

Heritage Impact Assessment

1341 Stavebank Road, Mississauga, ON



EXISTING FRONT (EAST) ELEVATION



PROPOSED FRONT (EAST) ELEVATION



JAN. 29, 2020

Prepared by

Heritage Resources Consulting

March 2020

INTRODUCTION

The owners of 1341 Stavebank Road, Mississauga wish to extend the existing structure on its eastern side, bringing the current front façade forward to match the rest of the front elevation and extending it to two storeys from its existing single storey state. Because 1341 Stavebank Road is situated within the Mineola Cultural Landscape Neighbourhood and is listed on Mississauga's heritage inventory for its architectural features - it is not designated under Part IV of the Ontario Heritage Act - the city has requested that a heritage impact assessment be prepared. The property also has a low stone wall bordering its Stavebank frontage. Heritage Resources Consulting has been commissioned by the owners to prepare the study.

DESCRIPTION OF 1341 STAVEBANK ROAD TODAY

The property is situated on the northeast corner of Stavebank Road and Mineola Road West (Figures 1 and 2). It lies just east of the Credit River. The residence at 1341 Stavebank Road is

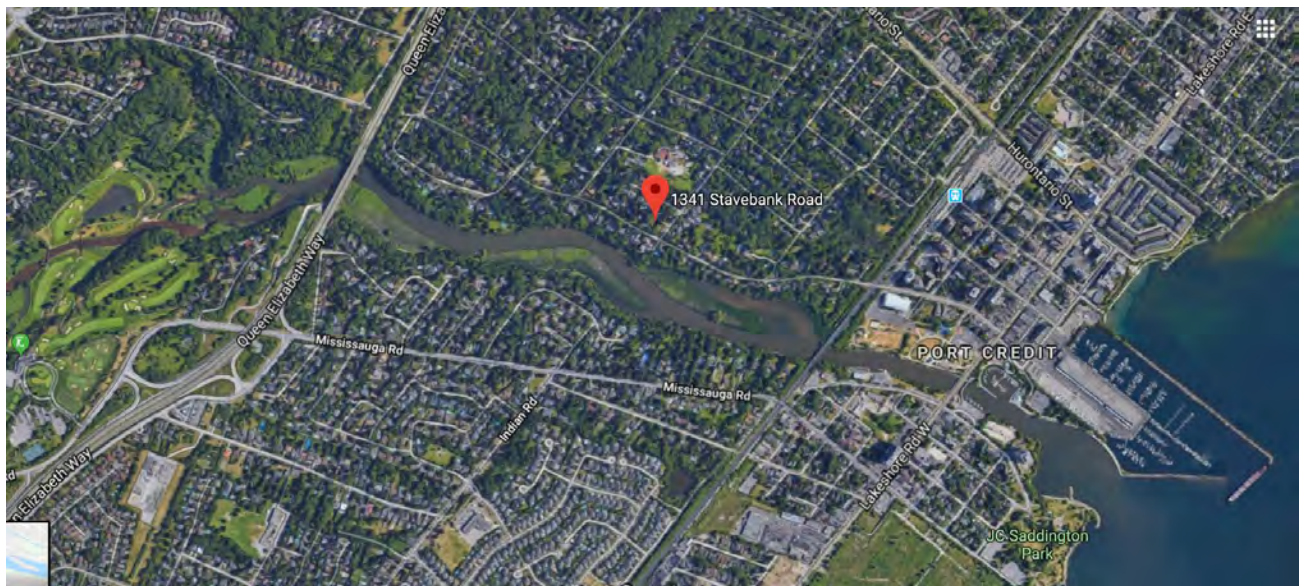


Figure 1 *Aerial View of 1341 Stavebank Road. (Google Maps:*

a large two storey structure built of Credit Valley stone. It is a well-crafted building featuring a hip roof and gently sloping eaves (Figure 3). It is located on a large lot graced with a number of mature trees (Figures 4 and 5). Its main entrance is from Stavebank Road and its Stavebank boundary is delineated with a low stone wall which adds to the property's charm (Figure 6).



Figure 3 *1341 Stavebank Road, front or east façade. (Photo by author.)*



Figure 4 *1341 Stavebank Road, landscape. (Photo by author.)*



Figure 5 *The Stavebank Road entrance to 1341 Stavebank Road. (Photo by author.)*



Figure 6 *A portion of the low stone wall bordering Stavebank Road. (Photo by author.)*

SITE HISTORY

The following overview traces the evolution of the property which is now identified as part of Lot 3 in Range 2 of the Credit Indian Reserve at the Peel County Land Registry Office. Structures are also reviewed where sufficient information is available.

Pre-Settlement to 1854

By the end of the 17th century much of what is now southern and southwestern Ontario had become the territories of the Ojibwa who pushed the Iroquois Confederacy south of the Lower Great Lakes during these years. The Credit River valley, within which 1341 Stavebank Road is situated, and a large tract of territory around it became the traditional hunting lands of the Mississauga, part of the larger Ojibwa cultural group early in the 18th century.¹ Here, at the mouth of the Credit River, the Mississauga met French traders and began exchanging furs for European manufactured goods. It is said that the name of the river derives from the willingness of the French to extend credit to their native partners, a gesture of good will by and no doubt an economic benefit for the French.

By the 1780s settlers began to stream into what would become Upper Canada, and eventually Ontario. The first arrivals were refugees of the American Revolution, the United Empire Loyalists, and they settled mostly in the eastern portion of the territory and in the Niagara Peninsula. In 1791 Upper Canada was established as a separate colony and two years later its first Lieutenant Governor, John Graves Simcoe, had a road cut through the western lands. This was Dundas Street and it remains a major transportation artery to this day.

In the first years of the 19th century it was becoming clear that European settlement was only going to increase along lakes Ontario and Erie. In 1805 the Mississauga sold their lands around the Credit River, retaining a reserve on the Credit River and a one mile wide stretch of land on either side for fishing and hunting.² Further sales took place in 1818 and 1820, an indication of the unrelenting tide of newcomers seeking farmland and establishing communities. The following map shows the Mississauga lands, both the areas ceded and those for a time retained. The one mile wide strip of land on either side of the Credit River was also ceded in the 1820 treaties but would remain unsettled for another quarter century (Figures 7, 8 and 9).

¹ Mississauga Heritage Web Site, Aboriginal Culture; <http://www.heritagemississauga.com/page/Aboriginal-Culture>.

² Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON, 2007), p. xiii.

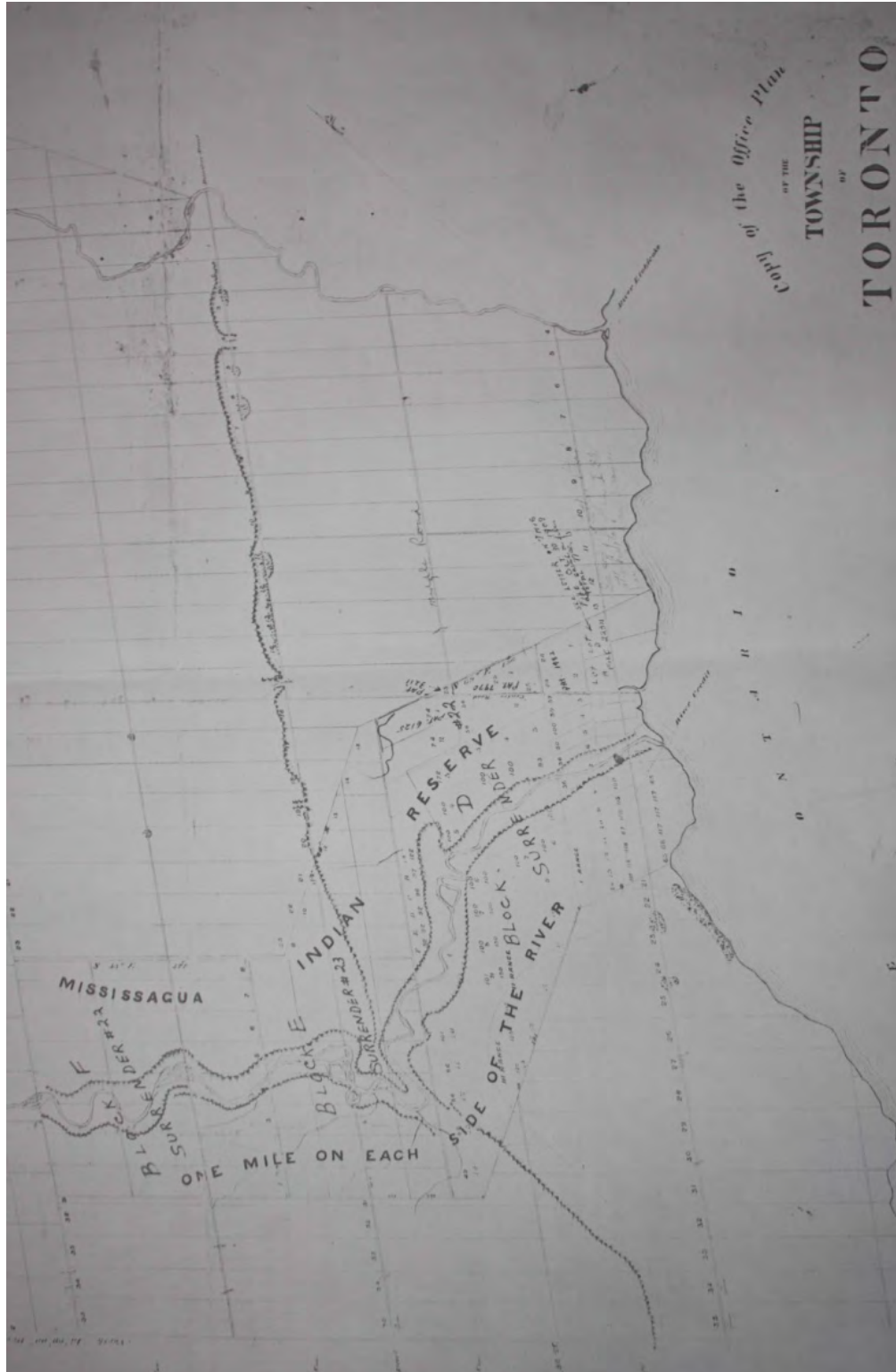


Figure 7 Lands along the Credit River surrendered by the Mississauga, 1818 and 1820, detail. (Library and Archives Canada [hereafter LAC], National Map Collection [hereafter NMC], 13121.)



Figure 8 1854 Map of the Credit Indian Reserve identifying the three ranges of the reserve. (Image from the University of Toronto Map Collection, item 10051351.)



Figure 9 Detail of the 1854 Credit Indian Reserve lands showing Range II and lot 3, the eastern portion of which is occupied by Elizabeth Blakely. (Image from the University of Toronto Map Collection, item 10051351.)

1854 TO 1912

In 1854 the Credit Indian Reserve lands were put up for sale by auction and, in March 1862 a patent for the east portion of lot 3 in the second range, consisting of $59\frac{3}{4}$ acres, was issued to Elizabeth Blakely.³ Her name appears in the 1854 map above (Figure 9). In 1887 Elizabeth, now Elizabeth Dixie and wife of medical doctor B. W. B. Dixie sold all of her land to Jonadab D. Hardy, a carpenter living in Toronto Township according to the 1871 census. Hardy immediately sold the property to James Payne, a farmer, and his heirs in 1908 again sold the whole $59\frac{3}{4}$ acres to Kenneth Skinner, a Toronto Township gardener and builder.⁴ The land contained in the 1862 patent to Elizabeth Blakely remained an undivided block until Skinner began sub-dividing it in 1912. The plan below (Figure 10) shows part of the original subdivision. In that year he sold the lot on the northeast corner of Stavebank and Mineola roads for \$2,500 to Sarah Alice Lee (née Hamilton), spouse of Frederick William Lee.

³ "Toronto Township Land Registry Excerpts," 9100M, Series 7, Perkins Bull Historical Series, and Peel County Land Registry Abstract Index Book A, Region of Peel Art Gallery, Museum and Archives; Brampton, ON.

⁴ Kathleen A. Hicks, *Port Credit: Past to Present* (Mississauga Library System: Mississauga, ON.), p. 106.

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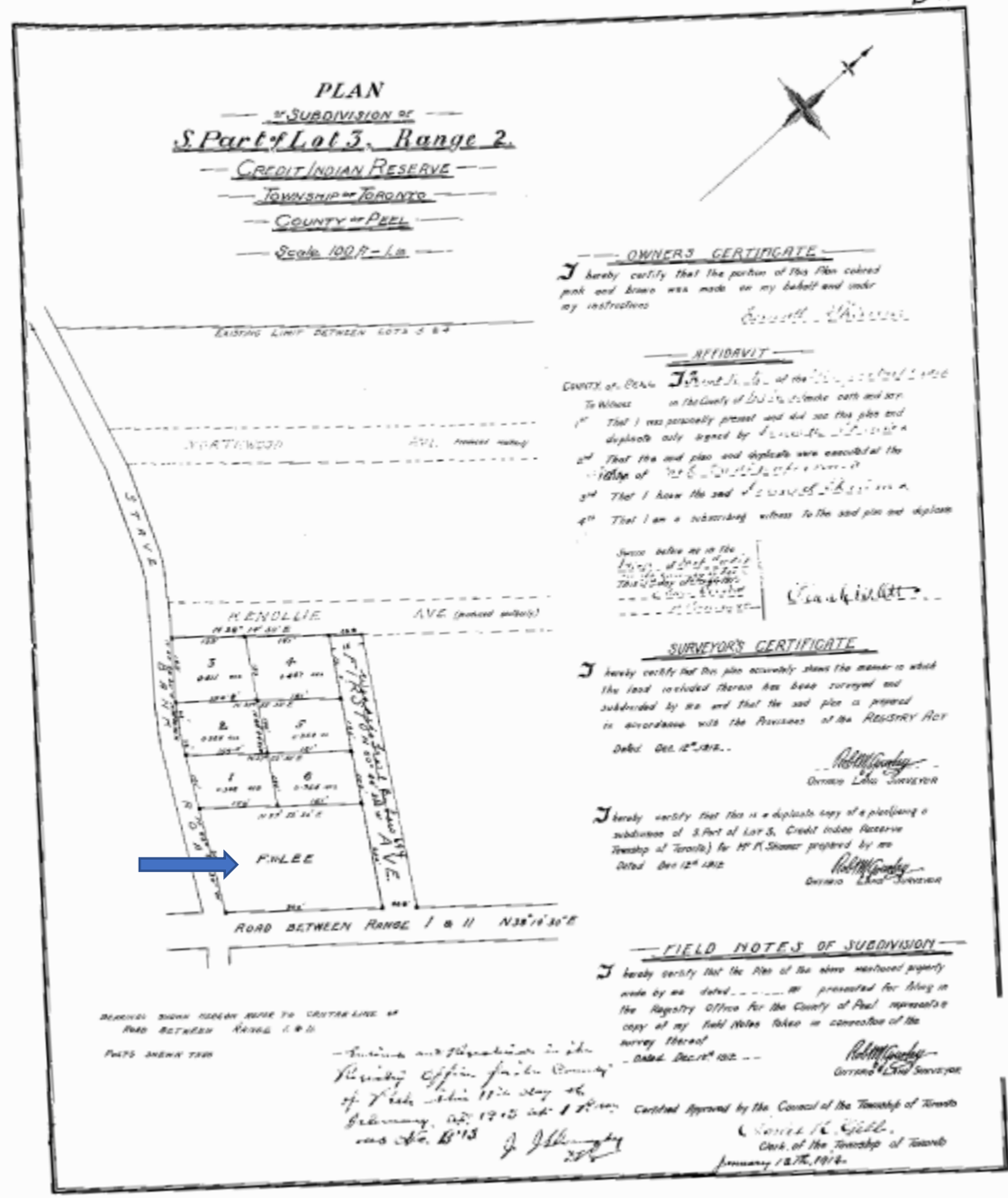


Figure 10 Plan B13, Toronto Township, 13 Jan. 1913. (Peel County Land Registry Office.)

1912 TO 2019

Frederick William Lee was born in Dumfermline, Scotland in 1864 and immigrated to Canada in 1895.⁵ He settled initially in Port Credit and established the St. David's Winery in Toronto to which he commuted daily by boat.⁶ In 1902 Frederick Lee married Mary Elizabeth Barr and they built a home on Spadina Avenue in Toronto. Mary was an organist at the Bloor Street Presbyterian Church. Frederick, a fine baritone singer, was the soloist at the Bloor Street Church and also sang at the Shelburne Methodist Church and at the Church of the Redeemer. He was one of the founders of the Home Musical Club in Toronto.

Mary Elizabeth Lee died in 1904 and Frederick married Sarah Alice Hamilton in 1908. They settled in Port Credit and likely built their home, which they called 'Atholl Brae', at 1341 Stavebank Road shortly after purchasing the property in 1912. It was a finely crafted and well built mansion which has stood largely unchanged to this day (Figure 11). Lee closed his Toronto business in 1916 and opened the Dominion Wine Growers Company at nearby Oakville. This company was amalgamated with the Canadian Wine Growers Limited in 1928 and Lee became its first president, a position he occupied until shortly before his death in 1950 at his daughter's home in Leith, Ontario.

Lee's second wife, Sarah Alice Lee, died in 1936 and Frederick sold the property at 1341 Stavebank Road in 1947 to Irene P. Bruce for \$28,000. Irene Bruce sold the land to Edward W. and Vera M. Brydon William in 1950. Vera Brydon in turn sold it to Irene Barber in 1970 and she sold to William and Eleanor Scott in 1974. The current property was registered as a plan (Figure 2) by the Scott family in May 1977 and they sold it to Eleanor Scott, possibly a daughter in July 1983. By 1998 1341 Stavebank Road was in the hands of Joanne and Ruth Hill and Heather Breedon. They sold the property to the current owners in 2013.

⁵ Canada Census, 1921; https://www.ancestry.ca/interactive/8991/1921_080-e003026912?pid=1288682&treeid=&personid=&usePUB=true&_phsrc=tXh3&_phstart=successSource.

⁶ Biography of Nairn Dane and her father, William Frederick Lee, Grey; <https://greyroots.pastperfectonline.com/byperson?keyword=Dane%2C+Nairn>.



Figure 11 *1341 Stavebank Road ca. 1980. (Image courtesy of Dorothy Kew, Local History Librarian, Mississauga Central Library.)*

There are no records of major external or interior changes being made at 1341 Stavebank Road. A visual examination of the exterior suggests that change was limited to periodic roof shingle replacement. The original steam heating system was replaced with an oil furnace at some point in the past. The current owners have had the oil furnace removed and have updated and modernized the original steam heating. The original radiators were not removed and still serve today to heat the house.⁷

⁷ Interview with current owner, July 2019.

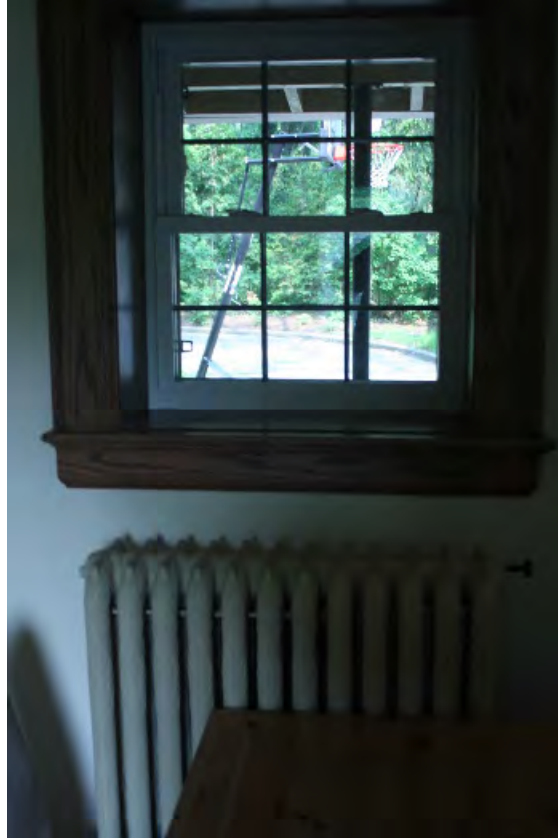


Figure 12 *A radiator at 1341 Stavebank Road. (Photo by author.)*

1341 STAVEBANK ROAD: ANALYSIS OF THE EXISTING PROPERTY

Structure

The residence at 1341 Stavebank Road is a well designed and carefully crafted estate house of English Tudor manor design built by Frederick and Sarah Alice Lee about 1912. The architect has not been identified. The front façade features three large asymmetrical arched and multi-paned window openings, two of which protrude from the front wall. The southern, smaller arched opening features a door with multi-paned windows on each side. The second level has two smaller symmetrical arched double windows with functioning exterior shutters. There is a small dormer window to the attic on the upper roof. The whole structure is built of Credit Valley stone and a low stone wall runs parallel to the front façade (Figure 13). A decorative wishing well, also made of Credit Valley stone, may be seen in figure 14. The rear or west façade shows the one storey portion of the residence which the owners hope to extend to two stories (Figure 15). The south façade reveals a one storey extension, also replete with arched, multi-paned windows (Figure 16). The main entrance is on this south façade (Figure 16) and the gated entrance is from Stavebank Road which runs in an approximately northeast to southwest direction at this point (Figure 18). The interior of the residence continues the style of the exterior windows.



Figure 13 *The front or east façade of 1341 Stavebank Road. (Photo by author.)*



Figure 14 *The eastern and northern portion of the front façade of 1341 Stavebank Road. (Photo by author.)*



Figure 15 *The rear or west façade of 1341 Stavebank Road. (Photo by author.)*



Figure 16 *The south façade of 1341 Stavebank Road. (Photo by author.)*



Figure 17 *The main entrance of 1341 Stavebank Road. (Photo by author.)*



Figure 18 *The gated entrance to 1341 Stavebank Road. (Photo by author.)*

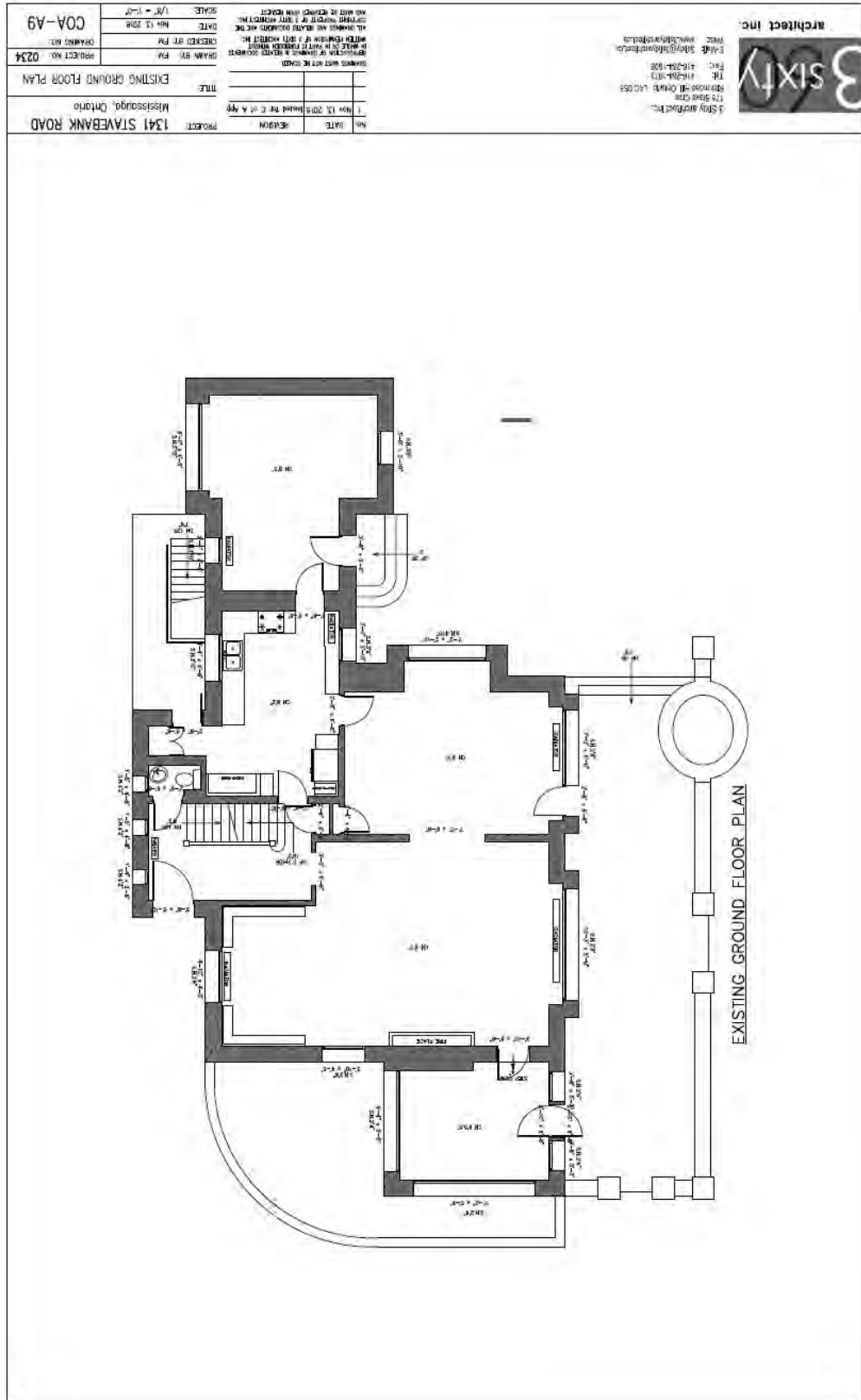


Figure 19 Current ground floor plan. (Image provided by owners.)



Figure 20 *The dining room looking east. (Photo by author.)*



Figure 21 *The living room looking east and south. (Photo by author.)*



Figure 22 *The staircase to the second floor. (Photo by author.)*



Figure 23 *The view looking east from the patio above the northern one storey portion of the residence. (Photo by author.)*

Landscape

An arched stone pedestrian entranceway to the grounds is located at the southeast corner of the property and a low stone wall runs the length of the southern boundary. Both are constructed of

Credit Valley stone. The grounds consist of open grass areas and mature trees. There is an inground swimming pool just west of the house, complete with a change building. A circular drive and a two-vehicle garage complete the landscape elements.



Figure 24 *The stone entrance to the grounds viewed from the interior. (Photo by author.)*



Figure 25 *The stone entrance from the corners of Stavebank and Mineola roads. (Photo by author.)*



Figure 26 *A portion of the low stone wall that borders the front or east side of the property along Stavebank Road. (Photo by author.)*



Figure 27 *The grounds looking west toward the main entranceway. (Photo by author.)*



Figure 28 *The grounds looking east from the corner of the residence. (Photo by author.)*



Figure 29 *The inground swimming pool. (Photo by author.)*



Figure 30 *The circular drive at the main entrance. (Photo by author.)*



Figure 31 *The two-vehicle detached garage, west of the residence. (Photo by author.)*

Streetscape

The streetscape on both Stavebank and Mineola roads consists of mature trees and residences similar in size to that at 1341 Stavebank Road. The natural setting is enhanced here by the absence of curbs.



Figure 32 *Looking west on Stavebank Road. Our property is to the immediate right. (Photo by author.)*



Figure 33 *Looking east on Stavebank Road at Mineola Road West. (Photo by author.)*



Figure 34 *The large house across the street from our property is virtually hidden by mature conifers. (Photo by author.)*



Figure 35 *Looking north along Mineola Road with the wooden fence of 1341 Stavebank Road to the left. (Photo by author.)*



Figure 36 *1350 Stavebank Road, another nearby property. (Photo by author.)*



Figure 37 *1385 and 1375 Stavebank Road. (Image from Google maps.)*



Figure 38 289 Mineola Road. (Image from Google Maps.)

PROPOSED DEVELOPMENT: STRUCTURE AND LANDSCAPE

The following drawings show the front or east elevation of the structure at 1341 Stavebank Road at present and with its proposed addition. They are followed by four drawings showing the elevations of the structure with its proposed addition. The next two images show the structure's footprint at present and after the addition is constructed.

The two storey addition will replace the existing one storey northern portion of the residence. While this plan will require the removal of a portion of the original fabric of the structure, the design features of the addition complement the architectural details of the existing structure. Where possible salvaged stone from the demolition of the one storey portion of the building will be used on the east and south façades. The proposed window design and roof elements reflect the existing features and the proposed addition is a visually pleasing extension of the current building. The addition will extend further to the west and will cover much of what is now the paved asphalt driveway. The existing garage will be retained but its doors will be changed to the south side of the building (Figure 45). The addition will have a minimal impact upon the existing landscape of the property. Figure 42 shows the proposed development set in the current landscape. Figures 47 to 50 show from various perspectives the one storey portion of the existing building that is to be replaced with a sympathetically designed two storey addition. A variance will be requested as part of the application for the new construction which will extend about one foot over the allowed building line along part of its northern wall.

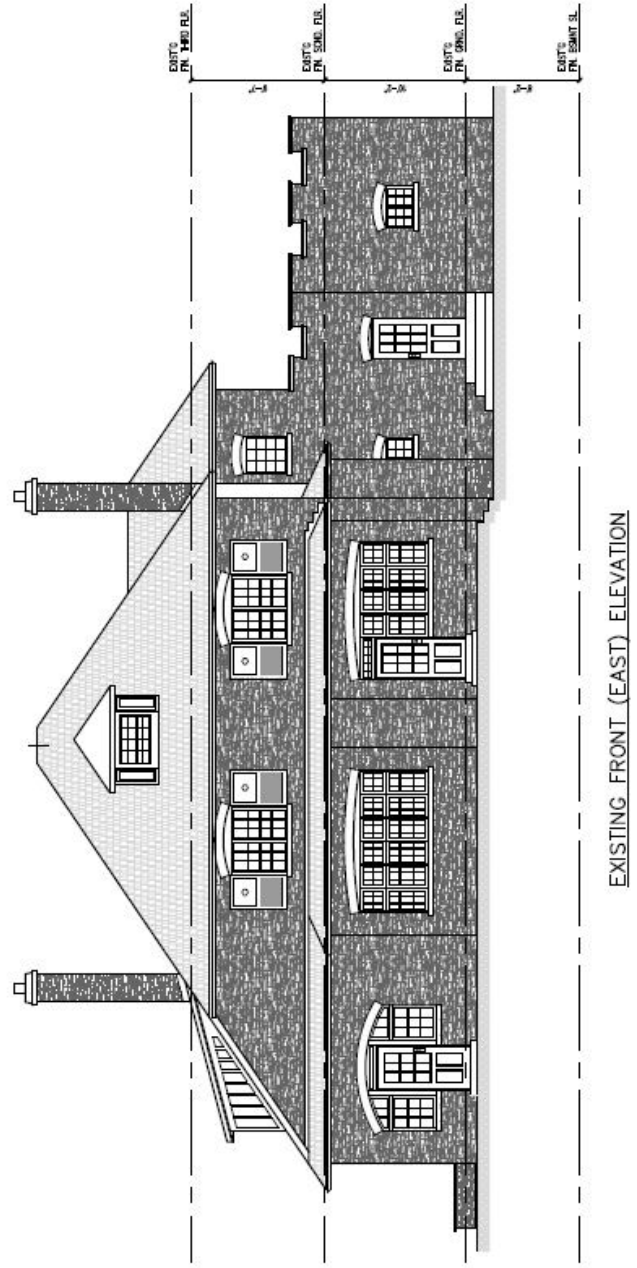


Figure 39 The front or east elevation of 1341 Stavebank Road as it exists in 2020. (Image from owners.)

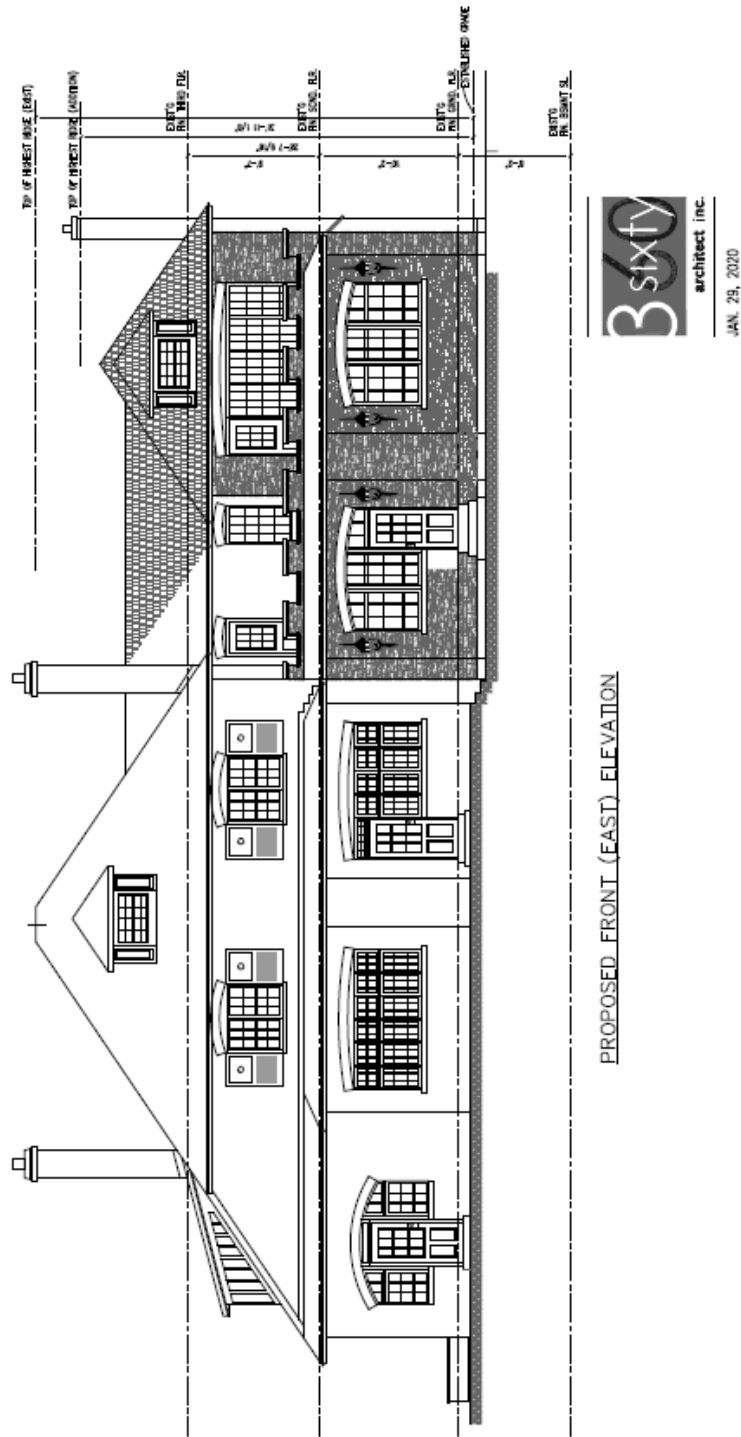


Figure 40 The front or east elevation of 1341 Stavebank Road with proposed addition. (Image from owners.)

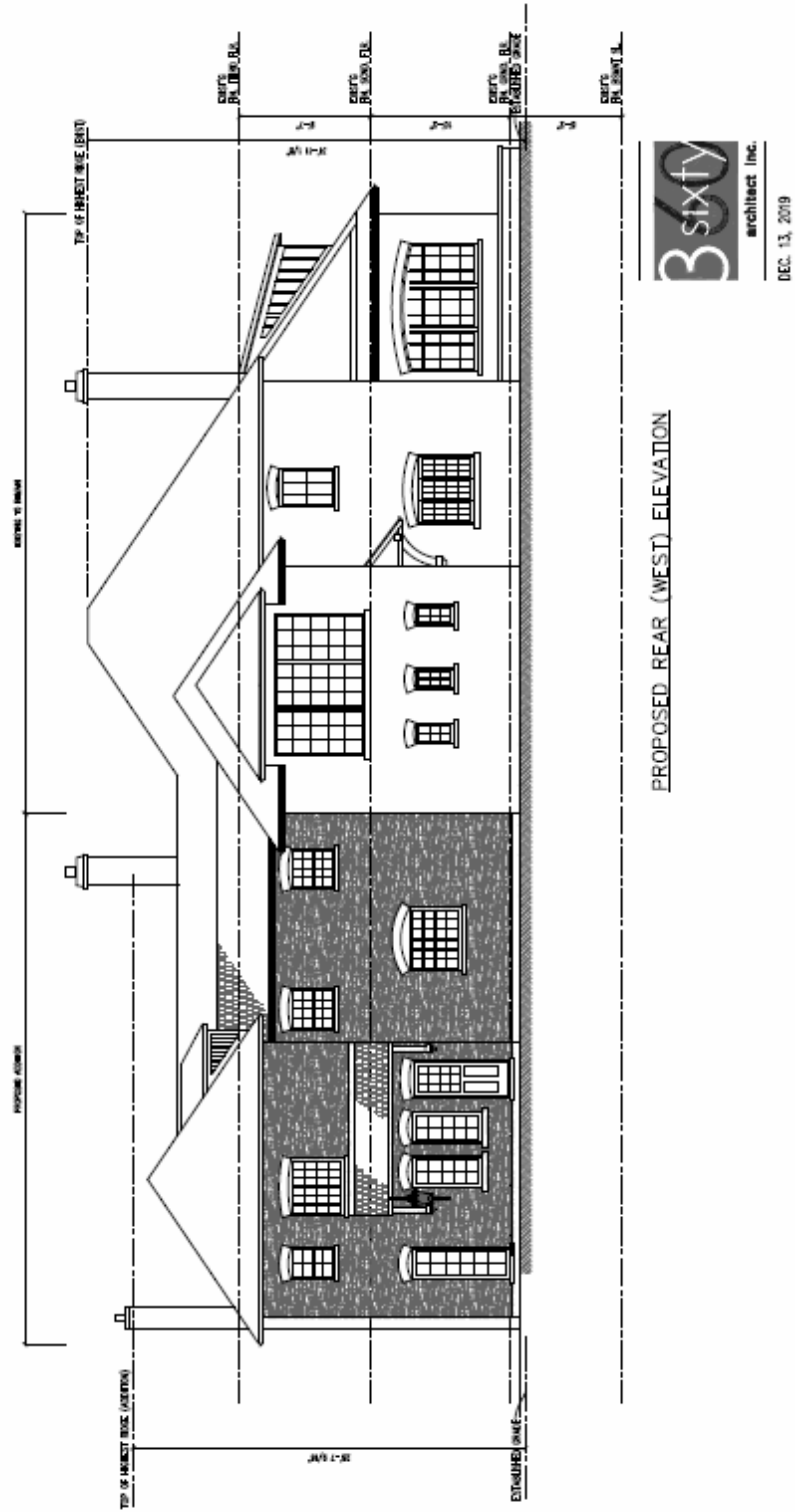
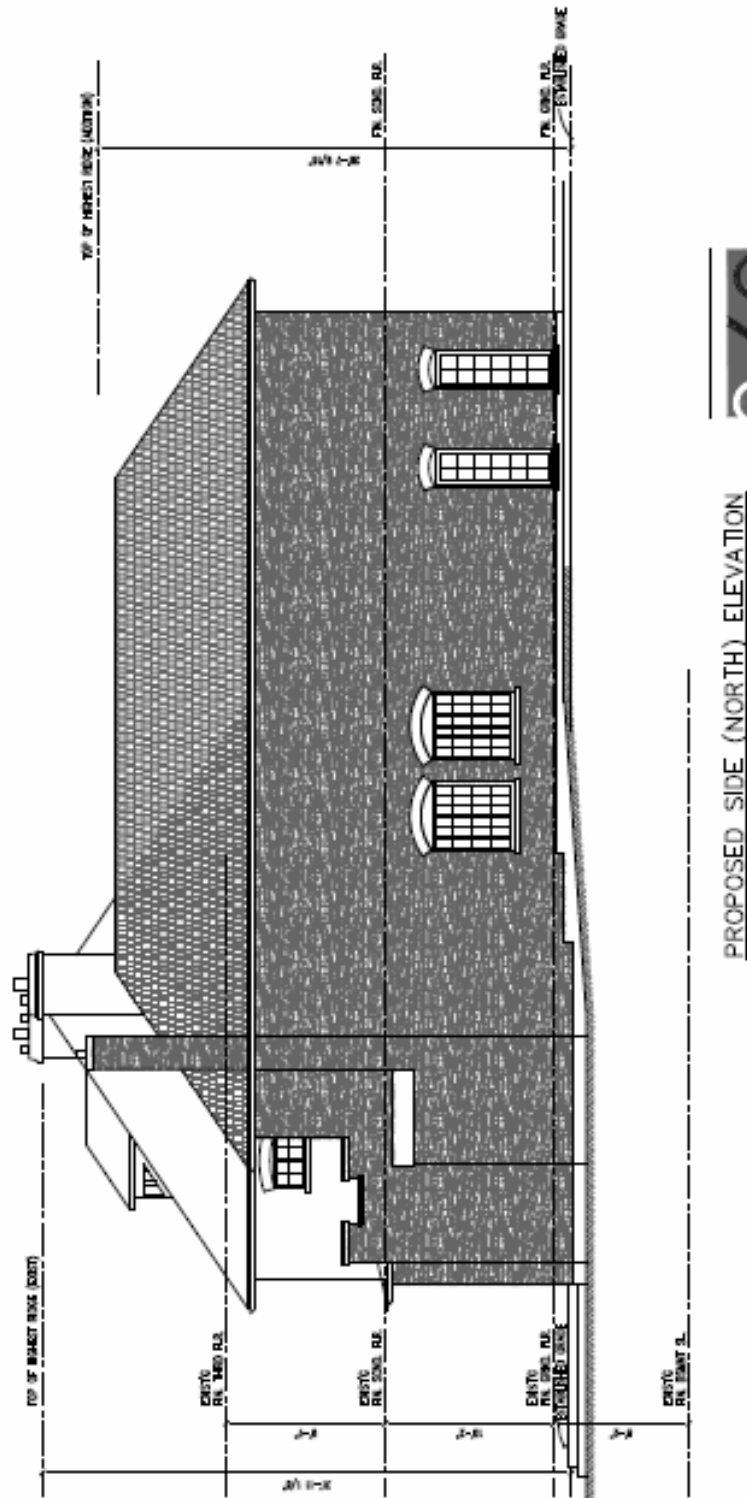


Figure 41 The rear or west elevation of 1341 Stavebank Road with proposed addition. (Image from owners.)



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Figure 42 The north or side elevation of 1341 Stavebank Road with proposed addition. (Image from owners.)

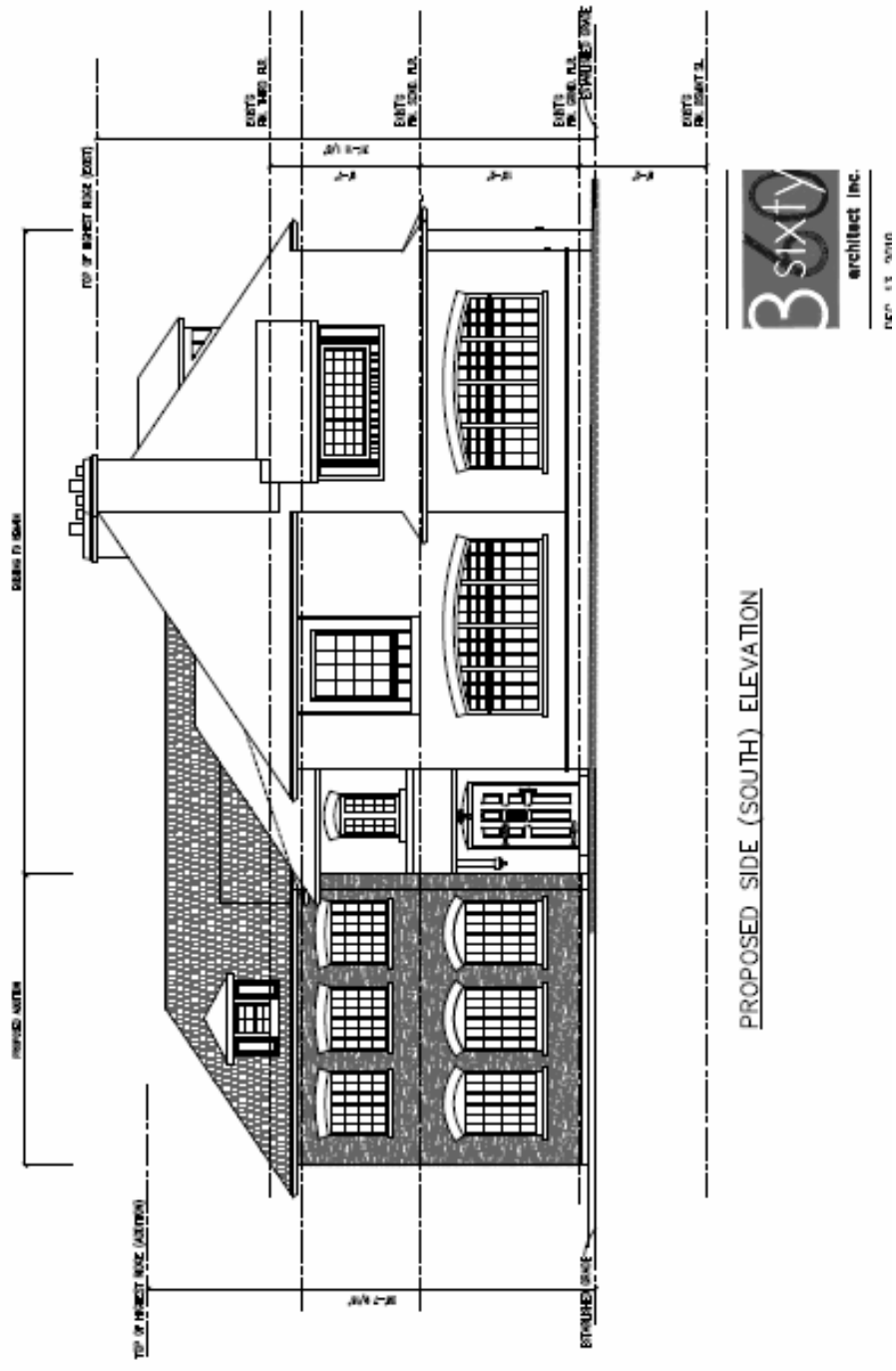


Figure 43 Proposed side or south elevation of 1341 Stavebank Road. (image from owners.)



Figure 44 *Proposed development set in current landscape. The property is too large to incorporate adjacent structures into a single image. (Image from owners.)*



Figure 46 The footprint of the residence at 1341 Stavebank Road following proposed alterations. (Image from owners.)



Figure 47 *The current west or rear side of 1341 Stavebank Road showing the paved area leading to the garage. (Photo by author.)*



Figure 48 *Detail of the one storey portion of the structure that is to be replaced. (Photo by author.)*



Figure 49 *The one storey portion of the structure to be replaced with a two storey addition.
(Photo by author.)*



Figure 50 *A wider view of the one storey portion of the structure proposed to be removed.
(Photo by author.)*

The low stone wall on the Stavebank property line is recognized as a heritage landscape feature. Its foundation is giving way in places and the wall requires periodic renewal. It is the intention of the current owners to stabilize this structure. They may also extend it along Stavebank Road west of the existing driveway. The wooden fence along the Mineola boundary may be replaced at a future date.



Figure 51 *A section of the low stone wall at 1341 Stavebank Road. (Photo by author.)*



Figure 52 *The current wooden fence along the Mineola boundary. (Photo by author.)*

ASSESSMENT OF PROPOSED DEVELOPMENT IN TERMS OF CULTURAL LANDSCAPE VALUES

The property at 1341 Stavebank Road is bounded on its east side by Mineola Road and so is situated within the Mineola Neighbourhood Cultural Landscape. The neighbourhood's cultural landscape values have been described in the following terms:



Cultural Landscape Inventory

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.

Figure 53 *The description of the Mineola Neighbourhood. (City of Mississauga Community Services: Cultural Landscape Inventory, January 2005.)*

Its cultural landscape values are identified as:

<p>LANDSCAPE ENVIRONMENT</p> <p><input checked="" type="checkbox"/> Scenic and Visual Quality</p> <p><input checked="" type="checkbox"/> Natural Environment</p> <p><input type="checkbox"/> Horticultural Interest</p> <p><input checked="" type="checkbox"/> Landscape Design, Type and Technological Interest</p>	<p>BUILT ENVIRONMENT</p> <p><input checked="" type="checkbox"/> Aesthetic/Visual Quality</p> <p><input type="checkbox"/> Consistent Early Environs (pre-World War II)</p> <p><input checked="" type="checkbox"/> Consistent Scale of Built Features</p> <p><input type="checkbox"/> Unique Architectural Features/Buildings</p> <p><input type="checkbox"/> Designated Structures</p>
<p>HISTORICAL ASSOCIATION</p> <p><input checked="" type="checkbox"/> Illustrates Style, Trend or Pattern</p> <p><input type="checkbox"/> Direct Association with Important Person or Event</p> <p><input checked="" type="checkbox"/> Illustrates Important Phase in Mississauga's Social or Physical Development</p> <p><input type="checkbox"/> Illustrates Work of Important Designer</p>	<p>OTHER</p> <p><input type="checkbox"/> Historical or Archaeological Interest</p> <p><input type="checkbox"/> Outstanding Features/Interest</p> <p><input checked="" type="checkbox"/> Significant Ecological Interest</p> <p><input type="checkbox"/> Landmark Value</p>

Figure 54 *The cultural landscape values of the Mineola Neighbourhood. (City of Mississauga Community Services: Cultural Landscape Inventory, January 2005.)*

Landscape Environment

Scenic and Visual Quality

The residence and addition at 1341 Stavebank Road is set back from both Stavebank and Mineola roads and is best seen from the latter perspective. The addition fits well into the existing landscape and will not negatively impact the scenic or visual quality of the surrounding landscape environment.

Landscape Design, Type and Technological Interest

The landscape design at 1341 Stavebank Road is a typical residential mix of grassed areas interspersed with mature trees. It conforms well to the surrounding landscape but exhibits no features of special interest.

Historical Association

Illustrates Style, Trend or Pattern

1341 Stavebank Road is a fine example of an early twentieth century manor house set in an appropriate residential environment. The residence itself is an architecturally well designed home suitable for a prominent family. Its architectural qualities are reviewed in more detail below in the assessment of the property under Part IV of the Ontario Heritage Act.

Illustrates Important Phase in Mississauga's Social or Physical Development

The property at 1341 Stavebank Road with its well designed structure and careful landscaping is an excellent example of the growth in Port Credit of a successful and upwardly mobile portion of the larger population.

Built Environment

Aesthetic/Visual Quality

The imposing residence at 1341 Stavebank Road and its surrounding landscape present in scope and design a fine visual addition to the surrounding area.

Consistent Scale of Built Features

The large manor house at 1341 Stavebank Road has set the tone in size and visual appeal for residences in the immediate surroundings.



Figure 55 1388 Stavebank Road, a *nearby newer residence with architectural detailing of an earlier period.* (Photo from Google Maps.)

Other

Significant Ecological Interest

The property at 1341 Stavebank Road does not exhibit features of significant ecological interest.

ASSESSMENT OF EXISTING RESIDENCE BASED ON REGULATION 9/06 OF THE ONTARIO HERITAGE ACT

The following criteria were prepared as a guide in the designation of properties of cultural heritage value or interest under Part IV of the Ontario Heritage Act and are presented in the *Ontario Heritage Tool Kit* published in 2006 (Figure 56).

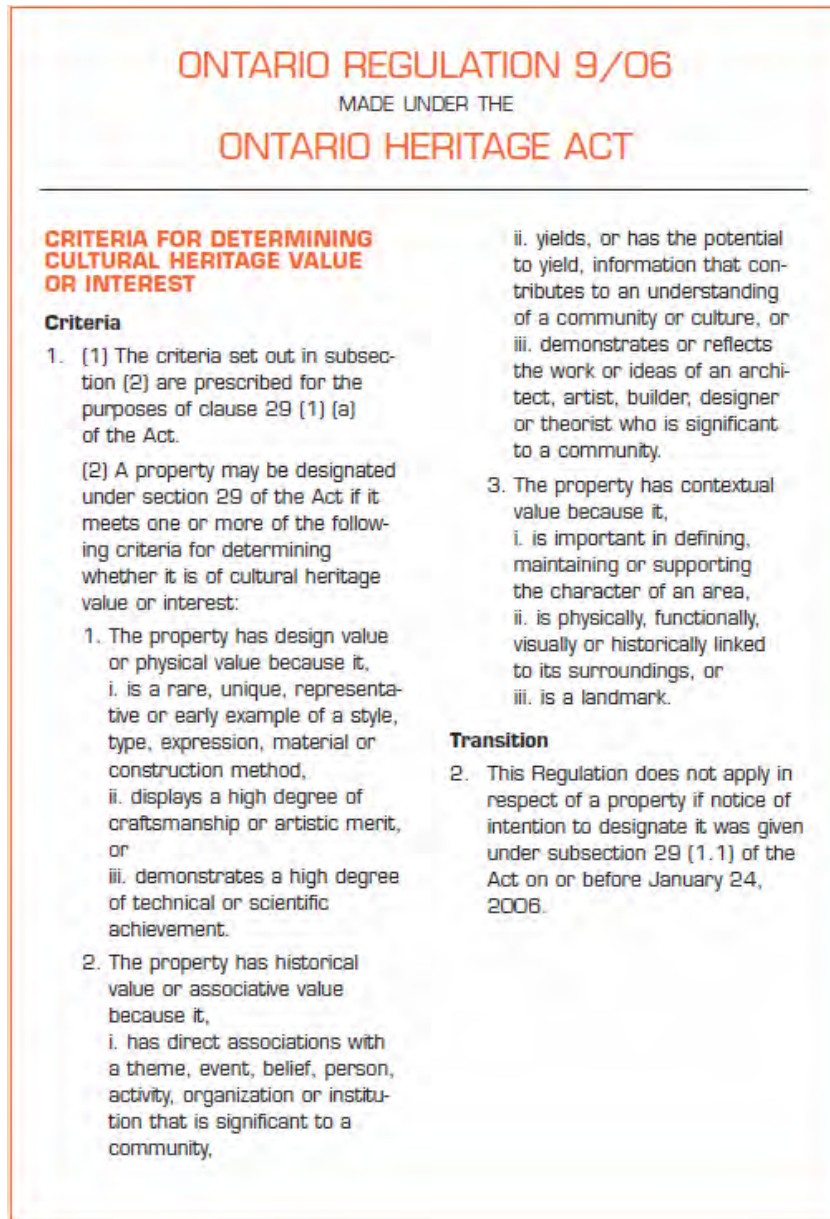


Figure 56 “Heritage Property Evaluation: A Guide to Listing, Researching and Evaluating Cultural Heritage Properties in Ontario’s Communities,” (Queen’s Printer for Ontario: Toronto, 2006), p. 22.)

Design or Physical Value

The residence at 1341 Stavebank Road has been listed on the City of Mississauga’s Inventory of Properties of Historical Interest or Value but it is not currently designated under part IV of the Ontario Heritage Act. It is listed because of its architectural values which include a pleasing Tudor style complete with multi-paned windows, gently sloping roof lines and tall chimneys. Figure 58 shows both the window detailing and the double roof lines. The excellent quality of



Figure 57 *Windows and roof lines on the east or front façade. (Photo by author.)*

the stonework and the interior woodwork are testament to the craftsmanship displayed in this building's construction.



Figure 58 *Detail of the stonework on the front façade. (Photo by author.)*



Figure 59 *The finely crafted dark woodwork extends throughout the house. (Photo by author.)*

The decorative arched stone entrance to the grounds and the stone wishing well both reinforce the whimsical picturesque setting for the property.



Figure 60 *The arched stone entrance and the wishing well at 1341 Stavebank Road. (Photos by author.)*

Historical Value or Associative Value

Frederick William Lee and his wife Sarah Alice (née Hamilton) married in Port Credit in 1908 and purchased the land at 1341 Stavebank Road in 1912. Here they built their new home which they named “Atholl Brae”.⁸ It was, and remains, a residence suitable for an affluent member of the community. Lee, an immigrant from Scotland, was initially a wine merchant for the St. David’s Wine Growers Company in Toronto and is listed as a manufacturer in the 1921 census.⁹ In 1916 he established the Dominion Wine Growers Company in nearby Oakville and, when the company amalgamated with the Canadian Wine Growers Limited in 1928, he became the new company’s first president. He appears to have continued in this role until shortly before his death in 1950. Below is a trademarked label filed by the Dominion Wine Growers Limited of Oakville in 1932.



Figure 61 A Canadian Wineries Limited label trademark filed in 1932. (Canada, Intellectual Property and Copyright; <http://www.ic.gc.ca/app/opic-cipo/trdmrks/srch/viewTrademark?id=0159214&lang=eng&tab=reg&posNum=2&search=%7B,%22selectField1%22%3A%22all%22%2C%22textField1%22%3A%22Dominion%20Wine%20Growers%22%2C%22category%22%3A%22%22%2C%22type%22%3A%22%22%2C%22status%22%3A%22%22%2C%22viennaField%22%3A%5B%5D%2C%22searchDates%22%3A%5B%5D%2C%22selectMaxDoc%22%3A%22500%22%2C%22language%22%3A%22eng%22%7D&length=25&start=0>)

⁸ https://www.ancestry.ca/search/?name=Frederick+William_Lee&event=_port+credit-peel-ontario-canada_1649722.

⁹ https://www.ancestry.ca/interactive/8991/1921_080-e003026912?pid=1288682&treeid=&personid=&rc=&usePUB=true&phsrc=pRI50&phstart=successSource.

He was an early member of the Toronto Board of Trade, the Port Credit Lawn Bowling Club, the Mississauga Golf Club and the United Church of Canada.¹⁰ Frederick William Lee was a figure of some status within the community of Port Credit and the larger Canadian business world in the first half of the twentieth century. Sarah Alice Lee who died in 1936 was active in Port Credit's social and cultural life and was a member of the Trinity (Anglican) Church Women's Guild.¹¹

Contextual Value

1341 Stavebank Road, or "Atholl Brae" as it was named by its original owners, plays a significant contextual role in this portion of the Mineola Cultural Landscape Neighbourhood. Built in 1912 and maintained for over a century, the structure speaks to and helps to maintain the prosperous appearance of the community that grew up around it in later years. Images of similar, but later, neighbouring residences appear in the Streetscape section above.

ASSESSMENT OF EXISTING RESIDENCE FOR CONSERVATION BASED ON THE ONTARIO PROVINCIAL POLICY STATEMENT

The Ontario Provincial Policy Statement provides the following direction for the conservation of cultural heritage:

2.6.1 Significant built heritage resources and significant heritage landscapes shall be preserved.

The above assessment of 1341 Stavebank Road indicates that it has significant heritage resources and that it reinforces an identified cultural heritage landscape. As such it is deserving of preservation for the appreciation of future generations.

RECOMMENDATION

1341 Stavebank Road is listed on Mississauga's heritage inventory because of its architectural features and values. It is also historically significant for its association with Frederick William Lee. It is the view of Heritage Resources Consulting that the proposed addition not only mirrors the existing architecture but also adds to the picturesque architecture of the structure. The owners' decision to repair, maintain and extend the current low stone wall boundary is commendable. In our view the request for permission to extend the residence with an addition should be approved.

¹⁰ Grey County Archives and Museum;
<https://greyroots.pastperfectonline.com/byperson?keyword=Dane%2C+Nairn>.

¹¹ *Port Credit News*, 29 July 1933, p. 3.

CHAIN OF OWNERSHIP

- 12 March 1862, Crown patent issued to Elizabeth Blakely for 59¾ acres, being the northeast portion of lot 3, range 2, Credit Indian Reserve
- 12 March 1862, not registered until 20 January 1887, Crown sells 59¾ acre northeast portion of lot 3, range 2, Credit Indian Reserve to Elizabeth Blakely for \$836.50, memorial 5948
- 4 June 1887, Elizabeth Dixie (née Blakely) *et al* sell 59¾ acre northeast portion of lot 3, range 2, Credit Indian Reserve to Jonadab D. Hardy for \$5,000, memorial 6149
- 4 June 1887, Jonadab D. Hardy and wife sell 59¾ acre northeast portion of lot 3, range 2, Credit Indian Reserve to James Payne for \$3,400, memorial 6150
- 14 Nov. 1908, James Payne last will transfers 59¾ acre northeast portion of lot 3, range 2, Credit Indian Reserve to Ellen O'Brien Payne and George Washington Payne, memorial 13210
- 15 December 1908, George Washington Payne and Ellen O'Brien Payne sell 59¾ acre northeast portion of lot 3, range 2, Credit Indian Reserve to Kenneth Skinner for \$6,000, memorial 13265
- 23 August 1912, Kenneth Skinner sells 1341 Stavebank Road to Sarah Alice Lee for \$2,500, memorial 15117
- 17 January 1947, Frederick William Lee and executors of estate of Sarah Alice Lee sell 1341 Stavebank Road to Irene P. Bruce for \$28,000, memorial 49295
- 9 November 1950, Irene P. Bruce sells property to Edward W. Brydon and Vera M. Brydon for \$2.00, memorial 61230
- 15 September 1970, Vera M. Brydon sells property to Irene Barber for \$200, memorial 15009045
- 15 August 1974, Irene Barber sells property to William Scott and Eleanor Scott for \$2.00, memorial 326309
- 18 December 2013, Eleanor Scott estate transfers property to Ruth Hunter Hill, Heather Breedon and Joanne Mildred Hill, memorial PR2479207
- 19 December 2013, Ruth Hunter Hill, Heather Breedon and Joanne Mildred Hill sell 1341 Stavebank Road to the current owners, memorial PR2479930

QUALIFICATIONS OF AUTHOR

Robert Joseph Burns

Principal

Heritage Resources Consulting

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Education

- PhD. in history, University of Western Ontario, London, ON

Career Highlights

- Principal, Heritage Resources Consulting, 1995 to the present
- Historian, Parks Canada, 1976 to 1995
- Manuscript editor, *Dictionary of Canadian Biography*, University of Toronto, 1973 to 1976

Summary

Dr. Burns has over four decades of experience in historical research and analysis. As a Parks Canada Project Historian he prepared a narrative and structural history of Inverarden, a Cornwall, Ontario domestic property built in 1816, and a structural and social history of Fort Wellington National Historic Site at Prescott, Ontario. As a member (history) of the Federal Heritage Buildings Review Office (FHBRO) from 1990 to 1995 he participated in the review of some 500 federal properties including CFB Esquimalt and the Kingston Penitentiary. As a consultant since 1995 he has completed a wide range of heritage assessment and research projects in co-operation with Heritage Research Associates, Inc., Ottawa and has prepared FHBRO cultural heritage assessment reports on numerous federal properties including CFB Goose Bay and its buildings, hangars, munitions bunkers and former nuclear weapons storage facilities. His examination of the temporary storage of nuclear weapons at Goose Bay during the Korean War crisis led to the publication of "Bombs in the Bush," *The Beaver*, Jan. 2005.

Heritage Assessment Projects

Heritage Assessments prepared for the Federal Heritage Buildings Review Office

- CFB Goose Bay, Heritage Assessment of 124 buildings, 2000. Building functional types included barracks, hangars, storage bunkers for conventional and nuclear weapons, guard towers, warehouses, and offices.
- CFB Goose Bay, Heritage Assessment of 16 buildings, 2001. Building functional types consisted of hangars for medium and heavy bombers.

- CFB Gagetown, Heritage Assessment of 77 buildings, 2002. Building Functional types included office/admin buildings, barracks, drill halls, garages, gate/guard houses, lecture/training buildings, mess halls, quarters, shops and recreational buildings.
- Bedford Institute of Oceanography, Heritage Assessment of the Van Steenburgh and Polaris Buildings, 2003.
- Hudson's Bay Company Post (abandoned), Ukkusiksalik National Park, Nunavut, 2005.
- Nanaimo Foundry, Nanaimo, BC, 2005.
- Heritage Assessments of the following lighthouses, lightstations and range light towers in the Great Lakes and Atlantic regions, 2006-2008:
 - Shoal Island Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Badgeley Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Pigeon Island Rear Range Light Tower, Lake Ontario, Heritage Assessment 2006.
 - Pointe Au Baril Rear Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Rondeau East Pier Light Tower, Lake Erie, Heritage Assessment 2006.
 - Stokes Bay Rear Range Light Tower, Lake Huron, Heritage Assessment 2006.
 - Owen Sound Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Brebeuf Island Front Range Light Tower, Georgian Bay, Heritage Assessment 2006.
 - Chantry Island Lighthouse Dwelling, Lake Huron, Heritage Assessment 2006.
 - Gros Cap Reef Lighthouse, St. Mary's River, Heritage Assessment 2006.
 - Janet Head Lighthouse, Manitoulin Island, Heritage Assessment 2006.
 - Red Rock Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Snug Harbour Lighthouse, Georgian Bay, Heritage Assessment 2006.
 - Byng Inlet Front Range Light Tower, Georgian Bay, Heritage Assessment 2007.
 - Kagawong Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment 2007.
 - Shaganash Light Tower, Lake Superior, Heritage Assessment 2007.
 - Saugeen River Front Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Saugeen River Rear Range Light Tower, Lake Huron, Heritage Assessment 2007.
 - Shoal Light Tower, Lake Rosseau, ON., Heritage Assessment 2007.
 - Wilson Channel Front Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Wilson Channel Rear Range Light Tower, near Sault Ste. Marie, Heritage Assessment 2007.
 - Canso Front Range Light, Heritage Assessment, 2008.
 - Canso Rear Range Light, Heritage Assessment, 2008.
 - Cape Croker Light Tower, Heritage Assessment, 2008.
 - Jones Island Front Range Light, Heritage Assessment, 2008.
 - Jones Island Rear Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Front Range Light, Heritage Assessment, 2008.
 - Margaree Harbour Rear Range Light, Heritage Assessment, 2008.

- Thunder Bay Main Lightstation, Heritage Assessment, 2008.
- West Sister Rock Lighttower, Heritage Assessment, 2008.

Heritage Assessments prepared for the federal Heritage Lighthouse Preservation program

- Great Duck Island, Georgian Bay, ON, 2010.
- Janet Head Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Kagawong Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Killarney East Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Killarney Northwest Lighthouse, Georgian Bay, Heritage Assessment, 2010.
- Manitouwaning Lighthouse, Manitoulin Island, Heritage Assessment, 2010.
- Victoria Beach Lighthouse, NS, Heritage Assessment, 2011.
- Schafner Point Lighthouse, NS, Heritage Assessment, 2011.
- Port Bickerton Lighthouse, NS, Heritage Assessment, 2011.
- McNab Point Lighthouse, Heritage Assessment, 2011.
- Saugeen River Front Range Light, Heritage Assessment, 2011.
- Saugeen River Rear Range Light, Heritage Assessment, 2011.
- Pointe au Baril Front Range Light, Heritage Assessment, 2014.
- Pointe au Baril Rear Range Light, Heritage Assessment, 2014.
- Snug Harbour Front Range Light, Heritage Assessment, 2014.
- Snug Harbour Rear Range Light, Heritage Assessment, 2014.

Heritage Assessments prepared for the private sector

- Madill barn, 6250 Hurontario Street, Mississauga, ON, Heritage Assessment, 2009.
- Stone residence, 7129 Tremaine Road, Milton, ON, Heritage Assessment, 2009.
- Smye estate, 394 Lakeshore Road West, Mississauga, ON, Heritage Assessment, 2009.
- Dudgeon cottage, 305 Lakeshore Road West, Oakville, ON, Heritage Assessment, 2010.
- five domestic structures, Bronte Road, Bronte, ON, Heritage Assessment, 2010.
- Lorne Park Estates cottage, 1948 Roper Avenue, Mississauga, ON, Heritage Assessment, 2012.
- Farm house, 11687 Chinguacousy Road, Brampton, ON, Heritage Assessment, 2012.
- Farm house, 3650 Eglinton Ave., Mississauga, ON, Heritage Assessment, 2013.
- Downtown Campbellford Properties, Heritage Assessment, 2013.
- residence, 1422 Mississauga Road, Heritage Impact Statement, 2015.
- residence, 2560 Mindemoya Road, Mississauga, Heritage Impact Statement, 2018.
- residence/offices, 70 Queen Street South, Mississauga, Heritage Impact Assessment, 2018.
- residence, 869 Sangster Avenue, Lorne Park Estates, Mississauga, Heritage Impact Assessment, 2018.
- residence, 972 Bexhill Road, Mississauga, Heritage Impact Assessment, 2019.
- residence, 795 First Street, Mississauga, Heritage Impact Statement, 2019.
- residence, 10 Mississauga Road North, Mississauga, Heritage Impact Assessment, 2019.
- residence, 1341 Stavebank Road, Mississauga, Heritage Impact Assessment, 2020.

Heritage Assessments and Plaque Texts prepared for the Ontario Heritage Trust

- J. L. Kraft, Fort Erie, ON, 2003.
- Reid Mill, Streetsville, ON, 2004.
- George Weston, Toronto, ON., 2005.
- Pauline McGibbon, Sarnia, ON, 2006.
- W. P. Bull, Brampton, ON, 2007.
- Founding of Englehart, ON, 2008.
- George Drew, Guelph, ON, 2008.
- Founding of Latchford, ON, 2009.
- Ball's Bridge, Goderich, ON, 2011.
- Canadian Tire Corporation, 2012.
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Publications and Other Major Projects

- "God's chosen people: the origins of Toronto society, 1793-1818", *Canadian Historical Association: Historical Papers, 1973*, Toronto, 1974. Republished in J. Bumsted (ed.), *Canadian History Before Confederation: Essays and Interpretations*, 2nd ed. (Georgetown, Ont.: Irwin-Dorsey Ltd., 1979).
- "James Grant Chewett", "William Botsford Jarvis", "George Herkimer Markland" and "Thomas Gibbs Ridout" published in the *Dictionary of Canadian Biography*, vol. IX, Toronto, 1976.
- "The post fur trade career of a North West Company partner: a biography of John McDonald of Garth", *Research Bulletin No. 60*, Parks Canada, 1977. Reprinted in *Glengarry Life*, Glengarry Historical Society, 1981.
- "Inverarden: retirement home of North West Company fur trader John McDonald of Garth". *History and Archaeology No. 25*, Parks Canada, 1979. First printed as *Manuscript Report Series No. 245*, 1978.
- "Fort Wellington: a Narrative and Structural History, 1812-38", *Manuscript Report Series No. 296*, Parks Canada, 1979.
- A review of J.M.S. Careless (ed.), *The Pre-Confederation Premiers: Ontario Government Leaders, 1841-1867* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIII, No.1, March 1981.
- A review of Mary Larratt Smith (ed.), *Young Mr. Smith in Upper Canada* (Toronto: University of Toronto Press, 1980) in *Ontario History*, LXXIV, No. 2, June 1982.
- "William Jarvis", "Robert Isaac Dey Gray" published in the *Dictionary of Canadian Biography*, Vol. V, Toronto, 1983.
- "Bulk packaging in British North America, 1758-1867: a guide to the identification and reproduction of barrels", *Research Bulletin No. 208*, Parks Canada, December 1983.
- "Cornwall, Ontario" in *The Canadian Encyclopedia* (Edmonton: Hurtig Publishers, 1985).

- "Samuel Peters Jarvis [with Douglas Leighton]" and "Samuel Smith Ridout" in the *Dictionary of Canadian Biography*, Vol. VIII, Toronto, 1985.
- "The Burns and Gamble Families of Yonge Street and York Township [with Stanley J. Burns]", *O.G.S. Seminar '85* (Toronto: Ontario Genealogical Society, 1985).
- "Starting From Scratch: the Simcoe Years in Upper Canada", *Horizon Canada*, No. 22, July 1985.
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- A review of Bruce G. Wilson, *The Enterprises of Robert Hamilton: A Study of Wealth and Influence in Early Upper Canada, 1776-1812* (Ottawa: Carleton University Press, 1983) in the *Canadian Historical Review*, LXVI, No. 3, Sept. 1985.
- Lila Lazare (comp.) with an intro. by Robert J. Burns, "Artifacts, consumer goods and services advertised in Kingston newspapers, 1840-50: a resource tool for material history research", *Manuscript Report Series No. 397*, Parks Canada, 1980.
- "W.A. Munn and the discovery of a Viking occupation site in northern Newfoundland", Historic Sites and Monuments Board agenda paper, 1982.
- Research and writing of "The Loyalists," a booklet to accompany the Loyalist Bicentennial travelling exhibit prepared by Parks Canada, 1983.
- "Paperboard and Paper Packaging in Canada 1880-1930: An Interim Report" *Microfiche Report Series No. 210* (1985).
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- "Paperboard Packaged Consumer Goods: Early Patterns of Product Availability" (1986).
- "Thomas Ridout" in the *Dictionary of Canadian Biography*, Vol. VI, Toronto, 1987.
- "Paperboard and Paper Packaging in Canada, 1880-1930", 2 Vols. *Microfiche Report Series No. 393* (1989).
- Curator, along with Marianne McLean and Susan Porteus, of "Rebellions in the Canadas, 1837-1838," an exhibition of documents and images sponsored by the National Archives of Canada, 1987.
- "Marketing Food in a Consumer Society: Early Unit Packaging Technology and Label Design" in *Consuming Passions: Eating and Drinking Traditions in Ontario* (Meaford, Ont.: Oliver Graphics, 1990).
- "Robert Isaac Dey Gray" reprinted in *Provincial Justice: Upper Canadian Legal portraits from the Dictionary of Canadian Biography*, ed. Robert L. Fraser (Toronto: University of Toronto Press, 1992).
- "John Warren Cowan" and "Thomas McCormack" published in the *Dictionary of Canadian Biography*, Vol. XIII, 1994.
- *Guardians of the Wild: A History of the Warden Service of Canada's National Parks* (University of Calgary Press, 2000).
- "“Queer Doings’: Attitudes toward homosexuality in nineteenth century Ontario,” *The Beaver*,

- Apr. May. 2003.
- “Bombs in the Bush: The Strategic Air Command in Goose Bay, 1953,” *The Beaver*, Dec. 2004/Jan. 2005.
 - preparation of a history of the Royal Canadian Mounted Police under contract for the Force, 2004-2007.
 - press releases regarding heritage plaque unveilings for Parks Canada, Ottawa, ON, 2010.
 - a review and analysis of heritage bulk containers in the Parks Canada Artifact Collection, Ottawa, ON, 2011.
 - *Port Stanley: The First Hundred Years, 1804-1904*, with Craig Cole (Heritage Port: Port Stanley, ON, 2014).

Related Professional Associations

- Professional member of Canadian Association of Heritage Professionals.
- Member of Federal Heritage Building Review Board (retired).
- Chair, Heritage Central Elgin.
- President of the Sparta (Ontario) and District Historical Society.
- Member, St. Thomas-Elgin Branch of the Architectural Conservancy of Ontario.
- Member (Past), Board of Directors, Elgin County Archives Association.
- Member, Board of Directors, Sparta Community Association.
- Former member, Board of Directors, and Publications Committee Chair, Ontario Historical Society.
- Past president, Stormont, Dundas and Glengarry Historical Society.
- Past chair, Local Architectural Conservation Advisory Committee, Cornwall, ON.
- Former chair, Heritage sub-committee, “Central Elgin - Growing Together Committee,” Municipality of Central Elgin.



Arborist Report
&
Tree Preservation Plan

1341 Stavebank Road
Mississauga, ON

Prepared for:

1341 Stavebank Road
Mississauga, ON L5G 2V4

Prepared By:

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October 6, 2018

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INTRODUCTION:

I have been retained by the owner, _____, to complete an arborist report concerning the above subject site. The purpose of this report is to provide a tree preservation plan, with recommendations, regarding all regulated trees affected by the proposed development. All field and appraisal work was completed by the author of this report being Davide Carnevale, ASCA Registered #370 on September 30, 2018.

HISTORY AND ASSIGNMENT:

I have been advised by _____, that the above subject site is scheduled for development, which includes the construction of a two-storey addition to the existing house at the northeast corner of the property as per the Tree Preservation Plan – TPP-1 in Appendix I. _____ has also advised that all construction and design activities have been designed to ensure the preservation of a mature oak tree located north of the existing dwelling. To facilitate construction, without injury to roots, the proposed new addition will be constructed without a foundation using helical piles that support the structure on above grade I-beams. As the consulting arborist retained for this project, *The Tree Specialists Inc.*, can be further retained (if necessary) to act as the Project Consulting Arborist (PCA) to provide on-site monitoring and any necessary remedial actions as required by the municipality.

The assignment is as follows:

1. Survey all regulated trees that will be affected by the proposed project, assess their condition and determine if they are suitable for preservation.
2. Provide recommendations for tree preservation.
3. Determine if proposed construction will adversely affect the health of such trees.

ASSUMPTION AND LIMITING CONDITIONS:

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however *The Tree Specialists, Inc.* can neither guarantee nor be responsible for the accuracy of information provided by others.
2. Excerpts or alterations to the report, without the authorization of the author or his company invalidates its intent and/or implied conclusions. This report may not be used for any expressed purpose other than its intended purpose and alteration of any part of this report invalidates the report.
3. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflect the condition of those items at the time of inspection; and 2) the inspection was made using accepted arboricultural techniques and is limited to visual examination of accessible items without climbing, dissection, probing or coring and detailed root examination involving excavation. While reasonable efforts have been made to assess trees outlined in this report, there is no warranty or guarantee, expressed or implied, that problems or deficiencies with the tree(s) or any part(s) of them may not arise in the future. All trees should be inspected and re-assessed periodically.
4. The determination of ownership of any subject tree(s) is the responsibility of the owner and any civil or common-law issues, which may exist between property owners with respect to trees, must be resolved by the owner. A recommendation to remove or maintain tree(s) does not grant authority to encroach in any manner onto adjacent private properties

TREE SURVEY AND RECOMMENDATIONS:

See TPP-1 plan in Appendix I for tree location, Table #1 for species identification, condition, and recommendations and Appendix II for corresponding Digital Images.

Table #1: 1341 Stavebank Road - Mississauga

Tree #	Species	D ¹ B H (cm)	Condition ²	Category ³	Comments	Suitability ⁴ for Conservation	Recommendation ⁵	M ⁶ T P Z (M)
C1	<i>Pinus strobus</i>	93	F	4	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	6.0
C2	<i>Morus spp.</i>	6	P	4	- poor form - clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
C3	<i>Juglans nigra</i>	11	F	4	- in conflict with wires - clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
C4	<i>Ulmus americana</i>	24	F	4	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
C5	<i>Prunus serotina</i>	47	F	4	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	M	Ps	3.0
1	<i>Quercus alba</i>	120	F	1	- minor deadwood - proposed construction encroaches upon prescribed TPZ by 10%	G	PsI	6.0
2	<i>Quercus rubra</i>	115	G	1	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	G	Ps	6.0
3	<i>Malus spp.</i>	28	P	1	- large deadwood - clear of proposed construction - shall retain prescribed TPZ	P	Ps	2.4

¹ **DBH:** Diameter at Breast Height is a measurement in centimeters, using a caliper tape, of the tree stem at 1.37 meters above existing grade.

² **Condition:** A rating of **Hazardous/Dead/Poor/Fair/Good/Excellent** was determined for each tree by visually assessing all the above ground components of the tree, using acceptable arboricultural procedures as recommended in the “*Guide for Plant Appraisal*”, prepared under contract by the “*Council of Tree & Landscape Appraisers (CTLA)*, an official publication of the *International Society of Arboriculture (I.S.A.)*, 9th Edition, 2000”.

³ **Category #:**

1. Trees with diameters of 15 cm or more, situated on private property on the subject site.
2. Trees with diameters of 15 cm or more, situated on private property, within 6 m of the subject site.
3. Trees of all diameters situated on City owned parkland within 6 m of the subject site.
4. Trees of all diameters situated within the Municipal road allowance adjacent to the subject site.

⁴ **Suitability for Conservation:**

A rating of **Poor/Moderate/Good** is assigned to each tree taking in to account four factors which include, 1) Tree health 2) Structural integrity 3) Species response and 4) Tree Age and longevity, as recommended in the “*For Tree Care Operation – Trees, Shrubs, and Other Woody Plant Maintenance Standard Practice*” prepared as part of the “*ANSI A300 Standards*.”

⁵ **Recommendation:** Preserve (**Ps**), Preserve with Injury (**PsI**), Remove (**Rv**), Transplant (**Tp**)

⁶ **MTPZ:** Minimum tree protection zone distance as per *The Tree Specialists Inc.*

Tree #	Species	D B H (cm)	Condition	Category	Comments	Suitability for Conservation	Recommendation	M T P Z (M)
4	<i>Malus spp.</i>	27	P	1	- large deadwood - 50% of crown missing due to storm break - clear of proposed construction - shall retain prescribed TPZ	P	Ps	2.4
5	<i>Juglans nigra</i>	52	F	1	- minor deadwood - large storm break in upper canopy - clear of proposed construction - shall retain existing root structure	M	Ps	3.6
6	<i>Pinus strobus</i>	82	F	1	- minor deadwood - clear of proposed construction - shall retain existing root structure	M	Ps	5.4
7	<i>Acer rubrum</i>	56	D	1	- 80% dead	P	Rv	
8	<i>Quercus rubra</i>	41	F	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	3.0
9	<i>Acer platanoides</i>	51	F	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	3.6
10	<i>Picea glauca</i>	33	F	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	2.4
11	<i>Quercus alba</i>	139	G	1	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	G	Ps	6.0
12	<i>Quercus rubra</i>	16	F	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	1.8
13	<i>Pinus strobus</i>	22	G	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	1.8
14	<i>Pinus strobus</i>	17	G	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	1.8
15	<i>Pinus strobus</i>	29	G	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	1.8
16	<i>Pinus strobus</i>	23	G	1	- clear of proposed construction - shall retain prescribed TPZ	G	Ps	1.8
17	<i>Picea pungens</i>	61	F	1	- deadwood, storm broken limbs - clear of proposed construction - shall retain prescribed TPZ	M	Ps	4.2
N1	<i>Prunus serotina</i>	18	F	1	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
N2	<i>Picea glauca</i>	53	F	1	- minor deadwood - clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
N3	<i>Thuja occidentalis</i> Hedge (19)	15- 28	F	1/2	- clear of proposed construction - shall retain prescribed TPZ	M	Ps	1.8
N4	<i>Thuja occidentalis</i> Hedge (7)	15- 22	F	1/2	- proposed construction encroaches upon prescribed TPZ by 15%	M	Ps	1.8

SITE NOTES AND COMMENTS:City Owned Trees:

1. As listed above, there are fifty regulated trees involved with this project of which five are City owned being trees no. C1-C5. All five trees are clear of the development, are scheduled to maintain their prescribed TPZs and as such will not be disturbed by proposed construction.

Privately Owned Trees Situated within 6.0m of the Subject Site:

1. There are twenty-eight regulated trees located on neighbouring properties and/or on mutual property lines being trees N1-N4 with trees N3 and N4 consisting of cedar hedges with 19 and 7 regulated trees respectively. Except for tree no. N4, all trees are clear of the proposed development, are scheduled to maintain their prescribed TPZs and as such will not be disturbed by proposed construction.
2. The proposed addition, which is scheduled to be constructed using helical pile supports, encroaches upon the prescribed TPP of tree no. N4 (7 regulated cedars within hedge row) by 15%. To avoid root compaction outside of the hoarding zone but within the prescribed 1.8m preservation zone, ground protection hoarding shall be installed between the east edge of the proposed structure and proposed hoarding line (yellow zone). Ground protection hoarding shall consist of a 4'-6' layer of wood mulch material with bound ¾' plywood layered on top. Installation of ground protection hoarding will eliminate soil compaction surrounding the affected trees thus avoiding root disturbance during construction. With the above in mind, the combination of both tree protection and ground protection hoarding ensures proposed construction does not infringe upon the prescribed TPZ of tree(s) no. N4 and if protected by such hoarding, as outlined in the Tree Protection Plan, will not adversely affect the tree(s) current condition.

Privately Owned Trees Situated on Subject Site:

1. There are seventeen regulated trees involved with this project located on the subject site, being trees no. 1-17. Tree no. 7 is 80% dead, is not a suitable candidate for preservation and requires removal regardless of proposed construction activity.
2. Trees no. 2-4 and 8-17 are clear of the proposed development, are scheduled to maintain their prescribed TPZs and as such will not be disturbed by proposed construction. All trees will be protected by a combination of installed hoarding and existing stone and/or rod iron fences.

3. Trees no. 5 and 6 are situated adjacent to an existing structure, being the asphalt driveway. With the above in mind, proposed construction will not infringe on the existing roots of these trees as the hard surface asphalt helps protect the roots from disturbance and if protected by hoarding, as outlined in the Tree Protection Plan, will not adversely affect each tree's current condition.
4. The prescribed TPZ for tree no. 1 is encroached upon by proposed construction and landscaping by 10%. This encroachment includes widening of the existing driveway along the north edge of the TPZ and the area required to facilitate construction between the proposed hoarding line and structure (yellow zone). Currently the tree is located within a turf island with over 50% of the TPZ covered by both the existing asphalt driveway and house structures. Roots within the proposed driveway widening area are located outside of the critical root zone along the outer edge of the tree preservation zone. Roots disturbed within this area are likely to be no larger than 2-3cm in diameter and can easily be ameliorated by retaining a qualified arborist to supervise excavation, root prune as required and fertilize to promote root regeneration.

Similar to tree no. N4, to avoid root compaction outside of the hoarding zone but within the prescribed 6.0m preservation zone, ground protection hoarding shall be installed between the west edge of the proposed structure and the proposed hoarding line within the turf island area. Ground protection hoarding shall consist of a 4'-6' layer of wood mulch material with bound $\frac{3}{4}$ ' plywood layered on top. Installation of ground protection hoarding will eliminate soil compaction thus reducing root disturbance during construction.

The existing asphalt driveway that extends south of the turf island, north of the house and west of the proposed addition is scheduled to be repurposed into a turf landscape. To avoid disturbance the following steps shall be implemented to further protect the tree from unnecessary root damage:

1. Within the prescribed TPZ, outside of the installed hoarding zone, remove all asphalt and subbase gravel/screening materials manually by hand ensuring no excavation or damage to roots.
2. Manually, by hand, fill in the created new void by applying triple-mix topsoil to grade if seeding or 2.0cm below grade if installing sod.

The combination of helical pile construction, tree protection hoarding, ground protection hoarding and repurposing the asphalt driveway without injury to roots ensures 90% of the prescribed TPZ can be maintained without root disturbance. With the above in mind, if the above listed methods are implemented, as outlined in the Tree Protection Plan, proposed construction will not adversely affect the long term condition and/or safety of tree no. 1.

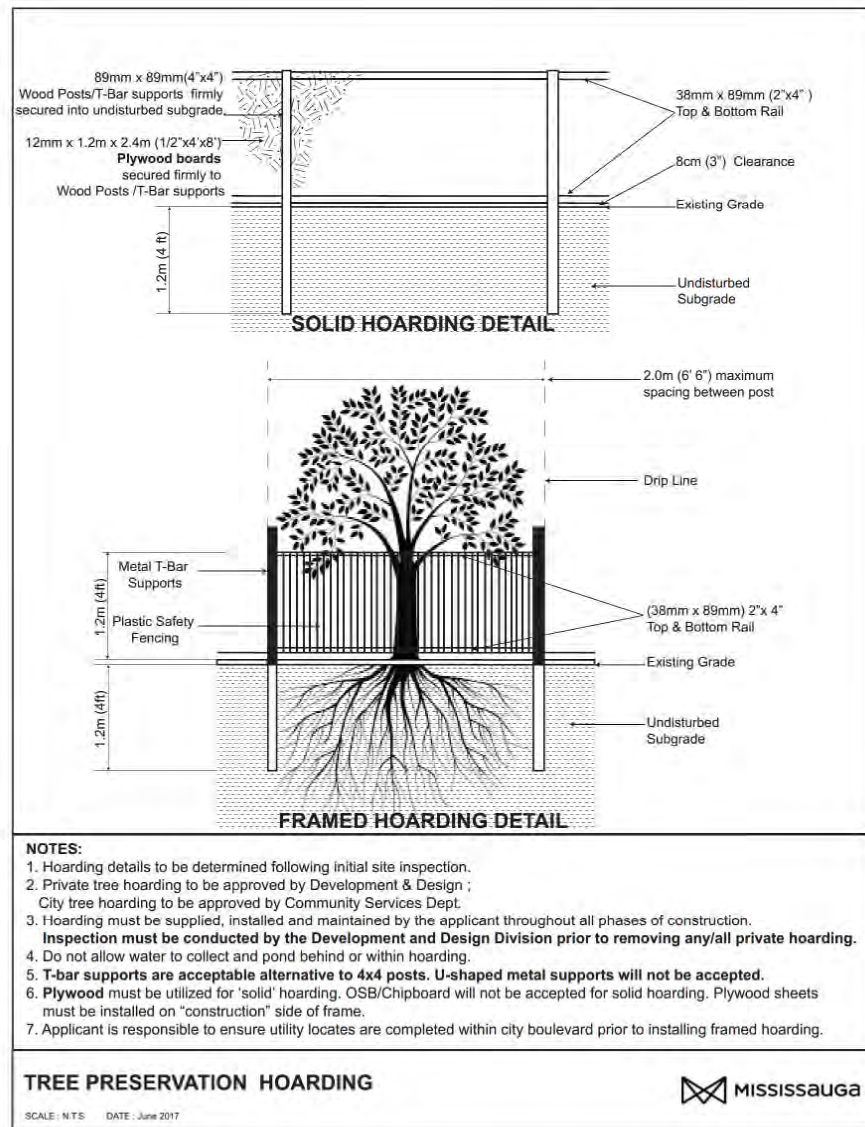
5. All remaining trees located on or within 6.0m of the subject site have a DBH less than 15cm, are non-regulated trees and therefore were not included in this report.

6. To further protect each tree scheduled for preservation from the potential of construction disturbance, it is recommended that the below listed tree preservation recommendations are implemented.

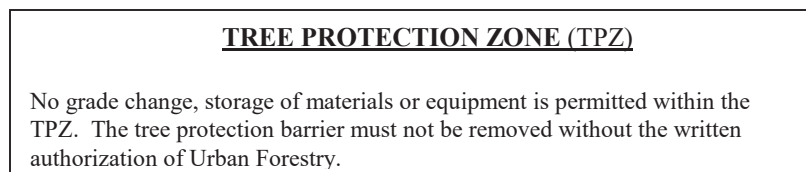
ESTABLISH TREE PROTECTION ZONE

The purpose of the tree protection zone (TPZ) is to prevent root damage, soil compaction and soil contamination. Workers and machinery shall not disturb the tree protection zone in any way. To prevent access, the following is required:

- 1.1 Install hoarding as per attached Tree Protection Plan in Appendix I.
- 1.2 Hoarding shall consist of the following:



- 1.3 When visibility is a consideration and **upon approval from the City**, 1.2 meter high orange plastic web snow fencing on a 2"X4" frame is recommended.
- 1.4 **Upon approval from the City of Mississauga, substitute wooden and/or orange plastic web snow fencing hoarding with a page wire fence supported by T-bars.**
- 1.5 No fill, equipment or supplies are to be stored within the tree protection zone.
- 1.6 Activities, which are likely to injure or destroy tree(s), are not permitted within the TPZ.
- 1.7 No objects may be attached to tree(s) within the TPZ.
- 1.8 Tree protection barriers are to be erected prior to the commencement of any construction or grading activities on the site and are to remain in place in good condition throughout the entire duration of the project.
- 1.9 Once all tree/site protection measures have been installed you must notify Urban Forestry staff to arrange for an inspection of the site and approval of the site protection requirements.
- 1.10 All Hoarding shall not be removed until all construction activity is complete.
- 1.11 A sign that is similar to the illustration below must be mounted on all sides of a tree protection barrier for the duration of the project. The sign should be a minimum of 40cm X 60cm and made of white gator board, laminates or equivalent material.



2.0 ROOT PRUNING

Where possible, hand dig areas closest to each tree to prevent any unnecessary tearing or pulling of roots. Removal of roots that are greater than 2.5 centimetres in diameter or roots that are injured or diseased should be performed as follows:

- 2.1 Preserve the root bark ridge (similar in structure to the branch bark ridge). Directional Root Pruning (DRP) is the recommended technique and should be used during hand excavation around tree roots. Roots are similar to branches in their response to pruning practices. With DRP, objectionable and severely injured roots are properly cut to a lateral root that is growing downward or in a favorable direction.

2.2 All roots needing to be pruned or removed shall be cut cleanly with sharp hand tools, by a Certified Arborist or by the PCA.

2.3 No wound dressings\pruning paint shall be used to cover the ends of each cut.

2.4 All roots requiring pruning shall be cut using any of the following tools:

- Large or small loppers
- Hand pruners
- Small hand saws
- Wound scribes

2.5 Avoid prolonged exposure of tree roots during construction - keep exposed roots moist and dampened with mulching materials, irrigation or wrap in burlap if exposed for longer than 4 hours.

3.0 ESTABLISH MAINTENANCE PROGRAM

All maintenance work must be completed by the approved Project Consulting Arborist or an equivalent qualified arborist.

Pre-Construction:

3.1 Prune trees to remove deadwood, objectionable limbs while maintaining crown form.

During- Construction:

3.2 Irrigate tree preservation zones during drought conditions, June – September, to reduce drought stress.

3.3 Inspect the site every month to ensure that all hoarding is in place and in good condition. Inspect the trees to monitor condition.

Post-Construction:

3.4 Inspect the trees two times per year – May and September – to monitor condition for a minimum of 2 additional years.

4.0 LANDSCAPING

Any landscaping completed within the tree preservation zones, after construction is completed and hoarding has been removed, cannot cause damage to any of the trees or their roots. The trees must be protected for the same reasons listed above but without using hoarding.

4.1 **No grade changes** are permitted which include adding and/or removing soil.

4.2 **No excavation** is permitted that can cause damage to the roots of the tree.

4.3 **No heavy equipment** can be used to compact the soil within the tree preservation zone.

4.4 Any hard -surface sidewalks, paths, etc. should be constructed using permeable products such as interlocking stone, etc.

SUMMARY TABLE:

Tree Category	Total	Scheduled for Preservation		Remove
		Preserve	Preserve with Injury	
4 (City owned tree)	5	5	0	0
2 (Regulated tree within 6.0 m of the Subject Site)	28	21	7	0
1 (Regulated tree on subject site)	17	15	1	1
Total	50	41	8	1

CONCLUSIONS:

As listed in the Summary Table above, there are fifty regulated trees involved with this project of which one is 80% dead and is recommended for removal regardless of the proposed development. It is not possible to maintain 100% of the prescribed TPZ of eight trees (no. 1 and N4, which consists of 7 trees), and pursuant to the City of Mississauga Private Tree Bylaw, the client will submit a permit application to injure 8 trees. All remaining trees are scheduled for preservation. Finally, with the above in mind, it's the consultant's opinion that if the above tree preservation recommendations are implemented, which includes installing tree protection hoarding as mandated by the City of Mississauga as outlined in this report, proposed construction will not adversely affect the long-term health, safety and/or existing condition of all trees scheduled for preservation.

Trusting this report meets your needs. For further information, you may contact me directly at (905)-469-1717 or at dcarnevale@thetreespecialists.com.

THE TREE SPECIALISTS, INC.


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 President/Consulting Arborist
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1341 Stavebank Road - Mississauga

Appendix II:

DIGITAL IMAGES

Photo #1: Trees no. 2, N1, C2-C5 and non-regulated trees looking northwest.



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Photo #2: Trees no. N2 and non-regulated trees looking northeast.



Photo #3: Trees no. 210-215 looking northeast.



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Photo #4: Trees no. 6-9 and non-regulated trees looking northwest.



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Photo #5: Trees C1, 10-12 and non-regulated trees west.



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Photo #6: Trees no. 13-17 looking northeast.



1341 Stavebank Road - Mississauga

Photo #7: Trees 1 and non-regulated trees looking northeast.

