
Port Credit Heritage Conservation District Subcommittee

Date: February 1, 2021
Time: 3:00 PM
Location: Online Video Conference

Members

Councillor Stephen Dasko	Ward 1
Antoine Musiol	Citizen Member (Chair)
Donna Gray	Citizen Member
Jack King	Citizen Member
Ian Leonard	Citizen Member
Louie Manzo	Citizen Member
Katyryna Stachiw	Citizen Member

Participate Virtually and/or via Telephone

Advance registration is required to attend, participate and/or make a comment in the virtual meeting. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. Comments submitted will be considered as public information and entered into public record. **Please note the Port Credit Heritage Conservation District Subcommittee will not be streamed or video posted afterwards.**

To register, please email megan.piercey@mississauga.ca and for Residents without access to the internet via computer, smartphone or tablet, can register by calling Megan Piercey at 905-615-3200 ext.4915 no later than Friday, January 29, 2021 at 12:00 PM. You will be provided with directions on how to participate from Clerks' staff.

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
 - 4.1. Port Credit Heritage Conservation District Subcommittee Minutes - January 4, 2021
5. DEPUTATIONS - Nil
6. MATTERS TO BE CONSIDERED
 - 6.1. Request to Alter 42 Peter Street South (Ward 1)
 - 6.2. Request to Construct New Hydro Poles Along Mississauga Road (Ward 1)
7. OTHER BUSINESS
8. DATE OF NEXT MEETING - March 8, 2021
9. ADJOURNMENT

Port Credit Heritage Conservation District Subcommittee

Date: January 4, 2021
Time: 3:02 PM
Location: Online Video Conference

Members Present

Councillor Stephen Dasko	Ward 1
Antoine Musiol	Citizen Member (Chair)
Donna Gray	Citizen Member
Ian Leonard	Citizen Member
Jack King	Citizen Member
Katyryna Stachiw	Citizen Member
Louie Manzo	Citizen Member

Staff Present

John Dunlop, Manager, Heritage Planning and Indigenous Relations
Paula Wubbenhorst, Heritage Planner
Dave Martin, Supervisor, Development Engineering - South
Megan Piercey, Legislative Coordinator

1. CALL TO ORDER - 3:02 PM

2. APPROVAL OF AGENDA

Approved (Councillor Dasko)

3. DECLARATION OF CONFLICT OF INTEREST - Nil

4. MINUTES OF PREVIOUS MEETING

4.1 Port Credit Heritage Conservation District Subcommittee Minutes - November 2, 2020

Approved (I. Leonard)

5. DEPUTATIONS - Nil

6. MATTERS TO BE CONSIDERED

6.1 Request to Alter 24 John Street South (Ward 1)

Donna Gray, Citizen Member inquired if the proposed driveway would be asphalt. Richard Kossak, New Age Design Architectural Technologists advised that the permeable pavement would be boarded into rectangular sections all the way up the driveway and would not be entirely asphalt.

RECOMMENDATION PCHCD-0001-2021

Moved By I. Leonard

That the request to construct a new dwelling and garage at 24 John Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated December 7, 2020, be approved.

Approved

7. INFORMATION ITEMS

7.1 Proposed Hydro Pole Lines on Mississauga Road South Right-of-Way (Ward 1) (Verbal Update)

John Dunlop, Manager of Heritage Planning and Indigenous Relations provided a brief update on the status of the proposed hydro pole lines on Mississauga Road South. Dave Martin, Supervisor, Development Engineering – South and Stephen Gayowsky, Consulting Engineer provided an update on the 3 proposed hydro pole options provided in consultation with Alectra Inc.:

- Option 1: Overhead Relocation to East Side of Road
- Option 2: Overhead Relocation to East Side of Road, with Shorter Hydro Poles
- Option 3: Overhead Relocation on West Side of Road

Subcommittee Members engaged in discussion about timelines and noted concerns regarding the proposed options with respect to the impact to the heritage conservation district and the residents. Subcommittee Members noted more engagement was needed

and requested the applicant to present further at the next Port Credit Heritage Conservation District Subcommittee Meeting.

RECOMMENDATION PCHCD-0002-2021

Moved By I. Leonard D. Gray

That the verbal update from John Dunlop, Manager, Heritage Planning and Indigenous Relations regarding the Proposed Hydro Pole Lines on Mississauga Road South Right-of-Way (Ward 1) be received.

Received

8. OTHER BUSINESS - Nil
9. DATE OF NEXT MEETING - February 1, 2021
10. ADJOURNMENT - 4:28 PM (D. Gray)

City of Mississauga

Memorandum



Date: January 12, 2021

To: Chair and Members of Port Credit Heritage Conservation District Subcommittee

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting date: February 1, 2021

Subject: **Request to Alter 42 Peter Street South (Ward 1)**

Recommendation:

That the request to alter the property at 42 Peter Street South, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated January 12, 2021, be approved.

Background:

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Village Heritage Conservation District (HCD). It is considered a contributing property. Changes to the property are subject to the Old Port Credit Village HCD Plan, 2018. New construction requires a heritage permit.

Comments:

The current property owner proposes additions and a rear pool cabana. The proposal forms part of the Heritage Impact Assessment, attached as Appendix 1. The owners propose a side addition to the north and a second storey addition. The proposal includes a front porch and a restructured front bay window. The house would be clad in fiber cement, which is permitted by the HCD Plan on a case-by-case basis. The cabana is simple and would have little visibility from the street. Staff concur with the recommendation by the heritage consultant to add landscaping at the north end of the driveway, and also recommend consideration of a permeable driveway. Nevertheless, the proposal is sympathetic with the character of the neighbourhood. It complies with the policies of the HCD Plan. As such, it should be approved.

Conclusion:

The owner of the subject property has applied to alter 42 Peter Street South. The proposal is sympathetic with the character of the HCD and complies with the Plan. It should therefore be approved.

Attachments

Appendix 1: Heritage Impact Assessment

John Dunlop

Manager, Heritage Planning & Indigenous Relations
Culture Division

42 PETER ST. S. – Site Plan Application

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Heritage Property Application

PREPARED DATE

Jan. 4, 2021

PREPARED BY / ATTENDEE

Lisa Apps, Merner Row Design
97 Albert St. W, Alliston ON, L9R 1H2

PROPERTY OWNERS / ATTENDEES

Subject Property Address: 42 Peter St. S, Port Credit, ON, L5H 2G4

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Old Port Credit Valley Heritage Conservation District (HCD). It is considered a contributing property. The existing dwelling is a backsplit design with small front porch and bay window. The existing cladding is brick with vinyl siding in the gable roof peaks and exterior portion of the dwelling.

The current property owners propose an addition and renovation, as per the HIA report and submitted drawings. The proposal is for a main floor addition to the north side of the existing dwelling and second floor addition across the entire width of the front level of the dwelling. There is a proposed front porch and restructured bay window along a portion of the front of the dwelling. The dwelling is proposed to be clad in horizontal cement fiber lap siding and trim in a clean and modern way. The front porch is proposed to be detailed with oversized posts with minimal trim. The existing driveway is to be refaced in asphalt. Plantings along the front porch and proposed addition will soften the structure and tie into the existing front yard. The existing front lawn is to be retained. A new wood fence and gate will provide access to the rear yard. The proposal requires a variance for a proposed bay window in the north side yard for a reduction in the side yard setback.

A pool cabana is proposed at the rear of the property, adjacent to the existing pool and landscaped area. The cladding and details will be the same as the proposed addition to the dwelling. This will ensure a cohesive design and tie the two structures together. The cabana design requires a variance for the overall size and height. The size and height variances are proposed as a measure to reduce the impact of the neighbouring property's existing garage and sheds along the fence line.

The proposal is sympathetic with the character of the neighbourhood. The size and height of the proposal fits into the surrounding neighbourhood precedent. The finishing materials are cohesive with recommendations from HCD and will ensure a quality design that will stand the test of time.

HERITAGE IMPACT ASSESSMENT



42 PETER STREET SOUTH

Old Port Credit Village HCD
CITY OF MISSISSAUGA

FINAL REPORT
04 JANUARY 2021

MEGAN HOBSON CAHP
M.A. DIPL. HERITAGE CONSERVATION
BUILT HERITAGE CONSULTANT
(905) 975-7080
mhobson@bell.net

TABLE OF CONTENTS

1.0	INTRODUCTION	2
2.0	HERITAGE PLANNING CONTEXT	2
3.0	LOCATION & SITE DESCRIPTION	4
4.0	PROPOSED ALTERATIONS	6
5.0	IMPACT ASSESSMENT	9
6.0	CONCLUSIONS & RECOMMENDATIONS	13
7.0	QUALIFICATIONS OF THE AUTHOR	13
8.0	SOURCES	14
APPENDIX A: INVENTORY SHEET		ATTACHED
APPENDIX B: PHOTOS		ATTACHED
APPENDIX C: ARCHITECTURAL DRAWINGS (MERNER ROW DESIGN)		ATTACHED

1.0 INTRODUCTION

The subject property is located at 42 Peter Street South in the Old Port Credit Village Heritage Conservation District and is identified in the District Plan as a 'contributing' property. The owner proposes to enlarge the existing dwelling and construct a pool cabana in the back yard. A *Heritage Impact Assessment (HIA)* is required to evaluate the proposal to ensure that it is consistent with policies and guidelines in the *Old Port Credit Village Heritage Conservation District Plan*. This report meets requirements of a *Scoped HIA* as determined by heritage staff at the City of Mississauga.

2.0 HERITAGE PLANNING CONTEXT

See Appendix A: Inventory Sheet

Old Port Credit Village Heritage Conservation District

The area defined as the Old Port Credit Heritage Conservation District generally conforms to a portion of the government-planned village plot of 1835. The area north of Lakeshore Road West was excluded from the District because it has been subject to extensive redevelopment. The District is bounded by Lakeshore Road West on the north, Lake Ontario on the south, Mississauga road on the west, and the Credit River on the east.

The subject property is located on a residential side street and is identified as a 'contributing' building within the District. The *Old Port Credit Heritage Conservation Plan* contains policies and guidelines for additions and alterations to 'contributing' properties and for new construction in the District, including ancillary structures over 10 m square. The 'Policies' are requirements that must be followed and the 'Guidelines' are best-practice suggestions to be considered when undertaking alterations to buildings or changes to properties.



OLD PORT CREDIT VILLAGE HCD: 42 Peter Street South is a 'contributing' building within the District

Historic Context

The historic village of Port Credit is located on land that was originally part of Range I of the Credit Indian Reserve. When the Mississaugas relocated this land was re-distributed for development. In 1835 the Government laid out a grid of streets and the Port Credit Harbour Company was formed to build a harbor at the mouth of the Credit.

In the 1850s the Port declined, partly due to competition from the railways and partly due to a fire that destroyed buildings in the west part of the harbour. The practice of extracting stone from the lakebed called *stonehooking* brought economic activity back to the harbor briefly, reaching its peak in the 1880s, but the supply of stone was exhausted shortly after. Industrial development near the harbor in the late 19th century had a further impact on the area.



HERITAGE CHARACTER: 19th century buildings in the Old Port Credit Village HCD – brick & wood siding are common cladding materials

Heritage Planning Context

The Old Port Credit Heritage Conservation District has heritage value as an example of a government planned town that was laid out in a traditional grid form. It is associated with the European settlers who lived and worked here and the Mississauga First Nations who had lived at the mouth of the Credit River for over a century prior to that. Both groups had interests in the Credit Harbour Company, a joint stock company established to construct a harbor at the mouth of the Credit River. The district retains the original grid layout of 1835 and has a mix of residential, commercial and institutional buildings associated with its evolution

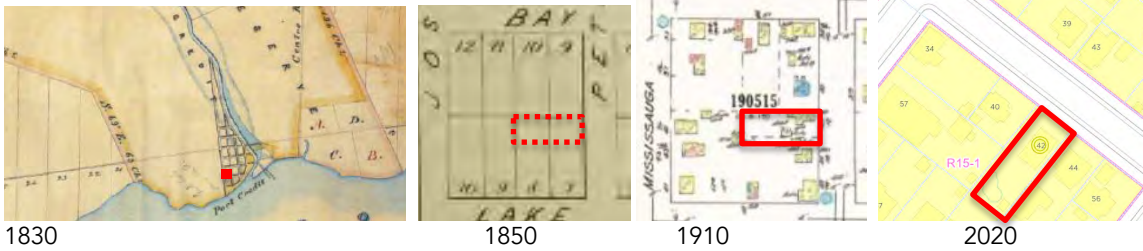
42 Peter Street South



20th CENTURY INFILL: the subject dwelling (left) and other examples of Post-World War II infill that contributes to the character of the District

The subject property is an example of residential infill that occurred shortly after World War II. Characteristics of this post-war Victory Housing, such as its modest scale, use of traditional roof

forms and cladding materials, regular spacing between houses with adequate space for yards and landscape features, are complimentary to the historic character of the district.



1830 1850 1910 2020
PETER STREET SOUTH: land subdivision from original layout to current configuration

Old Port Credit Village Heritage Conservation District Plan

The subject property is identified in the *Old Port Credit Heritage Conservation District Plan* (2020) as a 'contributing' building. The property inventory identifies the 'heritage attributes' of the subject dwelling as:

- *Low-rise form*
- *Hipped roof*

The subject property contains a 1-storey bungalow with a 2-storey addition at the rear. The bungalow and the addition have low-sloped gable roofs (not hipped as stated in the *HCD Inventory*). The date of construction is estimated to be 'after 1952' and it is identified as an example of 'Victory Housing'. The bungalow is brick with vinyl siding in the front gable. The rear addition has matching brick on the lower level with vinyl siding on the upper floor. There is a bay window on the main elevation that is not original and was likely added 'after 1970'.



42 PETER STREET SOUTH: 1-storey brick bungalow with a 2-storey rear addition and a driveway on the north side of the house

3.0 LOCATION & SITE DESCRIPTION See Appendix A: Photos

The subject property is located on the west side of Peter Street South between Bay Street and Lake Street. It contains a 1-storey brick bungalow with a 2-storey addition at the rear. The lot is

deep with a large back yard that contains an inground swimming pool. There is a side driveway on the north side of the house.



AERIAL VIEW: 42 Peter Street South is located on the west side of Peter Street South between Bay & Lake Streets

Peter Street South

Peter Street South is a residential side street with a built form that varies in date of construction and architectural style. Lot sizes and front setbacks are also somewhat varied. In general, dwellings are 1.5 to 2-storeys in height with landscaped front yards and the most common exterior cladding materials are brick, wood or vinyl siding.

The subject dwelling is located on a section of Peter Street South that is primarily characterized by 20th century infill including 'Victory Housing' from the decades immediately after World War II in the form of single-storey brick bungalows and 2-storey single-detached homes built in the later 20th century. There is a new residential development across the street in the form of a 2-storey single detached home. Common features of these homes are the use of brick and wood or vinyl siding, low-sloped hipped and gable roof forms, often with roof dormers, and front porches.



STREETSCAPE: west side of Peter Street South, including the subject dwelling – 20th century infill



STREETSCAPE – east side of Peter Street South, opposite the subject property – 20th century infill

4.0 PROPOSED ALTERATIONS

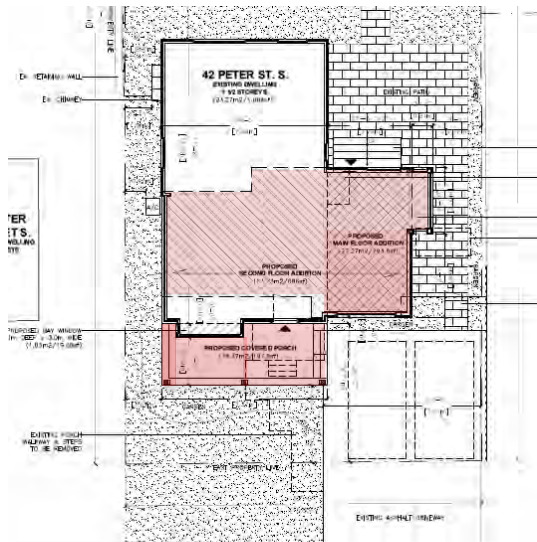
See Appendix C: Architectural Drawings

The applicant wants to preserve heritage attributes of the existing dwelling and make alterations so that the house and outdoor amenity space will better meet their needs. The proposed alterations and additions have been designed by Merner Row Design and include the following:

- 2nd storey addition
- side addition
- back yard pool cabana



MAIN ELEVATION: proposed additions are shaded - the existing bungalow will be retained and expanded. The proposal includes a side addition on the north side, a 2nd floor addition, and a porch.

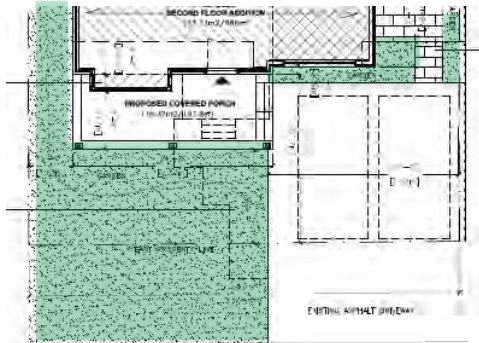


SITE PLAN: proposed additions are shaded. The proposal is consistent with zoning for this area. A minor variance will be required for the side setback on the north side for the proposed bay window.

NORTH SIDE ELEVATION: The proposed porch will replace an existing pressure treated deck in this location and it will have the same roof shape as the existing bungalow. The existing front entrance will be maintained.

Front Yard

The existing paved driveway will be maintained and provides parking for 2 vehicles. An existing paved footpath through the front yard will be removed and this area will be landscaped.



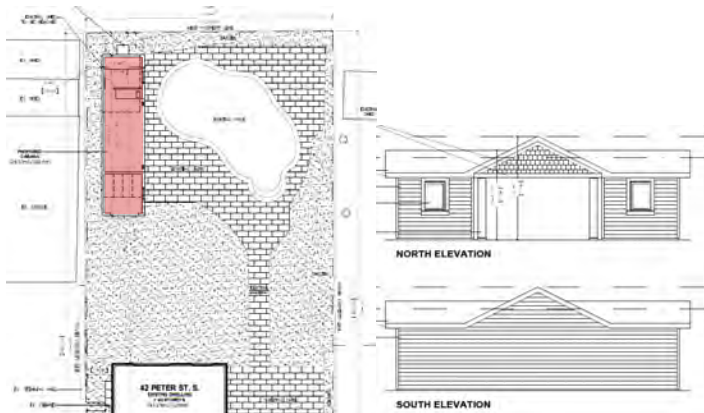
FRONT YARD LANDSCAPING – the existing asphalt driveway will be maintained and existing hard surfaces beside the driveway will be removed and replaced with landscaping

Minor Variances

The proposal requires the following minor variances:

- 1 minor variance for the side addition related to the side yard setback
- 2 minor variances for the Pool Cabana related to the height and overall size.

The variance for the side addition is associated with a bay window that will be slightly closer to the side property line than permitted. There are no heritage concerns related to this request. The variances for the Pool Cabana are for the height and overall size of the structure. The proposed location and height of the Cabana is not anticipated to have any impact on the adjacent neighbour because the neighbouring property has a large outbuilding in this location, nor will it have any impact on the District because it will not be visible from the street. Due to the minor nature of these variances, they are not expected to have any negative impacts on the subject property or on the historic character of the District.



POOL CABANA: the Pool Cabana is designed as an amenity space for an existing pool and patio and to block views of a large outbuilding on the adjacent property (shown in the photo above)

2nd Floor Addition

In order to accommodate a full-height 2nd floor, the proposed addition will be higher than the existing 2nd floor addition at the rear and the roof slope will be steeper than the existing low-sloped roof of the rear addition. The maximum height will not exceed what is permitted in the zoning for this area and is similar in height to adjacent dwellings, including the 2-story dwelling located next door at 44 Peter Street South. Therefore, the height of the proposed 2nd floor addition is not considered to be excessive. It is also noted that the roof plane will be broken up by a covered porch with a gable that faces Peter Street on one side, and by a large roof dormer on the other side.



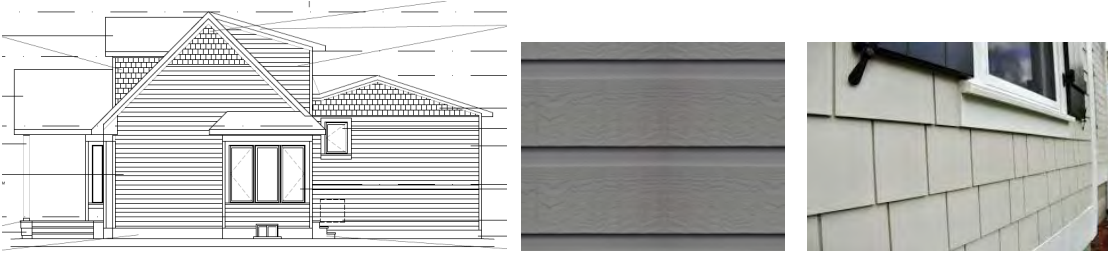
STREETSCAPE DRAWING: The height of the proposed addition is compatible with adjacent properties. A minor variance is required for the north side yard setback due to the proposed bay window.

Side Addition

In order to expand the ground floor space, an extension of the house on the north side is proposed, in an area that is currently paved and contains a small modern shed. The proposed side addition and the 2nd floor addition above it, will create a unified composition that ties in the new addition and the existing bungalow. The existing front entrance will be maintained. The proposal includes recladding of the original brick bungalow with the same cladding proposed for the additions to give the house a unified look.

Exterior Cladding Materials

The existing dwelling and the proposed additions will be clad in a good quality fibre cement board manufactured by Hardie Siding. This is a durable material that imitates the dimension and profile of traditional shiplap (horizontal wood siding) and wood shingle. All wall surfaces will be clad with lap siding with a small amount of shingling used as a decorative element in the gables.



EXTERIOR CLADDING MATERIALS – the *District Plan* supports the use of ‘fibre cement board’ for additions and new construction on a case by case basis – the proposed siding includes horizontal shiplap with small areas of shingling in the gables. This is a durable, good quality product that is designed to imitate traditional wood siding.

5.0 IMPACT ASSESSMENT

The subject property has been identified as a ‘contributing’ property within the District. The *District Plan* includes policies and guidelines that are applicable to the proposed alterations and additions to the subject dwelling and policies and guidelines for new construction in the District that are applicable to the proposed Cabana.

The *District Plan* supports 2nd floor additions and provides an example of how this can be achieved. The example included in the Plan shows a 3-bay dwelling with a central door and windows on either side. This type of dwelling can accommodate a reasonably sized 2nd floor addition that doubles the living space. The subject dwelling is only 2-bays wide so the proposal to build out over the driveway seems reasonable, so that the 2nd floor addition will be large enough to provide the additional living space required by the applicant. The proposed additions are scaled and detailed in a way that is compatible with the character of the existing dwelling and with the District character.



2ND FLOOR ADDITIONS – the *District Plan* supports 2nd floor additions (left) if appropriately designed

A detailed evaluation of the proposal with respect to relevant policies and guidelines in the *District Plan* is provided in the chart below:

SECTION 5.0 ALTERATIONS	DISTRICT POLICIES & GUIDELINES	COMPLIES WITH DISTRICT PLAN
5.1 POLICIES		
5.1.9	a) Conserve the property's heritage attributes.	YES <i>Low-rise form</i> – the proposed increase in height from 1-storey to 2-storeys is minimal and will maintain a low-rise form that is compatible with the District <i>Gable roof</i> – gable roof forms will be

		employed for the additions and the roofline of the wartime bungalow will be expressed in the proposed front porch
5.2 GUIDELINES		
5.2.2	Maintenance of original roof shape is encouraged.	YES The original roof shape will be altered but similar roof shapes will be employed for the additions. The roof shape of the original wartime bungalow will be expressed in the proposed front porch.
SECTION 6.0 ADDITIONS	DISTRICT POLICIES & GUIDELINES	COMPLIES WITH DISTRICT PLAN
6.1 POLICIES		
6.1.3	Consider the buildings historic materials and distinctive features	YES The existing cladding materials are brick from the 1950s and vinyl siding from the 1970s. New cement fibre board will be installed that imitates traditional wood cladding.
6.1.3	Consider context sensitivity in regard to setbacks and adjacent properties.	YES The proposal maintains an appropriate front setback and includes a front porch on the main elevation. Setbacks on Peter Street are varied. Older buildings built before the zoning by-law are closer to the street than currently permitted and front porches are a common feature.
6.1.4	An addition to a building on a contributing property will be lower in height and smaller in size than the existing building wherever possible; and in designing additions, property owners will have regard for the plan's guiding principles and any impact the addition may have on adjacent properties in terms of scale, massing, height and setback.	YES The subject dwelling has an existing 2-storey rear addition and there are 2-storey houses throughout the District. Therefore, the proposed scale and massing will have no impact on adjacent properties.
6.2 GUIDELINES		
6.2.2 LOCATION	a) Exterior additions are encouraged to be located at the rear or on an inconspicuous side of the building, set in from the	YES The proposed 2 nd storey addition is acceptable because the design complies with the Plan's design

	side facade, limited in size and scale to complement the existing buildings and neighbouring properties. Second story additions may be acceptable if the design complies with the Plan's design guidelines.	guidelines.
6.2.2 LOCATION	d) Ensure the size of the addition will maintain ample open space around the house (front, side and rear yards) to help preserve the village's private open space character and protects neighbours' privacy.	YES A minor variance is required for the bay window on the proposed side addition. The adjacent dwelling on the north side is sufficiently set back from this property line so the village's private open space character will be maintained and the neighbours' privacy will be protected.
6.2.3 HEIGHT	a) The majority of buildings within the residential area are one and a half or two stories. To maintain this profile, the height of the roof ridge in new additions should not exceed the height of the ridge of the building on the contributing property.	YES The proposed height of the new addition exceeds the height of the existing building but the increase is not significant and is consistent with building heights of adjacent dwellings.
6.2.4 WIDTH	a) New additions should be designed in a building mass that extends rearward in depth on the lot rather than along the horizontal width.	NOT FEASIBLE A rear extension is not possible because of an existing swimming pool and patio in the rear yard. A side addition is more compatible with the existing layout of the house.
6.2.5 RELATION TO THE STREET	a) Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.	YES The proposed side addition is set back from the front wall plane. The height is limited to 2-storeys and is consistent with the height of neighbouring dwellings.
6.2.6 ROOFS	b) Roof types encouraged for new construction are front gabled and side gabled.	YES Front gabled and side gabled roofs are proposed for the additions.
6.2.7 WINDOWS AND ENTRANCES	f) Protect and maintain entrances on principal elevations	YES The existing front entrance will be maintained.
6.2.8 EXTERIOR CLADDING	a) Traditional materials such as brick, stucco or wood siding are encouraged for new additions. b) Materials such as concrete fibre	YES The proposed cement fibre cladding is <i>HardiePlank Lap Siding</i> and <i>HardieShingle Siding</i> and <i>HardieTrim</i>

	board will be considered on a case by case basis.	<i>Boards</i> , durable and good quality products that are designed to imitate traditional wood siding.
6.2.9 STYLE	a) Additions to contributing properties should complement the appearance of the building in a way that is true to its own time. They should echo contemporary architectural ideas but evoke the original spirit and take inspiration from existing heritage attributes.	YES The existing building is a modified example of 'Victory Housing' because it has a modern bay window on the main elevation, vinyl siding on the main elevation, and a vinyl-clad addition at the rear. Therefore, this guideline is not particularly applicable. The proposed additions are designed in a 'traditional style' that is complimentary to the roof forms, window types and horizontal siding of the existing building.
SECTION 11.2 PRIVATE LANDSCAPE		
POLICIES		
11.1.1	Front yards will be kept mainly as landscaped space and not hard surfaced	YES An existing pressure treated deck and paved pathway in front of the house will be replaced with porch and landscaping that will enhance the landscaped space in the front yard
11.1.2	A single-lane driveway located to one side of the lot will provide access to any new garage serving a single-detached house.	NOT APPLICABLE There is an existing double-lane driveway (23' wide) on the property.
GUIDELINES		
11.2.3 GARAGES AND PARKING	Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surface crossing the boulevard.	NOT APPLICABLE The existing conditions do not conform to this guideline because there is no green space between the existing driveways and there is no boulevard on this street.

6.0 CONCLUSIONS & RECOMMENDATIONS

The subject dwelling is a war-time bungalow that has been modified by previous owners including a 2-storey addition at the rear, a modern bay window and front door on the main elevation, and a pressure treated deck at the front entrance. The front gable has vinyl siding that matches the siding used for the rear addition. The proposed re-cladding of the exterior to give it a uniform appearance therefore seems reasonable for a building that has already been significantly altered.

The proposed additions and new outbuilding have been evaluated and are consistent with policies and guidelines in the *Old Port Credit Village HCD Plan*. Traditional roof forms, design elements and cladding materials have been employed and the scale and massing of the proposed additions are appropriate for its setting on Peter Street South.

It is therefore recommended that this proposal be approved.

It is suggested that the applicant consider revising the driveway so that new landscaping can be introduced between the existing driveway and the adjacent driveway on the neighbouring property. If this could be accommodated, this would enhance the streetscape.



EXISTING DRIVEWAY: opportunity to enhance the District by introducing new landscaping along the edge of the existing driveway

7.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a Diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, 1 year as a municipal heritage planner at the Town of Oakville, and 8 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In

addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

8.0 SOURCES

City of Mississauga, "Images Gallery; Port Credit" digital images
 Clarkson, B. *At the Mouth of the Credit* (1977)
 ----- *Credit Valley Gateway; the Story of Port Credit* (1967)
 Dieterman, Frank. *Mississauga; the First 10,000 Years* (2002)
 George Robb Architect et al., *Old Port Credit Village Heritage Conservation District Plan* (2020)
 -----, *Heritage Conservation Feasibility Study of Old Port Credit Village* (2003)
 Heritage Mississauga, "Old Port Credit Heritage Conservation District", walking tour brochure
 -----, "Port Credit" webpage
 Hicks, K. *Port Credit; past to present* (2007)
 Ontario Ministry of Tourism & Culture, *Ontario Heritage Tool Kit* (2006)
 Parks Canada, *Standards & Guidelines for the Conservation of Historic places in Canada* (2010)
 Weeks, V. *Port Credit; A Glimpse of Other Days*. (1995)

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

1.0 ADDRESS	42 Peter Street South
2.0 LOT	
2.1 Land use designation	Residential Low Density 1
2.2 Period of construction	After 1952
2.3 Zoning	R15-1
2.4 Lot size (m ²)	627
2.5 Building front yard setback (m)	6.24
2.6 Building side yard setback (m)	5.99 / 1.41
3.0 LANDSCAPE / SETTING / CONTEXT	
3.1 Trees and shrubs	n/a
3.2 Soft landscaping	Grass lawn
3.3 Driveways / parking	Asphalt driveway / detached garage
3.4 Landscape / property features	Wood porch steps, deep setback
3.5 Fencing	n/a
4.0 ARCHITECTURE	
4.1 Building type	Single detached
4.2 Building size (m ²)	169
4.3 Wall assembly	Frame / brick
4.4 Roof shape / pitch / material	Gable /low pitch/ asphalt shingle
4.5 Storeys	1-storey bungalow with 2-storey addition
4.6 Alterations	Cladding, rear 2-storey addition, bay window, front porch under construction
4.7 Architectural style	Victory Housing
5.0 HERITAGE	
5.1 Current status/designation	Designated under Part V
5.2 HCD plan classification	Contributing
5.3 Heritage notes	n/a
5.4 Heritage attributes	<ul style="list-style-type: none"> • Low-pitch gable roof • Low-rise form

OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT
PROPERTY INVENTORY 2018

6.0 PHOTO DOCUMENTATION



6.1 East elevation, 2017/04/10

42 PETER ST. S.

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Site Plan Application

PREPARED DATE

Jan. 4, 2021

PREPARED BY

Lisa Apps, Merner Row Design
Principal designer

PROPERTY OWNERS

EXISTING PROPERTY PHOTOS



EXISTING DWELLING – EAST ELEVATION

**EXISTING STREETScape****EXISTING DRIVEWAY**



EXISTING NEIGHBOURING GARAGE – SOUTH PROPERTY LINE



PROPOSED LOCATION FOR CABANA
(Existing shed to be removed)

DRAWING LIST:

- A100 SURVEY & SITE PLAN
 A101 STREETScape
 A102 ELEVATIONS
 A103 FLOOR PLANS
 A104 CABANA

DRWS FOR HIA REPORT
 NOT FOR CONSTRUCTION

NOTES:

THE DRAWINGS ARE THE PROPERTY OF
 MERNER ROW DESIGN. DO NOT REPRODUCE
 WITHOUT WRITTEN CONSENT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO MEET CURRENT
 REQUIREMENTS OF ONTARIO BUILDING CODE
 AND OTHER APPLICABLE CODES.

CHECK ALL DIMENSIONS PRIOR TO
 CONSTRUCTION. REPORT DISCREPANCIES AND
 CONFIRM CLARIFICATIONS BEFORE
 COMMENCING WORK.

THIS DRAWING TO BE READ IN CONJUNCTION
 WITH ALL RELEVANT SPECIFICATIONS,
 ARCHITECTURAL, STRUCTURAL, MECHANICAL
 AND ELECTRICAL DRAWINGS.

WORKING DRAWINGS DO NOT PROVIDE
 REQUIREMENTS FOR ALL CONSTRUCTION
 DETAILS. CONTRACTOR IS RESPONSIBLE FOR
 PROVIDING SUPERVISED WORKMANSHIP IN ALL
 AREAS OF CONSTRUCTION.

**MERNER
 ROW
 DESIGN**

LISA APPS | 647.704.5604
 mernerrowdesign@gmail.com
 FIRM BCIN 115433
 BCIN 112545

**PROPOSED
 ADDITION &
 CABANA**

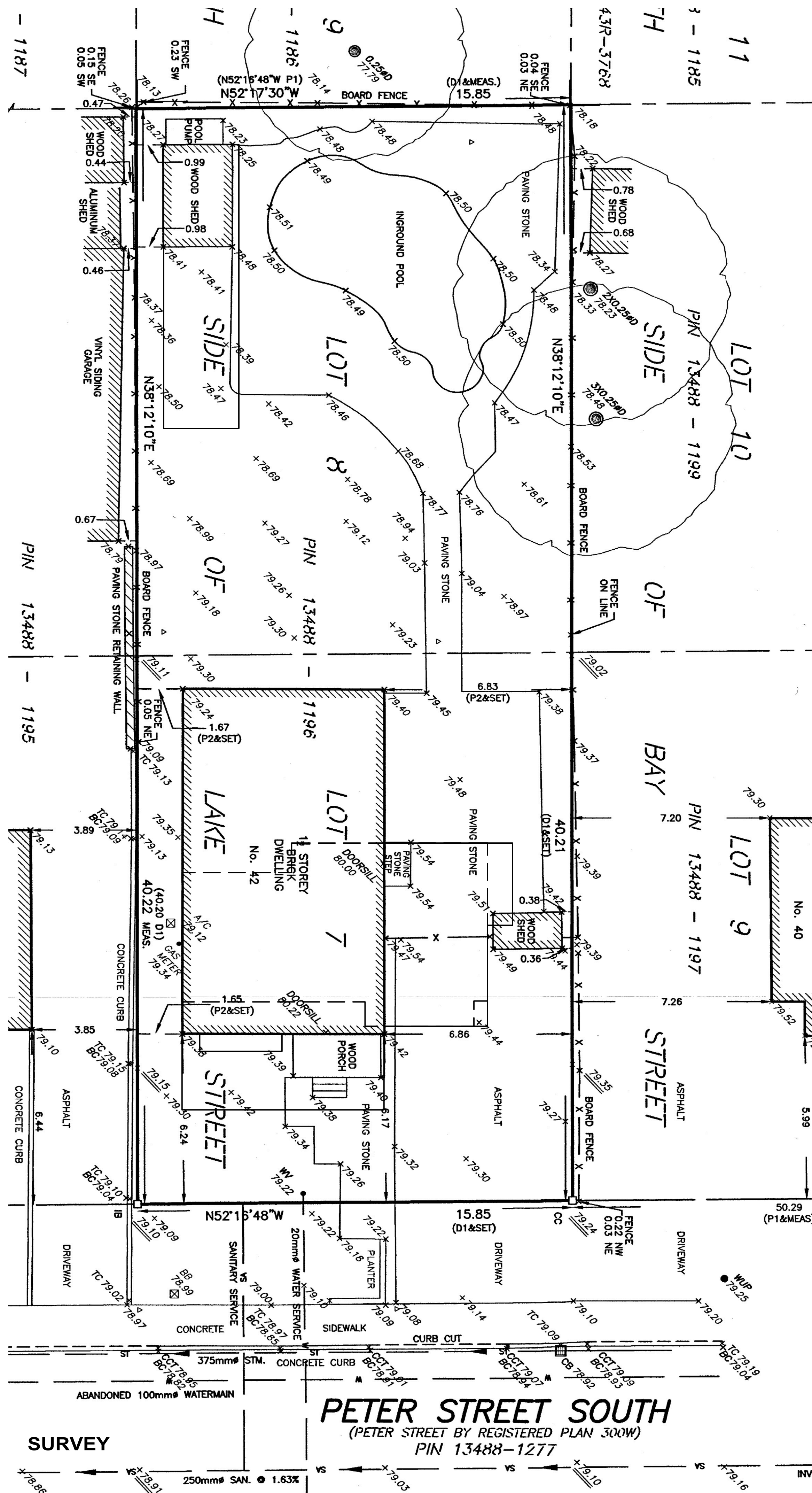
**42 PETER ST. S.
 MISSISSAUGA**

SITE PLANS

DATE: JAN. 4, 2020 SCALE: 1:100
 (1/8" = 1'-0")



A100



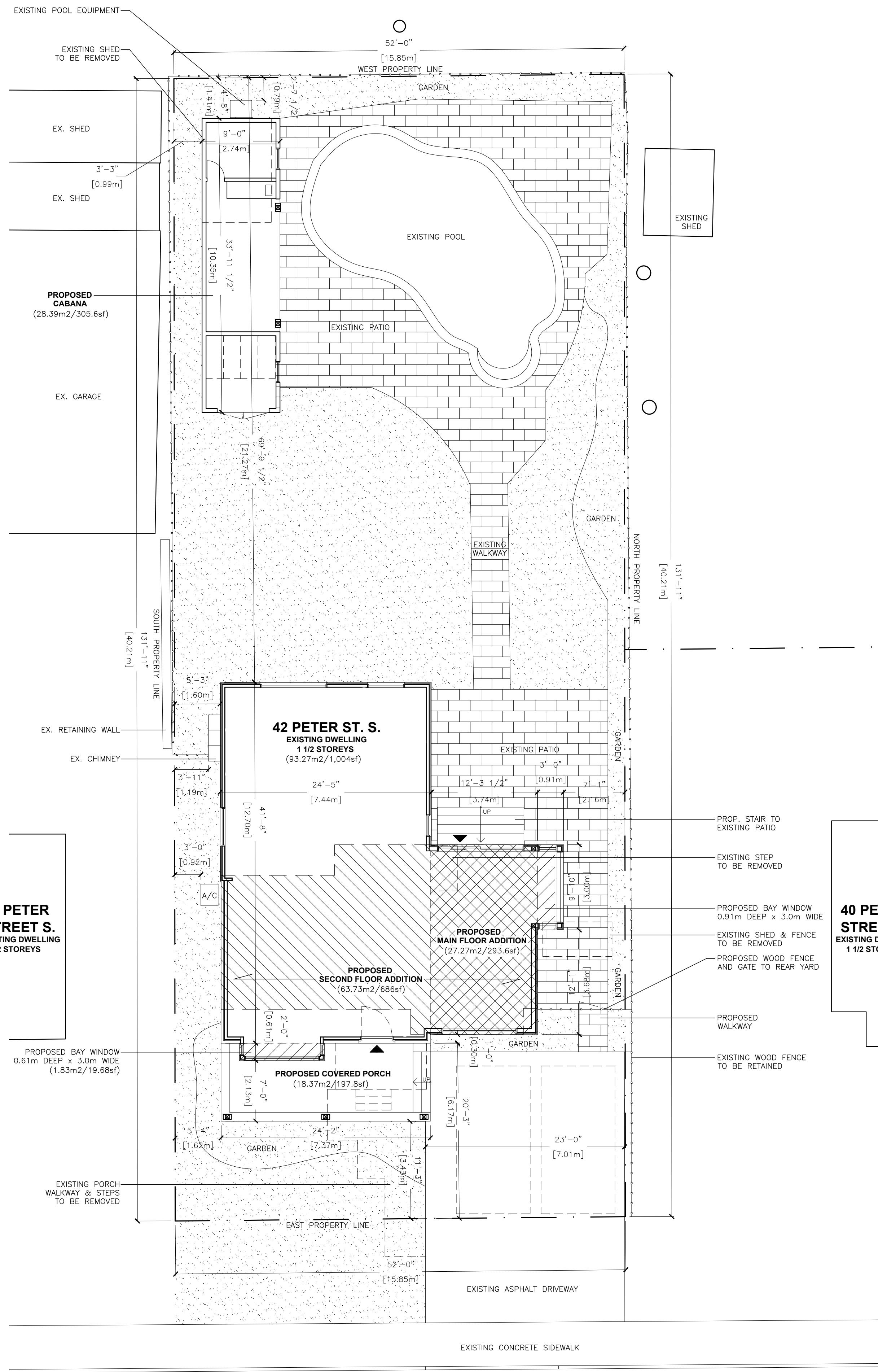
ZONING NOTES: R15-1

ROLL NUMBER = 2105090005089000000
 LEGAL DESCRIPTION = PLAN 300W PT LOT 7 PT LOT 8
 OLD PORT CREDIT VILLAGE HERITAGE CONSERVATION DISTRICT

- LOT AREA = 6,859.64sf (637.28m²)
- LOT FRONTAGE = 52'-0" (15.85m)
- LOT DEPTH = 131'-11" (40.21m)
- EXISTING DRIVEWAY WIDTH = 21'-1" (6.43m)
- EXISTING & PROPOSED SETBACKS:
 EX. FRONT YARD = 20'-3" (6.17m)
 PROP. FRONT PORCH = 11'-3" (3.43m)
 EX. SOUTH SIDE YARD = 5'-3" (1.60m)
 PROP. NORTH SIDE YARD = 7'-1" (2.16m)
 EX. REAR YARD = 69'-9 1/2" (21.27m)
 PROP. CABANA SIDE YARD = 3'-3" (1.00m)
 PROP. CABANA REAR YARD = 4'-8" (1.41m)
- EXISTING DWELLING FLOOR AREA = 1,003.9sf (93.26m²)
- PROPOSED AREAS:
 ADDITION FLOOR AREA = 300.97sf (27.96m²)
 SECOND FLOOR ADDITION AREA = 686.0sf (63.73m²)
 PROPOSED FRONT BAY WINDOW = 19.68sf (1.83m²)
 FRONT PORCH = 197.8sf (18.37m²)
 CABANA = 305.6sf (28.39m²)
- TOTAL LOT COVERAGE AREA = 1,827.95sf (171.4m²)
 (INCLUDES EX. DWELLING + PROP. ADDITION + PROP.
 FRONT BAY WINDOW + PROP. FRONT PORCH + PROP.
 CABANA)
 (EXCLUDING SECOND FLOOR AREA + DRIVEWAY +
 WALKWAYS + PATIOS + POOL)
 LOT COVERAGE PERCENTAGE = 26.6%
- PROPOSED ADDITION HEIGHT = 25'-11 1/2" (7.92m)
 FROM AVERAGE GRADE
 SEE PAGE A101
- PROPOSED CABANA
 PROPOSED HEIGHT = 12'-5" (3.79m)
 (9'-10" [3.0m] MAX. ALLOWABLE)
 PROPOSED SIZE = 305.6sf (28.39m²)
 (322.9sf [30.0m²] MAX. ALLOWABLE TOTAL COMBINED,
 3 ACCESSORY BUILDINGS MAX. ALLOWABLE)

LEGEND & NOTES:

- = DIRECTION OF SLOPE
- = GRADE ELEVATION POINT
- = EXISTING GRADE ELEVATION POINT
- ▲ = ENTRY
- = DOWNSPOUT
- = TREE (LOCATION APPROXIMATE)
- ▨ = PROPOSED MAIN FLOOR ADDITION AREA
- ▨ = PROPOSED SECOND FLOOR ADDITION AREA
- ▨ = LANDSCAPED AREA (SOFT)
- ▨ = LANDSCAPED AREA (HARD)
- = EXISTING WOOD FENCE



PETER STREET SOUTH

SITE PLAN

NOTES:
THE DRAWINGS ARE THE PROPERTY OF
MERNER ROW DESIGN. DO NOT REPRODUCE
WITHOUT WRITTEN CONSENT.

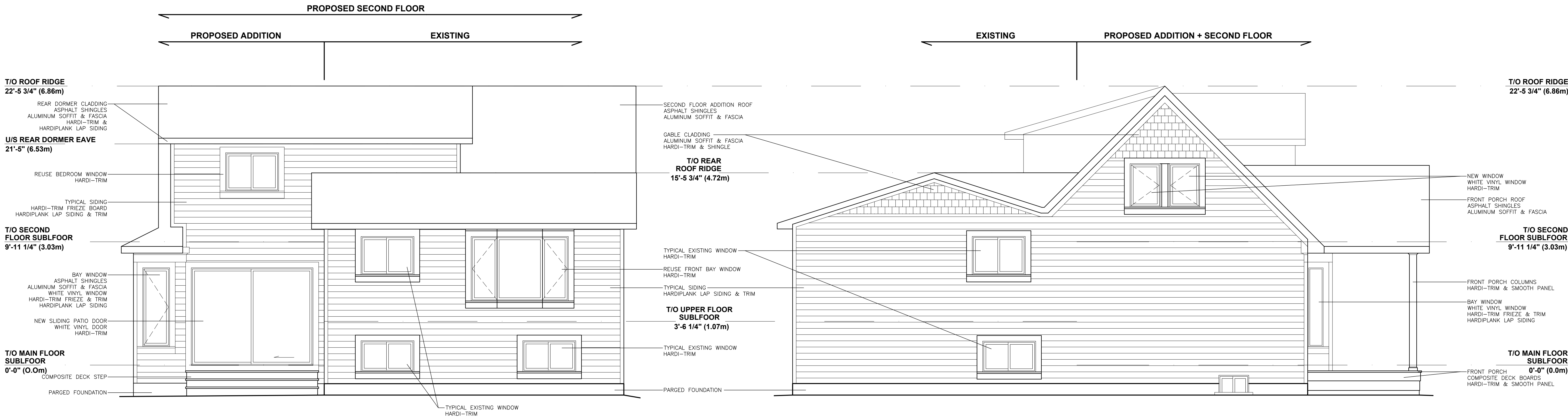
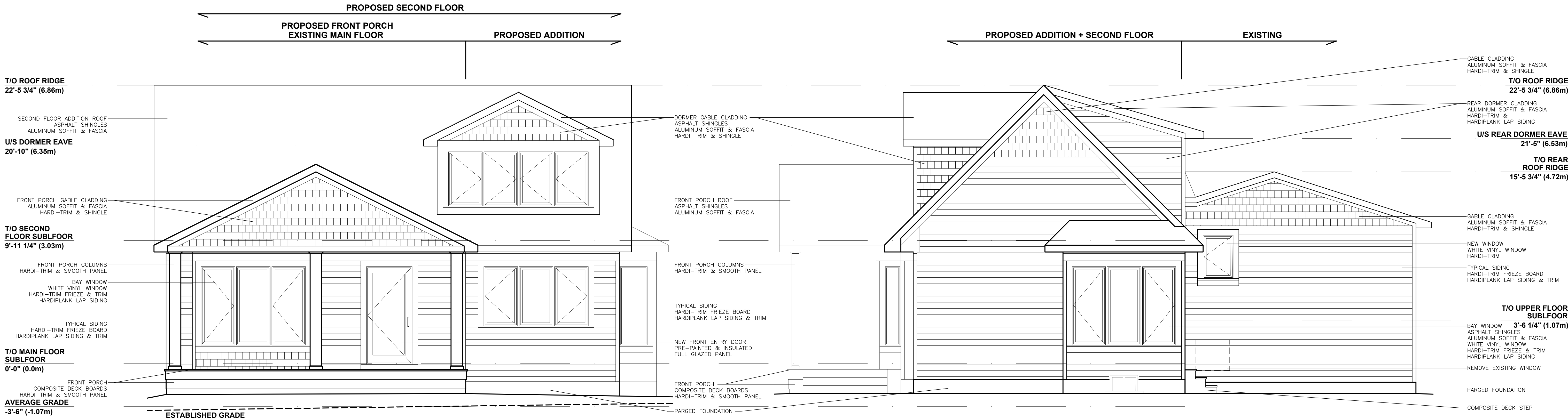
DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO MEET CURRENT
REQUIREMENTS OF ONTARIO BUILDING CODE
AND OTHER APPLICABLE CODES.

CHECK ALL DIMENSIONS PRIOR TO
CONSTRUCTION. REPORT DISCREPANCIES AND
CONFIRM CLARIFICATIONS BEFORE
COMMENCING WORK.

THIS DRAWING TO BE READ IN CONJUNCTION
WITH ALL RELEVANT SPECIFICATIONS,
ARCHITECTURAL, STRUCTURAL, MECHANICAL
AND ELECTRICAL DRAWINGS.

WORKING DRAWINGS DO NOT PROVIDE
REQUIREMENTS FOR ALL CONSTRUCTION
DETAILS. CONTRACTOR IS RESPONSIBLE FOR
PROVIDING SUPERVISED WORKMANSHIP IN ALL
AREAS OF CONSTRUCTION.



MERNER ROW DESIGN

LISA APPS | 647.704.5604
mernerrowdesign@gmail.com
FIRM BCIN 115433
BCIN 112545

PROPOSED ADDITION & CABANA

42 PETER ST. S. MISSISSAUGA

NOTES:
THE DRAWINGS ARE THE PROPERTY OF
MERNER ROW DESIGN. DO NOT REPRODUCE
WITHOUT WRITTEN CONSENT.

DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO MEET CURRENT
REQUIREMENTS OF ONTARIO BUILDING CODE
AND OTHER APPLICABLE CODES.

CHECK ALL DIMENSIONS PRIOR TO
CONSTRUCTION. REPORT DESCREPANCIES AND
CONFIRM CLARIFICATIONS BEFORE
COMMENCING WORK.

THIS DRAWING TO BE READ IN CONJUNCTION
WITH ALL RELEVANT SPECIFICATIONS,
ARCHITECTURAL, STRUCTURAL, MECHANICAL
AND ELECTRICAL DRAWINGS.

WORKING DRAWINGS DO NOT PROVIDE
REQUIREMENTS FOR ALL CONSTRUCTION
DETAILS. CONTRACTOR IS RESPONSIBLE FOR
PROVIDING SUPERVISED WORKMANSHIP IN ALL
AREAS OF CONSTRUCTION.

DRWS FOR HIA REPORT
NOT FOR CONSTRUCTION

MERNER
ROW
DESIGN

LISA APPS | 647.704.5604
mernerrowdesign@gmail.com
FIRM BCIN 115433
BCIN 112545

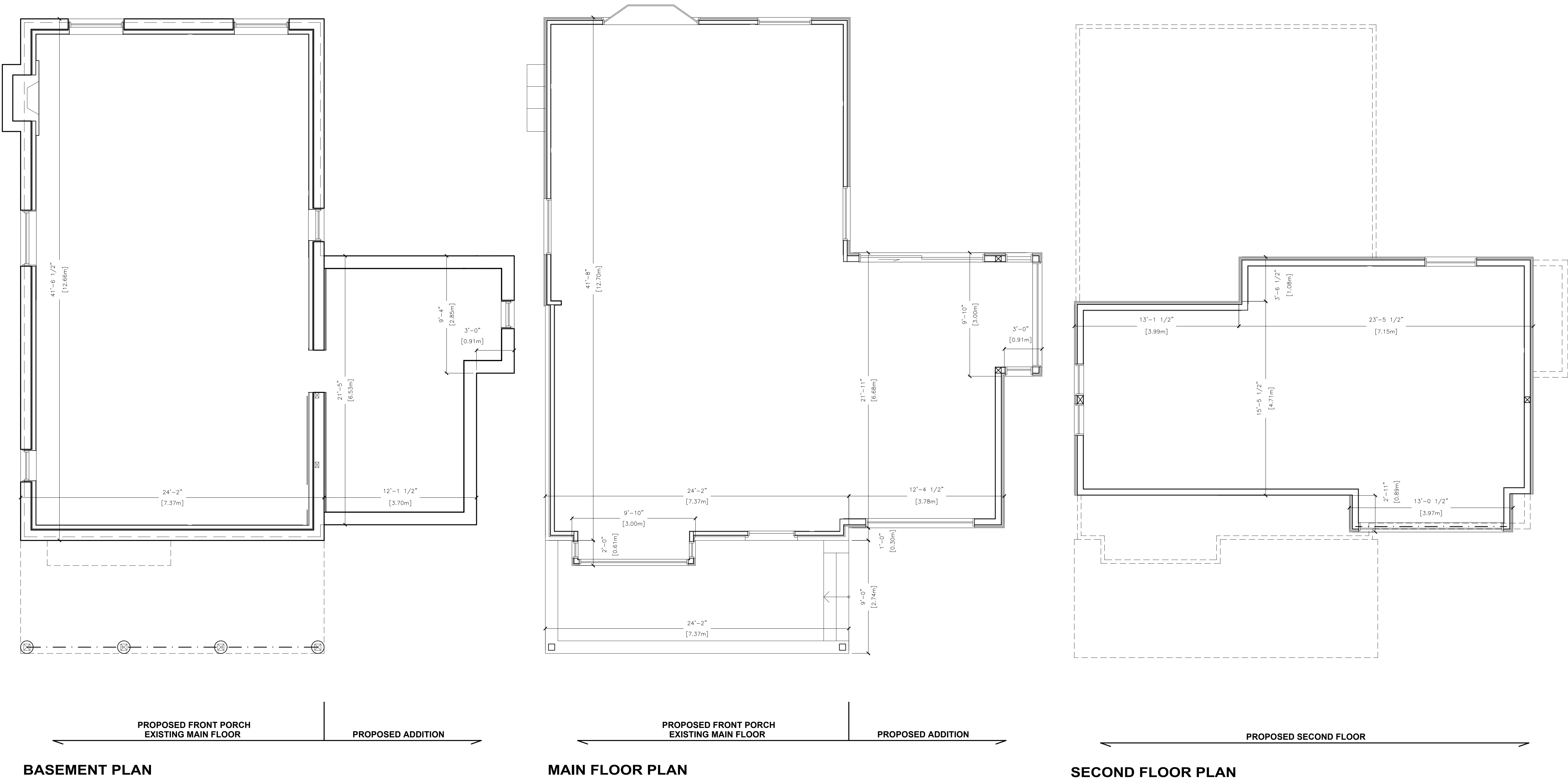
PROPOSED
ADDITION &
CABANA

42 PETER ST. S.
MISSISSAUGA

FLOOR PLANS

DATE: JAN. 4, 2021 SCALE: 1/50
(1/4" = 1'-0")

 **A103**



NOTES:
THE DRAWINGS ARE THE PROPERTY OF
MERNER ROW DESIGN. DO NOT REPRODUCE
WITHOUT WRITTEN CONSENT.

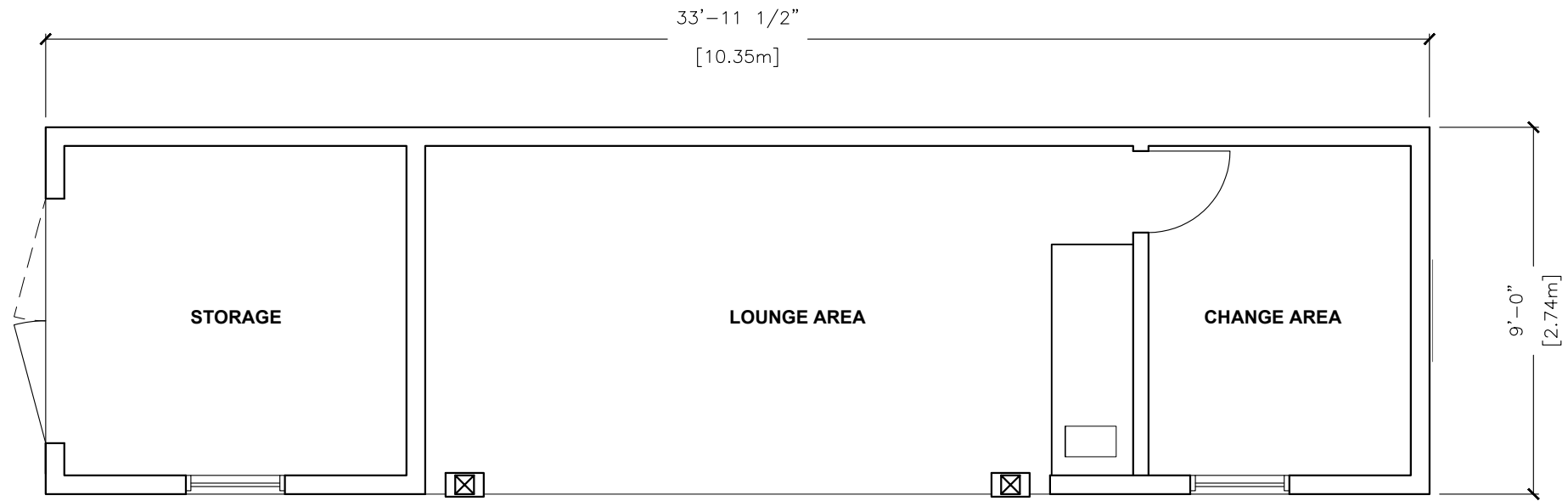
DO NOT SCALE DRAWINGS.

ALL CONSTRUCTION TO MEET CURRENT
REQUIREMENTS OF ONTARIO BUILDING CODE
AND OTHER APPLICABLE CODES.

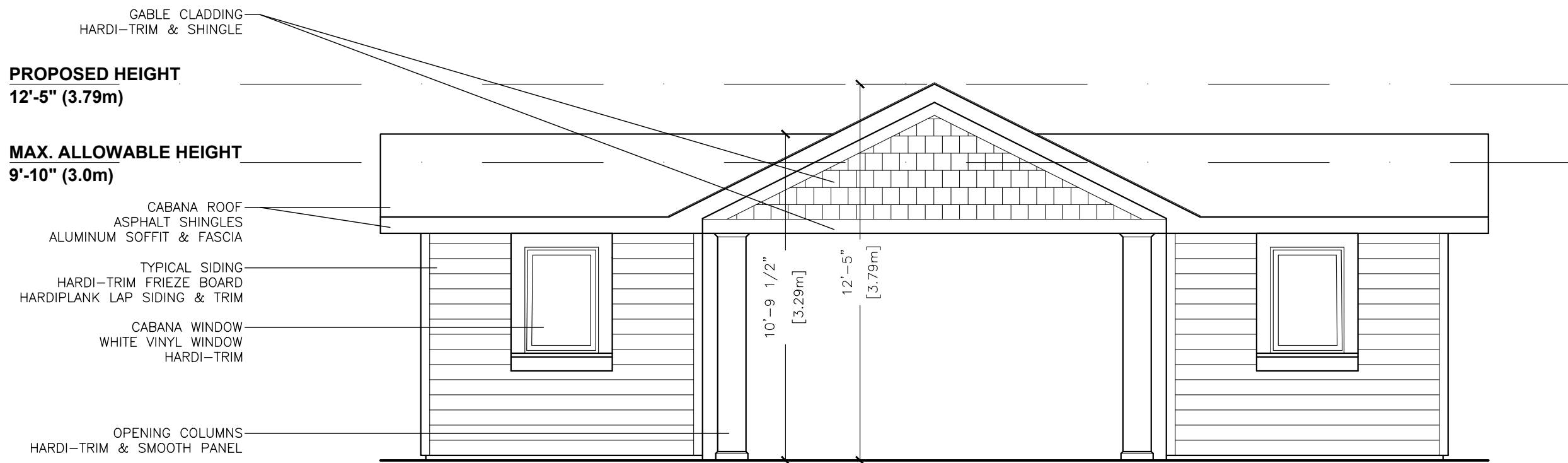
CHECK ALL DIMENSIONS PRIOR TO
CONSTRUCTION. REPORT DISCREPANCIES AND
CONFIRM CLARIFICATIONS BEFORE
COMMENCING WORK.

THIS DRAWING TO BE READ IN CONJUNCTION
WITH ALL RELEVANT SPECIFICATIONS,
ARCHITECTURAL, STRUCTURAL, MECHANICAL
AND ELECTRICAL DRAWINGS.

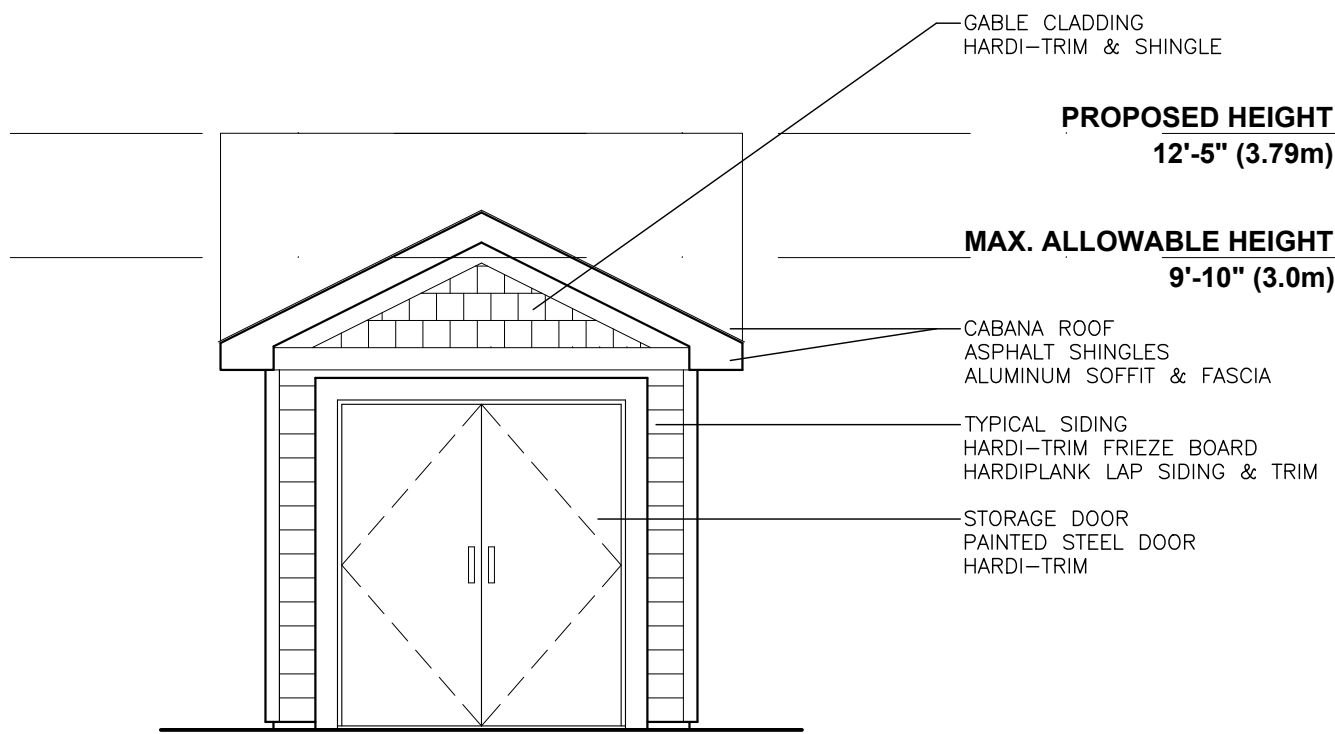
WORKING DRAWINGS DO NOT PROVIDE
REQUIREMENTS FOR ALL CONSTRUCTION
DETAILS. CONTRACTOR IS RESPONSIBLE FOR
PROVIDING SUPERVISED WORKMANSHIP IN ALL
AREAS OF CONSTRUCTION.



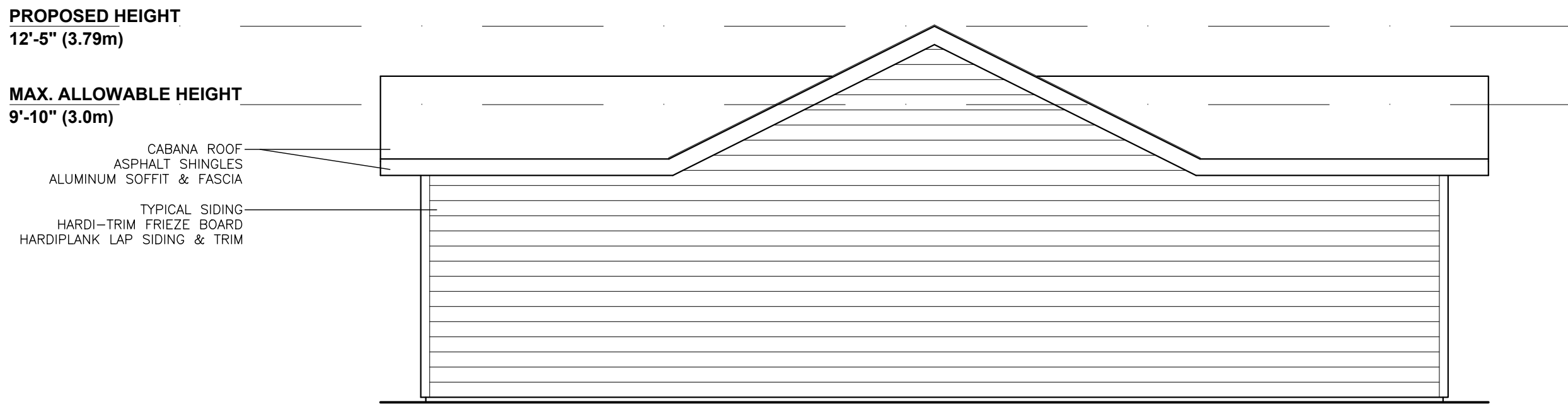
FLOOR PLAN



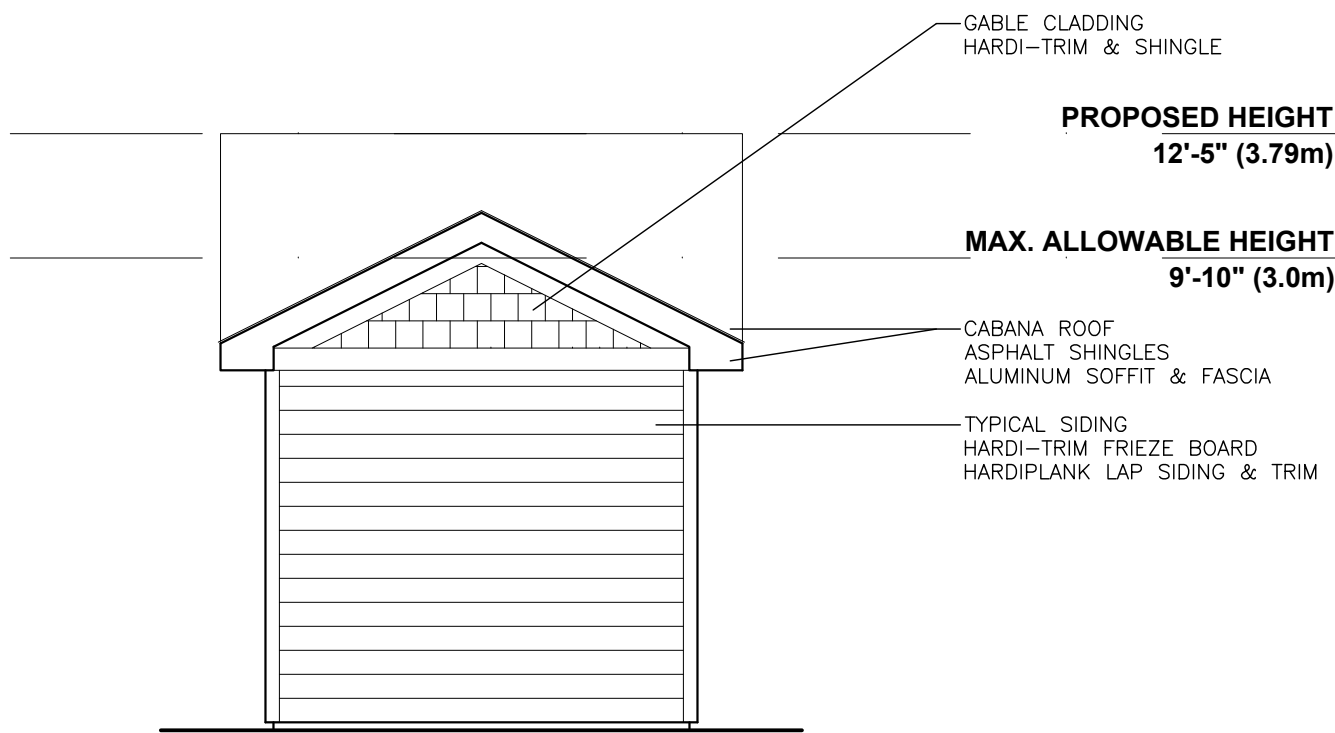
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

DRWS FOR HIA REPORT
NOT FOR CONSTRUCTION

MERNER
ROW
DESIGN

LISA APPS | 647.704.5604
mernerrowdesign@gmail.com
FIRM BCIN 115433
BCIN 112545

PROPOSED
ADDITION &
CABANA

42 PETER ST. S.
MISSISSAUGA

CABANA

DATE: JAN. 4, 2021 SCALE: 1:50
(1/4" = 1'-0")



A104

42 PETER ST. S.

HERITAGE PROPERTY PROPOSAL

PREPARED FOR

Heritage Property Application

PREPARED DATE

Jan. 8, 2021

PREPARED BY / ATTENDEE

Lisa Apps, Merner Row Design
97 Albert St. W, Alliston ON, L9R 1H2

PROPERTY OWNERS / ATTENDEES

PROPOSED MATERIALS

1. Roofing

Product: [Certainteed Landmark Pro Solaris asphalt shingles](#)

Colour: georgetown gray or weathered wood TBD

Locations: entire dwelling + front porch, pool cabana



GEORGETOWN GRAY

2. Soffits and fascias

Product: [Gentek aluminum vented soffit](#), 16" 4 panel profile, custom bent smooth fascia from matching aluminum

Colour: to tie in with cladding and roofing TBD

Eavestroughs / downspouts: [Gentek Rainware](#) to match to fascia colour, 5" size



16" 4-PANEL VENTED SOFFIT

3. Cladding

Product: [James Hardy lap siding with trims](#), smooth texture, 6" exposure

Colours: TBD

Locations: entire dwelling, pool cabana

Cladding gable detail: [HardieShingle Smooth edge panel](#), has 'wood' texture

Locations: porch gable, addition and roof gable ends, cabana gable ends and front gable



HARDI LAP SIDING, SMOOTH



HARDIESHINGLE, SMOOTH EDGE

4. Windows + Patio door:

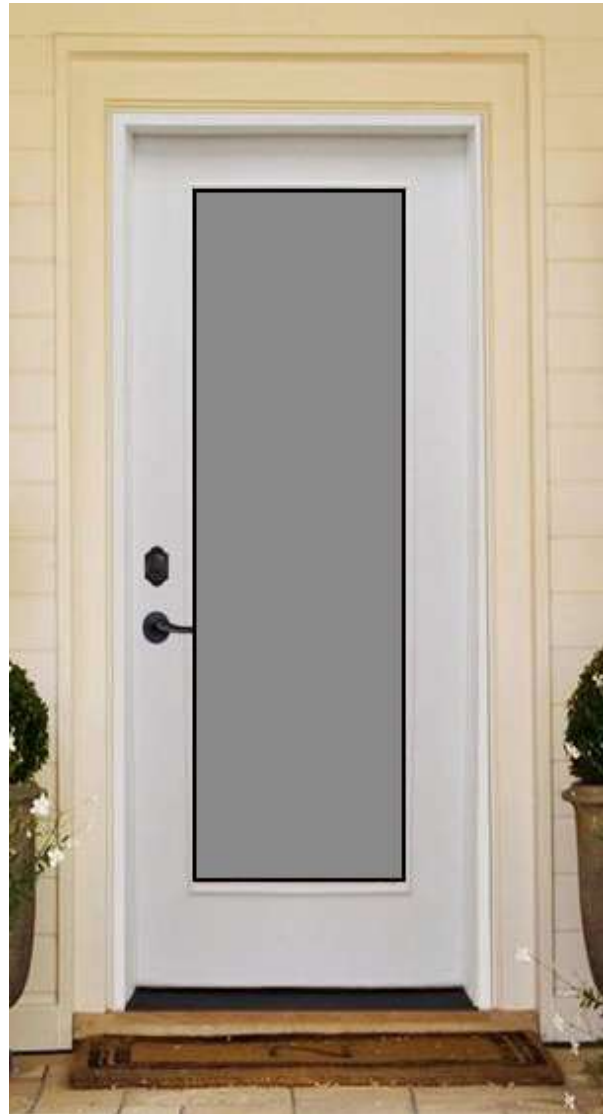
Product: manufacturer TBD

Type: [North Star vinyl](#)

Colour: white, front door to have colour to stand out in final colour scheme



WHITE VINYL WINDOW AND PATIO DOOR



VINYL FRONT DOOR, COLOUR TBD

5. Porch floor:

Product: concrete

Colour: concrete left to weather naturally



CONCRETE PORCH FLOOR

6. Walkway Pavers:

Product: reuse existing from front walkway



7. Other landscaping:

Fence/gate: [Pressure treated lumber](#), brown colour left to age naturally, vertical 2x6 with trims



Driveway: reface existing asphalt

Planting: native shrubs and flowers along front of proposed dwelling



City of Mississauga

Memorandum



Date: January 25, 2021

To: Chair and Members of Port Credit Heritage Conservation District Subcommittee

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting date: February 1, 2021

Subject: **Request to Construct New Hydro Poles Along Mississauga Road**

Recommendation:

That the request to construct new hydro poles along Mississauga Road, as per the memorandum from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated January 25, 2021, be approved.

Background:

The City designated the Old Port Credit Village Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2004. The revised 2018 HCD Plan is now in effect. Under the Plan, the installation of new luminaries and/or poles requires a heritage permit.

Comments:

This application was originally brought forward in September, 2020 to the City's Heritage Advisory Committee and was deferred to the newly formed Old Port Credit Village Heritage Conservation District Subcommittee. Through the course of an extensive consultation process, there has been no means to bring forward a design which allows for electrical power to be provided to the Old Port Credit Village Heritage Conservation District without having to replace the existing poles along the east side of Mississauga Road South, as well as carry out a tree trimming program to ensure the safe operation of the electrical line.

Options reviewed include the placement of a new pole line along the west side of Mississauga Road South, burying the line down the west side of Mississauga Road South and doing no work whatsoever. Due to the impending construction of multiple buried infrastructure and services along the west side of Mississauga Road South, there were no options which would remove any impacts to the HCD. Furthermore, any options other than the original submission would have resulted in impacts to the future west side ROW as well as the east side ROW. A pole line on the west side of Mississauga Road South would result in the loss of the proposed tree line which was previously approved under the West Port Credit Master Plan and would still require a tree trimming program on the east side, as well as the installation of new poles.

The construction of new poles along the east side of Mississauga Road South will have an impact on the HCD as the proposed poles are taller than the existing poles and fabricated of concrete. In order to mitigate the impacts related to the poles it is recommended that a condition

be placed on the heritage permit requiring the new poles be made of wood, to better match the existing poles within the HCD.

The construction of the new poles will also impact the mature tree canopy lining Mississauga Road South. In order to mitigate these impacts it is recommended that a condition be placed on the heritage permit requiring a third-party arborist be hired by the applicant team to carry out all tree trimming work. It is further recommended that this arborist be vetted and approved by the Old Port Credit Village Heritage Conservation District subcommittee prior to carrying out the work. Approval of the third-party arborist is to be completed within two weeks of submission to the subcommittee.

Conclusion:

Alectra is required to rebuild a hydro line along the east side of Mississauga Road South in order to continue to provide power to the residents of the Old Port Credit Village Heritage Conservation District. The existing line on the west side of the road is required to be moved. All alternative options have been considered by the hydro supplier and the applicant team engineers and reviewed by all relevant City departments. It has been determined that this option would result in the least impact to the HCD and so Staff recommend that it be approved.

Attachments

Appendix 1: Technical Drawings and Arborist Report

John Dunlop
Manager, Heritage Planning & Indigenous Relations
Culture Division

Thursday, July 16, 2020

City of Mississauga
Culture and Heritage Planning Section
201 City Centre Drive, Suite 202
Mississauga, ON L5B 4E4

Attention: John Dunlop
Paula Wubbenhorst

Background/Business Requirements:

The purpose of this memorandum is to request your approval to Rebuild Alectra's (Legacy Enersource's) existing hydro pole line along Mississauga Road South from Lake St. to High St. West along the east boulevard. This is to reinstate the current temporary condition of the poles along the east boulevard of Mississauga Road from Lake Street to Lake Shore Road West. The existing poles were trimmed due to condition of the assets and safety reasons. The customers had been temporarily accommodated from the existing pole line on the west boulevard of Mississauga Road, which is also of the same vintage.

We have a request from the adjacent development site which requires the existing pole line on the west boulevard to be relocated to construct the new Storm line along the west side of the road. The pole line does not have enough clearance from the excavation to install the storm. The original Alectra plan was to reconstruct the permanent pole line on the east Boulevard.

In addition to the above, the existing servicing voltage in this area is 4.16kV and 27.6kV. Alectra is proposing to install (1) 27.6kV and (1) 4.16kV circuit on the new pole line to current standards and requirements. Alectra is prepping the installation of the 4.16kV for easy conversion to 27.6kV to meet the future demand. There is a small section of underground installation due to limitation of the existing building structures in the area not meeting clearances for safety requirements and existing utilities. Most of the underground is along the west boulevard except for in the areas of terminations poles on east boulevard.

Examinations of Alternation Solutions:

We had conducted our study for the temporary relocation of the pole line on to the private lands, which would require excessive amount of underground installation on east boulevard and customers premises. It would also require conversions of the existing services from overhead to underground and modifications to the exterior of the existing building and meter bases. Any workscope on private property is not

carried out by Alectra, which would require the customer to hire a private contractor to complete the works. These costs would not be justifiable and most of all it would not meet the HCD's requirements and our time lines.

Regarding location:

The new locations were selected based on both engineering calculation and aesthetics. The poles at the cross streets must be maintained, so they were used as fixed points in determining the span lengths between poles. The poles between streets were placed in such a way to reduce the obstruction of views for the residents and the necessary tree trimming/pruning required. Ultimately, the engineering calculations and existing landscape needed to be adhered to, so the poles were not all proposed on property lines, but in the most convenient locations that still pass the calculations.

Regarding light standards:

There are currently no light standards within the construction limits. All poles are owned by Alectra, and the luminaires attached to the existing poles will be transferred to the new pole line. This has been coordinated with the City's Streetlighting department through Alectra Power Services.

Regarding pole height:

The new concrete poles (CP) will be taller and has been considered based on existing utilities which are being installed or transferred to the new pole line based on current standards and requirements from approving authorities as well as needs of future conversion, keeping in mind the safety of the General Public and boulevard aesthetics for Heritage Planning Requirements. The pole setting depth, framing and elevation is shown on the attached drawing D07-633540-002, Detail #1 and #2. The High Voltage conducts will be installed on the road side of the poles due to the design limitation for no aerial trespassing.

Alectra's Design & Utilities Consultation:

Alectra has conducted Public Utility Coordination (PUCC) and obtained the approval for attached detailed design attached drawings D07-633540-001 to -004. The following work scope describes the rebuild of the existing pole line from Lake St to Lakeshore Road West (East Blvd.):

- Remove 2 x 55' Concrete Poles (CP) (at Lake St. & Mississauga Rd.
- Remove 9 x 55' Wood Poles (WP) (From Lake St. to Lakeshore Rd. W.).
- Install 9 x 70' Concrete Poles (From Lake St. to Lakeshore Rd. W.)

- Install 3 x 35' Concrete Poles on West side of Mississauga Rd. to support the poles on the east boulevard.
- Install 2 risers on termination poles (P20 & P21) to accommodate the connection from north side of Lakeshore Rd. W.
- Install 3-Phase Transformer bank to step down voltage on P19 to service the existing commercial properties (#167-169 Lakeshore Rd. West).
- Install 2 – Single Phase transformers to step down voltage on poles (P18 & P20) to service existing residential customers from Lakeshore Road West to Lake St.
- Install 7-556kcmil overhead wires on the poles from Pole P13 to P21.
- Install secondary overhead wires to service the existing customers.
- Prepare Poles (P14 & P18) for future Risers. (Similar to Poles P21)

Arborist Review & Report:

Alectra had engaged had engaged Consulting Arborist at Davey Resources Group to prepare the attached Tree pruning/protection plan based on City of Mississauga's requirements. There are no trees to be removed on the east boulevard of Mississauga Road between Lakes St & Lakeshore Blvd. The report is attached with photos of the existing landscaping along Mississauga Road South.

Your support in this request is appreciated. Should you require any clarification please let me know.

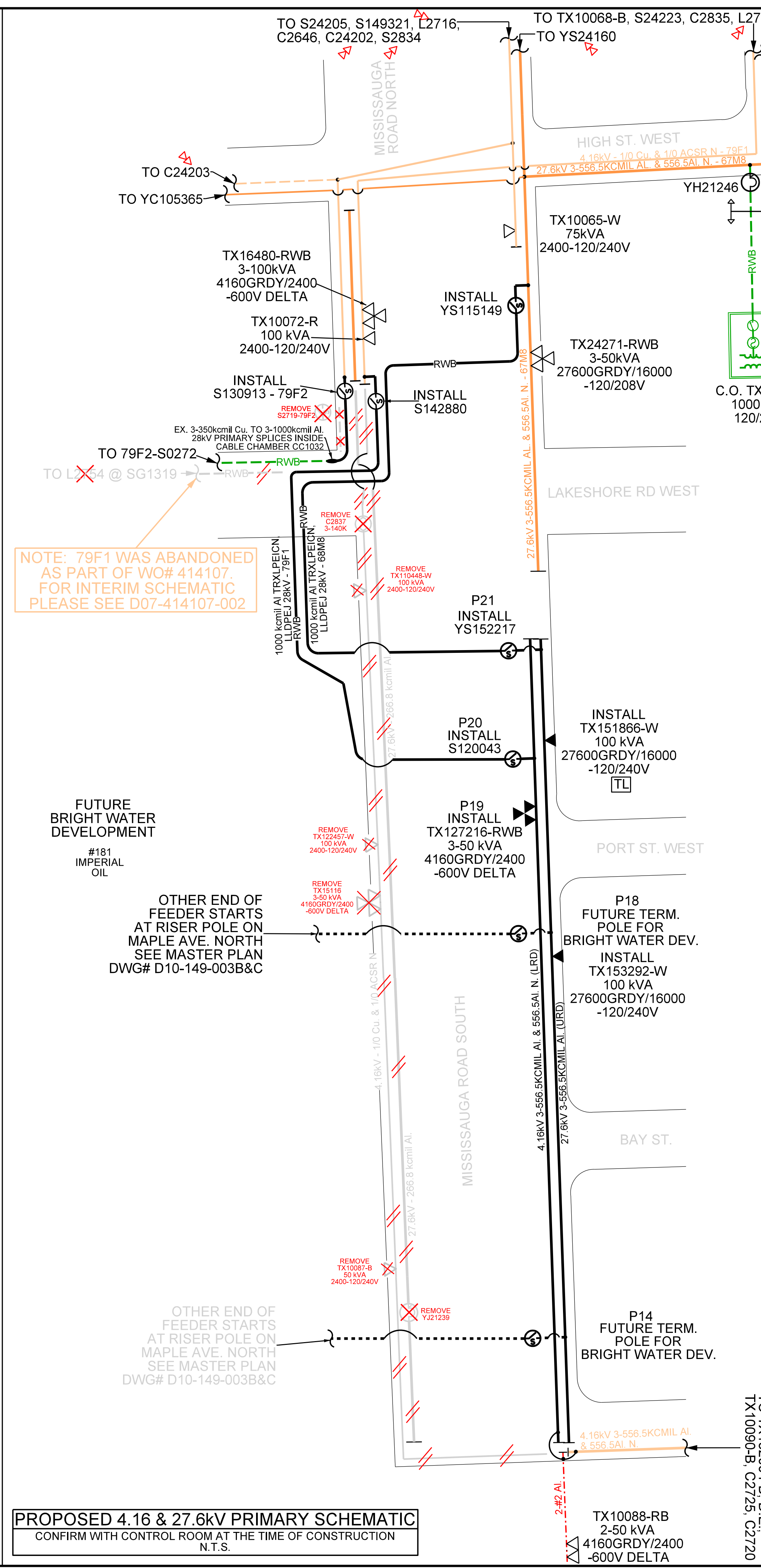
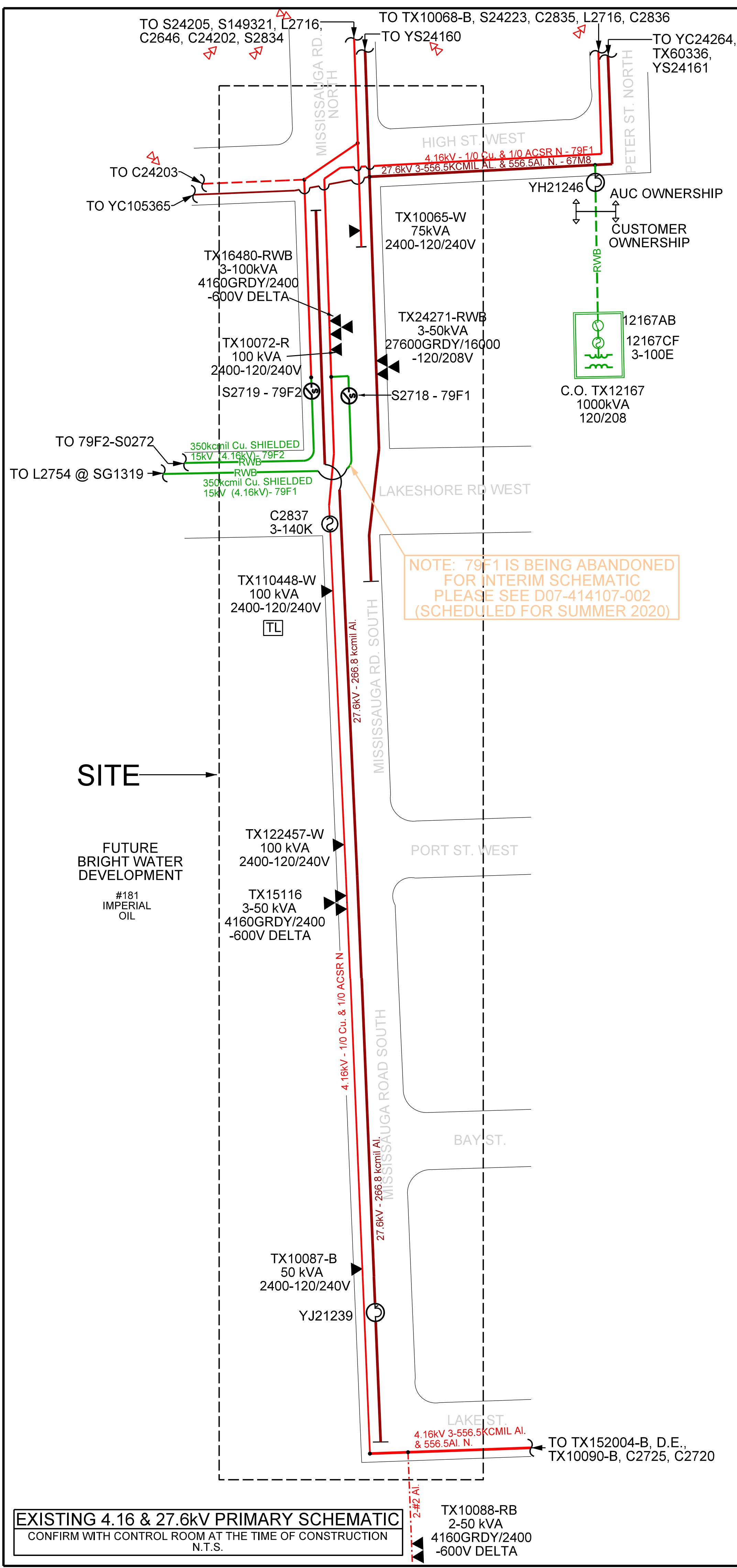
Regards,

Tirath Garcha

Tirath Garcha, C.E.T
Design Technologist – Distribution Design, Customer Capital

CC:

Chris Kafel, P.Eng – Manager, Distribution Design, Customer Capital
Joel Lacombe, C.E.T. – Supervisor, Distribution Design, Customer Capital



FOR CONTINUATION SEE MASTER PLAN DRAWINGS D10-149-003-B & #D10-149-003-C

CERTIFICATE			
THIS IS TO CERTIFY THAT THE CONSTRUCTION AS RECORDED IN THIS DRAWING IS CONSISTENT WITH THE APPROVED PLAN, STANDARD DESIGNS, OR WORK INSTRUCTION AND THAT APPROVED EQUIPMENT HAS BEEN USED.			
LEAD HAND	SIGNATURE	DATE	
SUPERVISOR	SIGNATURE	DATE	
DESIGN TECH	SIGNATURE	DATE	

CERTIFICATION OF APPROVAL			
THE DESIGN COVERED BY THIS DRAWING IS BASED ON, AND COMPLIES WITH ALECTRA UTILITIES ENERSOURCE CERTIFIED STANDARD DRAWINGS.			
THE INSTALLATION WORK COVERED BY THIS DOCUMENT MEETS THE SAFETY REQUIREMENTS OF SECTION 4 OF REGULATION 22/04			
NAME	DATE		
SIGNATURE & PROFESSIONAL DESIGNATION			

LEGEND

- CP CONCRETE POLE
- EP1 EXISTING HYDRO POLE, ANY TYPE
- P1 POLE LOCATION NUMBER
- TP1 TEMPORARY HYDRO POLE, ANY TYPE
- EP1 EXISTING HYDRO POLE, ANY TYPE

- FUSED CUTOUT ON EXISTING SCHEMATIC
- FUSED CUTOUT ON PROPOSED SCHEMATIC
- EXISTING POLE TO REMAIN
- EXISTING POLE AND ASSOCIATED HARDWARE TO BE REMOVED
- EXISTING STREETLIGHT POLE
- PROPOSED POLE, TYPE AND SIZE AS INDICATED ON DRAWING
- DENOTES REMOVAL, ANY PLANT
- DENOTES ABANDON, U/G PLANT OR O/H PLANT REMOVAL
- OPEN POINT
- PROPOSED GROUNDING
- EXISTING 1 PHASE TX, POLEMOUNT
- EXISTING 3 PHASE TX, POLEMOUNT
- PROPOSED 1 PHASE TX, POLEMOUNT
- PROPOSED 3 PHASE TX, POLEMOUNT
- PROPOSED SWITCH - SOLID BLADE, IN-LINE
- OVERHEAD WIRE/S, ANY TYPE
- TRANSFER OVERHEAD WIRE/S, ANY TYPE
- EXISTING 4.16kV OVERHEAD CONDUCTOR (ON PROPOSED PRIMARY SCHEMATIC)
- EXISTING 27.6kV OVERHEAD CONDUCTOR (ON PROPOSED PRIMARY SCHEMATIC)
- EXISTING 4.16kV OVERHEAD CONDUCTOR
- EXISTING 27.6kV OVERHEAD CONDUCTOR
- PROPOSED OVERHEAD WIRE/S, ANY TYPE and VOLTAGE
- EXISTING DISTRIBUTION PRIMARY CABLES, TYPE AS INDICATED ON EXIST. SCHEMATIC
- EXISTING DISTRIBUTION PRIMARY CABLES, TYPE AS INDICATED ON PROP. SCHEMATIC
- PROPOSED U/G DISTRIBUTION PRIMARY CABLES, TYPE AS INDICATED ON PROP. SCHEMATIC
- FUTURE PRIMARY MAIN FEEDER CABLES, TYPE AS INDICATED ON PROP. SCHEMATIC

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

DES. TECH.	DRAWN	SERVICE ORDER	DATE
T. GARCHA	T. GARCHA	633540	JAN. 11, 2020

REVIEWED	AREA	SHEET	DATE
J. LACOMBE	8	1 of 4	

APPD. _____ DATE _____

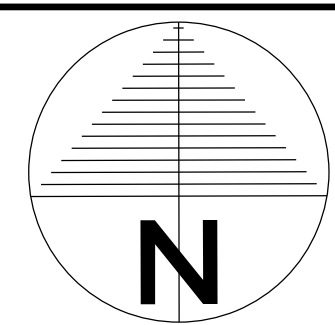
3240 Mavis Road
Mississauga, Ontario
L5C 3K1
Tel: (905) 273-9050
Fax: (905) 566-2737
www.alectrautilities.com

MISSISSAUGA RD. SOUTH - POLE LINE RELOCATION
MISSISSAUGA RD. S. & LAKESHORE RD. W.
PRIMARY SCHEMATIC

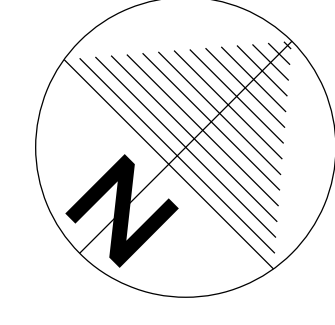
SCALE N.T.S.

D07-633540-001

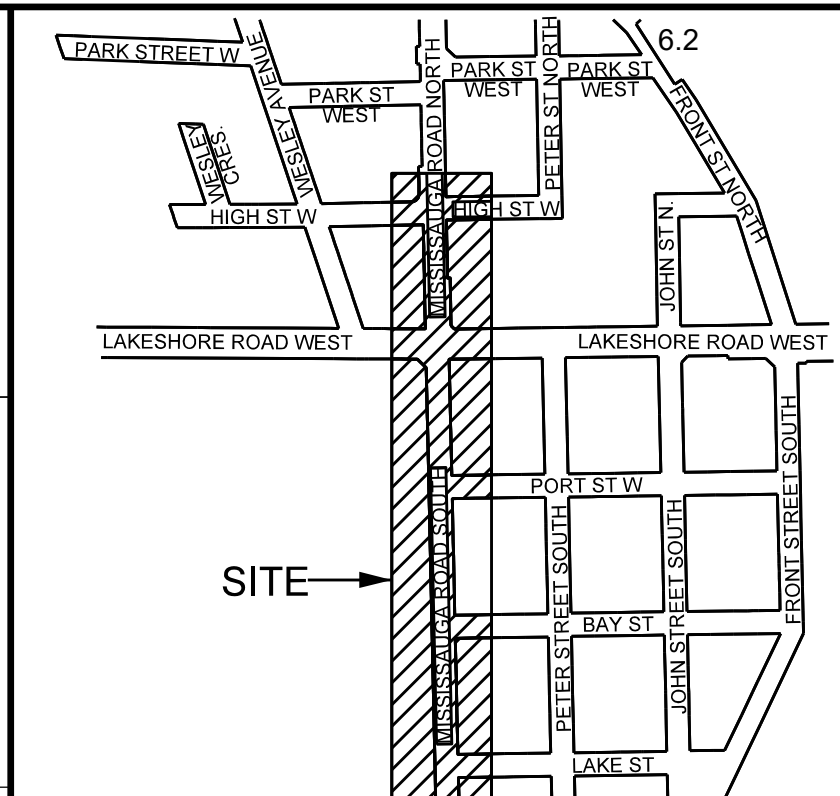
HIGH STREET WEST



CONSTRUCTION NORTH



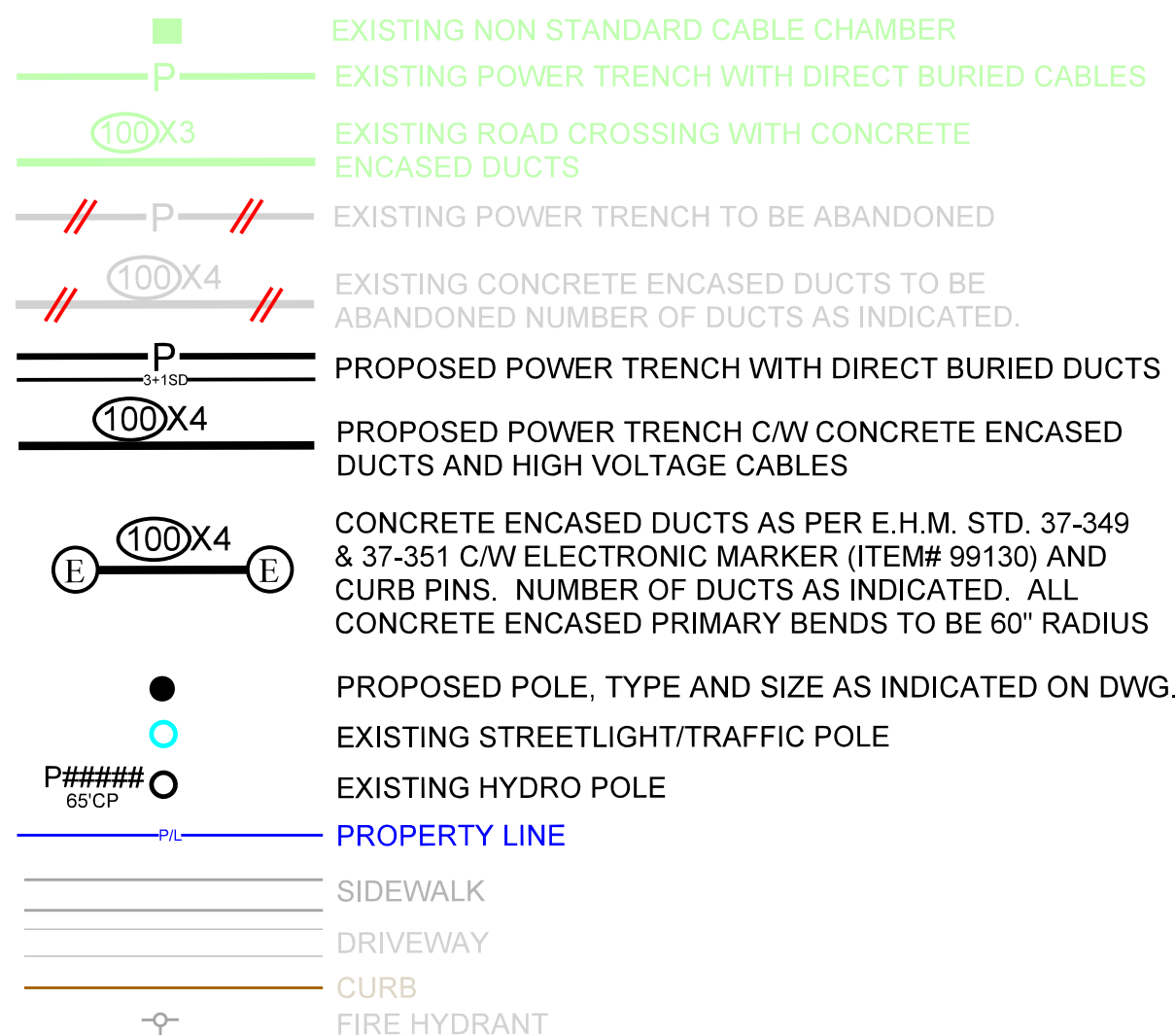
TRUE NORTH



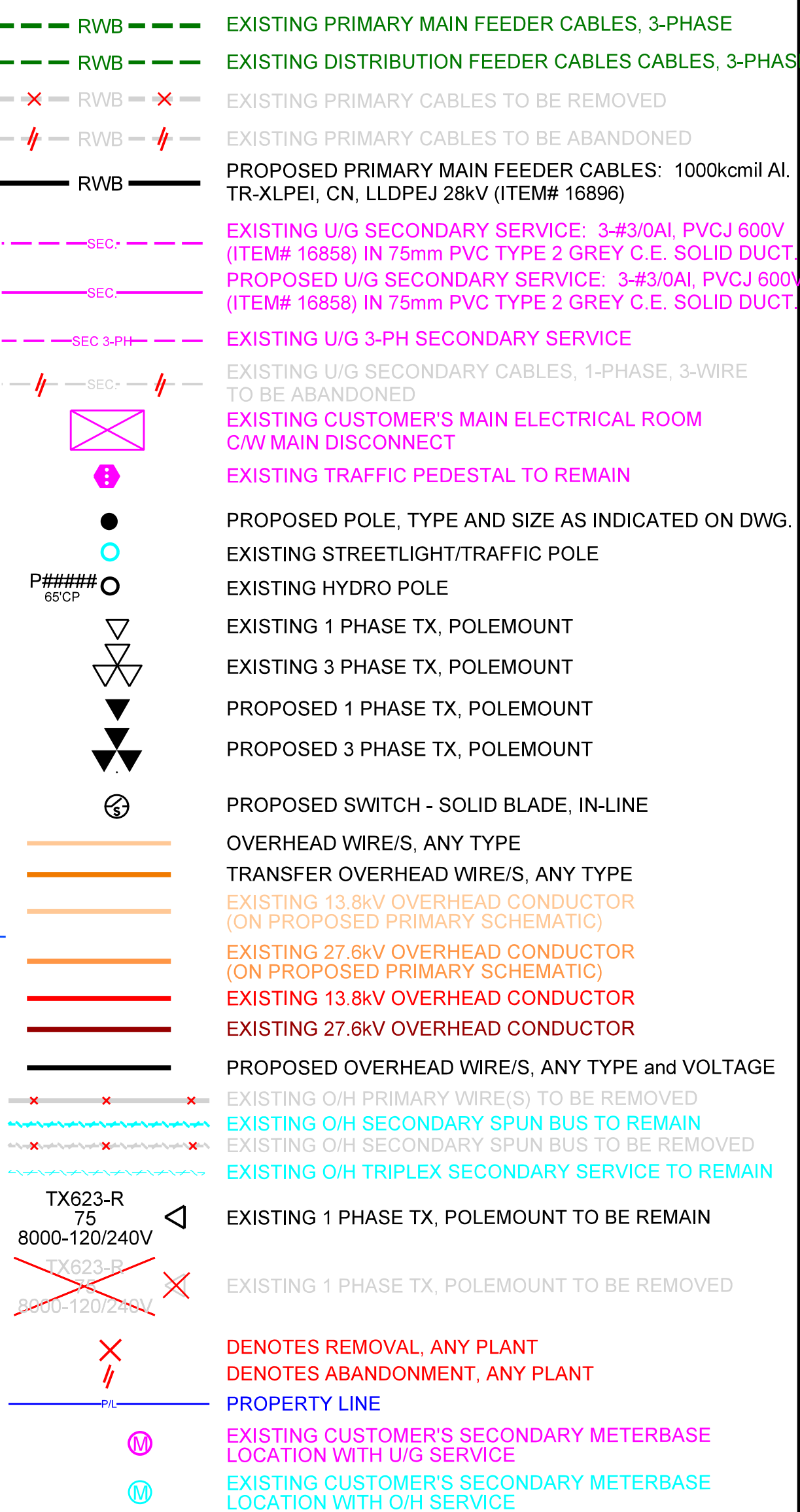
KEY PLAN

N.T.S.

TRENCHING LEGEND



ELECTRICAL LEGEND



Region of Peel Disclaimer:

OPEN CUT = water & sewer locations must be verified prior to construction. Minimum 1.2m horizontal clearance & 0.3m (crossing above) or 0.5m (crossing below) vertical clearance. Must daylight all corners when crossing our infrastructure.

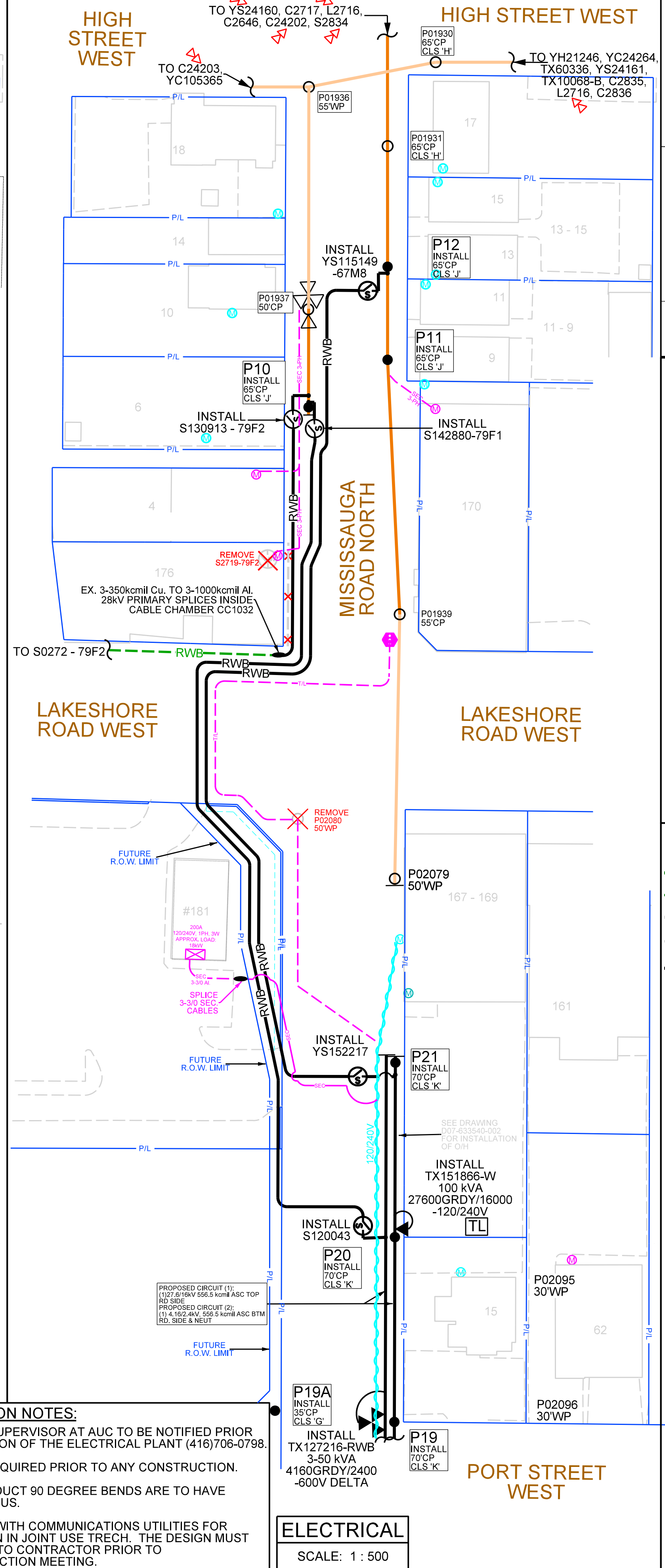
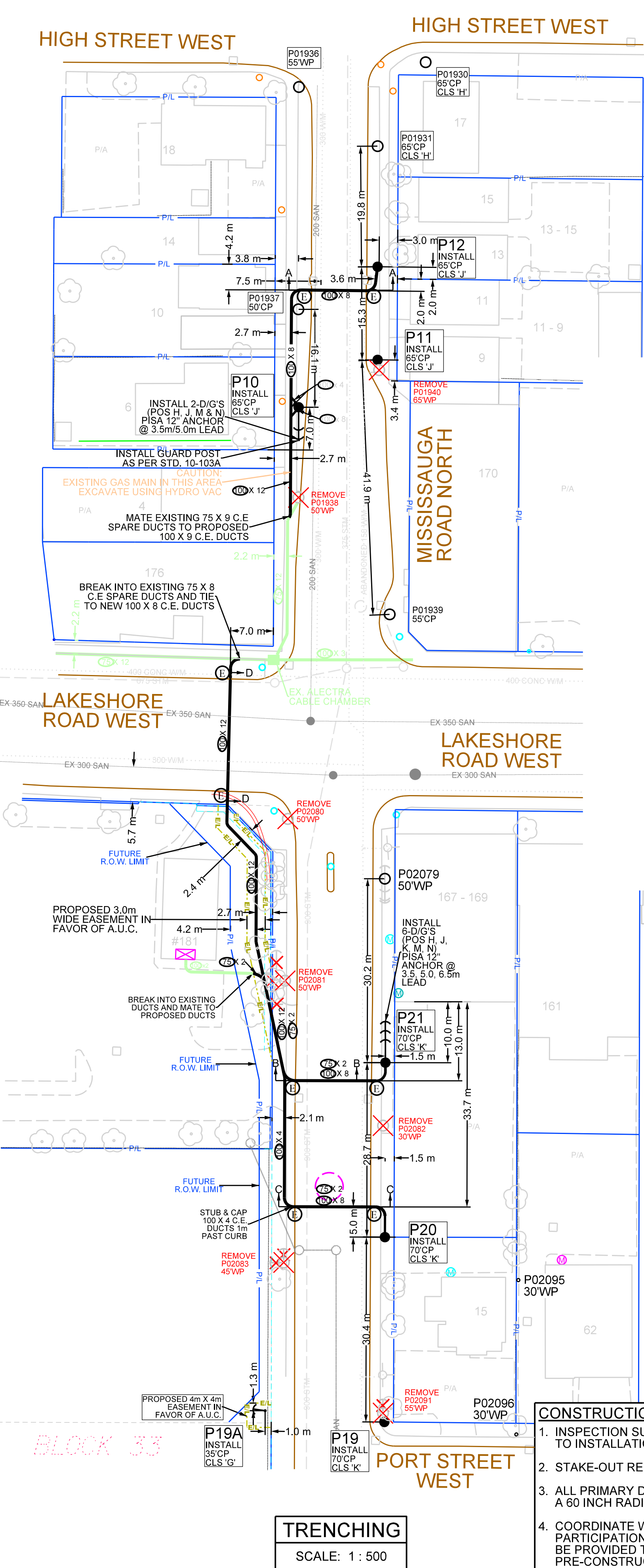
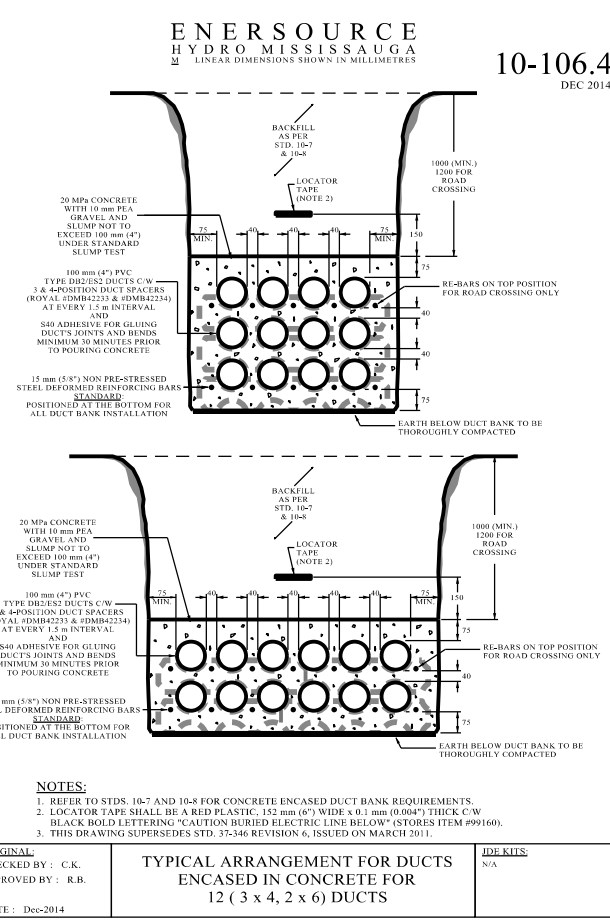
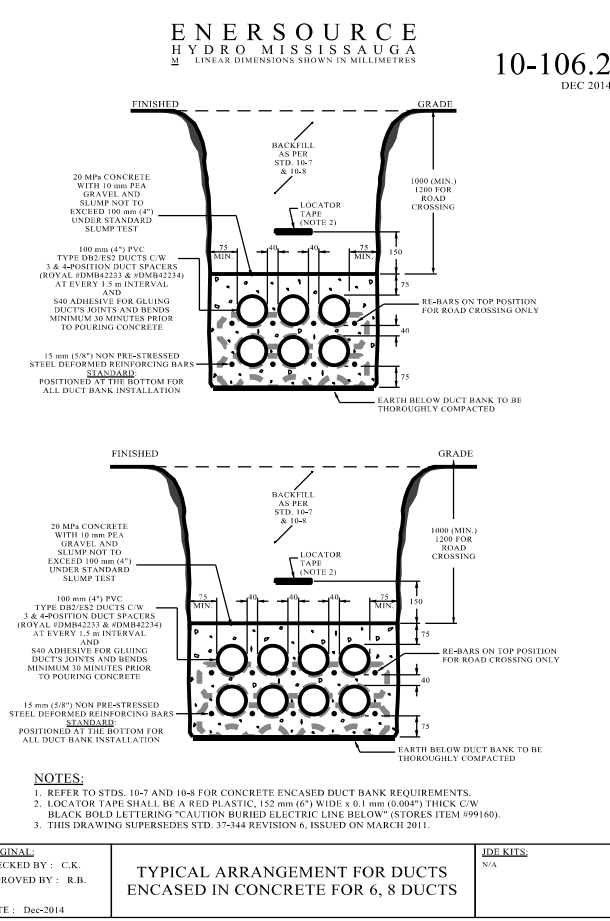
TRENCHLESS LESS 500MM BORE = water & sewer locations must be verified prior to construction. Minimum 1.2m horizontal clearance & 0.5m (crossing above) or 1.0m (crossing below) vertical clearance. Must daylight all corners when crossing our infrastructure.

TRENCHLESS MORE 500MM BORE = conditionally approved, water & sewer locations must be verified prior to construction. Min. 1.2m horizontal clearance. Min. vertical clearance 2x diameter bore size when crossing above & below. must daylight all corners when crossing our infrastructure.

NOTE:
Use Extreme Caution when working in close proximity of other utilities. All measures must be taken to ensure the stability of all existing infrastructure adjacent to proposed work location. All locates must be obtained prior to starting any construction. All H.V. cables to be minimum of 0.6m any existing utilities within the boulevard. Any works within 0.6m of existing utilities must be Hand-Dug.

Bell Disclaimer:

- 1) When digging within 1m of existing Bell Canada structure/cable, hand dig/HVAC is required at the locations to be excavated.
- 2) Any damage to Bell Canada infrastructure will need to be reported to Bell Canada as soon as possible to assess damage and completed all required repairs/ replacement of cable and structure. All costs will be borne by the contractor doing the work.
- 3) Locates must be obtained prior to construction.
- 4) Bell Canada advises the contractor doing the work to operate with extreme caution.
- 5) This PUA is conditionally approved by Bell Canada. The City or the contractors' working on their behalf will need to contact Bell Canada for any supporting of Bell Cables and infrastructure required at the time of work. Any costs to support the Bell cables and structure will be negotiated to the Bell approved contractor directly and borne by City or their contractors.



CONSTRUCTION NOTES:

1. INSPECTION SUPERVISOR AT AUC TO BE NOTIFIED PRIOR TO INSTALLATION OF THE ELECTRICAL PANEL (416)706-0798
2. STAKE-OUT REQUIRED PRIOR TO ANY CONSTRUCTION.
3. ALL PRIMARY DUCT 90 DEGREE BENDS ARE TO HAVE A 60 INCH RADIUS.
4. COORDINATE WITH COMMUNICATIONS UTILITIES FOR STAKE-OUT AND STAKE-OUT. THE DESIGN MUST BE PROVIDED TO CONTRACTOR PRIOR TO PRE-CONSTRUCTION MEETING.

ELECTRICAL

SCALE: 1 : 500

CONTRACTOR'S U/G SCOPE OF WORK: RELOCATION COSTS - TRENCHING

1. CONTRACTOR TO SUPPLY & INSTALL ALL 4" (100mm) DB2/ES2 PVC TYPE DUCTS AND 50mm & 75mm DUCTS AS PER DUCTBANK STD. 10-106.2 & -106.4. ALL OPEN TRENCH CONCRETE ENCASED DUCTBANKS TO BE DB2/ES2 PVC TYPE, CONSTRUCTED IN ACCORDANCE WITH AUC STD. AND DETAILS SHOWN ON DESIGN DRAWINGS. DUCTBANKS SHALL BE SUBJECT TO AUC INSPECTION PRIOR TO BACKFILLING. FURTHER INSPECTIONS SHALL BE COMPLETED AFTER CONSTRUCTION, PRIOR TO CABLE INSTALLATION.
2. SUPPLY AND INSTALL ALL CONCRETE ENCASED DUCTBANK AT ROAD, DB2/ES2 PVC TYPE AT CROSSINGS, BENDS AND AT OTHER LOCATIONS AS INDICATED ON THE DRAWING AS PER 10-106.1 TO 10-106.7, 10-107B & PER INDIVIDUAL CROSS-SECTION SKETCHES. ALL HIGH VOLTAGE DUCTS (100mm) SHALL HAVE 60" RADIUS BENDS.
3. EXCAVATE EXISTING SPARE DUCTS FOR PRIMARY CABLES AT EXISTING HYDRO POLES P01938 FOR EXTENSION TO NEW TERM. POLES
4. PERFORM ALL NECESSARY GROUND SURFACE RESTORATIONS.
5. ALL SPARE DUCTS IN ALL ROAD CROSSINGS (QUANTITIES INDICATED ON DRAWING) SHALL BE SUPPLIED, INSTALLED, CAPPED AND SEALED ON BOTH ENDS 1.0m PAST CURB BY EHM CIVIL CONTRACTOR WITH ELECTRONIC MARKERS (EHM ITEM # 99130) C/W 1/2" NYLON POLYPROPYLENE ROPES.
6. CO-ORDINATE ALL WORKS WITH AUC FIELD SUPERVISOR OR AUC INSPECTOR ON SITE.
7. EXISTING DUCTBANK WITH CABLES THAT ARE TO BE ABANDONED, SHALL BE CAPPED BY CIVIL CONTRACTOR MADE SAFE AND ABANDONED.
8. ALL NEW DUCTS TO BE INSTALLED BY CIVIL CONTRACTOR SHALL BE MANDRELLED, ROPED, CAPPED AND SEALED.

ALL CHARGES ARISING FROM REQUIRED EXTRA WORKS TO BE REVIEWED AND APPROVED BY AUC INSPECTIONS SUPERVISOR PRIOR TO COMMENCING WORK

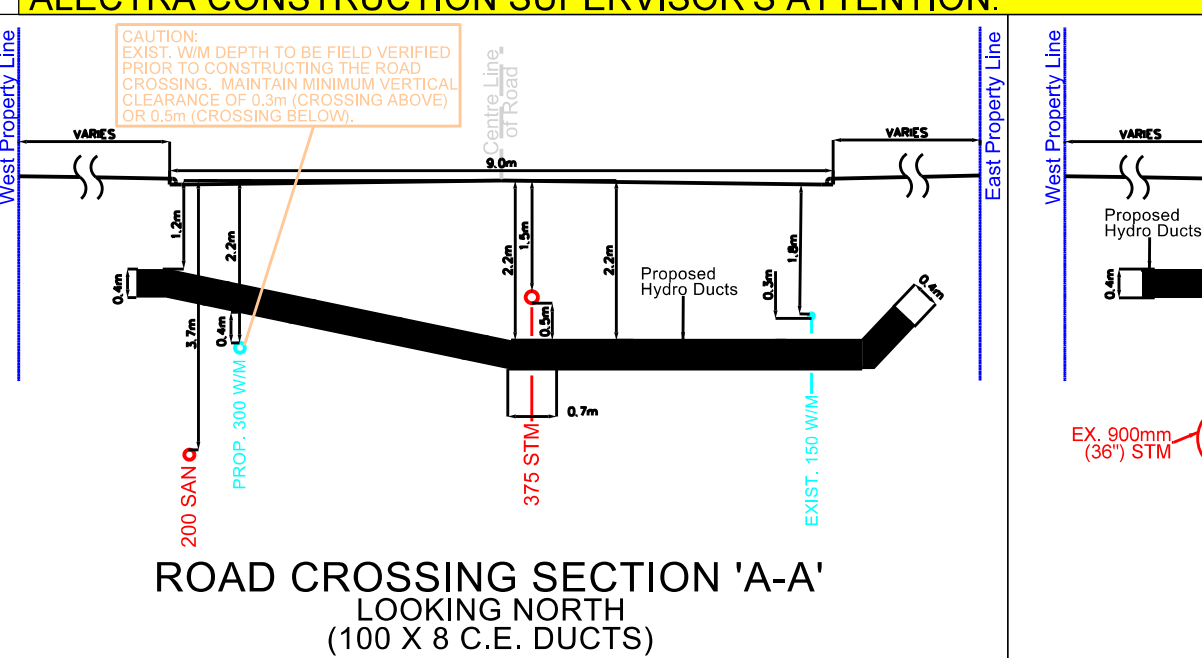
A.U.C. CREWS/CONTRACTOR/SUB-CONTRACTOR ALL SAFETY MEASURES MUST BE TAKEN DURING THE REMOVAL OF EXISTING EQUIPMENT DUE TO POSSIBILITY OF ASBESTOS AND PCBS. ALL MATERIALS MUST BE DISPOSED ACCORDING TO ENVIRONMENTAL GUIDELINES.

ANY SAFETY CONCERNS MUST BE IMMEDIATELY BROUGHT TO
AL ECTRA CONSTRUCTION SUPERVISOR'S ATTENTION

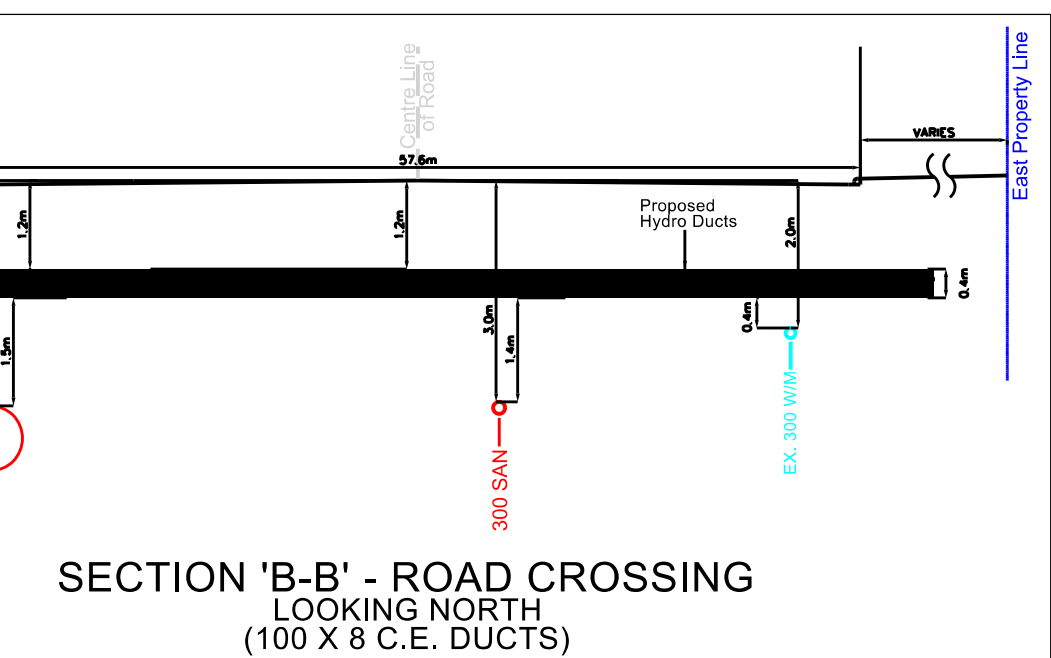
CONTRACTOR'S U/G SCOPE OF WORK: RELOCATION COSTS - ELECTRICAL

1. SUPPLY AND INSTALL APPROX. 660m Of 1000kcmil Al. TR-XLPEI, CN, LLDEPJ, 28kV PRIMARY CABLES (ITEM# 16896) FROM S120043 TO S142880.
2. SUPPLY AND INSTALL APPROX. 240m Of 1000kcmil Al. TR-XLPEI, CN, LLDEPJ, 28kV PRIMARY CABLES (ITEM# 16896) FROM CABLE CHAMBER CC1032 S130913.
3. SUPPLY AND INSTALL APPROX. 690m Of 1000kcmil Al. TR-XLPEI, CN, LLDEPJ, 28kV PRIMARY CABLES (ITEM# 16896) FROM YS152217 TO YS115149.
4. SUPPLY AND INSTALL ALL 60m of 3-3/0Al. COMPACT, 600V XLPEI, PVCJ UGRD. SECONDARY (ITEM# 16858) FROM POLE (P21) TO #181 MISSISSAUGA ROAD S., SPLICE SECONDARY CABLES AT NEW PROPERTY LINE.
5. SUPPLY AND INSTALL ALL 150m of PROPOSED STREETLIGHT CABLES, TRIPLEX, COPPER, 3C-#6AWG, COMPACT, RWJ90, 1000V XLPEI UNDERGROUND (ITEM# 16823) FROM TX131554-R TO TRAFFIC SIGNAL PEDESTAL.
6. ISOLATE & REMOVE 45m OF EXISTING 3-350kcmil Cu. 15kV MAIN FEEDER CABLES FROM CABLE CHAMBER CC1032 TO EX. S2719 AND RE-USE EXISTING DUCTS FOR INSTALLATION OF NEW PRIMARY MAIN FEEDER CABLES.
7. TRANSFER EXISTING U/G SECONDARY SERVICES AT #31 & #43 MISSISSAUGA RD. S. TO NEW POLES AS SHOWN ON DRAWING D07-633540-002 AND TERMINATE AT NEW SECONDARY BUS.
8. PREPARE POLES (P10 (x2), P12, P20, P21) AS 3-PH, 60AMP UNDERGROUND TERMINATION POLE WITH MAIN DISCONNECT SWITCH (ITEM# 14242) AS PER STD. 37-98, 37-190, 41-89 AND 41-103. LABEL POLES AS PER ELECTRICAL LAYOUT.
9. TERMINATE 3-1000kcmil Al. 28kV MAIN FEEDER CABLES AT S130913, S142880, S120043, YS152217 AND YS115149 AS PER STD. 11U-200 AND 37-98 USING KIT (ITEM# 1520).
10. SPLICE 3-1000kcmil Al. 28kV TO EX. 3-350kcmil Cu. 15kV MAIN FEEDER CABLES INSIDE CABLE CHAMBER CC1032 USING ALUMINUM CONNECTOR (ITEM# 33588) AS PER STD. 11U-207.
11. COORDINATE ALL STREET LIGHT AND TRAFFIC SIGNAL WORKS WITH CITY'S T&W DEPARTMENT/OFFICIALS.

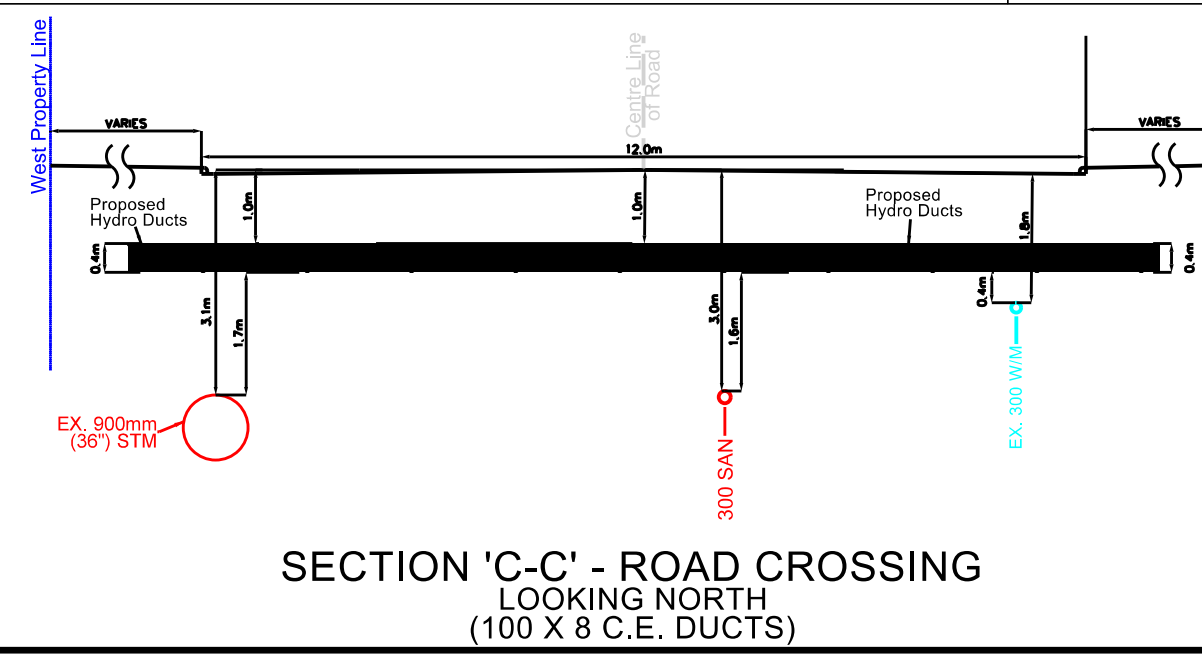
ALL CHARGES ARISING FROM REQUIRED EXTRA WORKS TO BE REVIEWED & APPROVED BY AUC INSPECTION SUPERVISOR PRIOR TO COMMENCING WORK.



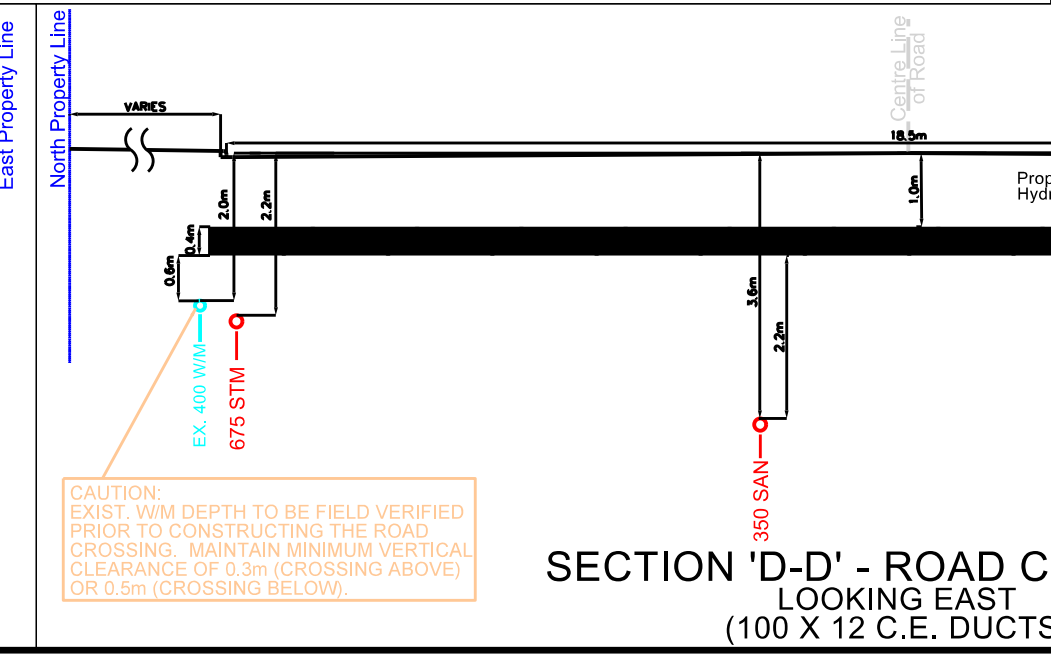
ROAD CROSSING SECTION 'A-A'
LOOKING NORTH
(100 X 8 C.E. DUCTS)



SECTION 'B-B' - ROAD CROSSING
LOOKING NORTH
(100 X 8 C.E. DUCTS)



SECTION 'C-C' - ROAD CROSSING
LOOKING NORTH
(100 X 8 C.E. DUCTS)






SECTION 'D-D' - ROAD CROSSING
LOOKING EAST
(100 X 12 C.E. DUCTS)

A.U.C. - 018 - 20

PUCC

FOR FURTHER DETAILS
CONTACT: TIRATH GARCHA
Tel. No. (905) 283-4022
e-mail: tirath.garcha@alectratilities.com

APPD _____
DATE _____

R3					
R2					
R1					
REV.	REVISION	REV.	APPD.	DATE	
				3240 Mavis Road Mississauga, Ontario L5G 3K1 Tel: (905) 273-0050 Fax: (905) 566-2737 www.alectrautilities.com	
MISSISSAUGA RD. SOUTH - POLE LINE RELOCATION MISSISSAUGA RD. S. & LAKESHORE RD. W. TRENCHING - 1 & U/G ELECTRICAL -1					
SCALE 1: 500				METRES	
DES. TECH. T. GARCHA		DRAWN T. GARCHA		SERVICE ORDER 633540	
REVIEWED J. LACOMBE		AREA 8		DATE JAN. 11, 2020	
		SHEET 3 of 4		D07-633540-003	

Arborist Report

Tree Inventory and Assessment

Prepared For:

Alectra Utilities c/o Tirath Garcha
3240 Mavis Rd
Mississauga, ON
L5C 3K1

Site Address:

17 Mississauga Rd N to 53 Lake St
Mississauga, ON

July 15, 2020

Prepared By:

Jordan Barker



ISA Certified Arborist (ON-2488A)

ISA Tree Risk Assessment Qualified (TRAQ), Butternut Health Assessor (663)

Phone: (289) 684-0957 || Email: Jordan.Barker@Davey.com

©2020 Davey Resource Group. All rights reserved. This document must be used in conjunction with the tree inventory lists, and Tree Preservation Plans with arborist comments (these plans are to be printed on correct size to ensure scalability). This document must be used in whole and with all pages.

Contents

Summary	3
Introduction	4
Limitations of the Assignment	4
Methods	5
Observations	5
Discussion.....	6
Conclusion.....	7
Recommendations	8
Appendix 1 – Tree Protection Action Key (TPAK)	9
Appendix 2 – Tree Protection Plan	12
Appendix 3 – Hoarding Specifications	16
Appendix 4 – References	17
Appendix 5 – Glossary of Common Arboricultural Terms	18
Appendix 6 – Arborist Qualifications	21
Appendix 7 – Photographs.....	22
Conditions of Assessment Agreement.....	32

Summary

The following Arborist Report is with respect to the planned construction of utility lines between 17 Mississauga Rd N and 53 Lake St in Mississauga, ON. The construction includes the relocation of existing utility wires from the southwest side of Mississauga Rd to the northeast side of the street in front of residential properties, and the removal of existing utility wood poles (WP) and installation of new 65-foot utility concrete poles (CP).

Trees in proximity to the planned utility line installations/removals were inventoried and assessed for preservation, removal, or pruning needs. A Permit is required to injure or remove trees >15 cm in diameter at breast height (DBH). A Permit is not required for the purpose of Pruning a Tree.

37 trees were assessed on site:

- Private Trees: **26**
- City of Mississauga Trees: **2**
- Boundary Trees: **9**

4 trees are recommended to be removed, and all 4 removals require Permits.

- 3 Trees are located in the proposed easement to be trenched on Mississauga Rd. As these 3 trees are in good condition, 3 replacement trees are required by the City of Mississauga.
 - Tree #30, a 40 cm Colorado Blue Spruce (Private tree at 181 Lakeshore Rd W)
 - Tree #34, a 32 cm Japanese Tree Lilac (Private tree at 181 Lakeshore Rd W)
 - Tree #35, a 32 cm Japanese Tree Lilac (Private tree at 181 Lakeshore Rd W)
- Tree #31, a 41 cm Manitoba Maple in Poor condition (Boundary tree between 181 Lakeshore Rd W and the City right-of-way. As the tree is in poor condition, the City of Mississauga should not request replacement trees.

11 trees are likely to be injured by construction within the drip line and require permits.

- Trees to be injured by pole construction: #2, #4, #5, #6, #9, #14, #15, #19, and #20
- Trees to be injured by trenching within proposed easement: #32 and #33

10 trees are recommended to be protected with Tree Protection Fencing (TPF) to prevent damage from nearby construction.

- Trees #1, #3, #8, #13, #16, #17, #23, #24, #36, and #37.

12 trees can be retained without the use of TPF as they are not near planned construction.

- Trees #7, #10-12, #18, #21, #22, and #25-30.

16 trees are recommended to have branches pruned for utility wire clearance. Branches higher than 5 m above ground should be pruned following good arboricultural practices.

- Trees #2, #3, #5-10, #12-15, #17, and #19-21.

Introduction

Davey Resource Group (DRG) was retained by the client, Alectra Utilities c/o Tirath Garcha, to develop an Arborist Report and Tree Protection Plan for the planned construction of utility lines between 17 Mississauga Rd N and 53 Lake St in Mississauga, ON

An inventory and assessment of all the trees within the scope of the assignment was conducted. The Arborist was to document the current condition, size, and location of the trees as they relate to the assignment. All trees within the scope of the survey were included in an inventory and assessed for protection or removal needs. Small shrubs were not surveyed for this report.

Recommendations for tree preservation, removal, or pruning are to be provided.

This report must be accompanied by the following additional documents:

1. A full printing of the tree inventory performed by Davey Resource Group (DRG), otherwise known as the Tree Protection Action Key (TPAK). (Appendix 1)
2. The site map with the Arborist Comments, otherwise known as the Tree Protection Plan. (Appendix 2)

Limitations of the Assignment

It must be understood that DRG is the assessor of the trees in relation to tree preservation practices.

This Arborist Report is based on the project scope and details for tree preservation as discussed. Estimates, measurements and comments regarding tree preservation were based on field observations.

This Arborist Report was compiled from field data collected from the ground. A basic visual assessment of the tree was performed. No level of ISA Tree Risk Assessment was performed. More data on risk may be obtained through a basic or advanced ISA Tree Risk Assessment.

Methods

- Tools used included a DBH measuring tape, metric measuring tape, and camera.
- Trees within 6 m of planned construction were included in the inventory.
- Trees were studied for their proximity to existing and planned structures to determine recommendations or precautions for trees requiring removal, injury, or pruning.
- Tree Protection Zones were calculated as the dripline of the tree. Tree Protection Zones were plotted on the Tree Protection Plan (Appendix 2) to show the approximate drip line area, however actual drip lines of trees can be viewed in the Photographs section (Appendix 7).
- Where there were multiple stems on a tree, the DBH was recorded as the total sum of all trunk diameters at 1.4 m above the ground.
- Trees were not tagged with a numbered tree tag.
- Municipal addresses have been included in the inventory for use in locating trees on site.

Observations

- The site was inspected on July 2, 2020 by ISA Certified Arborist Jordan Barker (ON-2488A).
- During the assessment, no evidence of construction was present, and work had not yet started. No construction materials were stored within Tree Protection Zones.
- **31** trees were assessed for this report and labeled #1-37 in the Tree Protection Action Key (TPAK) included within Appendix 1.
- **30** trees were in good condition, **4** were in fair condition, and **3** were in poor condition.

Trees #1, #3, #8, #13, #16, #17, #23, #24, #36, and #37 can be protected with Tree Protection Fencing (TPF) to prevent damage from nearby construction.

Trees #2, #4, and #14 have an existing utility pole within their drip lines. These utility poles will be excavated by hydro vac and pulled out of the ground, and the impact of injury to these trees is expected to be Low.

Trees #5, #6, #9, and #15 are planned to have a utility pole installed within their drip lines. Excavation for utility pole installation should be done by low pressure hydro vac within tree drip lines to minimize damage to roots. Once roots are exposed, roots should be pruned by a Certified Arborist. The expected impact of injury ranges from Low to High. Trees #19, #20 have both a utility pole removal and installation within their drip lines.

Trees #7, #10-12, #15, #18, #21, #22, and #25-29 can be retained without the use of TPF as they are not near planned construction.

Tree #31 is a 41 cm Manitoba Maple located on the boundary between 181 Lakeshore Rd W and the City right-of-way. The tree is in poor condition and is negatively affected by a grape vine growing on it. The existing utility pole has guy wires that are fastened to the tree. A new utility pole is planned to be installed in the location of the existing tree. For this reason, the tree must be removed to accommodate construction.

Trees #32 and #33 are located on private property at 181 Lakeshore Rd W near the proposed easement to be trenched. Prior to trenching, roots should be exposed by low pressure hydro vac within tree drip lines and pruned by a Certified Arborist. The expected impact of injury for both trees is medium.

Trees #30, #34, and #35 are located on private property at 181 Lakeshore Rd W within the proposed easement to be trenched. The trench will be approximately 1 m wide and 1.7 m deep located in the center of the easement. These trees must be removed in order to accommodate the easement and trench.

For further details and observations, refer to the Tree Protection Action Key (Appendix 1).

Discussion

To preserve and protect trees, proper recommendations must be followed and abided by the client for the duration of the project.

Regulatory context

The City of Mississauga Private Tree Protection By-law 254-12 states that:

1. No Person shall Injure or Destroy 3 or more Trees each with a Diameter greater than 15 centimeters on a Lot within one Calendar Year without first obtaining a Permit pursuant to this By-law.
2. A Permit is not required to Injure or Destroy a Tree:
 - a. if the number of Trees with a Diameter greater than 15 centimeters being Injured or Destroyed on the Lot in a Calendar Year is 2 or less;
 - b. where the Tree has a Tree Diameter of 15 centimeters or less.

Tree Protection Zones

Tree Protection Zones surrounding each tree are defined by the dripline as per City of Mississauga standards. Tree Protection Zones and must be kept free of all construction activity above and below ground. If work is proposed within 6 meters of a tree but not within its TPZ, it is in the best interest of the client to protect it using a Tree Protection Fence built to city standards. This serves to prevent any incidental contact or harm to a protected tree that would constitute a contravention of a by-law and may result in fines or a stop-work order.

Tree Hoarding

Protecting trees throughout construction is an integral component of tree preservation. Prior to construction, all trees to be preserved must be protected with hoarding. The hoarding shall consist of 1.2 m orange plastic fencing framed with solid top and bottom rail, or 1.2 m plywood. This hoarding is to be installed at a minimum distance to drip line or along the edge and parallel to a tree protection zone.

Replacement Trees

If you're removing three or more healthy trees on your property, replacement trees are required for each tree removed. You can plant a replacement tree yourself on your property based on the criteria below or you are required to pay a predetermined fee for a tree to be planted on City property by City staff. If you choose to replace the tree(s) yourself, replacement trees must be at least 1.8 m tall if it's a coniferous (evergreen) tree or at least 6 cm in diameter if it's a deciduous (leafy) tree. A healthy tree that is 49 cm or less must be replaced by one tree. If a healthy tree is 50 cm or greater in diameter, it must be replaced by two trees.

Branch Pruning

A Permit is not required for the purpose of Pruning the Tree. "Pruning" means the appropriate removal of not more than one-third of the live branches or limbs of a Tree or more than one-third of the live branches or limbs on a Tree as part of a consistent annual pruning program.

Conclusion

4 trees are recommended to be removed, and all 4 removals require Permits.

- 3 Trees are located in the proposed easement to be trenched on Mississauga Rd. As these 3 trees are in good condition, 3 replacement trees are required by the City of Mississauga.
 - Tree #30, a 40 cm Colorado Blue Spruce (Private tree at 181 Lakeshore Rd W)
 - Tree #34, a 32 cm Japanese Tree Lilac (Private tree at 181 Lakeshore Rd W)
 - Tree #35, a 32 cm Japanese Tree Lilac (Private tree at 181 Lakeshore Rd W)
- Tree #31, a 41 cm Manitoba Maple in Poor condition (Boundary tree between 181 Lakeshore Rd W and the City right-of-way. As the tree is in poor condition, the City of Mississauga should not request replacement trees.

11 trees are likely to be injured by construction within the drip line and require permits. Should recommendations for Arborist supervision and root pruning be followed, then all trees would be expected to fully recover following construction.

- Trees to be injured by pole construction: #2, #4, #5, #6, #9, #14, #15, #19, and #20
- Trees to be injured by trenching within proposed easement: #32 and #33

10 trees are recommended to be protected with Tree Protection Fencing (TPF) to prevent damage from nearby construction.

- Trees #1, #3, #8, #13, #16, #17, #23, #24, #36, and #37.

12 trees can be retained without the use of TPF as they are not near planned construction.

- Trees #7, #10-12, #18, #21, #22, and #25-30.

16 trees are recommended to have branches pruned for utility wire clearance. Branches higher than 5 m above ground should be pruned following good arboricultural practices. It is estimated that necessary pruning will not exceed 30% of the canopy for any tree recommended to be pruned.

- Trees #2, #3, #5-10, #12-15, #17, and #19-21.

Recommendations

In accordance with the numbering of trees in the inventory listed on the Tree Protection Action Key (TPAK, Appendix 1), we have provided the following recommendations:

Trees recommended to be removed are specified with “Remove” in the TPAK “Action” column.

- We recommend the client remove trees #30, #31, #34, and #35 prior to construction.
- We recommend the client plant 3 replacement trees within the property at 181 Lakeshore Rd W to account for the removals of 3 healthy trees (#30, #34, and #35). Replacement trees must be at least 1.8 m tall if coniferous and 6 cm in diameter if deciduous.

Trees likely to be injured are specified with “Injure” in the TPAK “Action” column.

- For trees #2, #4, #5, #6, #9, #14, #15, #19, and #20, we recommend a Certified Arborist supervise utility pole removals and installation within drip lines. We recommend using low pressure hydro vac as the excavation method and having exposed roots pruned by a Certified Arborist.
- For trees #32 and #33, we recommend that roots within drip lines be excavated by low pressure hydro vac or air spade under the supervision of a Certified Arborist. Once roots are exposed, we recommend root pruning by a Certified Arborist.

Trees recommended for protection were specified with “Protect” in the TPAK “Action” column.

- For trees #1, #3, #8, #13, #16, #17, #23, #24, #36, and #37 we recommend the client install tree protection hoarding following the Tree Protection Plan (Appendix 2) prior to and during construction work.
- Hoarding shall consist of 1.2 m orange plastic fencing framed with solid top and bottom rail, or 1.2 m plywood following City specifications (Appendix 3), and should be installed around the drip line of each tree to protect roots from tearing and soil compaction during construction.
- We recommend all materials storage be kept outside of TPZs at all times during construction.

Trees #2, #3, #5-10, #12-15, #17, and #19-21 are recommended for utility clearance pruning and should be pruned in accordance with good arboricultural practices.

Prior to the pruning, injury, or removal of trees, we recommend the client obtain the informed consent of the property/tree owner.

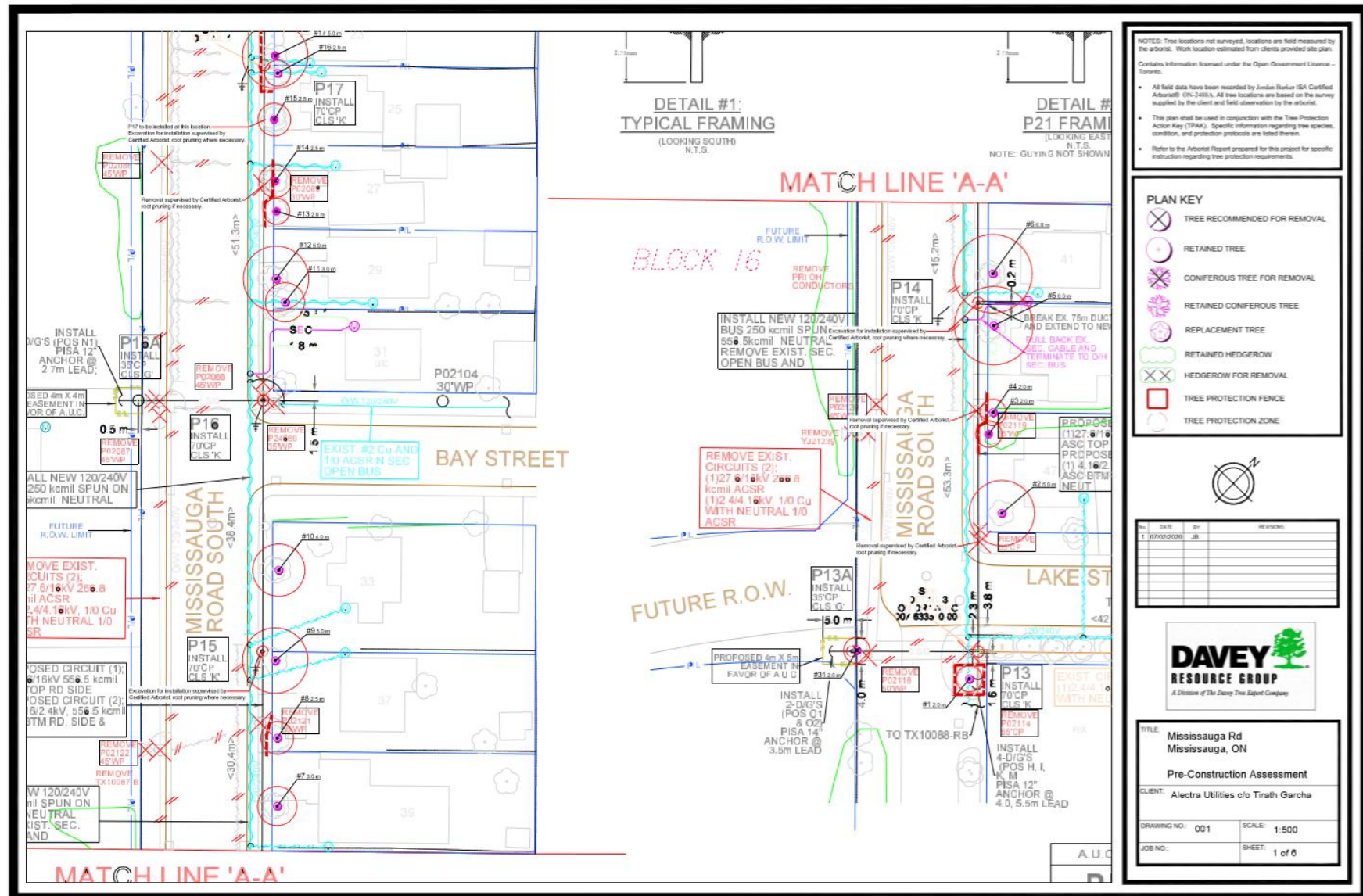
Appendix 1 – Tree Protection Action Key (TPAK)

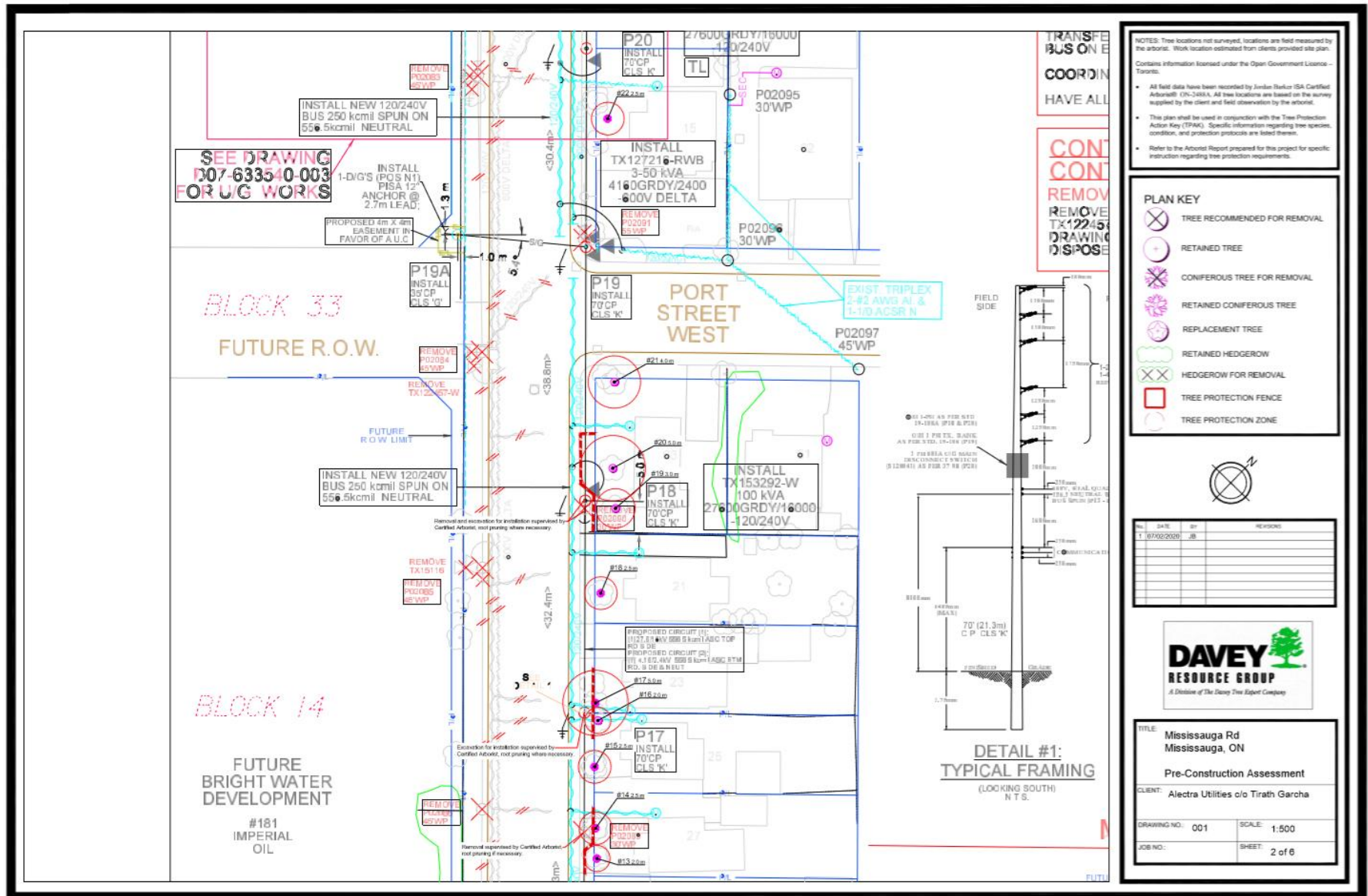
Tree Map Number	Species	Botanical	DBH (cm) @ 1.4 m	Tree Ownership	Protection Distance / Drip line (m)	Health	Structure	Overall Condition	Tree Height (m)	Crown Width (m)	Live Crown Ratio (%)	Deadwood (%)	Nearby Construction	Construction Impact (None, Low, Medium, High)	Action	Recommendation	Permit Required?	Pruning Recommendation	Notes and Observations	Address
1	Crab Apple	Malus profusion	25	City	2.0	Good	Good	Good	5	4	60	5	Remove 55' CP, install 70' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None		53 Lake St
2	Sugar Maple	Acer saccharum	66	Private	5.0	Good	Good	Good	15	10	90	5	Remove 55' CP within drip line	Low	Injure	CP removal supervised by Certified Arborist, root pruning if necessary	Y	Prune branches >5 m above ground for wire clearance		47 Mississauga Rd S
3	Colorado Blue Spruce	Picea pungens 'glauca'	21	Boundary	2.0	Good	Good	Good	9	4	90	0	Remove 55' CP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance		47 Mississauga Rd S
4	Japanese Tree Lilac	Syringa reticulata	46	Private	2.0	Good	Good	Good	5	4	70	0	Remove 55' WP within drip line	Low	Injure	WP removal supervised by Certified Arborist, root pruning if necessary	Y	None	Multistem: 12, 8, 8, 7, 6, 5	43 Mississauga Rd S
5	Norway Maple	Acer platanoides	92	Private	6.0	Good	Good	Good	15	12	70	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		43 Mississauga Rd S
6	Norway Maple	Acer platanoides	62	Private	6.0	Good	Good	Good	15	12	70	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	76 cm at 0.6 m above ground	41 Mississauga Rd S
7	Flowering Cherry	Prunus serrulata	49	Private	3.0	Good	Good	Good	6	6	70	10		None	Retain		N	Prune branches >5 m above ground for wire clearance		39 Mississauga Rd S
8	Norway Maple	Acer platanoides	53	Private	2.5	Fair	Poor	Poor	10	5	80	30	Remove 55' WP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance	Crown dieback; topped	37 Mississauga Rd S
9	Norway Maple	Acer platanoides	71	Boundary	5.0	Good	Good	Good	16	10	80	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		37 Mississauga Rd S
10	Norway Maple	Acer platanoides	58	Private	4.0	Fair	Fair	Fair	16	8	80	15		None	Retain		N	Prune branches >5 m above ground for wire clearance	Crown dieback	33 Mississauga Rd S
11	Red Maple	Acer rubrum	41	Private	3.0	Good	Good	Good	12	6	80	0		None	Retain		N	None		29 Mississauga Rd S
12	Silver Maple	Acer saccharinum	107	Boundary	5.0	Good	Good	Good	16	10	90	10		None	Retain		N	Prune branches >5 m above ground for wire clearance		29 Mississauga Rd S
13	Colorado Blue Spruce	Picea pungens 'glauca'	34	Private	2.0	Good	Good	Good	13	4	90	0	Remove 30' WP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance	Virginia creeper on tree	27 Mississauga Rd S

Tree Map Number	Species	Botanical	DBH (cm) @ 1.4 m	Tree Ownership	Protection Distance / Dripline (m)	Health	Structure	Overall Condition	Tree Height (m)	Crown Width (m)	Live Crown Ratio (%)	Deadwood (%)	Nearby Construction	Construction Impact (None, Low, Medium, High)	Action	Recommendation	Permit Required?	Pruning Recommendation	Notes and Observations	Address
14	Colorado Blue Spruce	<i>Picea pungens 'glauca'</i>	43	Boundary	2.5	Good	Good	Good	13	5	90	5	Remove 30' WP within drip line	Low	Injure	WP removal supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	Virginia creeper on tree	27 Mississauga Rd S
15	Colorado Blue Spruce	<i>Picea pungens 'glauca'</i>	42	Boundary	2.5	Fair	Fair	Fair	12	5	80	10	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		25 Mississauga Rd S
16	Magnolia	<i>Magnolia sp.</i>	12	Private	2.0	Good	Good	Good	5	4	70	0		None	Protect	Protect with tree protection fencing	N	None		25 Mississauga Rd S
17	Norway Spruce	<i>Picea abies</i>	75	Boundary	5.0	Good	Good	Good	15	10	80	5		None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance		23 Mississauga Rd S
18	Colorado Blue Spruce	<i>Picea pungens 'glauca'</i>	18	Private	2.5	Good	Good	Good	6	5	100	0		None	Retain		N	None	Estimated DBH	21 Mississauga Rd S
19	Manitoba Maple	<i>Acer negundo</i>	49	Private	3.0	Fair	Fair	Fair	12	6	80	10	Remove 30' WP, install 70' CP within drip line	Low	Injure	WP removal and excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	Lean	63 Port St W
20	Norway Maple	<i>Acer platanoides</i>	68	Private	5.0	Good	Good	Good	16	10	80	0	Remove 30' WP, install 70' CP within drip line	Low	Injure	WP removal and excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		63 Port St W
21	Norway Maple	<i>Acer platanoides</i>	65	Private	4.0	Good	Good	Good	12	8	70	5		None	Retain		N	Prune branches >5 m above ground for wire clearance		63 Port St W
22	Norway Spruce	<i>Picea abies</i>	40	Private	2.5	Good	Good	Good	11	5	80	5		None	Retain		N	None		15 Mississauga Rd S
23	European Beech	<i>Fagus sylvatica</i>	8	Private	1.5	Good	Good	Good	3	3	90	0	Remove 65' WP, install 65' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None		9 Mississauga Rd N
24	Norway Maple	<i>Acer platanoides</i>	58	Private	2.0	Poor	Poor	Poor	12	4	80	50	Install 65' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None	Crown dieback; major deadwood	13 Mississauga Rd N
25	Japanese Tree Lilac	<i>Syringa reticulata</i>	7	Boundary	1.0	Good	Good	Good	4	2	60	0		None	Retain		N	None		15 Mississauga Rd N
26	Silver Maple	<i>Acer saccharinum</i>	84	Boundary	4.0	Good	Good	Good	16	8	80	5		None	Retain		N	None	Cavities	17 Mississauga Rd N

Tree Map Number	Species	Botanical	DBH (cm) @ 1.4 m	Tree Ownership	Protection Distance / Dripline (m)	Health	Structure	Overall Condition	Tree Height (m)	Crown Width (m)	Live Crown Ratio (%)	Deadwood (%)	Nearby Construction	Construction Impact (None, Low, Medium, High)	Action	Recommendation	Permit Required?	Pruning Recommendation	Notes and Observations	Address
27	Norway Maple	Acer saccharum	6	City	1.0	Good	Good	Good	5	2	80	0		None	Retain		N	None	10 cm East of existing utility pole	14 Mississauga Rd N
28	Crab Apple	Malus profusion	54	Private	3.5	Good	Good	Good	8	7	70	0		None	Retain		N	None		10 Mississauga Rd N
29	Colorado Blue Spruce	Picea pungens 'glauca'	48	Private	2.5	Good	Good	Good	14	5	80	5		None	Retain		N	None		6 Mississauga Rd N
30	Colorado Blue Spruce	Picea pungens 'glauca'	40	Private	2.5	Good	Good	Good	10	5	90	10	Trenching within drip line; Remove 50' WP outside drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH	181 Lakeshore Rd W
31	Manitoba Maple	Acer negundo	41	Boundary	2.0	Poor	Poor	Poor	6	4	60	10	Remove 50' WP, install 35' CP within drip line	High	Remove	Remove tree prior to construction	Y	None	Utility pole guy wires fastened to tree; Grape vine on it	181 Lakeshore Rd W
32	Japanese Tree Lilac	Syringa reticulata	25	Private	2.0	Good	Fair	Good	5	4	70	5	Trenching within drip line	Medium	Injure	Root excavation by hydro vac or air spade supervised by Certified Arborist, root pruning where necessary	Y	None	Estimated DBH; Behind fence	181 Lakeshore Rd W
33	Japanese Tree Lilac	Syringa reticulata	33	Private	2.0	Good	Fair	Good	5	4	70	5	Trenching within drip line	Medium	Injure	Root excavation by hydro vac or air spade supervised by Certified Arborist, root pruning where necessary	Y	None	Estimated DBH; Behind fence	181 Lakeshore Rd W
34	Japanese Tree Lilac	Syringa reticulata	32	Private	2.0	Good	Good	Good	5	4	70	0	Trenching within drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH; Behind fence; Multistem 12, 10, 10	181 Lakeshore Rd W
35	Japanese Tree Lilac	Syringa reticulata	32	Private	2.0	Good	Good	Good	4	4	70	0	Trenching within drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH; Multistem 12, 11, 9	181 Lakeshore Rd W
36	Japanese Tree Lilac	Syringa reticulata	22	Private	2.0	Good	Good	Good	4	4	70	0	Trenching outside drip line	None	Protect	Protect with tree protection fencing	N	None	Estimated DBH	181 Lakeshore Rd W
37	Japanese Tree Lilac	Syringa reticulata	27	Private	2.0	Fair	Fair	Fair	5	4	80	15		None	Protect	Protect with tree protection fencing	N	None	Estimated DBH	181 Lakeshore Rd W

Appendix 2 – Tree Protection Plan

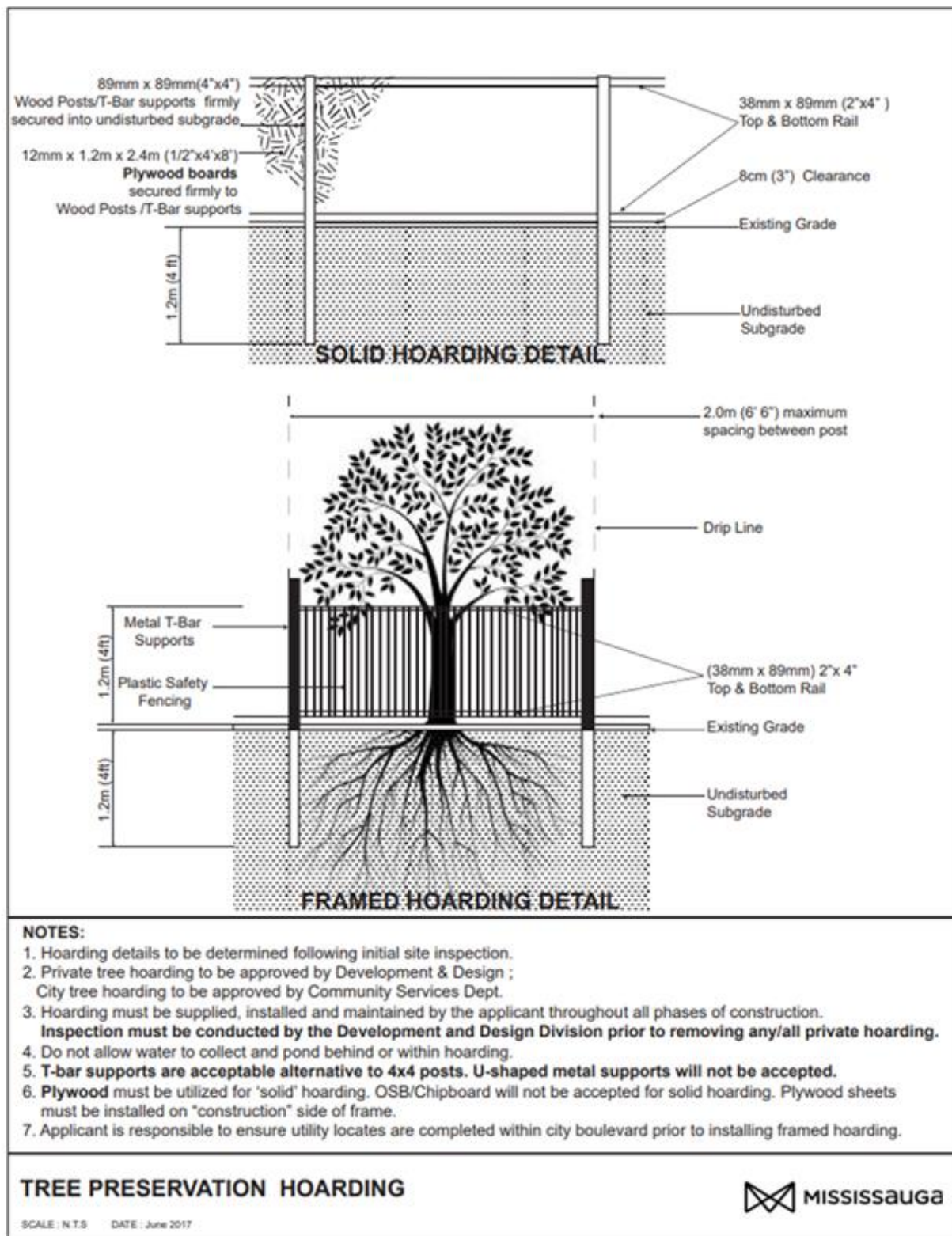








Appendix 3 – Hoarding Specifications



Appendix 4 – References

1. ISA, 2001-2011. Best Management Practices, Books 1-9, Companion publications to ANSI A300 Standards for Tree Care
2. Dujesiefken, Dr. Dirk, 2012. Director of the Institute for Tree Care in Germany, The CODIT Principle, research presented on cambial regrowth on trees after injury at the Annual ISA Conference in Kingston Ontario
3. Sinclair and Lyon, 2005. Diseases of Trees and Shrubs, Second Edition
4. ISA, 2010. Glossary of Arboricultural Terms
5. Neely and Watson, ISA, 1994 and 1998. The Landscape Below Ground 1 and 2
6. Matheny and Clark, ISA, 1994. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas, 2nd Edition
7. Matheny and Clark, ISA 1998. Trees and Development, A Technical Guide to Preservation of Tree During Land Development
8. PNW-ISA, 2011. Tree Risk Assessment in Rural Areas and Urban/Rural Interface, Version 1-5
9. Todd Hurt & Bob Westerfield, 2005. Tree Protection During Construction and Landscaping Activities

Appendix 5 – Glossary of Common Arboricultural Terms

Arborist	A professional who possesses the technical competence gained through experience and related training to provide for or supervise the management of trees and other woody plants in residential, commercial, and public landscapes.
ANSI A300	Acronym for American National Standards Institute. In the United States, industry-developed, national consensus standards of practice for tree care.
Bark Tracing	Cutting away torn or injured bark to leave a smooth edge.
Branch Bark Ridge	Raised strip of bark at the top of a branch union, where the growth and expansion of the trunk or parent stem and adjoining branch push the bark into a ridge.
Callus wood	Undifferentiated tissue formed by the cambium, usually as the result of wounding.
Clinometer	A device used to calculate the height of trees.
Consulting Arborist	An Arboricultural consultant is one of the following: <ul style="list-style-type: none"> American Society of Consulting Arborists, Registered Consulting Arborist (ASCA RCA#___) International Society of Arboriculture, Board Certified Master Arborist (ISA BCMA #___B) ISA Certified Arborist/Municipal Specialist in good standing for a minimum of 6 years with 6 years of proven experience in a management role related to arboriculture, and has attested and signed to a code of ethics related to arboriculture (ISA#_____)
Compartmentalization	Natural defense process in trees by which chemical and physical boundaries are created that act to limit the spread of disease and decay organisms
Critical Root Zone – (CRZ)	Area of soil around a tree where the minimum amounts of roots considered critical to the structural stability or health of the tree are located. CRZ determination is sometimes based on the drip line or a multiple of dbh (12:1, 12cm of ground distance from the trunk for every cm of dbh) but because root growth is often asymmetric due to site conditions, on-site investigation is preferred.
Daylighting	Also known as Hydro-vac, this is the process by which soil is vacuumed up. In the context of tree care this allows workers to access the soil below the roots without mortal damage to significant roots.
DBH	Acronym for tree diameter at breast height. Measured at 1.4m above ground.
Decurrent	Rounded or spreading growth habit of the tree crown.
Directional Pruning	Providing clearance by pruning branches that could significantly affect the integrity of utility facilities or other structures, and leaving in place branches that could have little or no effect.
Dripline	Imaginary line defined by the branch spread of a single parent or group of plants

Excurrent	Tree growth habit characterized by a central leader and a pyramidal crown.
Included bark	Bark that becomes embedded in a crotch (union) between branch and trunk or between codominant stems. Causes a weak structure.
Lion's Tailing	Poor pruning practice in which an excessive number of branches are thinned from the inside and lower part of specific limbs or a tree crown, leaving mostly terminal foliage. Results in poor branch taper, poor wind load distribution, and higher risk of branch failure.
MTPZ	Acronym for Minimum Tree Protection Zone, also known as the Structural Root Zone (SRZ), which is the distance from the tree equal to 6 times the dbh, within which the likelihood of encountering roots that are structural supports for the tree.
Moment	Rotational force that is created by any line force on a body. The magnitude of a moment is defined as the product of the force magnitude and perpendicular distance from the line of action of the force to the axis of which the moment is being calculated.
Mortality Spiral	A sequence of stressful events or conditions causing the decline and eventual death of a tree.
Mulch	Material that is spread or sometimes sprayed on the soil surface to reduce weed growth, to retain soil moisture and moderate temperature extremes, to reduce compaction from pedestrian traffic or to prevent damage from lawn-maintenance equipment, to reduce erosion or soil spattering onto adjacent surfaces, to improve soil quality through its eventual decomposition, and/or to improve aesthetic appearance of the landscape. Mulch can be composed of chipped, ground, or shredded organic material such as bark, wood, or recycled paper; unmodified organic material such as seed hulls; organic fiber blankets or mats; or inorganic material such as plastic sheeting.
Organic Matter	Material derived from the growth (and death) of living organisms. The organic components of the soil.
CRZ	Acronym for Critical Root Zone, also known as the Critical Root Zone (see definition above), within which there is a high likelihood of encountering roots that are necessary for the survival for the tree.
Project Arborist	The consulting arborist retained to provide all tree preservation recommendations to the project manager or contractors on a given construction project.
Qualified Arborist	An arborist who has documented related training (i.e. ISA, MTCU, or equivalent) and on-the-job experience (minimum of 5 years)
Radial trenching	Technique for aerating the soil or alleviating compaction around a tree by removing and replacing soil (which may be amended) in trenches (typically 300mm deep and 150mm wide) made in a spoke like pattern (radially from the trunk) in the root zone to

	improve conditions for root growth.
Reaction Wood	Wood formed in leaning or crooked stems or on lower or upper sides of branches as a means of counteracting the effects of gravity.
Removal Cut	A cut that removes a branch at its point of origin. Collar cut.
Reduction Cut	A pruning cut that reduces the length of a branch or stem back to a lateral branch large enough to assume apical dominance.
Resistograph®	A brand name of a device consisting of a specialized micro-drill bit that drills into trees and graphs density differences that are used to detect decay.
Soft-Scaped	Landscaping practices that do not involved solid or deeply-dug foundations. Patios consisting of slab rocks laid on-top of the soil with minimal excavation and base (less than 10cm) and causing minimal damage to existing tree roots.
Static Support System	Cabling system that utilizes rigid materials such as rods and steel cables to limit movement and provide constant support of limbs.
Structural cells	Modular system consisting of units of soil and integrated support structures that serve both as a foundation for paved surfaces and a hospitable environment for tree root growth,
Structural pruning	Pruning to establish a strong arrangement or system of scaffold branches.
Structural Soil™	Pavement substrate that can be compacted to meet engineering specifications yet remains penetrable by tree roots in the urban environment. Composed of angular crushed stone, clay loam, and hydrogel mixed in a weight ratio of 100:20:0.03. Developed at the Urban Horticulture Institute, Cornell University, Ithaca, NY.
Supersonic Air Excavation Techniques (SSAT)	A methodology using a device that directs a jet of highly compressed air to excavate soil. Used within the root zone of trees to avoid or minimizing damage to the roots, or near underground structures such as pipes and wires to avoid or minimize damage to them.
Tree Protection Zone (TPZ)	Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction. TPZ is sometimes based on a minimum multiple of dbh (e.g. 6:1, 6cm of ground distance from the trunk for 1cm of dbh)
Walls	<p>Trees have 4 walls in a process known as compartmentalization.</p> <ul style="list-style-type: none"> • Wall 1 prevents decay moving up and down in a tree • Wall 2 prevents decay moving inward in a tree • Wall 3 prevents decay moving laterally in a tree • Wall 4 is the new growth formed on the outside of the tree, callus growth.
Woundwood	Lignified, differentiated tissues produced on woody plants after wounding.



Appendix 6 – Arborist Qualifications



Jordan Barker is a Consulting Arborist with Davey Resource Group. His formal education includes a Bachelor of Science in Biology from Western University and a Master of Science in Biology with a focus in Forest Ecology from McMaster University. Mr. Barker has five years of varied work experience in the forestry, arboriculture, and ecological assessment fields. Mr. Barker has worked with DRG as an Inventory Arborist and Consulting Arborist.

Certifications

ISA Certified Arborist (ON-2488A)

ISA Tree Risk Assessment Qualification

Butternut Health Assessor (#663)

Wetland Evaluator

Appendix 7 – Photographs

Branches within the yellow boxes are recommended to be pruned.



Figure 1. Tree #1.



Figure 2. Tree #2.



Figure 3. Left: Trees #3 and #4 from right to left. Right: Tree #3.



Figure 4. Left: Trees #5 and #6 from right to left. Right: Trees #5 and #6 from foreground to background.



Figure 5. Left: Trees #7 and #8 from right to left. Right: Tree #7.



Figure 6. Tree #9.



Figure 7. Tree #10.

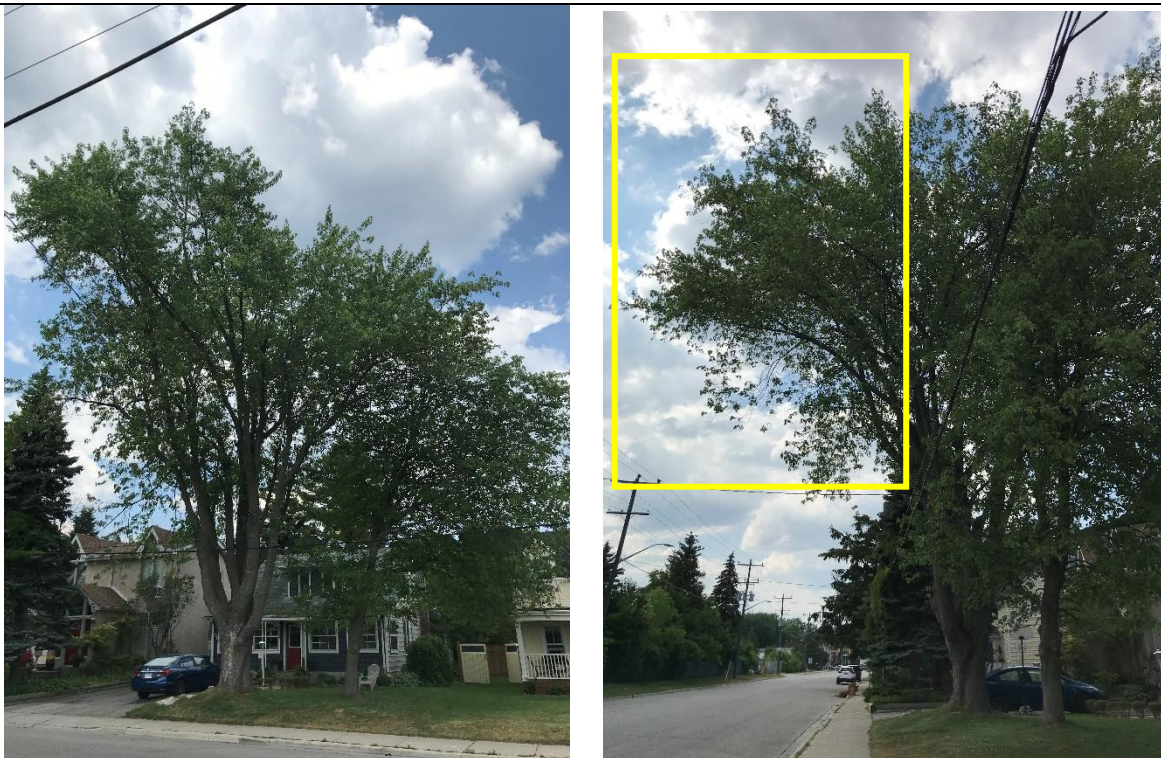


Figure 8. Left: Tree #11 and #12 from right to left. Right: Trees #11 and #12 from foreground to background.

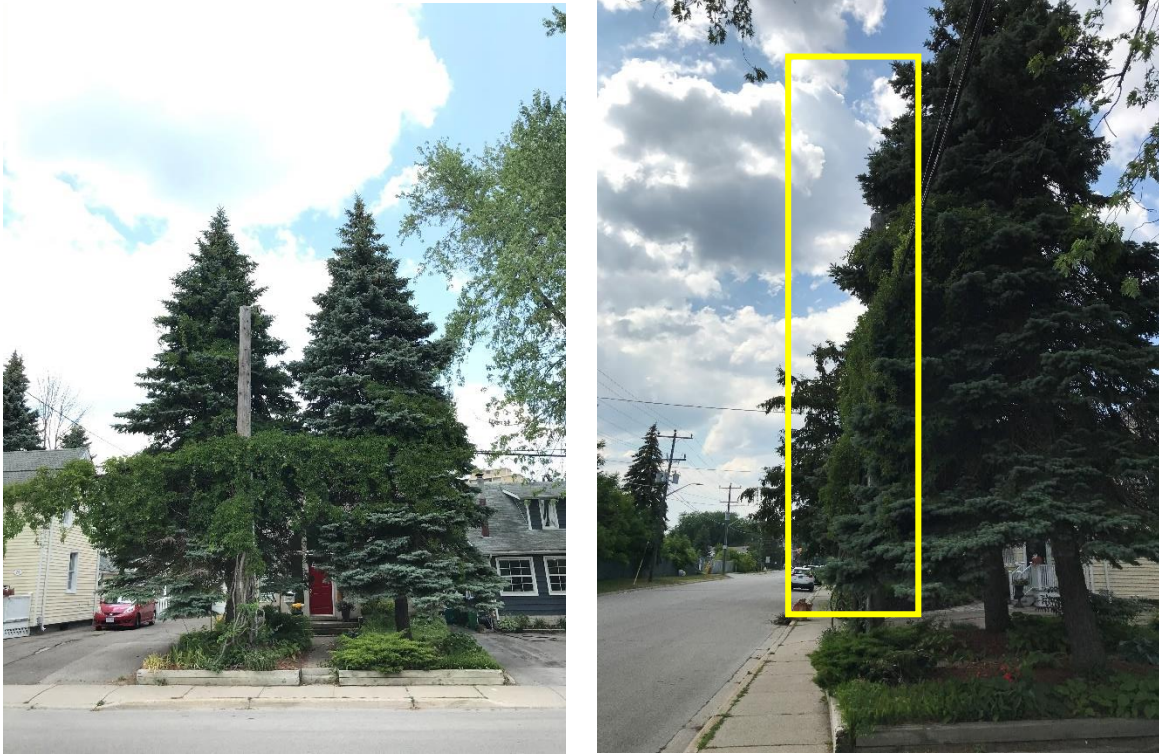


Figure 9. Left: Trees #13 and #14 from right to left. Right: Tree #13.



Figure 10. Left: Tree #15. Right: Tree #15 (foreground).



Figure 11. Left: Trees #16 and #17 from right to left. Right: Tree #17.



Figure 12. Left: Tree #18. Right: Tree #18 (foreground).



Figure 13. Left: Trees #19 and #20 from right to left. Right: Trees #19 and #20 (background).



Figure 14. Tree #21.



Figure 15. Tree #22.



Figure 16. Tree #23



Figure 17. Left: Trees #24-#26 from right to left. Right: Trees #24-#26 from foreground to background.



Figure 18. Tree #27



Figure 19. Tree #28



Figure 20. Tree #29



Figure 21. Tree #30 (foreground) and #35 (behind/under tree #30).



Figure 22. Tree #31



Figure 23. Trees #32-34 from right to left



Figure 24. Tree #37

Conditions of Assessment Agreement

This Conditions of Assessment Agreement is made pursuant to and as a provision of Davey Resource Group, a division of The Davey Tree Expert Co. of Canada, Limited ("Davey"), providing tree assessment services as agreed to between the parties, the terms and substance of which are incorporated in and made a part of this Agreement (collectively the "Services").

Trees are living organisms that are subject to stress and conditions and which inherently impose some degree or level of risk. Unless a tree is removed, the risk cannot be eliminated entirely. Tree conditions may also change over time even if there is no external evidence or manifestation. In that Davey provides the Services at a point in time utilizing applicable standard industry practices, any conclusions and recommendations provided are relevant only to the facts and conditions at the time the Services are performed. Given that Davey cannot predict or otherwise determine subsequent developments, Davey will not be liable for any such developments, acts, or conditions that occur including, but not limited to, decay, deterioration, or damage from any cause, insect infestation, acts of god or nature or otherwise.

Unless otherwise stated in writing, assessments are performed visually from the ground on the above-ground portions of the tree(s). However, the outward appearance of trees may conceal defects. **Therefore, to the extent permitted by law, Davey does not make and expressly disclaims any warranties or representations of any kind, express or implied, with respect to completeness or accuracy of the information contained in the reports or findings resulting from the Services beyond that expressly contracted for by Davey in writing, including, but not limited to, performing diagnosis or identifying hazards or conditions not within the scope of the Services or not readily discoverable using the methods applied pursuant to applicable standard industry practices.** Further, Davey's liability for any claim, damage or loss caused by or related to the Services shall be limited to the work expressly contracted for.

In performing the Services, Davey may have reviewed publicly available or other third- party records or conducted interviews, and has assumed the genuineness of such documents and statements. Davey disclaims any liability for errors, omissions, or inaccuracies resulting from or contained in any information obtained from any third- party or publicly available source.

Except as agreed to between the parties prior to the Services being performed, the reports and recommendations resulting from the Services may not be used by any other party or for any other purpose. The undersigned also agrees, to the extent permitted by law, to protect, indemnify, defend and hold Davey harmless from and against any and all claims, demands, actions, rights and causes of action of every kind and nature, including actions for contribution or indemnity, that may hereafter at any time be asserted against Davey or another party, including, but not limited to, bodily injury or death or property damage arising in any manner from or in any way related to any disclaimers or limitations in this Agreement.

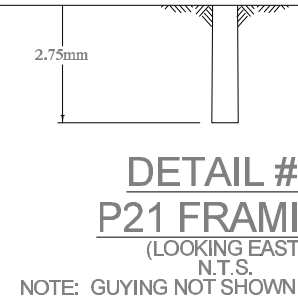
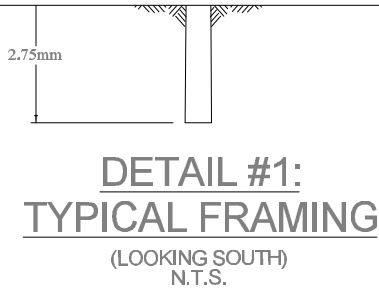
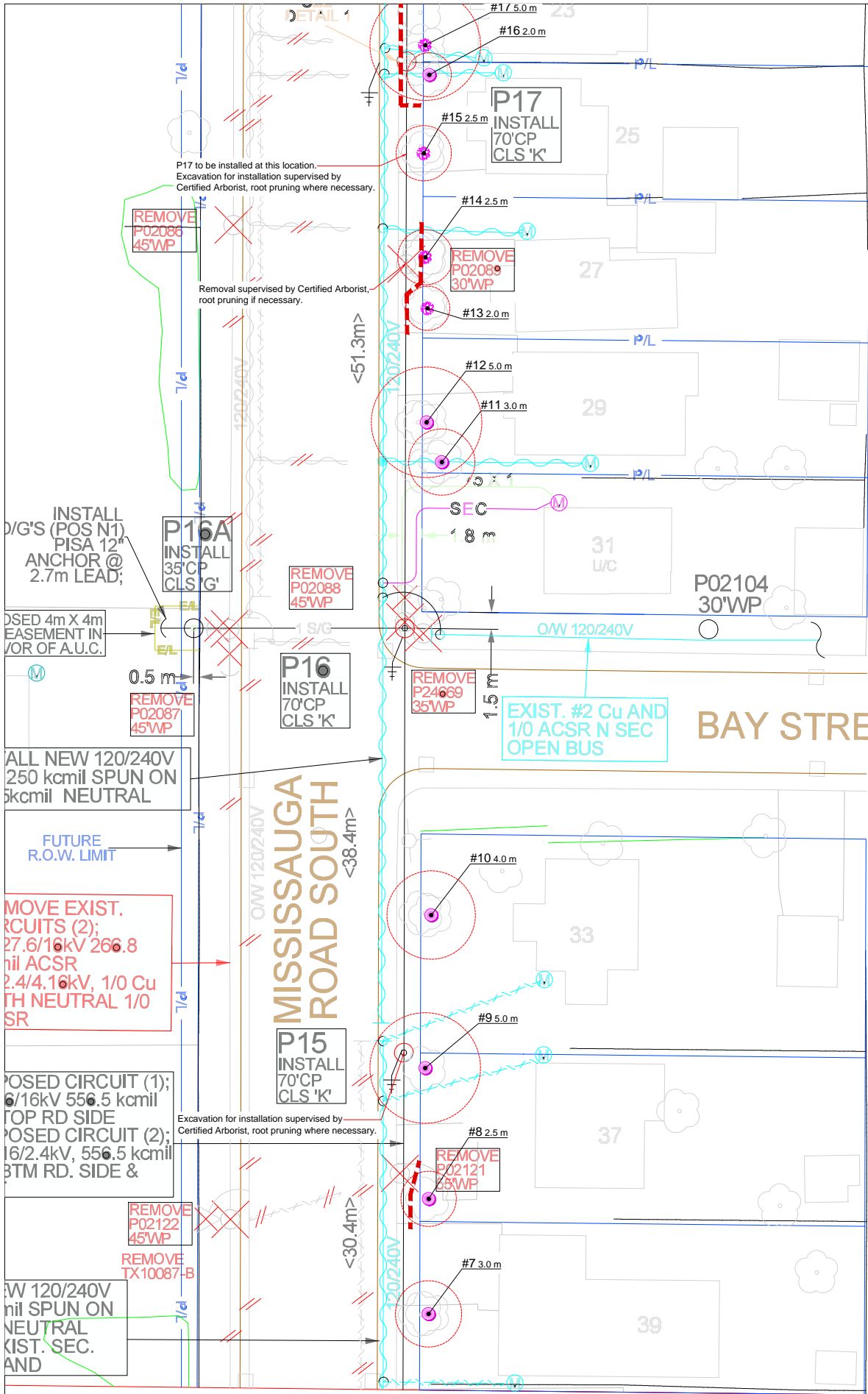
By accepting or using the Services, the customer will be deemed to have agreed to the terms of this Agreement, even if it is not signed.

Acknowledged by:

Name of Customer: Joel Lacombe

Authorized Signature: Joel Lacombe

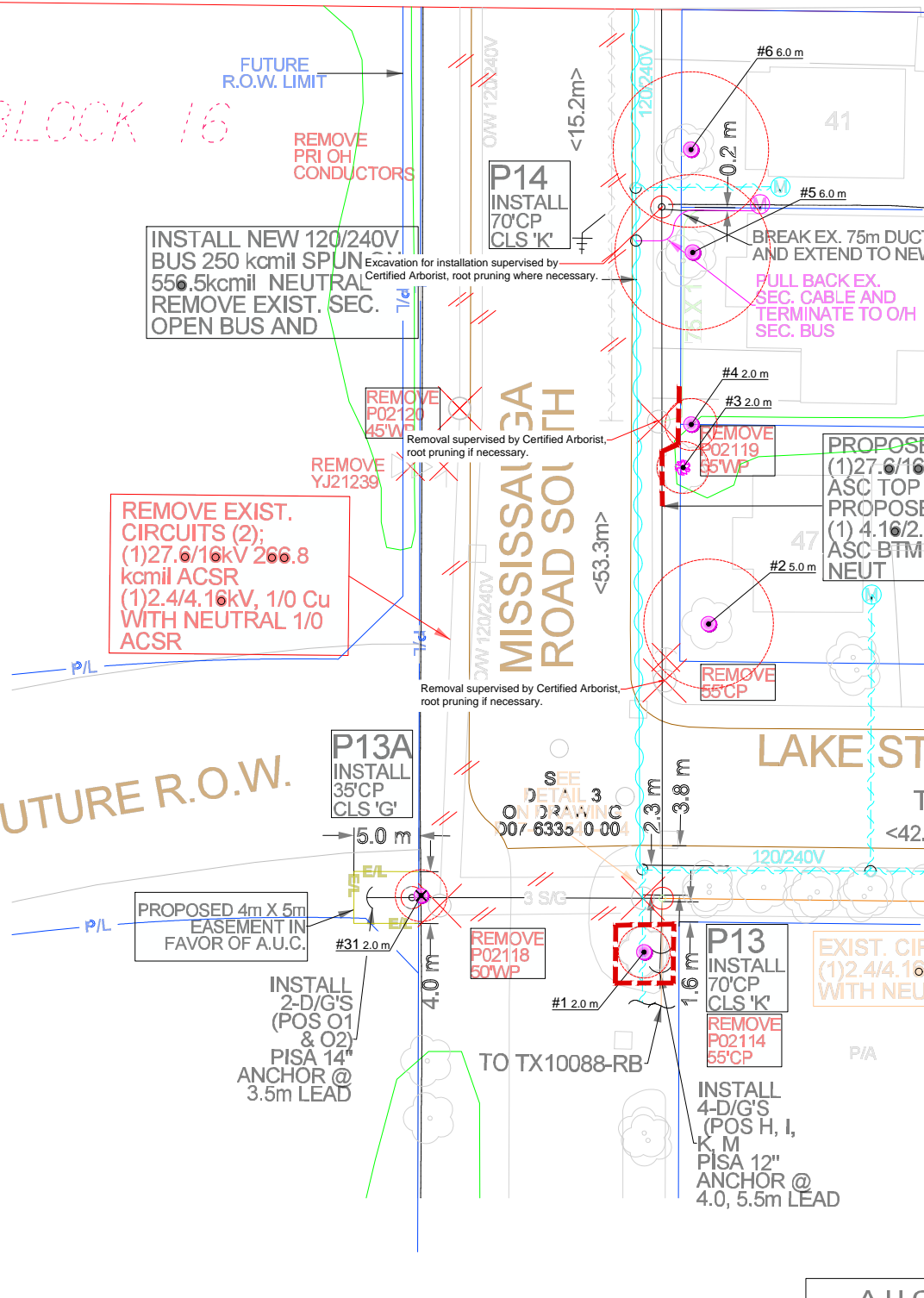
Date: 07-15-2020



MATCH LINE 'A-A'

BLOCK 16

FUTURE R.O.W.



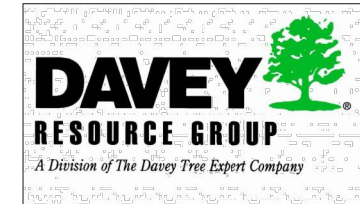
NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

Contains information licensed under the Open Government Licence – Toronto.

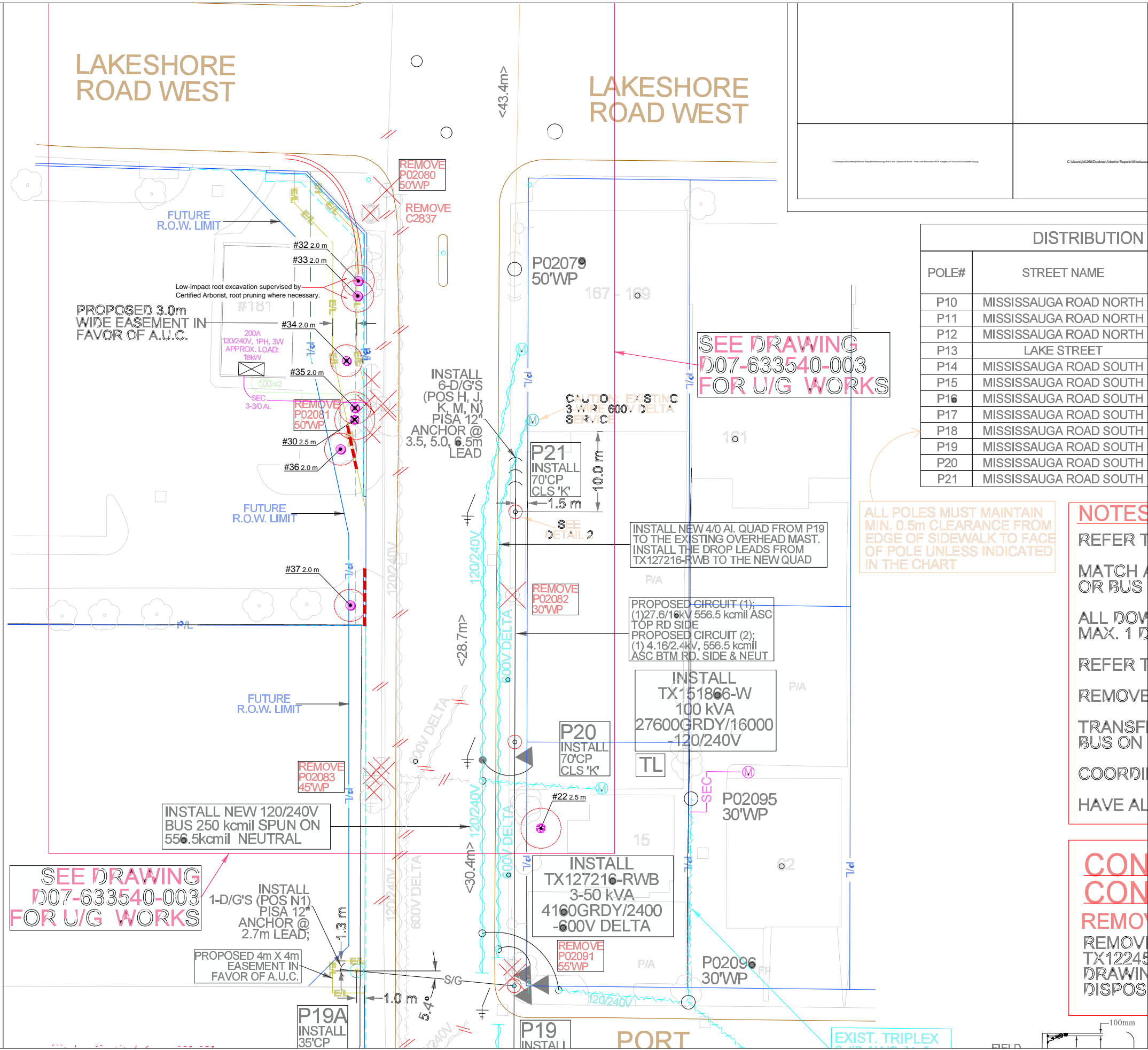
- All field data have been recorded by Jordan Barker ISA Certified Arborist® ON-2488A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

- PLAN KEY
- TREE RECOMMENDED FOR REMOVAL
 - RETAINED TREE
 - CONIFEROUS TREE FOR REMOVAL
 - RETAINED CONIFEROUS TREE
 - REPLACEMENT TREE
 - RETAINED HEDGEROW
 - HEDGEROW FOR REMOVAL
 - TREE PROTECTION FENCE
 - TREE PROTECTION ZONE

No.	DATE	BY	REVISIONS
1	07/02/2020	JB	



TITLE:	Mississauga Rd Mississauga, ON
	Pre-Construction Assessment
CLIENT:	Alectra Utilities c/o Tirath Garcha
DRAWING NO.:	001
SCALE:	1:500
JOB NO.:	
SHEET:	1 of 6



DISTRIBUTION	
POLE#	STREET NAME
P10	MISSISSAUGA ROAD NORTH
P11	MISSISSAUGA ROAD NORTH
P12	MISSISSAUGA ROAD NORTH
P13	LAKE STREET
P14	MISSISSAUGA ROAD SOUTH
P15	MISSISSAUGA ROAD SOUTH
P16	MISSISSAUGA ROAD SOUTH
P17	MISSISSAUGA ROAD SOUTH
P18	MISSISSAUGA ROAD SOUTH
P19	MISSISSAUGA ROAD SOUTH
P20	MISSISSAUGA ROAD SOUTH
P21	MISSISSAUGA ROAD SOUTH

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

Contains information licensed under the Open Government Licence – Toronto.

- All field data have been recorded by Jordan Barker ISA Certified Arborist® ON-2488A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY

- TREE RECOMMENDED FOR REMOVAL
- RETAINED TREE
- CONIFEROUS TREE FOR REMOVAL
- RETAINED CONIFEROUS TREE
- REPLACEMENT TREE
- RETAINED HEDGEROW
- HEDGEROW FOR REMOVAL
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE

NOTES

REFER TO DRAWING 002 FOR MATCH LINE OR BUS

ALL DOWNSPUTS MAX. 1 m

REFER TO DRAWING 002 FOR REMOVE TRANSFORMER BUS ON COORDINATE HAVE ALL

No.	DATE	BY	REVISIONS
1	07/02/2020	JB	



TITLE: Mississauga Rd
Mississauga, ON

Pre-Construction Assessment

CLIENT: Alectra Utilities c/o Tirath Garcha

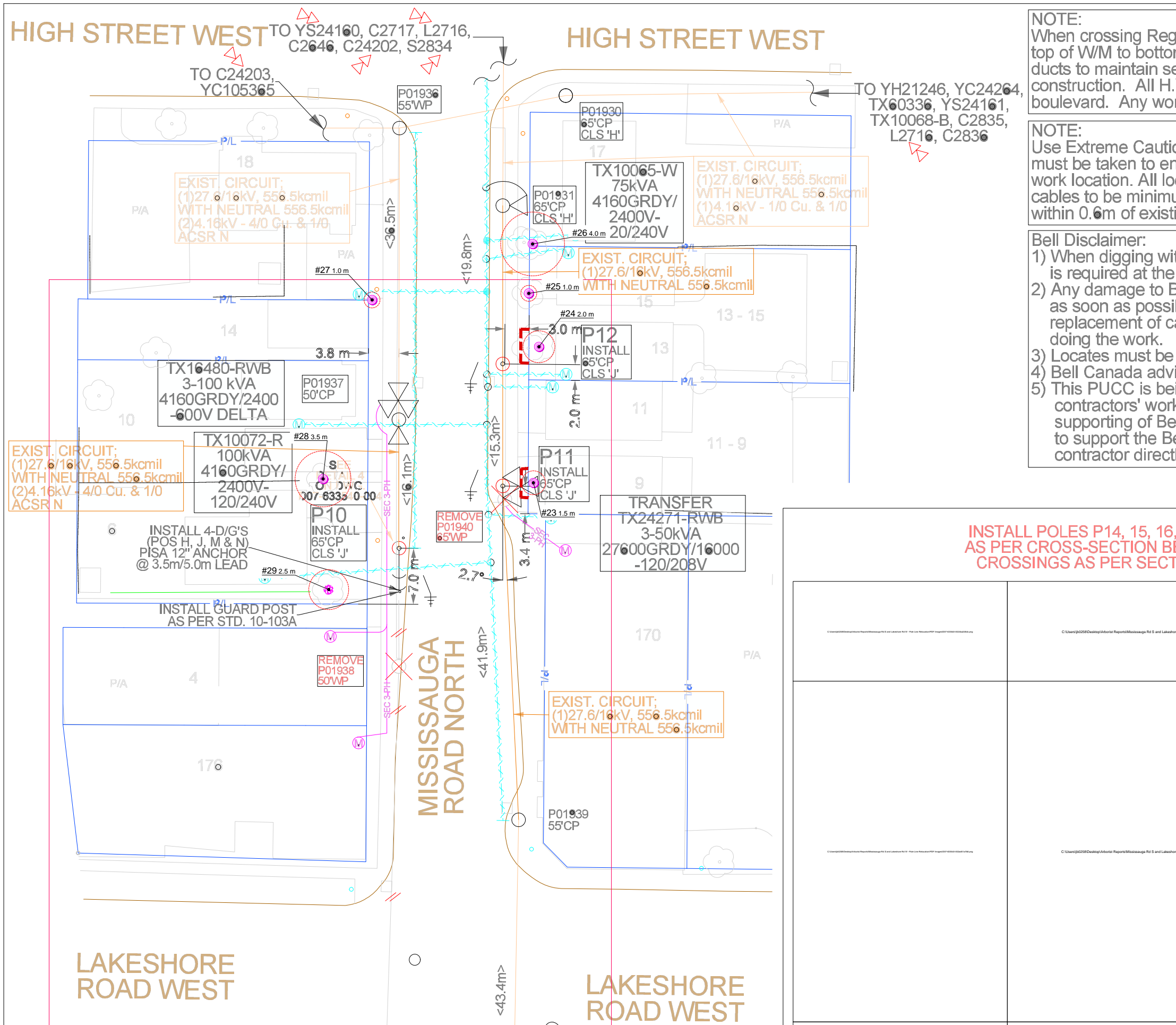
DRAWING NO.: 001	SCALE: 1:500
JOB NO.:	SHEET: 3 of 6

HIGH STREET WEST

TO YS24160, C2717, L2716,
C2646, C24202, S2834

HIGH STREET WEST

TO YH21246, YC24264,
TX60336, YS24161,
TX10068-B, C2835,
L2716, C2836



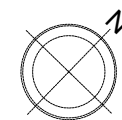
NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

Contains information licensed under the Open Government Licence - Toronto.

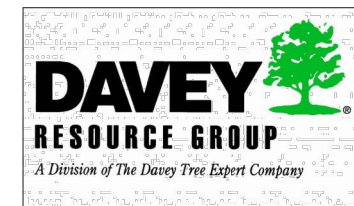
- All field data have been recorded by Jordan Barker ISA Certified Arborist® ON-2488A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY

- TREE RECOMMENDED FOR REMOVAL
- RETAINED TREE
- CONIFEROUS TREE FOR REMOVAL
- RETAINED CONIFEROUS TREE
- REPLACEMENT TREE
- RETAINED HEDGEROW
- HEDGEROW FOR REMOVAL
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	07/02/2020	JB	



TITLE:	Mississauga Rd Mississauga, ON
	Pre-Construction Assessment
CLIENT:	Alectra Utilities c/o Tirath Garcha
DRAWING NO.:	001
SCALE:	1:500
JOB NO.:	
SHEET:	4 of 6

Tree Map Number	Species	Botanical	DBH (cm) @ 1.4 m	Tree Ownership	Protection Distance / Dripline (m)	Health	Structure	Overall Condition	Tree Height (m)	Crown Width (m)	Live Crown Ratio (%)	Deadwood (%)	Nearby Construction	Construction Impact (None, Low, Medium, High)	Action	Recommendation	Permit Required? (Y/N)	Pruning Recommendation	Notes and Observations	Address
1	Crab Apple	Malus profusion	25	City	2.0	Good	Good	Good	5	4	60	5	Remove 55' CP, install 70' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None		53 Lake St
2	Sugar Maple	Acer saccharum	66	Private	5.0	Good	Good	Good	15	10	90	5	Remove 55' CP within drip line	Low	Injure	CP removal supervised by Certified Arborist, root pruning if necessary	Y	Prune branches >5 m above ground for wire clearance		47 Mississauga Rd S
3	Colorado Blue Spruce	Picea pungens 'glauca'	21	Boundary	2.0	Good	Good	Good	9	4	90	0	Remove 55' CP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance		47 Mississauga Rd S
4	Japanese Tree Lilac	Syringa reticulata	46	Private	2.0	Good	Good	Good	5	4	70	0	Remove 55' WP within drip line	Low	Injure	WP removal supervised by Certified Arborist, root pruning if necessary	Y	None	Multistem: 12, 8, 8, 7, 6, 5	43 Mississauga Rd S
5	Norway Maple	Acer platanoides	92	Private	6.0	Good	Good	Good	15	12	70	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		43 Mississauga Rd S
6	Norway Maple	Acer platanoides	62	Private	6.0	Good	Good	Good	15	12	70	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	76 cm at 0.6 m above ground	41 Mississauga Rd S
7	Flowering Cherry	Prunus serrulata	49	Private	3.0	Good	Good	Good	6	6	70	10		None	Retain		N	Prune branches >5 m above ground for wire clearance		39 Mississauga Rd S
8	Norway Maple	Acer platanoides	53	Private	2.5	Fair	Poor	Poor	10	5	80	30	Remove 55' WP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance	Crown dieback; topped	37 Mississauga Rd S
9	Norway Maple	Acer platanoides	71	Boundary	5.0	Good	Good	Good	16	10	80	0	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		37 Mississauga Rd S
10	Norway Maple	Acer platanoides	58	Private	4.0	Fair	Fair	Fair	16	8	80	15		None	Retain		N	Prune branches >5 m above ground for wire clearance	Crown dieback	33 Mississauga Rd S
11	Red Maple	Acer rubrum	41	Private	3.0	Good	Good	Good	12	6	80	0		None	Retain		N	None		29 Mississauga Rd S
12	Silver Maple	Acer saccharinum	107	Boundary	5.0	Good	Good	Good	16	10	90	10		None	Retain		N	Prune branches >5 m above ground for wire clearance		29 Mississauga Rd S
13	Colorado Blue Spruce	Picea pungens 'glauca'	34	Private	2.0	Good	Good	Good	13	4	90	0	Remove 30' WP outside drip line	None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance	Virginia creeper on tree	27 Mississauga Rd S
14	Colorado Blue Spruce	Picea pungens 'glauca'	43	Boundary	2.5	Good	Good	Good	13	5	90	5	Remove 30' WP within drip line	Low	Injure	WP removal supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	Virginia creeper on tree	27 Mississauga Rd S
15	Colorado Blue Spruce	Picea pungens 'glauca'	42	Boundary	2.5	Fair	Fair	Fair	12	5	80	10	Install 70' CP within drip line	Medium	Injure	Excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		25 Mississauga Rd S
16	Magnolia	Magnolia sp.	12	Private	2.0	Good	Good	Good	5	4	70	0		None	Protect	Protect with tree protection fencing	N	None		25 Mississauga Rd S
17	Norway Spruce	Picea abies	75	Boundary	5.0	Good	Good	Good	15	10	80	5		None	Protect	Protect with tree protection fencing	N	Prune branches >5 m above ground for wire clearance		23 Mississauga Rd S
18	Colorado Blue Spruce	Picea pungens 'glauca'	18	Private	2.5	Good	Good	Good	6	5	100	0		None	Retain		N	None	Estimated DBH	21 Mississauga Rd S
19	Manitoba Maple	Acer negundo	49	Private	3.0	Fair	Fair	Fair	12	6	80	10	Remove 30' WP, install 70' CP within drip line	Low	Injure	WP removal and excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance	Lean	63 Port St W
20	Norway Maple	Acer platanoides	68	Private	5.0	Good	Good	Good	16	10	80	0	Remove 30' WP, install 70' CP within drip line	Low	Injure	WP removal and excavation supervised by Certified Arborist, root pruning where necessary	Y	Prune branches >5 m above ground for wire clearance		63 Port St W
21	Norway Maple	Acer platanoides	65	Private	4.0	Good	Good	Good	12	8	70	5		None	Retain		N	Prune branches >5 m above ground for wire clearance		63 Port St W
22	Norway Spruce	Picea abies	40	Private	2.5	Good	Good	Good	11	5	80	5		None	Retain		N	None		15 Mississauga Rd S
23	European Beech	Fagus sylvatica	8	Private	1.5	Good	Good	Good	3	3	90	0	Remove 65' WP, install 65' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None		9 Mississauga Rd N
24	Norway Maple	Acer platanoides	58	Private	2.0	Poor	Poor	Poor	12	4	80	50	Install 65' CP outside drip line	None	Protect	Protect with tree protection fencing	N	None	Crown dieback; major deadwood	13 Mississauga Rd N
25	Japanese Tree Lilac	Syringa reticulata	7	Boundary	1.0	Good	Good	Good	4	2	60	0		None	Retain		N	None		15 Mississauga Rd N
26	Silver Maple	Acer saccharinum	84	Boundary	4.0	Good	Good	Good	16	8	80	5		None	Retain		N	None	Cavities	17 Mississauga Rd N
27	Norway Maple	Acer saccharum	6	City	1.0	Good	Good	Good	5	2	80	0		None	Retain		N	None	10 cm East of existing utility pole	14 Mississauga Rd N
28	Crab Apple	Malus profusion	54	Private	3.5	Good	Good	Good	8	7	70	0		None	Retain		N	None		10 Mississauga Rd N
29	Colorado Blue Spruce	Picea pungens 'glauca'	48	Private	2.5	Good	Good	Good	14	5	80	5		None	Retain		N	None		6 Mississauga Rd N
30	Colorado Blue Spruce	Picea pungens 'glauca'	40	Private	2.5	Good	Good	Good	10	5	90	10	Trenching within drip line; Remove 50' WP outside drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH	181 Lakeshore Rd W
31	Manitoba Maple	Acer negundo	41	Boundary	2.0	Poor	Poor	Poor	6	4	60	10	Remove 50' WP, install 35' CP within drip line	High	Remove	Remove tree prior to construction	Y	None	Utility pole guy wires fastened to tree; Grape vine on it	181 Lakeshore Rd W
32	Japanese Tree Lilac	Syringa reticulata	25	Private	2.0	Good	Fair	Good	5	4	70	5	Trenching within drip line	Medium	Injure	Root excavation by hydro vac or air spade supervised by Certified Arborist, root pruning where necessary	Y	None	Estimated DBH; Behind fence	181 Lakeshore Rd W
33	Japanese Tree Lilac	Syringa reticulata	33	Private	2.0	Good	Fair	Good	5	4	70	5	Trenching within drip line	Medium	Injure	Root excavation by hydro vac or air spade supervised by Certified Arborist, root pruning where necessary	Y	None	Estimated DBH; Behind fence	181 Lakeshore Rd W
34	Japanese Tree Lilac	Syringa reticulata	32	Private	2.0	Good	Good	Good	5	4	70	0	Trenching within drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH; Behind fence; Multistem 12, 10, 10	181 Lakeshore Rd W
35	Japanese Tree Lilac	Syringa reticulata	32	Private	2.0	Good	Good	Good	4	4	70	0	Trenching within drip line	High	Remove	Remove tree prior to construction	Y	None	Estimated DBH; Behind fence; Multistem 12, 11, 9	181 Lakeshore Rd W
36	Japanese Tree Lilac	Syringa reticulata	22	Private	2.0	Good	Good	Good	4	4	70	0	Trenching outside drip line	None	Protect	Protect with tree protection fencing	N	None	Estimated DBH; Behind fence	181 Lakeshore Rd W
37	Japanese Tree Lilac	Syringa reticulata	27	Private	2.0	Fair	Fair	Fair	5	4	80	15		None	Protect	Protect with tree protection fencing	N	None	Estimated DBH; Behind fence	181 Lakeshore Rd W

NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

Contains information licensed under the Open Government Licence – Toronto.

- All field data have been recorded by Jordan Barker ISA Certified Arborist® ON-2488A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY



TREE RECOMMENDED FOR REMOVAL



RETAINED TREE



CONIFEROUS TREE FOR REMOVAL



RETAINED CONIFEROUS TREE



REPLACEMENT TREE



RETAINED HEDGEROW



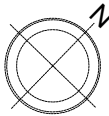
HEDGEROW FOR REMOVAL



TREE PROTECTION FENCE



TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	07/02/2020	JB	

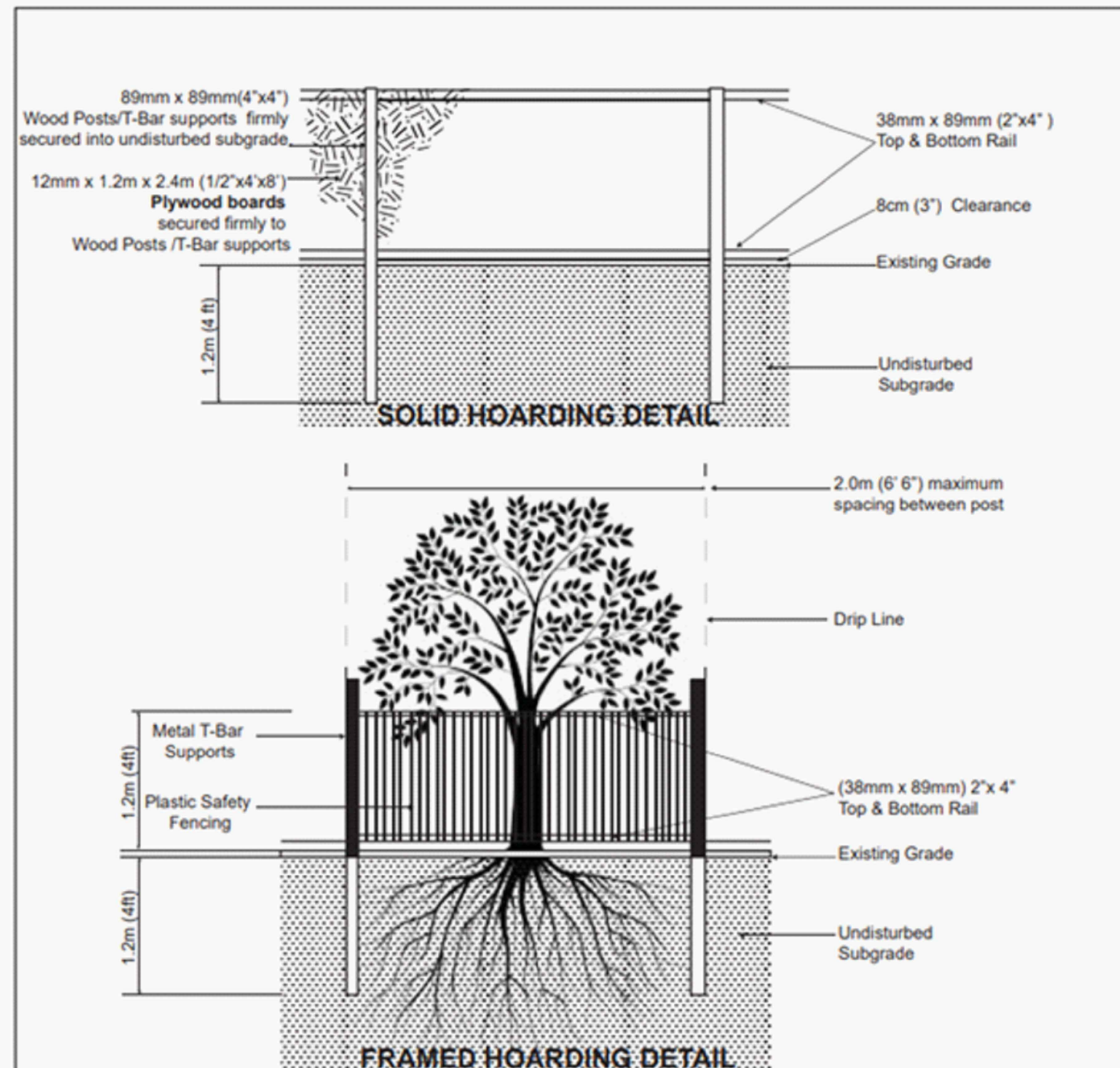


TITLE: Mississauga Rd
Mississauga, ON

Pre-Construction Assessment

CLIENT: Alectra Utilities c/o Tirath Garcha

DRAWING NO.: 001	SCALE: 1:500
JOB NO.:	SHEET: 5 of 6



- NOTES:**
1. Hoarding details to be determined following initial site inspection.
 2. Private tree hoarding to be approved by Development & Design ;
City tree hoarding to be approved by Community Services Dept.
 3. Hoarding must be supplied, installed and maintained by the applicant throughout all phases of construction.
Inspection must be conducted by the Development and Design Division prior to removing any/all private hoarding.
 4. Do not allow water to collect and pond behind or within hoarding.
 5. **T-bar supports are acceptable alternative to 4x4 posts. U-shaped metal supports will not be accepted.**
 6. **Plywood** must be utilized for 'solid' hoarding. OSB/Chipboard will not be accepted for solid hoarding. Plywood sheets must be installed on "construction" side of frame.
 7. Applicant is responsible to ensure utility locates are completed within city boulevard prior to installing framed hoarding.

TREE PRESERVATION HOARDING

SCALE : N.T.S. DATE : June 2017



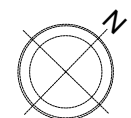
NOTES: Tree locations not surveyed, locations are field measured by the arborist. Work location estimated from clients provided site plan.

Contains information licensed under the Open Government Licence – Toronto.

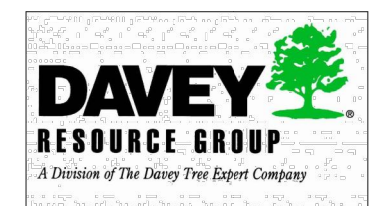
- All field data have been recorded by Jordan Barker ISA Certified Arborist® ON-2488A. All tree locations are based on the survey supplied by the client and field observation by the arborist.
- This plan shall be used in conjunction with the Tree Protection Action Key (TPAK). Specific information regarding tree species, condition, and protection protocols are listed therein.
- Refer to the Arborist Report prepared for this project for specific instruction regarding tree protection requirements.

PLAN KEY

- TREE RECOMMENDED FOR REMOVAL
- RETAINED TREE
- CONIFEROUS TREE FOR REMOVAL
- RETAINED CONIFEROUS TREE
- REPLACEMENT TREE
- RETAINED HEDGEROW
- HEDGEROW FOR REMOVAL
- TREE PROTECTION FENCE
- TREE PROTECTION ZONE



No.	DATE	BY	REVISIONS
1	07/02/2020	JB	



TITLE: Mississauga Rd
Mississauga, ON

Pre-Construction Assessment

CLIENT: Alectra Utilities c/o Tirath Garcha

DRAWING NO.: 001	SCALE: 1:500
JOB NO.:	SHEET: 6 of 6