



FEBRUARY 26, 2021

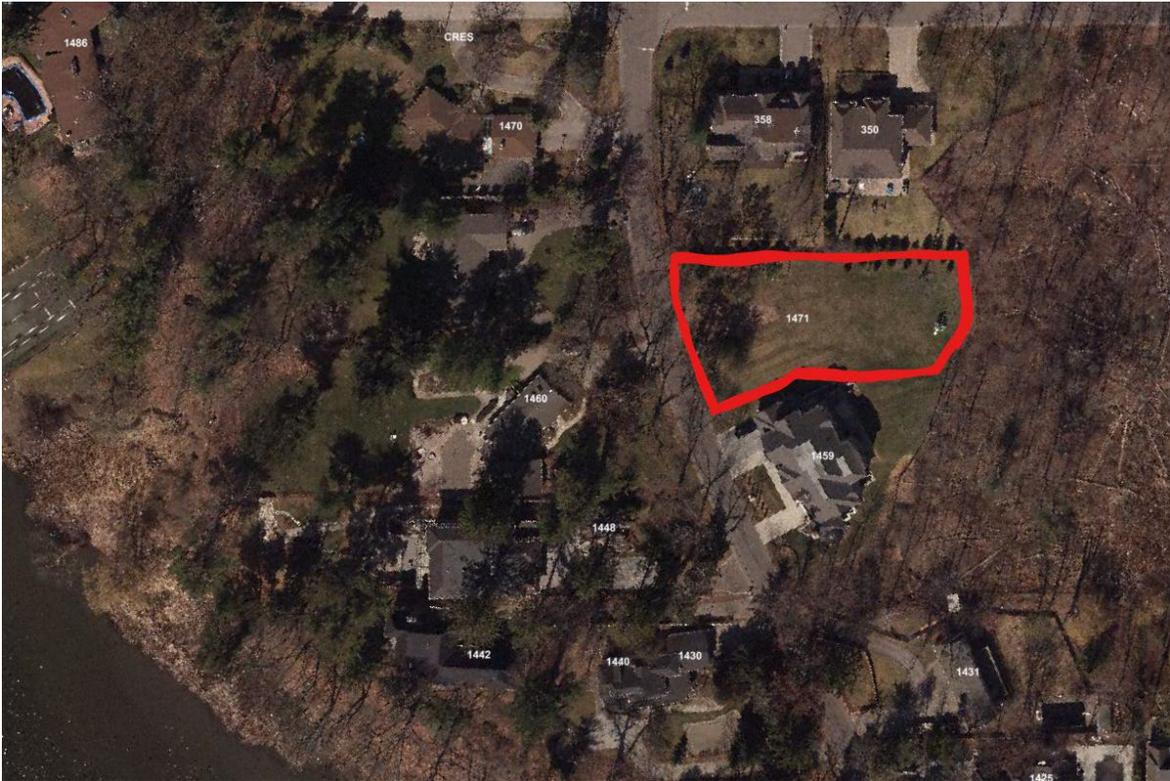
HERITAGE IMPACT STUDY - 1471 STAVEBANK RD., MISSISSAUGA

1.0 Introduction and Background

This Heritage Impact Study discusses the existing vacant residential building lot at 1471 Stavebank Rd., Mississauga ON, and the surrounding historic community of Mineola. It assesses the potential impact to this heritage resource and community of the proposed construction of a new single family home designed by Orangeink Design Inc. The Mineola neighbourhood is a Cultural Landscape recognized by the City of Mississauga. The property is not protected by Part V or Part IV designation through the Ontario Heritage Act.

The subject property was severed in 2019 from the adjacent property at 1459 Stavebank Rd. The 1459 Stavebank property was itself created by severance in 2008 when the former Lot 4 Range 2 CIR was divided into 4 parcels to create 350 and 358 Indian Valley Trail, 1459 Stavebank and a large woodlot (330 Indian Valley Trail) that was dedicated to the City of Mississauga. There was originally one single family home sharing all of these properties. The demolition of the original home and the relevant history and chain of title information on this site was documented in a Heritage Impact Study produced in 2011 to support the construction of a new single family home at 1459 Stavebank. This Heritage Impact Study follows from the 2011 Study. A copy of the 2011 Study is appended to this report.

This report also reviews and comments on the applicable Zoning By-law implications of the proposed development.



AIR PHOTO SHOWING SUBJECT SITE

The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

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

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

The ability of a municipality to identify Cultural Landscapes and to require a Heritage Impact Statement is mandated by the Provincial Policy Statement (2005):

2.6.1 *Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

2.6.3 *Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

Mitigative measures and/or alternative development approaches may be required in order to conserve the *heritage attributes* of the *protected heritage property* affected by the *adjacent development* or *site alteration*.

Where “cultural heritage landscape” means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value” and where “significant” means “in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people” and where “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment”.

The “Mississauga Plan”, the City of Mississauga’s most recent Official Plan (currently under appeal) also has broad requirements for Heritage Conservation and the protection of existing, stable neighborhoods, including:

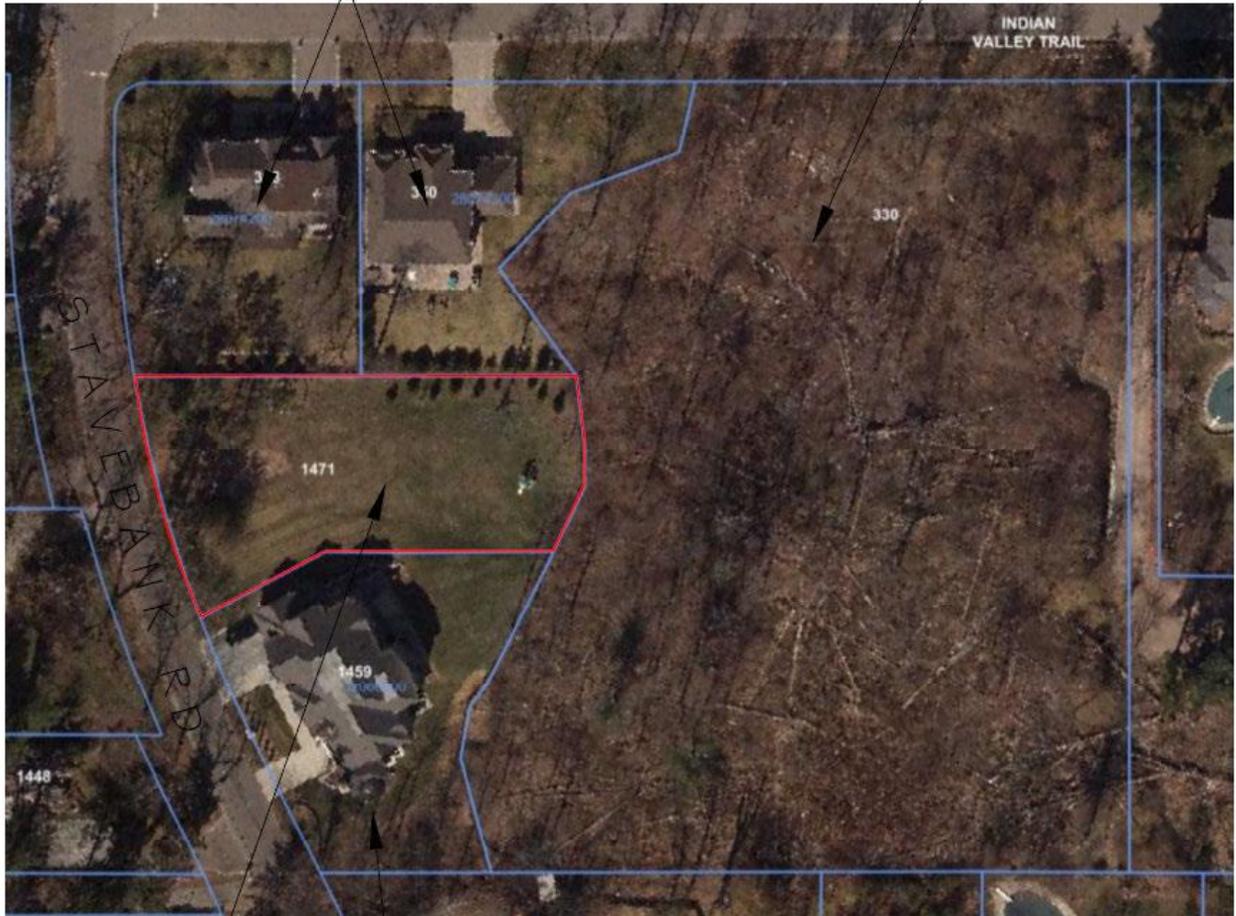
Where there is a conflict between the policies relating to the natural and cultural heritage and the rest of this Plan, the direction that provides more protection to the natural and cultural heritage will prevail. (1.1.4(e))

Any construction, development, or property alteration which might adversely affect a listed or designated heritage resource or which is proposed adjacent to a heritage resource may be required to submit a Heritage Impact Statement, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction. (3.20.2.3)

. . . valuable cultural heritage resources will be protected and strengthened with infill and redevelopment, compatible with the existing or planned character . . . it is important that infill “fits” within the existing urban context and minimizes undue impacts on adjacent properties. (9.1)

SINGLE FAMILY HOMES
CONSTRUCTED 2011
ON LOTS CREATED BY
SEVERANCE 2008

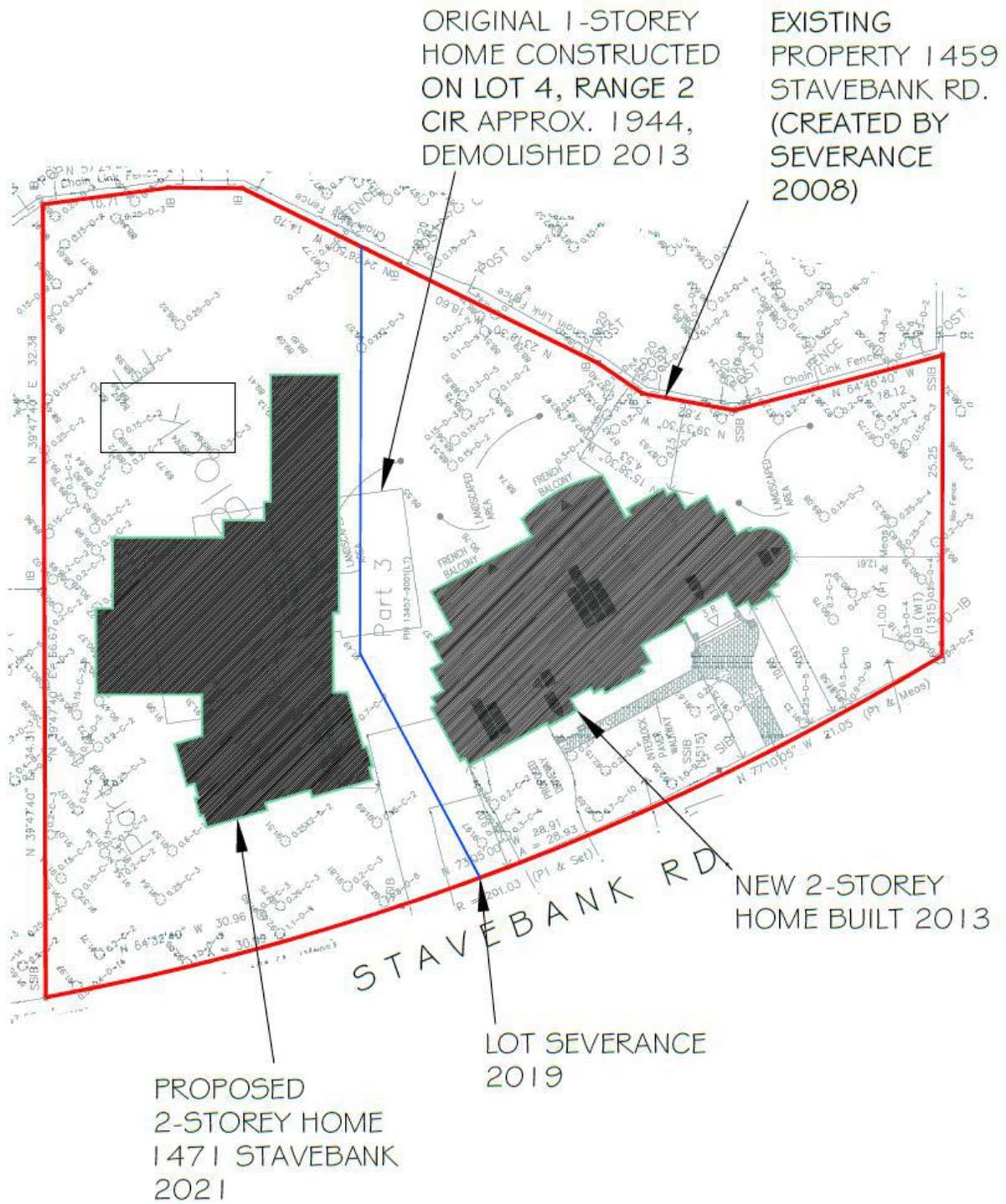
PROPERTY
DEDICATED TO CITY
2008



SUBJECT SITE
CREATED BY
SEVERANCE 2019

SINGLE FAMILY
HOME BUILT 2013

SITE PLAN/CHRONOLOGY
LOT 4 RANGE 2 CIR



SITE PLAN/CHRONOLOGY
1471- 1459 STAVEBANK RD

1.1 Terms of Reference

The proposal will be evaluated as it relates to the Mineola Neighbourhood Cultural Landscape. The City of Mississauga has particular criteria that are required to be addressed regarding proposed demolitions in cultural landscapes.

1.1.1 Terms of Reference for Cultural Landscape

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

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

2. Addressing the Cultural Landscape or Feature Criteria:

(required Y/N by Mineola Neighbourhood Cultural Landscape Inventory)

Landscape Environment:

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

Built Environment:

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

Historical Associations:

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

Other:

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

3. Property information:

-chain of title, date of construction

4. Impact of Development or Site Alteration:

*-destruction of any, or part of any, significant heritage attributes or features
 -alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
 -shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
 -isolation of a heritage attribute from its surrounding environment, context or a significant relationship
 -direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
 -a change in land use where the change in use negates the properties cultural heritage value
 -land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

5. Mitigation Measures:

*-alternative development approaches
 -isolating development and site alteration from the significant built and natural heritage features and vistas
 -design guidelines that harmonize mass, setback, setting and materials
 -limiting density and height
 -allowing only compatible infill and additions
 -reversible alterations*

6. Qualifications:

-The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study

7. Recommendation:

-the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act



VIEW INTO SITE FROM STAVEBANK RD.

2.0 Context

1471 Stavebank Rd. is a 1790 m² vacant site on the east side of Stavebank Rd. in the community of Mineola. The site is bordered to the south by a large 2-storey home constructed in 2013 at 1459 Stavebank Rd. (the property that the subject property was severed from); to the north by the rear yards of newer homes at 350 and 358 Indian Valley Trail and to the east by significant natural forest owned by the City of Mississauga. The streetscape is a mix of single family homes of varying age and character but generally characterized by large lots fronting onto a narrow street with rural street character and a very dense tree canopy and treed spaces that give a highly non-urbanized character.

The Mineola neighbourhood is a highly unusual semi-rural enclave. Few of the original buildings from the development are extant but the original character and lotting pattern remain visible. In general the buildings are rather disparate in their relationship to each other. There is no intact heritage streetscape but there is a strong sense of community and cohesion principally because of rural street section and significant forest environment located here.

2.1 The Site

For the purposes of this Heritage Impact Study the site are the lands located at 1471 Stavebank Rd.



1459 STAVEBANK RD.

2.3 Site Analysis

The subject site is irregular approximately 38m wide x 66 m deep. As discussed above this is a recent severance of an earlier created lot but still is a similar size as compared to properties in the local community. The highest point of the site is the south-west corner. It slopes approximately 1m down from south to north and approximately 5m down from west to east. The slopes are gentle as compared to the size of the property, however, and are not an impediment to the development of the site. The site is bordered by trees at the rear and there are some significant trees along the road allowance (see arborist report appended to this report) but there are no trees of significance on the interior of the property.

2.4 Ecological Interest

The historic topography of the land appears to be generally maintained in this area, but the site has been stripped of all native vegetation. There is significant ecological interest in the general community, especially the woodlot to the east of the subject property, but there would appear to be no interest in the subject property itself. Only one tree is proposed to be removed by this development and arborist report records this as a 27cm white pine in “fair” condition.

3.0 Statement of Cultural Value or Interest

The City of Mississauga has not made a statement of cultural value or interest in respect of the subject property.

4.0 Site History

See information contained in the 2011 Heritage Impact Study.

5.0 Architectural, Historical and Contextual Analysis

See information contained in the 2011 Heritage Impact Study

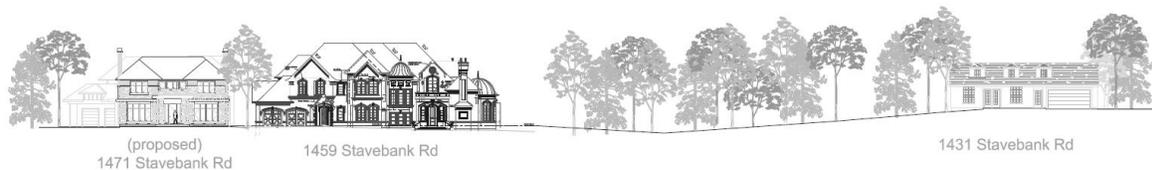
5.1 Analysis of Chain of Title Information

See information contained in the 2011 Heritage Impact Study.

The proposal by Orangeink Design Inc. is for a new 2-storey home in traditional style. The proportions, materiality, detailing, spatial arrangement and massing of the proposed home recall other homes recently built in the community. The home is irregular in shape (driven by the lot shape and site conditions) but presents a symmetrical elevation to the streetscape. There are three garages but these are behind the front elevation and arranged in a triangular configuration to as not to be a dominant element in the streetscape. The design breaks down its massing effectively so as not to dominate other, existing, smaller homes in the community. The design makes use of the slopes on the site to transition from two-storey at the front to 3 storeys at the rear.

The proposed building will fit comfortably on the property and the visual and massing relationship between the proposed building and the recently constructed 1459 Stavebank Rd. to the south will be similar to many other recent developments in the community. Despite the recent severance, 1459 and 1471 Stavebank are both generous lots and there are substantial setbacks around both of these buildings that assists in mitigating any visual impact which might occur. There will be no adverse impacts on 1459 Stavebank as a result of this proposal.

6.1 Streetscape:



Analysis of the proposed streetscape reveals that the proposed dwelling maintains similar massing and scale to the extant community.

9.0 Impact of the Proposed Development on the Mineola Neighbourhood Cultural Landscape

The proposed building is appropriate infill development in the Mineola Neighbourhood Cultural Landscape, as evidenced by the analysis below.

9.1 Addressing the Landscape Feature or Criteria (from City of Mississauga TOR)

Landscape Environment:

-Scenic and Visual Quality:

(This quality may be both positive (resulting from such factors as a healthy environment or having recognized scenic value) or negative (having been degraded through some former use, such as a quarry or an abandoned, polluted or ruinous manufacturing plant). The Identification is based on the consistent character of positive or negative aesthetic and visual quality. Landscapes can be visually attractive because of a special spatial organization, spatial definition, scale or visual integrity)

Analysis: The successive severances of the original Lot 4, Range 2 CIR that took place in 2008 and 2019 have transformed what was originally one highly oversized, heavily treed property into a lotting pattern that is now similar to the rest of the community. In this context the subject site

now appears as an empty element in the streetscape and the construction of the proposed building will compliment the street by establishing the regularity of the lotting pattern that generally exists elsewhere. There is no discernable landscape interest associated with the property itself. The proposal will create spatial organization, spatial definition and visual integrity.

-Natural Environment:

(Natural history interest can include such features as the remnants of glacial moraines, shoreline features of former water courses and lakes, and concentrations of distinct features such as specific forest or vegetation types or geological features. Remnants of original pre-settlement forests would fall into this category.)

Analysis: The interest here would come from the significant remnants of original pre-settlement forests that exists to the east of the site as well as the natural topography of the site, both of which are proposed to remain under this proposal.

-Landscape Design, Type and Technological Interest:

(This includes complete landscapes that were designed for a specific use or single purpose. These landscapes are characterized by their design intent or urban function i.e. stormwater management. These landscapes are valued in the community by association of use and/or contribution to the visual quality of the community.)

Analysis: The Mineola Neighbourhood was designed for a specific use and is valued by the community by the association of this use. The construction of the proposed building will not affect the continuation of this use or the appreciation of the visual quality of the landscape.

Built Environment:

-Aesthetic/Visual Quality:

(This quality may be both positive (as resulting from such factors as a good design or integration with site and setting) or negative (being visually jarring or out of context with the surrounding buildings or landscape or of utilitarian nature on such a scale that it defines its own local character i.e. an industrial complex). The identification is based on the consistent level of the aesthetic and visual quality of both architecture and landscape architecture and may include noted award winning sites and more modest structures of unique quality or those sites having association with similar structures in other cities and regions.)

Analysis: The critical issue here is the integration between site and setting and in this case because the proposed building is similar to others existing in the community as regards massing, orientation and location the key elements of these qualities are respected.

-Consistent Scale of Built Features:

(Pleasing design usually is associated with a consistent scale of buildings and landscapes which complement each other visually. Other zones, although not visually pleasing, may have a consistent size and shape of structures due to use or planning constraints. Such groupings may include housing, commercial and industrial collections of buildings with the key criteria being similarity of scale.)

Analysis: The existing situation is that homes within the Cultural Landscape are all generally 1 ½ to 2-storey in character but there is wide variation in building size and detailing, with the newer homes typically larger and higher than the older building stock. The proposed building is similar to others recently built in the community and its massing is designed to de-emphasize its size. Generally the proposed building is very restrained as regards size and massing and will maintain consistency with the existing built form.

Historical Associations:

-Illustrates a Style, Trend or Pattern:

(Landscapes and buildings, as well as transportation and industrial features in any community, do not develop in isolation from the same forces elsewhere in the world. For each feature, whether a university campus, residential landscape, railway or highway bridge, building type or an industrial complex, each has a rich story. The degree to which a specific site is a representative example of a specific style, trend or pattern will require careful consideration in determining its relevance to the inventory.)

Analysis: the Mineola community has evolved significantly over time and is not an example of a identifiable style, trend or pattern. The proposed house also does not attempt to illustrate a particular style, trend or pattern however it's massing and detailing is of its own time. With the passage of time it will become part of the evolving history of this community.

-Illustrates an Important Phase of Social or Physical Development:

A site may be evocative or representative of a phase or epoch in the development of the City. Such remnants provide context for an on-going understanding of the development of the community.

Analysis: the Mineola community is important to the history of Mississauga in that it typifies the 20th century sub-urbanization that took place in many cities in North America. By respecting the typical lotting pattern and street arrangement associated with that period the proposed building respects that history.

Other:

-Significant Ecological Interest:

(Having value for its natural purpose, diversity and educational interest.)

Analysis: As described above, there is significant ecological interest present here but this is associated with the environs, not the subject site. The proposal will not result in any impact on the natural purpose, diversity and educational interest of the Cultural Landscape.

10.0 Mandatory recommendations regarding 1471 Stavebank Rd.

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

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.

- ii. displays a high degree of craftsmanship or artistic merit, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: No removal of heritage fabric is associated with this proposal.

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

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

Analysis: This is discussed in the 2011 Heritage Impact Study. The property has no significant relationship to any individual or other entity of significance to the community.

3. The property has contextual value because it,

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

Analysis: This is discussed in the 2011 Heritage Impact Study. There is no significant contextual value associated with the site.

Conclusion:

The property at 1471 Stavebank Rd. does not meet the requirements for designation under Part IV of the Ontario Heritage Act.

Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis: Under this definition, 1471 Stavebank Rd. does not warrant conservation.

11.0 Urban Context – Zoning

1471 Stavebank Rd. is presently zoned R1-2 under by-law 0225-2007 and is subject to the infill regulations in the zoning by-law. The proposal will require Committee of Adjustment variances including dwelling depth, side yard setback, combined width of sideyard, height to highest ridge, height of eaves, gross floor area and lot coverage. These variances are reasonable in the context, however, as they are generally driven by the lot conditions and are similar to those that have been granted elsewhere in the community.

The property is also subject to site plan control which provides a degree of protection to the built and natural environment.

12.0 Alternative Design Strategies and Mitigation Measures

The proposed design is appropriate for the property and community and no alternative strategies are required. There is no impact to the heritage resources and no mitigation measures are required.

13.0 Summary

Of the constituent communities of Mississauga, the Mineola neighbourhood is unique in that it retains significant elements of its former character and is imbued with a wealth of natural factors that are to its advantage. Its streets are pleasant, pastoral and quiet. Its built form is attractive although highly varied.

The existing empty lot is not a significant element in the streetscape. The proposed building is an appropriate architectural statement that will blend with the existing building stock and is suitably restrained in its massing such that it will not overwhelm the other buildings in the streetscape, including the adjacent newer home at 1459 Stavebank. There will be no detrimental impacts from shadow or overlook. The impact on the existing community is extremely limited. This is a good example of culturally sensitive infill development.

14.0 Qualifications

Rick Mateljan is a Technologist licensed by the OAA and is former vice-Chair of the Mississauga Heritage Advisory Committee. He has been involved in Infill, Intensification and Adaptive Re-use projects, many in Heritage Conservation Districts, for over 20 years. A full CV is appended to this document.

Bibliography:

- Heritage Mississauga, original unpublished documents
- City of Mississauga website, property information, zoning by-law, Official Plan

-websites: University of Toronto Mississauga, Heritage Mississauga, Wikipedia

Appendix: Rick Mateljan CV

Appendix: Heritage Impact Study (1459 Stavebank Rd.)(November, 2011)

Appendix: Proposed building plans and elevations (Orangeink Design Inc)

Appendix: Arborist Report

RICK MATELJAN B. A. Lic. Tech. OAA
 3566 Eglinton Ave. W., Mississauga, ON
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curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Design Ltd. (Owner)

- (formerly Strickland Mateljan Design Associates Ltd.)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-present	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects (OAA)
 Ontario Association of Applied Architectural Sciences (OAAAS)
 (former) Ontario Association of Certified Engineering Technicians and Technologists (OACETT)

HERITAGE IMPACT STUDY

1459 Stavebank Road
Mississauga, ON



Prepared Nov, 2011 by:

STRICKLAND | MATELJAN

DESIGN ASSOCIATES LTD

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Heritage Impact Study: 1459 Stavebank Road, Mississauga, ON

Overview:

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

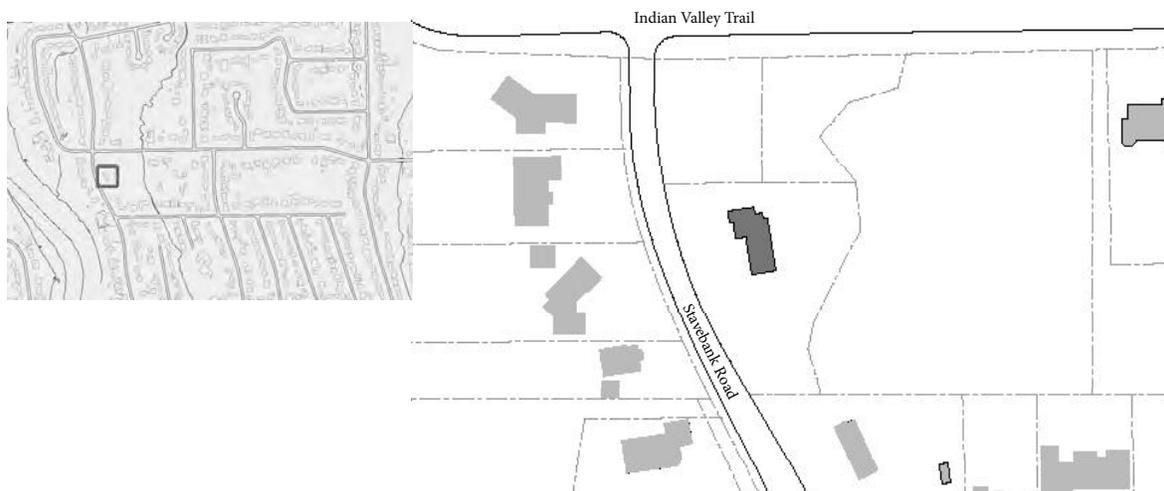
1. General Requirements

Property owners:

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

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

Site map:



Location and context:

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

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

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

(City of Mississauga website)

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

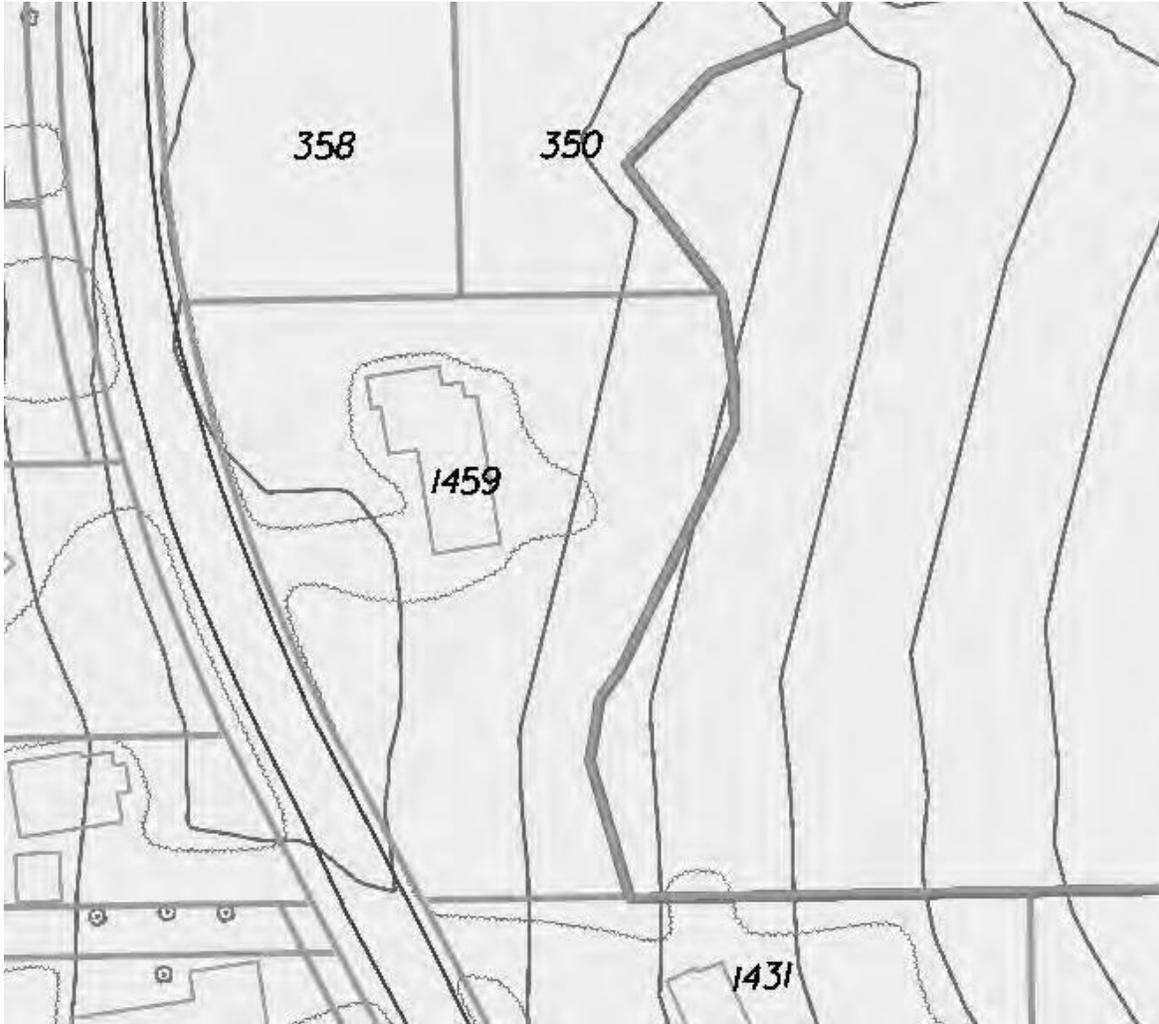
“Mineola was developed before it became standard practice to re-grade topsoil into large piles in the early twentieth century, level every nuance of natural topography and engineer the complete storm water drainage system artificially. In Mineola a road system was gently imposed on the natural rolling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

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

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

Existing conditions on site:

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



1459 Stavebank Rd Site Plan (showing existing building) NTS



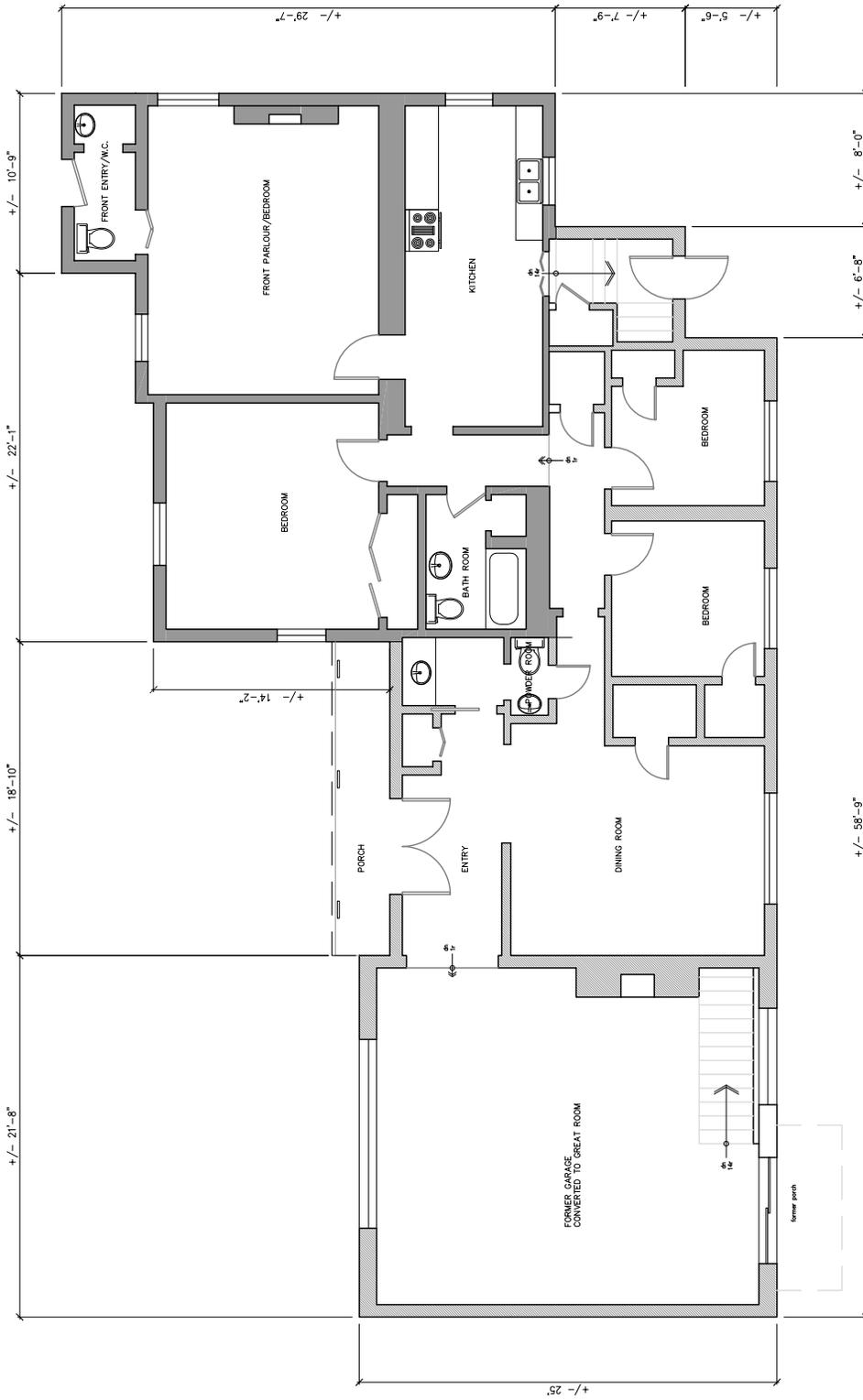
1995 Aerial



1966 Aerial

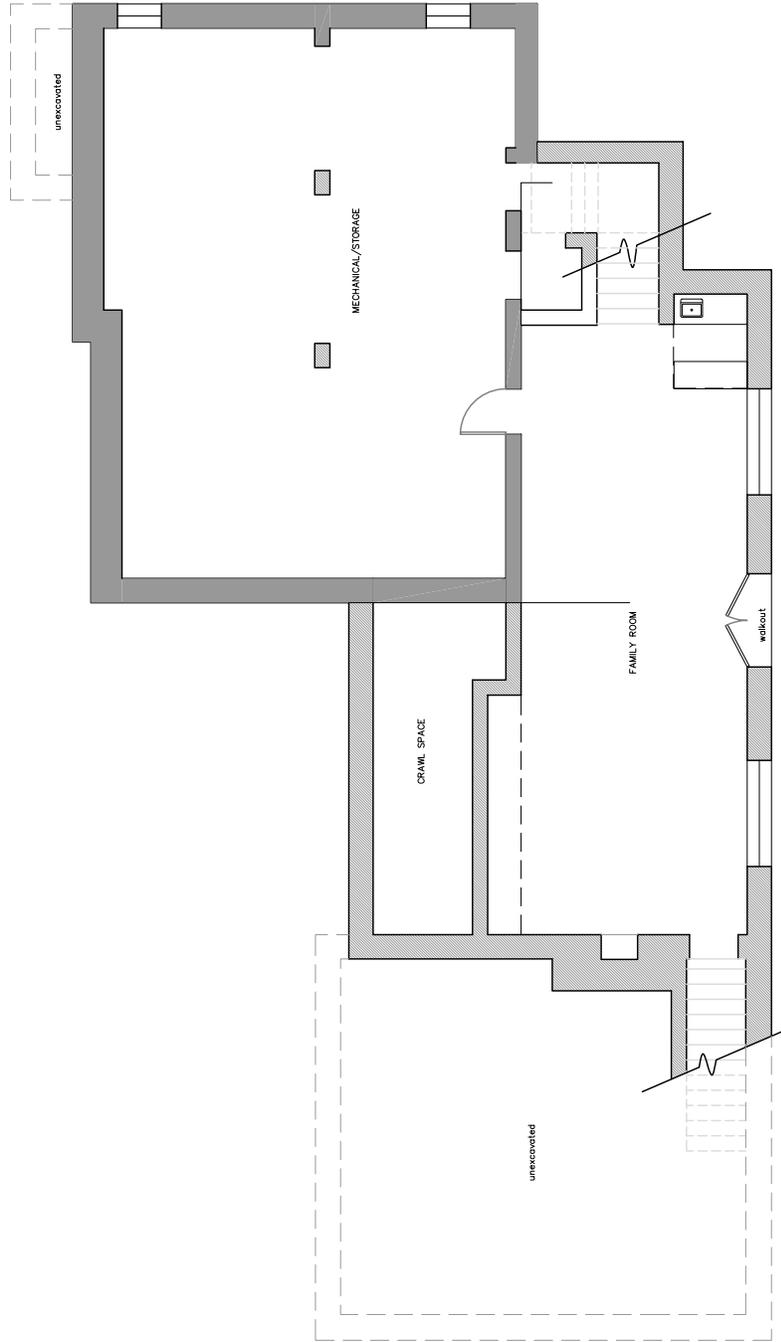


1955 Aerial



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

Solid hatch indicates original house
 Line hatch indicates subsequent addition



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

Solid hatch indicates original house
 Line hatch indicates subsequent addition

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

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

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

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



Front (West) Elevation



South West Corner



South East Corner



Rear (East) Elevation



North East Corner (Basement Walkout)



North East Corner (Original Entry)



North West Corner (Original Entry)



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



Kitchen



Interior Finishes



Bedroom Interior



Great Room View To Backyard



Great Room Stair To Basement



Entry Converted To Powder Room

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

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

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

Analysis:

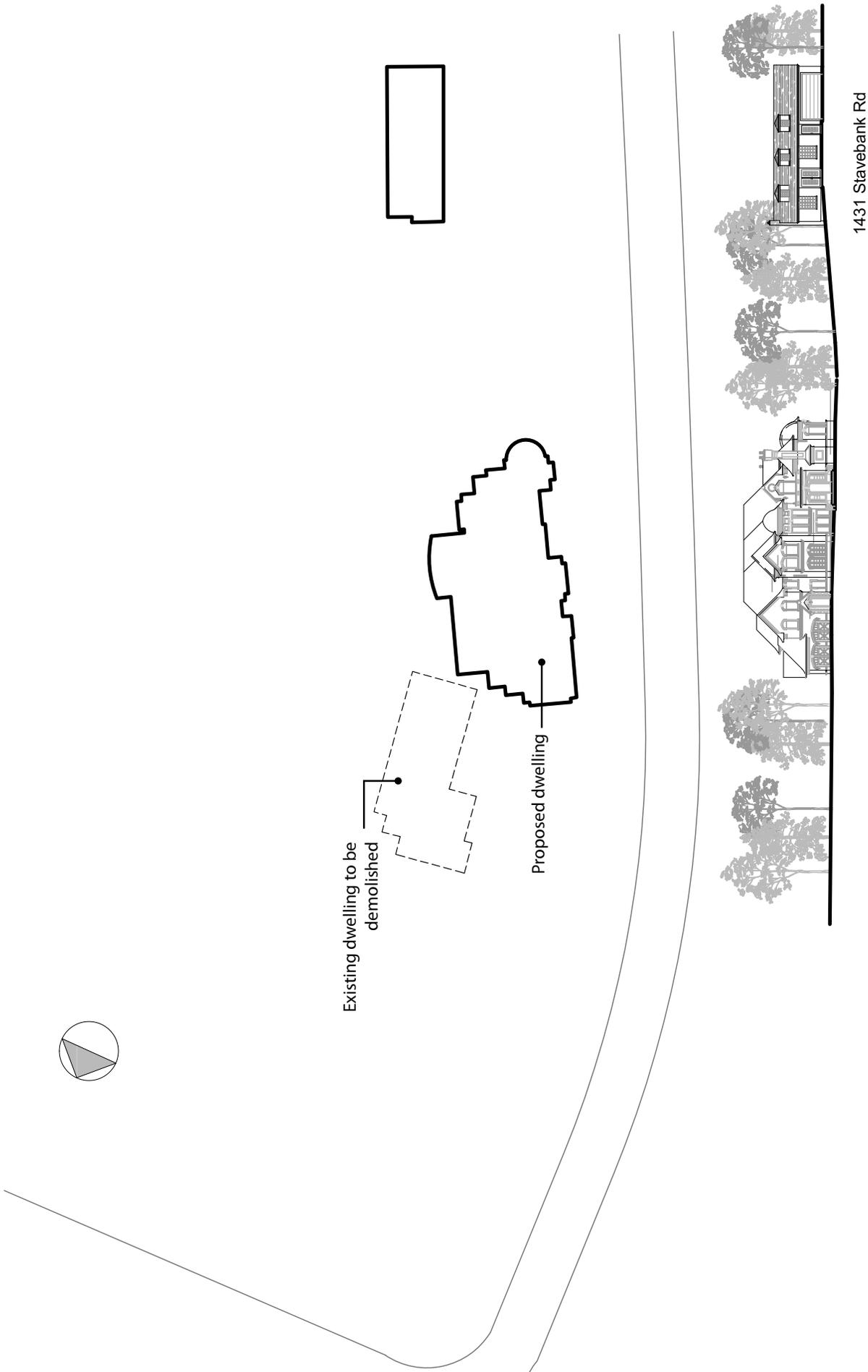
This home exhibits a standard of craftsmanship and choice of finishes typical of houses of this vintage. Our ability to track the changes to the building over its lifetime provides a useful illustration of cultural expectations and of the progression of this part of the community from cottage to sub-urban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

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

Proposal:

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

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



1459 Stavebank Rd Neighbouring Buildings

DRAWINGS MUST BE SEALED
 ARCHITECTS MUST BE SEATED IN THE OFFICE
 MUST BE CHECKED AND SIGNED BY THE ARCHITECT
 THE CONTRACTOR MUST BE RESPONSIBLE FOR ALL DIMENSIONS AND
 UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS
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 2664" (67923 mm)
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 2760" (70371 mm)
 2766" (70524 mm)
 2772" (70677 mm)
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 2826" (72054 mm)
 2832" (72207 mm)
 2838" (72360 mm)
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 2874" (73278 mm)
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 2904" (74043 mm)
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 2916" (74349 mm)
 2922" (74502 mm)
 2928" (74655 mm)
 2934" (74808 mm)
 2940" (74961 mm)
 2946" (75114 mm)
 2952" (75267 mm)
 2958" (75420 mm)
 2964" (75573 mm)
 2970" (75726 mm)
 2976" (75879 mm)
 2982" (76032 mm)
 2988" (76185 mm)
 2994" (76338 mm)
 3000" (76491 mm)
 3006" (76644 mm)
 3012" (76797 mm)
 3018" (76950 mm)
 3024" (77103 mm)
 3030" (77256 mm)
 3036" (77409 mm)
 3042" (77562 mm)
 3048" (77715 mm)
 3054" (77868 mm)
 3060" (78021 mm)
 3066" (78174 mm)
 3072" (78327 mm)
 3078" (78480 mm)
 3084" (78633 mm)
 3090" (78786 mm)
 3096" (78939 mm)
 3102" (79092 mm)
 3108" (79245 mm)
 3114" (79398 mm)
 3120" (79551 mm)
 3126" (79704 mm)
 3132" (79857 mm)
 3138" (80010 mm)
 3144" (80163 mm)
 3150" (80316 mm)
 3156" (80469 mm)
 3162" (80622 mm)
 3168" (80775 mm)
 3174" (80928 mm)
 3180" (81081 mm)
 3186" (81234 mm)
 3192" (81387 mm)
 3198" (81540 mm)
 3204" (81693 mm)
 3210" (81846 mm)
 3216" (82000 mm)
 3222" (82153 mm)
 3228" (82306 mm)
 3234" (82459 mm)
 3240" (82612 mm)
 3246" (82765 mm)
 3252" (82918 mm)
 3258" (83071 mm)
 3264" (83224 mm)
 3270" (83377 mm)
 3276" (83530 mm)
 3282" (83683 mm)
 3288" (83836 mm)
 3294" (83989 mm)
 3300" (84142 mm)
 3306" (84295 mm)
 3312" (84448 mm)
 3318" (84601 mm)
 3324" (84754 mm)
 3330" (84907 mm)
 3336" (85060 mm)
 3342" (85213 mm)
 3348" (85366 mm)
 3354" (85519 mm)
 3360" (85672 mm)
 3366" (85825 mm)
 3372" (85978 mm)
 3378" (86131 mm)
 3384" (86284 mm)
 3390" (86437 mm)
 3396" (86590 mm)
 3402" (86743 mm)
 3408" (86896 mm)
 3414" (87049 mm)
 3420" (87202 mm)
 342

2. Criteria

-scenic and visual quality

Analysis:

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

-natural environment

Analysis:

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

-landscape design

Analysis:

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

-aesthetic and visual quality (built environment)

Analysis:

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

-consistent scale of built features

Analysis:

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

-Illustrates a style, trend or pattern

Analysis:

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

-significant ecological interest

Analysis:

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

3. Property Information

Analysis of land titles information reveals the following:

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

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

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

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

Analysis:

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

B-09
B09

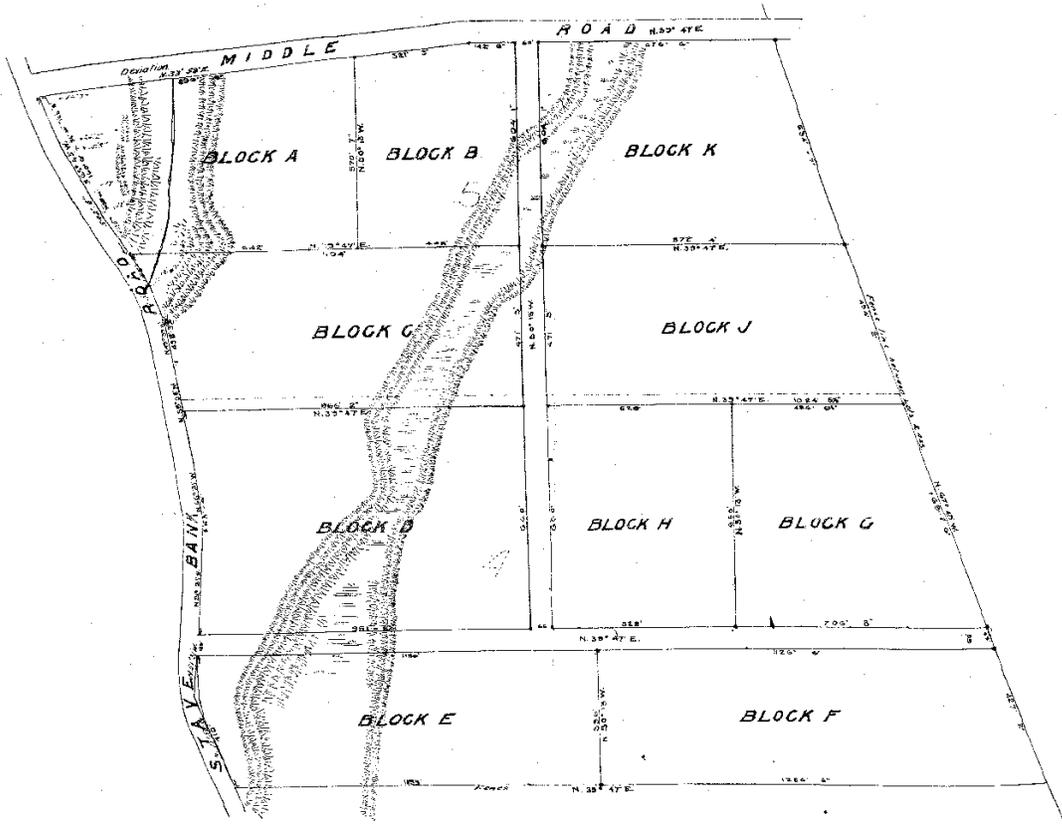
B-09

(75)

PLAN
OF SUB-DIVISION OF
PARTS OF LOTS 4, 5 RANGE 2 INDIAN RESERVE
ON THE RIVER CREDIT
IN THE CITY OF TORONTO
C^Y PEE^L

Note: The N. 53° 25' W. on line between Lots 2 & 4 & 5 shows bearings hereon

Scale 200^{ft} to 1^{inch}



OWNERS CERTIFICATE.
Blocks A, B, C, E, F, H, J, K above referred to and shown
where shown are sold out in accordance to my instructions.

WITNESS } *A. C. Cotton* OWNER
A. H. Badby.

To My
Shewn before me at
1815 W. 5th Ave.
City of Toronto
1. That I was personally present and did see the Plan
duly signed at Toronto by *D. C. Cotton*
2. That I know the said *D. C. Cotton*
3. That from a subscription witness to the said writing
A. H. Badby

Certified Approved
by the Council of the
TOWNSHIP OF TORONTO
Charles H. McGill
Clerk of Toronto Co.

Dated 23rd of October 1908.

Plan No. B-09
Registered this 14th day of January
A.D. 1909. at 10.20 o'clock A.M.
J. G. Sheppard
Clerk

We certify that this is a duplicate copy
of a Plan (being a subdivision of Lot's
Nos. 4 & 5 Range 2 Indian Reserve) prepared
by us for
and dated this 25th day of September
1908.
Joseph J. Macintosh
TORONTO CLERK

B-09

B-09

4. Impact of Development or Site Alteration

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

5. Mitigation Measures

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

6. Qualifications

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

7. Recommendations

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

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

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

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

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

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

- 3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

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

Conclusion:

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

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

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

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

and integrity are retained.”

Analysis:

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

RICK MATELJAN

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

curriculum vitae

Education:

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

Employment:

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

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

Recent professional development:

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

Activities:

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

Memberships:

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



South Elevation at Garage
3/8" = 1'-0" (A-200)



South Elevation
3/8" = 1'-0" (A-200)

General Notes

2021-02-26	Issued for Site Plan Review	Rev
2021-02-26	Revised	Rev

orangeink design inc.
 134 Park Lane Road
 Toronto, ON
 M8V 1T8
 Contact: Tony D'Amico
 tdamico@orangeink.ca

SITE PLAN REVIEW
 Date: 2021-02-26
 Rev: 1
 Project: New Residence
 1471 Slavebank Road
 Mississauga, Ont.
 Title: Elevations

A-200



North Elevation
3/8" = 1'-0" (A-201)



West Elevation
3/8" = 1'-0" (A-201)

General Notes

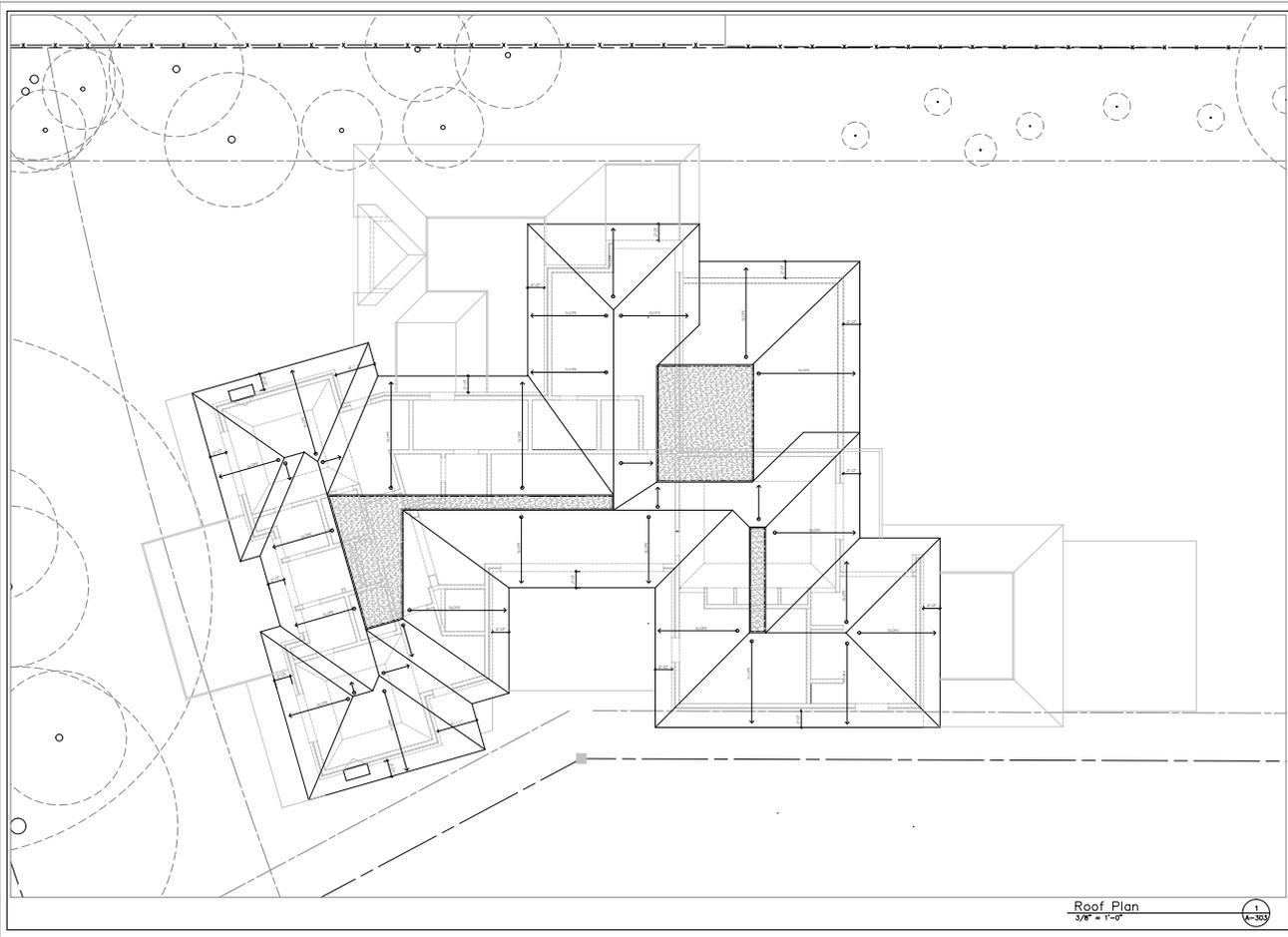
orangeink design inc.
134 Park Lane Road
Toronto, ON
M5V 1T5
Contact: Tony D'Amico
t.damico@orangeink.ca

SITE PLAN REVIEW
DATE: 2021-02-26
BY: [Signature]

New Residence
1471 Slavebank Road

Mississauga, Ont.
Elevations

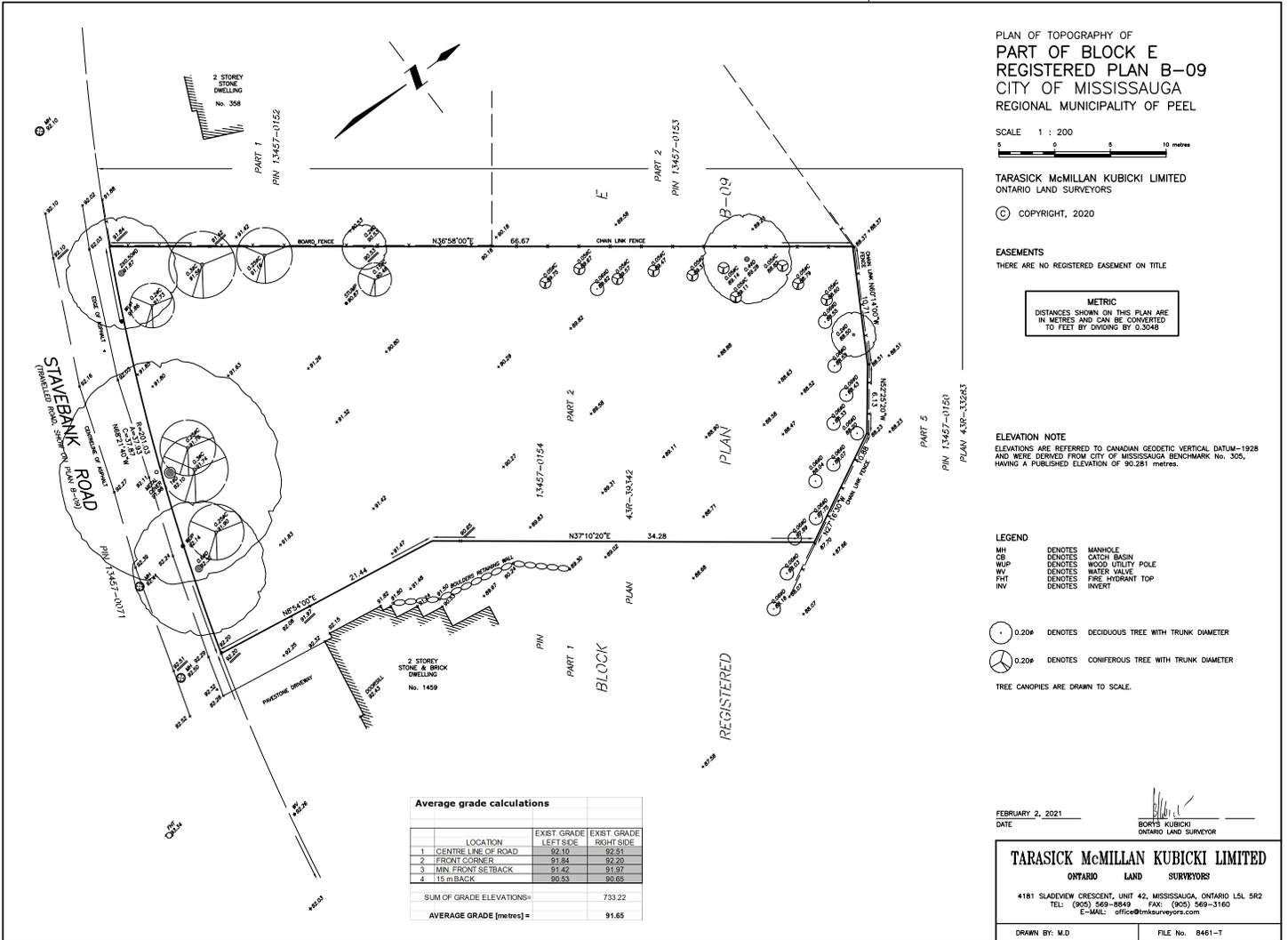
A-201



Roof Plan
3/8" = 1'-0"



General Notes	
<p>orangeink design inc.</p> <p>134 Park Lane Road Toronto, ON M6V 1Y6 Contact: Tony D'Amico 416-291-0888 tony@orangeink.ca</p>	
SITE PLAN REVIEW	
Sheet No.	2021-02-26
Scale	AS SHOWN
Drawn By	TD
Checked By	TD
New Residence 1471 Slavebank Road Mississauga, Ont.	
Roof Plan	
Sheet No.	A-303



PLAN OF TOPOGRAPHY OF
PART OF BLOCK E
REGISTERED PLAN B-09
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 200
0 5 10 metres

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

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EASEMENTS
THERE ARE NO REGISTERED EASEMENT ON TITLE

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

ELEVATION NOTE
ELEVATIONS ARE REFERRED TO CANADIAN GEODETIC VERTICAL DATUM-1928
AND WERE DERIVED FROM CITY OF MISSISSAUGA BENCHMARK No. 305,
HAVING A PUBLISHED ELEVATION OF 90.281 metres.

- LEGEND
- MH DENOTES MANHOLE
 - CB DENOTES CATCH BASIN
 - WUP DENOTES WOOD UTILITY POLE
 - WV DENOTES WATER VALVE
 - FHT DENOTES FIRE HYDRANT TOP
 - INV DENOTES INVERT
- 0.20φ DENOTES DECIDUOUS TREE WITH TRUNK DIAMETER
 - ◐ 0.20φ DENOTES CONIFEROUS TREE WITH TRUNK DIAMETER
- TREE CANOPIES ARE DRAWN TO SCALE.

Average grade calculations

LOCATION	EXIST GRADE	
	LEFT SIDE	RIGHT SIDE
1 CENTRE LINE OF ROAD	91.10	92.91
2 FRONT CORNER	91.84	92.20
3 MIN. FRONT SETBACK	91.42	91.97
4 15.0m BACK	90.53	90.05
SUM OF GRADE ELEVATIONS=	733.22	
AVERAGE GRADE [metres]=	91.65	

FEBRUARY 2, 2021
DATE

BORIS KUBICKI
ONTARIO LAND SURVEYOR

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42, MISSISSAUGA, ONTARIO L5L 5R2
TEL: (905) 569-8849 FAX: (905) 569-3160
E-MAIL: office@tmksurveyors.com

DRAWN BY: M.D FILE No. B461-T



PRE-CONSTRUCTION ARBORIST REPORT

February 11th, 2021

Prepared for:

Site:

1471 Stavebank Road
Mississauga, ON

Prepared by:

Chris Tiseo
Ontario Arborist #400949814
Glenwood Tree Service Inc.
info@glenwoodtree.ca

Introduction

I was contacted by _____ owner of the property located at 1471 Stavebank Road, Mississauga on January 22nd, 2021. _____ requested that I visit the subject property to prepare an arborist report in preparation for proposed construction work to take place at the property. The purpose of the report is to provide a plan for tree preservation for all trees located on site that are at risk due to the proposed construction. I visited the site on February 8th, 2021 to conduct field observations, including tree inventory, risk assessment and photograph collection.

Assignment

The homeowner is proposing to build a two story house on the currently empty lot.

After meeting with _____ at the property, we agreed that my assignment was as follows:

- Conduct a tree inventory of all trees affected by the proposed construction, assess their condition and determine if they are suitable for preservation
- Determine the risk posed by the proposed construction to all surveyed trees
- Provide recommendations for preservation for all surveyed trees

Limitations

Glenwood Tree Service Inc. is the assessor of the trees in regards to tree preservation practices as it relates to the most current tree protection by-laws. The client and the construction supervisors should incorporate the information and recommendations provided within this report into their construction methodology to complete their project in a reasonable manner.

Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however Glenwood Tree Service Inc. can neither guarantee nor be responsible for the accuracy of information provided by others.

Field Observations

The subject property is located in a well-established residential area of south Mississauga, west of Hurontario Street and south of Queen Elizabeth Way. The site is currently an empty lot, adjacent to three existing residential lots along the eastern and western property lines. To the north, the property backs onto a hydro field.

I visited the property to make site and field observations on February 2nd, 2021. There are ten (10) individual privately owned trees, three (3) individual municipally owned trees, two (2) privately owned tree groupings and one (1) neighbour's tree grouping that will be involved with the proposed project.

There were no tree species encountered on site that were listed under the Canadian Species At Risk Act, 2002 or the Ontario Endangered Species Act, S.O. 2007.

Methodology

A total of thirteen (13) individual trees and three (3) tree groupings were inventoried for this report.

The trees that were inventoried for this report have been assessed documenting tree number, botanical and common names, ownership, condition and size using standard arboriculture practices. The diameter of each tree was measured at 1.37 metres above existing grade using an arborist tape measure and recorded in centimetres (cm) as Diameter at Breast Height (DBH). The trees inventoried in this report were not tagged. The other information gathered from field observations to aid in assessing the tree protection and/or preservation measures may have included any of the following, but not restricted to: tree height, crown spread, age, predicted longevity, health, form, proximity to construction activity, elevation of tree base, lowest elevation of crown branches, crown structure if trees are closely spaced, and overall landscape value.

Tree Inventory and Assessment

The tree inventory and assessment is provided in chart form in **Appendix I**. Site photographs of the trees and site are illustrated in **Appendix III**. Refer to the Tree Protection Plan (TPP) in **Appendix II** accompanying this report for specific tree locations.

A brief explanation of the assessment categories follows:

Tree Number (No.): This number refers to the identification number assigned to the tree and corresponding number on the Tree Protection Plan indicating location of the tree.

Botanical name: The internationally recognized scientific nomenclature for each tree.

Common name: The common (English) name in Ontario for each tree.

DBH: Diameter at Breast Height. The diameter of the tree's trunk in centimetres at a height of 1.37 metres above grade. Where there are multiple stems on a tree, the total of the diameters of the stems measured at a height of 1.37 metres above grade.

Dripline: The area defined by the outermost circumference of the tree's canopy where water drips from and onto the ground

Category: The inventoried trees were placed into one of the following categories: 'Private' for each privately owned client tree, 'Neighbour' for each privately owned neighbour's tree, 'Shared' for every privately owned boundary tree shared between client & neighbour and 'City' for every municipally owned tree.

Condition: The overall condition of the tree based on health, structural integrity, tree age and life expectancy. This is measured on a scale of Good, Fair, Poor & Dead.

Comments: These are specific and relevant comments related to the structure or health of the tree and related field observations.

Risk: The risk posed to the health of the tree due to planned demolition. H = High, M = Medium, L = Low.

TPZ: Tree Protection Zone (TPZ) establishes a strategy to preserve the health of trees during demolition. Preservation recommendations in this category reflect the Tree Protection Zone (TPZ) requirements as set out by City of Mississauga's Development & Design Construction Hoarding guidelines. TPZ distances (in metres) are to be measured from the outer edge of the tree base towards the drip line and may be limited by an existing paved surface, provided that surface remains intact throughout the site alteration.

Recommendation: This is the recommendation whether to Protect (P), Protect with minor injury (PI), Remove (R), or Remove dead, dying , or hazard tree (RX) based on all assessment categories and proposed development information provided.

Recommendations

The recommendations in this section were determined after review of the condition of the trees, analysis of the existing site conditions, and review of the proposed development.

Trees to be Preserved

There are twelve (12) individual trees and three (3) tree groupings inventoried in this report that are recommended for preservation. All trees to be preserved are to be protected by hoarding per City of Mississauga standards and as shown on an Urban Forestry approved Tree Protection Plan to ensure successful preservation.

Trees #1 and #3 are located to the west of the proposed driveway. Due to the size of the trees, the proposed driveway will encroach on the recommended minimum tree protection zones (mTPZ) of the trees. A tree protection barrier should be erected along the edge of the proposed driveway, which will provide protection for the trunks and buttress roots of the trees. However, excavation work for the driveway that takes place within the mTPZ of the trees could cause disruption and damage to the root systems. As such, any excavation within the mTPZ should be done by hand and under the supervision of a certified arborist, so that any appropriate root pruning can be correctly performed.

Trees #7 and #8, as well as tree groupings A, B and C can all be contained within the same tree protection barrier. All of the trees within the groupings are small (largest DBH is 9cm) and should easily have their mTPZ of 1.2m accommodated. The tree protection barrier should be erected as such that it accommodates the mTPZ of trees #7 and #8.

Trees #9, #10, #11, #12 and #13 can all be contained within the same tree protection barrier. Due to the large size of tree #11, the mTPZ of 6.3m will not be able to be accommodated within the tree protection barrier. Some construction work, including excavation, will have to take place within the mTPZ of the tree. Any excavation work should be supervised by a certified arborist.

Trees to be Removed

There is one (1) tree that is recommended for removal. Tree #2, a white spruce, is located within the boundary of the proposed driveway and therefore cannot be preserved.

Tree Preservation Guidelines

Trees are particularly susceptible to injury on construction sites due to the invasive nature of construction activities such as foundation excavation, grading, storage of excavated soil or

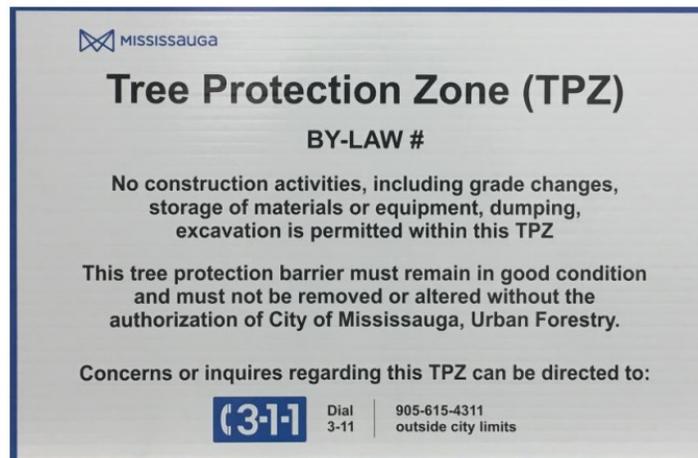
building materials and physical injury from construction equipment. Tree roots that are cut or removed during an excavation hamper a tree's ability to obtain nourishment. Removed roots may also significantly impair the structural integrity of a tree. Soil compaction squeezes out pockets of oxygen in the soil thereby starving the roots of the oxygen necessary to survive. Bark injuries from construction equipment interfere with the delivery of nutrients to the tree as well as provide an entry point for pests and disease. Tree root systems damaged in these ways result in tree decline and mortality. (See Fig.2)

It is necessary, therefore, to take precautions that will minimize the impact of the planned construction activities and maximize the trees' ability to thrive. This can be achieved provided the site developer follows a tree protection plan that includes the establishment of a tree protection zone, root pruning according to proper arboriculture standards, and monitoring of the work site by an arborist to ensure compliance with the tree protection plan.

All trees recommended for preservation in the tree inventory should be contained within a Tree Protection Zone (TPZ). The purpose of the TPZ is to maintain the structural integrity of the tree's anchor roots based on generally accepted arboricultural principles. The minimum TPZ has been determined in accordance with the City of Mississauga's Development & Design Construction Hoarding guidelines.

Phase I: Pre-Construction

- Prior to construction work commencing, the trees to be preserved shall be protected with a tree protection barrier. (See Figure 1 – Tree Protection Barriers). The barrier shall consist of a 3/8" thick, 8'x4' (1.2m or 4 ft. high) plywood hoarding.
- Within a City road allowance when visibility is a consideration, the barrier shall consist of a 1.2 meter (4 ft.) high orange plastic snow fence on 2" x 4" frame.
- All supports and bracing used to safely secure the barrier should be located outside the Tree Protection Zone (TPZ). All supports and bracing should minimize damage to roots.
- The fence is to be installed along the edge of the tree protection zones. This hoarding is to remain in place and remain in good condition throughout the entire duration of the project. Dismantling the tree protection barrier prior to approval by the City of Mississauga, Urban Forestry staff may constitute a contravention to the City of Mississauga bylaw or permit issue.
- The applicant shall notify the City of Mississauga and the Certified Arborist to confirm that the tree protection barriers are in place.
- A sign with a minimum size of 40cm x 60cm must be affixed to all sides of the Tree Protection Barrier for the duration of the project. The signs should be made of white gator board or equivalent material. The sign should be similar to the below image:



- Where some fill or excavated material must be temporarily located near a TPZ, a wooden barrier must be used to ensure no material enters the TPZ.
- Remove any garbage and foreign debris from the tree protection zones.
- All contractors should be informed of the tree preservation and protection measures at a pre-construction meeting.

Phase II: During Construction

- All areas within the protective hoarding shall remain undisturbed for the duration of construction work. There will be no grade changes, dumping, and storage of any materials, structures or equipment within these areas. The tree protection barrier must not be removed without written authorization of the City of Mississauga.
- Minor grading works will be permitted at the edge of the preservation zone as required to correct localized depressions adjacent to the new development. This work to be undertaken under the direct supervision of a Certified Arborist.
- A qualified Arborist will undertake proper root pruning in accordance with acceptable arboriculture practices when and if roots of retained trees are to be exposed, damaged, or severed by demolition work. The exposed roots will be backfilled with appropriate material as soon as possible to prevent desiccation. Root pruning prior to excavation will help prevent unnecessary damage to tree roots.
- The City of Mississauga and the Certified Arborist must be notified for all work that impacts the tree preservation zones or for temporary removal of a section of hoarding to gain access for fine grading or other works. All works to be supervised by the City of Mississauga and/or Certified Arborist.

- No cables, wire or ropes of any kind shall be wrapped around or installed in trees to be preserved.
- No contaminants will be dumped or flushed in the TPZ areas or where feeder roots of trees exist (generally beyond the TPZ areas).
- Water tree protection zones during drought conditions, June to September, to reduce drought stress.
- Inspect the site daily to ensure hoarding is in place and in good condition. Inspect trees to monitor condition.

Phase III: Post Construction

- Following the completion of all site works, and after review by the Certified Arborist and approval by the City of Mississauga Urban Forestry staff, the protective hoarding may be removed.
- After removal of the protective hoarding, the tree preservation areas shall be inspected by the Certified Arborist and City of Mississauga Urban Forestry staff.

Conclusion

All trees inventoried for this report are suitable candidates for preservation.

All trees scheduled for preservation will be protected within a City of Mississauga approved Tree Protection Zone. Tree protection barriers will be erected as detailed in the “Recommendations” section of this report.

It is my opinion that if the tree preservation recommendations detailed in the “Recommendations” section of this report are implemented, including erecting Tree Protection Barriers in accordance with the information provided in this report, the proposed construction will not adversely affect the long-term health, safety and condition of all trees scheduled for preservation.

Chris Tiseo
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Glenwood Tree Service Inc.
905-855-8711

Appendix I: Tree Inventory and Assessment

No.	Botanical Name	Common Name	DB H (cm)	Dripline (m)	Category	Condition	Comments	Risk	Recommendation	TPZ (distance in metres)
1	<i>Acer saccharinum</i>	Silver maple	87	10	City	Fair	Large dead limbs; Decay evident; Epicormic shoots	M	P	See 'Recommendations' section
2	<i>Picea glauca</i>	White spruce	27	1	Private	Fair	In conflict with proposed construction	H	R	N/A
3	<i>Picea glauca</i>	White spruce	35	1.5	Private	Fair		L	P	See 'Recommendations' section
4	<i>Picea glauca</i>	White spruce	28	1.5	Private	Fair		L	P	1.8
5	<i>Picea glauca</i>	White spruce	19	1	Private	Fair		L	P	1.5
6	<i>Prunus serotina</i>	Black cherry	28	1.5	Private	Good		L	P	1.8
7	<i>Juglans nigra</i>	Black walnut	50	6	Private	Good		L	P	3
8	<i>Prunus serotina</i>	Black cherry	28	4	Private	Good		L	P	1.8
9	<i>Picea glauca</i>	White spruce	25	2	Private	Good		L	P	1.8
10	<i>Picea glauca</i>	White spruce	32	3	Private	Good		L	P	2.4
11	<i>Acer saccharinum</i>	Silver maple	105	8	City	Fair	Large dead limbs; Large cavity with decay evident in main trunk	M	P	See 'Recommendations' section
12	<i>Picea glauca</i>	White spruce	23	2	Private	Good		L	P	1.8

No.	Botanical Name	Common Name	DB H (cm)	Dripline (m)	Category	Condition	Comments	Risk	Recommendation	TPZ (distance in metres)
13	<i>Acer saccharinum</i>	Silver maple	73	8	City	Fair	Large dead limbs; Cankers	L	P	4.8
Gp. A	<i>Picea sp.</i> ; <i>Fagus sp.</i>	Spruce; Beech	9	1	Private	Good		L	P	1.2
Gp. B	<i>Picea sp.</i>	Spruce	8	1.5	Neighbour	Good		L	P	1.2
Gp. C	---	Various species	12	1.5	Private	Good		L	P	1.5

Appendix II: Tree Preservation Plan (TPP)

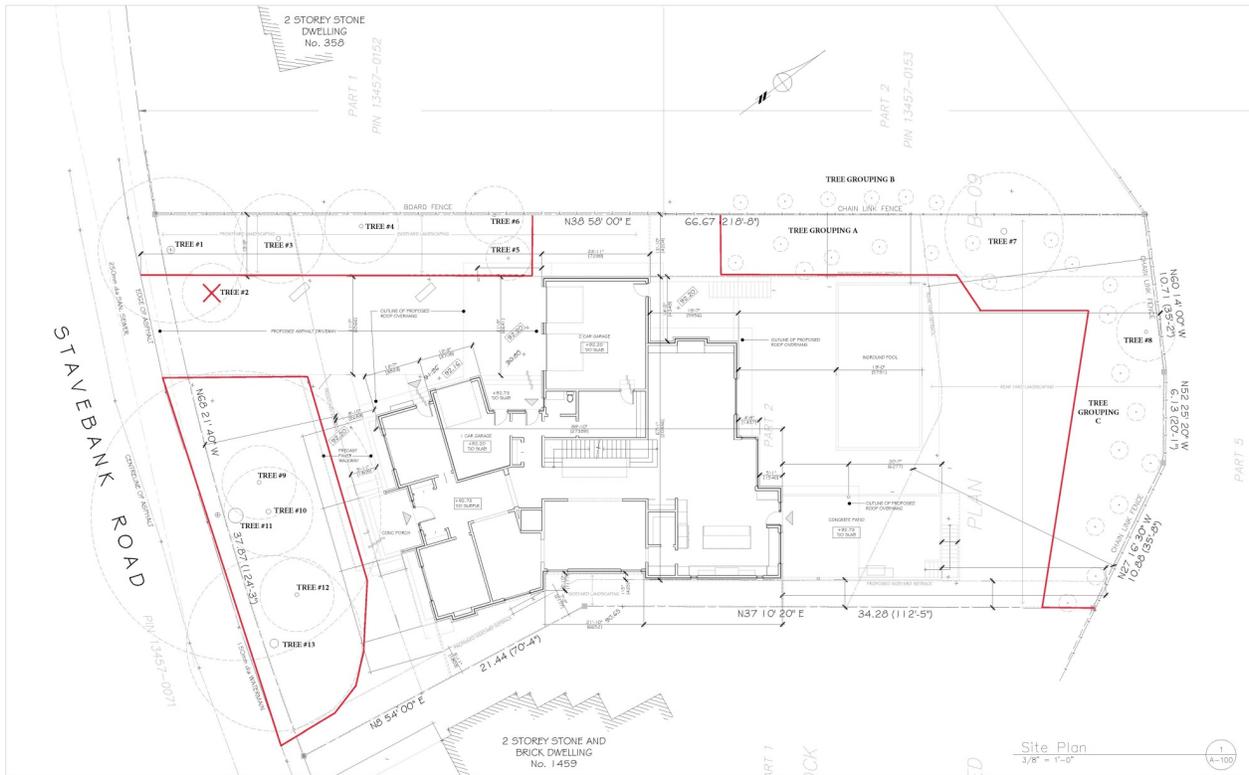
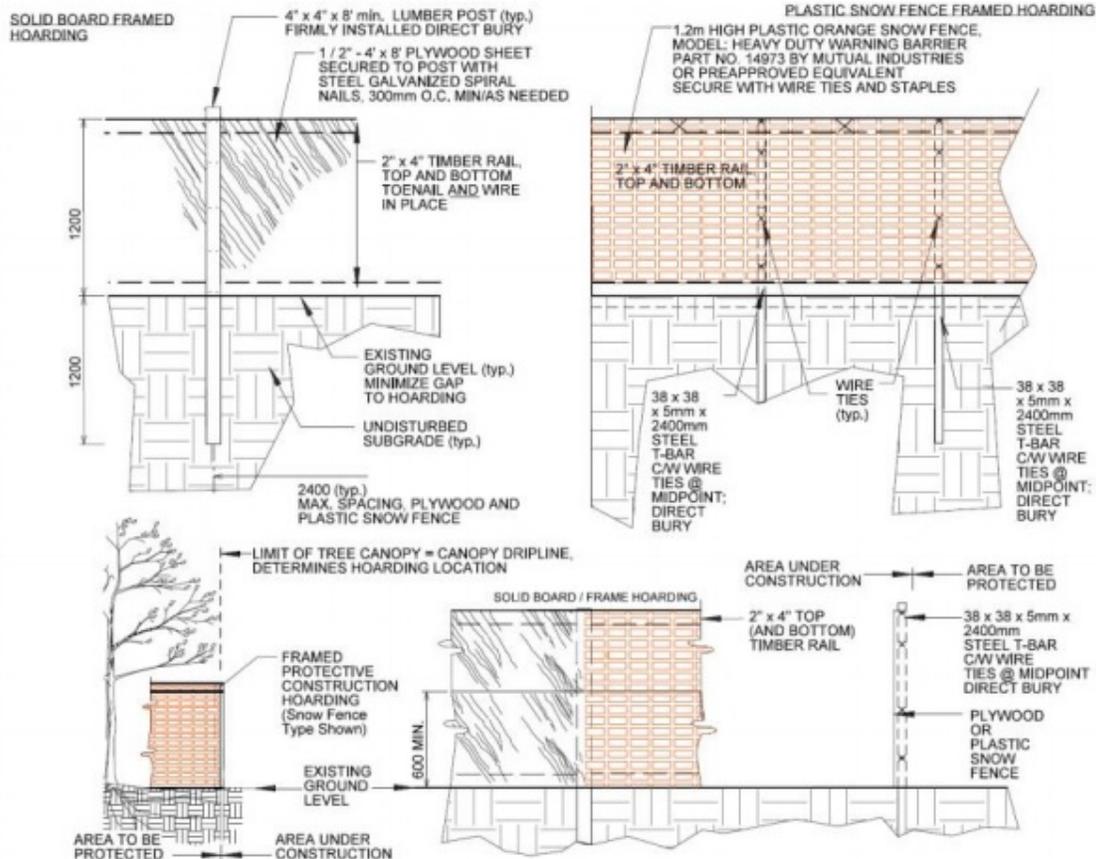


FIGURE #1

02830-6

Hoarding Framed Protective Construction Hoarding Solid Board- Plastic Snow Fence

NOTE:
TO BE USED AS A GUIDELINE ONLY.
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.



NOTES

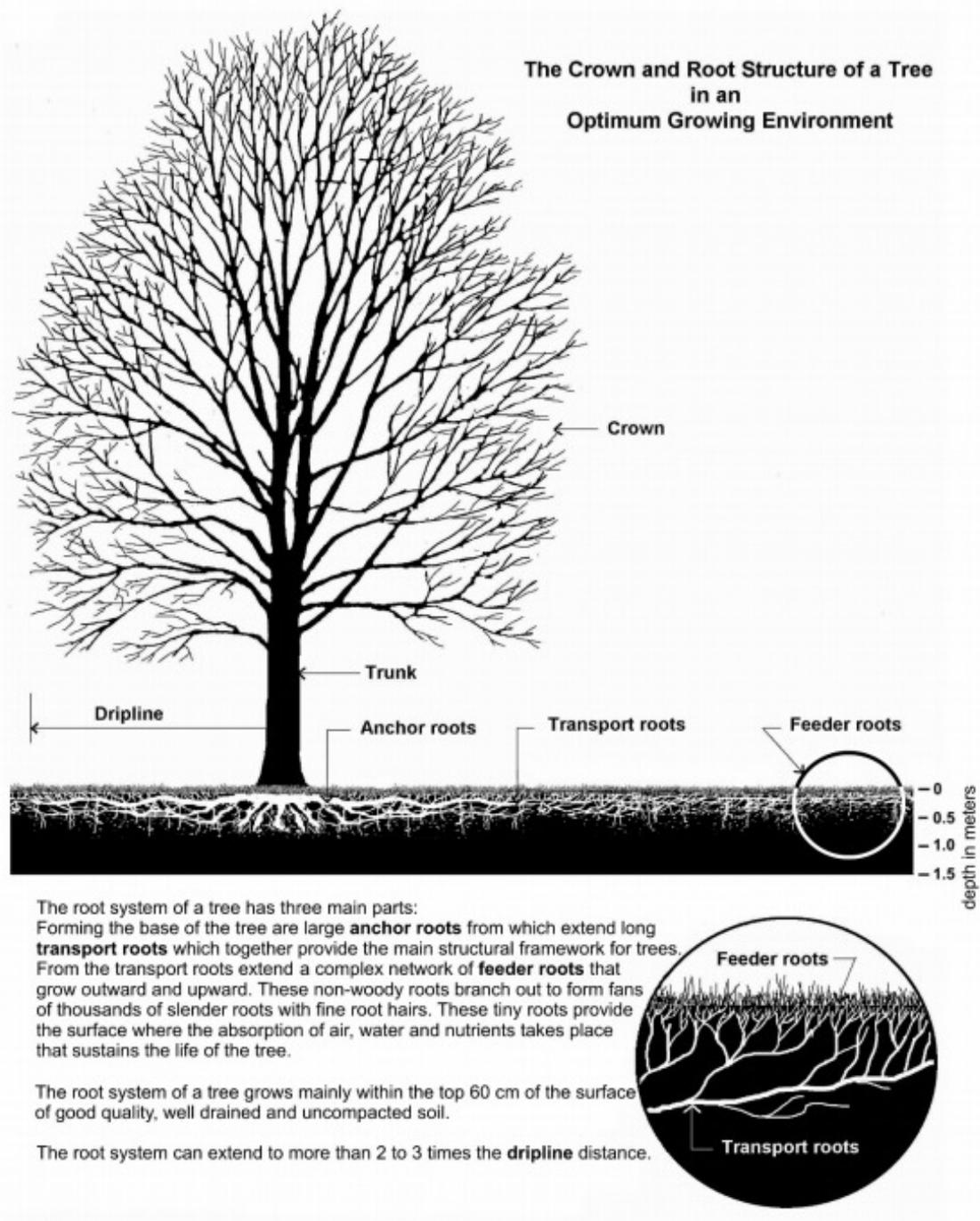
1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
2. NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH (CSPM). 48 HOUR NOTICE REQUIRED.
3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPF.
6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
7. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNK) OF TREE.
10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
11. FOR PROTECTION OF TREE'S AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.

Detail: 02830-6

ORIGINAL DATE: Mar 08/18
REVISION DATE: Mar 08/18

FIGURE #2



Appendix III: Digital images of subject trees



Above: Tree #1



Above: Tree #2 in foreground, with Tree #1 in background



Above: Trees #3 and #4



Above: Trees #5 and #6



Above: Tree #7



Above: Tree #8



Above: Trees #9, #10, #11, #12 and #13



Above: Tree Groupings A and B

Below: Tree Grouping C (w/ Tree #8 on left)



Appendix IV: Tree Appraisal for City Owned Trees

Trees #1, #11 and #13 as shown on the TPP belong to the City of Mississauga and as such Glenwood Tree Service was required to appraise the trees and place a monetary value on them. The method used to appraise the trees was the Trunk Method Formula (TMF) as described in the 'Guide for Plant Appraisal, 9th Edition', prepared by the 'Council of Tree & Landscape Appraisers' and recognized by the International Society of Arboriculture.

The TMF was used to appraise the trees due to their size, which are too large for the trees to be replaced with nursery or field-grown stock. Determination of the value of a tree is based on the cost of the largest commonly available transplantable tree and its cost of installation, plus the increase in value due to the larger size of the tree being appraised. These values are adjusted according to the species, health and location of the trees.

Basic	Tree #	DBH (cm)	Replacement cost including installation \$	Species Rating	Condition	Location	Appraised Value \$	Price and Species Rating	
	1	87	1250	61	72	81	23,400		
	11	105	1250	61	64	78	29,000		
	13	73	1250	61	74	83	17,000		

determined in accordance with 'Ontario Supplement to Guide for Plant Appraisal 8th Edition Revised'

Location rating determined taking into account Site Rating, Contributing Rating and Placement Rating