



## Heritage Impact Assessment: 1365 Stavebank Road, Part of Lot 3, Range 2 Credit Indian Reserve Geographic Township of Toronto, now City of Mississauga, Plan B13, Part Lots 2 & 3, Regional Municipality of Peel, Ontario

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## 1. Executive Summary

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Tony and Sacha Lee (the Proponents) to prepare a Heritage Impact Assessment (HIA) for the property at 1365 Stavebank Road in Mississauga, Ontario. The Proponents are preparing an application to the City of Mississauga (the City) to demolish the current structure on the property prior to redevelopment. As the property is “listed” on the City’s Heritage Register because of its location within the former Credit Indian Reserve (CIR) and the Mineola Neighbourhood Cultural Landscape, the Planning and Building Services Department and **Heritage Planning, Culture Division** requested the preparation of an HIA. 1365 Stavebank Road has been a freehold residence since its construction.

The purpose of this HIA is to review relevant historical documents, evaluate the potential cultural heritage value or interest, identify cultural heritage resources and assess of potential impacts, and recommend mitigation options, if necessary. Provisions in the *Ontario Heritage Act* (OHA) under Regulation 9/06, the *Planning Act* (1990) and the City of Mississauga’s *Heritage Impact Assessment - Terms of Reference* were applied to evaluate the potential cultural heritage value or interest and recommend mitigation strategies, if necessary. A site visit was conducted on November 29, 2019 to document the property, structure and surrounding neighbourhood.

The property is “listed” in the City of Mississauga’s Heritage Register because it is on the City’s Cultural Landscape Inventory (Mineola Neighbourhood). The property has a deep setback from the road, and there are mature deciduous and conifer trees in the front and rear of the property. There are no sidewalks along the street at the front of the property. All of these features are indicative and representative of the original Mineola Neighbourhood cultural landscape concept. Therefore, the property (the lot, not the structure) is “integral to defining, maintaining or supporting the character of the area” and is “physically and visually linked to its surroundings.”

In addition to the O.Reg. 9/06 evaluation, the City of Mississauga requires that Cultural Heritage Landscape Inventory heritage impact statements demonstrate how any proposed development will conserve the criteria that distinguish it as a cultural heritage landscape and/or feature.

The proposed redevelopment for the property, with the appropriate setback, general massing and modest style of the structure, and a protection plan sympathetic to the existing property landscape, appears to maintain an awareness of and respect for the original Mineola Neighbourhood cultural landscape concept, and the Cultural Landscape Inventory’s identification criteria. Additionally, the redevelopment plan meets or is below the maximum lot and building requirements for the neighbourhood’s zoning designation R1-1. (see Appendix A – Page 2)

After a review of the heritage attributes of the property, the current structure at 1365 Stavebank Road does not retain Cultural Heritage Value or Interest. As to the cultural landscape attributes, as long as the arborist report and tree protection plan are an integral part of the overall redevelopment plan, no other mitigation measures are recommended.

All salvageable materials from the original structure should be made available for reuse, such as the hardwood flooring, wood mantelpiece, wood trim, etc.

## 2. Introduction

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Parslow Heritage Consultancy, Inc. (PHC) was retained by Tony and Sacha Lee (the Proponents) to prepare a Heritage Impact Assessment (HIA) for the property at 1365 Stavebank Road in Mississauga, Ontario (**Figures 1 and 2**). The Proponents are preparing an application to the City of Mississauga (the City) to demolish the current structure on the property prior to redevelopment. As the property is “listed” on the City’s Heritage Register because of its location within the former Credit Indian Reserve (CIR) and the Mineola Neighbourhood Cultural Landscape, the Planning and Building Services Department and Heritage Planning, Culture Division requested the preparation of an HIA. 1365 Stavebank Road has been a freehold residence since its construction.

This HIA is designed meet the scope of work required by the City of Mississauga’s *Heritage Impact Assessment - Terms of Reference* (Appendix X), as well as meet provincial standards and guidelines as required under the *Ontario Heritage Act*.

A site visit was conducted by PHC on November 29, 2019.

### 2.1 Site Description and Context

The property at 1365 Stavebank Road is located in the western end of the Mineola neighbourhood in south-central Mississauga. It is south of the Queen Elizabeth Way, west of Hurontario Street and east of the Credit River. The City of Mississauga legal description is Plan B13, PT Lots 2,3. The lot is 1157.62 square metres and basically rectangular in shape, fronting on Stavebank Road to the southwest. The property is designated as residential in the City of Mississauga Official Plan<sup>1</sup>. (Figure X)

The only structure on the property is a one-story, wood frame bungalow-style residence with an attached two-bay garage. The garage section has a ½ -story second floor with a two-window dormer at the rear (**Figure 3**). The exact date of construction and the builder are unknown at this time, however, based on observable, surviving features; it appears to be of mid-20th century vintage. A Municipal Property Assessment Corporation (MPAC) property report lists the “year built” for the residence and garage as 1949<sup>2</sup>.

The 1953 Toronto Township fire insurance map shows a one-story, wood frame structure at the same location with a one-story detached garage. However, this detached garage is no longer present on the property. It is likely that the present garage (and half-story) was added as a later addition. There is an asphalt driveway on the north side extending from the street to the double

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<sup>1</sup> Municipal Property Assessment Corporation, *Residential Level 2 Property Report* for 1365 Stavebank Road, Mississauga, ON, Plan B13, PT Lots 2,3, accessed online at <https://mps.ilookabout.com/Multi/Multi/?ilaSession=8274caea-df0a-411c-8cc1-852c93f677ae#>, November 30, 2019; City of Mississauga, Planning & Building Department, Property Information, accessed online at [https://www.mississauga.ca/portal/services/property?paf\\_gear\\_id=6500016&action=details&id=3080&addressId=4926&rollNumber=2105010015160000000&pin=null&\\_requestid=164258](https://www.mississauga.ca/portal/services/property?paf_gear_id=6500016&action=details&id=3080&addressId=4926&rollNumber=2105010015160000000&pin=null&_requestid=164258), December 1, 2019.

<sup>2</sup> Municipal Property Assessment Corporation, *Residential Level 2 Property Report* for 1365 Stavebank Road, Mississauga, ON, Plan B13, PT Lots 2,3, accessed online at <https://mps.ilookabout.com/Multi/Multi/?ilaSession=8274caea-df0a-411c-8cc1-852c93f677ae#>, November 30, 2019; City of Mississauga, Planning & Building Department, Property Information, accessed online at [https://www.mississauga.ca/portal/services/property?paf\\_gear\\_id=6500016&action=details&id=3080&addressId=4926&rollNumber=2105010015160000000&pin=null&\\_requestid=164258](https://www.mississauga.ca/portal/services/property?paf_gear_id=6500016&action=details&id=3080&addressId=4926&rollNumber=2105010015160000000&pin=null&_requestid=164258), December 1, 2019.

garage. The surrounding area is mixture of mid-20<sup>th</sup> century and modern infill residential properties<sup>3</sup>. **(Figure 2)**

The structure as a deep setback from the road, and there is extensive landscaping on the property, with a grass lawn and shrubs in the front and back yards. There are mature deciduous and conifer trees in the front and rear of the property. There are no sidewalks along the street at the front of the property. All these features are indicative and representative of the original Mineola neighbourhood landscape concept.

Other than the photographs taken during the site visit, no extant images of the property have been located.

#### NEARBY HERITAGE PROPERTIES

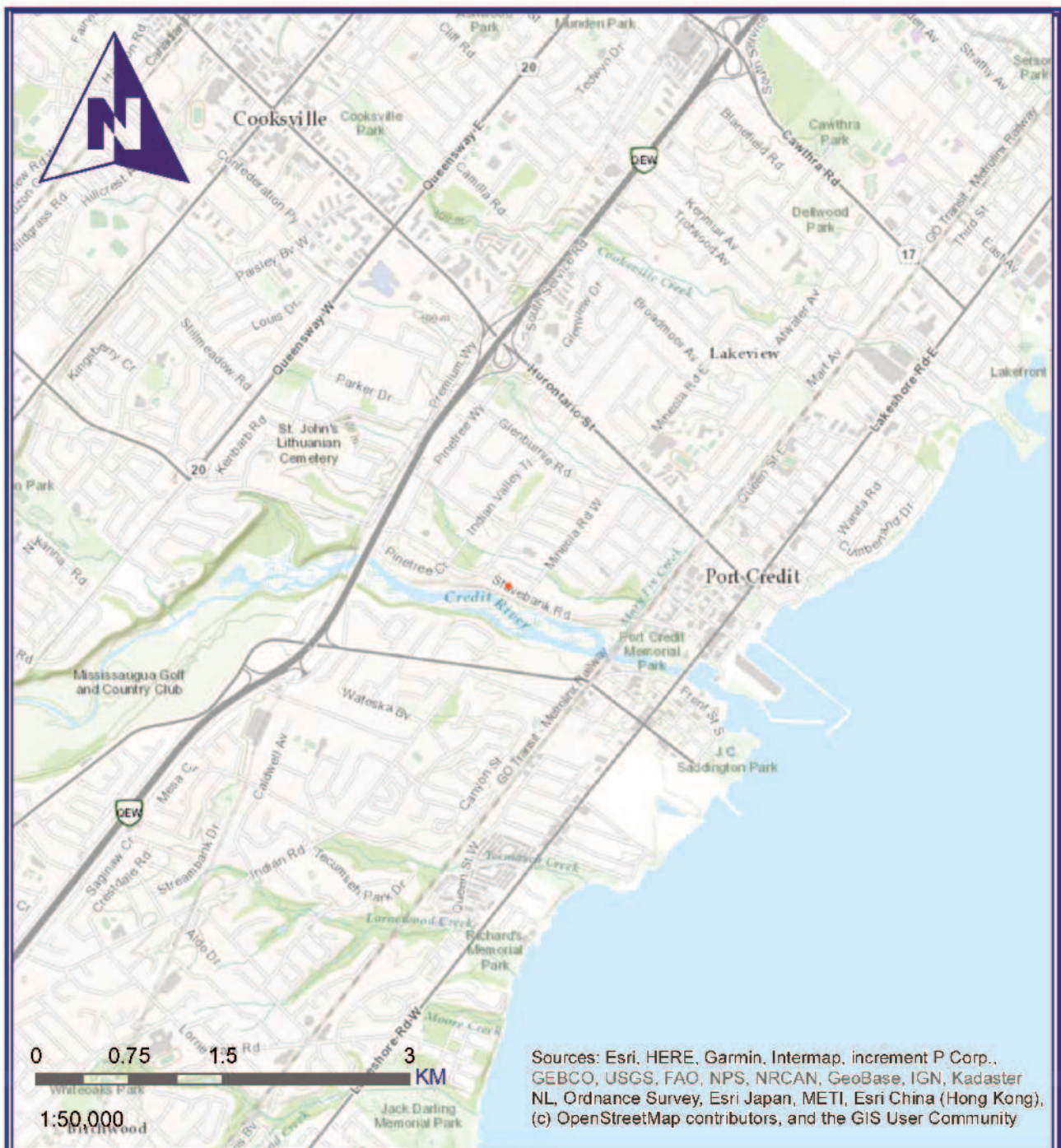
All properties adjacent to and in the vicinity of the subject property on Stavebank Road and Windigo Trail are “listed” on the City’s Heritage Register because of their location in the Cultural Heritage Landscape Inventory (Mineola Neighbourhood).

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<sup>3</sup>Municipal Property Assessment Corporation, *Residential Level 2 Property Report* for 1365 Stavebank Road, Mississauga, ON, Plan B13, PT Lots 2,3, accessed at <https://mps.ilookabout.com/Multi/Multi/?ilaSession=8274caea-df0a-411c-8cc1-852c93f677ae#>, November 30, 2019.



**Figure 1 - Study Area on Topographic Map**



**Part of Lot 3, Range 2 Credit Indian Reserve, City of Mississauga,  
Plan B13, Part Lots 2 & 3, RM of Peel, ON**

**Legend**

Approximate Location of Study Area

Date: 2019-11-08





Figure 2 - Study Area on Aerial Image





**Figure 3 - Front of 1365 Stavebank Rd. looking northeast (All exterior and interior photos by W. West, 2019)**



### 3. Legislation and Policy

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The following assessment reviews provincial and municipal legislation and policies designed to protect cultural heritage resources that may be affected by development in the City of Richmond Hill.

#### 3.1 Provincial Legislation and Policy

##### 3.1.1 Ontario Heritage Act

The criteria for determining cultural heritage value or interest are outlined in the *Ontario Heritage Act, 2005* (OHA) under Regulation 9/06 as follows:

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.
- (2) A property may be designated under section 29 of the *Act* if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:
  1. The property has design value or physical value because it,
    - 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
    - I. is a landmark.

##### 3.1.2 Planning Act

The *Planning Act (1990)* provides the legislative framework for land use planning in Ontario. Part 1, Section 2 (d) and (r) of the Act identifies matters of provincial interest.

## Part I, Section 2

The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this 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;

(r.) the promotion of built form that,

I. is well-designed,

II. encourages a sense of place, and

III. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant.

### 3.1.3 Provincial Policy Statement (2014)

The Provincial Policy Statement (PPS), issued under Section 3 of the *Planning Act*, came into effect on April 30, 2014. It applies to all planning decisions made on or after that date and replaced the PPS, 2005. The PPS provides direction for the appropriate regulation for land use and development while protecting resources of provincial interest, and the quality of the natural and built environment, which includes cultural heritage and archaeological resources. These policies are specifically addressed in Part V, Sections 1.7 and 2.6.

Section 1.7.1d of the PPS addresses long-term economic prosperity by “encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes”.<sup>4</sup>

Section 2.6 of the PPS addresses the protection and conservation cultural heritage and archaeological resources in land use planning and development and requires and requires the following:

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

2.6.2 Development and site alteration shall not be permitted on lands containing archaeological resources or areas of archaeological potential unless significant archaeological resources have been conserved.

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.

2.6.4 Planning authorities should consider and promote archaeological management plans and cultural plans in conserving cultural heritage and archaeological resources.

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<sup>4</sup>Ministry of Municipal Affairs and Housing, *Planning Act, Provincial Policy Statement (2014)*, pp. 20, 29.

2.6.5 Planning authorities shall consider the interests of Aboriginal communities in conserving cultural heritage and archaeological resources.

### 3.2 Municipal Policy Framework

#### 3.2.1 City of Mississauga Official Plan (2019 - consolidated)

The *Official Plan*<sup>5</sup> (OP) is a key part of the planning structure that ensures that the goals, objectives and policies of the OP “align with the City’s Strategic Plan and focus on the long term land use, growth and development plans for Mississauga”.

**Chapter 4:** Vision, Section 4.4: Guiding Principles focuses on the following key principles for land use:

- “1. Mississauga will promote development decisions that support the sustainability of our Natural Heritage System and enhance the quality of life for our present and future generations;
2. Mississauga will protect, enhance and where possible restore distinct natural features, areas and linkages, including their ecological functions, particularly those associated with the Lake Ontario waterfront and the city’s river and valley corridor system;
- 3. Mississauga will preserve the character, cultural heritage and livability of our communities;**
4. Mississauga will maintain and promote a strong and sustainable, diversified economy that provides a range of employment opportunities for residents and attracts lasting investment to secure financial stability;
5. Mississauga will provide a range of mobility options (e.g., walking, cycling, transit, vehicular) for people of all ages and abilities by connecting people with places through coordinated land use, urban design and transportation planning efforts;
6. Mississauga will plan for a wide range of housing, jobs and community infrastructure resources so that they are available to meet the daily needs of the community through all stages of life;
7. Mississauga will support the creation of distinct, vibrant and complete communities by building beautifully designed and inspiring environments that contribute to a sense of community identity, cultural expression and inclusiveness; and
8. Mississauga will be a city that promotes the participation and collaboration of all sectors including residents, employees, entrepreneurs, government, business, education and non-profit, to achieve this vision.”<sup>6</sup>

**Chapter 7:** Complete Communities includes policies directly related to “protecting and enjoying the city’s rich cultural heritage.”<sup>7</sup>

<sup>5</sup>City of Mississauga, *Official Plan*, Consolidated as of March 13, 2019, accessed online at <http://www.mississauga.ca/portal/residents/mississaugaoofficialplan>, December 16, 2019.

<sup>6</sup>*Ibid*, *Part Two: City Wide Policies*, pp. 4-6 & 4-7.

<sup>7</sup>*Ibid*, p. 7-2.

Section 7.4: Heritage Planning states that, “Heritage planning is the responsibility of the Provincial Government and the City. The Heritage Advisory Committee has been established to advise City Council on matters pertaining to cultural heritage value or interest.”<sup>8</sup>

Sections 7.4.1 through 7.4.5 cover policies related to cultural heritage resources, cultural heritage properties, heritage conservation districts, archaeological resources and archaeological protection areas.

In particular, Sections 7.4.1.10, Sections 7.4.1.12 and Sections 7.4.2.2 outline the policies for construction, development or property alterations to identified cultural heritage resources that will a **Heritage Impact Assessment**.<sup>9</sup>

## **Chapter 16: Neighbourhoods**

This section identifies the modifications to the General Land Use designations in Chapter 11 that apply to all Neighbourhoods. Mineola is one of 23 Neighbourhood Character Areas in Mississauga.

### **16.18: Mineola**

#### **16.18.1: Urban Design Policies**

##### **Infill Housing**

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

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

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<sup>8</sup>Ibid, p. 7-7.

<sup>9</sup>Ibid, pp. 7-8 & 7-9.

k. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.<sup>10</sup>

### 3.2.2 Peel Region Official Plan (2016)

The Peel Region Official Plan supports heritage preservation and recognizes the role of heritage in developing the overall quality of life for residents and. It promotes the Region's heritage and supports the area municipal heritage policies and programs.

Chapter 3, Section 3.6 directly addresses cultural heritage resource conservation and in part states:

#### 3.6.1 OBJECTIVES

- 3.6.1.1 To identify, preserve and promote cultural heritage resources, including the material, cultural, archaeological and built heritage of the region, for present and future generations.
- 3.6.1.2 To promote awareness and appreciation and encourage public and private stewardship of Peel's heritage.
- 3.6.1.3 To encourage cooperation among the area municipalities, when a matter having inter-municipal cultural heritage significance is involved.
- 3.6.1.4 To support the heritage policies and programs of the area municipalities.

#### 3.6.2 POLICIES

It is the policy of Regional Council to:

- 3.6.2.1 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, other agencies and aboriginal groups, and to provide direction for their conservation and preservation, as required.
- 3.6.2.2 Support the designation of Heritage Conservation Districts in area municipal official plans.
- 3.6.2.3 Ensure that there is adequate assessment, preservation, interpretation and/or rescue excavation of cultural heritage resources in Peel, as prescribed by the Ministry of Citizenship, Culture and Recreation's archaeological assessment and mitigation guidelines, in cooperation with the area municipalities.
- 3.6.2.4 Require and support **cultural heritage resource impact assessments**, where appropriate, for infrastructure projects, including Region of Peel projects.
- 3.6.2.5 Direct the area municipalities to require, in their official plans, that the proponents of development proposals affecting heritage resources provide for sufficient documentation to meet Provincial requirements and address the Region's objectives with respect to cultural heritage resources.
- 3.6.2.6 Encourage and support the area municipalities in preparing, as part of any area municipal official plan, an inventory of cultural heritage resources and provision of guidelines for identification, evaluation and impact mitigation activities.

<sup>10</sup>Ibid, *Part Three: Land Use Designations*, pp. 16-94 & 16-95.

- 3.6.2.7 Direct the area municipalities to only permit development and site alteration on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site may be permitted.
- 3.6.2.8 Direct the area municipalities to only permit development and site alteration on adjacent lands to protected heritage property where the proposed property has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.<sup>11</sup>

The Peel Regional Official Plan recognizes that the Official Plan will manage local matters related to the protection and conservation of cultural heritage resources.

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<sup>11</sup>Region of Peel, *Official Plan - Office Consolidation*, December 2016, pp. 89-90 & 197.

## 4. Historical Research and Analysis

### 4.1 Early Settlement – Peel

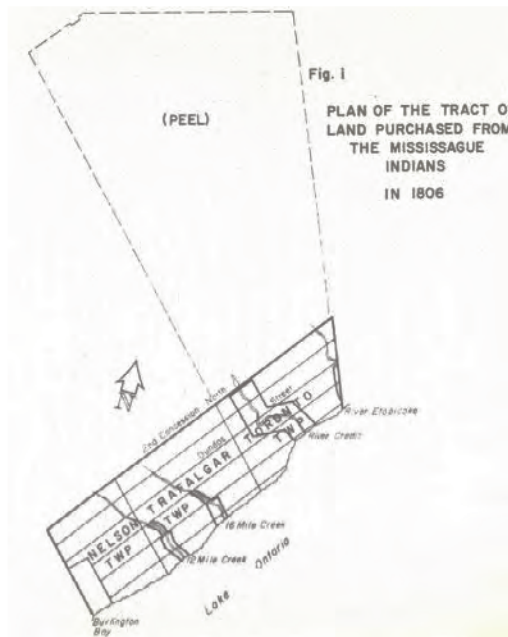


Figure 4 - 1806 purchase  
(Settlement History of Peel)

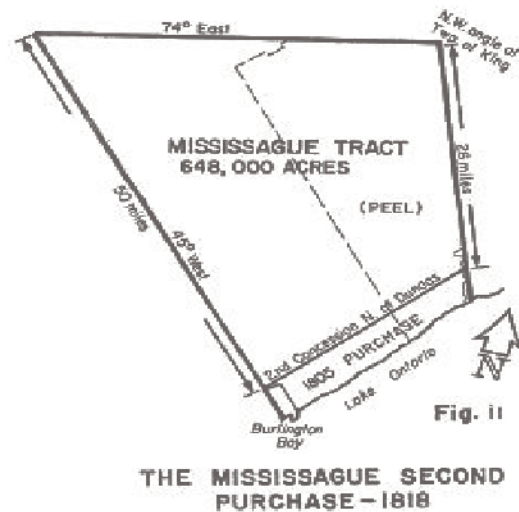


Figure 5 - 1818 purchase (Settlement  
History of Peel)



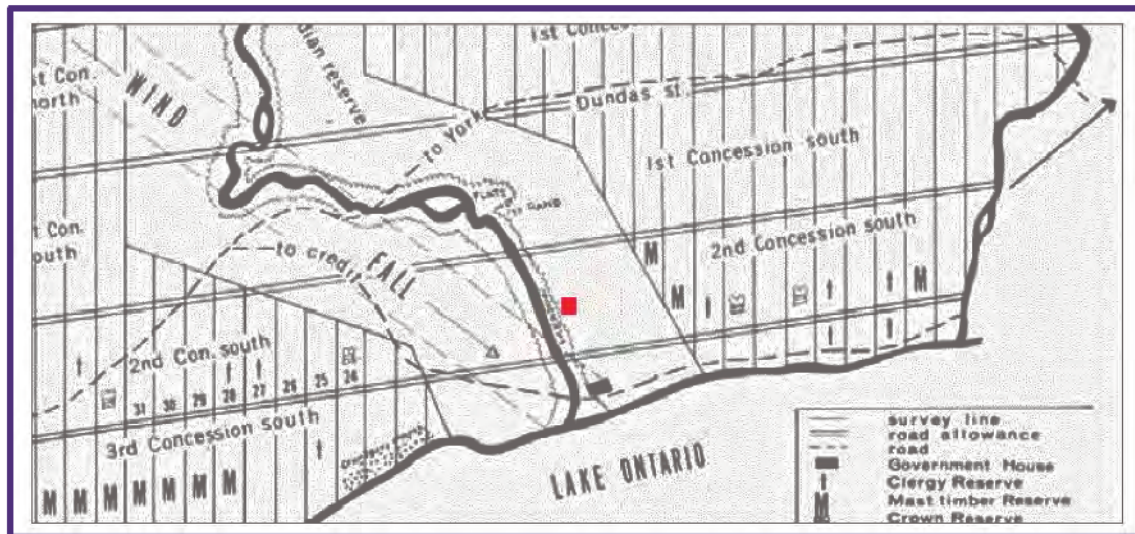


Figure 6 - Modern rendering of 1806 Wilnot survey map showing approximate location of Study Area RED in the Credit Indian Reserve (from Hicks, "Lakeview: Journey from Yesterday")

#### 4.1.1 Toronto Township & Port Credit





Figure 7 - County of Peel, 1820, showing townships (from Settlement History of Peel)



Figure 8 - County of Peel, 1867, showing townships & villages - location of study area in RED (from Settlement History of Peel)

Range II, Lot 3, Credit Indian Reserve (CIR)

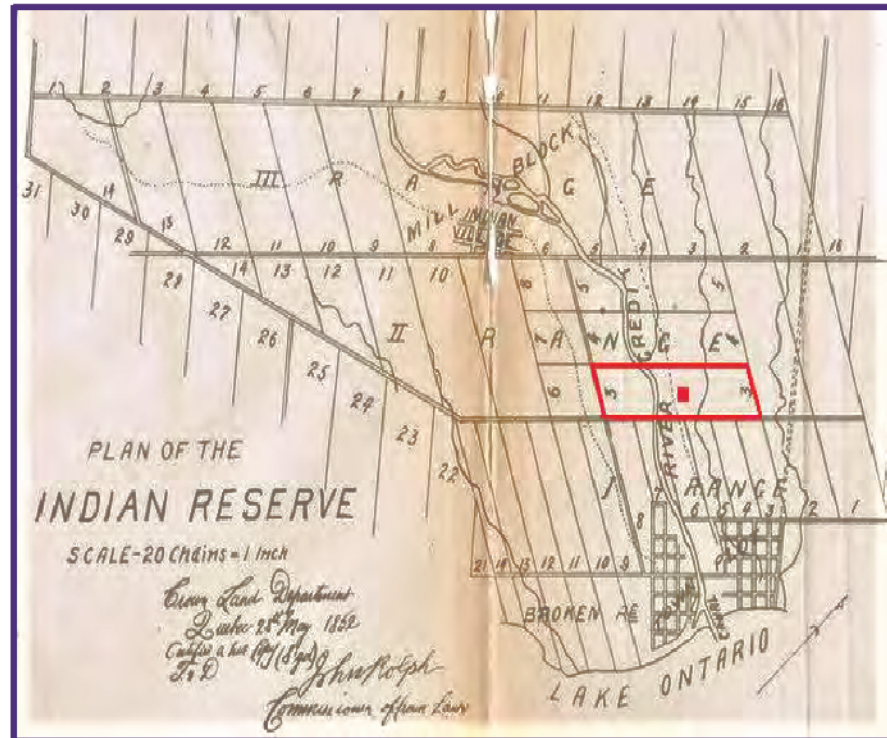
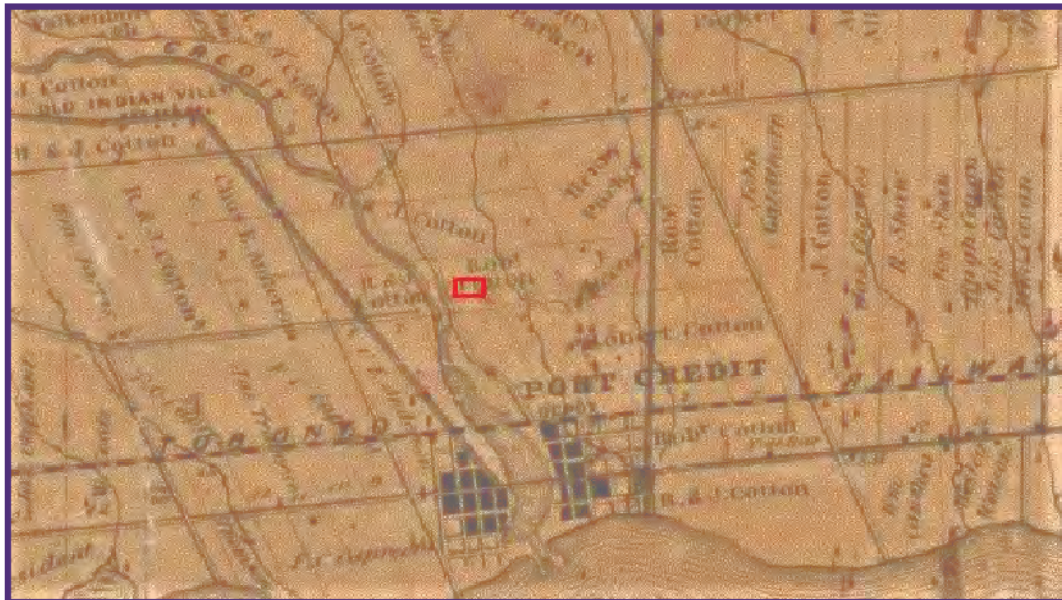


Figure 9 - 1852 Plan of Indian Reserve showing Study Area **RED** in Range II, Lot 3 - dotted line is the main road (now Stavebank) running north from Port Credit (Robertson's Landmarks of Toronto, 1908)



**Figure 10 -View of Study Area from 1859 Tremaine Map of the County of Peel - Study Area in RED**



**Figure 11 - Study area on 1877 Illustrated Map of Toronto Township showing Dr. Dixie property and Study Area in RED**



## 5. Assessment of Existing Conditions

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### 5.1 Site Context

The City of Mississauga's Cultural Landscape Inventory defines two main categories of resources, cultural landscapes and cultural features. Within these categories that are seven sub-type for each. For the purposes of this HIA and the property under review, our focus is on the criteria for Cultural Landscapes – Residential.<sup>19</sup>

The Mineola Neighbourhood lies in south-central Mississauga, south of the Queen Elizabeth Way (QEW), west of Hurontario Street and east of the Credit River. This area grew rapidly after World War II and the construction of QEW, and was popular because of its location, lot size and suburban, but still rural-like setting with rivers, ravines and mature growth. The Cultural Landscape Inventory entry succinctly describes the appeal and significance of the designation for the neighbourhood.

*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.<sup>20</sup>*

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<sup>19</sup>City of Mississauga, Cultural landscape Inventory, January 2005.

<sup>20</sup>City of Mississauga, Community Services, *Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions, L-RES-6. Mineola Neighbourhood*, THE LANDPLAN COLLABORATIVE LTD, January 2005; City of Mississauga, Planning and Building Services, Property information, Property Heritage Detail, 1365 Stavebank Rd., accessed at [https://www.mississauga.ca/portal/services/property?paf\\_portalId=default&paf\\_communityId=200005&paf\\_pageId=2700006&paf\\_dm=shared&paf\\_gear\\_id=6500016&paf\\_gm=content&paf\\_gear\\_id=6500016&action=heritage\\_desc&id=3080&addressId=4926&invId=3290&heritageTab=yes&propDetailsTab=no](https://www.mississauga.ca/portal/services/property?paf_portalId=default&paf_communityId=200005&paf_pageId=2700006&paf_dm=shared&paf_gear_id=6500016&paf_gm=content&paf_gear_id=6500016&action=heritage_desc&id=3080&addressId=4926&invId=3290&heritageTab=yes&propDetailsTab=no), December 9, 2019.

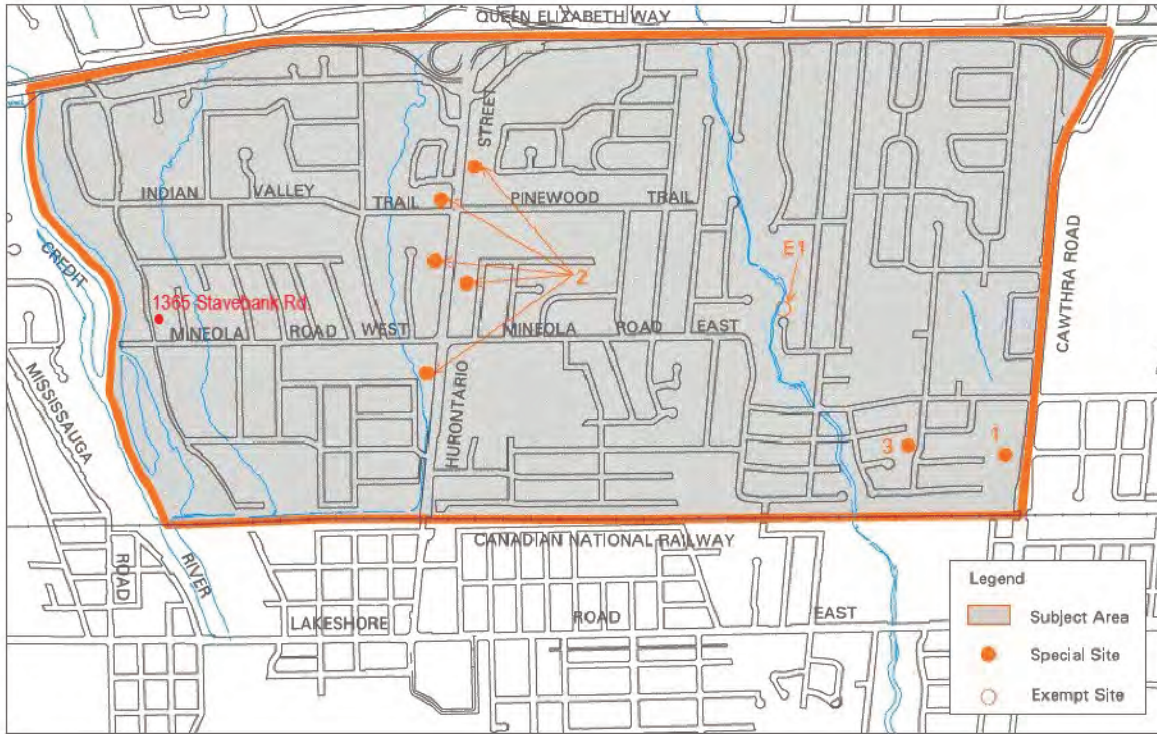


Figure 12 - Mineola Neighbourhood - study location in Red (City of Mississauga Official Plan)

## 5.2 1365 Stavebank Road



**Figure 13 - Looking southeast along Stavebank Road - 1365 is on the left beyond the yellow house.**



**Figure 14 - Looking northwest along Stavebank Road - 1365 is on the right behind the trees.**



**Figure 15- Front of 1365 Stavebank Rd. looking northeast (All exterior and interior photos by W. West, 2019)**

### 5.2.1 Structure Exterior





**Figure 16 - Front elevation – note twin gables over bay windows and recessed front porch**



**Figure 17 - Oblique view of front elevation, looking north**



**Figure 18 - View of double attached garage, looking northwest**



**Figure 19 - View of left gable and bay window - note unique scallop pattern above and below**



**Figure 20 - View of front walkway and right bay window**



**Figure 21 - View of front entrance**





**Figure 22- Rear elevation - note garage shed dormer, centre chain-link fence and deck on and overgrowth on the right**



**Figure 23 - View of rear entrance, looking west**



**Figure 24 - View of garage shed dormer - note siding condition**



**Figure 25 - View of rear entrance and**



**Figure 26 - View of rear entrance and deck - note condition of siding and deck**



**Figure 27 - View of basement window**



**Figure 28 - View of condition of shed dormer siding**



**Figure 29 - Condition of cinder block foundation on southwest side**





**Figure 30 - View of front setback looking northeast from the street**



**Figure 31 - reverse angle of front setback, looking southwest**



**Figure 32 - Backyard looking north**



**Figure 33 - Backyard looking northeast**

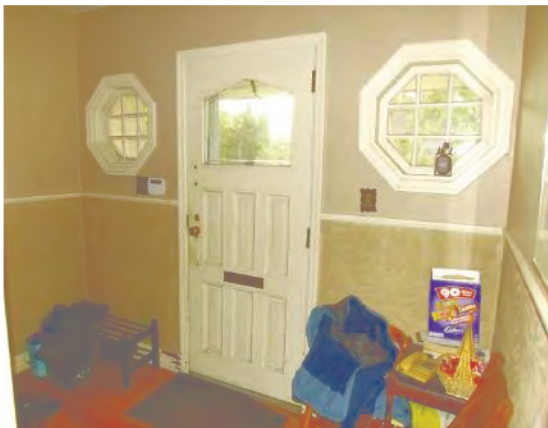


**Figure 34 - Backyard looking south**

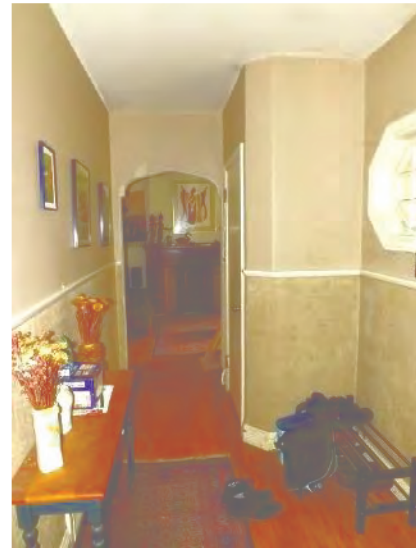


**Figure 35 - Overgrowth on northeast side of house and lot.**

## 5.2.2 Structure Interior



**Figure 36 - View of foyer/entry area**



**Figure 37 - View to living room from foyer/entry area**



**Figure 38 - View from dining to living room**



**Figure 39 - View from living to dining room**





Figure 40 - 24-pane bay window in living room

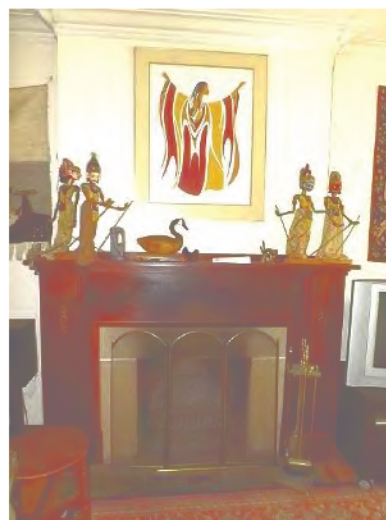


Figure 41- Living room fireplace and mantel



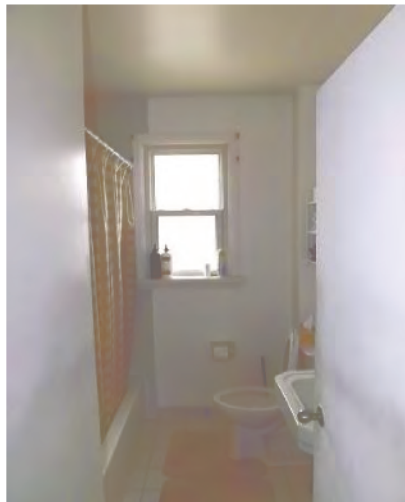
Figure 42 - View looking to bedroom side of the house



**Figure 43 - Office (former master bedroom)**



**Figure 44 - 2<sup>nd</sup> bedroom with sliding glass door to back deck**



**Figure 45 - Main floor washroom**



**Figure 46 - Kitchen**



Figure 47 - Entrance to garage

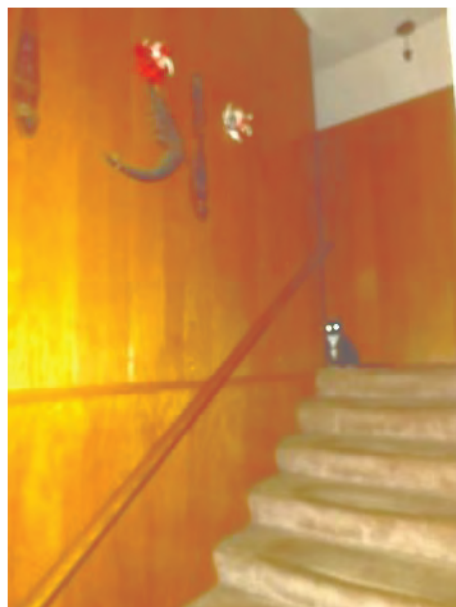


Figure 48 - Entrance to garage  
"bonus rooms" and washroom -  
note cat



Figure 49 - Two-bay garage



Figure 50 - Over garage hallway



Figure 51 - Over garage Bedroom 1



Figure 52 - Over garage Bedroom 2

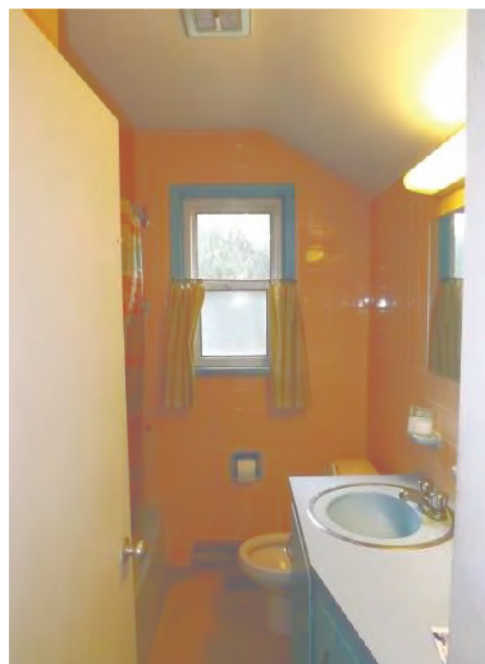


Figure 53 - Over garage washroom





Figure 54 - Basement utility room



Figure 55 - Basement furnace room



Figure 56 - Basement "rec" room 1



Figure 57 - Basement "rec" room 2

## 6. Evaluation

### 6.1 Evaluation

Ontario Regulation 9/06 prescribes the criteria for determining property of Cultural Heritage Value or Interest (CHVI) in a municipality. The regulation requires that, to be designated, a property must meet “one or more” of the criteria grouped into the categories of Design/Physical Value, Historical/ Associative Value and Contextual Value.<sup>25</sup> The structure at 1365 Stavebank Road is the only resource on the property the being considered for potential to meet the criteria outlined under O.Reg. 9/06.

**Table 1 - The criteria for determining property of Cultural Heritage Value or Interest (CHVI)**

O.Reg.9/06 Criteria	Criteria Met (Y/N)	Justification
<b>The property has design value or physical value because it,</b>		
i. is a rare, unique, representative or early example of a style, type, expression, material, or construction method,	N	The structure at 1365 Stavebank Road was built as a one-story, wood frame vernacular ranch-style residence with an attached two-bay garage.. This property does not satisfy this criterion.
ii. displays a high degree of craftsmanship or artistic merit, or	N	The features associated with 1365 Stavebank Road were constructed using methods and techniques that were common for their age of construction. This property does not satisfy this criterion.
iii. demonstrates a high degree of technical or scientific achievement.	N	The simple vernacular ranch-style design and methods of construction are consistent with the associated periods of construction. This property does not satisfy this criterion.
<b>The property has historical value or associative value because it,</b>		
i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	N	Although the original land is associated with early prominent settlers of the Port Credit area, the current property and structure at 1365 Stavebank Road do not have direct associations with any theme, event, belief, person, activity, organization or institution that is significant to the community. This property does not satisfy this criterion.
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or	N	Typical for its age, the style, construction and function, the structure at 1365 Stavebank Road does not have the potential to yield information that contributes to an understanding of or culture. This property does not satisfy this criterion.

<sup>25</sup>Ministry of Heritage, Sport, Tourism and Cultural Industries, Ontario *Heritage Toolkit, Heritage Property Evaluation, A Guide to Listing, Researching, and Evaluating Heritage Property in Ontario Communities* (2006), p. 20.

iii.	<b>Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</b>	N	The builder/designer of the structure at 1365 Stavebank Road is unknown. This property does not satisfy this criterion.
<b>The property has contextual value because it,</b>			
i.	<b>is important in defining, maintaining or supporting the character of an area,</b>	Y	The property, <i>not the structure</i> , at 1365 Stavebank Road is part of the City of Mississauga's Cultural Landscape Inventory (Mineola Neighbourhood). Therefore, it is integral to defining, maintaining or supporting the character of the area.
ii.	<b>is physically, functionally, visually or historically linked to its surroundings, or</b>	Y	As noted above, the property, <i>not the structure</i> , at 1365 Stavebank Road is part of the City of Mississauga's Cultural Landscape Inventory (Mineola Neighbourhood). Therefore, it is physically and visually linked to its surroundings.
iii.	<b>is a landmark.</b>	N	1365 Stavebank Road is not a landmark.

The property is "listed" in the City of Mississauga's Heritage Register because it is on the City's Cultural Landscape Inventory (Mineola Neighbourhood). The property has a deep setback from the road, and there are mature deciduous and conifer trees in the front and rear of the property. There are no sidewalks along the street at the front of the property. All of these features are indicative and representative of the original Mineola Neighbourhood cultural landscape concept. Therefore, the property (the lot, not the structure) is "integral to defining, maintaining or supporting the character of the area" and is "physically and visually linked to its surroundings."

In addition to the O.Reg. 9/06 evaluation, the City of Mississauga requires that Cultural Heritage Landscape Inventory heritage impact statements demonstrate how any proposed development will conserve the criteria that distinguish it as a cultural heritage landscape and/or feature.

## 6.2 Cultural Landscape Inventory Criteria

Each cultural heritage landscape and/or feature includes a checklist of criteria. Within the overall categories of landscape and feature, there are seven sub-types for landscapes: agricultural, historic settlement, industrial, institutional, natural, parks & other urban landscapes, and residential. The Mineola Neighbourhood falls within the residential landscapes sub-type and is designated as L-RES-6. Within overall landscape sub-type there are four categories, with sixteen sub-criteria. For the purposes of this report, there are eight sub-criteria identified as pertinent to the conservation of the cultural heritage landscape of the Mineola Neighbourhood. The proposed development meets these criteria as follows:<sup>26</sup>

<sup>26</sup>City of Mississauga, Community Services, *Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions, L-RES-6. Mineola Neighbourhood*, THE LANDPLAN COLLABORATIVE LTD, January 2005, pp, 13-13 & Appendix 1 & 2.

### 6.2.1 Landscape Environment

#### Scenic and visual quality

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

The proposed redevelopment attempts to maintain a positive aesthetic and visual quality by incorporating the scale of the new structure within the existing landscape features (Figures 58 - 60).

#### 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.*

The proposed redevelopment does not appear to substantially alter any existing remnants of the pre-settlement landscape.

### 6.2.2 Built Environment

#### Aesthetic/visual quality

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

The proposed redevelopment for the property, with the appropriate setback and general massing and modest style of the new structure, and a sympathetic landscaping report, appears to maintain an awareness of and respect for the original Mineola Neighbourhood cultural landscape concept.

#### 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.*

See comments above. Additionally, the development plan meets or is below the maximum lot and building requirements for the neighbourhood's zoning designation R1-1.



### 6.2.3 Historical Associations

#### Illustrates a style, trend or pattern

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

The degree to which the property is a representative example of a specific style, trend or pattern is in its value as a residential landscape. The proposed redevelopment does not appear to detract from the relevance of the property's inclusion in the inventory.

#### 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.*

The proposed redevelopment does not appear to detract from the importance of the development of the Mineola Neighbourhood cultural landscape.

### 6.2.4 Other

#### Significant ecological interest

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

The proposed redevelopment for the property does not appear to devalue the natural purpose, diversity and educational interest of the original concept and design for the Mineola Neighbourhood cultural landscape.

The proposed redevelopment for the property, with the appropriate setback, general massing and modest style of the structure, and a protection plan sympathetic to the existing property landscape, appears to maintain an awareness of and respect for the original Mineola Neighbourhood cultural landscape concept, and the Cultural Landscape Inventory's identification criteria.



**Figure 58 - Front elevation - looking northeast**



**Figure 59 - View of front setback looking northeast from the street**



**Figure 60 - reverse angle of front setback, looking southwest**

## 7. Impact, Mitigation and Recommendations

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### 7.1 Description of Proposed Development



**Figure 61 - Proposed Dwelling, looking northeast (AEON Design Studio, Inc., 2019)**

## 7.2 Impact

The property is “listed” in the City of Mississauga’s Heritage Register because it is on the City’s Cultural Landscape Inventory (Mineola Neighbourhood), however, the current structure does not retain or contain in attributes of Cultural Heritage Value or Interest (CHVI). Although representative of a vernacular mid-20<sup>th</sup> century ranch style house, the current structure on the property does not meet the O.Reg. 9/06 criteria for design/physical value, historical/associative value or contextual value.

The property has a deep setback from the road, and there are mature deciduous and conifer trees in the front and rear of the property. There are no sidewalks along the street at the front of the property. All of these features are indicative and representative of the original Mineola Neighbourhood cultural landscape concept. Therefore, the property (the lot, not the structure) is “integral to defining, maintaining or supporting the character of the area” and is “physically and visually linked to its surroundings.”

The Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) *Info Sheet #5 Heritage Impact Assessments and Conservation Plans* was also reviewed to further assess seven potential negative impacts on the property **landscape** arising from the proposed site redevelopment:<sup>28</sup>

**Destruction** of any, or part of any, significant heritage attributes or features.

- ▶ Minimal landscape attributes selected for removal by permit will be monitored through established protocols outlined in the arborist report and tree protection plan.

**Alteration** that is not sympathetic, or incompatible, with the historic fabric and appearance.

- ▶ All alterations to existing grades through excavation, scraping or movement of construction equipment will be monitored through established protocols outlined in the arborist report and tree protection plan.

**Shadows** created that alter the viability of a heritage attribute or an associated natural feature or plantings, such as a garden.

- ▶ Not applicable. The size and design of the proposed new dwelling does not alter or interfere with the natural features of the original or proposed landscape alterations.

**Isolation** of a heritage attribute from its surrounding environment, context or a significant relationship.

- ▶ Not applicable. The proposed landscape alterations will not result in the isolation of attributes will result in isolation from the surrounding environment or context.

**Direct or indirect obstruction** of significant views or vistas within, from or of built and natural features.

- ▶ The size and design of the proposed new dwelling and landscaping plan meets the required zoning standards and cultural landscape inventory criteria.

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<sup>28</sup>Ministry of Heritage, Sport, Tourism and Cultural Industries, Ontario Heritage Toolkit, *Info Sheet #5 Heritage Impact Assessments and Conservation Plans*, p. 3.



**A change in land use** where the change in use may impact the property's cultural heritage value or interest;

- ▶ Not applicable. Land use as a single-family residential property remains the same.

**Land disturbances** such as a change in grade that alters soils and drainage patterns that may adversely affect archaeological or cultural heritage resources.

- ▶ All alterations to existing grades through excavation, scraping or movement of construction equipment will be monitored through established landscape protection protocols outlined in the arborist report and tree protection plan.

### 7.3 Arborist Report

The arborist report identifies twenty-six permit-sized trees on the subject property. These trees are or located on the property, within the City road allowance adjacent to the property, on adjacent private property (within 6 metres) and within the City road allowance adjacent to a neighbouring property. The majority are boundary trees, particularly in the backyard area. The report further identifies eleven trees that will be impacted by the proposed new dwelling and driveway and that will require a "permit to injure". The report further identifies only three dead trees and one live tree for removal and recommends a City inspection and permit prior to removal. The report also establishes protocols for work impacting all Tree Protection Zones (TPZ) including barriers (hoarding), signage and on-site supervision and documentation of all excavation and/or disturbance areas.<sup>29</sup> (See Appendix E – Arborist Report & Tree Protection Plan)

### 7.4 Mitigation and Recommendations

The proposed redevelopment for the property, with the appropriate setback, general massing and modest style of the structure, and a protection plan sympathetic to the existing property landscape, appears to maintain an awareness of and respect for the original Mineola Neighbourhood cultural landscape concept, and the Cultural Landscape Inventory's identification criteria. Additionally, the redevelopment plan meets or is below the maximum lot and building requirements for the neighbourhood's zoning designation R1-1. (see Appendix A – Page 2)

After a review of the heritage attributes of the property, the current structure at 1365 Stavebank Road does not retain Cultural Heritage Value or Interest. As to the cultural landscape attributes, as long as the arborist report and tree protection plan are an integral part of the overall redevelopment plan, no other mitigation measures are recommended.

All salvageable materials from the original structure should be made available for reuse, such as the hardwood flooring, wood mantelpiece, wood trim, etc.

This HIA represents the documentation of this opinion and should be filed with the City of Mississauga's Heritage Planning Office, the Mississauga Public Library and made available to the public.

<sup>29</sup>Central Tree Care, Ltd., *Arborist Report □ Construction/Tree Protection, Re: 1365 Stavebank Rd.*, January 13, 2109, pp. 3-6; □Permit to Injure□means the TPZ will be impacted but the tree is expected to survive.

## 8. References

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## 9. Appendices

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All appendices on the following pages.



## 9.1 Appendix A – Proposed Development Site Plans, Floor Plans and Elevations

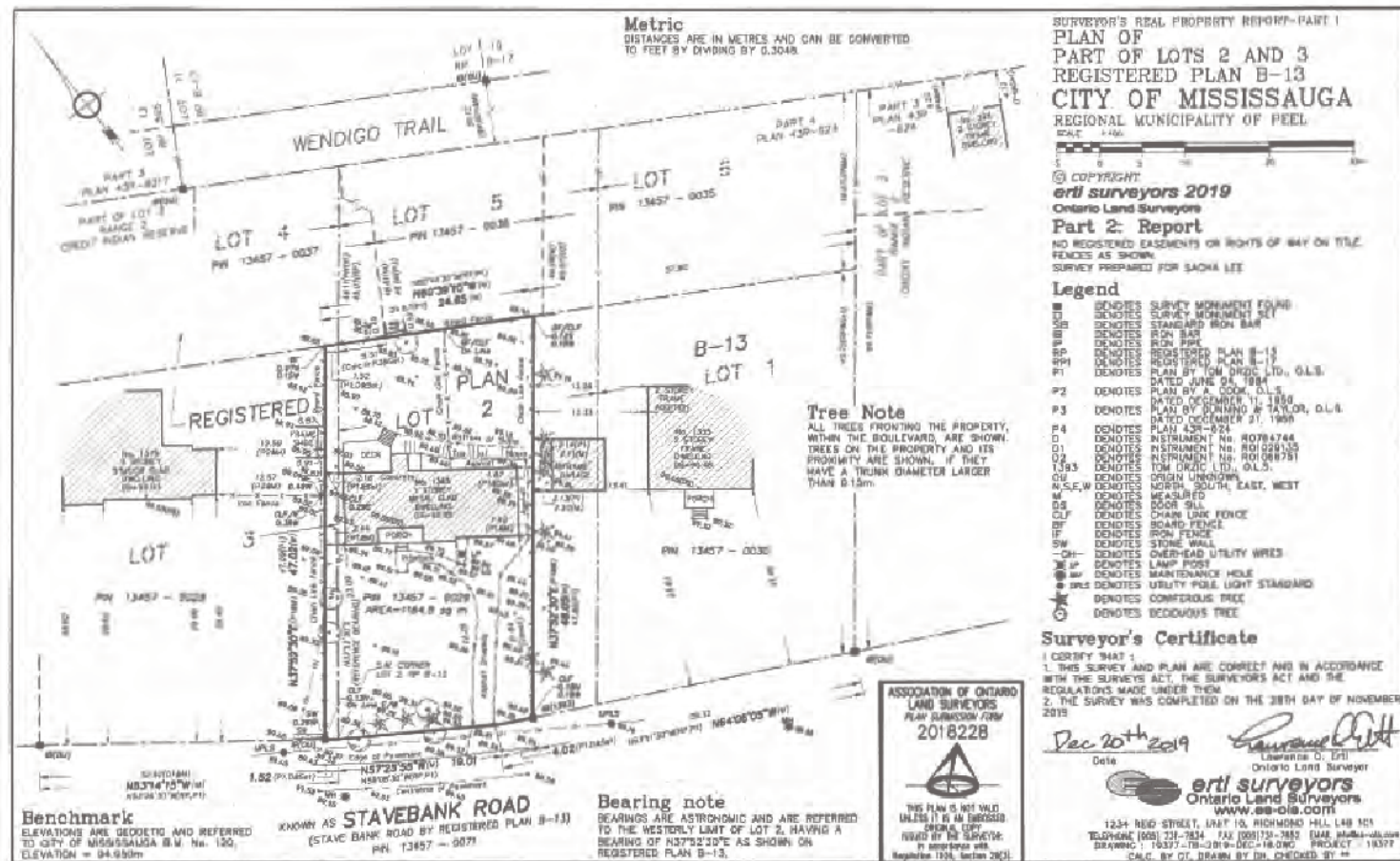


Figure XX Plan of Part of Lots 2 and 3 (ertl surveyors, 2019)



## PROPOSED 2 STOREY SINGLE FAMILY DWELLING

1365 STAVEBANK ROAD, MISSISSAUGA, ON

ARCHITECT                      STRUCTURAL ENGINEER                      MECHANICAL ENGINEER

Aeon Design Studio Inc.  
43 Coleridge Avenue  
Toronto, ON M4C 4H4



1365 STAVEBANK ROAD

CONTEXT PLAN  
1 : 2000

Sheet List_SPA		
Sheet Number	Sheet Name	Sheet Issue Date
A 001	TITLE SHEET, STATS AND CONTEXT PLAN	14/01/2020
A 002	SITE PLAN	14/01/2020
A 101	BASEMENT FLOOR PLAN	14/01/2020
A 102	GROUND FLOOR PLAN	14/01/2020
A 103	SECOND FLOOR PLAN	14/01/2020
A 104	ROOF PLAN	14/01/2020
A 301	WEST ELEVATION (FRONT)	14/01/2020
A 302	NORTH ELEVATION	14/01/2020
A 303	EAST ELEVATION (REAR)	14/01/2020
A 304	SOUTH ELEVATION	14/01/2020

### ZONING REVIEW - Project Summary & Statistics

15-Jan-20

Zoning Designation: R1-1

By LHW 0225-2007

	Reference	Existing	Required	Proposed
Lot Area	4.2.1 (3.1)	1173.2 m <sup>2</sup> 12629 ft <sup>2</sup>	792 m <sup>2</sup> 8573 ft <sup>2</sup>	NO CHANGE
Lot Frontage (Minimum)	4.2.1 (4.1)	24.38 m 80 ft	18.0 m 60 ft	NO CHANGE
Lot Coverage	4.2.1 (5.5)	209.7 m <sup>2</sup> 2267 ft <sup>2</sup>	258.5 m <sup>2</sup> 2787 ft <sup>2</sup> (0.25)	195.1 m <sup>2</sup> 2100 ft <sup>2</sup> (0.17)
Gross Floor Area		209.7 m <sup>2</sup>	N/A	381 m <sup>2</sup>
Ground		209.7 m <sup>2</sup>	N/A	175.5 m <sup>2</sup>
Second		N/A	N/A	205.5 m <sup>2</sup>
Building Setbacks				
Front Yard	4.2.1 (6.1/7)	21.4m	12.6m	12.6m
Rear Yard	4.2.1 (6.1)	14.4m	7.5m	19.6m
Side Yard (North)	4.2.2 (2.2)	1.4m	2.42m	2.42m
Side Yard (South)	4.2.2 (2.2)	1.6m	4.2m	4.40m
Building Depth		11.9m	20m	13.0m
		39'-2"	65.6ft	42'-7"
Building Height	4.2.2 (4.0)	4.7 m	9.5 m	9.5m
		15 ft. 4 in.	31'-2"	31'-2"
Min. Front Yard Landscaping		N/A	40%	
Max. Driveway Width	4.1.5 (13)	2.0m	8.5m (At Property Line)	5.0m
Parking Spaces	3.1.2.1 (5.6)	4	2	4
Floor Area				
Basement (Excluded from GFA)		60 ft <sup>2</sup>	60 ft <sup>2</sup>	
Ground		150.8	150.8	
Second		179.8	179.8	
Total Proposed		312.4	312.4	

AEON DESIGN STUDIO INC.  
43 Coleridge Avenue  
Toronto, ON M4C 4H4  
Tel: 416-291-2200  
info@aeonstudio.com  
www.aeonstudio.com

153. REVISIONS (RECORD DATE)

DATE: 14/01/2020  
BY: [Signature]  
CHECKED: [Signature]  
SCALE: AS SHOWN  
A 001

Figure 62 - Proposed dwelling, statistics & context plan (AEON Design Studio, Inc., 2019)



Heritage Impact Assessment: 1365 Stavebank Road, Part of Lot 3, Range 2 Credit Indian Reserve Geographic Township of Toronto, now City of Mississauga, Plan B13, Part Lots 2 & 3, Regional Municipality of Peel, Ontario

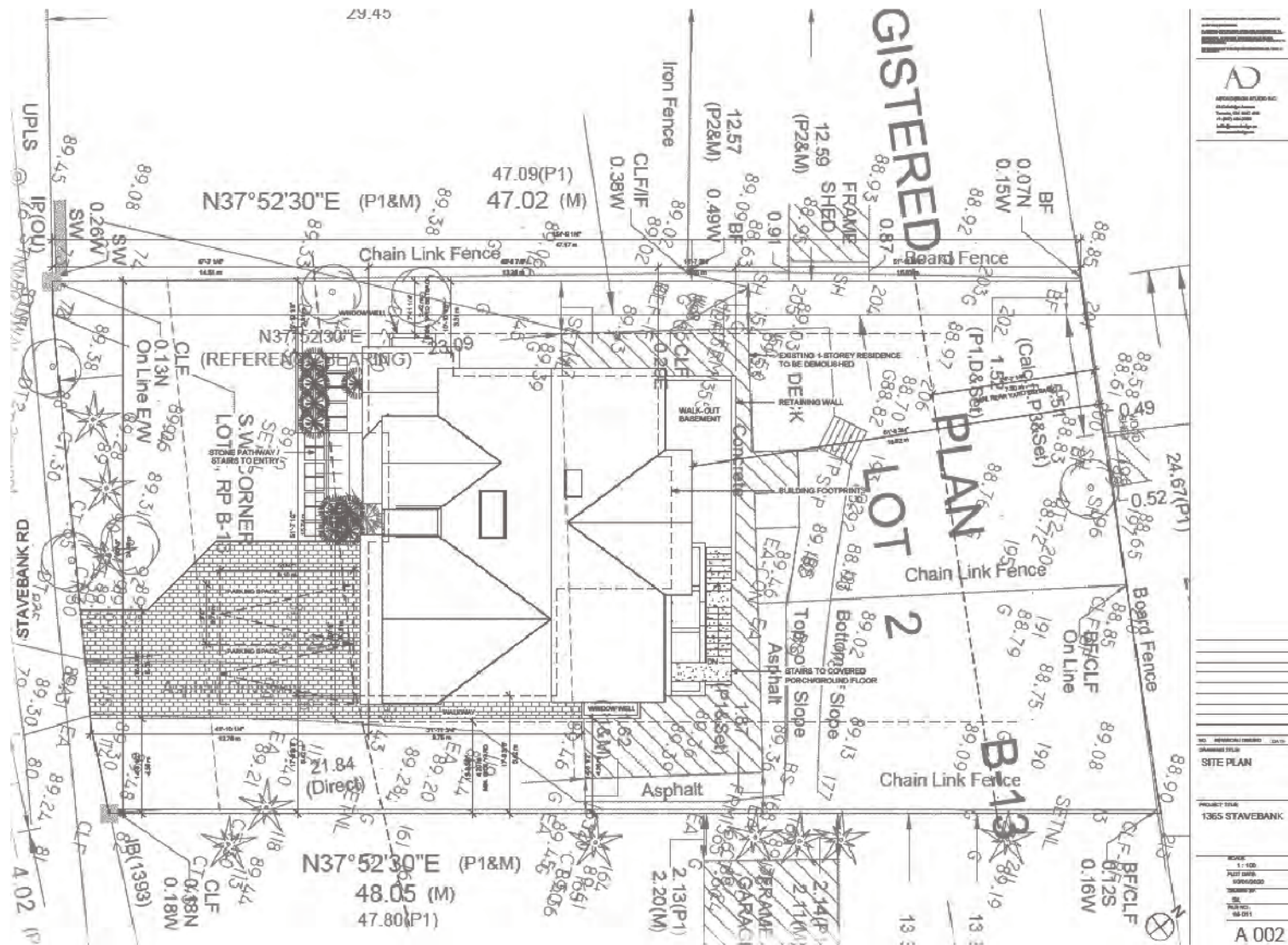




Figure 64 - Proposed Front Elevation (West) (AEON Design Studio, Inc., 2019)

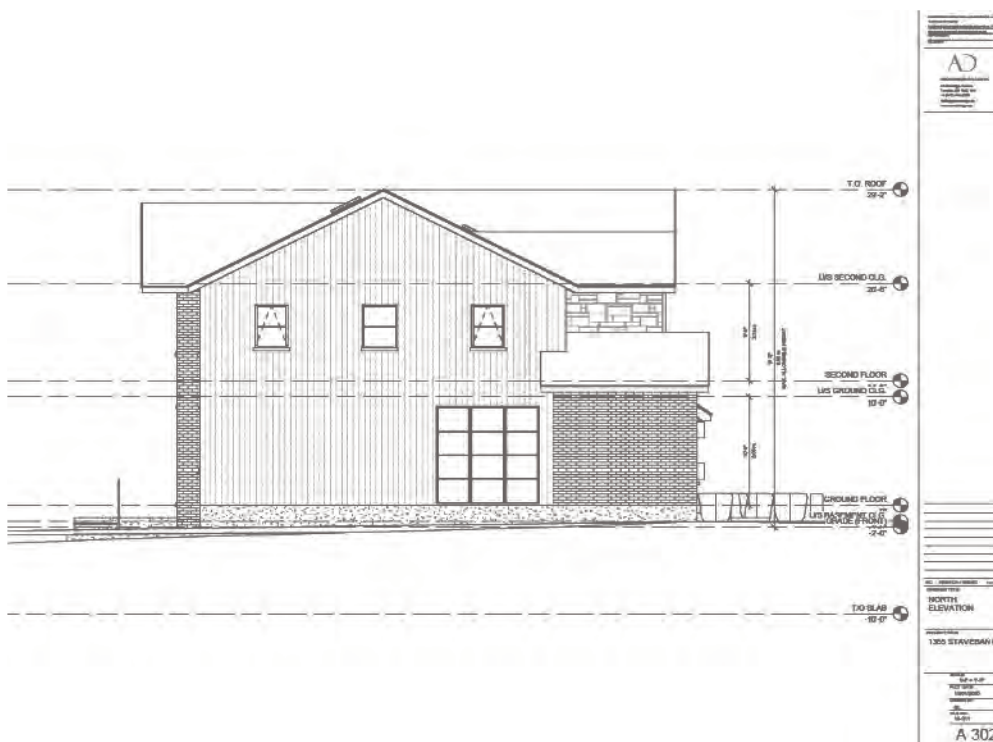


Figure 65 - Proposed North Elevation (AEON Design Studio, Inc., 2019)





Figure 66 - Proposed East Elevation (Rear) (AEON Design Studio, Inc., 2019)

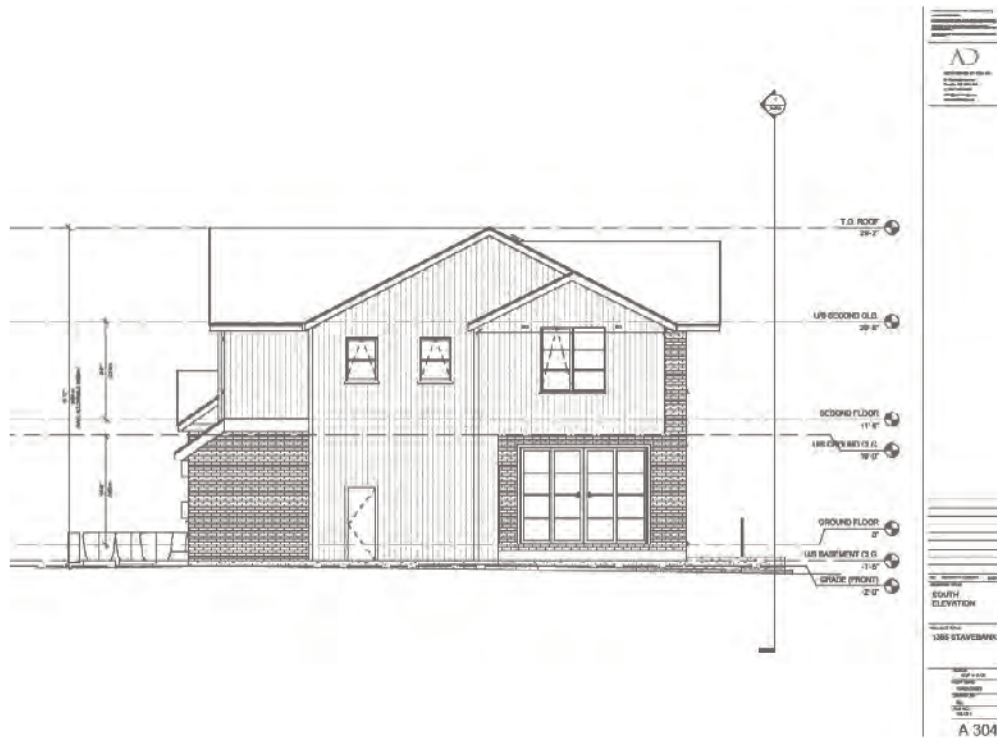


Figure 67 - Proposed South Elevation (AEON Design Studio, Inc., 2019)

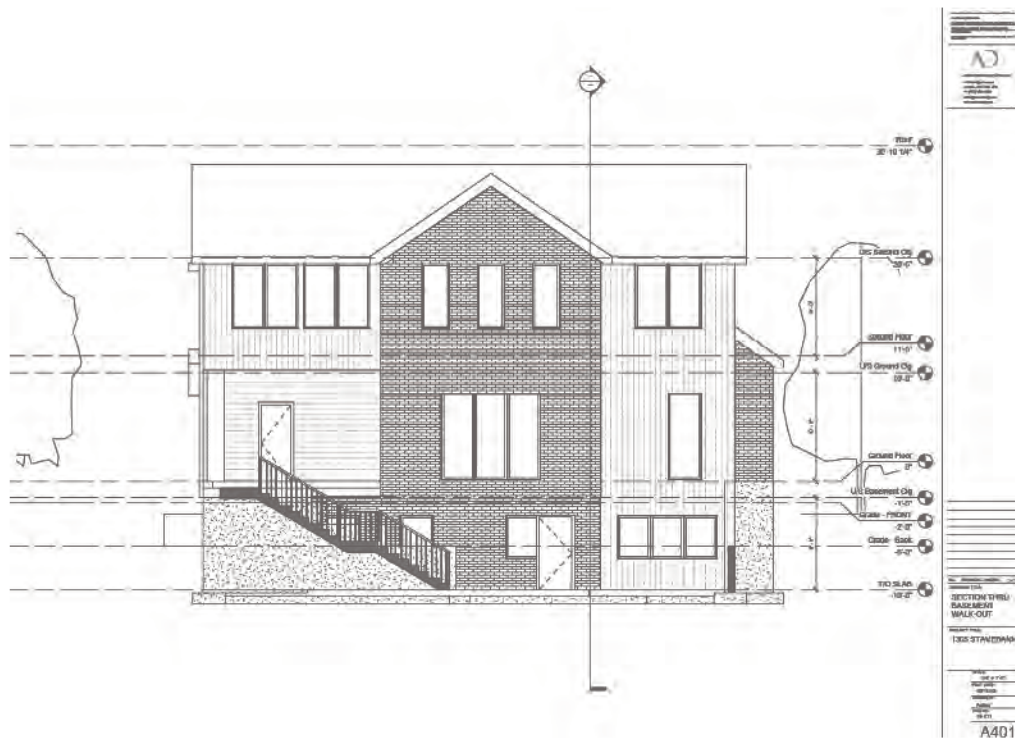


Figure 68 - Proposed Section Thru Basement Walkout (AEON Design Studio, Inc., 2019)

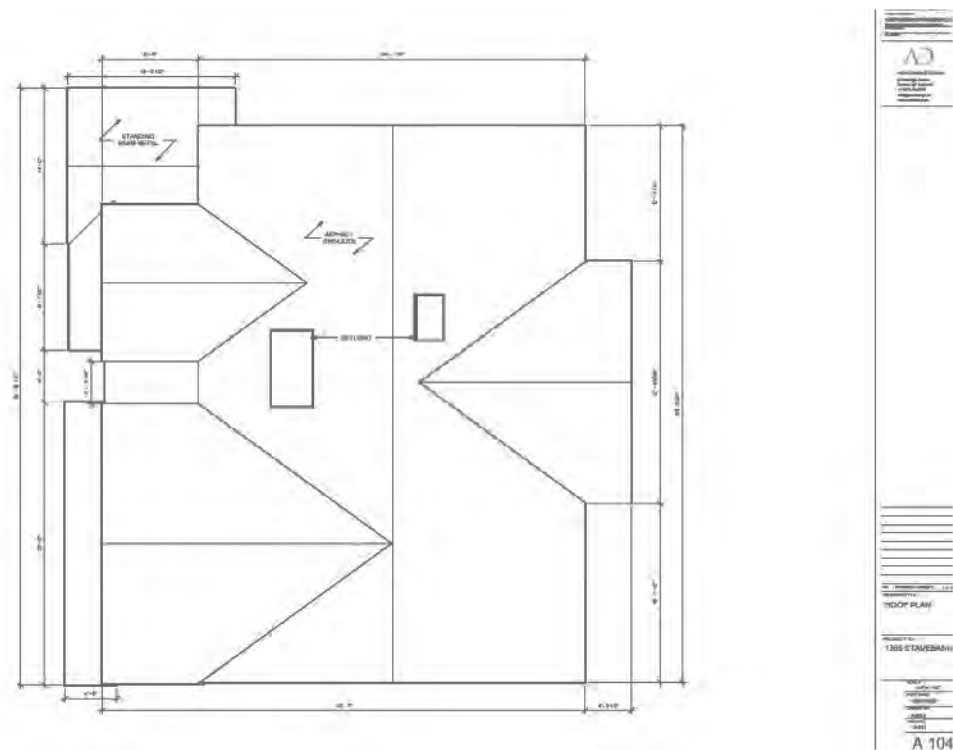


Figure 69 - Proposed Roof Plan (AEON Design Studio, Inc., 2019)





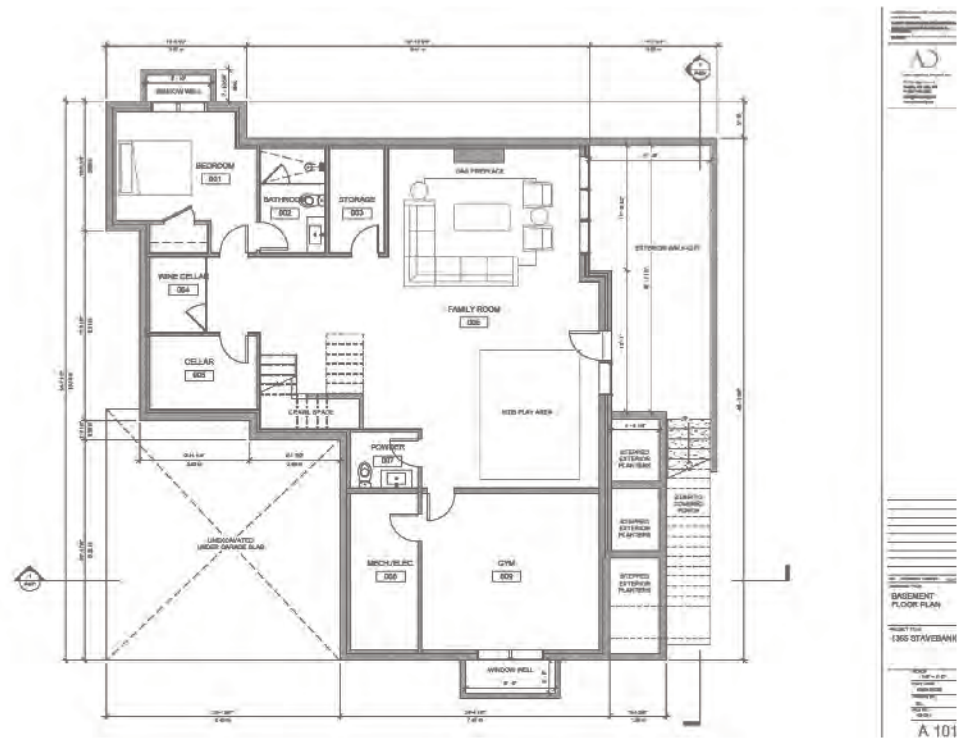


Figure 72 - Proposed Basement Floor Plan (AEON Design Studio, Inc., 2019)

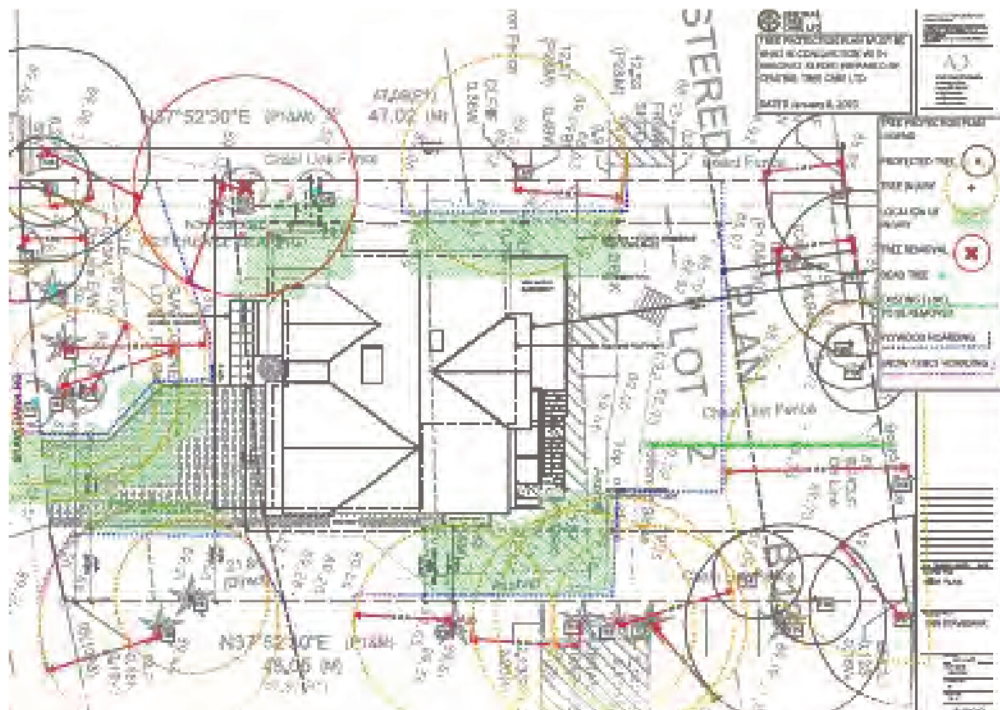


Figure 73 - Proposed Arborist Plan (Central Tree Care Limited, Ltd., January 2019)



## 9.2 Appendix B – Property Ownership – Plan B13 PT Lot 2,3 (1365 Stavebank Road)

Instrument	Date	Grantor	Grantee	Consideration	Remarks
Patent	1855	Crown	Robert Cotton		Lot 3 CIR 2
After this date, Cotton began to sell off portions of Lot 3. In 1859, Robert and James Cotton still owed Lot 3. By 1877, maps indicate that Dr. Beaumont Dixie held title to the portion of Lot 3 north of what is now Stavebank Road. It is difficult to determine the ownership and what part Lot 3 became the current Lot 2 (1365 Stavebank Road) until March 1913.					
B&S	March 14, 1913	Kenneth Skinner, et.ux.	Annie A. Innes	\$2000.00	All &O.L.
B&S	January 29, 1914	Annie A. Innes	William C.C. Innes	\$1.00	All &O.L.
B&S	May 13, 1919	William C.C. Innes, et. ux.	Sarah A. Lee	\$975.00	Wly 75'
Grant	July 15, 1927	Sarah A. Lee	Dorothy E. Clarke	\$1400.00	Wly 75'
Grant	November 5, 1941	William C.C. Innes, et. ux.	Florence M. Roberts	\$4000.00	SEly 25' & O.L.
Agree't. For Sale	July 24, 1945	Florence M. Roberts	Caswell W. McLean	\$11,300.00	SE 25' & O.L.
Grant	November 21, 1947	Florence M. Roberts	Caswell W. MacLean & Sophie K. MacLean, as Joint Tenants	\$11,300.00	SE 25' & O.L.
Grant	July 11, 1949	Edith D. Clarke, Sometimes known as Dorothy E. Clarke	Felix Davies	\$2,000.00	Wly 75' & O.L.
426 BY-LAW 1 June/54 9 June/54 Re SUBDIV. CONTROL					
Grant	March 25, 1953	Felix Davies, et. ux	Winnifred C. Davies	\$18,000.00	Wly 75' & O.L.
Grant	June 1, 1956	Caswell W. MacLean & Sophie K. MacLean	John B. Somerset, Et. al, Extrs. Of William B, Somerset Est.	\$18,000.00	SE 25' & O.L.
Bar of Power	January 15, 1959	Jean Somerset	Donald A. Dobson	\$1.00	SE 25' & O.L.
Grant	December 19, 1958	John B. Somerset, Et. al, Extrs. Of William B, Somerset Est.	Donald A. Dobson	\$1.00 & c.	SE 25' & O.L Treasurer's consent endorsed
Grant	May 12, 1960	Walter S. Dunford, et. ux.	Frank C. Knott & Margaret B. Knott as joint tenants	\$2.00 & c.	SE 25' & O.L.
Grant	May 17, 1966	Donald A. Dobson, et. ux.	Thomas E. Dubois & Audrey M. Dubois as joint tenants	\$1.00 & c.	Wly 75' & O.L..
Grant	May 27, 1977	Thomas E. Dubois & Audrey M. Dubois as	Thomas A. Healy & Rita J. Healy as joint tenants	\$2.00 & c.	Wly 75' & O.L..
Grant	July 4, 1984	Thomas A. Healy Rita J. Healy	David N. Talbot Rachel Talbot As J.T.		Wly 75' & O.L..

### 9.3 Appendix C City of Mississauga Cultural Heritage Landscape Terms of Reference and Inventory

See the following pages




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## Cultural Landscape Heritage Impact Assessment (HIA) Terms of Reference

### 1. Introduction

The City of Mississauga adopted a Cultural Landscape Inventory in 2005. Cultural landscapes include neighbourhoods, roadways, waterways and more. The Cultural Landscape Inventory is available online at [http://www5.mississauga.ca/pdfs/Cultural\\_Landscape\\_Inventory\\_Jan05.pdf](http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf).

All of the properties listed on the Cultural Landscape Inventory are listed on the City's Heritage Register. In compliance with the City's policy 7.4.1.12, as stated below, the City of Mississauga seeks to conserve, record, and protect its heritage resources:

*7.4.1.12: 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**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

These cultural heritage resources include properties identified on the City's Heritage Register as being part of Cultural Landscapes.

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment will be required on a property which is listed on the City's Heritage Register, a property designated under the *Ontario Heritage Act*, or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.<sup>1</sup>

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<sup>1</sup> For the definition of "development," please refer to the Mississauga Official Plan.

## 2. General Requirements include:

- A location map
- A site plan drawing/survey of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing, and topographical features
- A written and visual inventory (legible photographs □we suggest no more than two per page) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal and external photographs and measured floor plans to scale are also required. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
- A site plan drawing and elevations of the proposed development
- For cultural landscapes or features that transcend a single property, a streetscape measured drawing is required, in addition to photographs of the adjacent properties
- Qualifications of the author completing the report
- Two hard copies and a PDF

The City reserves the right to require further information, or a full HIA. These terms of reference are subject to change without notice.

## 3. Addressing the Cultural Landscape or Feature Criteria

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

### **Landscape Environment**

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

### **Built Environment**

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

### **Historical Associations**

- illustrates a style, trend or pattern



- direct association with important person or event
- illustrates an important phase of social or physical development
- illustrates the work of an important designer

#### Other

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

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

\*For cultural landscapes or features noted for their **natural environment** (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a copy of a certified arborist's report will be included as part of the scope of the Heritage Impact Assessment.

\*\*For cultural landscapes or features noted for their **archaeological interest** (i.e. checked off in the Cultural Landscape Inventory document), and when also required as part of the Planning process, a stage 1 archaeological assessment is required.

## 4. Property Information

The proponent must include a list of property owners from the Land Registry office. Additional information may include the building construction date, builder, architect/designer, landscape architect, or personal histories. However, please note that due to the Freedom of Information and Protection of Privacy Act current property owner information must NOT be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.

## 5. Impact of Development or Site Alteration

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

- Destruction of any, or part of any, significant heritage attributes or features
- Removal of natural heritage features, including trees
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship

- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use where the change in use negates the property's cultural heritage value
- Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources

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

## 6. Mitigation Measures

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

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

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

## 7. Qualifications

The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

## 8. Recommendation

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

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

- Does the property meet the criteria for heritage designation under Ontario Regulation 9/06, *Ontario Heritage Act*?
- If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:  
☐ **Conserved:** means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment. ☐

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

## 9. Approval Process

Two copies of the Heritage Impact Assessment will be provided to Heritage staff, along with a PDF version. Hard copies must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and to evaluate the preferred option(s). The applicant will be notified of Staff's comments and acceptance, or rejection of the report. The Heritage Impact Assessment may be subject to a peer review by a qualified heritage consultant at the owner's expense.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. Reports will be published online.

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

## 10. References

Applicants seeking professional assistance may wish to refer to the Canadian Association of Heritage Professionals website: <http://www.cahp-acecp.ca/>

Interpretation Services: <http://www.mississauga.ca/portal/cityhall/languages>

For more information on Heritage Planning at the City of Mississauga, visit us online at [www.mississauga.ca/heritageplanning](http://www.mississauga.ca/heritageplanning).

**Mineola Neighbourhood****L-RES-6**

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

**Heritage or Other Designation** None

**Landscape Type** Residential (Neighbourhood)

**LANDSCAPE ENVIRONMENT**

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

**HISTORICAL ASSOCIATION**

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

**BUILT ENVIRONMENT**

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

**OTHER**

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





**Mineola Neighbourhood****L-RES-6****SITE DESCRIPTION**

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



## 9.4 Appendix D – Resume for Heritage Consultants

### **W. Wilson West PhD CAHP**

48 Braemar Avenue, Upper  
Toronto, Ontario | M5P 2L2  
1 (416) 694-5684 (o) | 1 (416) 316-3726 (c)  
wwilsonwest@gmail.com  
**www.westhallheritage.com**

### **Selected Professional Experience**

- |                    |  |
|--------------------|--|
| <b>Current</b>     | <b><i>Principal Consultant<br/>WestHall Heritage Research &amp; Consulting (WHRC), Toronto, Ontario</i></b> <ul style="list-style-type: none"><li>• WHRC provides heritage resource management services to federal, provincial, state and local agencies, and the private sector, in Canada and the United States.</li><li>• WHRC offers heritage preservation planning guidance of all types, including research, documentation, analysis and report preparation for the management of significant cultural resources.</li><li>• WHRC has developed, researched, and written heritage preservation studies for the U.S. Navy, the U.S. National Park Service, the states of Alabama, Georgia and Virginia, the Province of Ontario, municipalities, and not-for-profit organizations.</li></ul>   |
| <b>2017-2018</b>   | <b><i>Senior Historian<br/>Letourneau Heritage Consulting, Kingston, Ontario</i></b> <ul style="list-style-type: none"><li>• Project Lead for the Development of a Strategic Conservation Plan for Ontario Place</li><li>• Co-Project Lead for the development of a Heritage Impact Assessment for the Village of Brooklin, Ontario</li><li>• Historical research and evaluation</li><li>• Writing and editing of cultural heritage management reports</li><li>• Technical support to senior staff and project managers</li></ul>  |
| <b>2014 – 2016</b> | <b><i>Culture Services Advisor/Cultural Consultant<br/>Programs and Services Branch / Program Planning and Delivery Unit<br/>Ministry of Tourism, Culture and Sport, Toronto, Ontario</i></b> <ul style="list-style-type: none"><li>• Project leadership and coordination for the development of program evaluation and accountability for implementation across government.</li><li>• Conducting research and environmental scans for best practices of compliance and performance metrics, theories and implementation practices.</li><li>• Development of quantitative and qualitative compliance metrics, related to performance objectives, outcomes and indicators.</li><li>• Design of methodology for data collection and analysis.</li><li>• Creation of associated reporting templates, and development and implementation of a data review regime for team members.</li><li>• Organization and facilitation of consultations with stakeholders on framework implementation plan.</li><li>• Design and preparation of content and data visualization for the report to the Management Board of Cabinet and Minute on the implementation of and</li></ul> |

compliance with the Standards and Guidelines for Conservation of Provincial Heritage Properties.

- Preparation and presentation of briefing materials for senior management, Deputy Minister's Office, Minister's Office and Management Board of Cabinet for the report approvals process.
- Met and often exceeded extremely tight deadlines.

**2007 □ 2012    *Policy/Program Advisor***

**Office of the Fairness Commissioner (OFC)**

**Ministry of Citizenship and Immigration, Toronto, Ontario**

- Development and management of relationships with a portfolio of regulatory bodies and advised on the implementation of the legislation, associated regulations and reporting requirements.
- Preparation of briefing notes, presentation materials, correspondence for the Commissioner, Executive Director and others as required.
- Preparation and presentation of findings, reports and supporting documents for approval for proposed project/program initiatives.
- Chaired and/or acted as a member of stakeholder committees.
- Establishment of a network of contacts within and outside the regulatory community and liaised with government ministries and other stakeholders on issues related to the regulated professions.
- Design and preparation of content and data visualization for OFC Annual Report.
- Subject matter expert and primary contact in response to public inquiries and/or complaints regarding professional licensing practices.
- Met and often exceeded extremely tight deadlines.

**2005 □ 2007    *Policy Advisor***

**Heritage and Libraries Branch / Culture Policy Unit**

**Ministry of Culture, Toronto, Ontario**

- Professional and technical advice to ministry offices, stakeholders and other preservation groups related to the 2005 amendments to the Ontario Heritage Act.
- Project Lead for the development and implementation of regulations and guidelines for the protection and preservation of Ontario's marine heritage resources. This included background research, criteria determination and site selection for the development of a list of marine archaeological resources selected for special protection.
- Preparation of discussion guides for stakeholder feedback.
- Preparation of briefing notes, presentation materials and responses to correspondence for senior management team.
- Coordination a series of stakeholder consultations related to site selection, licensing, and other regulatory controls involving federal, provincial, territorial, and local agencies and interested parties.
- Compiled and analyzed feedback, reported consultation results, and made recommendations to senior management and the Minister.
- This work resulted in the establishment of O. Reg. 11/06, Ontario's first marine protected areas for the wreck sites of the USS *Hamilton* and USS *Scourge* in Lake Ontario and the SS *Edmund Fitzgerald* in Lake Superior.
- Met and often exceeded extremely tight deadlines.

**1989 □ 1994    *Senior Researcher***

**House Library, Office of the Clerk, U. S. House of Representatives,  
Washington, DC**

- Assistance to Members of Congress and their staffs with research related to the legislative histories of bills and public and private laws.
- Research assistance for the Office of the Clerk related to the administration of the House.
- Maintenance of the library's collection of documents including public laws, statutes, bills, House and Senate committee reports, and the Congressional Record.
- Oversaw the yearly process of binding of the Congressional Record for library use and archival storage.
- Response to public inquiries related to all aspects of the history and operation of Congress.

**1983-1989      *Director/Curator/Assistant Curator*  
U.S. Navy Museum System**

- Directed the planning, design and fabrication of permanent and temporary museum exhibits related to the history of regional naval establishments in Virginia, Rhode Island and Connecticut.
- Developed and managed museum collections policy and provided professional assessment and evaluations of prospective acquisitions.

**Education**

2003    **PhD** in History (Maritime, Naval, Military)  
The University of Alabama, Tuscaloosa, AL

1985    **MA** in History (American, Maritime, Naval)  
East Carolina University, Greenville, NC

1978    **BA** in Anthropology (Archaeology), History minor.  
East Carolina University, Greenville, NC

**Professional Memberships**

- iv.      Member □ Canadian Association of Heritage Professionals
  - v.       Member - North American Society for Oceanic History
  - vi.      Member - Canadian Nautical Research Society
  - vii.     Fellow International - The Explorers Club □ Canadian Chapter
- Member □ The Arts & Letters Club of Toronto

**Additional Training**

Ontario Ministry of Labour □ *Worker Health and Safety Awareness*

St. John Ambulance Canada □ *Creating a Safe Workplace*

St. John Ambulance Canada □ *Workplace Hazardous Materials Information System 2015*

St. John Ambulance Canada □ *Standard First Aid* □ *CPR C* □ *AED*

OPS Innovation & Leadership Course: *The Circle Game* □ *360 Evaluations that Support Policy and Program*

OPS Centre for Leadership and Learning Course: *Conflict Resolution*



## 9.5 Appendix E – Arborist Report

See the following pages

January 13, 2019

**Community Services Department, Forestry Section**

950 Burnhamthorpe Road West  
Mississauga, ON L5C 3B4  
T 905-615-4311  
F 905-615-3098  
E [aaron.schmidt@mississauga.ca](mailto:aaron.schmidt@mississauga.ca)

**Aeon Design Studio Inc.**

Attn: Sacha Lee  
43 Coleridge Ave.  
Toronto, ON M4C 4H4  
T (647) 484-2350 x 1  
E [sacha@aeondesign.ca](mailto:sacha@aeondesign.ca)

**Re: 1365 Stavebank Rd.**

**Arborist Report – Construction/Tree Protection**

Central Tree Care Ltd. has been retained by Aeon Design Studio Inc. to provide a professional arborist report for the proposed construction at 1365 Stavebank Rd.

The nature of the work includes demolishing the existing single-storey detached dwelling and driveway, to build the proposed two storey detached dwelling with a larger foundation footprint, and larger driveway footprint.

To facilitate the proposed construction, the following permit-sized trees will be affected:

	Privately-Owned	Privately-Owned Neighbouring / Boundary Trees	City-Owned Trees
<b>Injury</b>	3	8	-
<b>Removal</b>	-	1	-
<b>Exemption</b>	-	-	-

This arborist report and the attached Tree Protection Plan assume that *no additional permit sized trees will be injured or removed.*

**LIMITATIONS**

Inspection of the trees on site was limited to a visual assessment from the ground only. No inspection via climbing, exploration below grade, probing, or coring were conducted, unless stated otherwise. Any observations and data collected from site are based on conditions at the time of inspection. Diameters of trees located on neighbouring properties were estimated to avoid trespassing. It must be noted that trees are living organisms and their conditions are subject to change.

This report was completed using the following document labelled, SITE PLAN, 1365 STAVEBANK, A002, Dated 18/11/2019  
If there are any changes to the noted site plan or a new landscape has been proposed, the consulting arborist must be notified immediately. It is the assumption that no further work, other than what has been presented above list, has been proposed.

**TREE INVENTORY**

Permit-sized trees located on and within the 6.0m work area were inspected on November 21, 2019.

Tree #	Common	Scientific	Health	Structure	DBH (cm)	TPZ (m)	Drip Line (m)	Category #	Assessment	Comments
1	White Elm	<i>Ulmus americana</i>	Good	Good	16	2.4	3	1	Healthy	Protected
2	Crab Apple	<i>Malus sp.</i>	Fair	Fair	28	3.6	5	3	Large deadwood throughout canopy, hydro cut back,	Protected
3	Norway Spruce	<i>Picea pungens</i>	Dead	Dead	32.5	4.2	3	1	Dead	Exemption
4	Norway Spruce	<i>Picea pungens</i>	Good	Good	64.5	7.8	6	1	Healthy, hydro cut back	Injury, Permit to Injure required
5	White Elm	<i>Ulmus americana</i>	Good	Good	32	4.2	5	1	Epicormic growth on main stem	Injury, Permit to Injure required
6	Norway Spruce	<i>Picea pungens</i>	Fair	Fair/Poor	54	6.6	4	1	10meter vertical seam, 12cm wide starting at grade, large deadwood throughout canopy, hydro cut-back	Injury, Permit to Injure required
7	Crab Apple	<i>Malus sp.</i>	Dead	Dead	19	2.4	3	3	City to inspect – Dead Hazardous	Dead
8	Norway Spruce	<i>Picea pungens</i>	Good	Good	~55	6.6	5	2	Healthy, hydro cut back	Injury, Permit to Injure required
9	Yew	<i>Taxus sp.</i>	Good	Good	~32	4.1	5	1	Semi sparse canopy with minor deadwood throughout	Injury, Permit to Injure required
10	Norway Spruce	<i>Picea pungens</i>	Fair	Fair	~45	5.4	5	2	Lifted 11 meters, sparse canopy with minor deadwood throughout, poor live canopy ratio	Injury, Permit to Injure required
11	Norway Spruce	<i>Picea pungens</i>	Fair	Fair	~48	6	5	2	Lifted 11 meters, sparse canopy with minor deadwood throughout, 2 meters vertical seam on stem	Injury, Permit to Injure required
12	Norway Spruce	<i>Picea pungens</i>	Good	Good	~55	6.6	7.5	2	Lift 10 meters, Healthy	Injury, Permit to Injure required
13	Norway Spruce	<i>Picea pungens</i>	Good	Good	~45	5.4	5.5	2	Lift 10 meters, Healthy	Injury, Permit to Injure required
14	Mulberry	<i>Morus alba</i>	Good	Good	16	2.4	4.5	1	Healthy	Protected
15	Norway Spruce	<i>Picea pungens</i>	Good	Fair	~45	5.4	5	2	Lifted 11 meters, sparse canopy with minor deadwood throughout, poor live canopy ratio	Protected
16	Yew	<i>Taxus sp.</i>	Good	Good	~16	2.4	4	1	Sparse, minor deadwood throughout, stem in conflict with fence	Protected
17	Norway Spruce	<i>Picea pungens</i>	Good	Good	~45	5.4	5	2	Lift 8 meters, Healthy	Protected
18	Silver Maple	<i>Acer saccharinum</i>	Good	Good	~85	10.2	7	2	Lifted 10meters, basal area with sucker growth and many burls	Injury, Permit to Injure required
19	Manitoba Maple	<i>Acer negundo</i>	Good	Good	19	2.4	8	1	Heavy lean west, suckering	Protected
20	White Elm	<i>Ulmus americana</i>	Good	Good	20.5	2.4	5	1	Minor deadwood throughout canopy, crossing limbs, suppressed	Protected
21	Norway Maple	<i>Acer platanoides</i>	Fair	Fair	~22, ~39	4.8	7	2	Lifted 3 meters, poor responsive growth on old cuts, included bark, minor deadwood through out	Protected
22	Norway Maple	<i>Acer platanoides</i>	Fair	Poor	~37	4.8	7	2	Mature target canker on main stem, epicormic growth, sparse canopy	Protected
23	Norway Spruce	<i>Picea pungens</i>	Fair	Fair	~50	6	6	2	Ivy and grape vine through out stem and some canopy, minor die back throughout canopy, sparce	Injury, Permit to Injure required
24	Crab Apple	<i>Malus sp.</i>	Dead	Dead	~17, ~19.5	2.4	4	1	Dead, grape vine throughout	Exemption
25	Black Locust	<i>Robina pseudoacacia</i>	Fair	Fair/Poor	48.5, 49.5	6	8	1	2 stem main union soil cavity with rot present, Large deadwood throughout canopy, multiple branch failures	Remove, permit required

Tree #	Common	Scientific	Health	Structure	DBH (cm)	TPZ (m)	Drip Line (m)	Category #	Assessment	Comments
26	Norway Spruce	<i>Picea pungens</i>	Good	Good	~48	6	6	2	Hydro cut back, minor deadwood throughout canopy, semi sparse	Protected

\* Tree was plotted to an approximate location. If there are any disputes over the tree's location, an official survey will be required.

- Category #:
0. Tree NOT regulated under City of Mississauga by-laws
  1. Trees with diameters of 15cm or more, situated on private property on the subject site.
  2. Trees with diameters of 15cm or more, situated on private property, within 6m of subject site.
  3. Trees of all diameters situated within the City road allowance adjacent to the subject site.
  4. Trees of all diameters situated within the City road allowance adjacent a neighbouring property

## DISCUSSION

Please refer to "Recommendations" section for further details on tree preservation and how to conduct work within a Tree Protection Zone (TPZ).

**Trees to be Protected (T1, T2, T14, T15, T16, T17, T19, T20, T21, T22, T26)** The listed trees are not impacted by the proposal and are fully protected. **Hoarding is to be constructed prior to the start of construction.**

**Trees that are Dead (T3, T24)** The listed trees are completely dead, and the property owner would like to have them assessed as candidates for exemption.

**Trees to be Injured (T4, T5, T6, T8, T9, T10, T11, T12, T13, T18, T23).** **Permit to injure required.**

All proposed injuries except for T18, require Arborist Supervision when the work is performed. **Excavation required for the installation of the proposed dwelling foundation within the TPZ of trees shall be by hand and supervised by an Arborist.** Supervision is required to ensure roots are pruned properly and that no heavy machinery is used within the TPZ. **No heavy machinery shall be used within the TPZ of any tree on site**, except for parking vehicles on the existing or proposed driveway. The **removal of the driveway and asphalt walkway** areas, that encroach into TPZs **shall be performed by hand.**

**T4, T5, T6, T8, T9** – The listed trees require a permit to injure because the proposed driveway removal and installation of a new expanded driveway, encroach into the TPZ of these trees. **Permit to injure required.**

**T10 - T13** - The listed trees require a permit to injure because the proposed existing house demolition, driveway/asphalt removal and the proposed location of the new dwelling foundation, encroach within the TPZ of these trees. **Permit to injure required.**

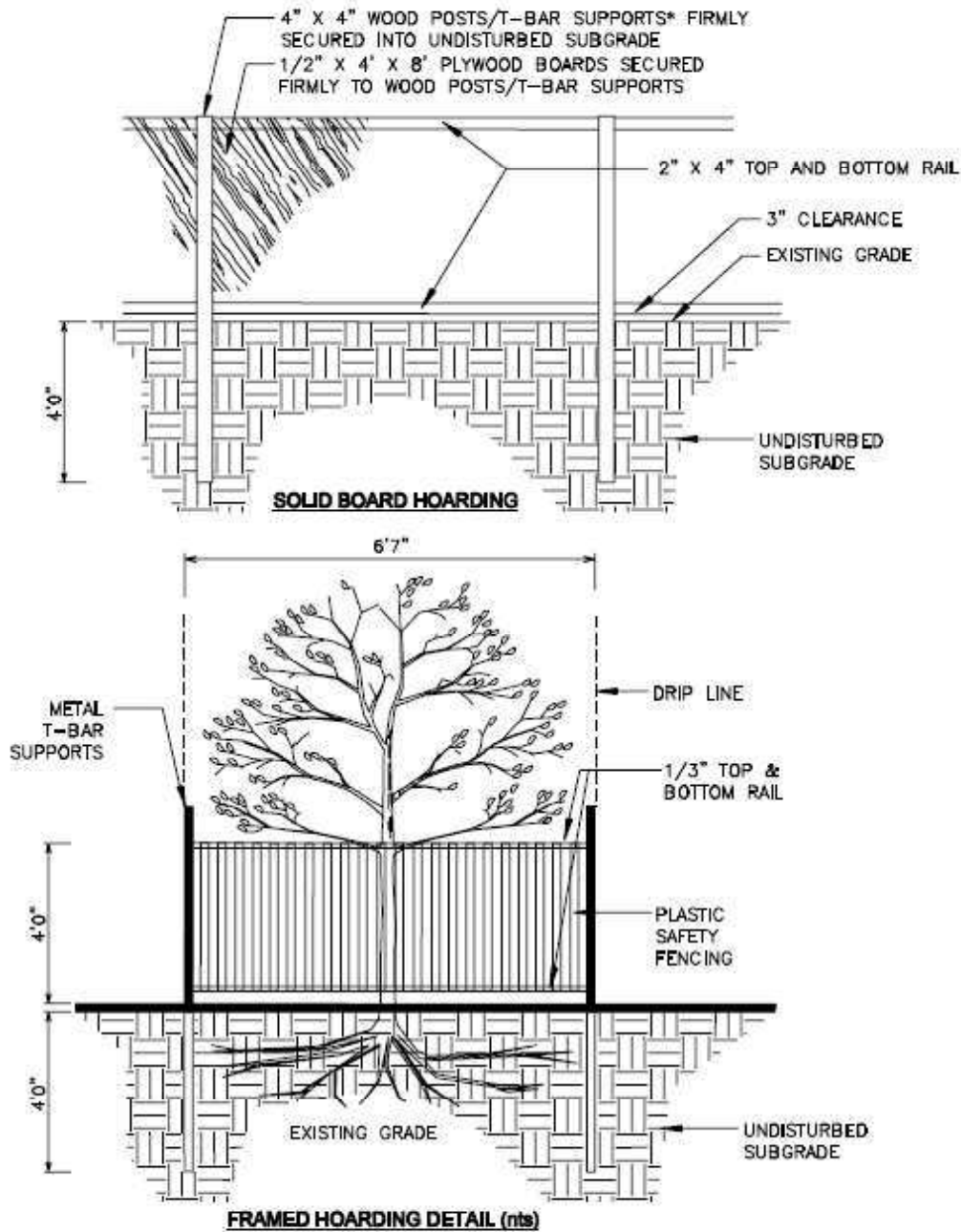
**T18** – Tree 18 requires a permit to injure because the removal of the post and chain link fence in the rear yard is within the TPZ of this tree. The fence removal shall be the last task prior to the completion of the proposal. The demolition of the fence shall take place during the landscaping phase to ensure that no heavy machinery is used within the TPZ of this tree. **Permit to injure required.**

**T23** – Tree 23 requires a permit to injure because both the demolition of the existing house and the proposed location of the new dwelling foundation, are within the TPZ of this tree. **Permit to injure required.**

### **Tree to be Removed (T25)**

This tree cannot tolerate the level of injury the proposed foundation expansion will have on it, given the level of encroachment and based on the fair/poor structural condition of this tree. **The tree requires a permit to remove to facilitate the proposal.**



**RECOMMENDATIONS****Recommendations for Hoarding****NOTES:**

1. HOARDING DETAILS TO BE DETERMINED FOLLOWING INITIAL SITE INSPECTION.
  2. HOARDING TO BE APPROVED BY DEVELOPMENT AND DESIGN.
  3. HOARDING MUST BE SUPPLIED, INSTALLED AND MAINTAINED BY THE APPLICANT THROUGHOUT ALL PHASES OF CONSTRUCTION, UNTIL APPROVAL TO REMOVE HOARDING IS OBTAINED FROM DEVELOPMENT AND DESIGN.
  4. DO NOT ALLOW WATER TO COLLECT AND POND BEHIND OR WITHIN HOARDING.
- \* T-BAR SUPPORTS FOR SOLID HOARDING WILL ONLY BE ALLOWED WITH PRE APPROVAL FROM DEVELOPMENT AND DESIGN.

The TPZ is established on construction sites to help protect the trees from

- Alteration of existing grades
- Changes in grade by excavating and scraping
- Movement of construction vehicles and people
- Disposal of foreign materials
- Storage of waste of construction materials

The tree protection barriers can be constructed from:

- 4ft. high plywood hoarding that can be lowered around limbs, with the supports on the outside
- 4ft. high orange plastic snow fence on a 2"X 4" framework, this is recommended where visibility is an issue. This is recommended for city trees
- If fill or excavates are going to be placed near the plastic fence a plywood barrier must be used to stop these materials from entering the TPZ.
- For minimizing compaction within the TPZ, horizontal plywood hoarding may be used. Horizontal hoarding consists of landscape fabric applied to grade, 30cm layer of mulch, and two layers of plywood secured together above the mulch.
- For more information on the construction of a tree protection zone please see the City of Mississauga's forestry's web site and go to By-laws and Policies.

Tree protection signage:

- This sign will be mounted on each TPZ and should be a minimum of 40cm x 60cm and made on white gator board.
- The sign must say in bold letters as a heading: Tree Protection Zone (TPZ) the rest of the text is as follows: No grade changes, storage of materials or equipment is permitted within this TPZ. Tree protection barriers must not be removed without written authorization of the City of Mississauga, Forestry Department Services. For info call Forestry Department Services at 905-615-4311, or the project consultant

Implementation of protection:

- All TPZ must be erected before any type of construction commences on the subject site.
- Before construction begins the TPZ must be inspected by city forestry staff and the consulting arborist.
- Before any digging commences around a tree subject to injury by permit, the consulting arborist must be informed.
- To dig near a tree subject to injury by permit the consulting arborist must be on site to supervise the excavation.
- Hoarding cannot be removed until all construction is finished

#### Recommendations for Excavation within a TPZ

To minimize the impact of the proposed work, the following must be adhered to:

- A qualified arborist must be on site for the complete duration of each excavation. It is the arborist's duty to instruct the laborers and minimize damage to the tree.
- The arborist is also responsible for all root pruning, and to promote 'working around' roots whenever possible.
- Roots within the proposed work area shall first be exposed prior any root pruning is to take place
- All root pruning is to be conducted to proper arboricultural standards with sharp, sanitized tools and exposed roots to be recovered with parent soil
- All excavation/digging is to be done by hand or air spade to the required depth of the proposed work
- If roots measuring a minimum of 5cm in diameter or if a large mass of roots are found, the impact of the proposed work shall be evaluated with Urban Forestry, and other methods of construction must be considered in order to preserve the subject tree
- All excavation within the minimum TPZ of a protected tree is to be documented; a report of the findings should then be submitted to Urban Forestry

#### Recommendations for Remedial Care

All trees slated for preservation located within the work area are to receive a deep root fertilization treatment to prepare the trees for the impact of the proposed work. Stela Maris®, a seaweed-based extract, is recommended to be used to help improve overall plant health, improve root growth and development, improve plant vigor, and to help trees overcome periods of stress.

To aid in the affected trees' recovery, the subject trees should be consistently watered throughout the construction process to have the soil kept moist.

### **SUMMARY**

The owner of 1365 Stavebank Rd. is proposing to demolish the existing single-storey detached dwelling and driveway, to build the proposed two storey detached dwelling with a larger foundation footprint, and larger driveway footprint.

To facilitate the proposed construction, the following TPPR trees will require a permit:

	<b>Privately-Owned</b>	<b>Privately-Owned Neighbouring / Boundary Trees</b>	<b>City-Owned Trees</b>
<b>Injury</b>	3	8	-
<b>Removal</b>	-	1	-
<b>Exemption</b>	-	-	-

If there are any questions or concerns regarding the contents of this report, please feel free to contact me at [wesley@centraltreecare.com](mailto:wesley@centraltreecare.com).

Thank you,

c/o Wesley                      ON-2149A  
Mike Spencley                ON-1379A  
Central Tree Care Ltd.



ON-1379A

Site Photos

Photo 1 – North-east facing, front yard profile





Photo 2 – South-east facing, south-east front property line





Photo 3 – North-west facing, North west property line

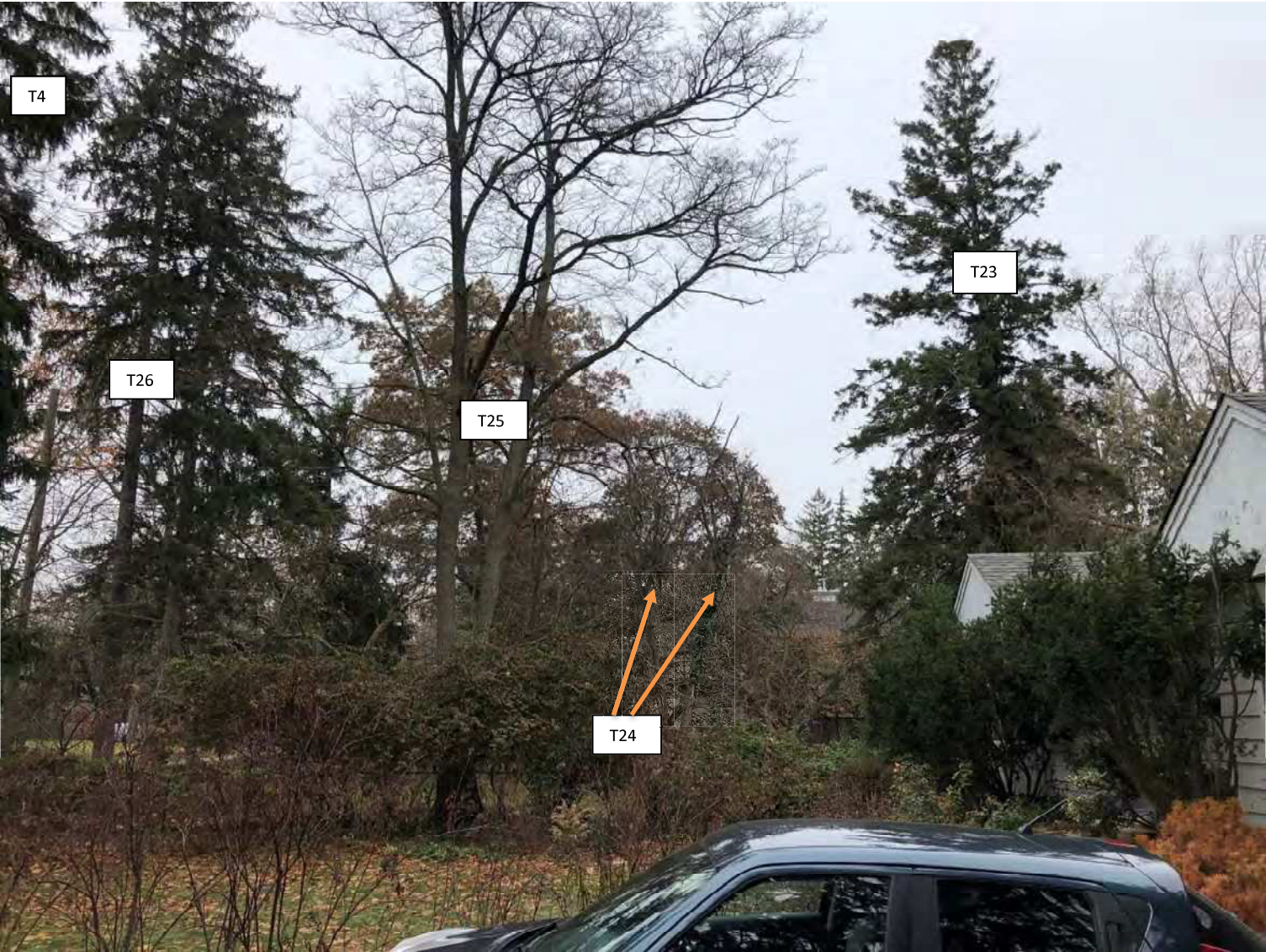




Photo 4 – South-east facing, south-east rear-side property line

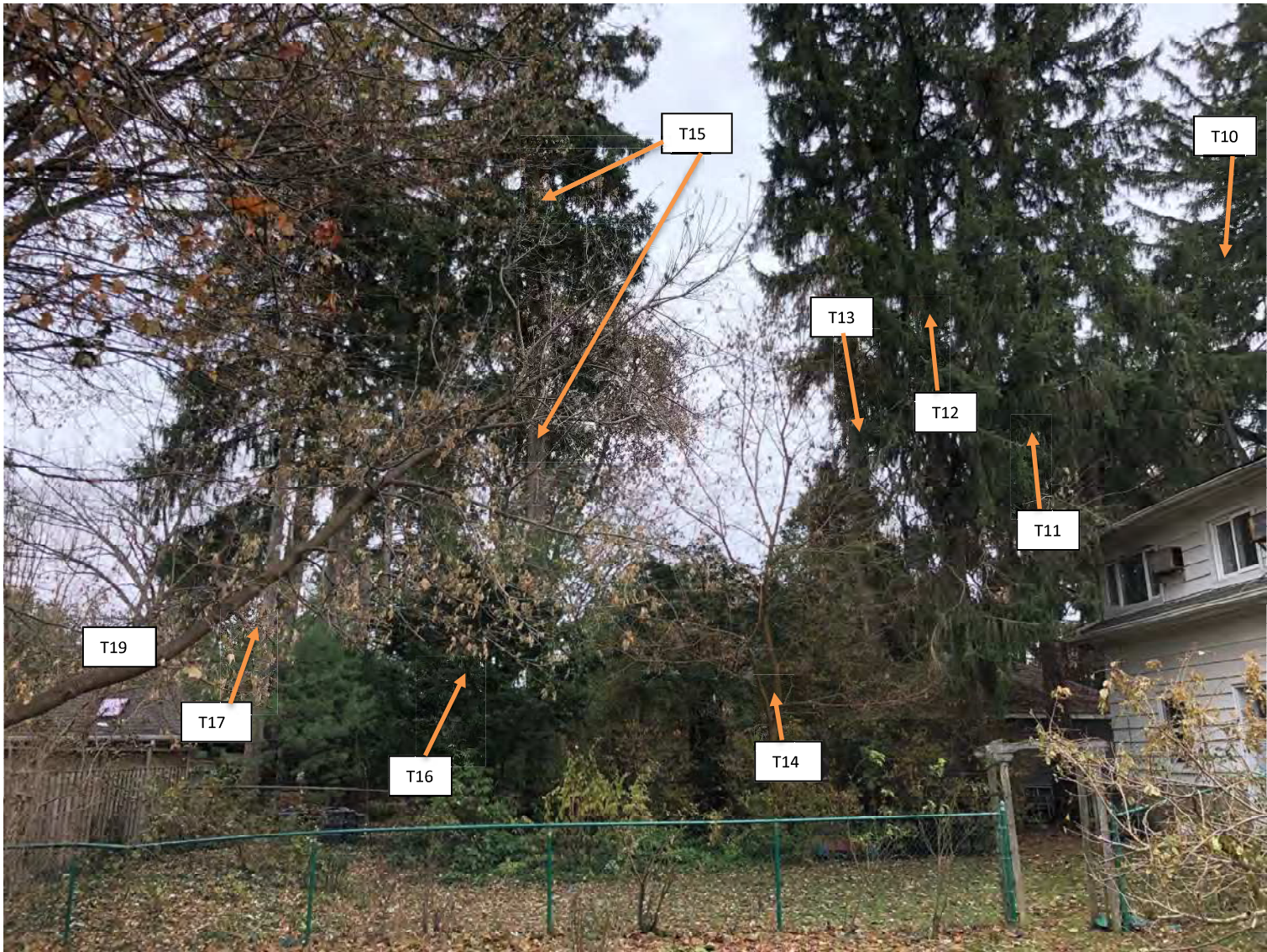


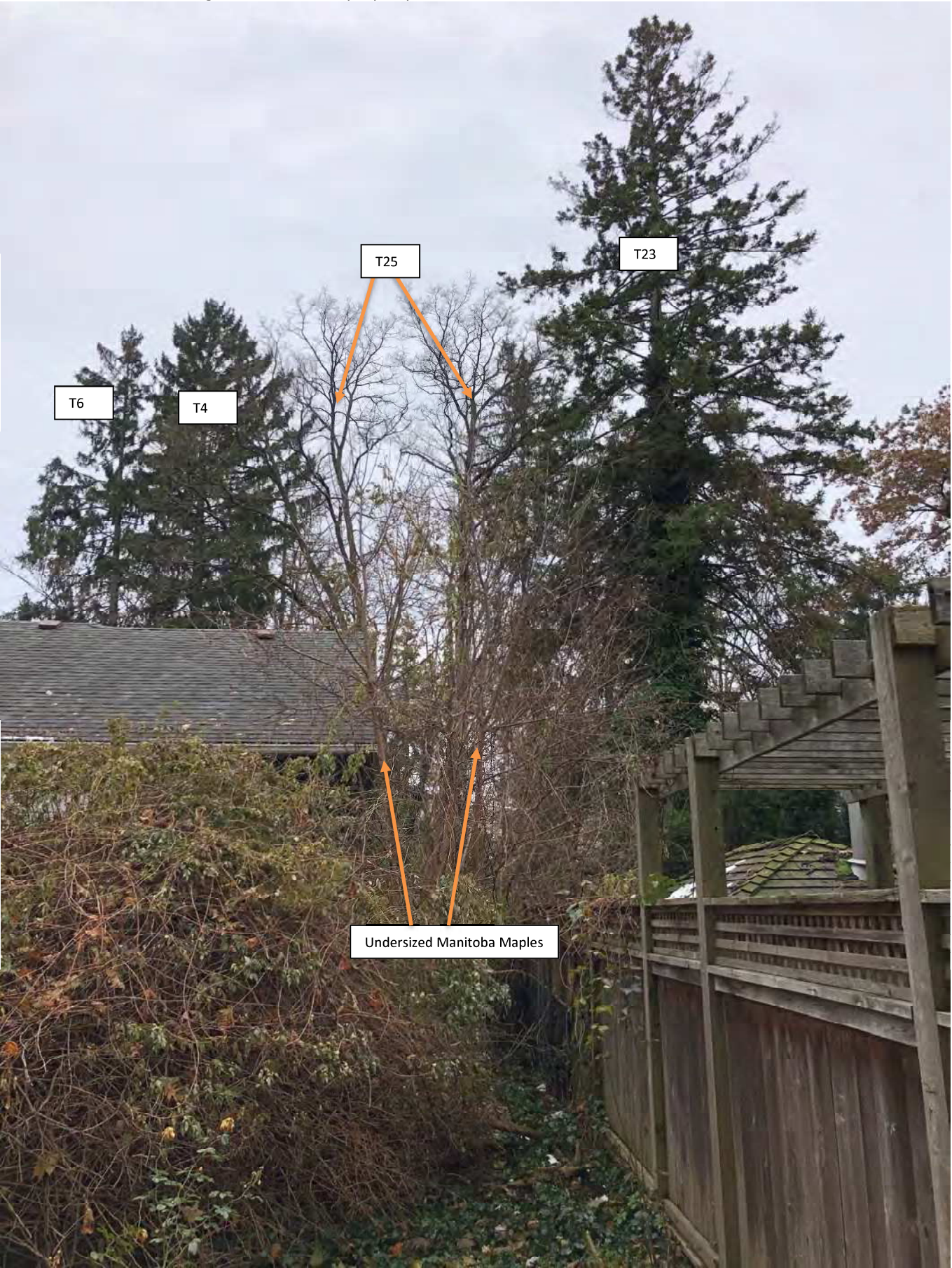


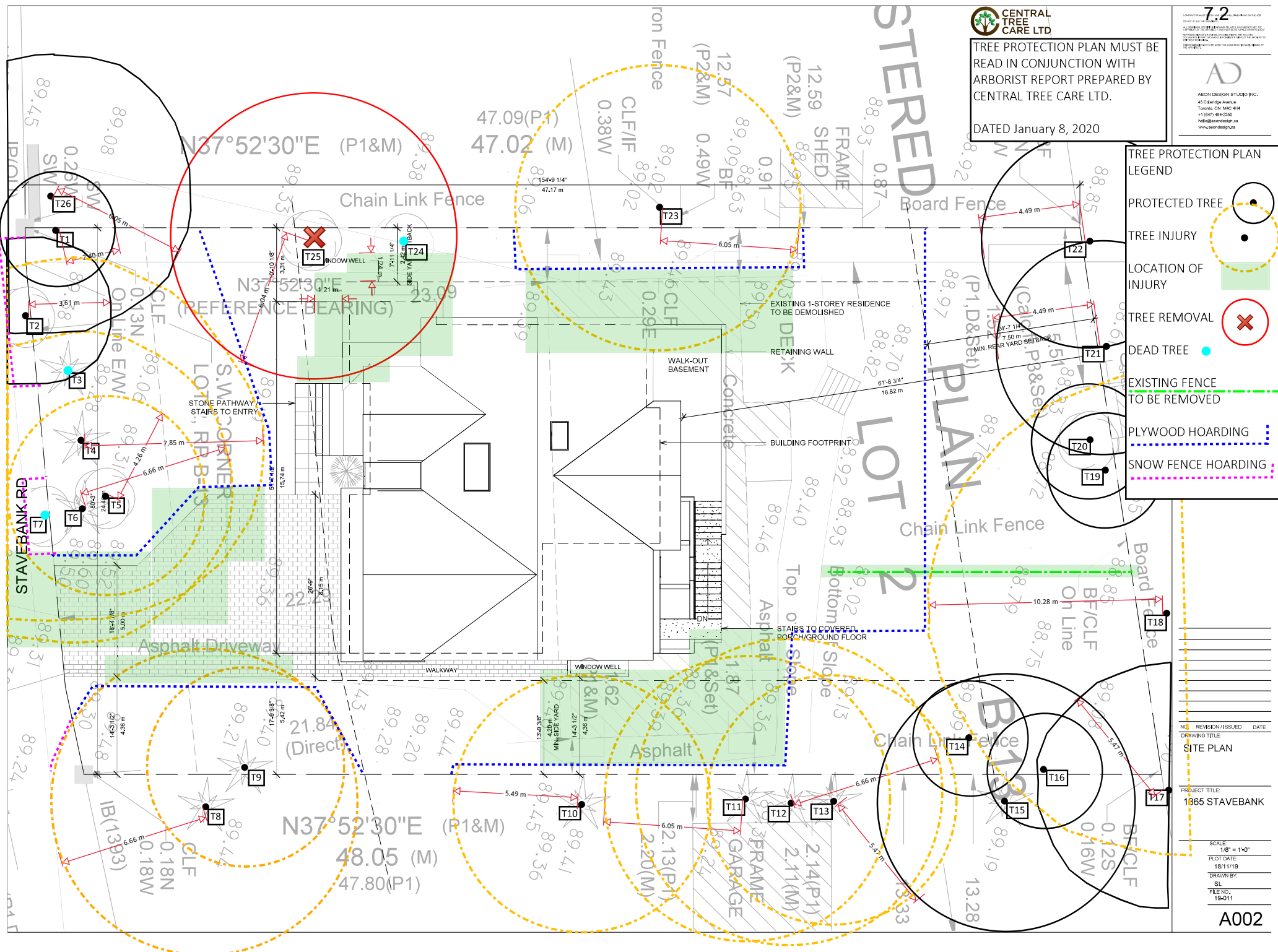
Photo 5 – South-east facing, south-east rear property





Photo 6 – South-west facing - north-east side property line







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