RD. WEST, MISSISSAUGA, ONTARIO L4X 1L7
 TEL: (905) 876-1111 FAX: (905) 876-1112

McClure-Lafferty House Adaptive Reuse
 2075 Derry Rd. West, Mississauga, Ontario
 GWL Realty Advisors Inc.

North Elevation

February 16, 2012



East Elevation

MSAi
MISSISSAUGA ARCHITECTURAL INC.
400-222-2222
1000-222-2222
1000-222-2222

McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

East Elevation

February 16, 2012



2-29

MSA

MISSISSAUGA, ONTARIO
1-800-461-1111
www.msa.ca

McClure-Lafferty House Adaptive Reuse
2075 Derry Rd. West, Mississauga, Ontario
GWL Realty Advisors Inc.

South Elevation

February 16, 2012



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUL 24 2012

DATE: June 26, 2012

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 24, 2012

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

SUBJECT: **Request to Alter a Heritage Designated Property
Meadowvale Village Heritage Conservation District
(Ward 11)**

RECOMMENDATION: That the request to alter the Meadowvale Village Heritage Conservation District, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

BACKGROUND: The City designated Meadowvale Village under Part V of the *Ontario Heritage Act*, i.e. as a heritage conservation district, in 1980. As such, any changes within the village require a heritage permit. The current overhead electrical system, with its cobra head luminaries, installed in 1957, has reached the end of its life. Accordingly, Enersource needs to reconstruct the system to current standards.

In August 2011 Enersource presented its plans to the City's Heritage Advisory Committee (HAC). Based on feedback from local residents, HAC recommended municipal funding for an underground system be investigated. At a subsequent meeting, City Council did not support this recommendation.

COMMENTS:

Enersource has now officially submitted a heritage permit application to replace the existing overhead electrical system. The application is attached as Appendix 1. As it outlines, the new design requires slightly thicker and taller poles to comply with current safety standards and regulations. To mitigate the impact, the project has been redesigned so that the taller poles, with the transformers, would be limited to the main streets while lower poles would line the interior streets. In some cases the pole height may be further reduced at the time of installation. This will be assessed on site and done only if the resultant placement of the conductor does not increase the need to trim mature trees. It is important to note that the removal of any significant trees would be subject to an additional heritage permit.

Since the existing street lights have also reached the end of their life, they will be replaced, like for like, to match that which currently exists. Heritage Planning staff have consulted various local history resources and have not found any evidence of a street lighting system prior to the existing cobra head luminaries, which were presumably installed in 1963.

The Meadowvale Village Heritage Conservation District Review Committee recommends approval of Enersource's application. (See Appendix 2.) Because the changes are necessary and do not constitute a major alteration from that which currently exists, Heritage Planning staff recommend that the heritage permit be approved.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

Enersource needs to upgrade the overhead electrical system in Meadowvale Village. Because this neighbourhood is a heritage conservation district, i.e. designated under the *Ontario Heritage Act*, a heritage permit is required. Since the application does not constitute a major change and what is proposed is necessary for current safety standards and regulations, staff recommend the heritage permit be approved.

ATTACHMENTS:

Appendix 1: Heritage Permit Application

Appendix 2: Meadowvale Village Heritage Conservation District
Review Committee Letter



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

OLD MEADOWVALE VILLAGE REBUILD: 2nd Line Conversion**BACKGROUND**

The area affected is along Second Line, north of Old Derry Road, along Old Mill and Pond Street to the east. The current system was installed in 1957 and is based on an outdated voltage system. The area is under stress and it is only a matter of time before the system fails as a result of equipment failure or storm-related activity. There are 24 homes on one transformer and there will be voltage issues. Should that system fail, the interim solution would be the temporary installation of an additional transformer so there is a continuous source of reliable power to residents.

As a matter of course for all system rebuild projects, Enersource replaces "like for like". This project will replace deteriorating poles with new, taller poles. There is a possibility that there may be poles where there are currently no poles. Minor tree trimming would also be required throughout the project area.

Undergrounding the system would require significant additional funding and would also include trenching, which potentially impacts established trees in the area as well as this would require the placement of pad-mounted transformers on the front lawns of at least 6 customers.

As part of this project, the community had requested that addition of decorative streetlights, suitable for a heritage area. The City is responsible for the street lighting assets and this aspect will not be addressed in this Enersource submission.

Enersource is cognizant of the heritage designation of the area and are very sensitive to this and is therefore seeking a heritage permit before proceeding.

Below is a brief chronology:

- July 9th, 2010 – Enersource presented preliminary drawings to the Heritage Advisory Committee. Recommendation was made for Enersource to present plan to residents at the next Annual General Meeting.
- July 20th, 2010 – Enersource presented preliminary drawings to the residents of Old Meadowvale and those plans were met with local opposition.
- On July 28th, 2010 - Enersource spoke with George Carlson regarding the rebuild. He wanted us to scope out the costs associated with doing an underground rebuild for all of the Heritage Designated area and not just those few streets identified as part of our project.
- On July 30th, 2010 - Councillor Carlson sent an update to residents. (attached)
- On several occasions in 2011, Enersource has been in contact with City officials to determine if they have access to additional funding to cover the incremental costs of putting the project underground.
- Alternative funding was sought however none was available.
- In response to local concerns, other options including an underground system were examined.

- July 5, 2011 – Enersource staff met with City Transportation & Works Department along with Councillor Carlson to discuss project.
- August 30, 2011 – Enersource gave a deputation to the Heritage Advisory Committee.
- August 30, 2011 – The HAC recommended an underground option.
- September 7, 2011 – City Council's General Committee Meeting deliberated the merits of the project and recommended the overhead option as additional funding would not be provided for this project to proceed underground.
- November 1, 2011 - Enersource was informed by the Culture Division to seek a heritage permit prior to proceeding with an electrical overhead rebuild.
- May 31, 2012 - Enersource presented drawings to the residents of Old Meadowvale highlighting changes to the overhead design as a result of previous consultations with the residents. The presentation and plans were well received.

EXISTING ELECTRICAL DISTRIBUTION SYSTEM

The existing electrical distribution system that requires replacement is as follows:

- Supplies power to 36 residences
- Installed in 1957
- Overhead distribution system built to the standards at times of installation *
- Primary or higher voltage is 8.32 kV, which is an outdate system that does not match with the surrounding areas
- Secondary or lower voltage is 120/240 V
- There are 8 transformers used to convert the voltage to 120/240V for use by the residents
- 39 wood poles ranging in height from 25' to 40'
- Overhead wires are a mix of aluminum and copper

* There are 2 residential homes where the 120/240V service wires after leaving the poles go underground to supply power to the residence. These underground service wires will remain underground and will be connected to the poles of the new overhead distribution system at no cost to those customers.

Proposed Scope of Work

General

The proposed scope of work is to install a new updated overhead electrical distribution system along Second Line, north of Old Derry Road, along Old Mill Lane, Barberry Lane and Pond Street to the east. Most of the system will be what we term as "like for like". That is primarily poles will be going in locations that are within a metre of where the existing poles are. Some additional poles are required to meet current design specifications.

Functionally the system will be similar with several improvements that will benefit the residents in Old Meadowvale Village by providing a more secure supply. The voltage will be converted from an 8.32 kV to 16 kV to match the surrounding areas. The 8.32 kV system is an older voltage system that is seldom used and is being removed from the Enersource Hydro Mississauga distribution system. By installing a 16 kV system it will be easier to have replacement parts available. It is also easier to connect it to other points on our system to give multiple options to restore power in the event of a major power interruption. A new single phase connection from the pole line on Second Line to new Derry Road West will be added to provide an additional backup options for Old Meadowvale Village. It only has sufficient capacity to be used to supply a small residential area and cannot be used for any other purpose.

Design

The new design will require slightly thicker and taller poles to allow us to comply with all current safety standards and regulations. We have received feedback from residents concerned about having taller poles installed. As a result, we have redesigned the project and installed all of the pole mounted transformers on Derry Road and Second Line west. This allows us have only the lower 120/240 V conductors on 35 foot wood poles throughout the interior street (Old Mill Lane, Barberry Lane & Pond Street). These 35' poles are installed with 5' 6" below grade and 29' 6" above grade. The original design had a mix of 45' and 35' poles on the interior streets. The majority of the poles now installed on the interior streets are 30' with some being as small as 25' and some as large as 40'. Photograph #1 shows a typical existing pole on the interior streets. This pole is 30 foot in height and is located at Barberry Lane and Pond Street. This would be replaced by a 35 foot pole that is approximately 12" to 13" in diameter at eye level. A typical installation of a 35 foot wood pole is shown in Photograph #2. The poles along second line will be 45 foot in height as they will have the higher voltage conductors (16 kV) and as result require additional height to meet safety regulations. These 45 foot poles are installed with 7" below grade and 38' above grade and are approximately 13" to 14" in diameter at eye level. Photograph #3 shows some of the existing poles on Second Line. These range between 25' and 40' in height and will be replaced with 45' wood poles. A typical installation is shown in photograph #4. There are 5 transformers that change the voltage from the higher voltage (16 kV) to the 120/240 V that is utilized by each of the residences. These transformers are mounted near the top of the poles will be located along Old Derry Road and Second Line.

We recognize as part of our Overhead Rebuild process that we will be working in well established neighbourhoods and we make every effort to work with the residents to minimize the impact of our project to their neighbourhood. We also understand that this is a Heritage Area and part of the process will be to seek further input. We are receptive to minor adjustments to our design, where we can still meet all necessary technical and safety requirements.

Summary of Major Equipment

Description of Major Equipment	Number of Units to be Installed	Number of Units to be Removed
Wooden Distribution Poles	44	41
Primary conductor (16kv or 8.32kV)	1,700 m	2,300 m
Length of Secondary Conductor (120/240 V)	1210 m	850 m
Transformers	5	8

Construction Process

The proposed schedule for construction is September 2012 through December 2012 pending HAC and PUC approval. Enersource contract construction crews typical hours of work on rebuild projects are 7:00 AM to 4:00 PM. We recognized that these are existing neighbourhood and efforts are made to limit any noise prior to 9 AM. Prior to construction commencing, Enersource Forestry crews will need to do some minor tree trimming in order to provide safe clearances to the new lines. We recognize that the mature trees are part of the character of the neighbourhood and care will be taken to minimize the impact to the neighbourhood aesthetics. If any tree removal is required consultation will be done well in advance with Meadowvale Village Council as well as any residents in the immediate area. During construction there will be some unavoidable construction noise and congestion, but care is taken to minimize impact to the residents. Residents will be supplied their electrical service from the old system, while the new system is being installed. Once the new system is functional the services to the individual residences will be transferred to the new system. This typically requires a 1 hour outage per residence. Notices are delivered to the residences at least 2 days prior to the required outage. Once all residences area supplied by the new system and the communications systems have been transferred to the new system the old system will be removed. All areas affected will be maintained in a safe manner throughout the construction and areas affected will be returned to original condition as soon as practically possible.

Appendix A – Photographs

Photograph #1 – Existing 30 foot wood pole on an interior street of Old Meadowvale Village

Photograph #2 – Typical Overhead Rebuild in Mississauga with 35 wood poles and low voltage conductors (120/240 V)

Photograph #3 - View looking north on Second Line of existing poles with primary conductors (8.32 kV)

Photograph #4 – Typical 45 foot wood pole installation with primary conductor (16 kV)

Photograph #5 – Existing low voltage cables with "Open wire configuration"

Photograph #6 – New standard with bundled low voltage wires (120/240 V)

Photograph #7 - Existing residential transformer installation on Second Line north of Old Derry Road

Photograph #8 – Typical residential transformer installation



Photograph #1 – Existing 30 foot wood pole on an interior street of Old Meadowvale Village



Photograph #2 – Typical Overhead Rebuild in Mississauga with 35 wood poles and low voltage conductors (120/240 V)



Photograph #3 - View looking north on Second Line of existing poles with primary conductors (8.32 kV)



Photograph #4 – Typical 45 foot wood pole installation with primary conductor (16 kV)



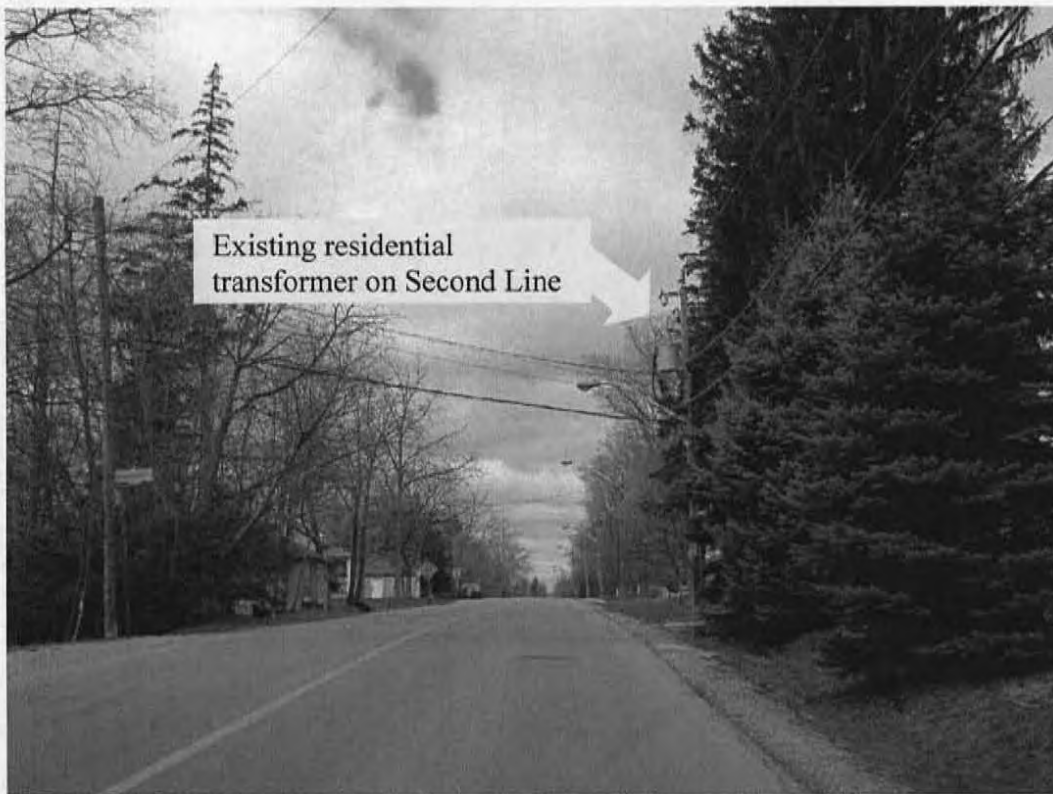
Open wire low
voltage conductors

Photograph #5 – Existing low voltage cables with "Open wire configuration"



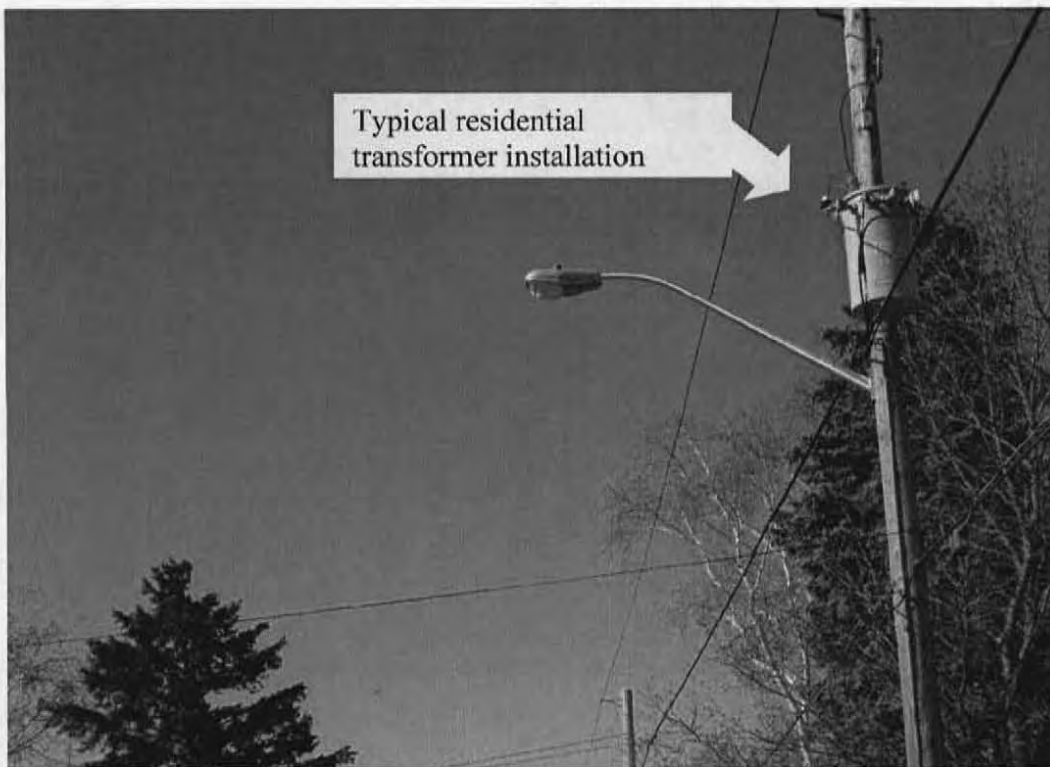
Bundled low
voltage conductors

Photograph #6 – New standard with bundled low voltage wires (120/240 V)



Existing residential
transformer on Second Line

Photograph #7 - Existing residential transformer installation on Second Line



Typical residential
transformer installation

Photograph #8 – Typical overhead residential transformer installation

Appendix B – Major Material Specifications

35 foot Wood pole

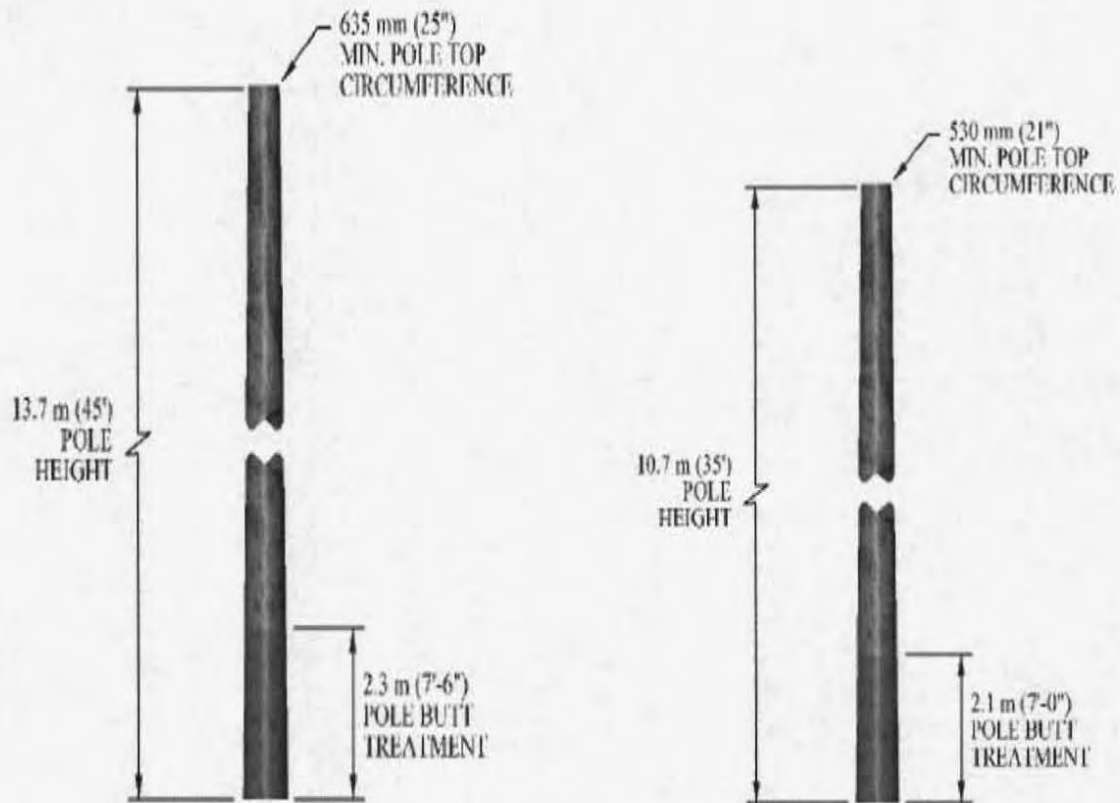
45 foot Wood pole

Insulator

Transformer

Bracket for fuse

Fuse holder



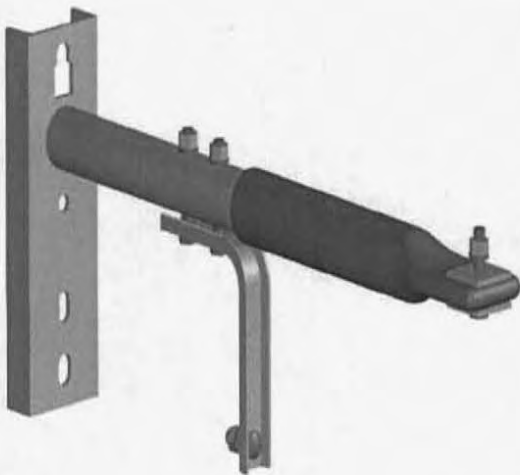
45' and 35', Red Western Cedar Wooden pole, Class 3, per CSA Standard CSA015, with butt treatment per CSA standard CSA080.7-1989



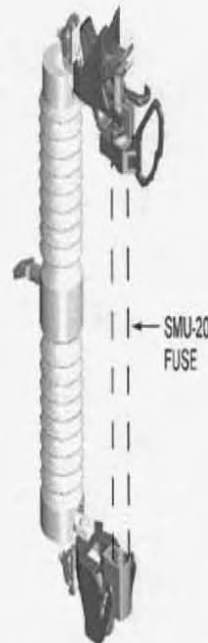
Silicone Polymer Insulator rated 46 KV and manufactured to Specification LWIWG-02



Pole mounted 50 KVA transformer, 16kV/120/240, manufactured per CSA Standard 2.2-06



Bracket to support Transformer Fuse/cutout



Transformer fuse holder and Fuse

Appendix C – Drawings / Installations Specifications

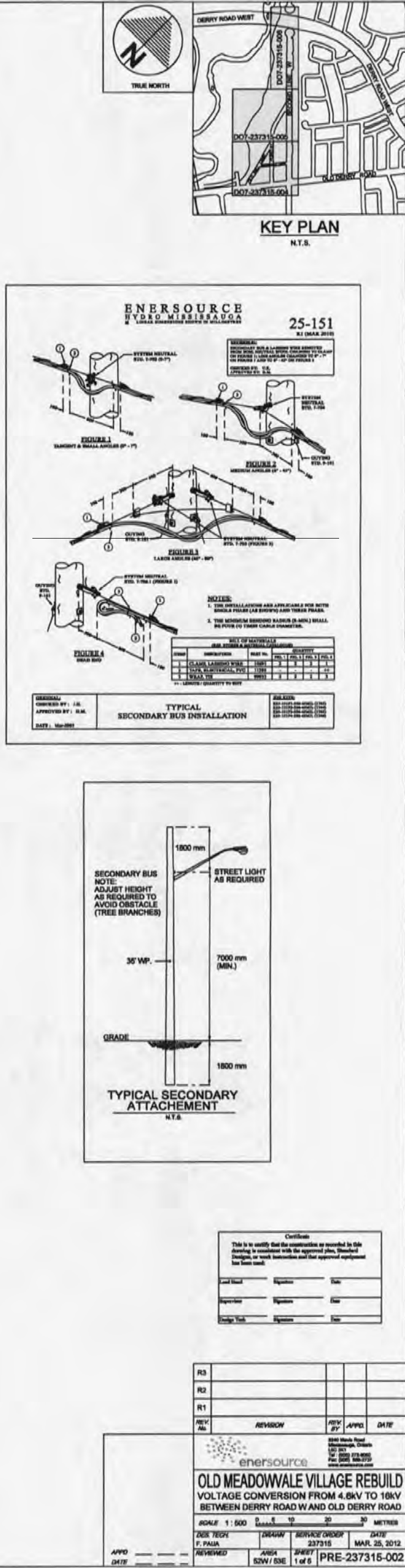
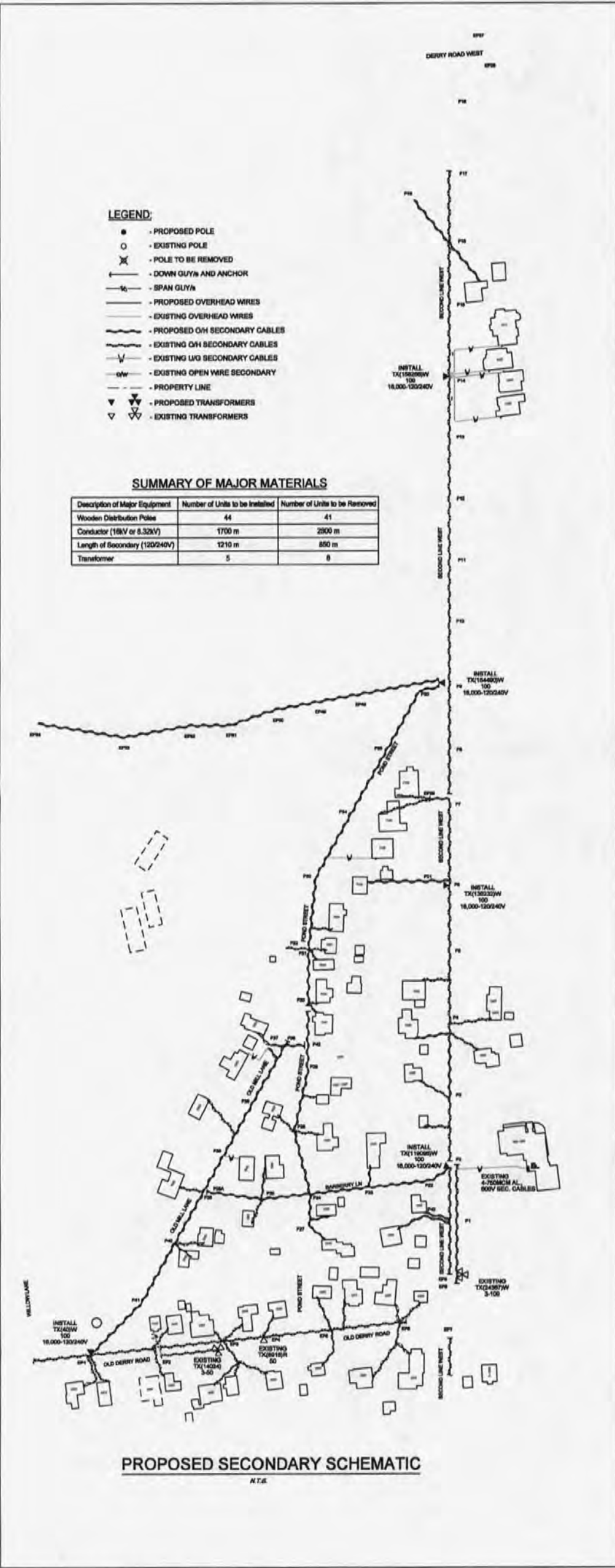
PRE-273315-002

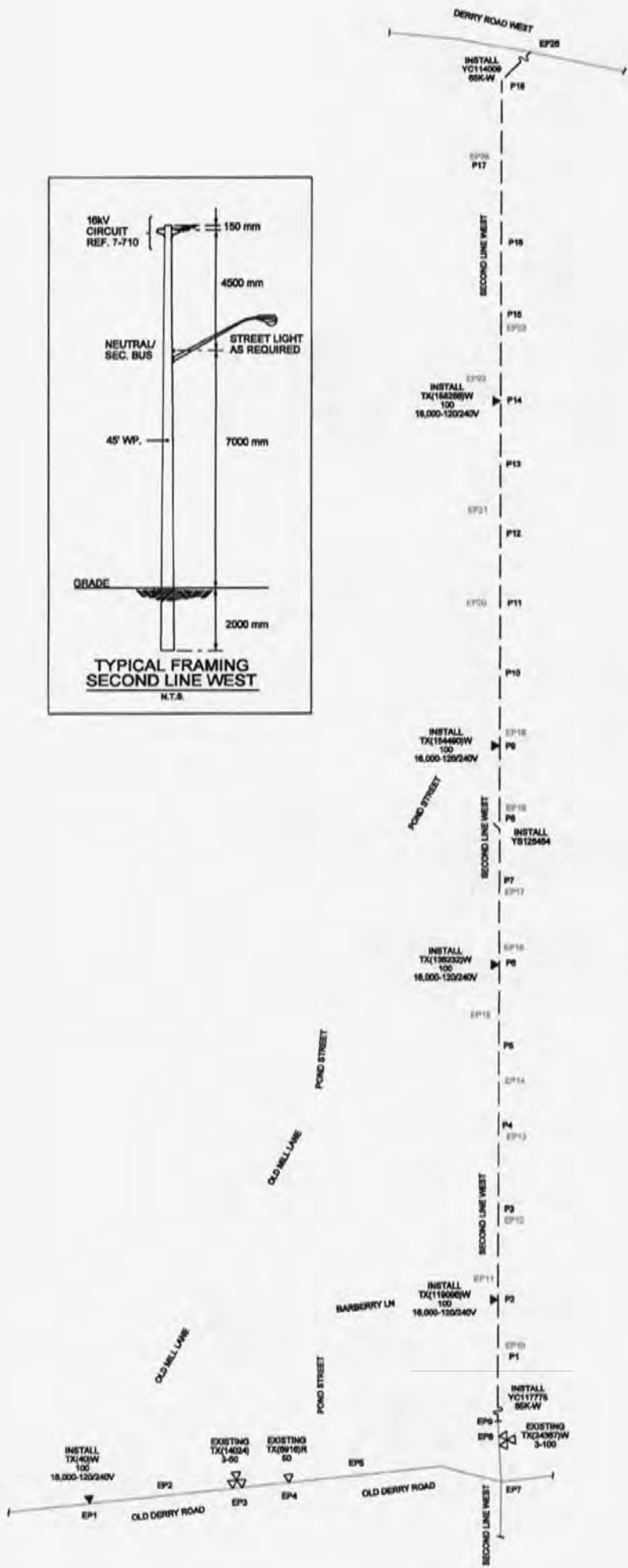
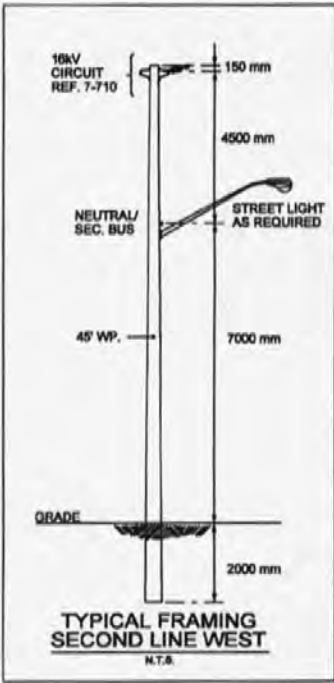
PRE-273315-003

PRE-273315-004

PRE-273315-005

PRE-273315-006





PROPOSED SCHEMATIC
(WITH PROPOSED 16kV WHITE PHASE)

CONSTRUCTION SCHEMATIC

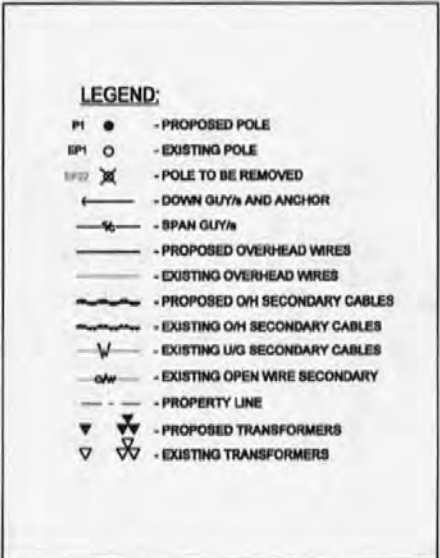
N.T.S.

NOTE: REFER TO CONTROL ROOM FOR UPDATED SCHEMATIC AND SWITCHING INSTRUCTION AT TIME OF CONSTRUCTION.

Certificate		
This is to certify that the construction as recorded in this drawing is consistent with the approved plan, (Standard Design, or work instruction and that approved equipment has been used.		
And Hand	Signature	Date
Supervisor	Signature	Date
Design Tech	Signature	Date



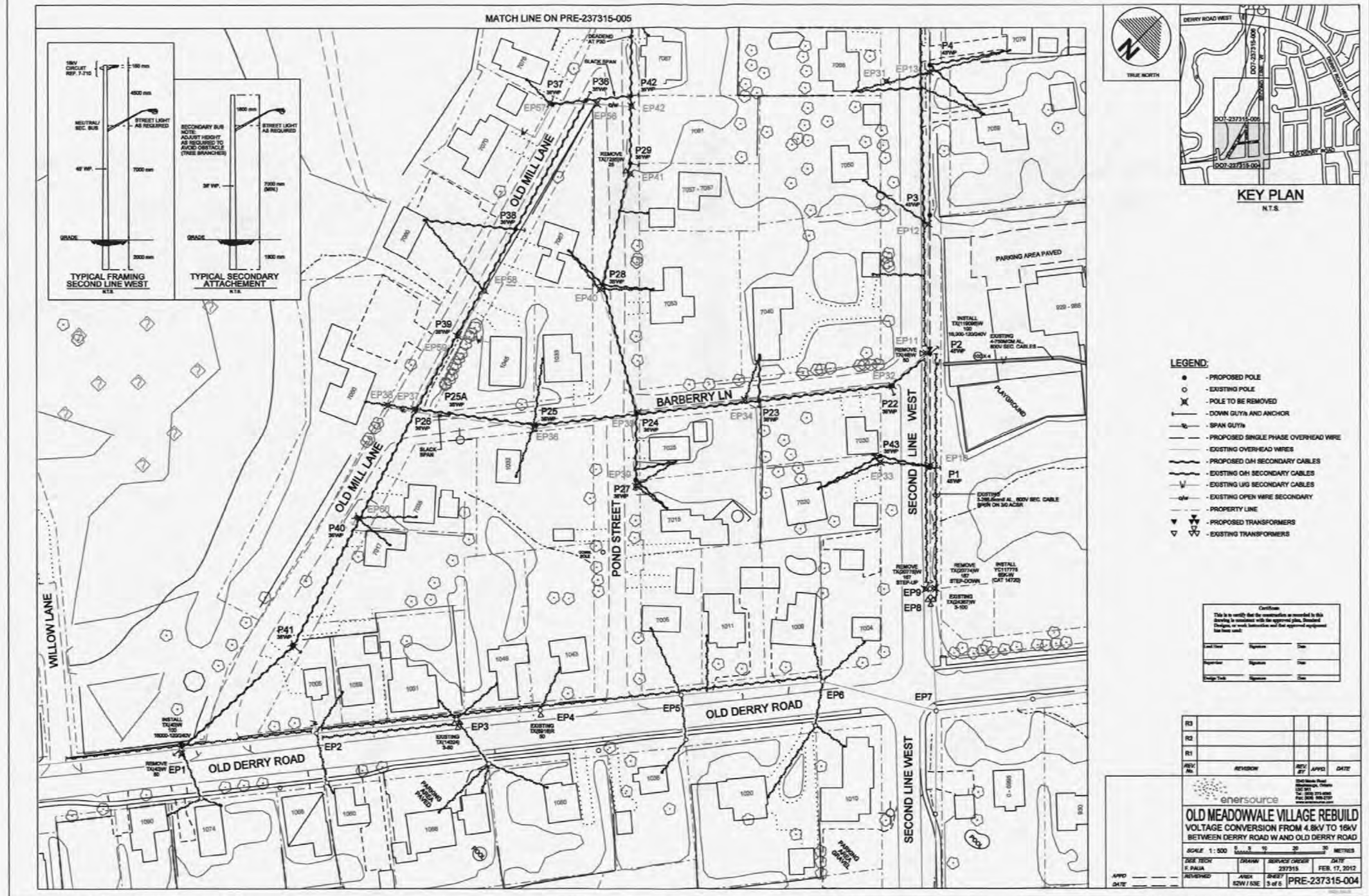
KEY PLAN
N.T.S.

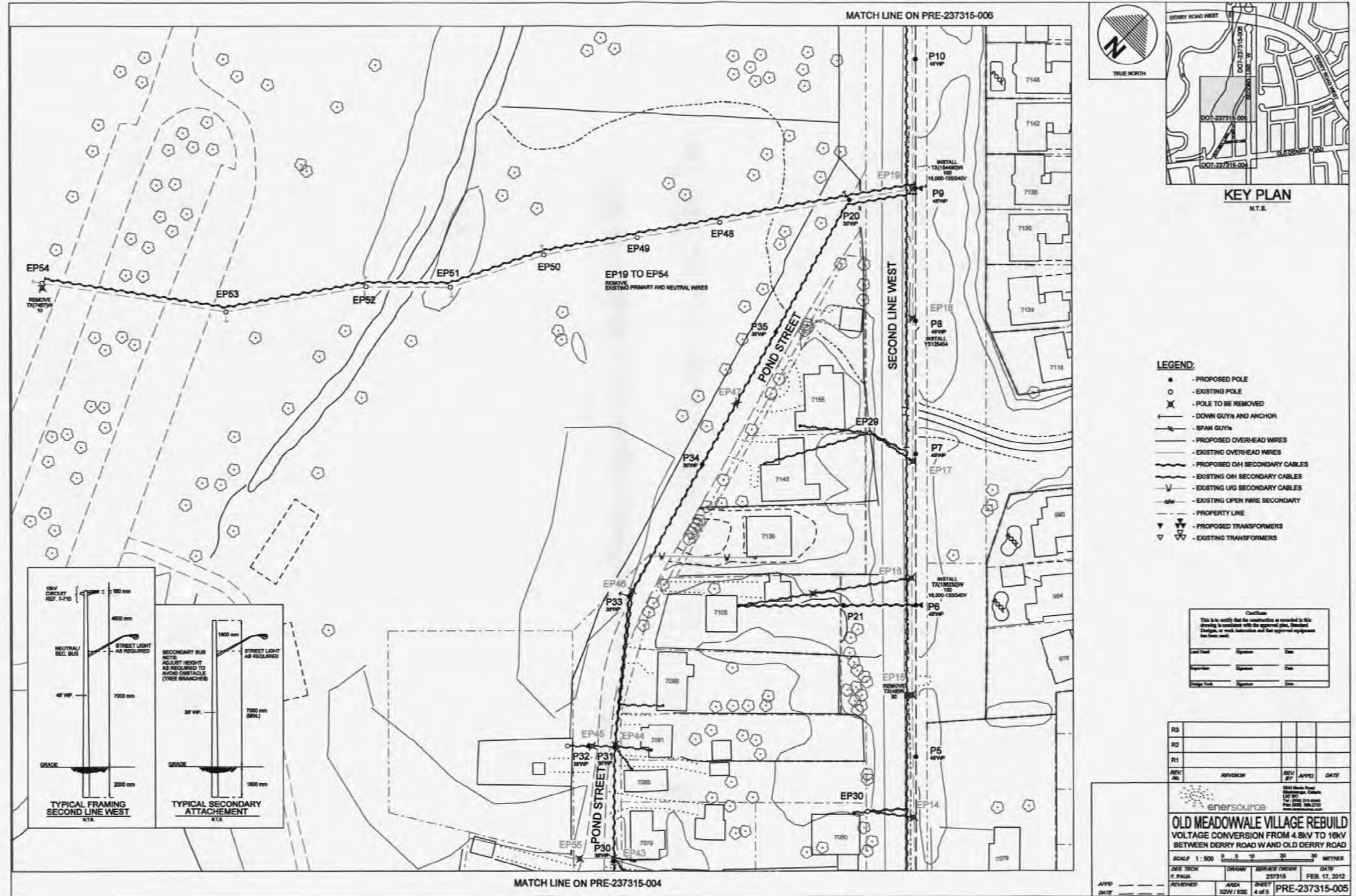


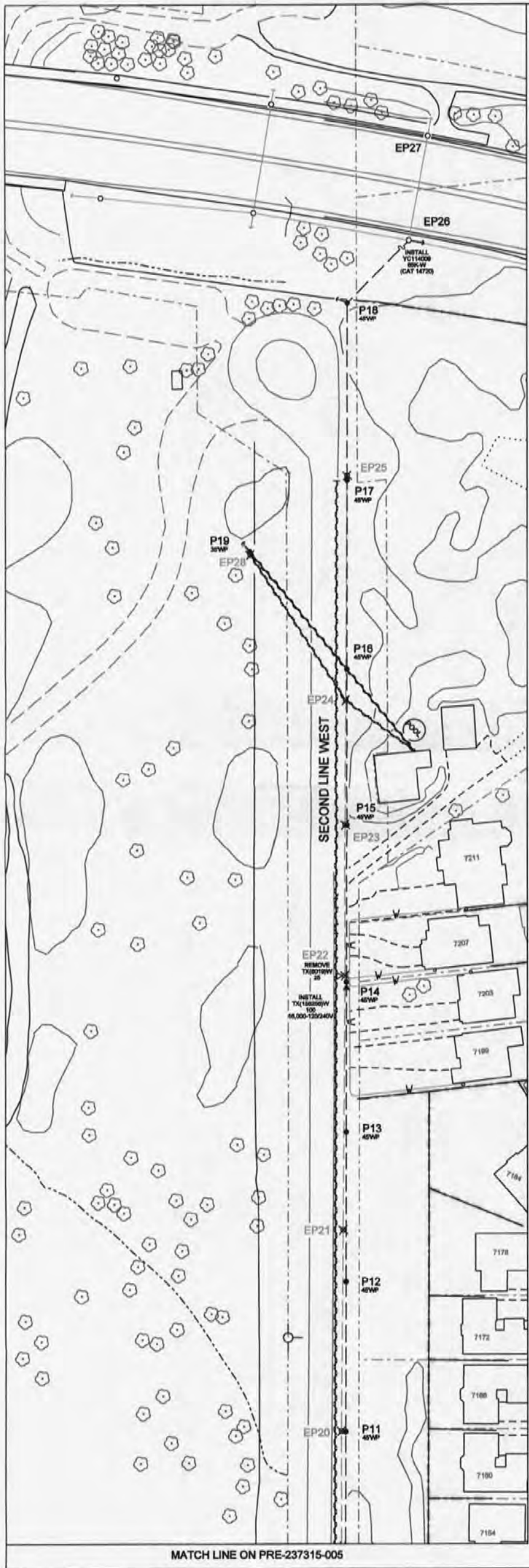
EXISTING SCHEMATIC
(WITH EXISTING 4.8kV WHITE PHASE)

R3				
R2				
R1				
REV. No.	REVISION	REV. BY	APPRO. DATE	

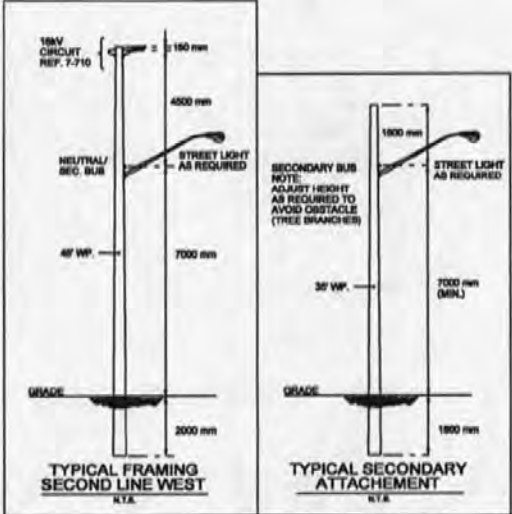
enersource		2343 South Road Hawthorne, Ontario L4G 9E1 Tel: (905) 874-4000 Fax: (905) 888-2737 www.enersource.com	
SECOND LINE REBUILD 4.8/8.32kV TO 16/27.6kV CONVERSION BETWEEN DERRY ROAD W AND OLD DERRY ROAD			
SCALE: 1:500 0 5 10 20 30 METRES			
DESIGN TECH F. PALA	DRAWN 237315	SERVICE ORDER 237315	DATE MAR. 23, 2012
REVIEWED	AREA 52W/53E	SHEET 2 of 5	PRE-237315-003







KEY PLAN
N.T.S.



LEGEND:

- - PROPOSED POLE
- - EXISTING POLE
- ✕ - POLE TO BE REMOVED
- - DOWN GUY/ANCHOR
- - SPAN GUY/ANCHOR
- - PROPOSED OVERHEAD WIRES
- - EXISTING OVERHEAD WIRES
- - PROPOSED OH SECONDARY CABLES
- - EXISTING OH SECONDARY CABLES
- - EXISTING UG SECONDARY CABLES
- - EXISTING OPEN WIRE SECONDARY
- - PROPERTY LINE
- ▼ - PROPOSED TRANSFORMERS
- ▼ - EXISTING TRANSFORMERS

Certification		
This is to certify that the construction or installation of this drawing is in accordance with the approved plan, standard designs, or work instructions and that approved equipment has been used.		
Field Clerk	Signature	Date
Inspector	Signature	Date
Design Team	Signature	Date

R3				
R2				
R1				
REV. NO.	REVISION	REV. BY	APPD.	DATE

enersource		3340 Meade Road Markham, Ontario L3R 9V1 Tel: (905) 974-8800 Fax: (905) 940-2757 www.enersource.com	
OLD MEADOWVALE VILLAGE REBUILD VOLTAGE CONVERSION FROM 4.8KV TO 18KV BETWEEN DERRY ROAD W AND OLD DERRY ROAD			
SCALE 1:500 0 5 10 20 30 METRES			
DESIGNER F. PALA	DRAWN 237315	DATE FEB. 17, 2012	
APPROVED DATE	REVIEWED 52W / 53E	SHEET 5 of 5	PRE-237315-006

3 - 24

APPENDIX 2

Meadowvale Village Heritage Conservation District Review Committee

June 14, 2012

BY FAX

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

Attention: George Carlson, Chairman

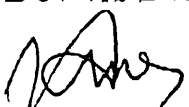
Re: Enersource Hydro Mississauga ~ proposed rebuild of overhead electrical system
Meadowvale Village Heritage Conservation District, Ward 11

This Committee has reviewed the plans for Hydro upgrades and pole replacement in the Heritage Village of Meadowvale. We note that the pole height is to be kept to a minimum, taking into consideration existing trees, and will be determined at the time of installation. The existing cobra lights will be reinstalled on the new replacement poles.

We appreciate the efforts of Enersource in dealing with the upgrades in a sensitive and caring manner and are pleased to recommend approval of the attached plans.

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

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



Jas. P. Holmes, Chairman

c.c. Councillor George Carlson - Email
Karen Ras, Director, Corporate Relations - Fax 905 566-2737
Doug Morrison, P.Eng. - Fax 905 566-2737



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUL 24 2012

DATE: June 26, 2012

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 24, 2012

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

SUBJECT: **Request to Alter a Heritage Designated Property**
McGregor House
Old Port Credit Village Heritage Conservation District
41 Bay Street
(Ward 1)

RECOMMENDATION: That the request to alter the property at 41 Bay Street, as described in the report from the Commissioner of Community Services, dated June 26, 2012, be approved by the Director of Culture (or designate) in accordance with By-Law 0118-2012, the By-Law delegating authority to staff to advance certain matters relating to the City's operations during Council's summer recess in 2012.

BACKGROUND: The subject house is presumed to have been built by Crown Grantee Alexander M. McGregor in the 1850s. (A location map and images are attached as Appendices 1 and 2 respectively.) The City designated the property, as part of the Old Port Credit Village Heritage Conservation District, in 2004. The district plan recognizes differences among buildings of historic interest, complementary buildings and other buildings. 41 Bay Street is identified as a building of historic interest. As such, alterations require a heritage permit.

COMMENTS:

The property owner seeks to replace the wraparound veranda, which, due to rot, is no longer structurally sound. Historically, the wraparound verandah did not have a handrail (Appendix 2, Photo 1). The railing was a later addition, believed to have installed sometime in the 1970s or 1980s (Appendix 2, Photo 2).

Rather than replicating the decorative columns and hand rails that currently exist, the owner proposes to put back the chamfered columns that were originally in place, and to simplify the hand rail to match the railing at the front door entrance way, as shown in Photo 1. The hand rail also must be raised in order to comply with current building code requirements. Pickets would be re-installed to match what currently exists. (The scope of work is attached as Appendix 3.)

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owners of 41 Bay Street would like to replace their existing veranda to make it structurally sound. They propose to alter the existing design to return it to an earlier, simpler style, as supported by an archival photo. As the property forms part of the heritage conservation district, and is thus designated under the *Ontario Heritage Act*, a heritage permit is required. Since the changes proposed are for safety reasons and to return the veranda to a style more sympathetic with the architectural style of the house, the permit should be approved.

ATTACHMENTS:

Appendix 1: Location Map
Appendix 2: Images of Building
Appendix 3: Scope of Work



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

Prepared By: Elaine Eigl, Heritage Coordinator

41 Bay Street, Port Credit

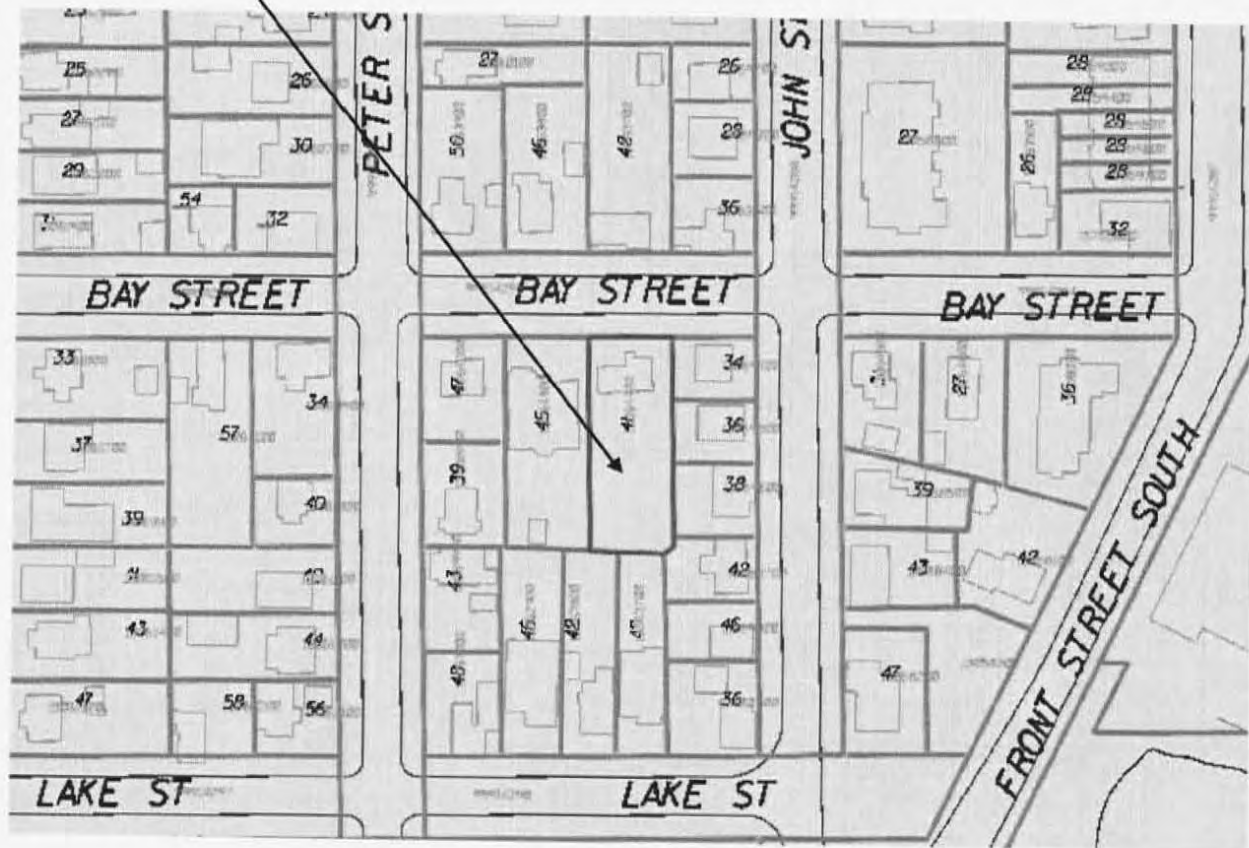




Photo 1: Undated – from Ida Bradley Scrapbook



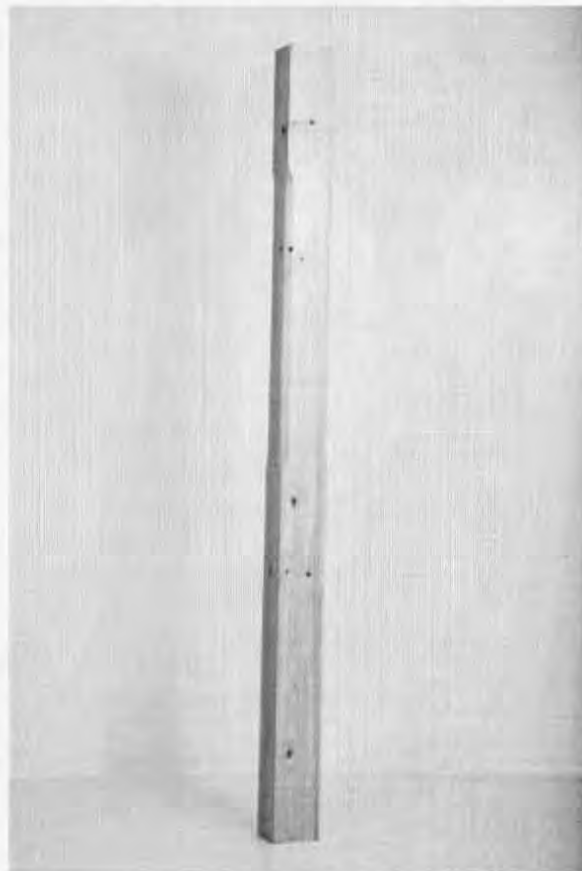
Photo 2: Circa 1980s



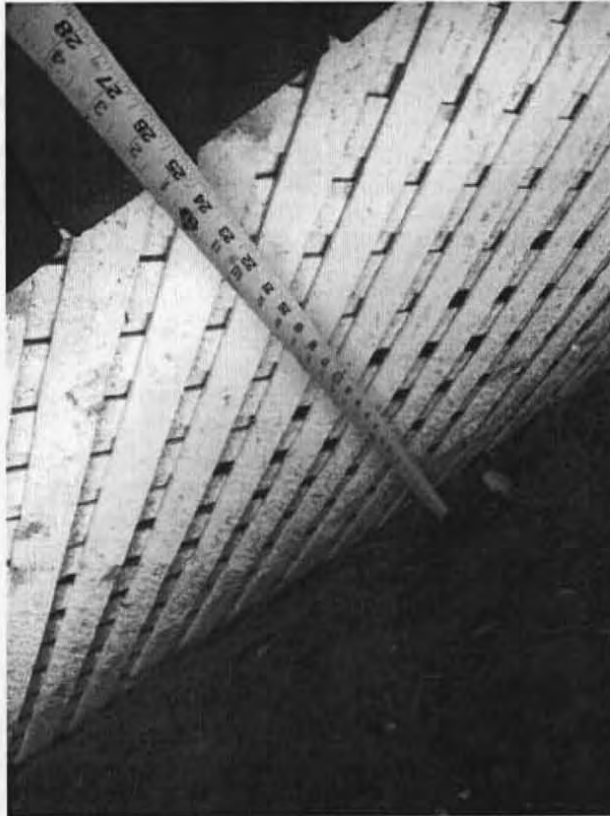
Photo 3: Contemporary photo

Scope of work proposed per the owner's Heritage Property Permit Application:

"Plans are to reconstruct the existing verandah to match the exact size specifications of the current structure. The wood has rotted in large sections of the structure and must be replaced for safety. The structure is visibly sinking and pulling down the roof canopy overhead. The current foundation will be completely removed and replaced with new Sonotubes to properly support the structure. The design on the new porch will be in keeping with the heritage architecture. Attached please find photos of the chamfered columns we plan to use. They will match exactly the existing columns as the upper half will not be replaced, the columns will appear to be all 1 piece of wood joined at the handrail or as far down as the contractors can save, so that they will appear seamless. They will be precisely the same as what you see today but will go all the way down to the floor as they once did, instead of the current larger bases we now have which were later added to mend the original posts when the wood had rotted at the bottom. This will restore them to their original design. For the railings, we have been advised that they will have to be 36 inches high, to meet current code requirements and because the verandah is 2 feet off the ground in the front of the verandah and 3 feet at the west side (photos attached). The pickets will be the same as the existing pickets, square cut. For the handrail we have selected an even simpler style than we currently have, also straight square cut as opposed to the current more decorative routed edge, which will be more true to a heritage design. The overall look will be very similar to the existing porch, but with slimmer post bases and simpler handrails and will be structurally sound."



Proposed chamfered column



Existing porch showing height



Existing porch showing height



Corporate Report

Clerk's Files

Originator's
Files

Heritage Advisory Committee

JUL 24 2012

DATE: June 26, 2012

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: July 24, 2012

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

SUBJECT: **Request to Demolish a Heritage Listed Property**
1245 Mona Road
(Ward 1)

RECOMMENDATION: That the property at 1245 Mona Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, and that the Director of Culture (or designate) take any action deemed necessary in furtherance thereof, in accordance with By-Law 0118-2012, the By-Law delegating authority to staff during Council's Summer Recess.

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

The owner of the subject property submitted a Site Plan application under file SPI 12/58 W1, to replace the existing single detached dwelling with a new one. The subject property is listed on the City's Heritage Register as it forms part of the Mineola West cultural landscape, noted for its original large lotting pattern, mature trees,

undulating topography and overall character of early twentieth century development.

COMMENTS:

The property owner requests permission to demolish the existing structure. The Heritage Impact Statement, by The Landplan Collaborative Ltd., is attached as Appendix 1. It is the consultant's conclusion that the house at 1245 Mona Road is not worthy of heritage designation. Staff concurs with this opinion.

The landscaping and urban design related issues are being reviewed as part of the Site Plan review process to ensure that the project respects the character of the surrounding community.

FINANCIAL IMPACT: There is no financial impact.

CONCLUSION:

The owner of 1245 Mona Road has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a documentation report that provides information which does not support the building's merit for designation under the *Ontario Heritage Act*.

ATTACHMENTS:

Appendix 1: Heritage Impact Statement



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

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator

STATUS OF OUTSTANDING ISSUES FROM THE HERITAGE ADVISORY COMMITTEE
Prepared by Julie Lavertu, Legislative Coordinator, for the July 24, 2012 Heritage Advisory Committee Agenda

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Bell Tower Meadowvale Village Hall	Oct/09	6970 Second Line West	HAC-0076-2009	Staff to report back with costing.
	Dec/09		HAC-0083-2009	Deferred for further review of possible options for funding and management of the project.
	Nov/11		Information	The Chair asked that this matter remain on the chart because staff were meeting on this matter today.
	Jan/12		Information	Ms. Wubbenhorst said that Facilities and Property Management staff were working on the Bell Tower at Meadowvale Village Hall and would assess if the roof could hold the Bell Tower.
	Mar 2/12		Information	The Chair gave an update on the Bell Tower, which is proceeding, and indicated that this matter would return to the Committee in the future. Mr. Spaziani asked about the design. Ms. Wubbenhorst responded that the design is based on his design.
	Apr/12		Information	The Chair gave an update on the Bell Tower and briefly discussed a recent meeting regarding this project and upcoming work on the project's structural feasibility.
	Jun/12		Information	Ms. Wubbenhorst said that an engineering report to determine whether the Meadowvale Village Hall can support the Bell Tower is currently being finalized.
Rooftop Solar Panels	Mar/10	N/A	HAC-0026-2010	Heritage staff to review and report back to HAC.
	Feb/11		Information	Ms. Burt indicated that she plans to hire a student to do research on rooftop solar panels.
	Nov/11		Information	Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart.
Dowling House	Jul/11	2285 Britannia Road West	HAC-0054-2011	That the request by the property owner to relocate the Dowling House located at 2285 Britannia Road West,

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Dowling House continued...				which is designated under By-law 0249-2010, under Section 29 of the <i>Ontario Heritage Act</i>, be approved by the Director of Culture (or designate) in accordance with By-Law 0184-2011, the By-Law delegating authority to staff during Council's Summer Recess, pending all required approvals from the City of Mississauga for any development applications filed on the lands on which this building is currently located; and compliance, to the satisfaction of the Director of Culture, with all conditions outlined in the report from the Commissioner of Community Service, dated June 29, 2011, including the de-designation of the Dowling House during relocation and re-designation following relocation. As a result of the above recommendation, Heritage staff must amend the Designation By-Law and de-designate the property during relocation and re-designate the property following relocation.
	Nov/11		Information	Ms. Wubbenhorst noted that this matter was outstanding and should remain on the chart. Mr. Wilkinson asked for an update on the property. Ms. Eigl said that she had not heard from the property owner's agents since August and that Heritage staff were monitoring the property. Mr. Spaziani stated that Mark Hall was no longer an agent for the property owner and that he had been asked to work on the file and had refused. The Chair noted disappointment about the status of the property, especially with the upcoming winter, and asked if by-laws could enforce the property's preservation. Ms. Burt said that Heritage staff would ask Planning and Building staff to visit the property and document any issues.
	Jan/12		Information	Ms. Wubbenhorst stated that a Building Inspector visited the Dowling House and found it secure on January 6, 2012 and that the property owner indicated

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Dowling House continued...				that the project would proceed.
	Mar 2/12		Information	Committee members asked about the Dowling House and discussed the property's condition, status, and next steps. Ms. Wubbenhorst said that Heritage staff was waiting for the restoration plan. Ms. Eigl said that the property owner had complied with property standards orders. The Chair asked Heritage staff to obtain an update for the next meeting.
	Apr/12		Information	Ms. Wubbenhorst discussed the Dowling House and said that Heritage staff contacted the property owner for an update and that a moving plan was recently submitted which Heritage staff will review along with working on a Letter of Credit. Mr. Wilkinson discussed the Dowling House and construction activities on the property, including a new foundation. Ms. Wubbenhorst said that she would look into this matter.
	May/12		Information	Ms. Wubbenhorst discussed the Dowling House and said that the property was hoisted onto beams, that the property owner has been served with a summons for construction without a building permit, and that Heritage staff are reviewing a revised moving plan and other outstanding items prior to issuing a heritage permit to the property owner.
	Jun/12		Information	Ms. Wubbenhorst said that the Dowling House was recently taken off its foundation and is on a truck. The City obtained a court order to restrain the property owner from further relocating the property. This next court proceeding will be held on June 22, 2012.
Port Credit Post Office, Customs House and Armoury	Jan/11	31 Lakeshore Road East	HAC-0001-2011	That the proposed heritage designation of the Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, be deferred pending the owner's submission of a Heritage Impact Statement that is satisfactory to Culture Division staff.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Port Credit Post Office, Customs House and Armoury continued...	May/11		Information	Ms. Eigl noted that she would be meeting with the property owner's agents on May 24, 2011 about their plans for the property. The Vice-Chair requested a report from Ms. Eigl after her meeting.
	Jul/11		Information	Ms. Burt said that the property owner had met with his consultant, but that Heritage staff had not received the property's HIS.
	Nov/11		Information	Ms. Wubbenhorst said that Heritage staff had received the HIS and that the Committee would be reviewing this matter at an upcoming Committee meeting in 2012.
	Mar 2/12		Information	Committee members discussed the Port Credit Post Office, Customs House and Armoury and asked staff for an update. Ms. Wubbenhorst said that Heritage staff had not yet received anything further for this property.
	May/12		Information	Ms. Wubbenhorst discussed the Port Credit Post Office, Customs House and Armoury, said that Heritage staff have received a Site Plan for this application, and noted that the Committee would likely be reviewing a HIS for the property within the next few months.
	Jun/12		Information	Ms. Tomiuk requested an update. Ms. Wubbenhorst responded that the Committee would consider this matter in the near future and that Heritage staff has not yet accepted the HIS. Mr. Cutmore discussed a recent sign that was placed on the property advertising the availability of commercial space.
Outdoor Rifle Range	Mar/11	1300 Lakeshore Road East	Information	Ms. Eigl advised that Park Planning staff are working on this matter, that she will look into this matter and update the Committee at a future meeting, and that she will organize a site visit with Councillor Tovey to clarify the location of the property.
	Oct/11		Information	Ms. Wubbenhorst requested clarification that the

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Outdoor Rifle Range continued...				Rifle Range issue included the designation of the Outdoor Rifle Range and, thus, should remain on the chart. Councillor Tovey indicated that he wanted this property to be designated and that he believed that the Region of Peel supported designation.
	Nov/11		Information	Ms. Wubbenhorst said that Heritage staff would contact the Region of Peel to see if they supported designation. The Vice-Chair encouraged staff to continue working on this matter and indicated that reinstituting a nearby wetland may impact the property and the Region's position. Ms. Burt said that Heritage staff would cooperate with Region staff.
	Jan/12		Information	Ms. Wubbenhorst clarified that Heritage staff needed to draft a report on the Outdoor Rifle Range before asking the Region of Peel about designation. She added that the latter was on the 2012 Workplan.
	May/12		Information	The Vice-Chair requested an update on the Outdoor Rifle Range. Ms. Wubbenhorst said that Heritage staff need to draft a Cultural Heritage Assessment (CHA) and converse with the Region of Peel after the completion of the CHA. She indicated that this matter was on Heritage staff's 2012 Workplan and would likely be completed by the end of the year.
	Jun/12		Information	Ms. Wubbenhorst said that Heritage staff will initiate discussions with the Region of Peel about designating the Outdoor Rifle Range based on a previous consultant's report.
Heritage Advisory Committee's Budget	Apr/11	N/A	HAC-0023-2011	That the Legislative Coordinator for the Heritage Advisory Committee, in consultation with the Director of Arts and Culture, prepare a Memorandum for the Heritage Advisory Committee's May 24, 2011 meeting regarding the Heritage Advisory Committee's draft 2011 budget and include information about budget allocations for the City of Mississauga's other Advisory Committees of Council

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Heritage Advisory Committee's Budget continued...				and the Heritage Advisory Committee's budget and spending history.
	May/11		Information	Ms. Lavertu said that she would outline the Committee's budget and spending history after the budgets for the City's Advisory Committees of Council were reviewed as part of the Office of the City Clerk's 2011 Workplan.
	Nov/11		Information	Ms. Lavertu noted that the Committee's spending history would be provided in 2012 after the Office of the City Clerk's 2011 Workplan was completed. The Vice-Chair asked if Heritage staff could provide the Committee with a session about the budget for heritage at a future meeting. Ms. Burt provided a brief overview about the budget and noted that no additional money to the tax base was being requested, that more staff would be requested for 2013, as the workload of Heritage staff had increased, and that a brief session about the budget could be provided to the Committee. The Chair said that it would be useful for Heritage staff to review capital amounts for heritage grants for future budget years.
	Jan/12		Information	Ms. Lavertu briefly discussed the Committee's 2011 budget and Recommendation HAC-0023-2011 and noted that this information would be provided to the Committee once the Office of the City Clerk's 2011 Workplan had been finalized.
Heritage Advisory Committee/ Subcommittee Reviewing Preliminary	Sept/11	N/A	HAC-0077-2011	That Heritage staff follow up with Legal and Planning and Building staff about the possibility of the Heritage Advisory Committee or a Heritage Advisory Committee Subcommittee reviewing preliminary design plans for heritage listed properties in advance of approval by Heritage staff.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
Design Plans for Heritage Listed Properties				
	Nov/11		Information	Ms. Burt noted that Heritage staff would be meeting with Planning and Building staff on this matter soon and would update the Committee in 2012.
	Jan/12		Information	Ms. Wubbenhorst said that Heritage staff is working on Recommendation HAC-0077-2011 and would have a Corporate Report at a future Committee meeting on this matter.
QEW Credit River Bridge Class Environmental Assessment Study	Mar 20/12		Information	Ms. Wubbenhorst said that Heritage staff informed the project team that the bridge and nearby properties are listed. She did not know if this provincial project was subject to a heritage permit and HIS, but noted that she would look into this. Ms. Wubbenhorst noted that, to her knowledge, the Committee had not reviewed the bridge's lights and arches and that staff is working on the Committee's deputation request with the project team.
	Apr/12		Information	Ms. Wubbenhorst said that Heritage staff asked for a HIS and archaeological assessment in March 2010 from the QEW Credit River Bridge project team. She said that the project team advised her that these two documents would be included in their Transportation Environmental Study Report which will be issued in the fall of 2012.
Committee's options for streamlining the current process for properties on the Heritage Register	Apr/12	N/A	HAC-0034-2012	That the Legislative Coordinator schedule a meeting in the near future for the Heritage Advisory Committee and Heritage staff to discuss the Committee's options for streamlining the current process for properties on the Heritage Register that are located in Cultural Landscapes.

Property Name	HAC Meeting	Property Address	HAC Recommendation	Status
located in Cultural Landscapes				
	May/12		Information	Ms. Wubbenhorst said that Ms. Burt and herself plan to meet with the Chair and Vice-Chair in the near future to discuss next steps regarding this matter. Ms. Burt said that Ms. Wubbenhorst and herself plan would meet with the Chair and Vice-Chair in the near future to discuss HAC-0034-2012 and the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes. She suggested that the Vice-Chair's suggestion for an off-site session for the Committee be discussed in-depth at this time.
	Jun/12		Information	Ms. Wubbenhorst said that the Committee will consider a Memorandum in the near future regarding HAC-0034-2012 (the Committee's options for streamlining the current process for properties on the Heritage Register located in Cultural Landscapes). In response to a question from Mr. McCuaig asked about the scope of the Memorandum regarding HAC-0034-2012, Ms. Wubbenhorst said that the streamlined HIS Terms of Reference would apply to all Cultural Landscapes and that Heritage staff are considering doing a pilot project in the Mineola West Cultural Landscape as a first step.



~~Meadowvale Village Heritage Conservation District Review Committee~~

Heritage Advisory Committee
JUL 24 2012

June 11, 2012.

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

Att'n: George Carlson, Chairman

Dear Councillor Carlson:

Re: Gill residence, 1036 Old Derry Road, Meadowvale Village

This Committee met June 5th to review the preliminary plans for an addition to the residence at the above address.

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

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

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



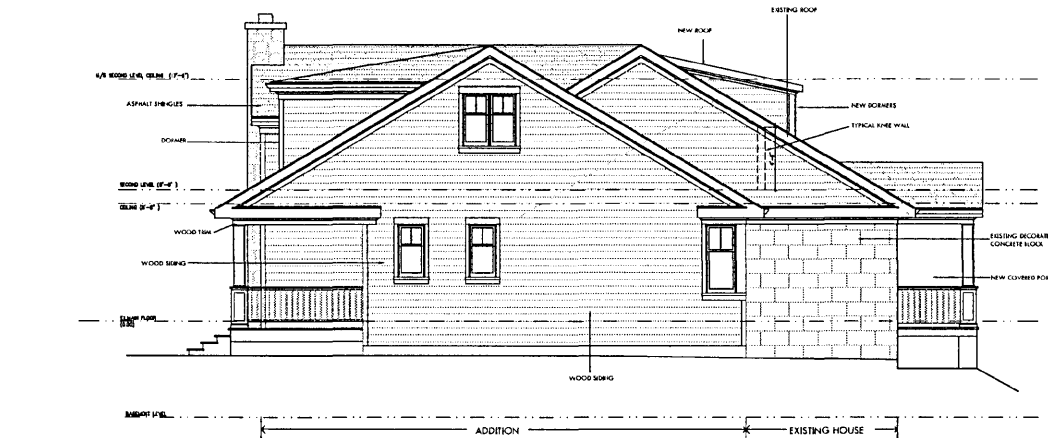
Jas. P. Holmes, Chairman
c.c. Rick Mateljan, Architect

GFA (ENTIRE BUILDING):
1360 + 1115 = 2475 SF = 230.0 M2

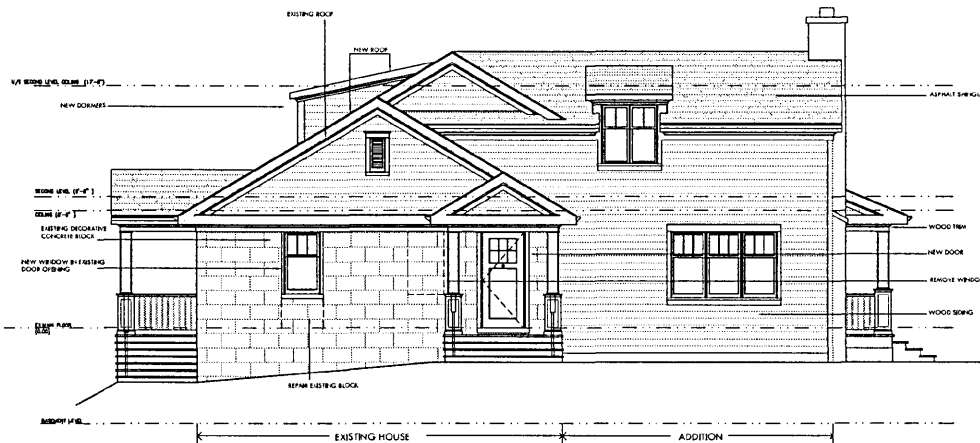
 FIRST FLOOR PLAN

TOTAL PROPOSED GFA
(SECOND FLOOR): 1115 SF

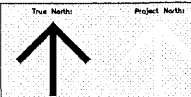
○ SECOND FLOOR PLAN



EAST ELEVATION



WEST ELEVATION



1. REVISED DESIGN
NO. REVISIONS: MAY 18 12
ISSUED:

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77 Wilson St., Ste 301
Oakville, ON L6K 3G4
Phone: 905.842.2848 www.smdco.ca

PROJECT:
GILL
RESIDENCE
1036 OLD DERRY ROAD
Mississauga, ON

SHEET TITLE:
EAST ELEVATION
WEST ELEVATION

PROJECT NO. DATE:
MARCH 5, 2012

SCALE: SHEET NO.:
1/4"=1'-0" A3.2
DRAWN: RM

**Cultural Landscape
Heritage Impact Statement**

Heritage Advisory Committee

JUL 24 2012

**1245 Mona Road
Mineola Neighbourhood
Mississauga**



prepared by

The Landplan Collaborative Ltd.

landscape architects, environmental planners, heritage planners

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email landplan@thelandplan.com Website www.thelandplan.com

January 30, 2012
amended May 24, 2012

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all photographs by Nina Pulver of The Landplan Collaborative Ltd., December 13, 2011 unless otherwise noted.

1.0 BACKGROUND - CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT (HIS)

This Heritage Impact Statement (HIS) follows the *City of Mississauga Cultural Heritage Landscape Heritage Impact Statement Terms of Reference*, accessed from City's web site January 2012 (Appendix 1) and was prepared in response to a request from Mr. Anthony Biocca of Biocca Homes and Ms. Franca Collia, owner.

The property at 1245 Mona Road in the Mineola Neighbourhood in Mississauga is listed on the City's Heritage Register because it forms part of the Mineola Neighbourhood Cultural Landscape. It is not designated under Part IV or Part V of the *Ontario Heritage Act*¹.

Figure 1 illustrates the location of the property and the Cultural Landscape in Mississauga.



Figure 1

The Mineola Neighbourhood Cultural Landscape and 1245 Mona Road

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

Figure 2 shows the location of the property within the cultural landscape.

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



Figure 2

1245 Mona Road - 2011 <http://www.mississauga.ca/portal/services/maps>

2.0 THE CULTURAL LANDSCAPE HERITAGE IMPACT STATEMENT

2.1 Property owner contact information

Ms. Franca Collia
 225 Sherway Gardens Road, #2007
 Etobicoke, ON, M9C 0A3
 (416) 998-8624

2.2 Property information

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

From the late 17th century to the early 19th century, the Credit River Valley was the exclusive domain of the Mississauga's, a band of the Ojibway. They were nomadic hunters and fishers who travelled the entire length of the Credit River from Lake Ontario to Georgian Bay. In 1805, they relinquished most of their holdings to the British Government, with the exception of a strip of land one mile on each side of the Credit

² <http://www.heritagemississauga.com/history.htm>, accessed November 11, 2011

River - the Credit Indian Reserve, which now comprises part of Mineola, as we know it today. As settlement occurred, the Mississaugas sold most of the Credit Indian Reserve to the Crown in 1820.

Following deforestation, the lands in Mineola were used for agriculture up to the 1930's. Growth pressures of Port Credit, together with construction of the Queen Elizabeth Way, including Canada's first "clover leaf" interchange at Hurontario Street, provided the impetus for development.

Consequently, Mineola underwent suburban residential development on several parcels of land throughout the 1940's and 50's, and by 1950 newer homes along with older farmhouses lined Hurontario Street almost continuously from Port Credit to Cooksville. Since that time, infill Mineola development has continued to take place, abetted by the widening of Hurontario Street, and the introduction of GO train service in 1967.³

Mineola was developed before it became standard practice to regrade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community.⁴

Figure 3 is a 1954 airphoto of an approximately eight block area surrounding 1245 Mona Road, indicating that a some development had taken place and that many mature trees had been conserved in the development, including a row of evergreens along the east side of Mona Road. However, only a couple of houses on Mona Road in the block between Inglewood and Veronica appear in this photo, including 1245 Mona Road.

By 1966, the street and surrounding development appears to be completed (Figure 4).

³ 1996 Census Profile, Statistics Canada, Mineola, Mississauga Planning & Building, http://www5.mississauga.ca/research_catalogue/B-28_mineola1.PDF accessed January 13, 2012

⁴ Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005



Figure 3

Mona Road area of Mineola neighbourhood - 1954

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



Figure 4

Mona Road area of Mineola neighbourhood - 1966

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

By 2002, a change in the neighbourhood character was beginning to occur as a number of homes were either demolished and replaced with larger homes, or small homes were enlarged (Figure 5).

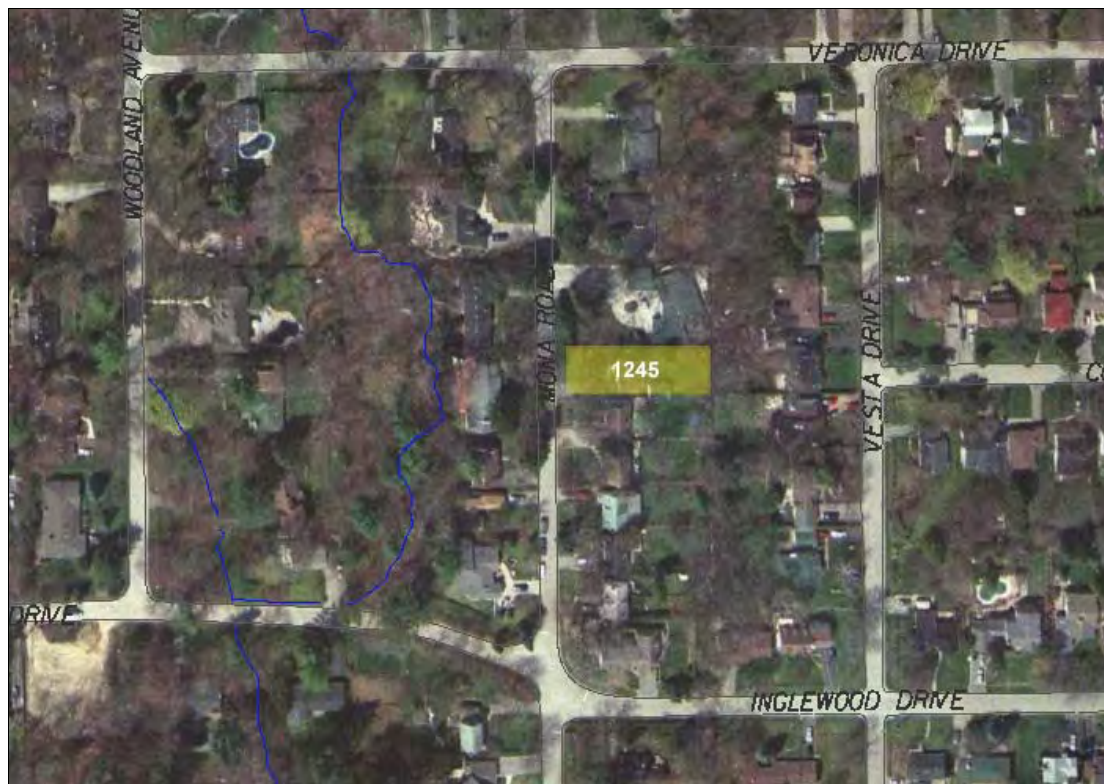


Figure 5

Mona Road area of Mineola neighbourhood - 2002

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

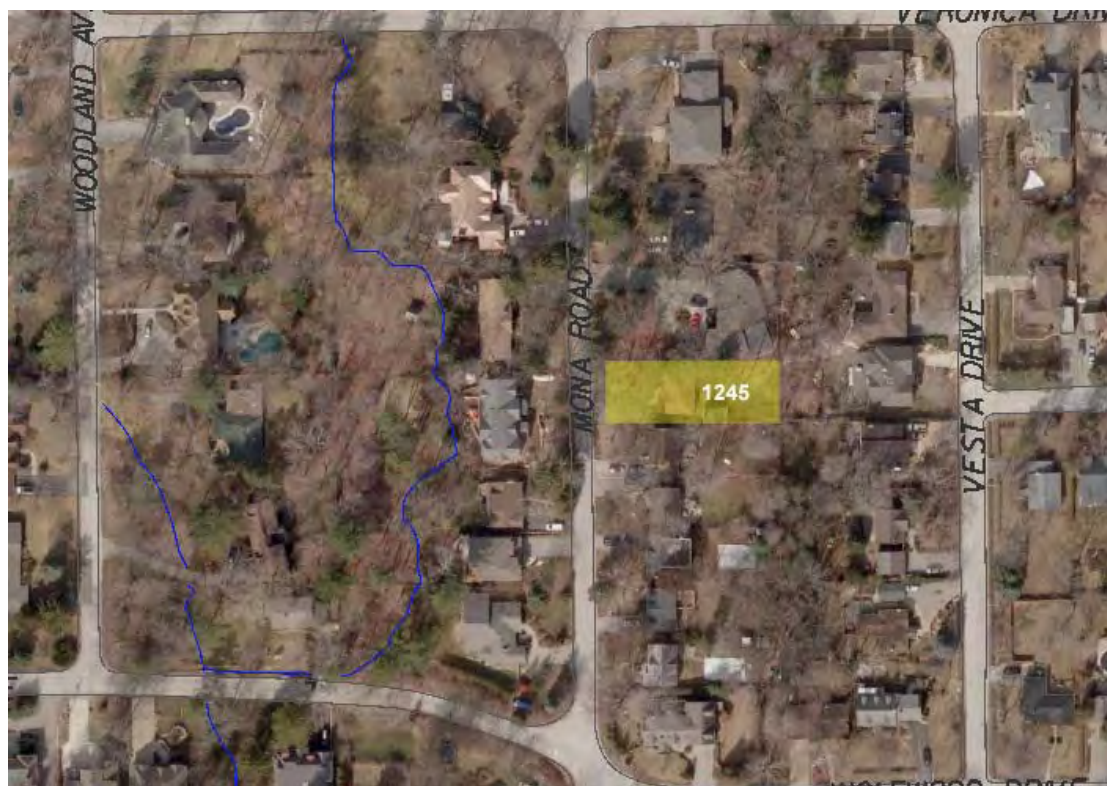


Figure 6

Mona Road area of Mineola neighbourhood - 2002

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

In the past ten years more “tear downs” have occurred, some more successful than others in maintaining the Mineola Neighbourhood character (Figure 6). Where replacements or enlargements were kept to a lower profile (*i.e.* bungalows or 1½ storeys) and mature trees retained, the neighbourhood character remains intact.

A topographic site plan illustrates the existing condition at 1245 Mona Road (Figure 7).

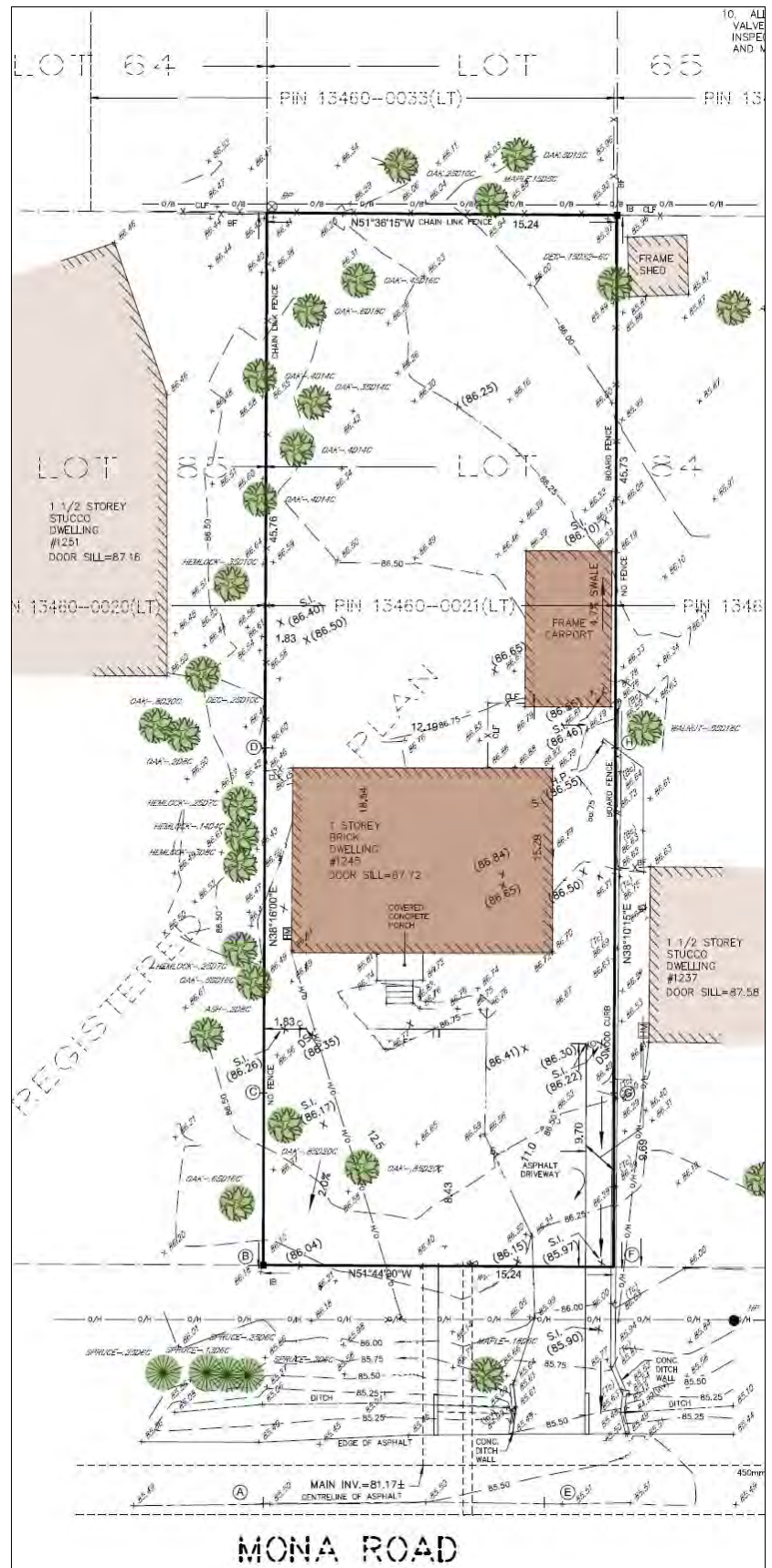


Figure 7

topographic survey
after Ted Van Lankveld OLS, January 12, 2012

The property at 1245 Mona Road is one half of a lot in a 106 lot subdivision plan from 1943 on land sold by Cyril E. Cotton, farmer to F. J. Moore Construction Company Limited for \$20,000. (Figure 8) In 1948, Moore Construction subdivided the original 100' x 150' lot # 84 and sold the northwest 50' x 150' half to Helen Elizabeth Usher for the sum of \$850. The lot was again sold, without improvements, to Joseph Warner in 1952 for \$1,100 and Warner “flipped” the property for \$1,300 the next month to a builder, George R. Amos. Amos built the modest bungalow that year for William C. Dodgson and Helen E. Dodgson.

Cyril E. Cotton was the grandson of Robert Cotton who came with his family to Canada in 1837 from County Roscommon, Ireland, and purchased several parcels of land in the southern half of Toronto Township, particularly in the Port Credit area. His home at 1234 River Road remained in the Cotton family until it was sold by Cyril in 1943, the same year the Mineola lands were sold.

Moore Construction and the builder are no longer listed as being in business in Mississauga.

Neither the original homeowner, nor any of the subsequent residents appears to have been of historical significance to the community.

Census data, Archives of Ontario, Library and Archives Canada, Mississauga Business Directories, Canadian Cemetery Records, and the Mississauga Public Library were searched for information on these families and business.

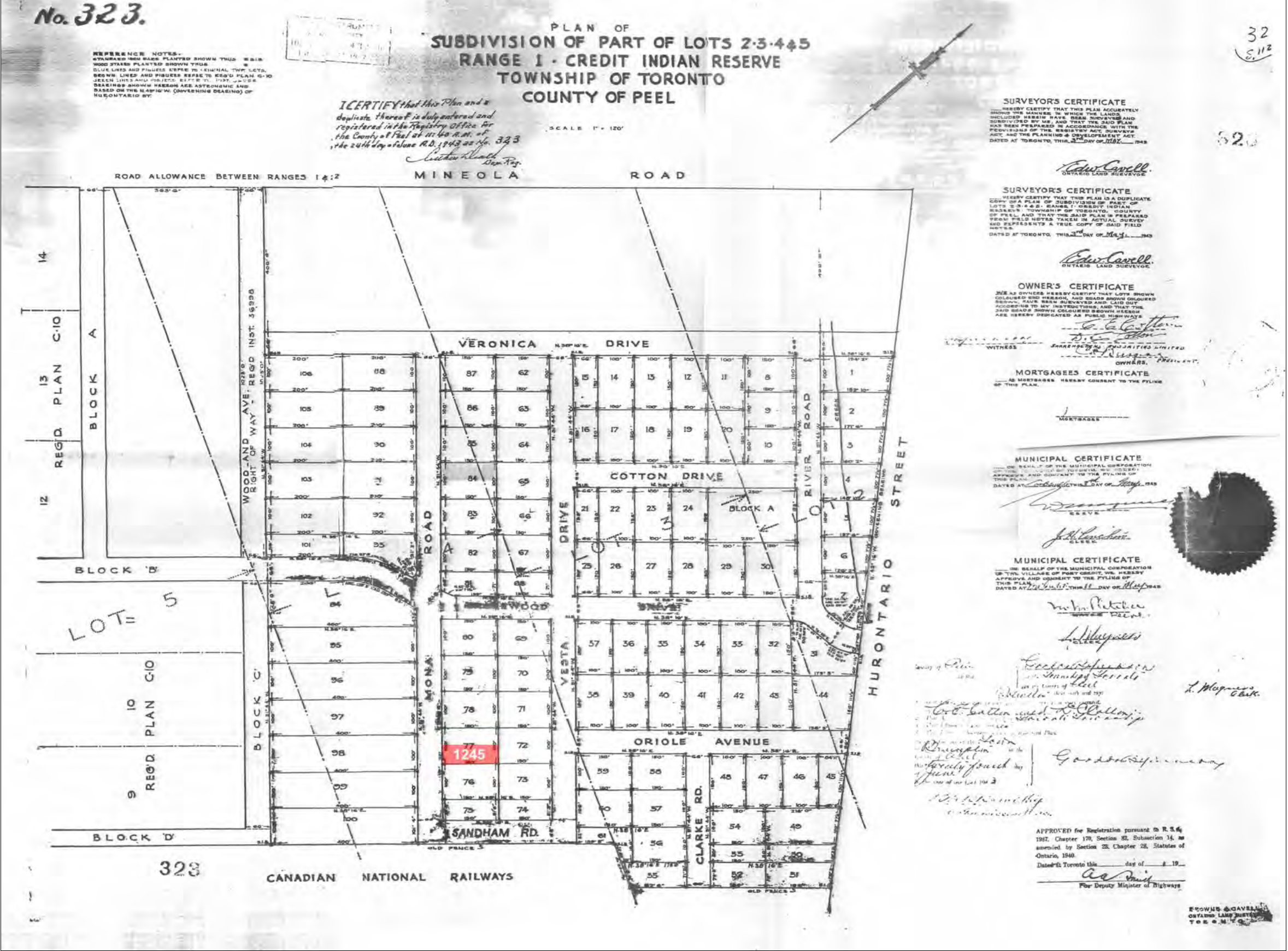


Figure 8

Plan of Subdivision 1943

The house at 1245 Mona Road is a single-storey, red brick, +/- 1,000 square foot, raised bungalow with a concrete block foundation. A front gable is sheathed in clapboard. A picture window centres 4/4 double hung sash windows, flanked by decorative (fake) shutters. Two side-by-side 4/4 windows with decorative shutters and a small, open front porch complete the front facade. Side and rear elevations are simpler with rather small window openings. Basement windows provide light to the raised basement.

The house was built in 1952 by builder George R. Amos for William C. and Helen E. Dodgson for \$12,300. (Figures 9, 10, 11 and 12) William Dodgson lived in the house until his death in 1972. His widow sold the house in 1977 for \$63,000.

It contributes to the cultural heritage value of the Mineola Neighbourhood cultural landscape by being in scale with its early surroundings, retaining the mature landscape that helps to characterize the neighbourhood. There are only a few of the original bungalows left on Mona Road, most having been replaced in the last ten years or so by larger homes, although the mature landscape has survived and the original character is largely intact in this block.



Figure 9

front facade, 1245 Mona Road



Figure 10

rear facade, 1245 Mona Road



Figure 11

front facade and porch



Figure 12

block foundation, brick header, window detail

The Mineola Neighbourhood cultural landscape character is partially captured in the following photographs (Figures 13 - 19). Narrow pavements, ditches without curbs and gutters, an abundance of mature trees, slightly rolling topography, and large lots (typically 50' frontages with 150' to 200' depths) are prevalent throughout. The small bungalows and 1½ storey homes that were built in the 1940s and 1950s are still evident, although many have been enlarged or replaced by more generous-sized homes (Figures 20 - 23).



Figure 13

panorama 1245 Mona Road & neighbouring properties



Figure 14 looking north on Mona Road from Inglewood



Figure 15 on Mona Road



Figure 16

Mona Road - east side



Figure 17

1247 Mona Road

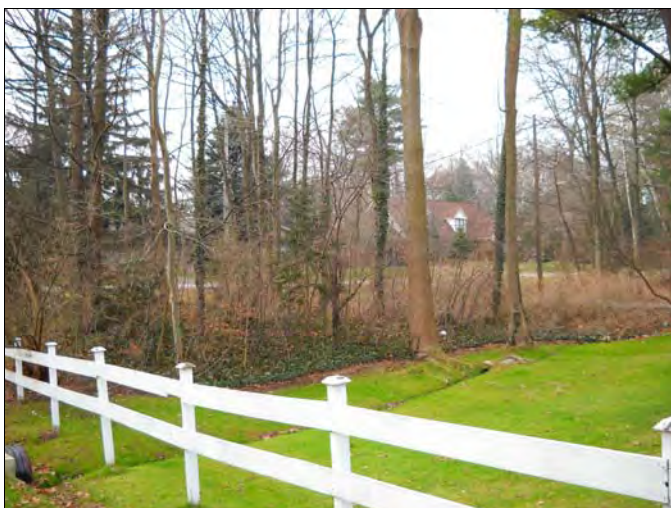


Figure 18

on Inglewood Drive



Figure 19

west on Inglewood Drive



Figure 20

Mona Road west side



Figure 21

on Inglewood Drive



Figure 22

Inglewood Drive



Figure 23

Inglewood Drive

2.3 Addressing the Cultural Landscape criteria⁵

Cultural Heritage Landscape Inventory Heritage Impact Statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and / or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The checked criteria for the Mineola Neighbourhood Cultural Heritage Landscape are:

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☒ Natural Environment
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development

⁵ *Cultural Landscape Inventory, City of Mississauga*, The Landplan Collaborative Ltd., January 2005
http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf. accessed January 17, 2012

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☒ Consistent Scale of Built Features

OTHER

- ☒ Significant Ecological Interest

To conserve the “landscape environment”, “historical association”, “built environment qualities” and “significant ecological interest” criteria, the proposed alteration must be consistent with the retention of the appearance of the Mineola Neighbourhood to ensure that the character of this part of Mississauga remains intact. The Neighbourhood retains a numerous buildings of a consistent scale in a unique scenic natural and cultural environment and it is important that this appearance and character be retained. There has been a movement in the past ten years to demolish and replace the bungalows and storey and a half original homes with larger homes, some of which are detrimental to that character, while others fit nicely.

2.4 Addressing the Mineola District Policies of the Mississauga Plan ⁶

The Mississauga Plan contains urban design policies specific to the Mineola Neighbourhood. These policies (see Appendix 6) are designed to preserve the character of the neighbourhood and include provision for the protection of vegetation and drainage systems; the preservation of building setbacks and ditches along the roadside; a de-emphasis on building heights with preference given to single and two storey dwellings; architectural character and detailing to reduce the mass of larger homes; etc.

2.5 Proposed alterations

A site plan and elevations of the proposed development are found in Figures 24 through 28. The proposed Site Plan (Figure 24) shows a new house and garage in place of the existing, with a footprint somewhat larger than the combined existing house and carport. Side yard setbacks vary from the existing, with the north side sideyard being 1.83 m versus the existing 1.0 m, and the south side being 1.22 m versus the existing 2.6 m, although the existing carport has a setback of only a few centimetres. The front yard setback has been reduced from the existing, but not enough to interfere with the existing mature trees, maintaining the major existing landscape attributes. The front yard setback is consistent with its neighbour to the south. Grading respects the existing trees and established drainage patterns.

The new house is a two-storey building with an articulated facade, utilizing stone, brick and stucco finishes to break up the mass. The attached two-car garage is slightly proud of the front facade of the house. Figures 25 - 28 are elevations of each of the four sides.

⁶ *Mineola District Policies of Mississauga Plan* 2010 April
<http://www6.mississauga.ca/onlinemaps/planbldg/missplan/text/section%204.24-mineola.pdf>,
accessed January 13, 2012

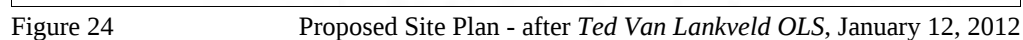




Figure 25

front facade - Biocca Homes, January 2012



Figure 26

rear facade - Biocca Homes, January 2012

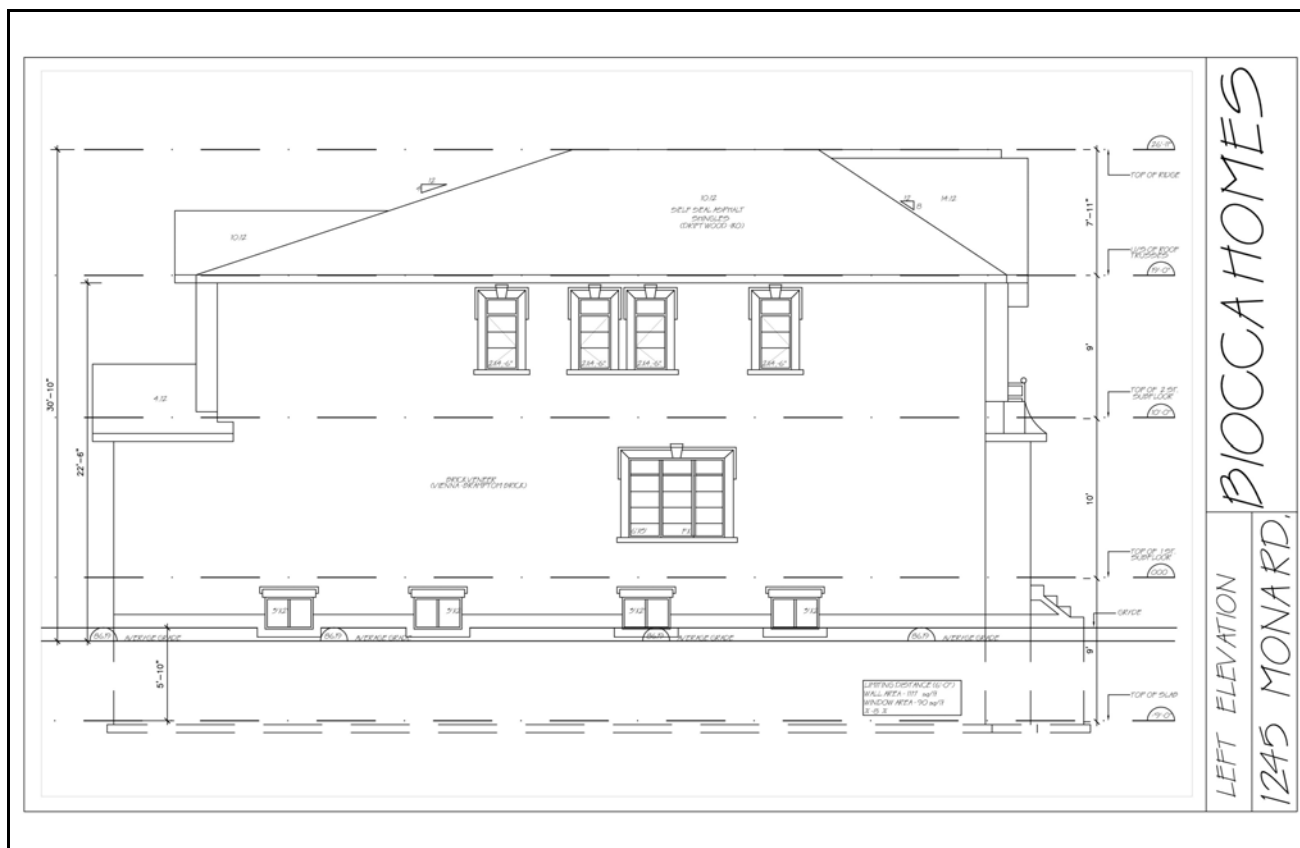


Figure 27

north elevation - *Biocca Homes, January 2012*

Figure 28

south elevation - *Biocca Homes, January 2012*

From a landscape perspective, the Mona Road streetscape will not be altered. The existing mature vegetation will be retained. The front facade of the proposed house is superimposed on the panorama of 1245 Mona Road and its flanking neighbours (Figure 13) to illustrate how the new building will appear on the street (Figure 29).



Figure 29

proposed house at 1245 Mona Road and neighbours

A plan view shows the relationship of the proposed 1245 Mona Road house with its neighbours on the street (Figure 30). Houses immediately across the street are replacements of original houses and larger in size than the originals and the proposed house at 1245 Mona Road. The proposed front yard setback is consistent houses on both sides of the street. Further description as to how the proposed redevelopment affects the streetscape can be found in paragraph 2.6 - *Impact of development or site alteration*.



Figure 30
Streetscape Plan
showing proposed house
at 1245 Mona Road

2.6 Impact of development or site alteration

Potential negative impacts and an assessment of the proposed site alteration development follows.

<i>Potential Negative Impact</i>	<i>Assessment</i>
• Destruction of any, or part of any, significant heritage attributes or features	no impact
• Removal of natural heritage features, including trees	no impact
• Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	
• Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	slightly increased shadowing expected on the north side of the house - no impact expected
• Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	no impact
• Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	no impact
• A change in land use where the change in use negates the property's cultural heritage value	no impact
• Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources	no impact
<i>Design / Character Criteria</i>	<i>Assessment</i>
Addressing the Cultural Landscape Criteria	
• Alteration must be consistent with the retention of the appearance of the Mineola Neighbourhood to ensure that the character of this part of Mississauga remains intact	two-storey house is located in the same place as the existing, although the footprint is larger - setbacks are slightly altered - front yard setback consistent with neighbours - mature vegetation is retained - minimal impact
Addressing the Mineola District Policies of the Mississauga Plan	
• Preserve and enhance the generous front, rear and side yard setbacks	setback increased on north side, decreased on south and front - minimal impact
• Ensure that existing grades and drainage conditions are preserved	existing grades and drainage patterns preserved - no impact

Design / Character Criteria

- Encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation
- Garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property.
- Ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook
- Encourage buildings to be 1-2 storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows
- Large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only
- House designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged
- Building mass, side yards and rear yards should respect and relate to those of adjacent lots

Assessment

new house is of similar scale and character of neighbouring newer houses
 - preserves the topography and mature vegetation
 - minimal impact

garage is slightly proud of front facade - minimal impact

no overshadowing or overlook, single storey garage flanks south side - no impact

1 and 2 storey house composed of smaller architectural elements - adheres to policy

no accessory structures - existing carport removed - no impact

custom-designed house - adheres to policy

building mass and rear yard setback is a transition between north and south lots, side yard setbacks consistent with neighbours - adheres to policy

The impact of the proposed development / site alteration adheres to the District Policies Guidelines and satisfies the Cultural Landscape Criteria.

2.7 Mitigating measures

Mitigating measures are not required.

3.0 RECOMMENDATION

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

resources and significant cultural heritage landscapes shall be conserved.⁷

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

The property does not contain a built heritage resource that has cultural value and interest per the criteria for heritage designation under the Ontario Regulation 9/06 of the *Ontario Heritage Act*.

The terms of reference require the consultant to provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06. The following questions should be answered in the final recommendation of the report:

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

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

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

The building does not meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*.

⁷ *Provincial Policy Statement (PPS, 2005) Cultural Heritage and Archaeology Policies 2.6, InfoSheet #5, Heritage Impact Assessments and Conservation Plans, Winter 2006*

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

The building is not rare, nor unique, nor a representative or early example of a style, type, expression, material and construction method; it does not display a high degree of craftsmanship; and it does not demonstrate a high degree of technical or scientific achievement.

The building has no direct association with a theme, event, belief, person, activity, organization or institution that is significant to a community. The building does not yield, nor has the potential to yield, information that contributes to an understanding of a community or culture. It does not demonstrate or reflect the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community.

It has contextual value in that it is of a form, mass and scale of many of the original residences in the Mineola neighbourhood.

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

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

The building does not warrant conservation; however, the essence of the landscape of the property, which is comprised of both natural regeneration of native trees and landscaping, is worthy of conservation. That is not to say that every tree and shrub should be retained, but the style of the landscape, especially the streetscape, typical of the original subdivision, should be conserved.

This draft cultural landscape heritage impact statement is respectfully submitted by:

The Landplan Collaborative Ltd.



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

Mississauga Cultural Landscape Heritage Impact Statement Terms of Reference

Community Services
Department City of Mississauga
201 City Centre Dr, Suite 900
MISSISSAUGA ON L5B 2T4
www.mississauga.ca

Leading today for tomorrow



Cultural Landscape

Heritage Impact Statement Terms of Reference

Introduction

The City of Mississauga adopted a Cultural Landscape Inventory in 2005. Cultural landscapes include neighbourhoods, roadways, waterways and more. The Cultural Landscape Inventory is available online at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf.

All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register. As such, as per section 3.20.2.2 of the Mississauga Plan, applications to develop such property require a Heritage Impact Statement. Properties adjacent to a property identified on the City's Heritage Register as a cultural heritage landscape may also require a Heritage Impact Statement.

1. General requirements include:

- Property owner contact information
- A location map
- A site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features
- A written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- A site plan and elevations of the proposed development
- For cultural landscapes or features that transcend a single property, a streetscape plan is required, in addition to photographs of the adjacent properties
- Qualifications of the author completing the report
- Three hard copies and a PDF

The City reserves the right to require further information, or a full Heritage Impact Statement.

2. Addressing the Cultural Landscape or Feature Criteria

Cultural Heritage Landscape Inventory Heritage Impact Statements must demonstrate how the proposed development will conserve the criteria that render it a cultural heritage landscape and/or feature. Each cultural heritage landscape and feature includes a checklist of criteria. The Heritage Impact Statement need only address the checked criteria for the pertinent cultural heritage landscapes or features. (Please note, some properties constitute more than one cultural heritage landscape.) Criteria include the following:

Landscape Environment

- scenic and visual quality
- natural environment*
- horticultural interest
- landscape design, type and technological interest

Built Environment

- aesthetic/visual quality
- consistent with pre World War II environs
- consistent scale of built features
- unique architectural features/buildings
- designated structures

Historical Associations

- illustrates a style, trend or pattern
- direct association with important person or event
- illustrates an important phase of social or physical development
- illustrates the work of an important designer

Other

- historical or archaeological interest**
- outstanding features/interest
- significant ecological interest
- landmark value

Descriptions of these criteria are available in the Cultural Landscape Inventory document (pages 13 to 16).

* For cultural landscapes or features noted for their natural environment, a certified arborist's report is required.

** For cultural heritage landscapes or features with archaeological interest, a stage 1 archaeological assessment is required.

3. Property Information

The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories.

4. Impact of Development or Site Alteration

An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the Ontario Heritage Tool Kit include, but are not limited to:

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

The proponent must demonstrate how the new proposed built form reflects the values of the identified cultural landscape and its characterizations that make up that cultural landscape.

5. Mitigation Measures

The Heritage Impact Statement must assess alternative development options and mitigation measures in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on cultural heritage resources, noted by the Ministry of Culture, include but are not limited to the following:

- Alternative development approaches
- Isolating development and site alteration from the significant built and natural heritage features and vistas
- Design guidelines that harmonize mass, setback, setting and materials
- Limiting height and density
- Allowing only compatible infill and additions
- Reversible alterations

6. Qualifications

The qualifications and background of the person(s) completing the Heritage Impact Statement will be included in the report. The author(s) must demonstrate a level of professional understanding and competence in the heritage conservation field of study. The Statement will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

7. Recommendation

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

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

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

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

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

8. Approval Process

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

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

An accepted Heritage Impact Statement will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Statement will be incorporated into development related legal agreements between

Mississauga Cultural Landscape Heritage Impact Statement Terms of Reference

the City and the proponent at the discretion of the municipality.

References:

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

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

4.24.2 Development Concept

The Mineola District is generally a stable, established Residential District which has, in many parts, evolved into a unique area which is characterized by low density housing on large, spacious and often heavily treed lots. The focus of these policies is on preserving the low density, low intensity character of existing neighbourhoods, and identifying areas for appropriate development. Infill development on detached dwelling lots will be required to recognise and enhance the scale and character of existing residential areas by having regard to the natural vegetation, lot frontages and areas, building height, coverage, mass, setbacks, privacy and overview. While these policies designate sites for limited redevelopment and intensification where it is deemed appropriate, new development will be compatible with the existing residential area.

4.24.3 Urban Design Policies

4.24.3.1 Infill Housing

For development of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply:

- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, contours, mature vegetation;
- d. garages should be recessed or located behind the main face of the house. Alternatively, garages should be located in the rear of the property;
- e. ensure that new development has minimal impact on its adjacent neighbours with respect to overshadowing and overlook;
- f. encourage buildings to be one to two (1-2) storeys in height. The design of the building should de-emphasize the height of the house and be designed as a composition of small architectural elements, i.e. projecting dormers and bay windows;
- g. reduce the hard surface areas in the front yard;
- h. existing trees, large groupings or areas of vegetation and landscape features such as retaining walls, fences, hedgerows, etc. should be preserved and enhanced, along with the maintenance of topographic features and drainage systems;
- i. large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only;
- j. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged;
- k. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.

4.24.3.2 Streetscape

- a. On lands adjacent to Hurontario Street, the existing mature vegetation, well landscaped appearance and generous setbacks will be maintained to reflect area character. As Hurontario Street is a gateway to the District, as well as Port Credit, consideration should be given to: additional tree planting, a sodded boulevard, a bicycle route and a right-of-way design that is sympathetic to the character of the area.
- b. On Mineola Road East and West, consideration should be given to additional tree planting.
- c. Open ditch road cross-sections should be maintained, as they contribute to the character of the area.

¹ *Mineola District Policies of Mississauga Plan 2010 April*
<http://www6.mississauga.ca/onlinemaps/planbldg/missplan/text/section%204.24-mineola.pdf>,
accessed January 13, 2012

Appendix 3

CHAIN of TITLE**PIN 13460-0021 – 1245 MONA ROAD, MISSISSAUGA**

date	action	from - to	instrument no.
24 June 1943	Plan 323		
24 June 1943	Grant	Cyril E. Cotton to F. J. Moore Construction Co. Limited	43007
11 Aug 1948	Grant	F. J. Moore Construction Co. Limited to Helen E. Usher	53282
02 Feb 1952	Grant	Helen E. Usher to Joseph P. Warner	66256
04 July 1952	Grant	Joseph P. Warner to George R. Amos	68518
26 Aug 1952	Grant	George R. Amos to William C. Dodgson and Helen E. Dodgson *	69432
24 June 1977	Grant	Helen E. Dodgson to Franz Xaver Teufl	435400
25 July 1986	Grant	Franz Xaver Teufl to Peter G. Vanderplaat	761750
31 Oct 1986	Grant	Peter G. Vanderplaat to Marie V. Bodrug	775163
07 Sept 2011	Transfer	Marie V. Bodrug to Franca Collia	PR2069513

* house built in 1952

Appendix 4

Property Heritage Detail, 40 Queen Street South, City of Mississauga ¹

Address: 1245 MONA RD
Legal Description: PLAN 323 PT LOT 84
Roll Number: 21-05-010-015-08300-0000
Heritage Status: Listed on the Heritage Register but Not Designated



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

¹ City of Mississauga Property Information, City web site, accessed January 30, 2012
http://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=3000&addressId=4843&invId=3218&heritageTab=yes&propDetailsTab=no



Cultural Landscape Inventory

Mineola Neighbourhood

L-RES-6

Heritage or Other Designation None

Location Located north of Lakeshore Road bounded by the Credit River on the west and Hurontario on the east

Landscape Type Residential (Neighbourhood)

LANDSCAPE ENVIRONMENT

- ☒ Scenic and Visual Quality
- ☒ Natural Environment
- ☐ Horticultural Interest
- ☒ Landscape Design, Type and Technological Interest

HISTORICAL ASSOCIATION

- ☒ Illustrates Style, Trend or Pattern
- ☐ Direct Association with Important Person or Event
- ☒ Illustrates Important Phase in Mississauga's Social or Physical Development
- ☐ Illustrates Work of Important Designer

BUILT ENVIRONMENT

- ☒ Aesthetic/Visual Quality
- ☐ Consistent Early Environs (pre-World War II)
- ☒ Consistent Scale of Built Features
- ☐ Unique Architectural Features/Buildings
- ☐ Designated Structures

OTHER

- ☐ Historical or Archaeological Interest
- ☐ Outstanding Features/Interest
- ☒ Significant Ecological Interest
- ☐ Landmark Value

¹ *Cultural Landscape Inventory, City of Mississauga, The Landplan Collaborative Ltd., January 2005*



Mineola Neighbourhood

L-RES-6

SITE DESCRIPTION

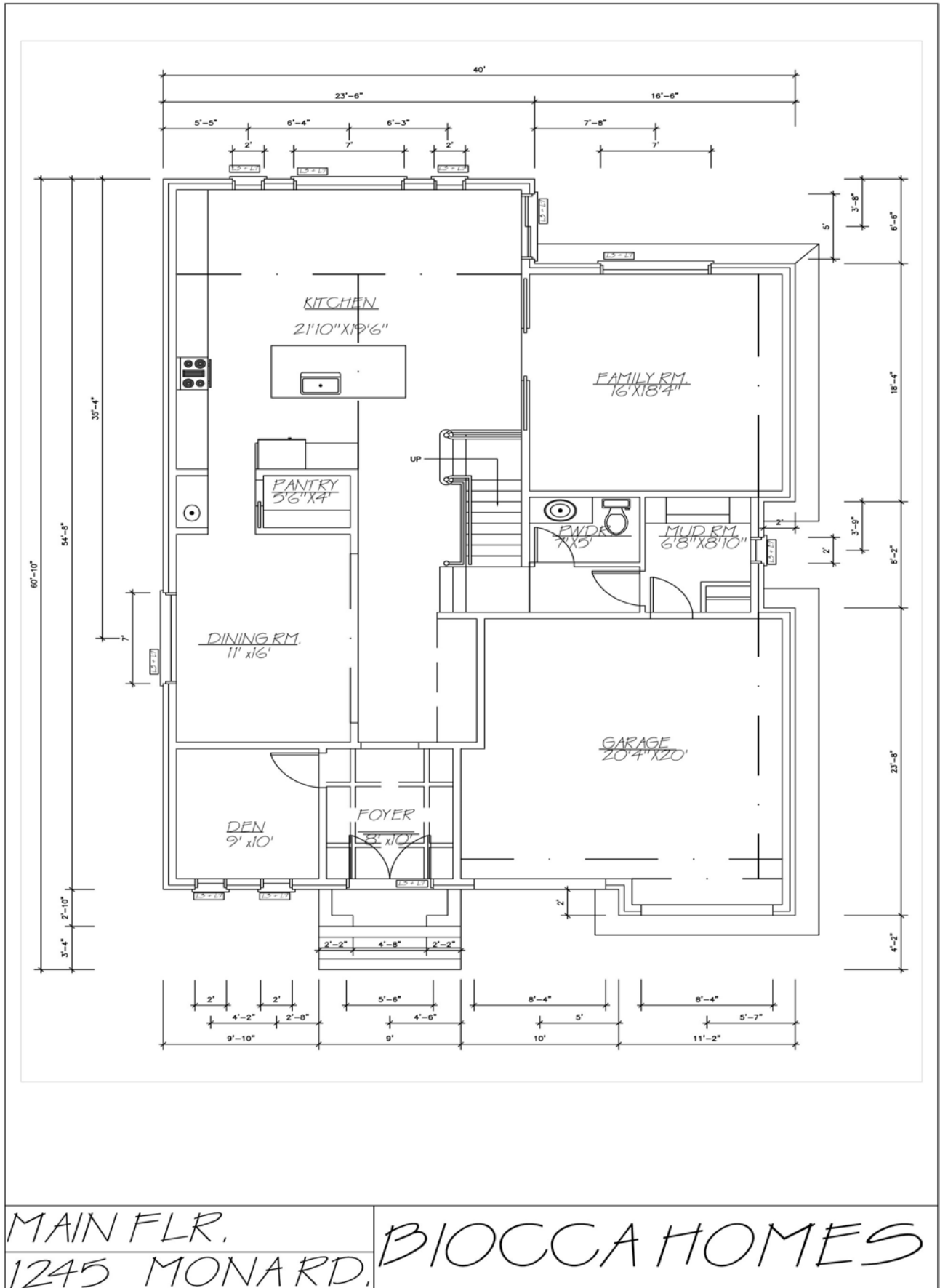
Mineola was developed before it became standard practice to regrade top soil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete stormwater drainage system artificially. In Mineola a road system was gently imposed on the natural rolling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

² *Ibid*

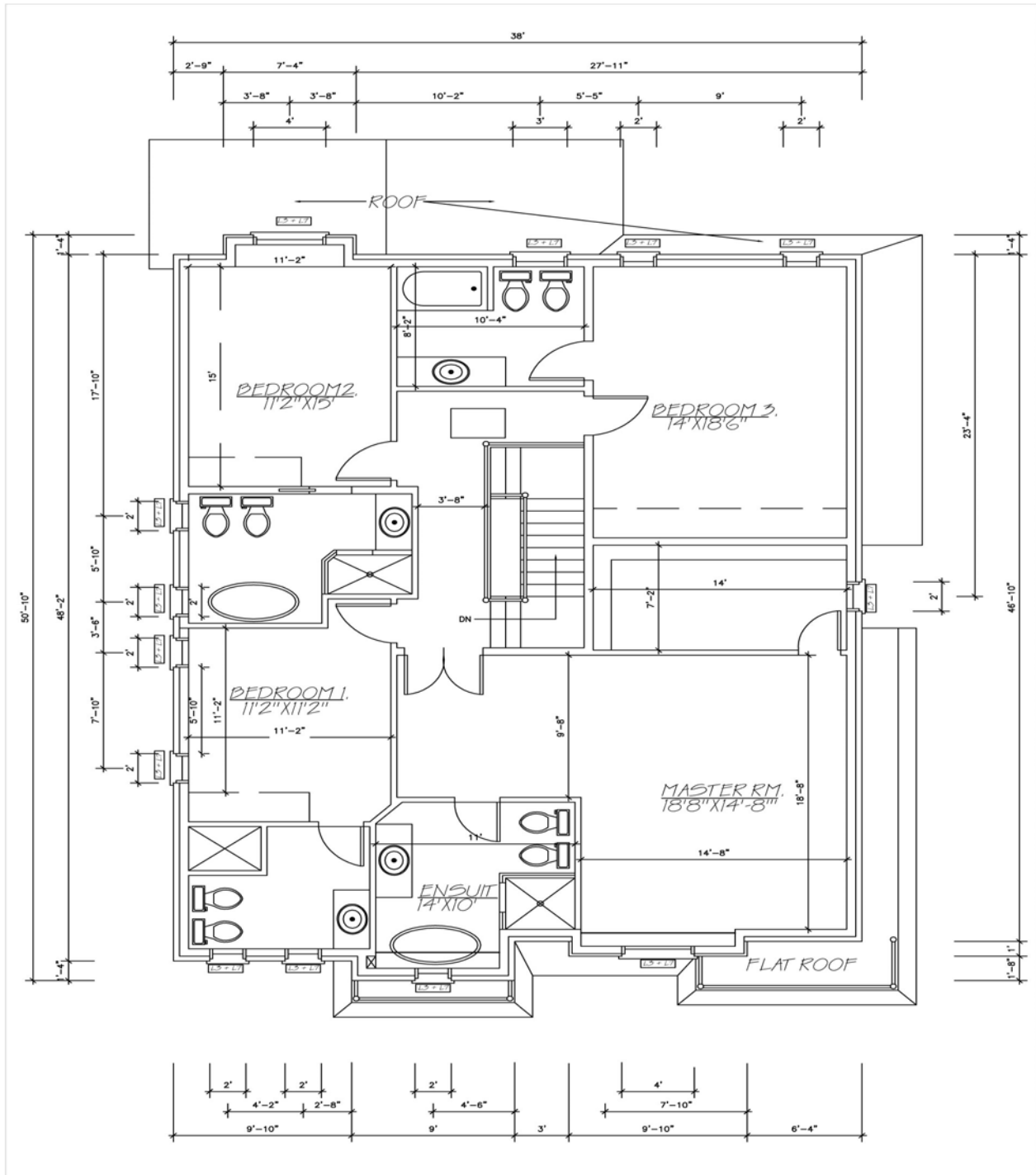


³ *Ibid*

Appendix 6
Proposed Floor Plans

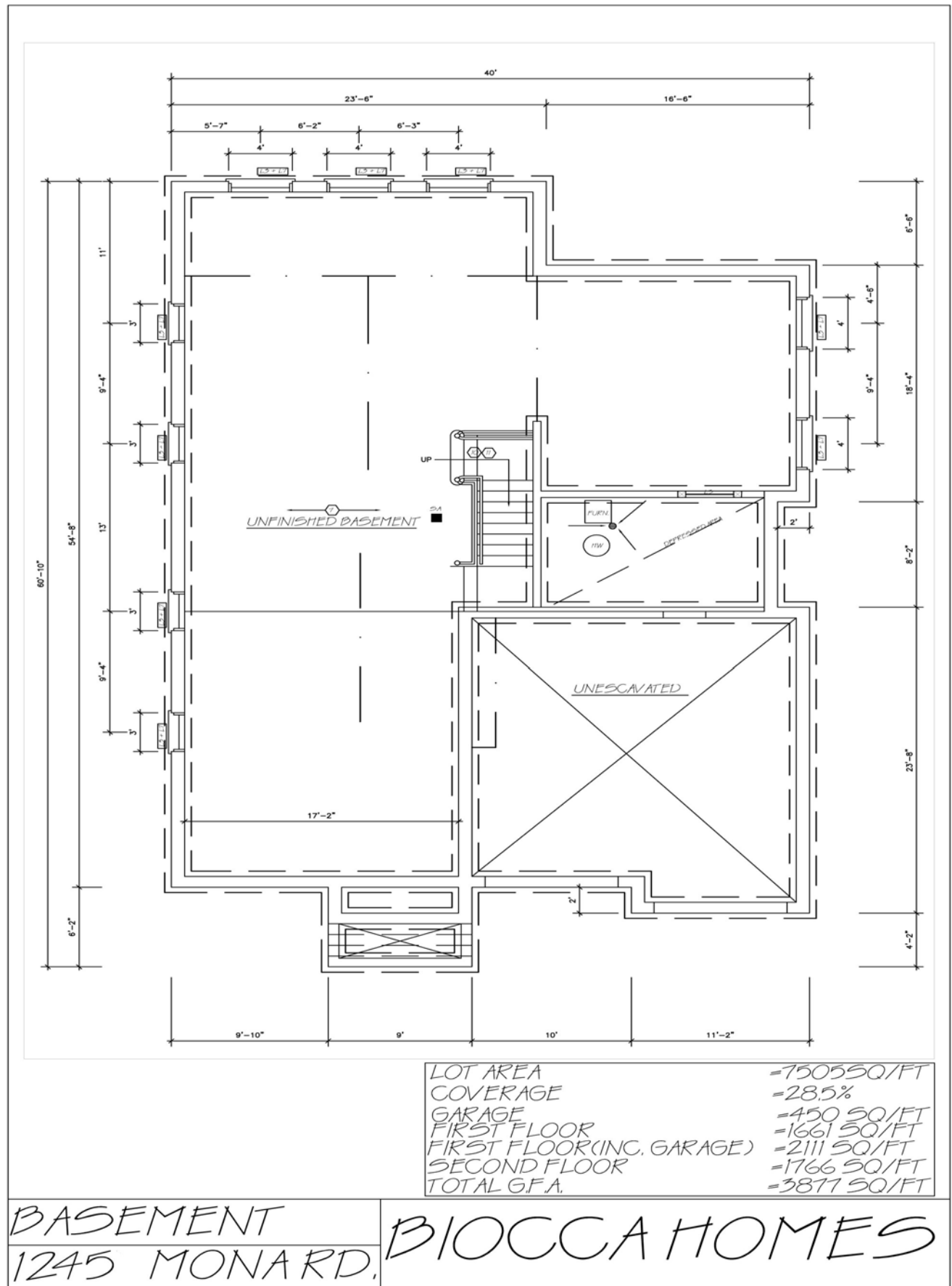


Appendix 6
Proposed Floor Plans



SECOND FLR.
1245 MONARD, BIOCCA HOMES

Appendix 6
Proposed Floor Plans



Qualifications of the Author**OWEN R. SCOTT, OALA, FCSLA, CAHP****Education:**

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

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

Professional Experience:

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

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

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

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

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

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

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

Historical Research, Heritage Landscape Planning and Restoration Experience and Expertise**Current Professional Heritage Associations Affiliations:**

Member: Alliance for Historic Landscape Preservation

Member: Canadian Association of Heritage Professionals (formerly CAPHC)

Member: Association for Preservation Technology

Community and Professional Society Service (Heritage):

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

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

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

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

Personal and Professional Honours and Awards (Heritage):

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

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

Award 2001 Ontario Heritage Foundation Certificate of Achievement

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

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

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

National Honour 1990 CSLA Awards, Confederation Boulevard, Ottawa

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

Honour Award 1987 *Canadian Architect*, Langdon Hall Landscape Restoration, Cambridge, ONCitation 1986 *Progressive Architecture*, The Ceremonial Routes (Confederation Boulevard), Ottawa,

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

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

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

Selected Heritage Publications:Scott, Owen R., *The Southern Ontario "Grid"*, ACORN Vol XXVI-3, Summer 2001. *The Journal of the Architectural Conservancy of Ontario*.Scott, Owen R. *19th Century Gardens for the 20th and 21st Centuries*. Proceedings of "Conserving Ontario's Landscapes" conference of the ACO, (April 1997). Architectural Conservancy of Ontario Inc., Toronto, 1998.Scott, Owen R. *Landscapes of Memories, A Guide for Conserving Historic Cemeteries*. (19 of 30 chapters) compiled and edited by Tamara Anson-Cartright, Ontario Ministry of Citizenship, Culture and Recreation, 1997.Scott, Owen R. *Cemeteries: A Historical Perspective*, Newsletter, *The Memorial Society of Guelph*, September 1993.Scott, Owen R. *The Sound of the Double-bladed Axe, Guelph and its Spring Festival*. edited by Gloria Dent and Leonard Conolly, The Edward Johnson Music Foundation, Guelph, 1992. 2 pp.Scott, Owen R. *Woolwich Street Corridor, Guelph*, ACORN Vol XVI-2, Fall 1991. Newsletter of the Architectural Conservancy of Ontario Inc.

Qualifications of the Author

- Scott, Owen R. guest editor, *ACORN*, Vol. XIV-2, Summer 1989. Cultural Landscape Issue, Newsletter of the Architectural Conservancy of Ontario Inc.
- Scott, Owen R. Cultivars, pavers and the historic landscape, *Historic Sites Supplies Handbook*. Ontario Museum Association, Toronto, 1989. 9 pp.
- Scott, Owen R. Landscape preservation - What is it? *Newsletter*, American Society of Landscape Architects - Ontario Chapter, vol. 4 no.3, 1987.
- Scott, Owen R. Tipperary Creek Conservation Area, Wanuskewin Heritage Park. *Landscape Architectural Review*, May 1986. pp. 5-9.
- Scott, Owen R. Victorian Landscape Gardening. Ontario Bicentennial History Conference, McMaster University, 1984.
- Scott, Owen R. Canada West Landscapes. *Fifth Annual Proceedings Niagara Peninsula History Conference (1983)*. 1983. 22 pp.
- Scott, Owen R. Utilizing History to Establish Cultural and Physical Identity in the Rural Landscape. *Landscape Planning*, Elsevier Scientific Press, Amsterdam, 1979. Vol. 6, No. 2, pp. 179-203.
- Scott, Owen R. Changing Rural Landscape in Southern Ontario. *Third Annual Proceedings Agricultural History of Ontario Seminar (1978)*. June 1979. 20 pp.
- Scott, Owen R., P. Grimwood, M. Watson. George Laing - Landscape Gardener, Hamilton, Canada West 1808-1871. *Bulletin, The Association for Preservation Technology*, Vol. IX, No. 3, 1977, 13 pp. (also published in *Landscape Architecture Canada*, Vol. 4, No. 1, 1978).
- Scott, Owen R. The Evaluation of the Upper Canadian Landscape. Department of Landscape Architecture, University of Manitoba. 1978. (Colour videotape).

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

- Britannia School Farm Master Plan, Peel Board of Education/Mississauga, ON
- Confederation Boulevard (Sussex Drive) Urban Design, Site Plans, NCC/Ottawa, ON
- Doon Heritage Crossroads Master Plan and Site Plans, Region of Waterloo/Kitchener, ON
- *Downtown Guelph Private Realm Improvements Manual*, City of Guelph, ON
- *Downtown Guelph Public Realm Plan*, City of Guelph, ON
- Dundurn Castle Landscape Restoration Feasibility Study, City of Hamilton, ON
- Elam Martin Heritage Farmstead Master Plan, City of Waterloo, ON
- Exhibition Park Master Plan, City of Guelph, ON
- George Brown House Landscape Restoration, Toronto, ON
- Government of Ontario Light Rail Transit Route Selection, Cultural and Natural Resources Inventory for Environmental Assessment, Hamilton/Burlington, ON
- *Grand River Corridor Conservation Plan*, GRCA/Regional Municipality of Waterloo, ON
- Hespeler West Secondary Plan - Heritage Resources Assessment, City of Cambridge, ON
- John Galt Park, City of Guelph, ON
- Judy LaMarsh Memorial Park Master Plan, NCC/Ottawa, ON
- Landfill Site Selection, Cultural Heritage Inventory for Environmental Assessment, Region of Halton, ON
- Langdon Hall Gardens Restoration and Site Plans, Cambridge, ON
- MacGregor/Albert Heritage Conservation District Study and Plan, City of Waterloo, ON
- Museum of Natural Science/Magnet School 59/ Landscape Restoration and Site Plans, City of Buffalo, NY
- Muskoka Pioneer Village Master Plan, Ministry of Natural Resources, Huntsville, ON
- Peel Heritage Centre Adaptive Re-use, Landscape Design, Brampton, ON
- Phyllis Rawlinson Park Master Plan (winning design competition), Town of Richmond Hill, ON
- Prime Ministerial Precinct and Rideau Hall Master Plan, NCC/Ottawa, ON
- Queen/Picton Streets Streetscape Plans, Town of Niagara-on-the-Lake, ON
- Regional Heritage Centre Feasibility Study and Site Selection, Region of Waterloo, ON
- Rockway Gardens Master Plan, KHS/Kitchener, ON
- South Kitchener Transportation Study, Heritage Resources Assessment, Region of Waterloo, ON
- St. George's Square, City of Guelph, ON
- St. James Park Victorian Garden, City of Toronto, ON
- Tipperary Creek (Wanuskewin) Heritage Conservation Area Master Plan, MVA/Saskatoon, SK
- University of Toronto Heritage Conservation District Study, City of Toronto, ON
- Waterloo Valleylands Study, Heritage and Recreational Resources mapping and policies, Region of Waterloo
- Woodside National Historic Park Landscape Restoration, Parks Canada/Kitchener, ON

Qualifications of the Author

Heritage Impact Assessments, Heritage Impact Statements and Heritage Conservation Plans:

- Barra Castle Heritage Impact Assessment, Kitchener, ON
- Biltmore Hat Factory Heritage Impact Assessment, Guelph, ON
- 140 Blue Heron Ridge Heritage Impact Assessment, Cambridge, ON
- 51 Breithaupt Street Heritage Impact Assessment, Kitchener, ON
- 51 Breithaupt Street Heritage Conservation Plan, Kitchener, ON
- Cambridge Retirement Complex on the former Tiger Brand Lands, Heritage Impact Assessment, Cambridge, ON
- 27-31 Cambridge Street, Heritage Impact Assessment, Cambridge, ON
- 3075 Cawthra Road Heritage Impact Statement, Mississauga, ON
- City Centre Heritage Impact Assessment, Kitchener, ON
- 175 Cityview Drive Heritage Impact Assessment, Guelph, ON
- Cordingly House Heritage Impact Statement, Mississauga, ON
- 264 Crawley Road Heritage Impact Assessment, Guelph, ON
- 31-43 David Street (25 Joseph Street) Heritage Impact Assessment, Kitchener, ON
- 35 David Street (Phase II) Heritage Impact Assessment, Kitchener, ON
- Grey Silo Golf Course/Elam Martin Farmstead Heritage Impact Assessment, City of Waterloo, ON
- GRCA Lands, 748 Zeller Drive Heritage Impact Assessment Addendum, Kitchener, ON
- Hancock Woodlands Cultural Heritage Assessment and Heritage Impact Statement, City of Mississauga, ON
- 117 Liverpool Street Heritage Impact Assessment, Guelph, ON
- 30 - 40 Margaret Avenue Heritage Impact Assessment, Kitchener, ON
- 324 Old Huron Road Heritage Impact Assessment, Kitchener, ON
- 40 Queen Street South Heritage Impact Statement, Mississauga, (Streetsville), ON
- Rockway Holdings Limited Lands north of Fairway Road Extension Heritage Impact Assessment, Kitchener, ON
- Thorny-Brae Heritage Impact Statement, Mississauga, ON
- University of Guelph, Gordon Street Houses, Heritage Impact Assessment, Guelph, ON
- 927 Victoria Road South Heritage Impact Assessment, Guelph, ON
- Winzen Developments Heritage Impact Assessment, Cambridge, ON

Expert Witness Experience (Heritage):

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

