

WELCOME
TO
1219 RAVINE DRIVE MISSISSAUGA



James Hodgins
Hodgins Realty Group Inc.
905-855-8700



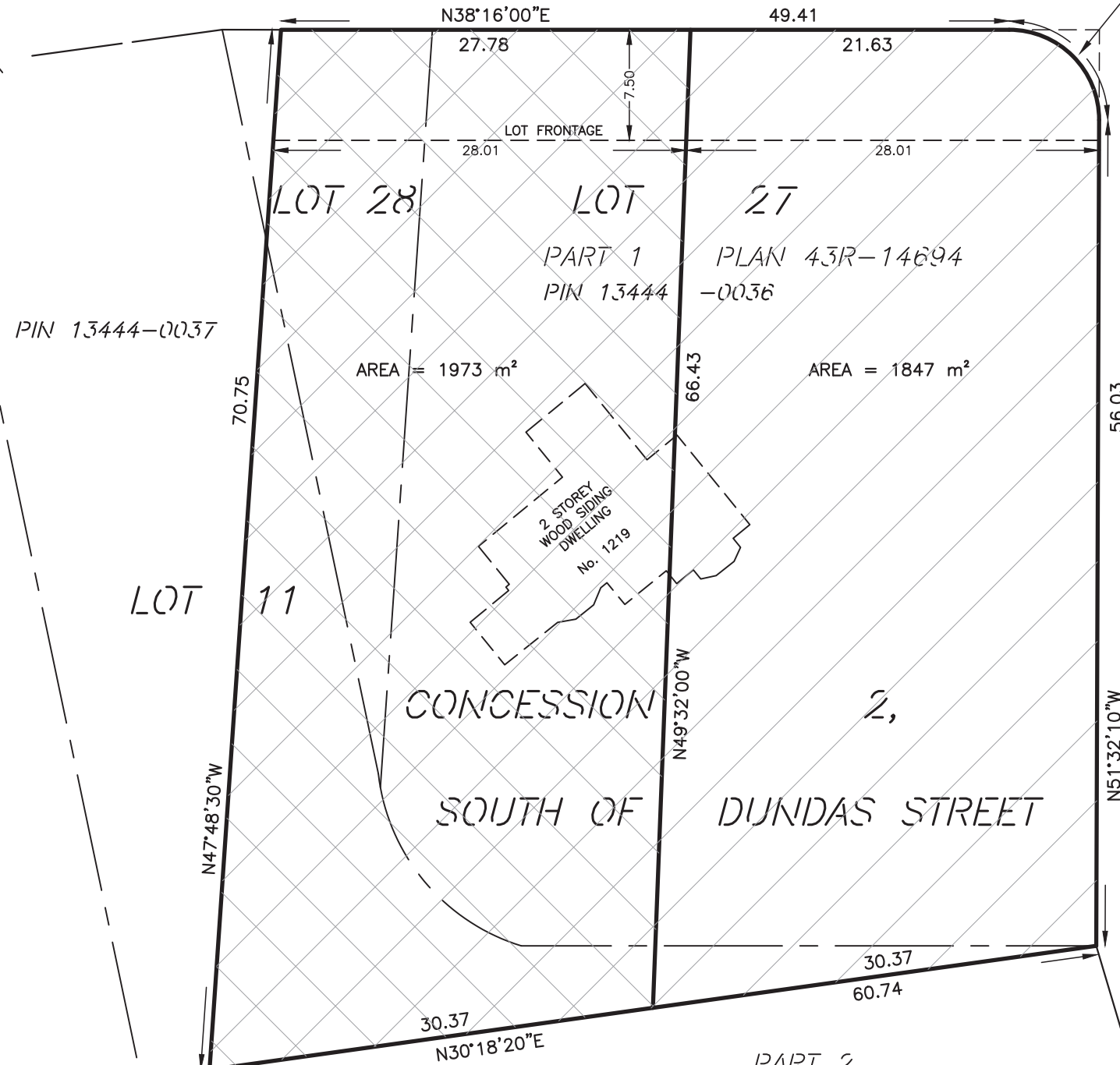
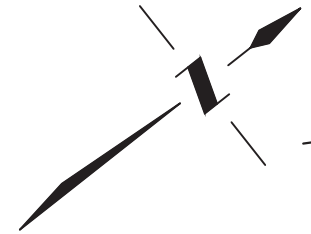
METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

RAVINE DRIVE

(BY REGISTERED PLAN B-24)
PIN 13444-0240

R=6.10
A=9.59
C=8.63
N83°18'20"E



PIN 13444-0037

AREA = 1973 m²

AREA = 1847 m²

PART 1 PLAN 43R-14694
PIN 13444-0036

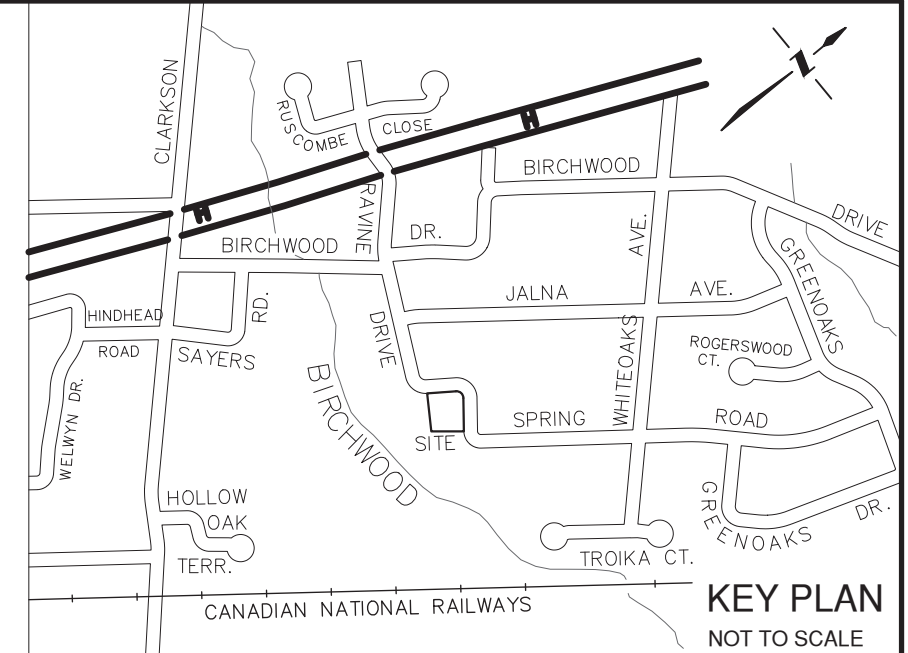
2 STOREY
WOOD SIDING
DWELLING
No. 1219

CONCESSION 2,
SOUTH OF DUNDAS STREET

PART 2
PLAN 43R-14694
PIN 13444-0035

REGISTERED PLAN B-24

RAVINE DRIVE
(BY REGISTERED PLAN B-24)
PIN 13444-0240



KEY PLAN
NOT TO SCALE

SKETCH OF PROPOSED SEVERENCE OF
1219 RAVINE DRIVE
PART OF LOT 11
REGISTERED PLAN B-24, AND
PART OF LOTS 27 AND 28
CONCESSION 2,
SOUTH OF DUNDAS STREET
(ORIGINALLY IN TOWNSHIP OF TORONTO)
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL

SCALE 1 : 400



LANDS TO BE RETAINED



LANDS TO BE SEVERED

DATE: MARCH 4, 2019

FILE No. 2720-19-R

TARASICK McMILLAN KUBICKI LIMITED
ONTARIO LAND SURVEYORS

4181 SLADEVIEW CRESCENT, UNIT 42
MISSISSAUGA ON L5L 5R2
TEL. 905-569-8849 FAX 905-569-3160
E-MAIL: office@tmksurveyors.com

Species of birds visiting the property over the years

American Crow	Herring Gull
American Goldfinch	House Finch
American Robin	Mallard Duck
American Woodcock	Merlin
Baltimore Oriole	Mourning Dove
Belted Kingfisher	Northern Cardinal
Black and White Warbler	Northern Flicker
Black Capped Chickadee	Northern Rough-winged Swallow
Black Crowned Night Heron	Pileated Woodpecker
Blue Jay	Red Bellied Woodpecker
Brown-headed Cowbird	Red Breasted Nuthatch
Canada Goose	Red Tailed Hawk
Cedar Waxwing	Red-Breasted Nuthatch
Cedar Waxwing	Redwinged Blackbird
Common Grackle	Ring-billed Gull
Common Raven	Ruby Throated Hummingbird
Common Redpoll	Ruby-crowned Kinglet
Common Yellowthroat	Scarlet Tanager
Coopers Hawk	Sparrows (various)
Dark eyed Junco	Swift
Downy Woodpecker	Turkey Vulture
Eastern Kingbird	Vireo (various)
European Starling	Warbler (various other)
Golden Crowned Kinglet	Warblers (various)
Gray Catbird	White Breasted Nuthatch
Great Blue Heron	Winter Wren (and other species of wren)
Great Crested Flycatcher	Wood Duck
Great Egret	Yellow-bellied Sapsucker
Hairy Woodpecker	Yellow-rumped Warbler

Species of animals visiting the property over the years:

American Toad (tadpoles every spring)	Coyote
Green Frog (tadpoles every spring)	Opossum
Mink	Skunk
Common Snapping Turtle	Rabbit
Goldfish (overwinter in pond)	Black Squirrel
Deer	Gray Squirrel
Fox	Red Squirrel
Groundhog	Chipmunk

Movies shot on the property:

The Marriage Fool (1998) [Rotten Tomatoes](#)

- Walter Matthau
- Carol Burnett
- John Stanos

Half a Dozen Babies (1999) [Rotten Tomatoes](#)

- Melissa Reeves
- Scott Reeves
- Judith Ivey

Fever Pitch (2005) [Rotten Tomatoes](#)

- Jimmy Fallon
- Drew Barrymore
- Jason Spevack

RED (2010) [Rotten Tomatoes](#)

- John Malkovich
- Morgan Freeman
- Bruce Willis
- Helen Mirren
- Mary-Louise Parker
- Karl Urban
- Ernest Borgnine
- Richard Dreyfus

Hannibal (2015) TV Series Season 3 Episode 8

The Swap (2016) [IMDb](#)

- Payton List
- Jacob Bertrand

The Silence (2018) [Rotten Tomatoes](#)

- Kieren Shipka
- Stanley Tucci

HERITAGE PROPERTY DEMOLITION NOTICE



The Corporation of the City of Mississauga
Community Services
Heritage Planning
201 City Centre Drive, Suite 202
Mississauga, ON L5B 2T4
(TEL) 905 896-5314
(FAX) 905 615-3828

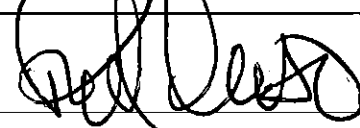
Number	HDN 18 43	Date of Issuance	2018-12-03
Heritage Status	LISTED ON THE HERITAGE REGISTER BUT NOT DESIGNATED		
Heritage Bylaw			
Conservation District			
Location	1219 Ravine Drive		
Legal Description	CON 2 SDS PT LTS 27, 28, PL B24 PT LTS 10, 11		
Description	Demolition		
Comments	This notice verifies that, as per section 27(3-5) of the Ontario Heritage Act, the owner has provided 60 days notice of their intent to demolish.		

APPLICANT INFORMATION
INGRID LANE
1219 RAVINE DRIVE
MISSISSAUGA
ON
L5J 3E4

CONTRACTOR INFORMATION

IMPORTANT NOTE:
This notice is issued pursuant to Heritage By-law 0078-2018 as amended.

The 60 days have elapsed and a notice of intention to designate the property has not been issued under s.29(3)
 Notice of intention to designate has been issued

AUTHORIZED BY: 

Per _____ Date 03/12/2018

10.0 CONCLUSIONS & RECOMMENDATIONS

In the last few decades, re-development of residential lots in this area has occurred. Re-development typically includes demolition of existing dwellings so that a larger home can be built. The large lot sizes, irregular street plan, and mature plantings help to reduce the impact of this type of re-development. This area is subject to Site Plan control to ensure that all new development is compatible with the existing character of the neighbourhood.

Recommendations:

1. That this property be removed from the Municipal Heritage Register
2. That the applicant's request to demolish the house and garage be approved
3. That electronic copies of this report be provided to museum and library staff at the City of Mississauga

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a member in good standing of the Canadian Association of Heritage Professionals. Formal education includes a Master of Arts in Architectural History from the University of Toronto and a diploma in Heritage Conservation from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian and Conservation Specialist at Taylor Hazell Architects in Toronto, and 7 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching art history at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada (SSAC)* and the *Canadian Historical Review (CHR)*.

12.0 BIBLIOGRAPHY

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APPENDIX A: SITE PHOTOS

WOODLOT (LIVESAY RESIDENCE, 1922-44)
1219 Ravine Drive



Aerial view



Entrance from Ravine Drive