

**Heritage Impact Assessment  
1220 Stavebank Road  
Part of Lot 6, Range 1, Credit Indian Reserve  
Port Credit, City of Mississauga  
Region of Peel**

Prepared for  
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HR- 0330-2021  
Project # 2021-0132

**REVISED  
07/10/2021**

## EXECUTIVE SUMMARY

Under a contract awarded in March 2021 by the property owner, Archaeological Research Associates Ltd. carried out a Heritage Impact Assessment in advance of a proposed redevelopment of 1220 Stavebank Road, Port Credit, City of Mississauga, Ontario.

The subject property is 973.61m<sup>2</sup> in size and situated on part of Lot 6, Range 1, Credit Indian Reserve, City of Mississauga, Regional Municipality of Peel. The subject property contains a single-family residential dwelling and backs onto the Credit River. The property is currently zoned R1-1. The subject property is adjacent to 1232 Stavebank Road.

The subject property and adjacent property are listed under Section 27 of the Ontario Heritage Act on the City of Mississauga's Heritage Registry. The subject property and adjacent heritage property are located with Mineola Neighbourhood Cultural Heritage Landscape (L-Res-6), the Credit River Corridor Cultural Heritage Landscape (L-NA-3) and both properties contain a 'Low Stone Wall' which is considered a Special Landscape Feature within the City of Mississauga's Cultural Heritage Inventory.

Based on the results of the consultation, field survey, and assessment of the subject property, 1220 Stavebank Road was found to have Design or Physical Value as well as Contextual value. The cultural heritage value or interest is limited to the low stone wall found along the northern property edge. The existing 1969 residential structure was not found to have cultural heritage value or interest. The original proposed development included the removal of the existing structure and stone wall. A series of alternative options were considered, and it was determined that **Alternative Option 3 is the preferred alternative that will be implemented by the property owner**. Option 3 seeks to retain the low stone wall in situ and rebuild the portion of the stone wall which has collapsed. If rebuilding is not possible, it is recommended that the stones be salvaged and integrated within the site or kept for future conservation efforts. The preferred alternative was determined to be the final design approach.

Potential impacts associated with the preferred alternative include:

- Impact 1 - There is potential for accidental damage to 1232 Stavebank Road and landscape during the construction phase.
- Impact 2 - There is potential for damage to the low stone wall associated with 1220 Stavebank Road and 1232 Stavebank Road caused by vibrations during the construction period.
- Impact 3 - The removal of the existing plantings and trees which are considered heritage attributes associated with the Mineola Cultural Heritage Landscape and their removal represents a direct impact.

The following conservation/mitigation strategies are recommended:

- To protect 1232 Stavebank Road from accidental damage during the construction period, construction fencing and tree protection are recommended.
- To protect the low stone wall from accidental damage during the construction period, construction fencing is recommended.
- To ensure the natural and manicured landscape elements remain an integral component to the property, the implementation of the Restoration and Planting Plan is recommended.

- That although the structure associated with 1220 Stavebank Road was not identified as a heritage resource, it does contain materials that may be worthy of salvage or reuse. The reuse or salvage of materials is encouraged.
- It is recommended that ongoing monitoring of the stone wall and adjacent trees and the short, medium, and long term conservation approach be followed to ensure the conservation of the stone wall in situ.

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## GLOSSARY OF ABBREVIATIONS

ARA – Archaeological Research Associates Ltd.  
 BHR – Built Heritage Resource  
 CHVI – Cultural Heritage Value or Interest  
 CHL – Cultural Heritage Landscape  
 HIA – Heritage Impact Assessment  
 HSMBC – Historic Sites and Monuments Board of Canada  
 MHSTCI – Ministry of Heritage, Sport, Tourism and Culture Industries  
 OHA – Ontario Heritage Act  
 OHT – Ontario Heritage Trust  
 O. Reg. – Ontario Regulation  
 PPS – Provincial Policy Statement

## PERSONNEL

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Two-page Curriculum Vitae (CV) for key team members that demonstrate the qualifications and expertise necessary to perform cultural heritage work in Ontario are provided in Appendix C.

### City of Mississauga Heritage Impact Terms of Reference (2017)

| City of Mississauga HIA Minimum Requirements   | Relevant ARA Section   |
|--|--|
| 2.1 Detailed Site History  | 4.0 Site History   |
| 2.2 Full written description of all existing structures, natural or man-made, on the property. Chronology of history of the structure(s) development.<br>Clear statement of the conclusions regarding the significance of the heritage attributes of the cultural heritage resource.<br>Location map, with existing land use, zoning for property and adjacent property. | 1.0. Project Context<br>6.0 Field Survey<br>7.0 Property Description – 1220 Stavebank Road<br>10.0 Heritage Assessment<br>Appendix A: Maps and Figures<br>Appendix B: Photographic Documentation |
| 2.3 Documentation of the existing conditions   | 7.0 Property Description – 1220 Stavebank Road<br>8.0 Property Description – 1232 Stavebank Road   |
| 2.4 Proposed Development Description   | 11.0 Description of Proposed Development   |
| 2.5 Full architectural drawings of proposed development  | 11.0 Description of Proposed Development   |
| 2.6 Assessment of Alternatives and Mitigation Measures   | 12.0 Analysis of Impact Assessment<br>13.0 Alternatives and Mitigation Measures  |
| 2.7 Summary of Conservation Principles   | 14. Implementation and Monitoring<br>15. Summary Statement and Conservation Measures   |
| 2.8 Proposed Demolition and impact on streetscape  | 12.0 Analysis of Impact Assessment   |
| 2.9 Recommendations  | 15.0 Summary Statement and Conservation Measures   |
| Additional Requirements  | Relevant ARA Section   |
| 3.0 Summary of Statement of Conservation and Recommendations   | 15.0 Summary Statement and Conservation Recommendations  |
| 4.0 Mandatory Recommendations  | 10.0 Heritage Assessment   |
| 5.0 Qualifications   | Appendix C: Key Team Member Two Page CV  |

### City of Mississauga Cultural Landscape Heritage Impact Assessment Terms of Reference (2017)

| City of Mississauga Cultural Landscape HIA Minimum Requirements  | Relevant ARA Section   |
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| 2.1 Detailed Site History  | 4.0 Site History   |
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| 3.0 Summary of Statement of Conservation and Recommendations   | 15.0 Summary Statement and Conservation Recommendations  |
| 4.0 Mandatory Recommendations  | 10.0 Heritage Assessment   |
| 5.0 Qualifications   | Appendix C: Key Team Member Two Page CV  |

## 1.0 PROJECT CONTEXT

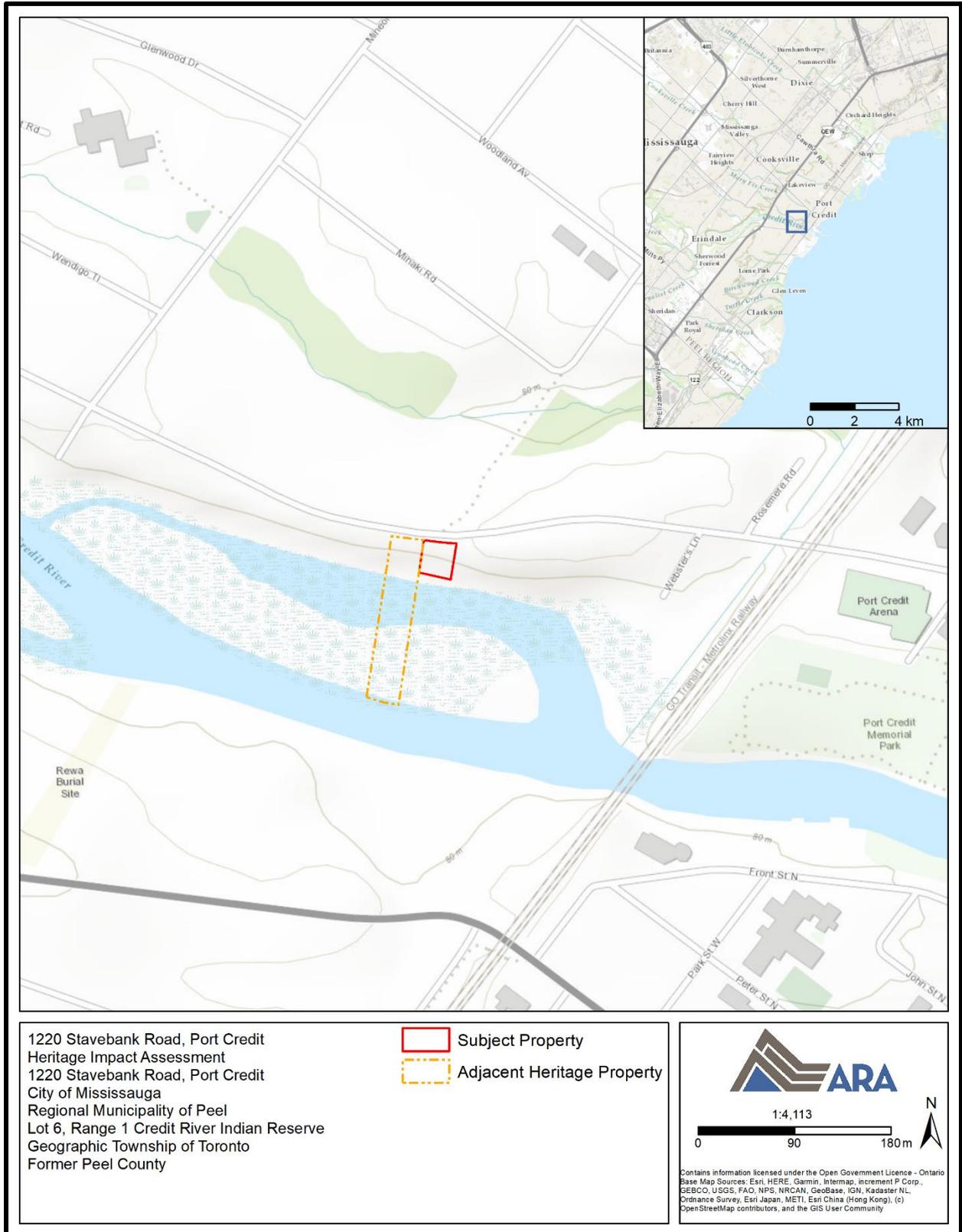
Under a contract awarded in March 2021 by the property owner, Archaeological Research Associates Ltd. (ARA) carried out a Heritage Impact Assessment (HIA) in advance of a proposed redevelopment of 1220 Stavebank Road, Port Credit, City of Mississauga, Ontario.

The subject property is 973.61m<sup>2</sup> in size and situated on part of Lot 6, Range 1, Credit Indian Reserve, City of Mississauga, Regional Municipality of Peel (see Map 1 and Map 4). The subject property contains a single-family residential dwelling and backs onto the Credit River (see Map 2). The property is currently zoned R1-1 (see Map 3).

The subject property and adjacent property are listed under Section 27 of the Ontario Heritage Act (OHA) on the City of Mississauga's Heritage Registry. The subject property and adjacent heritage property are located with Mineola Neighbourhood Cultural Heritage Landscape (L-Res-6), the Credit River Corridor Cultural Heritage Landscape (L-NA-3) and both properties contain a 'Low Stone Wall' which is considered a Special Landscape Feature within the City of Mississauga's Cultural Heritage Inventory.

The current property owner is proposing a redevelopment of the site, including the removal of the existing residential structure and the construction of a new detached two-storey single family residential structure on the subject property. A full HIA has been requested as part of the proposed development.

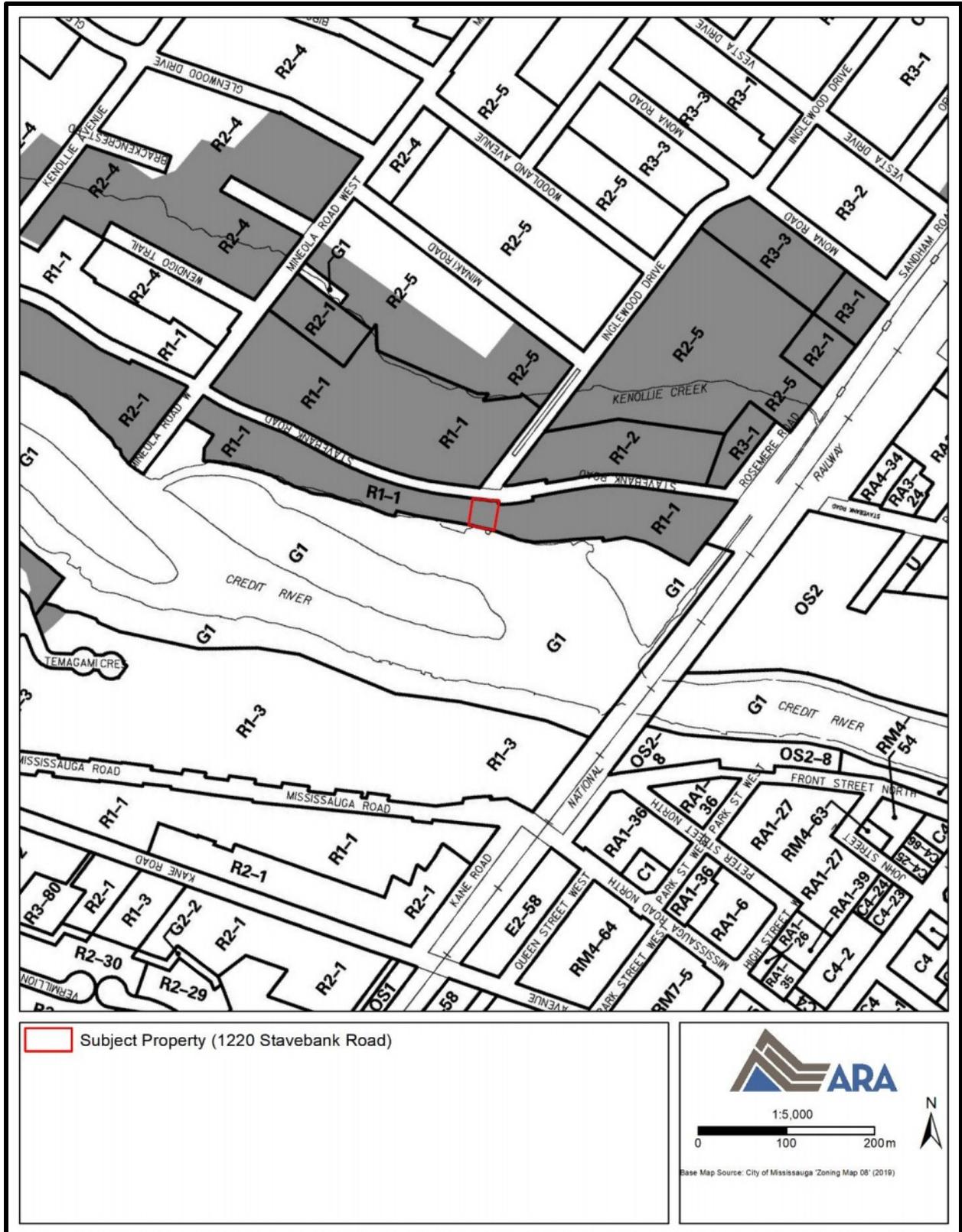
The purpose of the HIA is to provide a clear understanding of the Cultural Heritage Value or Interest (CHVI) of the subject property that may be impacted by the proposed development. The adjacent heritage property will also be considered to determine if there are any impacts as a result of the proposed development. This assessment was conducted in accordance with the aims of the *Planning Act* R.S.O. 1990, c. P.13, *Provincial Policy Statement* (2020), *Ontario Heritage Act*, R.S.O. 1990, c. O.18, *City of Mississauga Official Plan* (2020), and the *Heritage Impact Assessment Terms of Reference* (City of Mississauga 2017). Additional consideration was given to the *Cultural Landscapes Heritage Impact Assessment Terms of Reference* (City of Mississauga 2017).



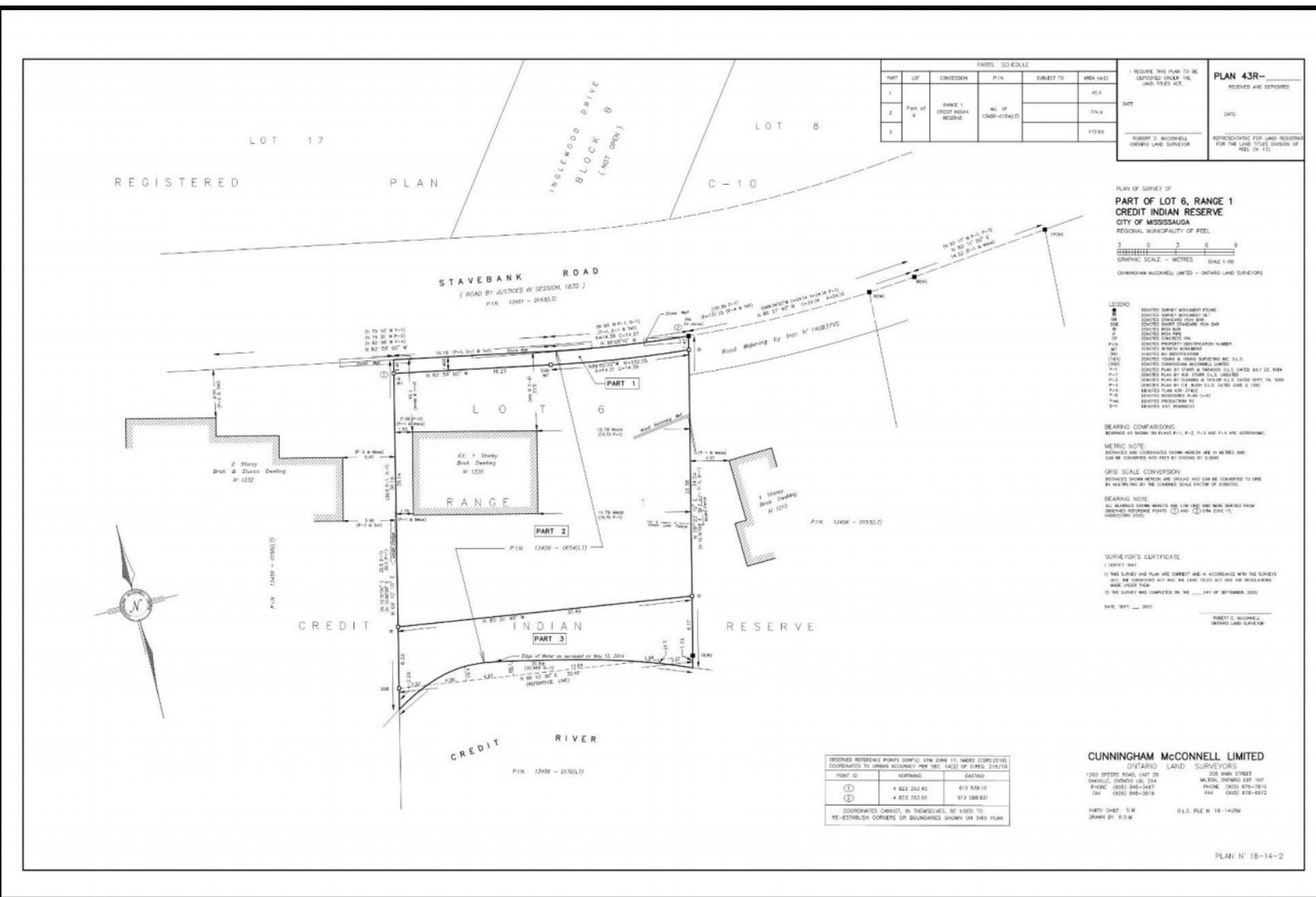
**Map 1: Subject Property in Port Credit, City of Mississauga**  
 (Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 2: Aerial View of Subject Property in Port Credit, City of Mississauga**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri)



**Map 3: Zoning Map of Subject Property in Port Credit, City of Mississauga**  
(Produced by ARA under licence using ArcGIS® software by Esri, © City of Mississauga)



**Map 4: Survey of Subject Property in Port Credit, City of Mississauga**  
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## 2.0 LEGISLATION AND POLICY REVIEW

The framework for this report is provided by provincial planning legislation and policies as well as municipal Official Plans and guidelines. The City of Mississauga's *Heritage Impact Assessment (HIA) Terms of Reference* (2017) outlines the terms of reference for Heritage Impact Assessments. The *Cultural Landscapes Heritage Impact Assessment Terms of Reference* (City of Mississauga 2017) has also been considered.

### 2.1 Provincial Policies and Guidelines

#### 2.1.1 The Planning Act

In Ontario, the *Planning Act* is legislation used by provincial and municipal governments in land use planning decisions. The purpose of the *Planning Act* is outlined in Section 1.1 of the Act, which states:

*1.1 The purposes of this Act are,*

- (a) to promote sustainable economic development in a healthy natural environment within the policy and by the means provided under this Act;*
- (b) to provide for a land use planning system led by provincial policy;*
- (c) to integrate matters of provincial interest in provincial and municipal planning decisions;*
- (d) to provide for planning processes that are fair by making them open, accessible, timely and efficient;*
- (e) to encourage co-operation and co-ordination among various interests;*
- (f) to recognize the decision-making authority and accountability of municipal councils in planning. 1994, c. 23, s. 4.*

*Part I Provincial Administration, Section 2 states:*

*The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under the Act, shall have regard to, among other matters, matters of provincial interest such as,*

- (d) the conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest. 1990: Part I (2. d)*

*Part I Provincial Administration, Section 3, 5 Policy statements and provincial plans states:*

*A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision; and*
- (b) shall conform with the provincial plans that are in effect on that date, or shall not conflict with them, as the case may be. 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80.*

The current *Provincial Policy Statement* (PPS), issued under section 3 of the *Planning Act*, came into effect May 1<sup>st</sup>, 2020.

### **2.1.2 The Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS 2020) contains a combined statement of the Province's land use planning policies. It provides the provincial government's policies on a range of land use planning issues including cultural heritage outlined in Section 1.7 c) as including: "Ontario's long-term prosperity, environmental health, and social well-being depend on conserving biodiversity, protecting the health of the Great Lakes, and protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits" (Section 1.7 e) MMAH 2020:24). The PPS 2020 promotes the conservation of cultural heritage resources through detailed policies in Section 2.6, such as "2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved" and "2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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" (MMAH 2020:31).

### **2.1.3 Ontario Heritage Act**

*The Ontario Heritage Act, R.S.O. 1990, c.018* is the guiding piece of provincial legislation for the conservation of significant cultural heritage resources in Ontario. The *OHA* gives provincial and municipal governments the authority and power to conserve Ontario's heritage. The Act has policies which address individual properties (Part IV), heritage districts (Part IV), and allows municipalities to create a register of non-designated properties which may have cultural heritage value or interest (Section 27).

In order to objectively identify cultural heritage resources, O. Reg. 9/06 made under the *OHA* sets out three principal criteria with nine sub-criteria for determining Cultural Heritage Value or Interest (CHVI) (MHSTCI 2006a:20–27). The criteria set out in the regulation were developed to identify and evaluate properties for designation under the *OHA*. Best practices in evaluating properties that are not yet protected employ O. Reg. 9/06 to determine if they have CHVI. In the absence of specific Cultural Heritage Landscape (CHL) evaluation criteria, O. Reg. 9/06 is also applied to consider the built and natural features and the property as a whole. The O. Reg. 9/06 criteria includes: design or physical value, historical or associative value and contextual value.

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.*
  
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 a 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.*
  
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. O. Reg. 9/06, s. 1 (2).*

The *OHA* provides three key tools for the conservation of built heritage resources (BHRs) and cultural heritage landscapes (CHLs). It allows for protection as:

1. A single property (i.e., farmstead, park, garden, estate, cemetery), a municipality can designate BHRs and CHLs as individual properties under Part IV of the *OHA*.
2. Multiple properties or a specific grouping of properties may be considered a CHL, as such, a municipality can designate the area as a Heritage Conservation District (HCD) under Part V of the *OHA*.
3. Lastly, a municipality has the authority to add an individual or grouping of non-*OHA* designated property(ies) of heritage value or interest on their Municipal Heritage Register.

An *OHA* designation provides the strongest heritage protection available for conserving cultural heritage resources. It allows a municipality to deny demolition permits, to guide change through development review of a protected property(ies) and adjacent protected property(ies) and to control property alterations through a heritage permit system.

#### **2.1.4 Summary of Provincial Policies**

The PPS addresses cultural heritage resources, including cultural heritage landscapes in Section 2.6. The property located at 1220 Stavebank Road is recognized as contributing to two defined CHLs and contains a specific CHL Special Landscape Feature. Regarding the adjacent property at 1232 Stavebank Road, the PPS also notes “Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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.”

## **2.2 Municipal Policies**

### **2.2.1 Regional Municipality of Peel**

One of the main goals of *Region of Peel Official Plan* is: “To create a healthy and sustainable regional community for those living and working in Peel which is characterized by...a recognition and preservation of the region’s natural and cultural heritage” (Region of Peel 2018:6). The importance of cultural heritage in the Region of Peel is emphasized by the numerous policies the Official Plan (OP) has addressing cultural heritage.

Section 3.6 of the OP identifies policies related specifically to cultural heritage in Peel Region. Subsection 3.6.1 provides the objectives including:

1. *To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.*
2. *To promote awareness and appreciation and encourage public and private stewardship of Peel’s heritage.*
3. *To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.*
4. *To support the heritage policies and programs of the area municipalities (2018:89).*

The Peel Regional Council has outlined multiple policies that encourage and, in some cases, direct area municipalities to appropriately manage their cultural heritage resources. Policy 3.6.2.1 (2018:89) states that Regional Council will “Direct the area municipalities to include in their official plans policies for the definition, identification, conservation and protection of cultural heritage resources in Peel, in cooperation with the Region, the conservation authorities and aboriginal groups, and to provide direction for their conservation and preservation, as required.” Additionally, there is a need to address developments adjacent to cultural heritage properties (i.e., “protected” properties), such that area municipalities are directed to only allow development and site alteration on adjacent lands “where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved” (Region of Peel 2018:90).

### **2.2.2 City of Mississauga Official Plan**

The *Mississauga Official Plan* (2020:7-1) indicates that one of the “Strategic Plan pillars” is to have “Complete Communities” within the City of Mississauga. Many policies are provided that address elements that are important to complete communities. One of the goals of these policies is provided in Policy 7.1.8 which states:

*Mississauga will recognize the significance of and act responsibly in the identification, protection, and enhancement of structures, sites, cultural heritage landscapes, environments, artifacts, traditions, and streetscapes of historical, architectural or archaeological significance* (City of Mississauga 2020:7-3).

With respect to cultural heritage, the *Mississauga Official Plan* section 7.4 “Heritage Planning” states: “Mississauga’s cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect.” (Policy 7.4.1 - City of Mississauga 2020:7.7). Cultural heritage resources are considered to be, but not limited to be:

- *structures such as buildings, groups of buildings, monuments, bridges, fences and gates;*
- *sites associated with an historic event;*
- *environments such as landscapes, streetscapes, flora and fauna within a defined area, parks, heritage trails and historic corridors;*
- *artifacts and assemblages from an archaeological site or a museum; and*
- *traditions reflecting the social, cultural, or ethnic heritage of the community* (City of Mississauga 2020:7.7).

Development and potential alterations to cultural heritage resources, or development adjacent to cultural heritage resources, is addressed in Policy 7.4.1.12 which states that “the proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource, or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment (HIA), prepared to the satisfaction of the City and other appropriate authorities having jurisdiction” (2020:7.8).

The *Heritage Impact Assessment Terms of Reference* (City of Mississauga 2017) outlines the required elements for HIAs. The *Cultural Landscapes Heritage Impact Assessment Terms of Reference* has also been considered.

### 2.2.3 Summary of Municipal Policies

The Official Plan policies in the ROP and the City of Mississauga's OP call for the conservation of cultural heritage resources (CHRs), the maintenance and promotion of CHRs and provide policies related to potential development impacts to, and adjacent to, cultural heritage resources and the need for HIAs.

## 3.0 KEY CONCEPTS

The following concepts require clear definition in advance of the methodological overview and proper understanding is fundamental for any discussion pertaining to cultural heritage resources:

- **Built Heritage Resource (BHR)** can be defined in the *PPS* as: “a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including Indigenous community. Built heritage resources are located on property that has been designated under Parts IV or V of the *Ontario Heritage Act*, or that may be included on local, provincial and/or federal and/or international registers” (MMAH 2020:41).
- **Cultural Heritage Value or Interest (CHVI)**, also referred to as Heritage Value, is identified if a property meets one of the criteria outlined in O. Reg. 9/06 namely historic or associate value, design or physical value and/or contextual value. Provincial significance is defined under *Ontario Heritage Act (OHA) O. Reg. 10/06*.
- **Cultural Heritage Landscape (CHL)** is defined in the *PPS* as: “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural Heritage Landscapes may be properties that have been determined to have cultural heritage value or interest under the *Ontario Heritage Act*, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms” (MMAH 2020:42).

The *Operational Guidelines for the Implementation of the World Heritage Convention* defines several types of CHLs: 1) designed and created intentionally by man, 2) organically evolved landscapes which fall into two-subcategories (relic/fossil or continuing), and 3) associative cultural landscapes (UNESCO 2008:86). The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) *Information Sheet #2 Cultural Heritage Landscapes* repeats these definitions to describe landscapes in Ontario (MHSTCI 2006b).

- **Conserved** means “the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or a cultural heritage impact assessment that has been approved, accepted or adopted by relevant planning authority and/or decision-makers. Mitigative measures and/or alternative development approaches can be included in these plans and assessments” (MMAH 2020:41).
- **Heritage Attributes** are defined in the *PPS* as: “the principal features or elements that contribute to a protected heritage property's cultural heritage value or interest, and may include the property's built constructed, or manufactured elements, as well as natural

landforms, vegetation, water features, and its visual setting (e.g. significant views or vistas to or from a protected heritage property)” (MMAH 2020:44-45).

- **Protected heritage property** is defined as “property designated under Parts IV, V or VI of the Ontario Heritage Act; property subject to a heritage conservation easement under Parts II or IV of the Ontario Heritage Act; property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites” (MMAH 2020:49).
- **Significant** in reference to cultural heritage is defined as: “resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act” (MMAH 2020:51).

The *Region of Peel Official Plan* defines cultural heritage landscapes which are situated within the Region:

- **Cultural Heritage Landscapes** mean “any discrete aggregation of features altered through human activity which has been identified as being important to a community. They can provide the contextual and spatial information necessary to preserve, interpret or reinforce the understanding of important historical settings and changes to past patterns of land use. Cultural Landscapes include any heritage area perceived as an ensemble of cultural derived features such as a neighbourhood, townscape, farmscape, or waterscape that illustrates noteworthy relationships between people and their surrounding environment” (2018:221).

The City of Mississauga OP also provides definitions to terms that relate to cultural heritage resources such as:

- **Heritage Impact Assessment** means “a statement that will identify all heritage resources of a property; describe and evaluate their heritage significance; and, evaluate their sensitivity to a proposed development, use or reuse, including, where possible, measures to mitigate deleterious consequences” (2020:20-4).
- **Streetscape** means “the character of the street, including the street right-of-way, adjacent properties between the street right-of-way and building faces. Thus, the creation of a streetscape is achieved by the development of both public and private lands and may include planting, furniture, paving, etc.” (2020:20-8).

#### 4.0 SITE HISTORY

The history of the subject property was constructed using background information obtained from aerial photographs, historical maps (i.e., illustrated atlases), archival sources (i.e., historical publications, census records, land registry records), and published secondary sources (online and print). Given the limitation of in person access to archives and resources due to Covid-19, there is always the possibility that additional historical information exists but may not have been identified.

The City of Mississauga has a long history of Indigenous land use and settlement including Pre-Contact and Post-Contact campsites and villages. It should be noted that the written historical record regarding Indigenous use of the landscape in Southern Ontario draws on accounts by European explorers and settlers. As such, this record details only a small period of time in the overall human presence in Ontario. Oral histories and the archaeological record show that

Indigenous communities were mobile across great distances, which transcend modern understandings of geographical boundaries and transportation routes.

Based on current knowledge, the cultural heritage resources located within the study area are tied to the history of the initial settlement and growth of Euro-Canadian populations in the City of Mississauga. In an attempt to reconstruct the historic land use of the subject property and its context, ARA examined two historical maps documenting past residents, structures (e.g., homes, businesses, and public buildings) and features during the 19<sup>th</sup> century, one topographical map from the early 20<sup>th</sup> century and two aerial images from the mid-20<sup>th</sup> century. Specifically, the following resources were consulted:

- G.R Tremaine's *Map of the County of Peel, Canada West* (1859) (OHCMP 2019);
- Walker & Miles' *Illustrated Historical Atlas of the County of Peel, Ont.* (1877) (McGill University 2001);
- Topographic maps from 1909, 1918, 1938 and 1942 (OCUL 2021); and
- Aerial images from 1960 and 1969 (City of Toronto Archives 2021).

Furthermore, ARA completed a summary of land transactions for the subject property to understand the land ownership history of the properties (see Table 1). The maps and land transactions informed the history of the subject property (see Section 4.2).

#### **4.1 Port Credit**

The history of Mississauga is defined by the development and eventual amalgamation of a series of small villages, Port Credit being among them. Centred around the mouth of the Credit River, Port Credit was the location of a trading post frequented by the local Mississaugas as early as 1720. Encroachment by white settlers and subsequent Treaties caused the Mississaugas to depart the Credit Reserve and relocate at the Grand River in 1847. By this time, the Port Credit Harbour Company had developed the harbour, the company being established in 1834. By 1846, the settlement had roughly 150 inhabitants with professions including one blacksmith, one shoemaker, one waggon maker, one tailor, two stores and two taverns. By the later 19<sup>th</sup> century, Port Credit had become a principal location for stonehooking on Lake Ontario, a process of mining Dundas Shale from the lake bottom for building construction. In 1889, the St. Lawrence Starch Company and Port Credit brickyard were established, with the starch company operating for 100 years. Port Credit was incorporated as a village in 1961 and in 1974 was amalgamated with the City of Mississauga (Smith 1846; Heritage Mississauga 2020).

#### **4.2 Subject Property- 1220 Stavebank Road**

The Crown Patent for the Lot 6, Range 1 Credit Indian Reserve went to James Cotton in 1854 (see Table 1). Property ownership remains unclear following Cotton's ownership as the subject property was sold by Tax Deed in 1937, making previous property ownership difficult to discern.

The patentee of Lot 6, Range 1 CIR was James Cotton, whom along with his brother Robert held various lots within the Township of Toronto. Robert Cotton was a well-known merchant, farmer and prominent community member who immigrated from Ireland in 1837 and ran a toll gate at Middle Road (QEW) and Centre Road (Huronario Street) as well as a general store at the mouth of the Credit River. Robert's son, James William (born 1846), was also a farmer and prominent community member. The Cotton homestead was originally a log cabin at the Credit Mission, which was later moved to Huronario Street (ASI 2019:164).

*Tremaine's Map of the County of Peel, Canada West (1859)* indicates that the subject property and adjacent property were situated within Lot 6, Range 1 (see Map 5). No structures are illustrated in the area, although the Village of Port Credit is located to the east. Stavebank Road is depicted on this map as leading northwesterly from Port Credit. The early alignment of Middle Road and the Hamilton & Toronto Branch of the Great Western Railway appear to the southeast. Between 1859 and 1877 there is no apparent change to the subject property, adjacent property and surrounding area (see Map 6). A topographic map from 1909 indicates that neither the subject property nor adjacent property had been built upon at the time (see Map 7).

In September of 1937, part of Lot 6, Range 1 CIR was sold by Tax Deed to William G. Jackson. A topographic map from 1938 indicates that a frame building had been constructed on the adjacent property, though the subject property remained vacant of any structures (see Map 7). In 1942, Jackson and his wife sold the property to Marjorie Allan. Nine years later in 1951, Marjorie Allan sold the property to Maude O'Dell who took out a mortgage at the time of purchase.

Aerial imagery from 1960 and 1969 show the progression of development along both sides of Stavebank Road in the mid-20<sup>th</sup> century (see Map 8). The subject property, constructed in 1969, is visible on the south side of Stavebank Road, opposite the former alignment of Inglewood Drive.

In 1984, the subject property was transferred from the estate of Maude O'Dell to Peter and Veronica Stevens. The property was transferred to Veronica Nuspl from Peter and Veronica Stevens in 2008. In January 2014, Veronica Nuspl sold the property to the current property owners.

**Table 1: Summary of Land Transactions for 1220 Stavebank Road  
(LRO #20)**

| Instrument #  | Instrument | Date        | Grantor  | Grantee                    | Comments   |
|---|------------|-------------|--|----------------------------|--|
| N/A   | Patent     | 11 Jul 1854 | Crown  | James Cotton               | All Lot 6, Range 1 CIR   |
| Transactions from Cotton to the Township of Toronto unclear |            |             |  |                            |  |
| 38188   | Tax Deed   | 21 Sep 1937 | Municipal Corporation of the Township of Toronto | William G. Jackson         | \$784.74, part of lot  |
| 42462   | Grant      | 16 Oct 1942 | William Jackson and wife                         | Marjorie Allan             | \$784.74, part as in No. 38188, excepting Nos. 39172 and 40786 |
| 65959   | Grant      | 31 Dec 1951 | Marjorie Allan                                   | Maude O'Dell               | \$2600   |
| 65960   | Mortgage   | 31 Dec 1951 | Maude O'Dell                                     | Peggie Irwin               | \$1000, No. 65959  |
| RO689033  | Transfer   | 31 Jul 1984 | The estate of Maude O'Dell                       | Peter and Veronica Stevens | 1220 Stavebank   |
| PR1470845   | Transfer   | 2 Apr 2008  | Peter and Veronica Stevens                       | Veronica Nuspl             | 1220 Stavebank Road  |
| PR2487524   | Transfer   | 1 Jan 2014  | Veronica Nuspl                                   | Current Property Owner     | 1 Rosetta Street   |

#### 4.2.1 Mineola Neighbourhood

The Mineola Neighbourhood was sold to the crown in 1820 and “following deforestation, the land in Mineola was used for agriculture up to the 1930’s” (City of Mississauga 1999:1). The area underwent a large transformation in the 1940s and 1950s due to increased “growth pressure of Port Credit, together with construction of the Queen Elizabeth Way, including Canada’s first “clover leaf” interchange at Hurontario Street” (City of Mississauga 1999:1). Aerial photographs and topographical maps show that the increase in residential development had regard for the existing landscape, tree canopy, and natural topography. Several subdivision plans (1943 and 1956) further established neighbourhood settlement patterns and roadways within the neighbourhood which responded to existing topography (ASI 2019:165-166). Settlement patterns resulted in a variety of lot size and lot locations.

#### 4.2.2 Credit River

The Credit River, named as such as early as 1757, extends a length of approximately 90 km from Orangeville, Mono and Erin to its mouth at Port Credit. Historically, the Credit River was abundant in salmon, though mill development and the associated dams required for their operation posed barriers to salmon moving upriver. Sawmills were abundant along the river and lumber was floated downriver and shipped from Port Credit. Industrial uses of the river continued into the 20<sup>th</sup> century. In the latter years of the 20<sup>th</sup> century, the establishment of the Credit River Conservation Authority and increased pollution control efforts saw the primary use of the Credit River valley change to recreation (Smith 1846:40; Heritage Mississauga 2021).

### 5.0 CONSULTATION

BHRs and CHLs are broadly referred to as cultural heritage resources. A variety of types of recognition exist to commemorate and/or protect cultural heritage resources in Ontario. As part of consultation ARA reviews relevant online sources and databases to determine if the subject property is recognized.

The Minister of the Environment, on the advice of the Historic Sites and Monuments Board of Canada (HSMBC), makes recommendations to declare a site, event or person of national significance. The National Historic Sites program commemorates important sites that had a nationally significant effect on, or illustrates a nationally important aspect of, the history of Canada. A National Historic Event is a recognized event that evokes a moment, episode, movement or experience in the history of Canada. National Historic People are people who are recognized as those who through their words or actions, have made a unique and enduring contribution to the history of Canada. The Parks Canada’s online *Directory of Federal Heritage Designations* captures these national commemorations as well as lists Heritage Railway Stations, Federal Heritage Buildings and Heritage Lighthouses.

Another form of recognition at the federal level is the Canadian Heritage Rivers System program. It is a federal program to recognize and conserve rivers with outstanding natural, cultural and recreational heritage. It is important to note that federal commemoration programs do not offer protection from alteration or destruction. Additionally, there is the *Canadian Register of Historic Places* which contains properties recognized by federal, provincial and territorial governments. As noted above, recognition in the Register does not offer protection from alteration/destruction but these properties may have other government designations that do offer protections.

The Ontario Heritage Trust (OHT) operates the Provincial Plaque Program that has over 1,250 provincial plaques recognizing key people, places and events that shaped the province.

Additionally, properties owned by the province may be recognized as a “provincial heritage property” (MHSTCI 2010).

The OHT plaque database, Canadian Heritage River System database, and the Federal Canadian Heritage Database were searched. The subject property and adjacent properties are not commemorated with an OHT plaque, nor are they recognized as a National Historic Site (OHT 2019; Parks Canada 2020). It does not appear that the subject property or adjacent property are subject to an OHT or municipal easement.

Protected properties are those protected by Part IV (individual properties) or Part V (Heritage Conservation District) designation under the *Ontario Heritage Act (OHA)*. Once designated, a property cannot be altered or demolished without the permission of the local council. A cultural heritage resource may also be protected through a municipal or OHT easement. Many heritage committees and historical societies provide plaques for local places of interest.

Under *Section 27* of the *OHA*, a municipality must keep a Municipal Heritage Register. A Municipal Heritage Register lists designated properties as well as other properties of cultural heritage value or interest in the municipality. Properties on this Register that are not formally designated are commonly referred to as “listed.” Listed properties are flagged for planning purposes and are afforded a 60-day delay in demolition if a demolition request is received.

MHSTCI’s current list of Heritage Conservation Districts was consulted. The property was not found to be located within a designated district (MHSTCI 2020). The list of properties designated by the MHSTCI under Section 34.5 of the *OHA* was consulted and the property is not included in this list. The City of Mississauga Heritage Register was consulted, and it was confirmed that 1220 Stavebank Road and 1232 Stavebank Road are listed on the Municipal Heritage Register. The *City of Mississauga Cultural Heritage Landscapes Inventory (2005)* was consulted. 1220 Stavebank Road and 1232 Stavebank Road are located within or adjacent to the Mineola Neighbourhood CHL, the Credit River Corridor CHL and both contain a Low Stone Wall, which is considered a Special Landscape Feature. No additional consultation was undertaken for this HIA.

The City of Mississauga Heritage Planner provided comments on the HIA in October 2021. They have been addressed through revisions in this version of the HIA.

## **6.0 FIELD SURVEY**

The field survey component of the project involves the collection of primary data through systematic photographic documentation of all potential cultural heritage resources within the study area, as identified through historical research and consultation. Additional cultural heritage resources may also be identified during the survey itself. Photographs of the subject property are taken, as are general views of the surrounding landscape. The field survey also assists in confirming the location of each potential cultural heritage resource and helps to determine the relationship between resources. The *Ontario Heritage Toolkit: Heritage Property Evaluation*, recommends that a property be evaluated at least twice (MHSTCI 2016:19).

A field survey was conducted on April 1, 2021 to photograph and document the subject property and surrounding area and record any local features that could enhance ARA’s understanding of their setting in the landscape and contribute to the cultural heritage evaluation process. Legal permission to enter the subject property and conduct all necessary fieldwork activities on the subject property was granted by the property owner. Exterior and interior documentation was

carried out. A second field survey from public property was conducted May 18, 2021 to further document the surrounding context.

The subject property at 1220 Stavebank Road was documented in a clockwise manner. The adjacent property at 1232 Stavebank Road was documented from public property (see Appendix B). Map 9 illustrates the location and direction of each photograph taken of the exterior of the structures and the surrounding context. The map and photos can be found in Appendix B.

## **7.0 PROPERTY DESCRIPTION – 1220 STAVEBANK ROAD**

The property at 1220 Stavebank Road contains a single-storey residential structure with walkout basement. The property is accessed by Stavebank Road and is bounded by Stavebank Road (north), 1232 Stavebank Road (west), the Credit River and associated Credit River Conservation Authority Lands (south), and 1210 Stavebank Road (east). Access to a local walking trail that links to Inglewood Drive is located directly across the street to the east. The GO Transit Rail line crosses Stavebank Road and the Credit River 350 metres to the south of the property. Stavebank Road continues south, crosses Lakeshore Road West and terminates at a park area at the outlet of the Credit River into Lake Ontario.

### **7.1 Exterior**

The main building is a two-story residential structure with one-storey above ground fronting towards Stavebank Road. The façade is asymmetrical having a shallow-pitched, sloped roof that has a longer section to the north than south (see Image 1 and Image 2). The main-floor façade consists of central curtain window bracketed by the main door to the south and a blank panel to the north. There is another window that is visible from the interior on the north, however, it is not visible from the exterior because of substantial ivy overgrowth. The southern and northernmost wall sections of the facade are of pale, red brick veneer with a rock-faced cast stone. The brick veneer continues around the southwest and north sides of the building and the basement level is cement block.

The north and south elevations are two-storeys in height, given that the full basement is visible. The east and west elevation have multiple windows openings (see Image 4 and Image 7). The rear of the building has substantial window openings and features central sliding glass doors that are flanked by large full-height transom windows (see Image 5). The building has a shallow gable roof with overhanging eaves that emphasize the wide, horizontal orientation of the building (see Image 3). A secondary entrance is located on the east elevation.

There is little indication that the building has been altered from its original form and materials. Except for the bay window on the east face of the building all window and door openings appear to have their original form, and, in most cases, the original doors and windows are still in place. There are multiple windows which appear to be failing and have visible rot.

A large open wooden porch is located along the rear on both levels. Various sliding doors provide interior access. The porch is supported by wooden posts and cinderblock with large cement flooring (Image 6 and Image 8). A set of wooden stairs provides access to the lower level of the porch; however, the stairs have visible rot. A set of wooden stairs are also located along the eastern elevation, which provides exterior access between levels and to the yard.

## 7.2 Interior

The main level interior of the building is accessed by a central doorway which leads to a small entrance area and straight stairs which lead to the basement level (see Image 37 and Image 38). The stairs are located in the centre of the building. To the west of the entrance is a doorway which provides access to a living room which contains wainscotting style trim and a newer vinyl flooring (see Image 39 and Image 40). Two engaged faux doric style columns frame the open transition way which leads to a large open dining room area towards the rear of the building. A gas fireplace clad in stone is located on the west side of the dining room and the newer vinyl flooring is carried through into this room (see Image 41). The primary bedroom is accessed by a single step down and is located off the rear dining room (see Image 42). The carpeted room contains a large closet, and a small hallway leads to the attached three pieces ensuite (see Image 43 and Image 44). The bathroom has tile flooring and there is visible water damage to the ceiling (see Image 45, Image 46 and Image 47).

To the west of the central entrance area is a closet, mudroom, and additional side entrance (see Image 52). A galley style kitchen and eating area is located along the eastern side of the upper level (see Image 50). A small bay window is located on the eastern rear of the kitchen area (see Image 49). The kitchen has tile flooring and there is visible water damage to the ceiling (see Image 51). Glass sliding doors in the dining area and primary bedroom supply access to an upper-level open porch which spans the rear elevation. The upper porch level can only be accessed from the interior.

The straight stairway leads into the basement which contains an L-shaped room which is currently being used as a gym area and recreation room (see Image 53 and Image 54). This area has carpet and has large sliding glass doors which supply access to the lower-level porch (see Image 55 and Image 56). A small hallway off the recreation room leads to a small bedroom, a large storage closet, a room being used for storage, and the laundry area (see Image 57). The bedroom is located at the rear of the house and contains carpet, closet, and a single door which provides access to the lower-level porch (see Image 58 and Image 59). The room, being used for storage, is also carpeted, and supplies access to the electrical panel (see Image 60 and Image 61). The closet area has wooden shelves and a freezer. The laundry room is tiled and gives way to a hallway which provides access to the eastern side of the lower level (see Image 62 and Image 63). A section of the tiles in the hallway are buckling from prior water damage (see Image 65). The eastern side has a bathroom, storage room and a bedroom. The bathroom is tiled with a walk-in shower (see Image 64). The bedroom is carpeted and clad in vertical wood panelling and is currently being used as a music room (see Image 66 and Image 67). The walk-in storage room has wooden shelves and there is visible water damage on the ceiling.

## 7.3 Landscape Features

The property is separated from the street by a low, dry-stone wall that continues northward as far as 1232 Stavebank Road (see Image 21). Two maple trees sit immediately south of the stone wall and are likely contemporary with the house (see Image 11 and Image 12). Access to the house is gained via a u-shaped driveway that comes quite close to the front wall of the building (see Image 9). It is likely that the approach to the building has been graded and levelled.

The most southern parts of the structure were built into a slope resulting in the south elevation (rear) portion being at a lower elevation. The lower elevated areas of the west side of the house are at ground level allowing for direct access to the basement level. Indeed, the house is situated on and built into the slope that leads down from the main valley edge to the current shore of the

Credit River. The slope of the property from east to west is quite substantial and the property has been terraced to provide level ground for gardens, lawn areas and pathways leading from the house to the CRCA lands (see Image 18, Image 19 and Image 20).

The landscape surrounding the property consists of large residential lots with a broad range of housing styles that span the 20th century (see Image 28 to Image 35). There are no sidewalks and an abundance of mature trees and gardens (see Image 31 and Image 36). These are key characteristics of the Mineola neighborhood and are specifically identified in the City's description of the character of the Cultural Heritage Landscape's terraced lawns and gardens.

#### **7.4 Stone Wall**

As noted, the frontage of the property is bounded by a low stone wall that continues across a series of properties along the south side of Stavebank Road (see Image 21). It also occurs intermittently on the east side of the road. The wall is a Special Landscape Feature associated with the Mineola Neighbourhood Cultural Heritage Landscape, as well as other CHLs in Mississauga:

*Some of the older residential neighbourhoods in the City have a variety of stone wall designs associated with individual homes and streetscapes. The earliest of these walls are constructed of shale either from the Credit River Valley or from the bottom of Lake Ontario. These walls add a special character to their associated neighbourhoods. Stone walls are identified as a significant cultural feature because they contribute to the visual diversity and character of the streets and neighbourhoods where they are located (City of Mississauga 2005: 140).*

The wall section associated with 1220 Stavebank is of dry-stone construction and appears to be of local material, likely shale. It is capped with vertical oriented stones set in concrete (see Image 12). There are two openings for driveway access and each wall section terminates in a robust square post with loose stones laid horizontally on top. There are three sections to the wall. Two shorter sections on the northern and southern ends of the property and a longer main section. The gaps between sections are created by the driveway openings. The eastern section of wall has collapsed, apparently after it was struck by a car (Image 13).

The section of stone wall further west along Stavebank Road are not of uniform construction but they do create an overall cohesive appearance along the street. The differences in construction and stone suggest that they were not all constructed at the same time or to the same standard. For example, although superficially similar the wall sections that cross 1232 Stavebank Road, immediately west of the subject property shows more variation in stone colour but greater uniformity in stone size and shape (see Image 22).

#### **7.5 Architectural Style/Design**

1220 Stavebank Road is considered a late middle-20<sup>th</sup> century residential structure. With a construction date of 1969, it is best described as a late example of the '50's Contempo Style (Blumenson 1990). Although the Port Credit area has a history of Euro-Canadian settlement dating to the late 18<sup>th</sup> century, much of the housing stock in the vicinity of Stavebank Road dates to the period after 1930 with the large increase in construction built between 1940 and 1960. Indeed, the streets east and west of the Credit River upstream as far as Dundas Street feature an interesting and eclectic mix of styles including many examples of '50's Contempo and other modernist styles, a small number of older homes, and current housing stock. The eclectic mix of

housing styles is a distinctive feature of the overall neighbourhood. The common characteristics of the 50s Contempo Style have been condensed into a succinct list included in Table 2.

**Table 2: Characteristics of 1950's Contempo Style Architecture at 1220 Stavebank Road.**

| <b>Characteristic<br/>(adapted from Blumenson 1990)</b>   | <b>Characteristics present at 1220 Stavebank Road</b>  |
|---|--|
| Long, linear roof with shallow pitch that extends well beyond walls   | Yes – The low-pitched roof with overhangs on the east and west ends of the house creates a sense of a long horizontal area.  |
| Simple design with varied materials and colours including coloured doors, window aprons and non-structural panels | Yes – There front door and window aprons are painted as are two non-structural panels that frame the main curtain window.  |
| Contrast of solid wall sections with large areas of glass. Large multiple sheets or panes of glass                | No – The façade has a central, multi-pane window opening which is flanked by painted panels and brick wall sections, however the readability of this contrast is not significant.    |
| Large floor to ceiling sliding glass doors opening to decks or gardens  | No – The large, centrally placed glass doors on both the main and basement levels at the rear of the house that open to the rear yard and that overlook the river are standard size. |
| Split level or asymmetrical façade  | Yes – The roof line is longer on the northern portion of the façade.   |
| Brick Construction  | No – Cast Stone construction of 1905 and 1947 portions.  |
| Purpose Built   | Yes  |

When examined against the typical characteristics of the Contempo Style, the subject property is readable as this architectural type and presents with some of the prominent features of the style. However, when viewed against examples in Blumenson (1990) it is clear that the subject property is not a representative or significant example. Constructed in the later period of this style, it is unremarkable in the stylistic expressions.

## **8.0 PROPERTY DESCRIPTION - 1232 STAVEBANK ROAD**

The property located at 1232 Stavebank Road is a two storey residential dwelling which fronts towards Stavebank Road. The structure has an irregular plan and has a similar set back to the subject property and the streetscape.

### **8.1 Landscape Features**

The topography of the property slopes south toward the credit river. The landscape includes a variety of vegetative plantings and mature trees. The property contains a low stone wall which runs parallel to Stavebank Road with openings for vehicle access. The stone wall is of similar style, appearance, and construction to 1220 Stavebank Road. A wooden shed clad with gable roof appears to be detached and located at the eastern corner at the rear of the main structure.

### **8.2 Exterior**

The structure is two storeys with an attached two-storey recessed wing on the east elevation. It has a prominent asymmetrical front gable with the half-timbered gable peak extending above the

entire structure. The structure has overhanging eaves and multiple sized gable dormers found throughout the roofline. Overall, the façade is asymmetrical in style and composition and the structure is made with various materials including various sized stonework, wood panel detailing, and stucco. It is possible that the western portion of the façade was the original building and additional sections have been added in a sympathetic style. The structure appears to follow the topography of the property which slopes downwards at the rear toward the Credit River.

### 8.3 Architectural Style/Design

The structure located at 1232 Stavebank Road is best described as Tudor architectural style. The Tudor architectural style is characterized by the use of “false half-timber wall surfaces with stucco infill between dark-stained or painted wood. Later variants were partly stone-faced with cast stone trim” (Fram 2003:30). Fram notes that this style was popular between 1900-1940s and “very popular in most suburbs, peaking in the 1920s and again in the 1940s” (2003:30).

## 9.0 CONTEXT

Stavebank Road is a two way, curbsless road, with curves which respond to the natural topography and settlement patterns along the Credit River. There are a variety of housing styles present throughout the neighbourhood which range from large, low one-story bungalows to three-storey structures. Stavebank Road, and the area surrounding the subject property reflect the eclectic mix of housing styles. A number of newer structures, which are much larger in size yet sympathetic in design, are more numerous as you travel west on Stavebank Road. The neighbourhood is characterized by mature trees and a variety of vegetation. In the Mineola Neighbourhood CHL the area is described as having:

*...a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive (City of Mississauga 2005).*

Below, Table 3 provides examples of the variety of existing structures present along Stavebank Road and in the surrounding context. The chart is intended to highlight the diversity of housing styles and shows examples of older structures, newer structures, and recent infill. The consistency of natural and landscaped vegetation and plantings and consistent setbacks along streetscapes remains a visible feature even with newer buildings. The presence of low stone walls is concentrated along Stavebank Road which further defines the streetscape.

**Table 3: Examples of the Variety of Styles Found in the Surrounding Area.**

| Address   |   |
|---|---|
| 1305 Stavebank Road (left) & 1305 Stavebank Road (right)  |  A photograph showing two houses on Stavebank Road. On the left is a two-story house with a dark roof and light-colored siding. On the right is a single-story house with a dark roof and white siding. A white car is parked on the driveway between the two houses. The houses are surrounded by green lawns and trees. |
| 1318 Stavebank Road                                       |  A photograph of a two-story house with a dark roof and light-colored siding, located at 1318 Stavebank Road. The house is surrounded by lush greenery, including trees and bushes. A gravel driveway leads to the house.  |
| 1883 Stavebank Road (left) & 1881 Stavebank Road (right). |  A photograph showing two houses on Stavebank Road. On the left is a two-story house with a dark roof and brick and white siding. On the right is a single-story house with a dark roof and light-colored siding. A gravel driveway leads to the houses. The houses are surrounded by green lawns and trees.            |

**Address**  
1223 Mona Road  
(left) & 1217 Mona  
Road (right).



250 Mineola Road  
West



237 Mineola Road  
West (left) & 229  
Mineola Road West  
(right)



**Address**

57 Inglewood Drive  
& 51 Inglewood  
Drive.



## 10.0 HERITAGE ASSESSMENT

### 10.1 Cultural Heritage Landscapes Assessment

In 2005 the City of Mississauga developed a Cultural Heritage Landscape Inventory to aid in the identification, protection, and management of significant CHLs with the city boundaries. The inventory used a modified version of the UNESCO definition of Cultural Landscapes to ‘permit the study to be more inclusive of the full range of community landscapes” and two primary categories of CHL were established: Cultural Landscapes and Cultural features (City of Mississauga 2005:13). The modified UNESCO definitions of these two categories are:

**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.

**Cultural Features** can be defined as visually distinctive objects and unique places within a cultural landscape. They are not necessarily consistent with their immediate natural surroundings, adjacent landscape, adjacent buildings or structures. These features can include objects, paths, trees, woodlands, viewpoints and may include features such as rail lines, historic highways, and airports (City of Mississauga 2005:13).

The criteria used for identification of Cultural Landscape and Cultural Features includes four main categories and respective sub criteria. The first category is Landscape Environment, which identifies landscapes where buildings are not present, or that any structure is considered ancillary. The four associated sub-criteria are described as follows:

#### **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.*

#### **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.*

#### **Horticultural interest**

*Landscapes with horticultural interest include all features of landscapes which may be unique or distinct to a specific location. It can include isolated specimen trees, hedge rows, wind rows or other compositions of trees, and specialized landscaped features. Tree plantations would also fall into this category.*

***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 (2005: 13-14).*

The second category is Built Environment, which includes landscapes where there are groupings of buildings which contribute to the character of a large area as a whole. The five associated sub-criteria are described as follows:

***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.*

***Consistent with pre World War II environs***

*At a basic level, early settlements usually retain their settlement patterns in the form of roads and large tree plantings. In some instances, stagnation of economic activity allows some locations to remain relatively unchanged with greater potential of restoration decades later. The completeness of the original built features can create a zone or area which allows visitors or inhabitants to understand the context of a much earlier period in the City. Such areas may be residential, commercial or industrial.*

***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.*

***Unique architectural features/buildings***

*Specific sites or portions of specific buildings may have features which are unusual, distinctive or of landmark significance. These may be quite modest in the overall context of the community but of local interest.*

***Designated structures***

*Designation of an individual building or district under the Ontario Heritage Act should trigger inclusion within the database (2005:14-15).*

The third category is Historical Associations which captures landscapes of historic significance represented in the built or natural landscape. The four associated sub-criteria are described as follows:

***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.*

***Direct association with important person or event***

*Some sites are rather simple or prosaic in nature. However, great events can happen in a field or in a hut. Famous persons may inhabit or major events may happen in unexpected locations. Preservation of such sites is important to the public's understanding of history and of itself.*

***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.*

***Illustrates the work of an important designer***

*Designers may be landscape architects, engineers, planners, architects, or from other allied arts. Several sites in Mississauga are relevant to this category and include residential plans, transportation systems and other building designs (2005:15-16)*

The fourth category is Other, which identifies additional significance. The four associated sub-criteria are described as follows:

***Historical or archaeological interest-*** *cultural heritage resources associated with pre-historical and historical events.*

***Outstanding features/interest-*** *a one-of-a-kind feature that is set apart from other similar landscapes or features because of its context or some other special quality i.e. the first of its kind or the acknowledged best of its kind.*

***Significant ecological interest-*** *having value for its natural purpose, diversity and educational interest.*

***Landmark value-*** *visually prominent, revered and recognized as a public visual asset and important to the community (2005:16).*

**10.1.1 Mineola Neighbourhood Cultural Heritage Landscape**

The Mineola Neighbourhood CHL (L-Res-6) is located north of Lakeshore Road bounded by the Credit River on the west and Hurontario to the east. It is recognized as a residential (Neighbourhood) CHL. The CHL Inventory describes the neighbourhood as:

*Mineola was developed before it became standard practice to regrade top soil into large piles in the early twentieth century, level every nuance of natural*

*topography and engineer the complete stormwater drainage system artificially. In Mineola a road system was gently imposed on the natural rolling topography of the Iroquois Plain; homes were nestled into slightly larger lots and natural drainage areas were retained. This provided greater opportunity to save existing trees and because the soils and drainage system were minimally impacted, provided fertile ground for the planting of new vegetation, the natural regeneration of native trees and landscaping of the residential landscapes. What has evolved today is a wonderful neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends the houses with their natural and manicured surroundings. There are no curbs on the roads which softens the transition between street and front yards. The roads wind, rise and fall with the natural topography and houses sit often at odd angles to take advantage of slopes and the location of large trees. A gradual infilling has increased the density over the years and care must be taken to ensure that this does not, in the end, ruin the very quality and character that makes this neighbourhood so appealing and attractive. Of the many neighbourhoods in Mississauga, the Mineola neighbourhood stands out as one of the most visually interesting and memorable. As is often the case, when new development is balanced with the protection of the natural environment, a truly livable and sustainable community evolves. Mineola is an excellent example of this type of community (City of Mississauga 2005).*

Using the CHL Study defined criteria, the Mineola Neighborhood CHL is representative of the following criteria:

*Landscape Environment*

- *Scenic and Visual Quality*
- *Natural Environmental*
- *Landscape Design, Type, and Technological Interest*

*Historical Association*

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

*Built Environment*

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

*Other*

- *Significant Ecological Interest (City of Mississauga 2005)*

In 2019 the City of Mississauga undertook a comprehensive study of the 2005 CHL Inventory. The study re-evaluated the cultural landscapes and features identified in the 2005 CHL Inventory “to determine whether these landscapes are Significant Cultural Heritage Landscapes through the application of criteria developed following a review of best practice throughout Ontario and across Canada” (ASI 2019:1). The Mineola Neighbourhood CHL was reviewed and deemed a significant CHL. The following draft statement of significance and heritage attributes was included:

*Cultural Heritage Value*

*The Mineola Neighbourhood has cultural heritage value as a cultural heritage landscape due to its design and physical value. The Mineola Neighbourhood has design and physical value for its aesthetic value and scenic quality with winding roads, a mature tree canopy and undulating topography.*

### *Community Value*

*The Mineola Neighbourhood is valued as a cultural heritage landscape due to its community value. Two properties within the Mineola Neighbourhood Cultural Landscape are designated under Part IV of the O.H.A., while three properties were listed on Mississauga's Municipal Register of Property of Cultural Heritage Value or Interest prior to the 2005 Cultural Landscape Inventory. The neighbourhood's genius loci, or sense of place, is a naturally landscaped residential community within the City of Mississauga and is a well-known landmark within the greater community. The community input on the value of the Mineola Neighbourhood was strong, with significant community identity tied to the neighbourhood. Residents are passionate about the landscape and vegetation which contribute to the quality of life and scenic character of the community.*

### *Historical Integrity*

*The Mineola Neighbourhood is valued as a cultural heritage landscape due to its historical integrity. The Mineola Neighbourhood has been continuously used as a residential area since its early agricultural and residential use in the nineteenth century. Within the Mineola Neighbourhood Cultural Landscape are a significant number of new infill residential buildings throughout the community, with little consistency in architectural style or age and with different layers of intensification. However, there are several buildings extant within the neighbourhood that were constructed prior to 1940, and many buildings have been sited within the existing topography and landscape. A significant mature tree canopy is a primary characteristic of the landscape, with undulating topography and both formal and informal landscaping throughout the neighbourhood. There are many mature shade trees and natural landscaping surrounding existing residences, and the Credit River is located along the west boundary of the Mineola Neighbourhood.*

### *Cultural Heritage Attributes*

- *Mature tree canopy and natural landscaping throughout the Mineola Neighbourhood*
- *Existing roadway locations and widths*
- *Undulating topography*
- *The street patterns with rural cross-section*
- *Setbacks of existing residential buildings throughout the neighbourhood*
- *Built form associated with development prior to 1960*
- *Stone walls and fencing throughout the neighbourhood (ASI 2019:180-182)*

## **10.1.2 Credit River Corridor Cultural Heritage Landscape (L-NA-2)**

The Credit River Corridor CHL is considered a natural area CHL and includes the entire river which “runs north south and transects the City of Brampton border to Lake Ontario shoreline” (City of Mississauga 2005). The 2005 CHL Inventory provides the following site description:

*The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock*

*of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from *The Physiography of Southern Ontario*) (2005).*

Using the CHL Study defined criteria, the Credit River Corridor CHL is representative of the following criteria:

*Landscape Environment*

- *Scenic and Visual Quality*
- *Natural Environmental*
- *Landscape Design, Type, and Technological Interest*

*Historical Association*

- *Direct Association with Important Person or Event*
- *Illustrates Important Phase in Mississauga's Social or Physical Development*

*Other*

- *Historical or Archaeological Interest*
- *Outstanding Features/Interest*
- *Significant Ecological Interest (CHL Inventory, 2005)*

In 2019 the City of Mississauga undertook a comprehensive study of the 2005 CHL Inventory. The study re-evaluated the cultural landscapes and features found in the 2005 Cultural Landscape Inventory and “to determine whether these landscapes are Significant Cultural Heritage Landscapes through the application of criteria developed following a review of best practice throughout Ontario and across Canada” (ASI 2019). The Credit River Corridor CHL was reviewed and deemed a significant CHL. The following draft statement of significance and heritage attributes was included:

*Cultural Heritage Value*

*The Credit River Corridor has cultural heritage value as a cultural heritage landscape due to its physical value, historical and associative value, and contextual value. The Credit River Corridor has physical value as a representative and well-preserved example of a natural cultural heritage landscape. The core of greenspace extends through the core of the City of*

*Mississauga and contains the one of the few remaining natural ecosystems in the city. The Credit River Valley has been identified as the most significant natural landscape and wildlife habitat within the city. The Credit River also has physical value for aesthetic and scenic reasons. In some areas of the corridor there are scenic views of towering slopes from the valley floor, and views of the lush valley. Trees and the natural landscape throughout the Credit River Valley add to the scenic qualities of this landscape. The Q.E.W Credit River Bridge is an unusual and unique example of an inverted bowstring arch deck truss bridge and features multiple types of connections, unusual among the construction of steel bridges.*

*The Credit River Corridor has historical and associative value due to its direct associations with Indigenous and European land use and settlement activities. The Credit River played a major role in dictating both pre-contact and European settlement patterns. The abundance of fish in the Credit River provided a key component of Indigenous and early European settlers' diets, as well as a source of recreation, as settlement followed. The Credit River also provided a valuable transportation source for early communities and an energy source, first for saw and grist mills and later for steam and hydroelectric projects. The Credit River Corridor also has historical and associative value due to its contributions to an understanding of a community or culture as it has played and continues to play a significant role in the Mississaugas of the Credit First Nation community with fishing, hunting, gathering, and spiritual activities. The Q.E.W. Credit River Bridge is considered to be a notable example of a bridge designed by Joseph Hobson, Chief Engineer of the Grand Truck Railroad and built by the Canadian Bridge Co. Ltd., given its craftsmanship, technical achievement, and unusual and unique design.*

*The Credit River Corridor also has contextual value as a cultural heritage landscape that is important in defining the character of the area. The Credit River remains a core of greenspace through the heart of Mississauga and plays a large role as a passive recreational area for the city. Recommendations that protect the character of the valley have been implemented to ensure long-term protection and maintenance of the scenic qualities of the Valley. The Credit River is historically, physically, functionally, and visually linked to its surrounding. Within the City of Mississauga, the Credit River flows for approximately 24 km and has shaped the land, both physically and culturally, for the past 10,000 years.*

*The Credit River is considered a landmark in the community. The 1979 Project Planning study highlighted the fact that the valley is the most significant natural landscape and wildlife habitat in the City of Mississauga. There is public consensus on the importance of protecting this ecosystem.*

#### *Community Value*

*The Credit River Corridor is valued as a cultural heritage landscape due to its community value. The river is a landmark in the community; a greenspace core that contrasts the dense development that characterizes the city. The community exhibits pride and stewardship of the Credit River Valley. Commemorative plaques, designation of properties under Part IV of the O.H.A., heritage bridge designations, and the establishment of the Credit Valley Conservation in the mid-twentieth century signify the importance of the Credit River to the members of the community. The Credit River Valley is a large expanse of public space, used for*

various recreation and public events. The Credit River has played a significant role in the lives of the Mississaugas of the Credit First Nation community. Hunting, fishing, gathering, and spiritual activities continue to be carried out by band members today. The river valley is written about in many local history books and tourism in the area draws people to the parks and recreation areas along the Credit River. Finally, planning policies (The Credit River Parks Strategy and The Credit Valley Conservation Strategic Plan) and projects (The Credit Valley Trail) speak to the importance of maintaining the character and setting of the Credit River Corridor.

#### *Historical Integrity*

The Credit River Corridor is valued as a cultural heritage landscape due to its historical integrity. The diverse ecosystem found in the Credit River Valley is the only naturally remaining example of this once vast environment. The cultural relationship of the river and the valley with local First Nations community has been continuous through time. Some band members continue to carry out fishing, hunting, gathering, and spiritual activities today. The natural features and relationships of the Credit River Valley remain intact since the retreat of the glaciers. The steep valley walls, benches, and alluvial terraces are the result of thousands of years of erosion and fluvial activities. There are 8 identified viewpoints and 13 overlook points along the corridor. To date 15 archaeological sites are recorded along the Credit River, including the ruins of the Timothy Street Mill, in Streetsville. Also in Streetsville are the ruins of the Hyde Mill which are designated under Part IV of the O.H.A.

#### *Cultural Heritage Attributes*

- *The steep valley walls, benches, and alluvial terraces of the Credit River Valley;*
- *The meandering river and meander belt;*
- *The scenic quality of the natural environment, including the river and vegetation of the Valley;*
- *Existing city and community parks;*
- *Feature sites, identified in the Credit River Parks Strategy:*
  - *Sanford Farm*
  - *Former Harris Lands*
  - *Credit Meadows*
  - *Streetsville Memorial Park*
  - *Former Pinchin Lands*
  - *Riverwood (including the Oak Savannah)*
  - *Erindale Park;*
- *Existing trail systems;*
- *Public access to the river;*
- *Archaeological sites and ruins, including:*
  - *The Mississauga Indian Village site (AjGv-14 and AjGv-70)*
  - *The River Flat site (AjGv-15)*
  - *The Maracle site (AjGv-27),*
  - *The Hogsback site (AjGv-3)*
  - *The Scott-O'Brien site (AjGv-32)*
  - *The Stavebank site (AjGv-73)*
  - *AjGv-75 and AjGv-74*
  - *The McConnell site (AjGw-23)*
  - *The Zhishodewe site (AjGw-512)*

- *AjGw-538*
- *AjGw-539*
- *AjGw-561*
- *AjGv-71*
- *Ridgetown*
- *The potential ruins of the Timothy Street Mill (AjGw-67)*
- *Hyde Mill Ruins;*
- *Port Credit Pier;*
- *Wetlands;*
- *Port Credit Lighthouse;*
- *Identified viewpoints:*
  - *Derry Road West*
  - *Along the trails east of Glamorgan Way*
  - *West side of Mississauga Road, north of Britannia Road West*
  - *Streetsville Cemetery*
  - *Eglinton Avenue West*
  - *Burnhamthorpe Road West*
  - *Dundas Street West Bridge, east of Mississauga Road;*
- *Identified overlooks:*
  - *Along Creditview Road, south of Highway 401*
  - *Four within the Credit Meadows Park*
  - *One on each east and west bank at Streetsville Cemetery*
  - *Former Pinchin Lands, north of Highway 403*
  - *Two within the Riverwood Conservatory, south of Highway 403 and north of Burnhamthorpe Road*
  - *Two within Erindale Park, on the north and south banks*
  - *Queen Elizabeth Way, looking north;*
- *Identified potential overlooks:*
  - *Old Derry Road Bridge*
  - *Barbertown Road Bridge*
  - *Pedestrian bridge along the trails that intersect with Creditview Road, south of Highway 401*
  - *Port Credit Railway Bridge*
  - *Lakeshore Road Bridge*
  - *Waterfront Trail Bridge (ASI 2019:87-90).*

### **10.1.3 Low Stone Walls (F-SLF-1)**

The 2005 CHL Inventory identified Low Stone Walls as a Special Landscape Features. The CHL Inventory noted that low stone walls area “most commonly found along Mississauga Road and in older areas of Port Credit, Lorne Park and Clarkson”. The CHL Inventory provides the following description of Low Stone Walls:

*Some of the older residential neighbourhoods in the City have a variety of stone wall designs associated with individual homes and streetscapes. The earliest of these walls are constructed of shale either from the Credit River Valley or from the bottom of Lake Ontario. These walls add a special character to their associated neighbourhoods. Stone walls are identified as a significant cultural feature because they contribute to the visual diversity and character of the streets and neighbourhoods where they are located (2005).*

Under the CHL Study defined criteria, Low Stone Walls are noted in the CHL Inventory as representing the following criteria:

*Landscape Environment*

- *Scenic and Visual Quality*
- *Landscape Design, Type, and Technological Interest*

*Historical Association*

- *Illustrates Style, Trend or Pattern*

*Built Environment*

- *Consistent Earl Environs (Pre-World War II)*
- *Consistent Scale of Built Features*
- *Unique Architectural Features / Buildings*
- *Designed Structures*

*Other*

- *Historical or Archaeological Interest (2005)*

## 10.2 Evaluation of 1220 Stavebank Road According to 9/06

An evaluation of 1220 Stavebank Road according to O. Reg. 9/06 can be found in

Table 4.

**Table 4: Evaluation of 1220 Stavebank Road Using O. Reg. 9/06**

| Evaluation of Property                 |   |   |  |
|--|---|---|--|
| Criteria                               | Description   | ✓ | Value Statement(s)   |
| <b>Design or Physical Value</b>        | Is a rare, unique, representative or early example of a style, type, expression, material or construction method                      |   | The main building was constructed in 1969 and although it is readable as a 50's Contempo architecture style, it is not an early example of the style, type, expression, material or construction method. It is not an example of a rare or unique example of the style.  |
|  | Displays a high degree of craftsmanship or artistic value   |   | 1220 Stavebank Road does not display a high degree of craftsmanship. It was built using common materials and technique for its construction period.<br><br>The low stone wall does not display a high degree of craftsmanship or artistic value. It was built using a dry-stone technique with areas reinforced with concrete or mortar which was common approach. |
|  | Displays a high degree of technical or scientific achievement   |   | 1220 Stavebank Road does not display a high degree of technical or scientific achievement.<br><br>The low stone wall does not display a high degree of technical or scientific achievement. It was built with common techniques.   |
| <b>Historical or Associative Value</b> | Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community |   | 1220 Stavebank Road and the low stone wall does not have a direct association with a theme, event, belief, person, activity, organization or institution that has significance to a community.   |
|  | Yields or has the potential to yield information that contributes to the understanding of a community or culture                      |   | 1220 Stavebank Road and the low stone wall does not have the potential to yield information that contributes to the understanding of a community or culture.   |

| Evaluation of Property |   |   |  |
|------------------------|---|---|--|
| Criteria               | Description   | ✓ | Value Statement(s)   |
|                        | Demonstrates or reflects the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community |   | 1220 Stavebank Road and the low stone wall does not demonstrate or reflect the work or ideas of an architect, builder, artist, designer or theorist who is significant to a community. The builders are unknown.   |
| Contextual Value       | Is important in defining, maintaining or supporting the character of an area  | ✓ | The 1969 structure at 1220 Stavebank Road is not important in defining, maintaining or supporting the character of the area.<br><br>The low stone wall is important in maintaining and supporting the character of the area. There are multiple low stone wall of similar construction located along this section of Stavebank Road. |
|                        | Is physically, functionally, visually or historically linked to its surroundings  | ✓ | 1220 Stavebank Road is visually linked to the landscape with the presence of the low stone wall. The low stone wall contributes to the visual diversity and character of the Stavebank Road. The portion of the low stone wall is physically and functionally linked to the neighbouring property located at 1232 Stavebank Road.    |
|                        | Is a landmark   |   | The property is not considered a significant landmark.   |

### 10.2.1 Statement of Cultural Heritage Value or Interest for 1220 Stavebank Road

Based on the evaluation of the property it was determined that 1220 Stavebank Road has CHVI. A Statement of CHVI has been drafted below.

#### Introduction and Description of the Property

1220 Stavebank Road is located on the south side of Stavebank Road with the Credit River to the rear. The property contains a low stone wall which runs parallel to Stavebank Road. The low stone wall is a dry-stone construction, with sections reinforced with mortar and concrete. The low stone wall appears to be of local material, most likely shale. The low stone wall is capped with vertical oriented stones set in concrete. There are square end pillars which appear to be reinforced with mortar/concrete capping.

#### Statement of Cultural Heritage Value or Interest:

##### Physical/Design Value

1220 Stavebank Road contains a low stone wall which is a significant cultural landscape feature found throughout the neighbourhood. The low stone wall runs along the northern edge of the property, parallel to Stavebank Road. The low stone wall is a dry-stone construction with vertical stone detailing and framed within square end pillars. It is possible that the stone is shale from the Credit River.

##### Contextual Value

1220 Stavebank is physically linked to the adjacent property (1232 Stavebank Road) through the placement and visual continuity of the low stone wall. The presence of the low stone wall on 1220 Stavebank provides a visual and physical link to streetscape and neighbourhood.

#### Cultural Heritage Attributes:

- Low stone wall; and
- Section of the low stone wall connected with the adjacent property (1232 Stavebank Road).

### **10.3 General Heritage Attributes of 1232 Stavebank Road**

The obvious and general heritage attributes of 1232 Stavebank Road include:

- Two storey structure built in a Tudor Architectural style;
- Prominent front gable roof and gable dormers;
- Constructed with stone, wood panelling and stucco;
- Mature tree canopy and manicured and natural vegetation
- Low stone wall; and
- Section of low stone wall connected with adjacent property (1220 Stavebank Road)

### **11.0 DESCRIPTION OF ORIGINAL PROPOSED DEVELOPMENT**

The original proposed development involves the removal of the existing building which was built in 1969 and the low stone wall. The original proposed development includes the construction of a three-storey residential dwelling. The proposed dwelling will maintain the elevation of the property with two levels being visible from the streets. Based on feedback from Contempo Studios the height of the proposed development will not exceed the prominent front gable roofline of the adjacent 1232 Stavebank Road (see Figure 14).

The placement of the proposed development will have an increased side yard set back from 1232 Stavebank Road (see Figure 12). The proposed development will be closer to Stavebank Road, but generally in keeping with the setback of 1232 Stavebank (See Figure 12). The proposed development is seeking the following minor variances: Max Eave Height - Required 6.4m / Proposed 8.30m; Front Yard Setback- Required 9.0m / Proposed 4.45m (house) 4.75 (garage); Flat Roof Height- Required 7.5m / Proposed 8.91m; Combined Side yard Setback- Required 8.25m / Proposed 8.25m. The minor variances have not been reviewed by the Committee of Adjustments at this time

#### **11.1 Exterior**

The proposed development features a poured concreted foundation and a flat roof with three-foot overhanging eaves. Three parapets are proposed on the façade which breaks up the roofline. The façade includes an offset single central doorway with asymmetrical glass sidelights and transom. The garage is proposed on the east elevation and include three glass panelled transoms. Windows along the façade are rectangular and vary in their arrangement and height. The exterior cladding includes a stone veneer which is carried through to the three parapets. High cedar board siding is proposed along the east side of the western set of windows spanning the vertical length of the façade. Vertical cedar board siding is also proposed around the east and upper portions of the garage on the first level with horizontal cedar board siding above the garage.

The stone veneer cladding continues to the east and west elevations (side elevations). The east elevation has one small rectangular window on the second level. The west elevation has one small rectangular window on the second level as well as two large pairs of rectangular windows, which span the entire level on the northern corner. A transom window is proposed along the upper portion of the first level.

The south elevation (rear) has a walk out basement porch which is covered by the cantilevered first level porch. A small portion of the rear is proposed to be clad in stucco and the remainder in stone veneer. Various sized windows and doors are located throughout each level. The basement level has large walk out doors.

## 11.2 Interior

The basement level includes a large rec room/family room (and Bar), a guest suite with walk in closet and attached ensuite, a cold room, and the mechanical room. A walk out porch is proposed along the rear of the property supported by a 10" concrete wall, on footings clad in a brick veneer and covered by the cantilevered deck associated with the first level.

The first-level plan includes the garage with adjoining mud room, foyer with attached closet and two-piece bath, great room, dining room, kitchen and study. U-shaped stairs supply access to the basement floor and second floor. A cantilevered wood deck is located along the rear elevation.

The second-level plan includes the primary bedroom with attached walk-in closets (two) and ensuite, and three bedrooms. Bedroom #2 has a walk-in closet and shares a bathroom with bedroom #3. Bedroom #4 has a walk-in closet and an attached ensuite. The second floor includes a laundry room.

## 11.3 Landscape

The original proposed development seeks the removal of the low stone wall. The existing paved driveway is proposed to be re-paved. Architectural drawings, an arborist report and subsequent Planting and Restoration Plan have been prepared.

An Arborist report and Tree Preservation Plan was prepared by Welwyn Consulting on October 15, 2015. The report included an evaluation of all the trees with a DBH (Diameter at breast height) of 15 cm or greater, on (or within) 6 meters of the subject property. The report noted there were 15 trees which were inventoried and evaluated as part of the proposed development. As noted in the report, the 15 trees include:

- 12 trees on the subject site, 4 of which are below the established "top of bank" on lands regulated by the Credit Valley Conservation Authority (CVCA)
- 3 neighbouring trees within 6 metres of the subject site property line
- No shared ownership trees along any subject site property lines
- No City-owned trees within proximity to the subject site (Welwyn, 2015).

Of the fifteen trees which were identified within the study, ten are proposed to be preserved and five are proposed to be removed. The trees for removal are all located on the subject property. This include two Green Ash trees (Tree #10 and #11 in the report) which are dead due to an infestation of Emerald Ash Borer; a Black Walnut, Green Ash and Red Cedar (Tree #13, 14, and 15 respectively) which are in conflict with the proposed development. The report notes that two of these trees, Tree #13 and #14 "are below the 15 cm DBH threshold for protection under the City of Mississauga's Private Tree Protection By-Law" (Welwyn, 2015).

The report provided additional guidance on Tree Protection Zones, Tree hording design and instillation, and site-specific instructions for a Black Walnut tree (Tree #12) to reduce potential impact to the root system as a result of the concrete foundation.

Using the information provided in the Arborist Report and Tree Preservation Plan a Planting and Restoration Plan was developed by Urban Forest Associates Inc on December 13, 2019, for the subject property. In general, the Planting and Restoration Plan includes the following recommendations:

- Remove invasive shrubs, woody regeneration, and vines such as Tatarian honeysuckle, winged euonymus, creeping euonymus, Norway maple, and English ivy. Multiple passes with herbicide may be necessary on especially hardy species such as creeping euonymus and English ivy.
- Plant wetter areas with moisture-loving herbaceous species at 1-2/m<sup>2</sup>, including 18, jack-in-the-pulpit, 18 sensitive, fern, 18 ostrich fern on slightly higher areas, 18, marsh marigold, 18 woolly, blue violet and 18 boneset. This area is noted as being a future slope protection easement in favour of the City of Mississauga.
- Existing lawn and ground covers can be maintained above the retaining wall and east of the steps, except where new woody plantings are proposed. Seed any bare areas as needed with OSC woodland native seed mixture 8275 and an oat (*avena sativa*) nurse crop.

Overall, the proposed Woodland Native Seed Mixture is as follows:

- 10% Foxglove Beardtongue (*Penstemon Digitalis*)
- 1% Bebb's Sedge (*Carex Bebbii*)
- 1% Fringed Sedge (*Carex Crinata*)
- 50% Fowl Bluegrass (*Poa Palustris*)
- 30% Showy Tick Trefoil (*Desmodium Canadensis*)
- 1% Fowl Mannagrass (*Glyceria Striata*)
- 2% Spotted Joy Pye Weed (*Eupatorium Maculatum*) 1% Canada Anemone (*Anemone Canadensis*)
- 4% White Avens (*Geum Canadense*) (Urban Forest Association Inc. 2020)

#### **11.4 Vision and Rational for Proposed Development**

The property owners purchased 1220 Stavebank Road in 2014 with the intention of improving the built and natural landscapes of the property as a whole. The property owners highly value the natural landscape and the unique features of the community and have a strong desire to redevelop the property to ensure it is a “good fit for my growing family, a good fit for the neighborhood and a good fit for the wildlife and natural environment”.

The property owners noted they are:

*...undertaking this re-development for several reasons, the first was that the property was in poor shape from lack of maintenance and neglect when purchased. I recently found out the prior owner also wanted to redevelop the property and started the process in 2007. He ultimately abandoned the undertaking. Throughout his ownership, he did very little upkeep and as a result, the house was neglected and has a mold problem. There are many areas within the house where water has infiltrated creating serious problems beyond mold. Not only is this difficult to remediate, but the existing treated outdoor elements: stairs, porches and retaining walls in the rear landscape are rotting due to their age. We feel that this is an appropriate time to replace the structure instead of just adding a second floor which would not solve either the mold or other neglect issues.*

*The proposed development provides an opportunity to build a new stone structure that matches the qualities and aesthetics of homes in the area, while retaining features and characteristics that make the neighborhood unique. Additionally, there is the opportunity to enhance the natural setting of the property, returning the outdoor space to a more natural habitat. Enhancing the natural environment that surrounds the property is a very important part of the proposed development, so we will be removing the grass in the back yard and replacing it with plants that are native and ecologically friendly with the goal of encouraging native wildlife and pollinators (Personal Comm. 2021).*



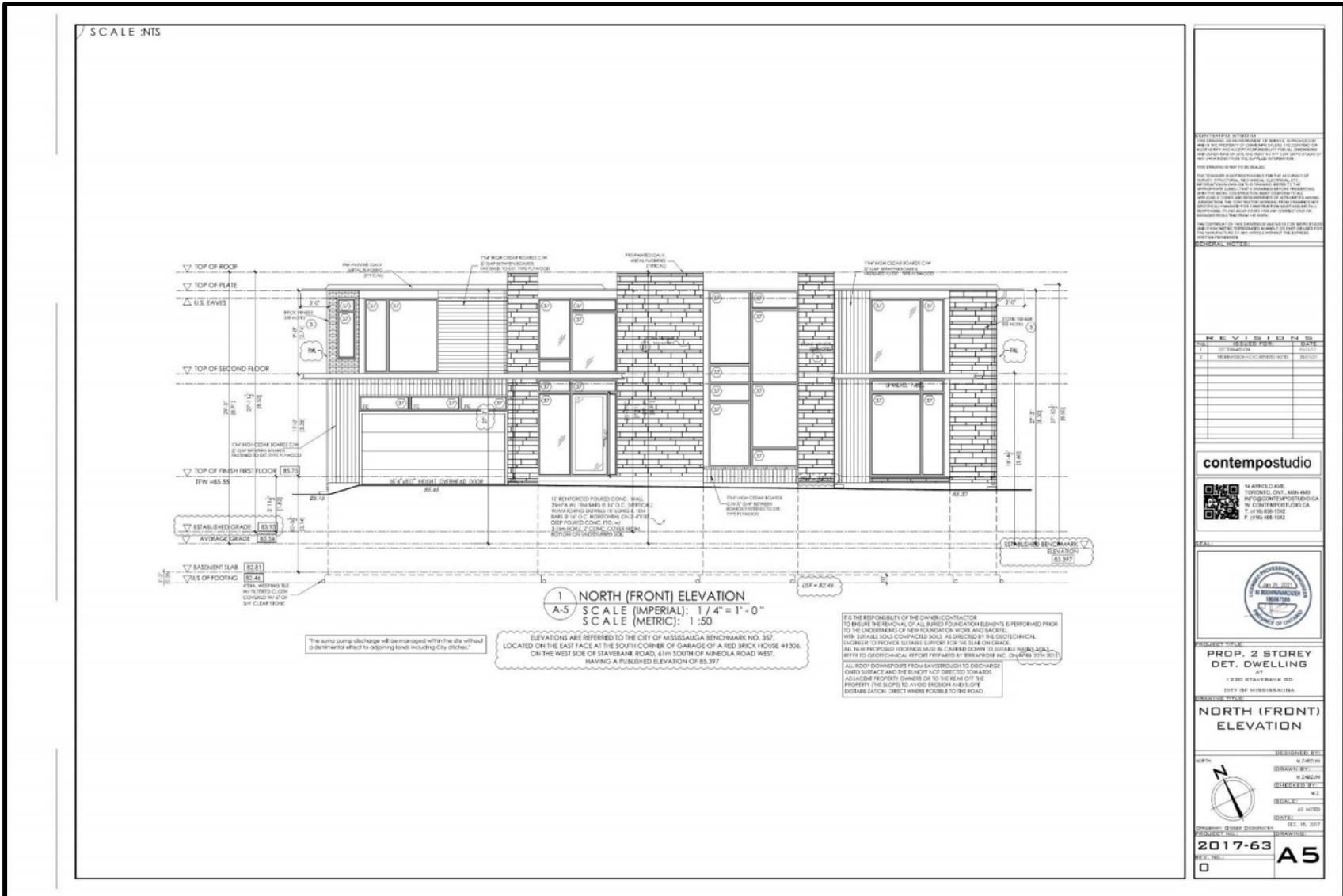


Figure 5: Proposed Development- North (Front) Elevation (Contempo Studio 2021)



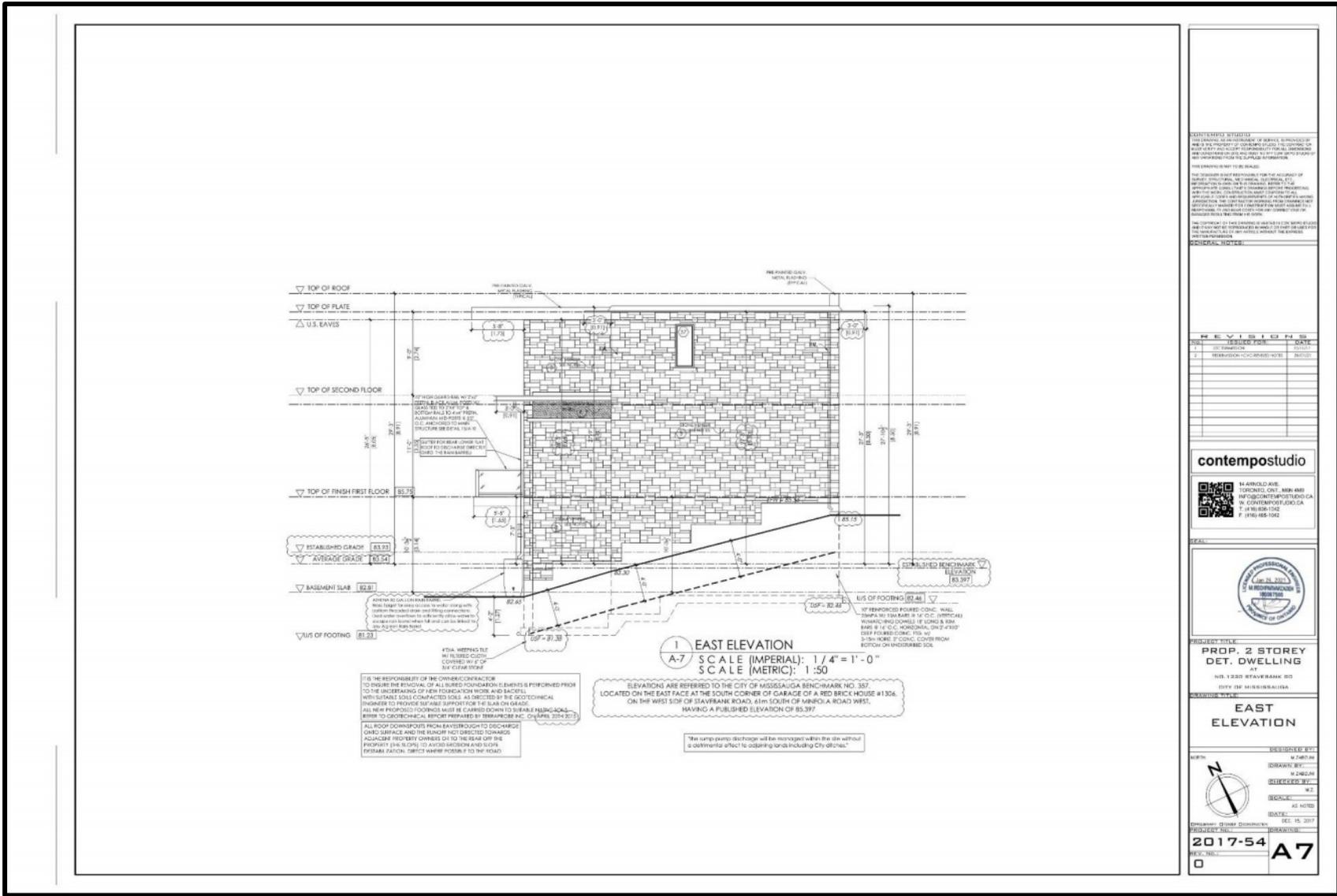


Figure 7: Proposed Development- East Elevation (Contempo Studio 2021)

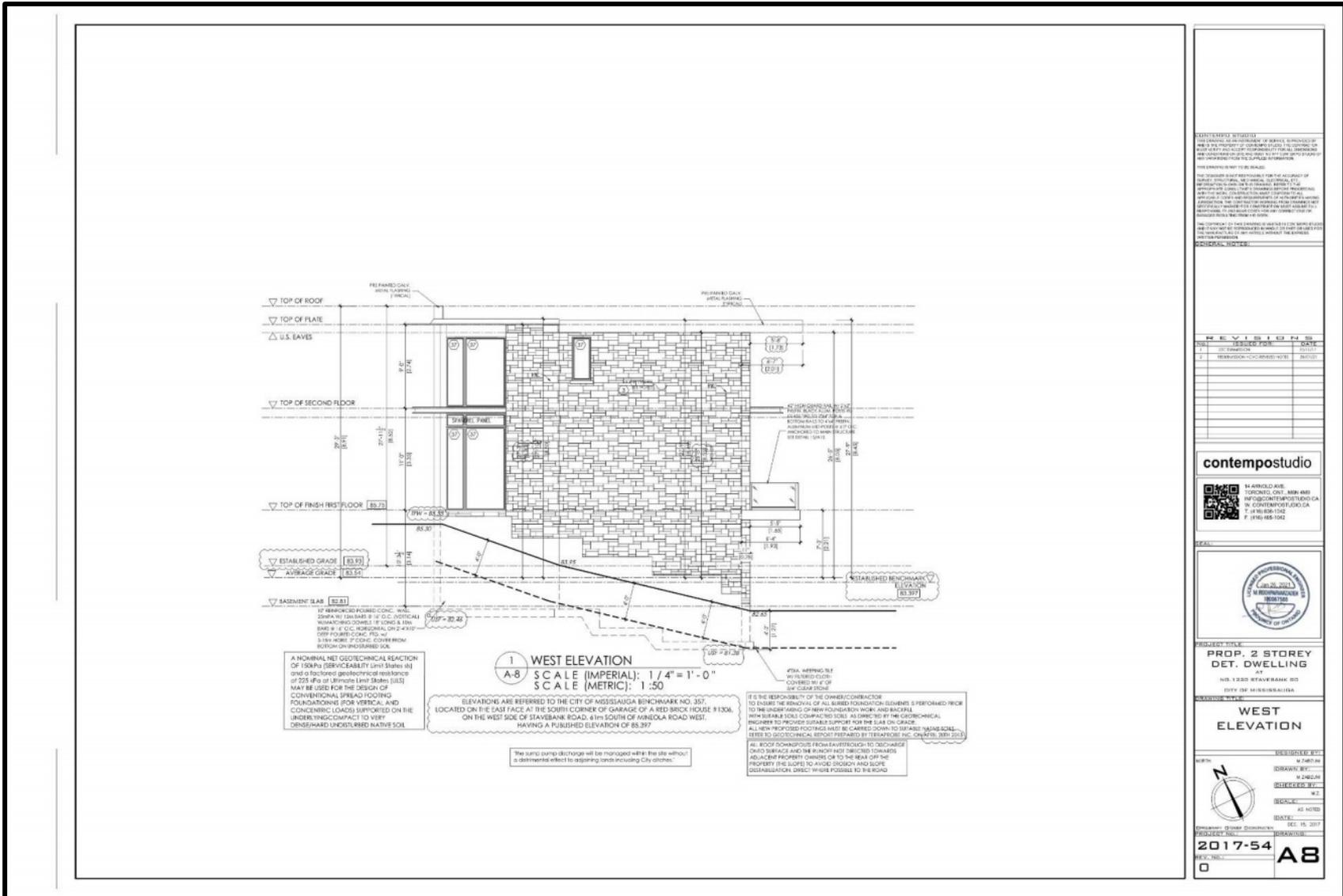


Figure 8: Proposed Development- West Elevation (Contempo Studio 2021)



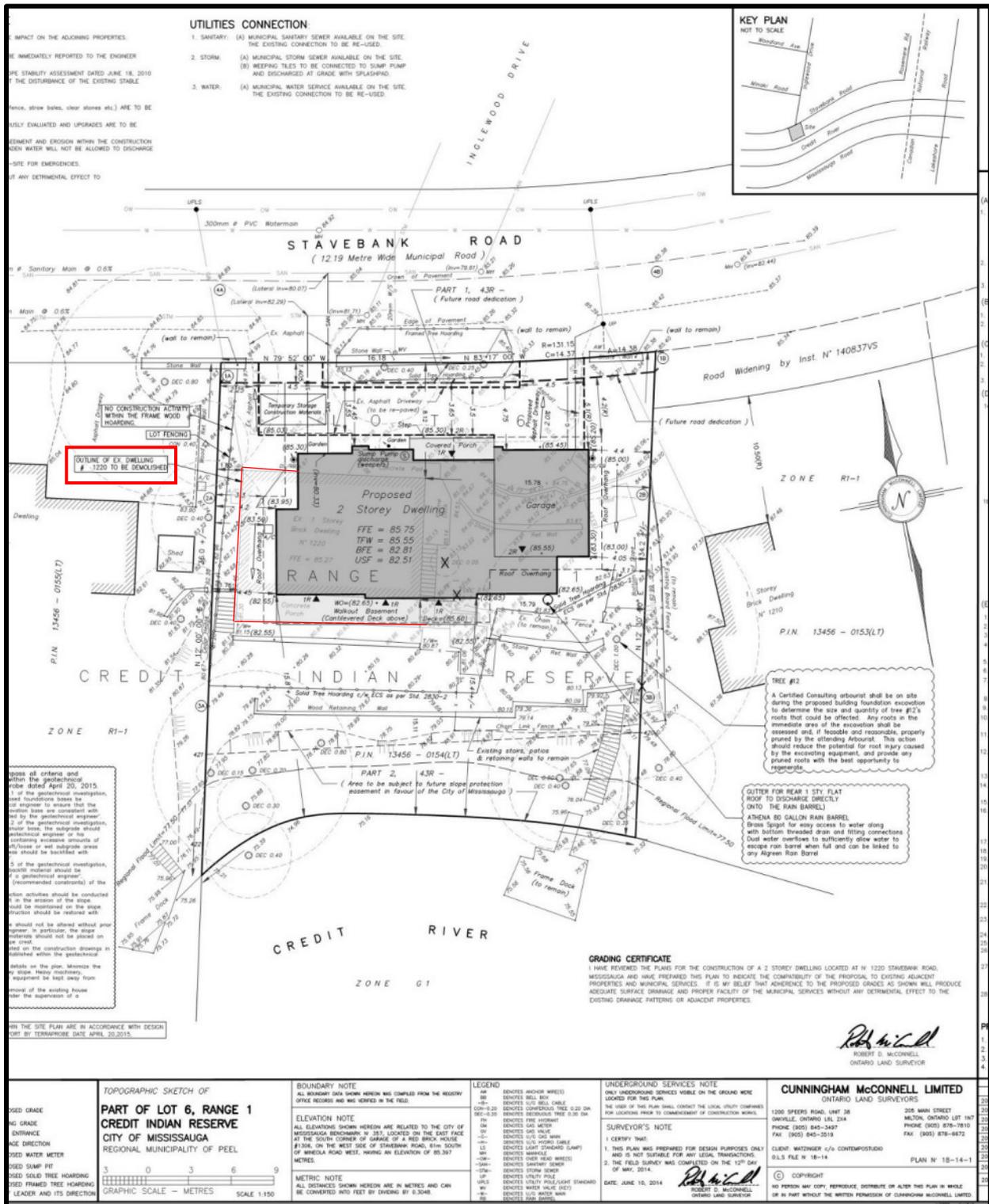


Figure 12: Proposed Development- Site Plan showing outline of existing residence in red. (Contempo Studios 2021)

## 12.0 ANALYSIS OF IMPACT ASSESSMENT

The original proposed development under study in this HIA entails the removal of the existing building and low stone wall the construction of a new residential structure. The following analysis of project impacts is based on the original drawings and development description provided by the proponent as described in Section 11.0.

### 12.1 Negative Impacts

Any potential project impacts on identified BHRs or CHLs must be evaluated, including positive and negative indirect impacts.

Direct impacts (those that physically affect the heritage resources themselves) include, but are not limited to: initial project staging, excavation/levelling operations, construction of access roads and renovations or repairs over the life of the project. These direct impacts may destroy some or all significant heritage attributes or may alter soils and drainage patterns and adversely impact unknown archaeological resources.

Indirect impacts include but are not limited to: alterations that are not compatible with the historic fabric and appearance of the area; alterations that detract from the cultural heritage values, attributes, character or visual context of a heritage resource. This could include the construction of new buildings; the creation of shadows that alter the appearance of an identified heritage attribute; the isolation of a heritage attribute from its surrounding environment; the obstruction of significant views and vistas; and other less-tangible impacts.

*InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006b:3) provides an overview of several major types of negative impacts, including but not limited to:

- Destruction of any, or part of any, significant heritage attributes;
- 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 a natural feature or plantings, such as a garden;
- Isolation of a heritage attribute from its surrounding environment, context or significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;
- A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces; and
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource (MHSTCI 2006c).

An assessment of impacts of the original proposed development on 1220 Stavebank Road, the adjacent property at 1232 Stavebank Road as well as the three CHL can be evaluated using the negative impacts presented in *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (MHSTCI 2006c). The impacts are examined below in Table 5.

**Table 5: Impact of the Original Proposed Development on Identified CHLs and BHRs on Participating and Abutting Properties**  
 (Adapted from MHSTCI 2006:3)

| BHR/<br>CHL/<br>Special<br>Feature | Address                   | Type of<br>Property<br>(Participating<br>or<br>Abutting or<br>Context) | Type of Impact (Y/N) |            |         |           |                                      |                               |                      | Description   |
|------------------------------------|---------------------------|--|----------------------|------------|---------|-----------|--------------------------------------|-------------------------------|----------------------|---|
|                                    |                           |  | Destruction          | Alteration | Shadows | Isolation | Direct or<br>Indirect<br>Obstruction | A<br>Change<br>in Land<br>Use | Land<br>Disturbances |   |
| BHR 1                              | 1220<br>Stavebank<br>Road | Participating  | Y                    | N          | N       | N         | N                                    | N                             | Y                    | <p>The low stone wall, which is considered a significant landscape feature, is proposed for removal on the subject property.</p> <p>The proposed development will result in the removal of vegetation and plantings on the subject property.</p> <p>The proposed development will result in land disturbances which has the potential to impact unknown archaeological resources, however an archaeological assessment is recommended but not required by the City of Mississauga for this project.</p> |

|       |                           |          |   |   |   |   |   |   |   |  |
|-------|---------------------------|----------|---|---|---|---|---|---|---|--|
| BHR 2 | 1232 Stavebank Road       | Abutting | Y | N | N | Y | N | N | N | <p>The proposed development is an alteration of an adjacent property; however, it is compatible in scale, height, and setback relative to 1232 Stavebank Road. The height of the proposed development is not anticipated to exceed the gable peak associated with the adjacent property at 1232 Stavebank Road. Due to the curved nature of this section of Stavebank Road, the view of 1232 Stavebank Road as you approach from the south is not anticipated to be impacted.</p> <p>There is the potential for impacts to/destruction of the low stone wall on 1232 Stavebank Road, as a result of accidental damage during the construction process. For instance, accidental impacts may happen as the result of movement of construction equipment and/or continued exposure to vibrations caused during the construction phase. The proposed development has the potential to cause accidental damage to the stone wall associated with 1232 Stavebank Road during the construction period.</p> <p>The proposed development would eliminate the visual, physical, and contextual relationship of the low stone wall which is associated with 1220 Stavebank Road and 1232 Stavebank Road.</p> |
| CHL 1 | Mineola Neighbourhood CHL | Context  | Y | N | N | N | N | N | N | <p>The low stone wall is considered a significant landscape feature within the CHL and is proposed for removal on 1220 Stavebank Road.</p>   |

| BHR/<br>CHL/<br>Special<br>Feature | Address                         | Type of<br>Property<br>(Participating or<br>Abutting or<br>Context) | Type of Impact (Y/N) |            |         |           |                                      |                               |                      | Description   |
|------------------------------------|---------------------------------|---|----------------------|------------|---------|-----------|--------------------------------------|-------------------------------|----------------------|---|
|                                    |                                 |   | Destruction          | Alteration | Shadows | Isolation | Direct or<br>Indirect<br>Obstruction | A<br>Change<br>in Land<br>Use | Land<br>Disturbances |   |
|                                    |                                 |   |                      |            |         |           |                                      |                               |                      | The proposed development will result in the removal of vegetation and plantings on 1220 Stavebank Road.   |
| CHL 2                              | Credit River<br>Corridor<br>CHL | Context   | Y                    | N          | N       | N         | N                                    | N                             | N                    | The proposed development will result in the removal of vegetation and plantings on 1220 Stavebank Road which are located adjacent to the Credit River Corridor.   |
| Special<br>Feature<br>3            | Low Stone<br>Wall               | Context   | Y                    | N          | N       | Y         | N                                    | N                             | N                    | <p>The low stone wall is a significant landscape feature. The proposed development would result in the removal of the low stone wall on 1220 Stavebank Road. which would eliminate the visual, physical, and contextual significance of this special landscape feature.</p> <p>The removal of the low stone wall may compromise the structural integrity of the low stone wall associated with the adjacent property.</p> |

## 12.2 Impact Summary

As Table 5 summarizes, the heritage attributes of 1220 Stavebank Road will be adversely impacted by the current proposed development as defined by MHSTCI *InfoSheet #5: Heritage Impact Assessments and Conservation Plans* (2006c). Furthermore, the adjacent property, CHLs to which the subject property is located within, and Special Landscapes features would also be impacted. The impacts primarily relate to the proposed removal of the low stone wall and the proposed removal of vegetation and trees on 1220 Stavebank Road. Impacts include:

- The removal of the low stone wall which is a significant heritage feature of on 1220 Stavebank Road and a noted Special Landscape Feature within the City of Mississauga.
- The proposed construction has the potential to cause accidental damage during the construction phase to 1232 Stavebank Road structure, the landscape and the stone wall phase.
- The removal of the low stone wall would eliminate the visual, physical and contextual relationship of the adjacent property and surrounding neighbourhood.
- The removal of the low stone wall and vegetation and trees which are cultural heritage attributes associated with the Mineola Neighbourhood CHL.
- The removal of vegetation and plantings located adjacent to the Credit River Corridor CHL.

## 13.0 ALTERNATIVES AND MITIGATION MEASURES

### 13.1 Alternatives Considered

#### 13.1.1 *Option 1: Do Nothing*

The “Do Nothing” approach is an alternative development approach whereby the proposed development does not proceed. The project location would remain as is and the existing buildings and vegetation would be retained. The property would remain listed on the City of Mississauga Heritage Registry and associated CHLs would remain unchanged. This option is feasible however there are long-term structural considerations of the landscape and structure make this option less practical (See 11.4).

#### 13.1.2 *Option 2: New Building and Retention of the Existing Low Stone Wall*

This alternative would retain the existing low stone wall which currently runs through the central portion of the property and the western wall which is connected to 1232 Stavebank Road. The proposed structure development and landscape and restoration plans would remain as described in Section 11.0.

#### 13.1.3 *Option 3: New Building, Retention of the Existing Low Stone Wall and Salvage/Reuse of Collapsed Stone Wall.*

This alternative would retain the existing low stone wall which currently runs through the central portion of the property and the western section of the stone wall which is connected to 1232 Stavebank Road. The proposed structure development and landscape and restoration plans would remain as described in Section 11.0. Furthermore, this option recommends the rebuilding of the portion of the stone wall which is currently collapsed on the eastern portion of the property. If reconstruction is not feasible due to the loss, cracking, or deterioration of the remaining stones,

this option seeks for the stones to be retained for future restoration work on the central or western portions of the wall or integrated into the existing Planting and Restoration Plan.

#### **13.1.4 Preferred Alternative**

In order to mitigate the noted impacts of the proposed development, **the preferred development from a heritage perspective is Alternative Option 3**. Rendering of the Alternative Option 3 have been included to provide an understanding of how this option would appear along the streetscape and in relation to the neighbouring properties (see Figure 13 -Figure 20).

This option would see the removal of the existing building and the construction of a new building (as described in Section 11.0), the retention of the existing low stone wall in the center of the property and the western low stone wall which is connected to 1232 Stavebank Road in situ. Furthermore, this option recommends the rebuilding of the stone section at the eastern edge of the property or if that is not feasible due to the conditions of the stone, it recommends the integration of the stones into the landscaping plans and/or that the stones be retain for future restoration or conservation efforts associated with the existing low stone wall.

Alternative Option 3 helps minimizes the direct impacts on the cultural heritage attributes of the Mineola Neighbourhood CHL, which the community highly values for the maturity of trees, setbacks, and a preference or single-family homes (ASI 2019). The existing roadway location and widths, undulating topography, street patterns with rural cross sections, and setbacks of existing residential buildings will not be impacted. The existing house was built in 1969 and was not found to have CHVI and therefore the built form associated with development prior to 1960 will not be impacted. The 'mature tree canopy and natural landscaping' has been considered through the Planting and Restoration Plan which proposes to remove invasive and compromised trees with a mix of native species. The proposed development will result in the loss of three trees however the Planting and Restoration Plan includes the addition of new trees with a positive benefit of a tree succession approach. The two mature trees located adjacent to the stone wall will be maintained and continue to support the understanding that a mature tree canopy, especially as viewed from the streetscape. Lastly, the stone wall will remain in situ and consideration of the rebuilding of the collapsed stone wall is recommended. If it is determined that the remaining stone is sufficient to rebuild this section of stone wall, it is recommended that this occurs after the construction of the new house. This will provide access for construction related. The retention of the stone wall in situ supports the understanding the stone walls are considered an important cultural heritage attribute of the Mineola Neighbourhood CHL, as well as identified as a Special Landscape Feature in the City of Mississauga. Furthermore, the existing driveway openings will be maintained which are sympathetic to the design and placement of the stone wall. The retention of trees and the stone wall helps integrate proposed development into the neighbourhood.

**Alternative Option 3, the preferred alternative**, considers the cultural heritage attributes of the Credit River Corridor CHL as the Planting and Restoration Plan includes native species which support the scenic quality of the natural environment. Lastly the Planting and Restoration Plan ensure adequate retaining features are includes to increases slope stability.

Alternative Option 3, the preferred alternative, does not result in any changes to the original proposed building design as outlined in Section 11.0. Alternative Option 3, as described in 13.1.3 is considered the final proposed development that will be implemented by the property owner. The following renderings reflect the final proposed development and design.



**Figure 13: 3D Rendering of Alternative Option 3 – Looking West (trees on 1220 Stavebank Transparent to show House)  
(Contempo Studio 2021)**



**Figure 14: 3D Rendering of Alternative Option 3 - 1220 Stavebank Road and 1232 Stavebank Road (Trees on 1220 Stavebank Transparent to show House)  
(Contempo Studio 2021)**



**Figure 15: 3D Rendering of Alternative Option 3 - Looking East (Trees on 1220 Stavebank Transparent to show House)  
(Contempo Studio 2021)**



**Figure 16: 3D Rendering of Alternative Option 3 – Looking East.**  
(Contempo Studio 2021)



**Figure 17: 3D Rendering of Alternative Option 3 – Streetscape View looking West (Trees on 1220 Stavebank Transparent to show House)  
(Contempo Studio 2021)**



**Figure 18: 3D Rendering of Alternative Option 3 – Streetscape Looking West**  
(Contempo Studio 2021)



**Figure 19: 3D Rendering of Alternative Option 3 – 1220 Stavebank Road (Trees on 1220 Stavebank Transparent to show House)**  
(Contempo Studio 2021)



**Figure 20: 3D Rendering of Alternative Option 3 – Façade (Trees on 1220 Stavebank Transparent to Show House  
(Contempo Studio 2021)**

## 13.2 Conservation Principles Analysis

The final proposed development that will be implemented by the property owner seeks to retain the existing stone wall in situ. The following section provides a conservation analysis to help the property owner understand the conservation principles associated with the stone wall and understand potential future conservation needs.

The existing stone wall and the two mature trees located adjacent to the stone wall are both considered significant heritage attributes and are highly valued by the community. At present the trees are creating a shift in the stone wall which will continue as the trees mature. The purpose of the conservation approach is to consider the noted heritage attributes (mature canopy and low stone wall) in a manner that is consistent with the conservation principles as outlined in a number of key sources and industry best practices, including: the Code of Ethics and Guidelines for Practices by the Canadian Association of Conservation of Cultural Property (CAC) and the Canadian Association of Professional Conservators (CAPC), as well as Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines).

The Standards and Guidelines list the following "General Standards for Preservation, Rehabilitation and Restoration":

1. Conserve the heritage value of an historic place. Do not remove, replace, or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place, and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken.
7. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
8. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
9. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
10. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

The Standards and Guidelines further outlines the following ten "Guidelines for Preservation, Rehabilitation and Restoration" for Miscellaneous Materials:

1. Understanding the properties and characteristics of miscellaneous materials and their finishes or coatings, such as the age and availability of replacements and the chemical make-up of the product.
2. Documenting the properties, characteristics, and condition of miscellaneous materials before undertaking an intervention; for example, the chemical composition of the material and the type of substrate to which it is applied.
3. Protecting and maintaining miscellaneous materials by protecting fragile elements and preventing exposure to damaging environmental conditions. Failing to identify, evaluate and treat the causes of deterioration of miscellaneous materials, such as exposure to ultraviolet light, airborne pollution, and excessive moisture.
4. Cleaning miscellaneous materials using appropriate cleaning methods and products.
5. Retaining or reapplying coatings that help protect miscellaneous materials from wear, moisture, or ultraviolet light.
6. Ensuring that new coatings are compatible with the material, its earlier treatments, and its environment.
7. Retaining sound and repairable miscellaneous materials that contribute to the heritage value of the historic place.
8. Stabilizing deteriorated miscellaneous materials by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.
9. Repairing miscellaneous materials by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods.
10. Replacing in kind extensively deteriorated or missing parts of miscellaneous materials, based on documentary and physical evidence.

### ***13.2.1 Conservation Principles and the Low Stone Wall***

The masonry unit, local shale, is vulnerable to splitting due to the inherent structural weakness of bedding planes. Deterioration as a result of this structure is promoted by physical forces (e.g., vibration, impact), moisture retention, and natural freeze-thaw cycles.

Dry walls (or semi-dry walls) are built without the use, or with minimal use of a bonding agent (i.e., mortar) and rely on the carefully strategized fitting of natural surfaces. As a result, any shift in alignment of these stones can cause the structure to become destabilized. At 1220 Stavebank Road, the two existing mature trees on the south side of the wall are encroaching upon the stone wall. Encroaching trees will continue to push the lower courses and undermine the structure.

Where mortar/cement is present, it is susceptible to deterioration due to weathering and, in particular, water activity. This may result in a loss of adhesion, compromising structural integrity.

### ***13.2.2 Performing a Condition Assessment:***

Before preservation treatments can be determined, a detailed condition of the heritage resource must be completed. A visual condition assessment should be conducted by a qualified individual to document the current condition of each wall, including both textual and visual records. A condition assessment should include the following, as outlined by R. Young in *Historic Preservation Technology*:

1. Overall physical integrity
2. Surface conditions

3. Joint conditions
4. Conditions of the connections holding the masonry in place
5. Evidence of previous repairs or modifications
6. Potential causes of deterioration

Following a condition assessment, the type(s) and degree(s) of intervention(s) necessary can be determined, as well as prioritization of these treatments. All interventions must be compatible with the best practices of the conservation community. Subsequent condition assessments should be completed on a regular basis to track deterioration, recognize mechanisms of decay, and identify areas in need of immediate remediation.

### **13.2.3 Recommended Conservation Strategies**

Based on the observed current conditions, the following short-term, medium-term and long-term strategies are recommended for the conservation of the low stone wall:

#### **Short -Term**

- Freeze-thaw cycles are unavoidable, however, preventing pooling water and agents that encourage moisture retention will lessen the impact of these cycles.
  - o If pooling water is present, provide drainage (ex. sloping or incorporating granular materials into the immediate landscape).
  - o Avoid piling snow on and around the wall.
  - o Avoid build-up and/or growth of foliage on or in immediate proximity to the wall (ex. tall and/or dense grass, dead leaves, bushes) - foliage will also encourage pests seeking shelter.
- When performing landscape maintenance or other activities in close proximity to the wall, care should be taken to avoid vibration and/or impact. Dead branches on adjacent trees should be carefully removed to ensure they do not fall on the wall.
- Avoid stacking or leaning objects on or against the wall.
- Avoid abrasive or forceful cleaning methods (ex. power washing).
- Avoid painting or applying impermeable coatings.

#### **Medium-Term**

- Where cement and/or mortar bonds have been included on the original structure (along the top of wall with inset vertical stones, square pillars), a professional with training in historic masonry materials and techniques may be contracted to repoint or apply additional bonds to reinforce stability. Materials and techniques sympathetic to the originals should be chosen.
- Avoid intrusive stabilization methods such as the addition of cement coatings or drilled-in ferrous ties and anchoring.

#### **Long-Term**

As trees in the immediate area surrounding the wall grow, they will continue to undermine the stability of the wall. Eventually, an intervention will be necessary to conserve the low stone wall as a cultural heritage attribute. A balance will have to be established between the long-term preservation of the historic wall and trees – both of which are significant to the cultural heritage landscape.

Several options have been outlined below. Both options require careful planning and consideration in accordance with the principles of conservation outlined above. It is necessary to

consult qualified professionals to determine specific processes before undertaking any of these options.

*Option 1: Tree Removal and Replanting*

To mitigate the upheaval of lower courses of stone caused by adjacent trees, removal and replantation may be undertaken. This process, however, generates conservation concerns for the stone wall as a result of physical forces. Due to the size of the trees, large equipment and force will be required. At such close proximity to the wall, the risk of collapse due to vibration or contact is high. Moreover, a vertical shearing of the tree roots along the wall line is necessary to remove the stump, as the soil beneath the wall cannot be disrupted. Replanting should take place at an appropriate distance from the stone wall and other historic features. A thorough condition assessment of the low stone wall should be conducted before and after tree removal, and the process of tree removal should be well documented.

*Option 2: Partial Wall Removal*

If tree removal cannot be undertaken, it may be necessary to remove a suitable section of the wall in a precise and controlled manner to allow for the tree to continue its growth without causing the structure to fail. Materials removed may be reutilized to form pillars for the two new wall ends. In this way, the majority of the wall can be conserved as well as the trees. This method allows these two incompatible heritage resources to co-exist in their original spaces.

A professional with training in historic masonry materials and techniques should be contracted to carry out this procedure. Materials and techniques sympathetic to the originals should be chosen in accordance with the above principles of conservation. Due to the staggered nature of the stone courses, this intervention method places the wall at risk of collapse, even if a detailed plan and qualified professional are utilized. A thorough condition assessment of the stone wall should be conducted before and after this intervention, as well as a record of the intervention methodology and materials.

*Further Reading:*

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### **13.3 Mitigation Measures**

If potential impacts to identified heritage resources or attributes are determined, proposed conservation or mitigative/avoidance measures must be recommended. Impact have already been significantly reduced with the recommendation and acceptance of the preferred alternative option which retains the stone wall becoming the final proposed development that will be implemented by the property owner. The following impacts are associated with the final proposed development approach (see 13.1.4.) and mitigation measures have been identified.

- Impact 1- There is potential for accidental damage to 1232 Stavebank Road and its landscape during the construction phase.
- Impact 2- There is potential for damage to the low stone wall associated with 1220 Stavebank Road and 1232 Stavebank Road caused by accidental damage or vibrations during the construction period.
- Impact 3- The removal of the existing plantings and trees which are considered heritage attributes associated with the Mineola CHL and their removal represents a direct impact.

#### **13.3.1 Construction Fencing (Impact 1)**

To protect 1232 Stavebank Road during the construction period of the proposed new buildings, site specific protection measures should be considered. At minimum, a temporary construction fencing should be erected as a buffer between the subject property and the adjacent heritage house and around the low stone wall. The fencing should be erected at a sufficient distance to ensure that there will be no direct or indirect impacts to the house because of the construction activities or equipment. Extra caution must be ensured around the low stone wall. Other site-specific measures may include a communication protocol that details who needs to be informed about the heritage attributes of the adjacent property and who should be contacted if there is an issue with the building. Currently there is the potential for accidental physical impacts and site-specific protocol should address the possibility of physical impacts and will outline who to contact if an impact occurs and that proper repairs would be required to return the building to its previous condition. This may be best addressed through a temporary protection plan prior to site plan approval or within the construction management plan.

#### **13.3.2 Monitoring (Impact 1 and Impact 2)**

Construction activities associated with the current proposed development have the potential to create vibrations that could impact the cultural heritage resource located at 1232 Stavebank Road. With respect to vibrations, the Zone of Influence (ZOI) is considered the area of land which is within or adjacent to a construction site and in this case would include 1232 Stavebank Road. A ZOI study identifies building/s which may require vibration monitoring during the construction phase to which monitoring strategies can be determined. For example, the City of Toronto By-law 515-2008 To amend City of Toronto Municipal Code Chapter 363, Building Construction and Demolition, with respect to regulations of vibrations from construction activity provides an example of a detailed vibration assessment method and criteria. Typically, a ZOI study is carried out after site plan approval and construction methods and equipment is known and prior to the construction phase. To mitigate any potential impacts caused by vibrations, it is recommended that City of Mississauga staff determine if a ZOI study is required and when this step will be required.

### **13.3.3 Neighbourhood Design Considerations (Impact 3)**

The proposed development is in keeping with the general setback and height of the surrounding area and adjacent properties. The neighbourhood contains a variety of architectural styles and infill. The architectural style is in keeping with some newer buildings located in the Mineola neighbourhood. The retention of the existing mature trees and the low stone wall are prominent features and will help integrate the proposed development into the neighbourhood. At this time, the retention of both the trees and the stone wall are recommended, however, ongoing monitoring and assessment of the stone wall is recommended (see 13.3.4)

To mitigate any potential impacts due to the loss of new trees and vegetative plantings due to the proposed construction it is recommended that any new plantings, be species which are shade tolerant and can thrive in these climates and landscape. The Planting and Restoration Plan which ensures new and existing plant viability should be followed. This includes ensuring that the tree roots and surrounding area are fenced adequately protected during construction.

### **13.3.4 Stone Wall Monitoring and Conservation (General)**

As the trees continue to grow the stone wall will continue to become structurally compromised and at risk for collapse. It is recommended that the short, medium, and long-term conservation principles outlined in Section 13.2 be applied.

## **13.4 Material Salvage (General)**

The salvage of building materials is considered good practice and the salvage of interior and exterior materials should be encouraged as part of the proposed development. The materials listed below provide an example of materials which may be worthy of salvage or reuse, however it can extend beyond those elements which may be considered to possess historical, architectural or cultural value in order to align best practices for sustainable redevelopment.

Items to be considered for salvage include:

- Exterior cladding and/or concrete blocks;
- Windows and doors;
- Flooring materials; and
- Any interior features worthy of salvage and reuse including metal hardware (i.e., fireplace, railings, columns).

The following recommendations for the salvage and reuse of materials are suggested:

- A reputable contractor(s) with proven expertise in salvage removal should be obtained.
  - The Architectural Conservancy of Ontario (ACO) North Waterloo Region maintains a *Directory of Heritage Practitioners* located in Ontario that claim to have experience with heritage and/or older properties. The section dedicated to “Moving, Dismantling and Salvage” could be referred to for salvage contacts, however, it is recommended that references and/or previous work be assessed before engaging with any of the listed businesses. The ACO directory is available online at: [Moving, Dismantling & Salvage - ACO North Waterloo Region \(aconwr.ca\)](http://aconwr.ca)
- The ultimate destination of salvaged materials should be determined prior to the initiation of any salvage process;

- Materials should only be salvaged if they are suitable for re-use in other buildings or projects, i.e., the material must not be irreparably damaged by water or infested;
- The material must be extracted in a manner that ensures that it is not irreparably damaged;
- Any materials not deemed salvageable, but which are still recyclable should be recycled in an effort to reduce the amount of material sent to a landfill.

### 13.5 Update Heritage Registry (General)

The existing understanding of the property should be updated to be accurately reflected in future CHL studies and/or understanding of the property as whole. It should be updated to reflect the cultural heritage value or interest of the property is associated with the low stone wall.

### 14.0 IMPLEMENTATION AND MONITORING

Below, Table 6 outlines the recommended conservation/mitigative/avoidance measures addressed to conserve the built heritage resource as the development is undertaken. The requirement for these heritage mitigation measures may be required by the City of Mississauga as part of the consent application or by the proponent into the Contractor Specifications as outlined below.

**Table 6: Implementation Schedule**

| Construction Phase       | Mitigation Measures                                       | Due Diligence | Include in Consent Application | Contractor Specifications | City Workplan |
|--------------------------|---|---------------|--------------------------------|---------------------------|---------------|
| <b>Construction</b>      | Installation of Construction Fencing -                    |               |                                | ✓                         |               |
|                          | Vibration Monitoring (if necessary)                       |               |                                | ✓                         |               |
|                          | Planting and Restoration Plan                             |               | ✓                              |                           |               |
|                          | Condition Assessment of stone wall and ongoing monitoring | ✓             |                                | ✓                         |               |
| <b>Post Construction</b> | Update existing Heritage Register Listing                 |               |                                |                           | ✓             |

### 15.0 SUMMARY STATEMENT AND CONSERVATION RECOMMENDATIONS

The evaluation of the property at 1220 Stavebank Road determined that the property's CHVI is directly associated with the low stone wall located along the property edge. The original proposed development was examined, and alternatives were considered to reduce the identified impacts. It was determined that Alternative Option 3 (New building, retention of the existing stone wall in situ and the salvage or reuse of the collapsed section of the stone wall) is the preferred alternative. The preferred alternative constitutes the final proposed development that will be implemented by the property owner, and the following impacts were identified.

Potential impacts associated with the preferred alternative (final proposed development which retains the stone wall) include:

- Impact 1- There is potential for accidental damage to 1232 Stavebank Road and landscape during the construction phase.

- Impact 2- There is potential for damage to the low stone wall associated with 1220 Stavebank Road and 1232 Stavebank Road caused by vibrations during the construction period.
- Impact 3- The removal of the existing plantings and trees which are considered heritage attributes associated with the Mineola CHL and their removal represents a direct impact.

The following conservation/mitigation strategies are recommended:

- To protect 1232 Stavebank Road from accidental damage during the construction period construction fencing and tree protection are recommended.
- To protect the low stone wall from accidental damage during the construction period, construction fencing is recommended.
- To ensure the natural and manicured landscape elements remain an integral component to the property, the implementation of the Restoration and Planting Plan is recommended.
- That although the structure associated with 1220 Stavebank Road was not identified as a heritage resource, it does contain materials that may be worthy of salvage or reuse. The reuse or salvage of materials is encouraged.
- It is recommended that ongoing monitoring of the stone wall and adjacent trees and the short, medium, and long term conservation approach be followed to ensure the conservation of the stone wall in situ.

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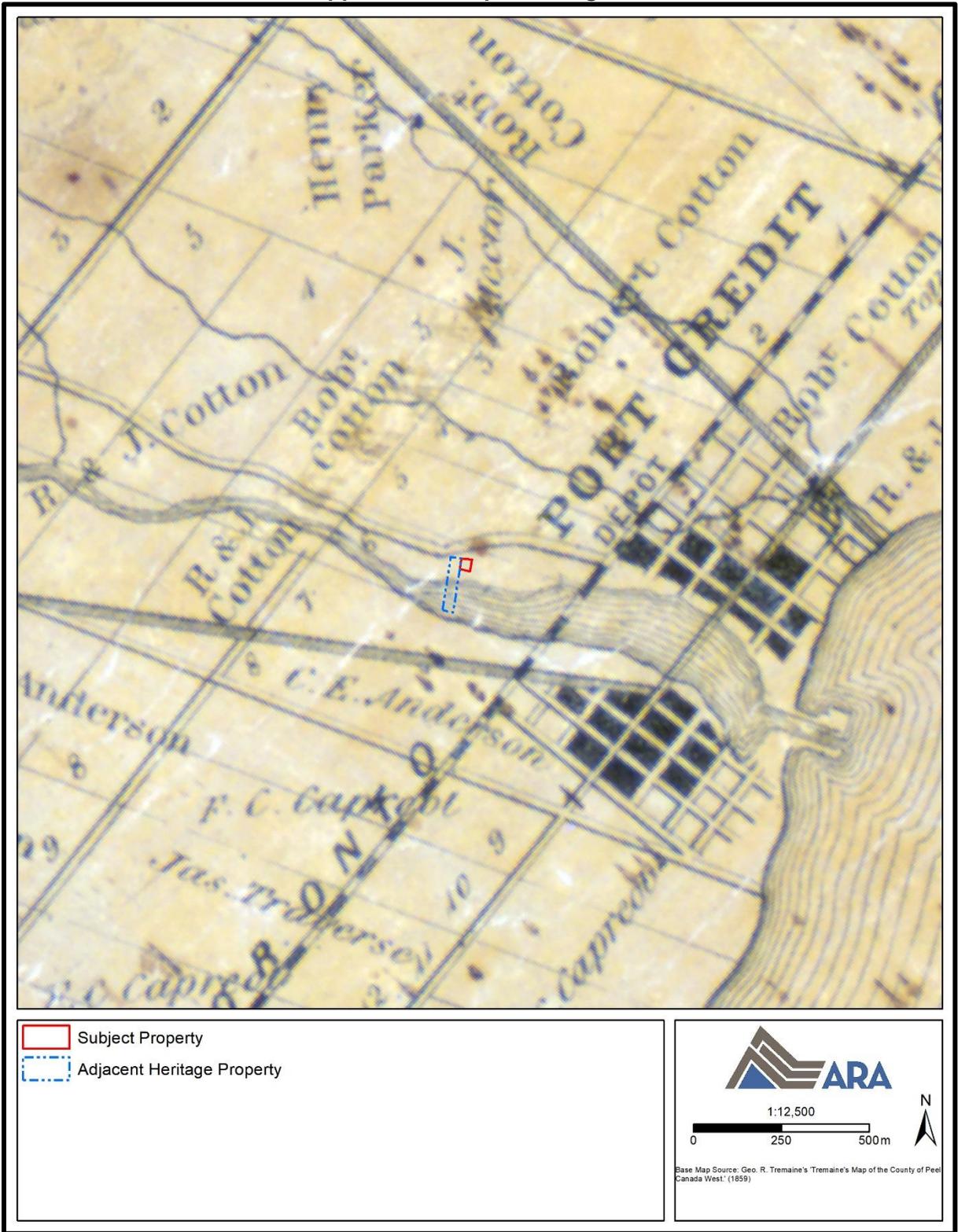
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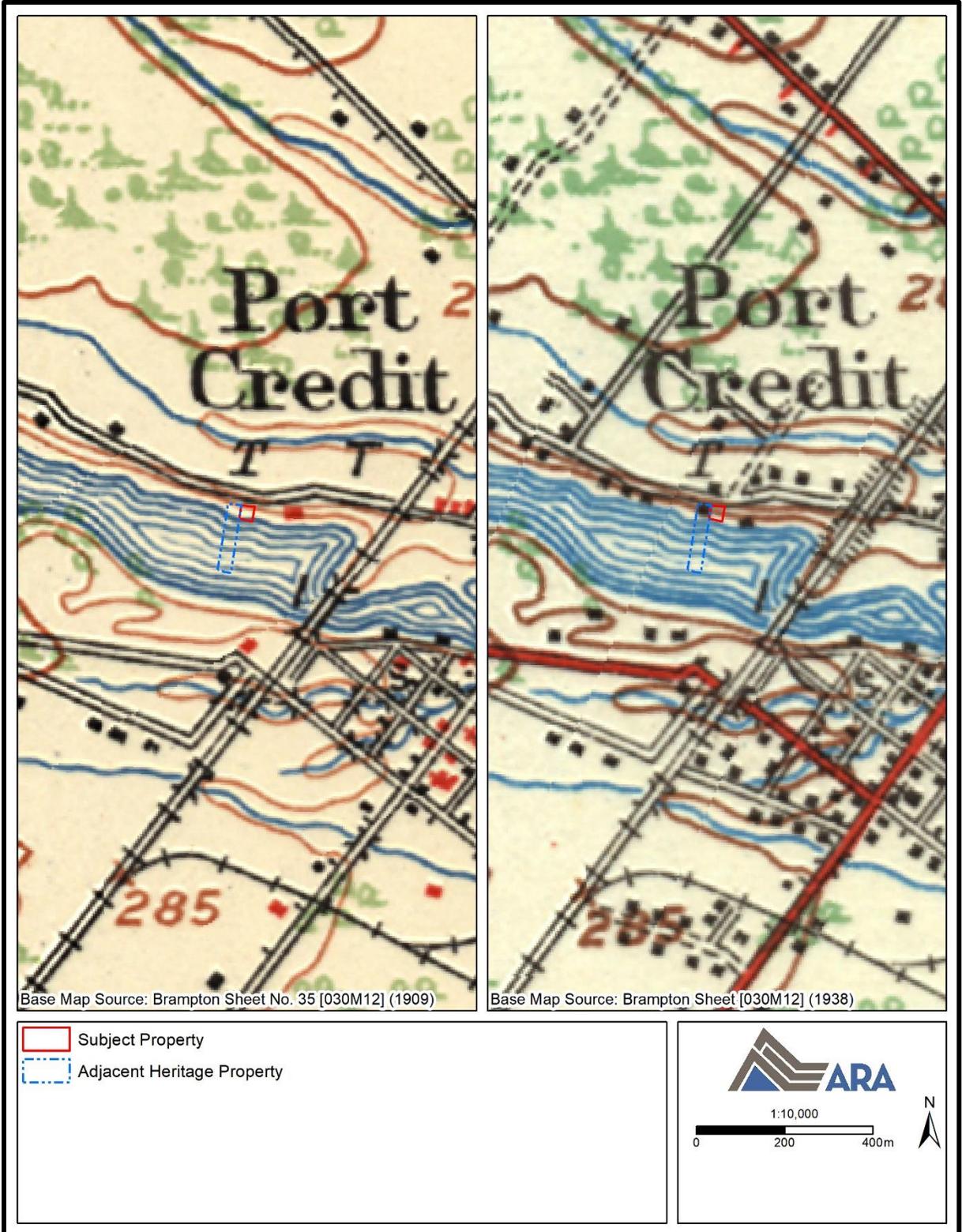
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Appendix A: Maps and Figures



**Map 5: Subject Property and Adjacent Properties on an 1859 Map**  
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OHCMF 2021)





**Map 7: Subject Property and Adjacent Properties on a 1909 and 1938 Topographic Map**

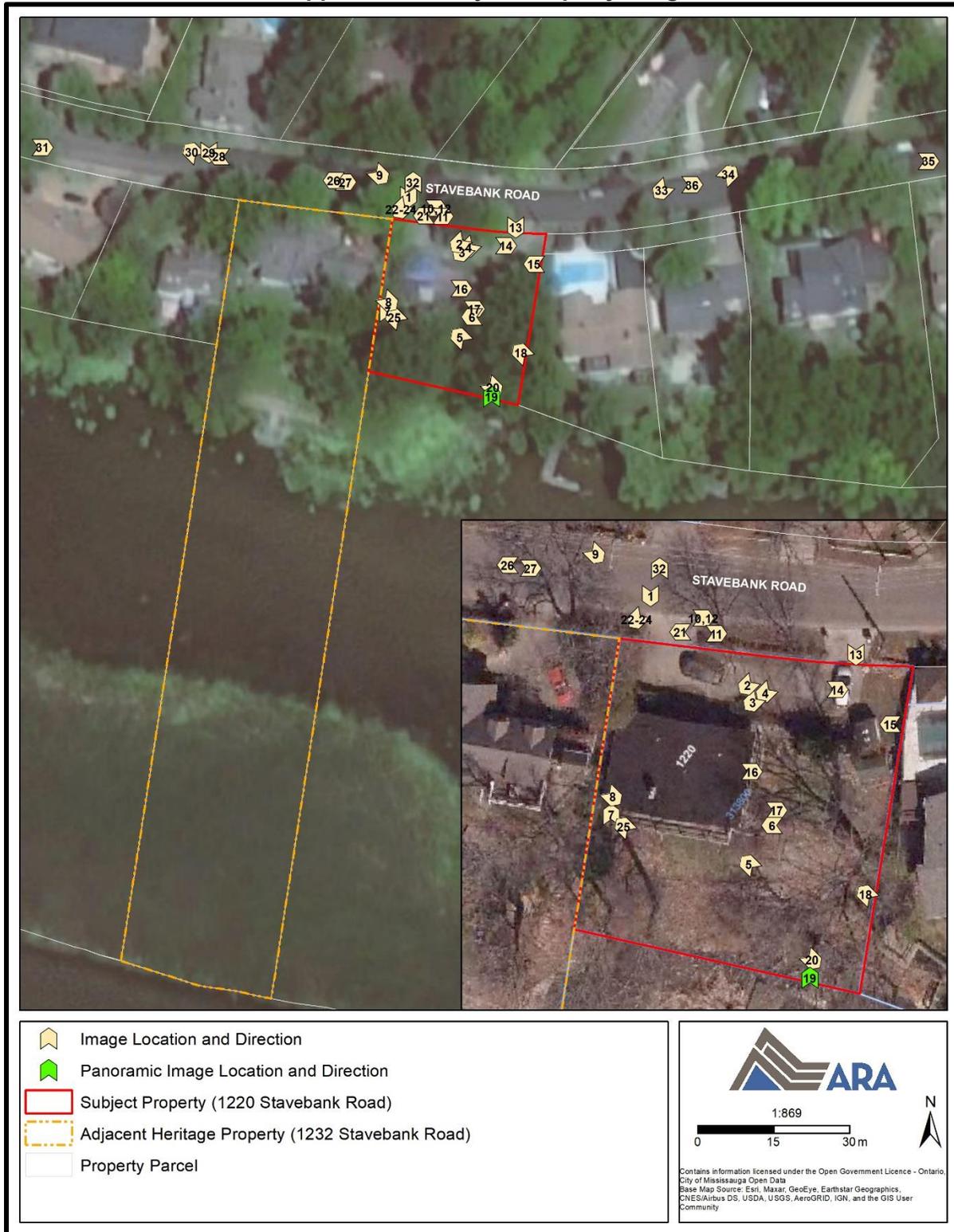
(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; OCUL 2021)



**Map 8: Subject Property and Adjacent Properties on an Aerial Image from 1960 and 1969**

(Produced by ARA under licence using ArcGIS® software by Esri, © Esri; City of Toronto Archives 2021)

Appendix B: Subject Property Images



Map 9: Photo Location Map, 1220 Stavebank Road and Surrounding Context  
 (Produced by ARA under license using ArcGIS® software by Esri, © Esri)



**Image 1: Façade – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 2: Façade – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 3: Detail of East Elevation Roofline – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 4: East Elevation – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 5: Rear Elevation – 1220 Stavebank Road**  
(Photo taken April 1 2021; Facing Northwest)



**Image 6: Rear Elevation Basement Level Porch – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing West)



**Image 7: West Elevation – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing North)



**Image 8: Detail Basement Level Porch – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 9: Front Yard – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southeast)



**Image 10: Stone Wall- 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southeast)



**Image 11: Detail of Stone Wall – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 12: Detail of Stone Wall – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 13: Detail of Stonewall East Side of Property – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 14: Storage Shed – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 15: Storage Shed – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 16: Detail of Rear Yard – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 17: Rear Yard – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East)



**Image 18: Detail of Rear Yard – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing West)



**Image 19: Rear Yard and Credit River – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing East to West)



**Image 20: Detail of Credit River from Property Edge – 1220 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 21: Context- Shared Stonewall – 1220 Stavebank Road and 1232 Stavebank Road**  
(Photo taken April 1, 2021; Facing West)



**Image 22: Façade- 1232 Stavebank Road**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 23: Façade – East side and Driveway – 1232 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 24: Façade – West side and Stone Wall – 1232 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 25: Rear and East Elevation – 1232 Stavebank Road**  
(Photo taken April 1, 2021; Facing West)



**Image 26: Context View – Stavebank Road looking West from Subject Property**  
(Photo taken April 1, 2021, 2020; Facing West)



**Image 27: Context View – Stavebank Road looking East from Subject Property**  
(Photo taken April 1, 2021, 2020; Facing East)



**Image 28: Context View – Stavebank Road Streetscape – 1242 Stavebank Road on the Credit River Side**  
(Photo taken April 1, 2021; Facing Southwest)



**Image 29: Context View – Stavebank Road Streetscape- 1238 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 30: Context View – Stavebank Road Streetscape- 1251 Stavebank Road**  
(Photo taken November 13, 2020; Facing Southwest)



**Image 31: Context View – Stavebank Road Streetscape**  
(Photo taken November 13, 2020; Facing Southwest)



**Image 32: Context View – Stavebank Road Streetscape – 1239 Stavebank Road**  
(Photo taken April 1, 2021; Facing North)



**Image 33: Context View – 1210 Stavebank Road**  
(Photo taken April 1, 2021; Facing South)



**Image 34: Context View – Stavebank Road Streetscape**  
(Photo taken April 1, 2021; Facing Northeast)



**Image 35: Context View – Stavebank Road Streetscape**  
(Photo taken April 1, 2021; Facing East)



**Image 36: Context View -Stavebank Road Streetscape**  
(Photo taken April 1, 2021; Facing East)

## Appendix C: Key Team Member Two-Page Curriculum Vitae

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### Biography

Kayla Jonas Galvin, Archaeological Research Associates Ltd.'s Heritage Operations Manager, has extensive experience evaluating cultural heritage resources and landscapes for private and public-sector clients to fulfil the requirements of provincial and municipal legislation such as the *Environmental Assessment Act*, the *Standards & Guidelines for the Conservation of Provincial Heritage Properties* and municipal Official Plans. She served as Team Lead on the Ministry of Tourism, Culture and Sport Historic Places Initiative, which drafted over 850 Statements of Significance and for *Heritage Districts Work!*, a study of 64 heritage conservation districts in Ontario. Kayla was an editor of *Arch, Truss and Beam: The Grand River Watershed Heritage Bridge Inventory* and has worked on Municipal Heritage Registers in several municipalities. Kayla has drafted over 150 designation reports and by-laws for the City of Kingston, the City of Burlington, the Town of Newmarket, Municipality of Chatham-Kent, City of Brampton and the Township of Whitchurch-Stouffville. Kayla is the Heritage Team Lead for ARA's roster assignments for Infrastructure Ontario and oversees evaluation of properties according to *Standards & Guidelines for the Conservation of Provincial Heritage Properties*. Kayla is a Registered Professional Planner (RPP), Member of the Canadian Institute of Planners (MCIP), a professional member of the Canadian Association of Heritage Professionals (CAHP) and sits on the board of the Ontario Association of Heritage Professionals.

### Education

|           |  |
|-----------|--|
| 2016      | MA in Planning, University of Waterloo. Thesis Topic: <i>Goderich – A Case Study of Conserving Cultural Heritage Resources in a Disaster</i> |
| 2003-2008 | Honours BES University of Waterloo, Waterloo, Ontario<br>Joint Major: Environment and Resource Studies and Anthropology                      |

### Professional Memberships and Accreditations

|         |  |
|---------|--|
| Current | Professional Member, Canadian Association of Heritage Professionals (CAHP)<br>Member of the Canadian Institute of Planners (MCIP)<br>Registered Professional Planner (RPP)<br>Board Member, Ontario Association of Heritage Professionals. |
|---------|--|

### Work Experience

|            |   |
|------------|---|
| Current    | <b>Heritage Operations Manager, Archaeological Research Associates Ltd.</b><br>Oversees business development for the Heritage Department, coordinates completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations. |
| 2009-2013  | <b>Heritage Planner, Heritage Resources Centre, University of Waterloo</b><br>Coordinated the completion of various contracts associated with built heritage including responding to grants, RFPs and initiating service proposals.   |
| 2008-2009, | <b>Project Coordinator–Heritage Conservation District Study, ACO</b>  |

- 2012 Coordinated the field research and authored reports for the study of 32 Heritage Conservation Districts in Ontario. Managed the efforts of over 84 volunteers, four staff and municipal planners from 23 communities.
- 2007-2008 **Team Lead, Historic Place Initiative, Ministry of Culture**  
Liaised with Ministry of Culture Staff, Centre's Director and municipal heritage staff to draft over 850 Statements of Significance for properties to be nominated to the Canadian Register of Historic Places. Managed a team of four people.

### **Selected Professional Development**

- 2020 "Shaping The Public Realm: The Intersection Of Design & Planning" by Ontario Professional Planners Institute
- 2020 "Bill 189: The Coronavirus Support and Protection Act, 2020 and LPAT Update: All In An Hour" by Ontario Professional Planners Institute
- 2020 "COVID-19 and Planning" by Canadian Institute of Planners
- 2020 "Cities in the Age of COVID: What are the impacts on urban design and architecture?" by Canadian Urban Institute
- 2019 OPPI and WeirFoulds Client Seminar: Bill 108 – More Homes, More Choice, 2019
- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON (Two-days)
- 2019 Information Session: Proposed Amendments to the OHA, by MHSTCI
- 2018 Indigenous Canada Course, University of Alberta
- 2018 Volunteer Dig, Mohawk Institute
- 2018 Indigenizing Planning, three webinar series, Canadian Institute of Planners
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 How to Plan for Communities: Listen to the Them, Webinar, Canadian Institute of Planners
- 2017 Empowering Indigenous Voices in Impact Assessments, Webinar, International Association for Impact Assessments
- 2017 Cultural Heritage, Archaeology and Planning Symposium
- 2017 Capitalizing on Heritage, National Trust Conference, Ottawa, ON.
- 2016 Cultural Heritage, Archaeology and Planning Symposium
- 2016 Heritage Rising, National Trust Conference, Hamilton
- 2016 Ontario Heritage Conference St. Marys and Stratford, ON.
- 2016 Heritage Inventories Workshop, City of Hamilton & ERA Architects
- 2015 Cultural Heritage, Archaeology and Planning Symposium
- 2015 City of Hamilton: Review of Existing Heritage Permit and Heritage Designation Process Workshop.
- 2015 Ontario Heritage Conference, Niagara on the Lake, ON.
- 2015 Leadership Training for Managers Course, Dale Carnegie Training

### **Selected Publications**

- 2018 "Conserving Cultural Heritage Landscapes in Waterloo: An Innovative Approach." *Ontario Association of Heritage Professionals Newsletter*, Winter 2018.
- 2018 "Restoring Pioneer Cemeteries" *Ontario Association of Heritage Professionals Newsletter*. Spring 2018.
- 2015 "Written in Stone: Cemeteries as Heritage Resources." *Municipal World*, Sept. 2015.
- 2015 "Bringing History to Life." *Municipal World*, February 2015, pages 11-12.
- 2014 "Inventorying our History." *Ontario Planning Journal*, January/February 2015.
- 2014 "Assessing the success of Heritage Conservation Districts: Insights from Ontario Canada." with R. Shipley and J. Kovacs. *Cities*.

Sarah Clarke, BA  
 Research Manager  
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### **Biography**

Sarah Clarke is Archaeological Research Associates Ltd.'s Heritage Research Manager. Sarah has over 12 years of experience in Ontario archaeology and 10 years of experience with background research. Her experience includes conducting archival research (both local and remote), artifact cataloguing and processing, and fieldwork at various stages in both the consulting and research-based realms. As the Heritage Research Manager, Sarah is responsible for conducting archival research in advance of ARA's archaeological and heritage assessments. In this capacity, she performs Stage 1 archaeological assessment site visits, conducts preliminary built heritage and cultural heritage landscape investigations and liaises with heritage resource offices and local community resources in order to obtain and process data. Sarah has in-depth experience in conducting historic research following the *Ontario Heritage Toolkit* series, and the *Standards and Guidelines for Provincial Heritage Properties*. Sarah holds an Honours B.A. in North American Archaeology, with a Historical/Industrial Option from Wilfrid Laurier University and is currently enrolled in Western University's Intensive Applied Archaeology MA program. She is a member of the Ontario Archaeological Society (OAS), the Society for Industrial Archaeology, the Ontario Genealogical Society (OGS), the Canadian Archaeological Association, and is a Council-appointed citizen volunteer on the Brantford Municipal Heritage Committee. Sarah holds an R-level archaeological license with the MHSTCI (#R446).

### **Education**

|           |   |
|-----------|---|
| Current   | MA Intensive Applied Archaeology, Western University, London, ON. Proposed thesis topic: Archaeological Management at the Mohawk Village. |
| 1999–2010 | Honours BA, Wilfrid Laurier University, Waterloo, Ontario<br>Major: North American Archaeology, Historical/Industrial Option              |

### **Professional Memberships and Accreditations**

|         |   |
|---------|---|
| Current | Member of the Ontario Archaeological Society      |
| Current | Member of the Society for Industrial Archaeology  |
| Current | Member of the Brant Historical Society            |
| Current | Member of the Ontario Genealogical Society        |
| Current | Member of the Canadian Archaeological Association |
| Current | Member of the Archives Association of Ontario     |

### **Work Experience**

|         |  |
|---------|--|
| Current | <b>Heritage Research Manager, Archaeological Research Associates Ltd.</b><br>Manage and plan the research needs for archaeological and heritage projects. Research at offsite locations including land registry offices, local libraries and local and provincial archives. Historic analysis for archaeological and heritage projects. Field Director conducting Stage 1 assessments. |
|---------|--|

- 2013-2015 **Heritage Research Manager; Archaeological Monitoring Coordinator, Archaeological Research Associates Ltd.**  
Stage 1 archaeological field assessments, research at local and distant archives at both the municipal and provincial levels, coordination of construction monitors for archaeological project locations.
- 2010-2013 **Historic Researcher, Timmins Martelle Heritage Consultants Inc.**  
Report preparation, local and offsite research (libraries, archives); correspondence with the Ministry of Tourism, Culture, and Sport; report submission to the MTCS and clients; and administrative duties (PIF and Borden form completion and submission, data requests).
- 2008-2009 **Field Technician, Archaeological Assessments Ltd.**  
Participated in field excavation and artifact processing.
- 2008-2009 **Teaching Assistant, Wilfrid Laurier University.**  
Responsible for teaching and evaluating first year student lab work.
- 2007-2008 **Field and Lab Technician, Historic Horizons.**  
Participated in excavations at Dundurn Castle and Auchmar in Hamilton, Ontario. Catalogued artifacts from excavations at Auchmar.
- 2006-2010 **Archaeological Field Technician/Supervisor, Wilfrid Laurier University.**  
Field school student in 2006, returned as a field school teaching assistant in 2008 and 2010.

### Professional Development

- 2019 Annual attendance at Ontario Heritage Conference, Goderich, ON
- 2018 Cultural Heritage, Archaeology and Planning Symposium
- 2018 Grand River Watershed 21<sup>st</sup> Annual Heritage Day Workshop & Celebration
- 2018 Mississaugas of the New Credit First Nation Historical Gathering and Conference
- 2017 Ontario Genealogical Society Conference
- 2016 Ontario Archaeological Society Symposium
- 2015 Introduction to Blacksmithing Workshop, Milton Historical Society
- 2015 Applied Research License Workshop, MTCS
- 2014 Applied Research License Workshop, MTCS
- 2014 Heritage Preservation and Structural Recording in Historical and Industrial Archaeology. Four-month course taken at Wilfrid Laurier University, Waterloo, ON. Professor: Meagan Brooks.

### Presentations

- 2018 *The Early Black History of Brantford.* Brant Historical Society, City of Brantford.
- 2017 *Mush Hole Archaeology.* Ontario Archaeological Society Symposium, Brantford.
- 2017 *Urban Historical Archaeology: Exploring the Black Community in St. Catharines, Ontario.* Canadian Archaeological Association Conference, Gatineau, QC.

### Volunteer Experience

- Current Council-appointed citizen volunteer for the Brantford Municipal Heritage Committee.

Shelby Haggerty, B.A. Hons, PG (CHCM)  
 Laboratory Services Team Lead and Conservator  
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Shelby Haggerty is proficient in the assessment and care of organic and inorganic materials with seven years experience in the industry. She has focused on building her skills on the collection's management side of projects, keeping an up-to-date knowledge of best practises as well as creative solutions for all sizes of institutions. She is a member of the Canadian Association for the Conservation of Cultural Property (CAC-ACCR) the Canadian Archaeological Association (CAA), and the Ontario Archaeological Society (OAS), Grand River Chapter.

### Education

2014–2015 Ontario College Graduate Certificate, Fleming College, Peterborough, Ontario  
 Cultural Heritage Conservation and Management

2009–2014 Honours BA with Distinction, Wilfrid Laurier University, Waterloo Ontario  
 Major: Archaeology; Minor: Religion and Culture Studies

### Professional Memberships and Accreditations

Current Canadian Association for Conservation (CAC-ACCR)  
 Ontario Archaeological Society (OAS), Grand River Chapter  
 Canadian Archaeological Association (CAA)  
 Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Applied  
 Research Licence (R1278)

### Work Experience

Current **Lab Services Team Lead and Conservator, Archaeological Research Associates, Ltd.**  
 Manages collections: Implements collections management policies, performs artifact processing, identification, documentation, and analysis. Provides up-to-date research for the preservation and analysis of both organic and inorganic materials. Ensures preventive conservation best practices and preforms condition assessments and treatment conservation as required.

### Relevant Project Experience

2019–2020 **Equitable Life Archives**, Waterloo, ON. Client: Equitable Life.  
 The company collection was assessed for historic value, catalogued, and rehoused within the available storage space to the highest possible preservation standards. This included the creation and implementation of a digital catalogue, sourcing the appropriate archival-grade products, and repacking the collection in a systematic manner. Conservation advice was presented to inform the long-term storage, interpretation, and conservation of the archives, and a user guide was created so employees could learn to easily navigate and maintain the system.

Amy Barnes, M.A., CAHP  
Heritage Project Manager  
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### **Biography**

Amy Barnes, a Project Manager with the Heritage Team, has over ten years of experience evaluating cultural heritage resources and leading community engagement. Amy has extensive experience working with provincial and municipal legislation and guidelines, including the Ontario Heritage Act, Official Plans, the Standards and Guidelines for the Conservation of Historic Places, and the Ontario Heritage Toolkit. Ms. Barnes has completed over fifty heritage related projects including 150+ cultural assessments and has been qualified as an expert witness at the Ontario Superior Court of Justice. Amy has worked in the public and private sector where her duties included project management, public consultation, facilitator, research, database and records management, and report author. Amy has worked with the Town of Oakville, City of Cambridge, City of Kitchener, Niagara-on-the-Lake, City of London, and the City of Kingston on projects which range in size, scale and complexity. Amy Barnes holds an M.A. in Heritage Conservation from the School of Canadian Studies at Carleton University in Ottawa, Ontario. Amy has successfully completed the International Association of Public Participation (IAP2) Foundations in Public Participation, the IAP2 Planning and Techniques for Effective Public Participation, and Indigenous Awareness Training through Indigenous Awareness Canada. Amy is a professional member of the Canadian Association of Heritage Professionals (CAHP) and currently serves as the Vice-Chair of the Cambridge Municipal Heritage Advisory Committee.

### **Education**

|      |  |
|------|--|
| 2009 | MA in Heritage Conservation, School of Canadian Studies, Carleton University, Ottawa, Ontario.       |
| 2006 | Honours BA, Carleton University, Ottawa, Ontario<br>Canadian Studies (Major) and Psychology (Minor). |

### **Professional Memberships and Accreditations**

|         |  |
|---------|--|
| Current | Professional Member, Canadian Association of Heritage Professionals (CAHP)<br>Member, International Network for Traditional Building, Architecture & Urbanism, Guelph Chapter. |
|---------|--|

### **Work Experience**

|           |  |
|-----------|--|
| Current   | <b>Heritage Project Manager, Archaeological Research Associates Ltd.</b><br>Coordinates the completion of designation by-laws, Heritage Impact Assessments, Built Heritage and Cultural Heritage Landscape Assessments, and Cultural Heritage Resource Evaluations.  |
| 2020      | <b>Principal Heritage Consultant, Amy Barnes Consulting.</b>   |
| 2012-2015 | Coordinated the completion of various contracts associated with built heritage, cultural heritage landscapes, including Heritage Impact Assessments, Cultural Heritage Evaluation Reports, Designation Reports and professional consultation.  |
| 2019-2020 | <b>Manager of Operations- Outreach and Engagement, Yorklands Green Hub.</b><br>Coordinated the development of a feasibility study and strategic planning initiatives for the anticipated purchase of a Provincial Property of Provincial Heritage Significance. Coordination of workshops and community events, external outreach and communications and implementing strategic planning initiatives. Liaison with |

- Infrastructure Ontario, Ministry of Heritage, Sport, Tourism and Cultural Industries, non-profits, charities, school boards and community members.
- 2015-2019 **Project Manager and Senior Cultural Heritage Specialist – Letourneau Heritage Consulting Inc.**  
Coordinated and authored various heritage related contracts. Duties included historic research, heritage impact assessments, cultural heritage assessments and evaluations, and public engagement activities. Served as the firm's Public Engagement Specialist.
- 2011-2012 **Creative Content Developer, Virtual Museums Canada.**  
Worked as part of an interdisciplinary team to help create an online virtual exhibit for Virtual Museums Canada. Responsible for historical research, record management, creative design, narrative and content development and internal coordination for the Archives and Research Team.
- 2010 **Junior Heritage Planner, Municipality of North Grenville.**  
Responsible for historic research, public consultation and engagement and community development for heritage related projects. Worked with local heritage committees, Council and planning staff in accordance with the Ontario Heritage Act, Official Plans and other guiding policies.
- 2009 **Heritage Planner Intern, City of Kingston.**  
Aided in heritage related projects and worked closely with heritage committees, Council, and planning staff.

### **Selected Professional Development**

- 2020 Indigenous Awareness Training and Certification, Indigenous Awareness Canada.  
– Indigenous Awareness Certification  
– Indigenous Peoples and Cultures  
– Indigenous Communication & Consultation  
– Indigenous Employment Outreach, Recruit, and Retain
- 2019 Enviroseries “Creating a Heritage Landmark Park For Guelph at The Former Ontario Reformatory”. Yorklands Green Hub.
- 2017 International Association of Public Participation Certification  
- Foundations in Public Participation  
- Planning and Techniques for Effective Public Participation.

### **Publications**

- 2013 “Landmark Series.” Cambridge Times. Selected Issues.  
“Alice King Sculthorpe.” Acorn Magazine, 2013.

### **Selected Presentations**

- 2020 “Heritage Planning”, University of Guelph Speaker Series.  
2019 “Understanding Municipal Heritage Planning”, City of Cambridge Heritage Day.  
2018 “Heritage Planning in Ontario”, Willowbank School of Restorative Arts, Queenston.  
2016 “Jane’s Walk- Preston Heritage”, Cambridge Ontario.  
2016 “Jane’s Walk Promotion”, Rogers TV, Kitchener, Ontario.

Charlton Carscallen, MA  
 Cultural Heritage Specialist  
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 Web: [www.araheritage.ca](http://www.araheritage.ca)

### Biography

Charlton Carscallen is a senior Cultural Resource Management professional with over 30 years of field, project, academic and public policy experience. Over the past thirteen years Charlton has developed extensive experience in heritage project management and policy development. Charlton was the Manager of the Cultural Resources Department at AECOM/URS Canada from 2007-2020 and held the position of Regional Archaeologist for the Ministry of Transportation Ontario's Central Region from 2003-2007. In these roles he completed archaeological and heritage assessments and mitigation projects under a variety of regulatory regimes including the *Planning Act*, *Municipal Environmental Assessment Act*, *Transportation Project Approval Process (TPAP)*, *Renewable Energy Act*, and *Aggregate Resources Act*. He provided senior review of all deliverables and completed Peer Reviews including for the archaeological reports in support of Brampton Brick's re-zoning application in the City of Brampton. As Regional Archaeologist, Charlton was responsible for the review of all heritage and archaeology consultant work. Charlton holds Professional License (archaeology) #P088 from the MHSTCI and is a member in good standing of the Ontario Archaeological Society (OAS).

### Education

- 1992**      **Master of Arts, Department of Anthropology**, University of Toronto, Toronto, Ontario. Thesis titled: *The Behavioural Implications of the Distribution of Faunal Resources at the Myer's Road Site AiHb13*.
- 1986**      **Honours Bachelor of Science**, Trent University, Peterborough, Ontario. Major: Anthropology

### Professional Memberships and Accreditations

- Current**      Ministry of Heritage, Sport, Tourism and Culture Industries Professional Archaeological Licence (#P088).  
 Member, Ontario Archaeological Society (OAS)  
 RAQS registered with MTO
- Pending**      Professional Member, Canadian Association of Heritage Professionals (CAHP).

### Work Experience

- Current**      **Cultural Heritage Specialist, Archaeological Research Associates Ltd.**  
 Provides Senior Review and subject matter expertise to the heritage department.
- Current**      **Project Archaeologist, Archaeological Research Associates Ltd.**  
 Responsible for preparing, coordinating, and overseeing the logistical aspects for Stage 1-4 fieldwork carried out by the company. Provides quality control to ensure that all project guidelines and goals are met.
- 2007-2020**      **Manager – Cultural Resources Department, AECOM/URS Canada.**  
 Responsible for all work conducted under his archaeological licence, client liaison, and setting the priorities for a multi-million dollar cultural resources department.
- 2003-2007**      **Regional Archaeologist, Ministry of Transportation.**  
 Responsibilities included: project management and coordination of MTO archaeology and heritage program, managed multiple consultants, conducted and coordinated field assessments, surveys and excavations, liaised with First Nations'

communities and Band Councils, estimated budget including \$200,000 retainer contracts.

**1997-2003 Partner and Senior Archaeologist, AFBY Archaeological & Heritage Consultants.**

Supervised several archaeological and heritage contracts in Southern Ontario. Managed the financial affairs of a consulting firm and was responsible for ensuring that contracts were completed within budget.