

# 1239 Stavebank Road

## Heritage Impact Assessment

November, 2021



## Table of Contents

1239 Stavebank Road	1
Table of Contents	2
Executive Summary	4
Introduction	5
Location & Site Description	6
Figure 1: Location Map	6
Figure 2: Location Map	6
Figure 3: Existing Topographic Survey	7
Photo 1: Front Elevation	8
Photo 2: East Elevation	8
Photo 3: West Elevation	9
Photo 4: Rear Elevation	9
Figure 4: Main floor plan	10
<b>Property History</b>	<b>11</b>
Table 1: Title Chain	11
Figure 5: Plan C10, Registered in 1910	12
Figure 6: 1966 Aerial Photo	12
Figure 7: 2021 Aerial Photo	13
<b>Development Proposal</b>	<b>14</b>
Figure 8: Proposed Site Plan	14
Figure 9: Proposed Front Elevation	15
Figure 10: Proposed Rear Elevation	15
Photo 5: 1241 Stavebank Road (left)	17
Photo 6: Mature trees separating 1241 and 1239 Stavebank Road	17
Existing Streetscape	18

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Evaluation according to Ontario Regulation 09/06	20
Table 2: Evaluation according to OReg 09/06	20
Evaluation of Impact of Proposed Development	21
Table 3: Impact Assessment	21
Mitigation Measures	21
Conservation of Cultural Landscape Feature Criteria	22
Table 4: Conservation of Cultural Landscape Feature	22
Conclusions, Recommendations	23
About the Author	24
References	24

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## Executive Summary

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. to determine the impacts of the proposed development at 1239 Stavebank Road. The intention of this review is to determine if the demolition and new construction on the property will pose any negative impacts on the heritage resource of the Mineola Neighbourhood.

The assessment includes the following evaluations by W.E. Oughtred & Associates Inc.:

- Field review of the subject property
- Review of existing historical information
- Review of existing heritage evaluations
- Review of relevant heritage policies
- Evaluation of the property and proposed development in relation to the terms of Reference

Based on this assessment, it has been determined, that with proposed mitigation measures, no negative influences; be that setting, character and use of the lands, will be realized as a result of the proposed development.



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## Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed new dwelling at 1239 Stavebank Road. An HIA is required as this property is located within the Cultural Heritage Landscape area of the Mineola Neighbourhood. “The Mineola Neighbourhood has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The roads wind, rise and fall with the natural topography. There are no curbs. This softens the transition from landscaped yards to the street edge. What has evolved is a neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings. The balance of built form and natural surroundings on generally larger lots has given this neighbourhood a distinct character within Mississauga. LOW STONE WALLS: Stone walls line some of the streets of Mississauga's older neighbourhoods. Some are constructed of shale either from the Credit River Valley or from the bottom of Lake Ontario. These walls add character and diversity to the neighbourhood.”<sup>1</sup>

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken by W.E. Oughtred & Associates on June 9th, 2021 to assess and document the property and its relationship to the neighbourhood.

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<sup>1</sup> City of Mississauga

## Location & Site Description

Municipal Address: 1239 Stavebank Road  
 Legal Description: Pt. Lot 17, Plan C10  
 Lot Area: 1554.18m<sup>2</sup>  
 Zoning: R1-1, Residential  
 General Location: East Side of Stavebank Road, North of Lakeshore Road West.

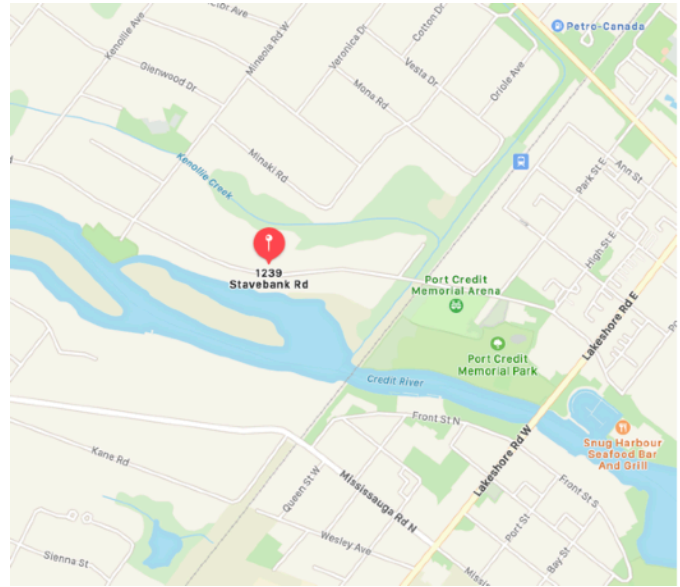


Figure 1: Location Map<sup>2</sup>

The subject property is located on the east side of Stavebank Road between Mineola Road West and the rail corridor. The lots in the neighbourhood are consistently sized with similar frontages and lot areas.

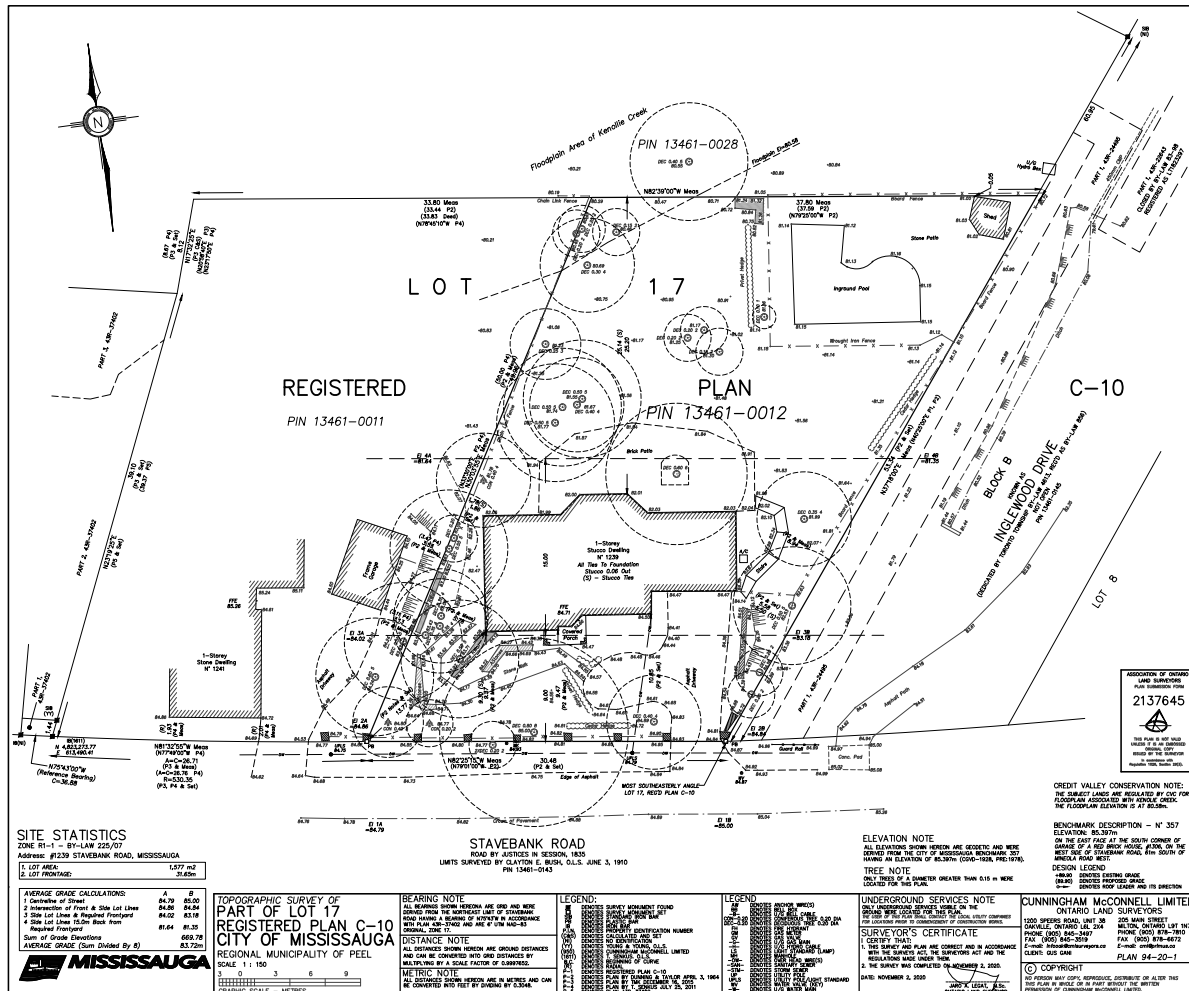
Figure 2:  
Location Map<sup>3</sup>



<sup>2</sup> Apple Maps

<sup>3</sup> City of Mississauga Zoning Maps

The property slopes significantly from the front face of the dwelling to the rear of the property, allowing for a walk-out in the rear yard. The elevation change is approximately 2.5m from front to rear.



### Figure 3: Existing Topographic Survey

The lot has an area of 1554.18 m<sup>2</sup>, a street frontage of 30.48m and an irregular depth of 49.96m. It is an irregular shaped lot widening slightly towards the rear (37.8m). The property is well treed on the north property boundary with both deciduous and coniferous trees. The home is situated midway back on the lot with a generous front yard setback. The property is accessed by a driveway from Stavebank Road. The subject property contains a one-storey bungalow c 1964. It is a vernacular dwelling. The home at some point has been stuccoed to cover the existing brick.



Photo 1: Front Elevation<sup>4</sup>



Photo 2: East Elevation



<sup>4</sup> Google Streetview



Photo 3: West  
Elevation



Photo 4: Rear  
Elevation

The main floor bungalow contains the main living space of the home; the kitchen, living room, two bedrooms and a bathroom. The attached two car garage is on the south side of the dwelling. The basement is partially finished with a rec room, laundry room and storage area.

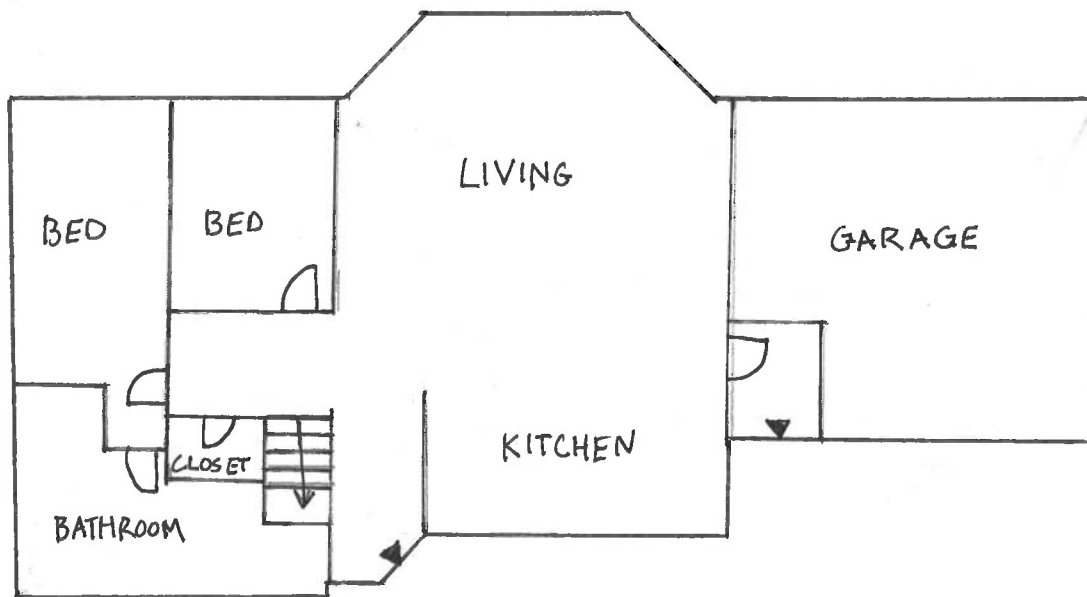


Figure 4: Main floor plan

## Property History

A summary of Title Chain from the Crown to the current owner is provided below. This was prepared by Stephen Nott Conveyancing Services Inc.

Table 1: Title Chain

DATE	GRANTOR	GRANTEE
1854	The Crown	James Cotton
1865	Frederick W. Jarvis	Bank of Upper Canada
1867	Bank of Upper Canada	James W. Cotton
1869	J.W. Cotton Estate	The Trusts Corp. of Ontario
1905	The Toronto General Trusts Corp. trustees under Will	Cyril Ernest Cotton
<b>Plan C10</b>		
1912	Cyril E. Cotton	Philip C. Tidy
1948	Charles J. Tidy Estate, Philip C. Tidy	Hugh & Grace Plaxton
1956	Hugh & Grace Plaxton	Roy & Edna Young
1964	Roy & Edna Young	Denis & Joan Clements
1989	Denis & Joan Clements	Gunilla frick
1995	Gunilla Frick	Joanne Csumrik
2000	Joanne Csumrik	Joanne & David Little
2002	Joanne & David Little	Kymberley Joseph
2006	Kymberley Joseph	Louise & Paul Manning
2016	Louise & Paul Manning	Current Owners



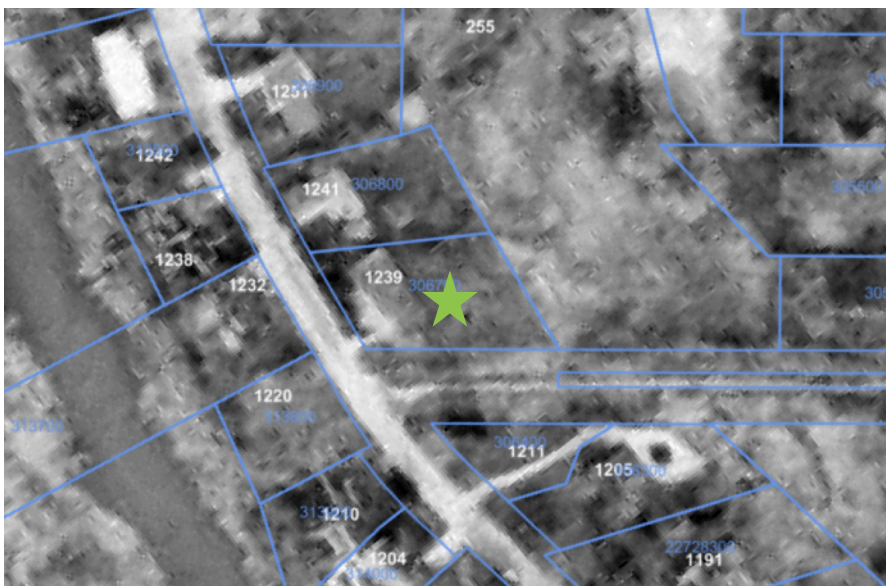
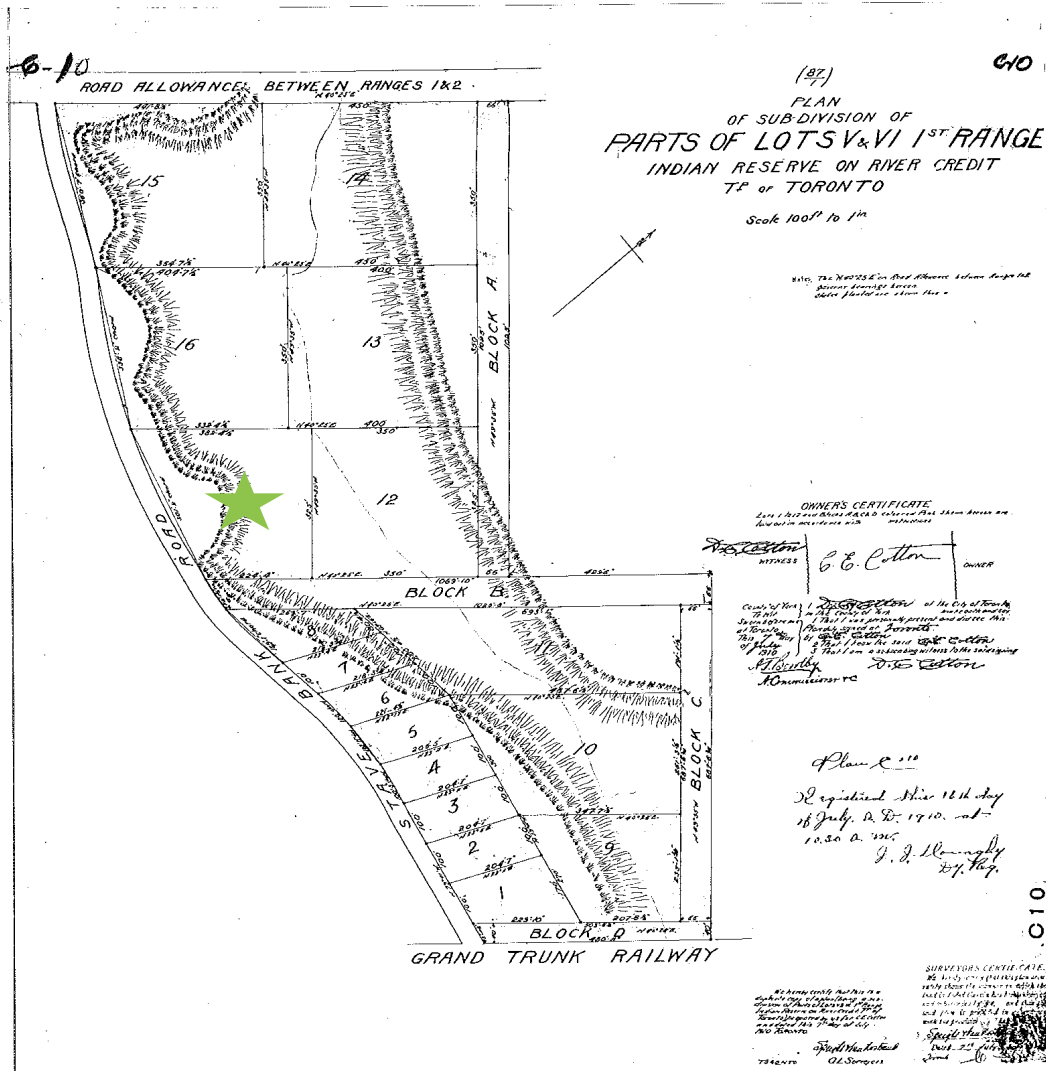


Figure 5: Plan C10,  
Registered in 1910

The subject property is identified by the green star in both figures.

Figure 6: 1966 Aerial Photo



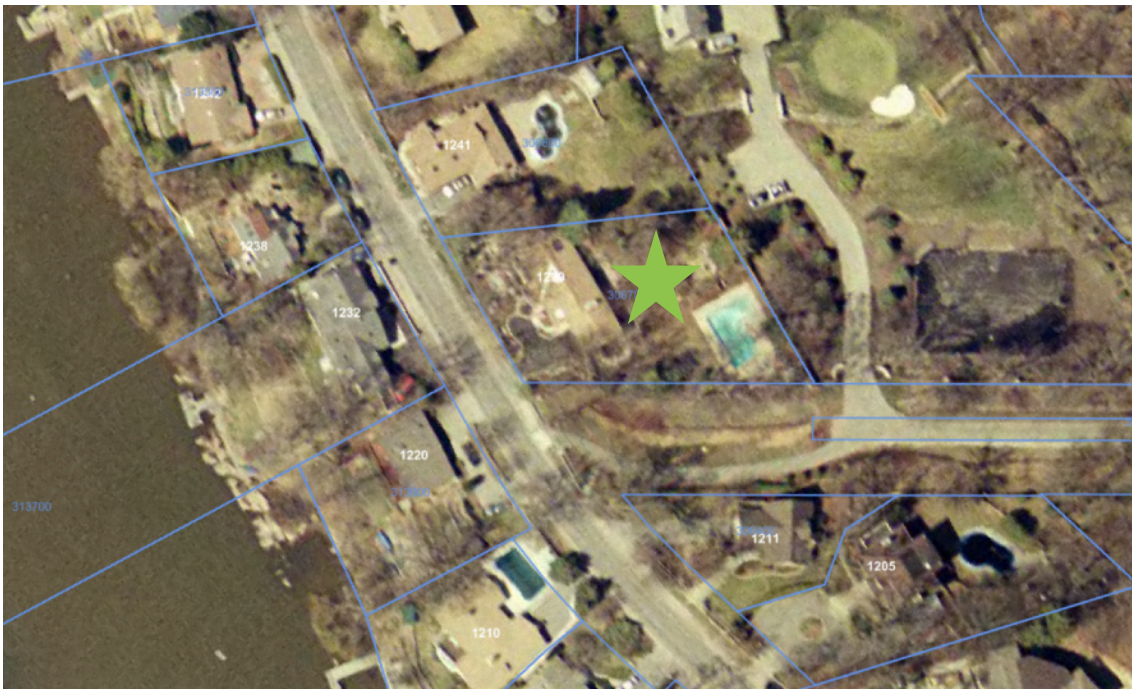


Figure 7: 2021 Aerial Photo

The existing home is not known to represent significance related to a style, trend or pattern. Nor does it illustrate an important phase in Mississauga social or physical development. It does not have any characteristics that contribute to an enhanced understanding of the community or location culture. There is no link to its physical, functional, visual or historic surroundings.





Figure 9: Proposed Front Elevation



Figure 10: Proposed Rear Elevation

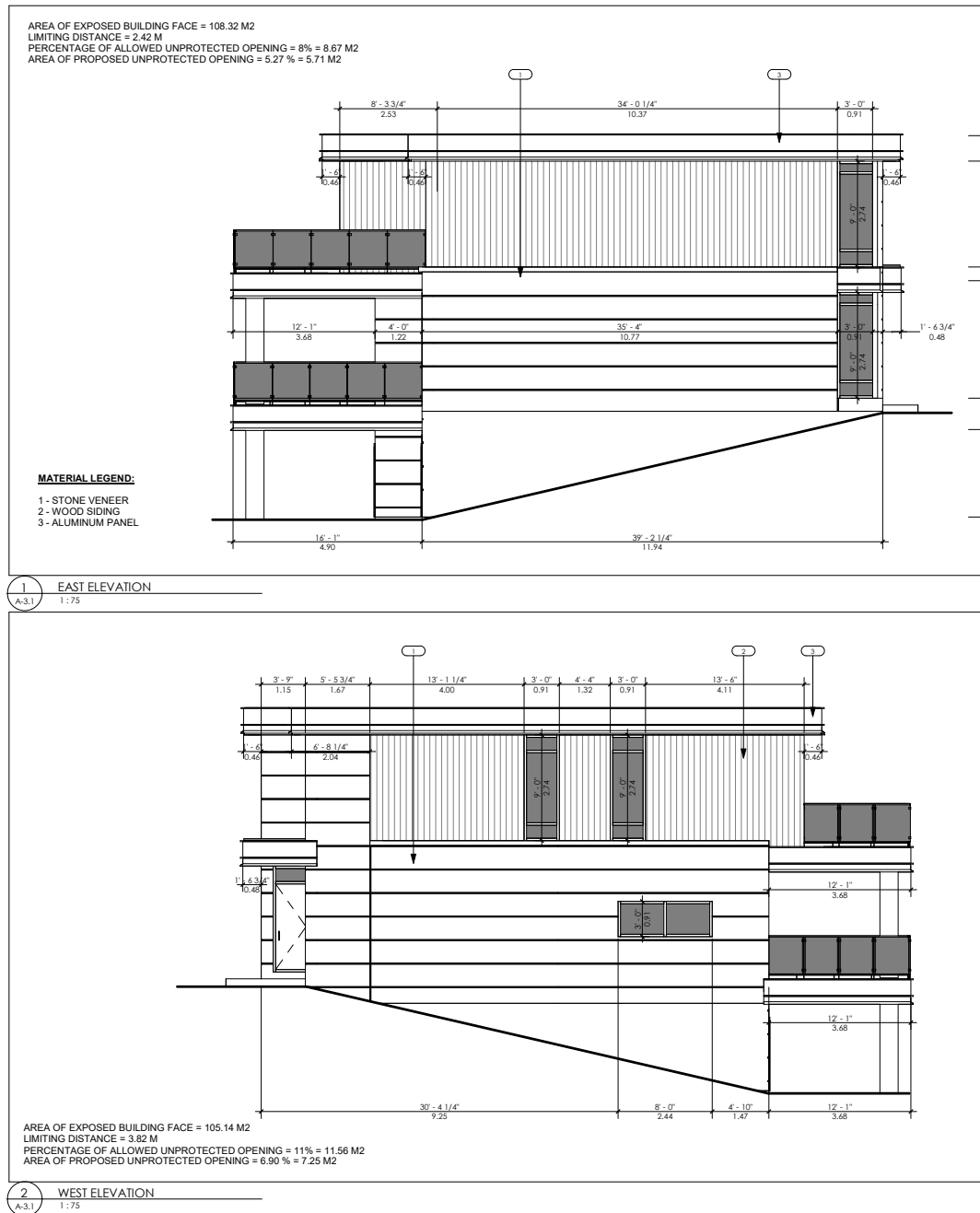


Figure 11: East &amp; West Elevation



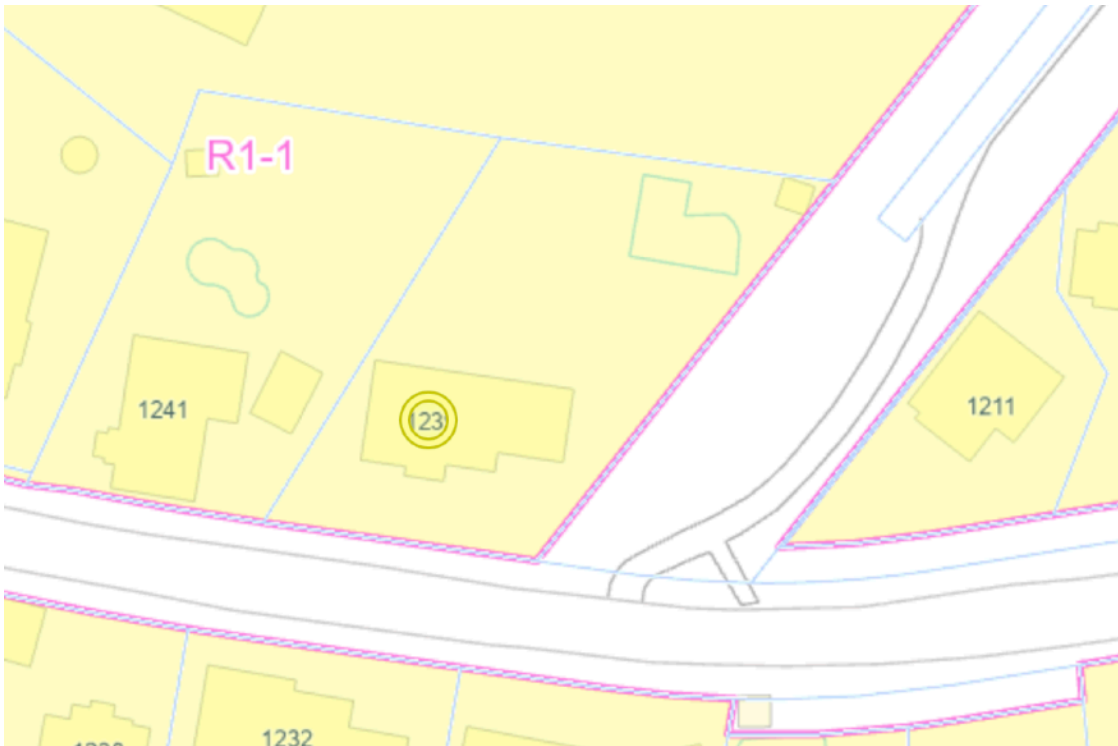


Figure 12: Existing dwelling footprints.

Figure 12 above is provided to demonstrate that the dwellings generally face the same direction. However, 1241 Stavebank Road, abuts the street whereas the subject property has an approximate setback of just over 9.0m. The subject property is well screened from the street and both adjacent properties by mature trees. Circled in red is the image below is the existing north elevation of the subject property.



Photo 5: 1241 Stavebank Road (left)

Photo 6: Mature trees separating 1241 and 1239 Stavebank Road





Existing Streetscape

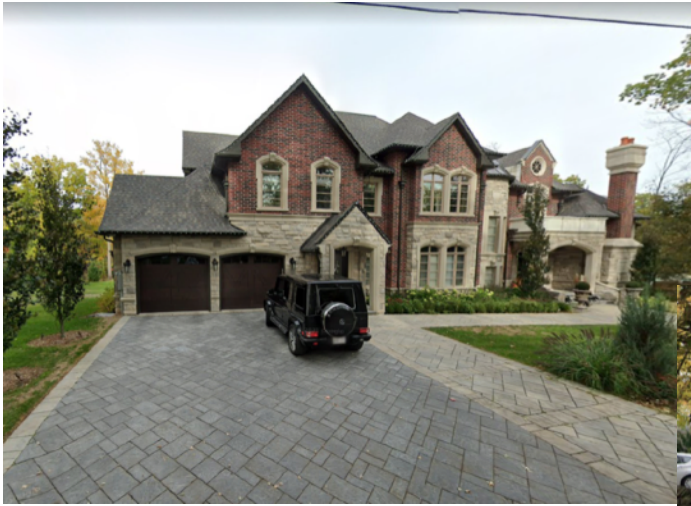
The existing streetscape is diverse collection of homes; older, original homes, renovated and updated original homes and new builds of all styles.



Proposed Streetscape

While the new home will be a contrast to the adjacent dwelling, it will not obstruct or dominate the streetscape as the existing mature trees and stone pillars are to be retained. Further, the proposed dwelling is maintaining the 9.0m setback. Shown below are examples of some of the homes on Stavebank Road. The diversity of housing on Stavebank Road contributes to its uniqueness. There are no two houses that look the same.





## Evaluation according to Ontario Regulation 09/06

Table 2: Evaluation according to OReg 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
<b>1. Design or physical value:</b>		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	Both the interior and exterior of the home have been significantly modified since original construction. Homes of this style can be found throughout Mississauga
b) Displays a high degree of craftsmanship or artistic merit	NO	It is constructed of standard building materials and does not display a high degree of craftsmanship or artistic merit
c) Demonstrates a high degree of technical or scientific achievement	NO	This is a typical home reflecting the era in which it was built.
<b>2. Historical or associative value</b>		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The home is not known to be associated with any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The existing home is typical to the era in which it was built.
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The home is not associated with a builder, developer or architect significant to the community.
<b>3. Contextual Value</b>		
a) Is important in defining, maintaining, or supporting the character of an area	NO	Stavebank Road is undergoing considerable redevelopment. The scenic character and nature of the road will not be altered with the new construction.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	No change is proposed to the property's existing landscaping. The existing trees at the front of the property will be maintained.
c) Is a landmark	NO	It is not a landmark. It is a typical suburban home.



## Evaluation of Impact of Proposed Development

Table 3: Impact Assessment

Potential Negative Impact	Assessment
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. No part of the existing home contains any heritage attributes or features.
Removal of natural heritage features, including trees.	No perceived impact. No trees in the front yard will be removed as part of the new construction..
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. Although this is one of the first properties in the immediate area to re-developed, many older homes along Stavebank have be replaced with new builds.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact. There will be no change to a natural feature or plantings.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact. The scenic and visual quality of Stavebank Road will remain.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable. The existing and continued use of the property is residential.
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No perceived impact. The existing grading and drainage pattern around the dwelling is to be maintained.

## Mitigation Measures

The proposal for 1239 Stavebank Road is the demolition and construction of a new single family detached dwelling. An assessment of alternative development options and mitigation measures has been considered in order to limit the negative impact on the cultural heritage resource. Methods of minimizing or avoiding negative impact on a cultural heritage resource

as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include but are not limited to:

1. *Isolating development and site alteration from significant built and natural features and vistas*
2. *Design guidelines that harmonize mass, setback, setting, and materials*
3. *Limiting height and density*
4. *Allowing only compatible infill and additions*
5. *Buffer zones, site plan control, and other planning mechanisms*

The subject property is subject to site plan control and will be reviewed through the City of Mississauga Planning process, thus ensuring the development is compatible infill development. Further, the dwelling complies with City Zoning requirements with regards to setbacks and height. By maintaining a consistent scale of built features and retaining the existing mature trees at the front of the property, the proposed development is compatible with recent development along Mississauga Road. As such, no mitigation is required.

## Conservation of Cultural Landscape Feature Criteria

Table 4: Conservation of Cultural Landscape Feature

FEATURE	CONSERVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Stavebank Road will not change. There is no change to the lot frontage or the roadway. The existing stone pillars will remain. (The wrought iron fencing is to be removed).
Horticultural Interest	The existing front yard landscaping will be maintained and enhanced.
Landscape Design, Type and Technological Interest	Not applicable
<u>Built Environment</u>	

FEATURE	CONSERVATION METHOD
<b>Consistent Scale of Built Features</b>	The proposed home is in keeping with new development on the street. Currently, Stavebank Road is a mix of older, original built homes, renovated homes and new dwellings. It is undergoing a transition and re-development just as it would have been when original homes were built. Homes were built on the river side first, then lots across the street were developed. The home has been designed as a statement. New home design is a statement of the owners. In this area, custom homes are built as per the owners desires versus standard subdivision homes that are all very similar. An eclectic mix of styles are demonstrated throughout the neighbourhood.
<b><u>Historical Association</u></b>	
<b>Illustrates Style, Trend or Pattern</b>	The existing dwelling was constructed in the 1960's and has no historical associations. It does not illustrate a style, trend or pattern. No conservation necessary.
<b>Illustrates Important Phase in Mississauga's Social or Physical Development</b>	The lot was created in 1910 through a plan of subdivision. There is no impact with the redevelopment of the lot.
<b><u>Other</u></b>	
<b>Historical or Archaeological Interest</b>	The existing stone pillars integrated into the fence at the front property boundary are to be retained. The wrought iron fence between the pillars is to be removed.

## Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built in the late 1960's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed new construction will not impact the cultural heritage resource, that being the Mineola Neighbourhood. Mitigation measures, as noted above, have been considered and no further action is required.

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## About the Author

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 30 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to. the properties listed below.

- ❖ 846 Chaucer Ave
- ❖ 1484 Hurontario Street
- ❖ 191 Donnelly Drive
- ❖ 2222 Doulton Drive
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent

## References

[www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf)

<https://www.mississauga.ca/portal/services/property>

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>