

1171 Stavebank Road

Heritage Impact Assessment

June, 2022, Revised



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Executive Summary

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. to determine the impacts of the proposed development at 1171 Stavebank Road. This is an addendum to the report prepared by Gillespie Heritage Consulting. The report recommended demolition and Council, in conjunction with the Heritage Advisory Committee approved that the property was not to be designated¹. This review is to determine if the new construction on the property will pose any negative impacts on the heritage resource of the Mineola Neighbourhood.

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

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

Reference

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

¹ Email, Andrew Douglas, July 19, 2022

Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed new dwelling at 1171 Stavebank Road. An HIA is required as this property is identified as being within the Cultural Heritage Landscape area of the Mineola Neighbourhood. “The Mineola Neighbourhood has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The roads wind, rise and fall with the natural topography. There are no curbs. This softens the transition from landscaped yards to the street edge. What has evolved is a neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings. The balance of built form and natural surroundings on generally larger lots has given this neighbourhood a distinct character within Mississauga. LOW STONE WALLS: Stone walls line some of the streets of Mississauga's older neighbourhoods. Some are constructed of shale either from the Credit River Valley or from the bottom of Lake Ontario. These walls add character and diversity to the neighbourhood.”²

This report was prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (March, 2022). A site visit was undertaken by W.E. Oughtred & Associates on April 12, 2022 to assess and document the property and its relationship to the neighbourhood.

² City of Mississauga

Location & Site Description

Municipal Address: 1171 Stavebank Road

Legal Description: Pt. Lot 3, Plan C10

Lot Area: 1843.33 sq.m.

Zoning: R1-2, Residential

General Location: East Side of Stavebank Road, North of Lakeshore Road West.

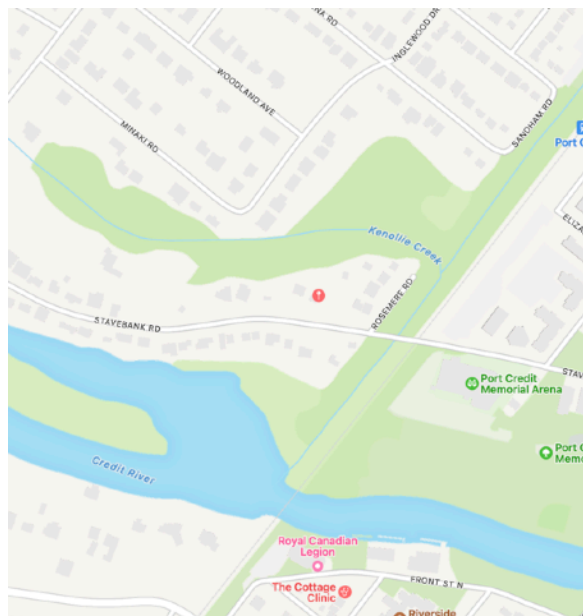


Figure 1: Location Map³

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

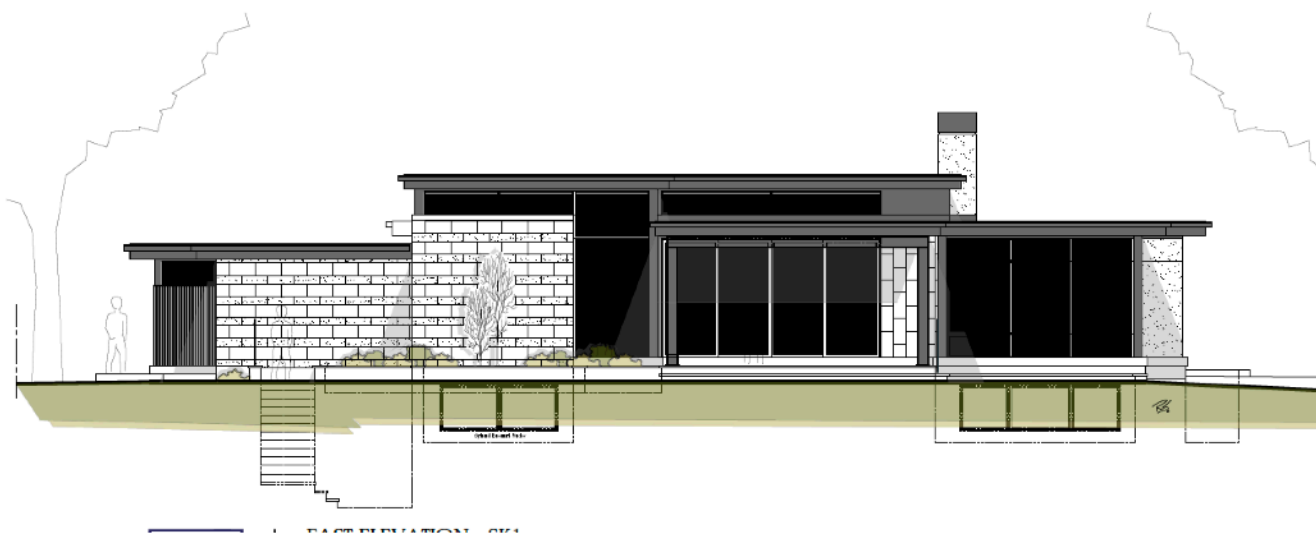
³ Apple Maps

Development Proposal

A sophisticated, symmetrical modern home is proposed to replace the existing 2 storey brick dwelling. The home has been designed by New Age Design. The new home will be situated in generally the same location as the existing dwelling, maintaining the generous front yard setback. Sideyard setbacks will be decreased, however, will still comply with the by-law requirement. Mature trees on the lot are retained to provide screening and buffers to the adjacent dwellings.



Proposed Front Elevation



Proposed Rear Elevation

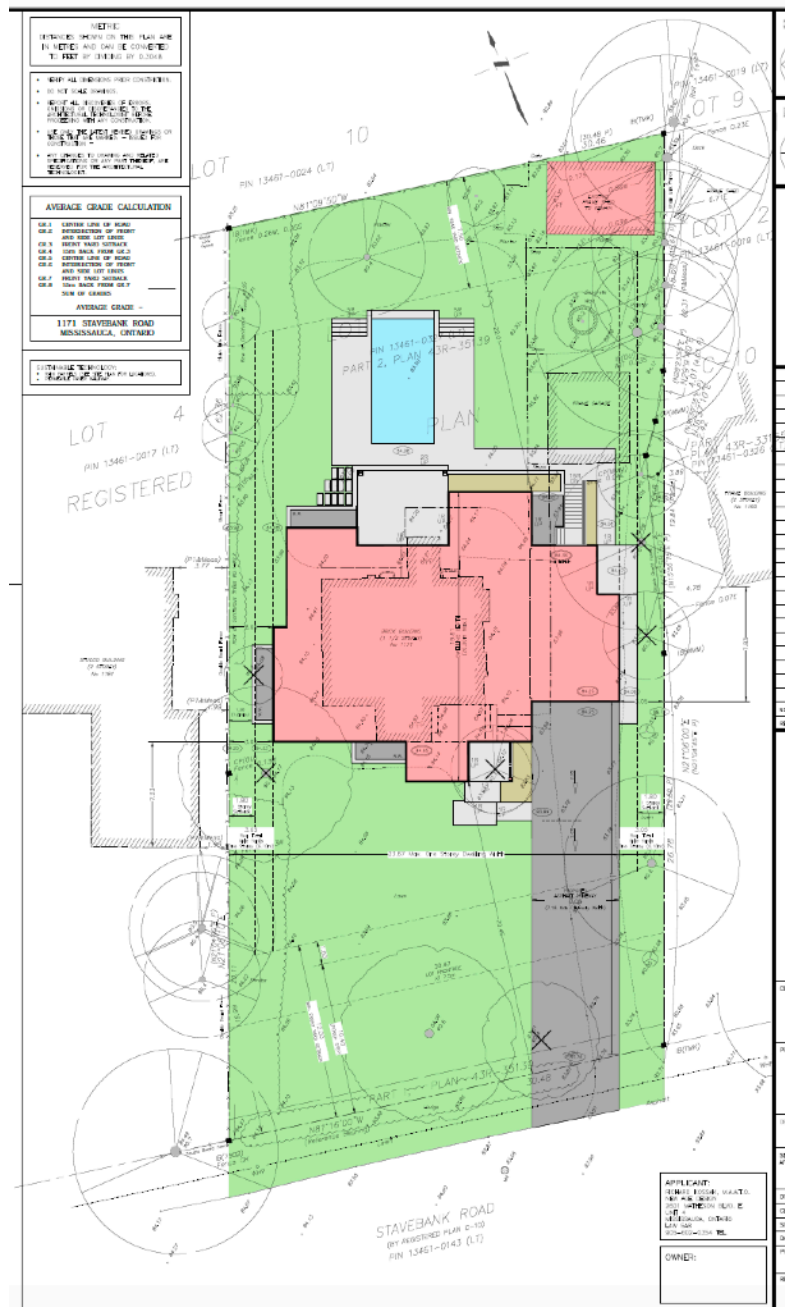


Proposed Side (South) Elevation

Proposed Side (North) Elevation



Figure 2: Proposed Site Plan

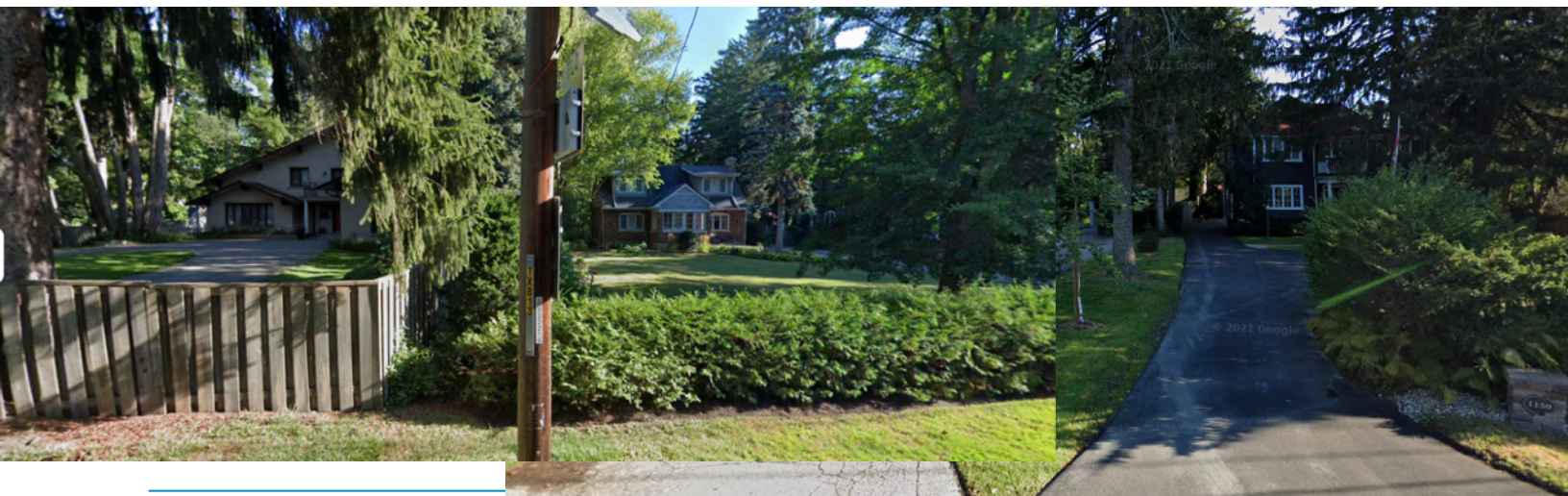


The proposed dwelling complies with the by-law and no variances are required.

Table 1: By-law requirements

Zoning By-law	Requirement	Proposal
Lot Area	695 sq.m	1843.33 sq. M
Lot Frontage	22.5m	30.47m
Maximum Lot Coverage	25%	25%
Maximum GFA	190 sq. M + 0.2X lot area	450sq.m.
Maximum dwelling depth	20.0m max	19.81m
Front Yard Setback	9.0m	20.45m
Setback to Garage Face	Same as dwelling	20.45m
Rear Yard Setback	7.5m	22.01m
Side Yard Setbacks	1.8m (one storey)	3.05m
Combined width of Sideyards	20% of the lot frontage (6.10m)	6.10m (3.05m per side)
Maximum Height (Flat Roof)	7.5m	5.09m
Maximum Driveway Width	8.0m	7.19m
Minimum landscaped soft area	40%	73%

Existing Streetscape



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

1171 Stavebank Road and the adjacent homes to either side are setback generously from the street and well shielded from view with mature trees. The dwelling to the south, 1159 Stavebank, has been updated over the years, 2003, 2015 and an addition as recently as 2020. So, it would be fair to make the assumption that the property will remain as is for some time. Whereas the property to the north, 1181 Stavebank Road is an original dwelling dating back to before 1950. The City shows no building permits and it is visible in aerial photography from 1954.

Proposed Streetscape



While the new home will be a contrast to the adjacent dwelling, it will not obstruct or dominate the streetscape as the existing mature trees and cedar hedge are to be retained. Further, the proposed dwelling is maintaining the existing generous front yard setback of approximately 20m. Shown below are examples of some of the homes on Stavebank Road. The diversity of housing on Stavebank Road contributes to its uniqueness. There are no two houses that look the same.



Evaluation of Impact of Proposed Development

Table 2: Impact Assessment

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

Mitigation Measures

The proposal for 1171 Stavebank Road is the demolition and construction of a new single family detached dwelling. An assessment of alternative development options and mitigation measures has been considered in order to limit the negative impact on the cultural heritage resource. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include but are not limited to:

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

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

Conservation of Cultural Landscape Feature Criteria

Table 3: Conservation of Cultural Landscape Feature

FEATURE	CONSERVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Stavebank Road will not change. There is no change to the lot frontage or the roadway. The majority of the existing cedar hedge is to remain. Although two trees are to be removed from the front yard, replacement plantings will be provided through site plan approval.
Horticultural Interest	The existing front yard landscaping will be maintained and enhanced.
Landscape Design, Type and Technological Interest	Not applicable
<u>Built Environment</u>	

FEATURE	CONSERVATION METHOD
Consistent Scale of Built Features	The proposed home is in keeping with new development on the street. Currently, Stavebank Road is a mix of older, original built homes, renovated homes and new dwellings. It is undergoing a transition and re-development just as it would have been when original homes were built. Homes were built on the river side first, then lots across the street were developed. The home has been designed as a statement. New home design is a statement of the owners. In this area, custom homes are built as per the owners desires versus standard subdivision homes that are all very similar. An eclectic mix of styles are demonstrated throughout the neighbourhood.
<u>Historical Association</u>	
Illustrates Style, Trend or Pattern	The existing dwelling was constructed pre-1954 and has no historical associations. It does not illustrate a style, trend or pattern. No conservation necessary.
Illustrates Important Phase in Mississauga's Social or Physical Development	The lot was created in 1910 through a plan of subdivision. There is no impact with the redevelopment of the lot.
<u>Other</u>	
Historical or Archaeological Interest	The existing mature trees on the lot will be maintained. The proposed dwelling is situated in the same general location as the existing home.

Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built prior to 1954. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed new construction will not impact the cultural heritage resource, that being the Mineola Neighbourhood. Mitigation measures, as noted above, have been considered and no further action is required.

About the Author

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

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

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

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

References

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

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

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