

Heritage Compliance for the Rehabilitation of Portage Landing Heritage Site

Moon River Bala



Source: www.google.ca

Wednesday, November 02, 2016
SBA Project No.: 14013

CLIENT

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- APPENDIX A:** Portage Landing Designation: By-Law 2013-52, Schedules A, B and C
- APPENDIX B:** Proposed Rehabilitation Plan and Hydroelectric Facility (SBA Oct. 2015)
- APPENDIX C:** Site Assessment and Rehabilitation Plan (SBA Sept. 2016)
- APPENDIX D:** Planting Plan (Popovich Associates October 2016)
- APPENDIX E:** Documentation of Historic Split Trunk Maple Tree (Native Marker Tree)
- APPENDIX F:** Qualification of Author: Jane Burgess, OAA, CAHP, MRAIC, APT

1. INTRODUCTION

Portage Landing is located at the south end of Burgess Island. This report does not deal with the provincially owned north end of the island which is where the Swift River Energy's (SRE) hydroelectric facility is to be built.

Portage Landing was designated under Part IV of the Heritage Act in April of 2013 and is within the Heritage Conservation District Plan.

This report also deals with the nine meter strip of the district road allowance which runs along the west side of the Portage Landing site.



Credit: SBA

Burgess Island is located within the Bala Conservation District.

2. BACKGROUND

Swift River Energy Ltd. (SRE) leased from the Ministry of Natural Resources four parcels of land for the construction of a hydroelectric facility.

- Burgess Park
- A portion of Muskoka River
- The northern portion of Burgess Island.
- Diver's Point

SRE engaged Stevens Burgess Architects (SBA) to design the new hydroelectric building and the rehabilitation of Portage Landing Heritage Site.

Subsequently SRE negotiated with the Township to lease the Portage Landing site as a construction marshalling yard during the construction of the facility. If the lease of the Portage Landing site had not been approved SRE would have had to use the popular Burgess Park as a marshalling yard. Activities in the yard would include:

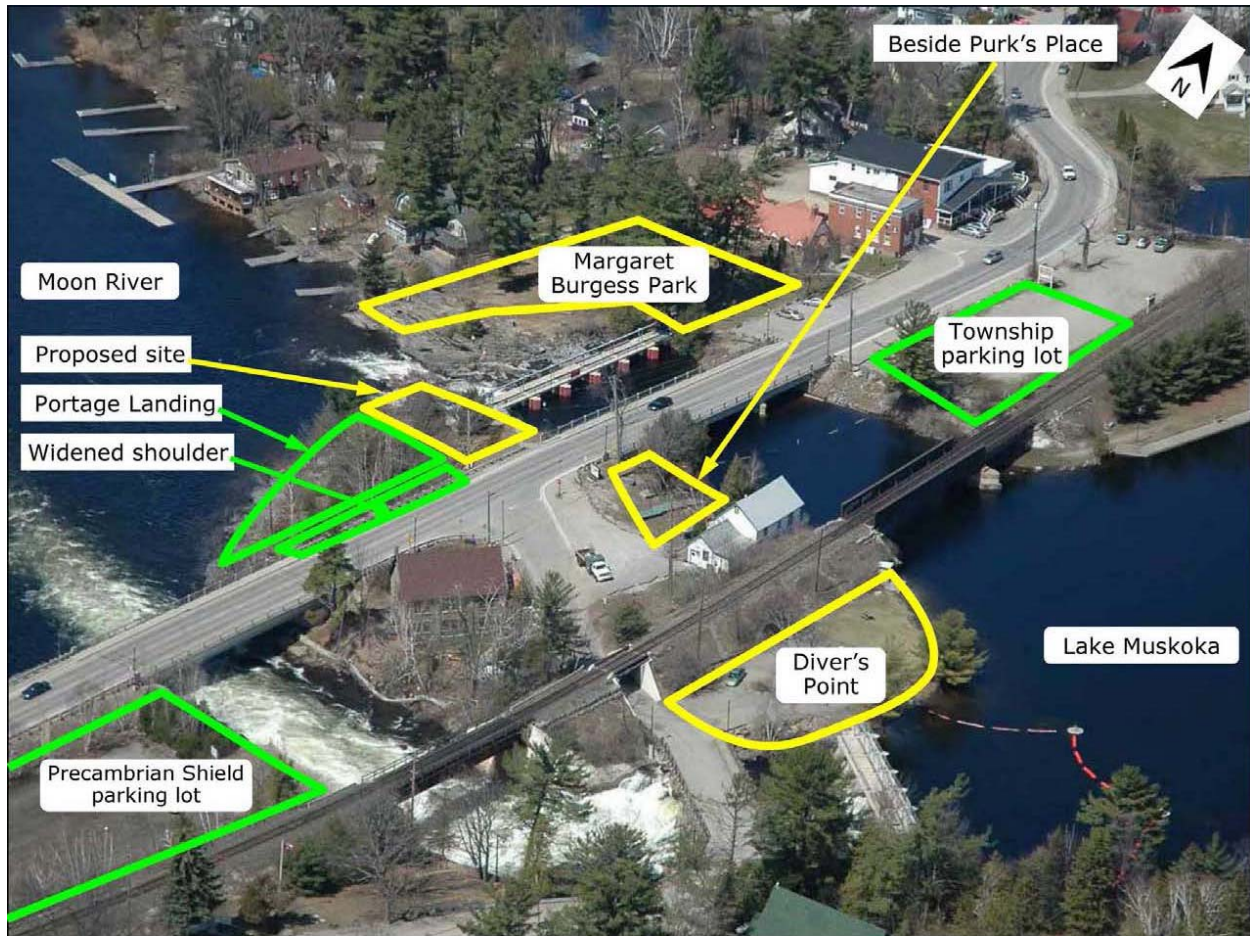
- Construction Staging
- Temporary Site entrance
- Clearing trees and vegetation (some perimeter trees may not need to be removed, TBD)
- Erection of Silt fencing
- Filling and re-grading of land to gain access to site
- Placement of crane (poured concrete base may be necessary)
- Truck traffic and material handling will occur on site
- Placement and storage of building materials
- Perimeter fencing to secure site and
- Security lighting will be installed.

SRE submitted a request for a heritage permit to undertake the above activities.

The Township commissioned MHBC to undertake a Heritage Impact Assessment for Portage Landing based on SBA's concept submitted in October of 2015. The Townships' Council accepted the recommendations of the HIA subject to the following conditions:

- That a Heritage Easement and any other legal agreement be entered into to the satisfaction of the municipality, which is to be reviewed by the Bala Falls Working Committee including the Architectural Conservancy of Ontario (ACO).
- Upon review a lease be entered into for the lands (Portage Landing)

3. PROPERTY LOCATION



Properties Leased by Swift River
Legend

Source: www.cnarchitect.ca/c_images/113.png, retrieved September 6th, 2016.

- Leased from province
- Leased from Township for construction (2 years)

4. MHBC'S HERITAGE IMPACT ASSESSMENT (HIA) RECOMMENDATIONS

MHBC looked at three options:

- Option 1 – Do nothing
- Option 2 - Alteration of the site and rehabilitation to existing conditions
- Option 3 – Alteration of the site and rehabilitation of the subject lands based on applicant's rehabilitation plan.

Option 3 was preferred.

MHBC recommended the following conditions be placed on the heritage permit:

- The applicant should prepare an existing conditions plan and submit to the municipality before alteration so that the current conditions on the subject lands are documented;
- All fill and grading should be limited to the interior of the site so that the rocky landscape at the water's edge be maintained;
- A detailed landscape and replanting plan should be prepared by the applicant to the satisfaction of the municipality;
- The rehabilitation Plan and proposed trail should be constructed to the municipality's standards and satisfaction of the municipality; and
- The municipality should require that public access to the viewing platform on the adjacent hydroelectric facility be secured for the long term.

5. SITE ASSESSMENT

(See Appendix C)

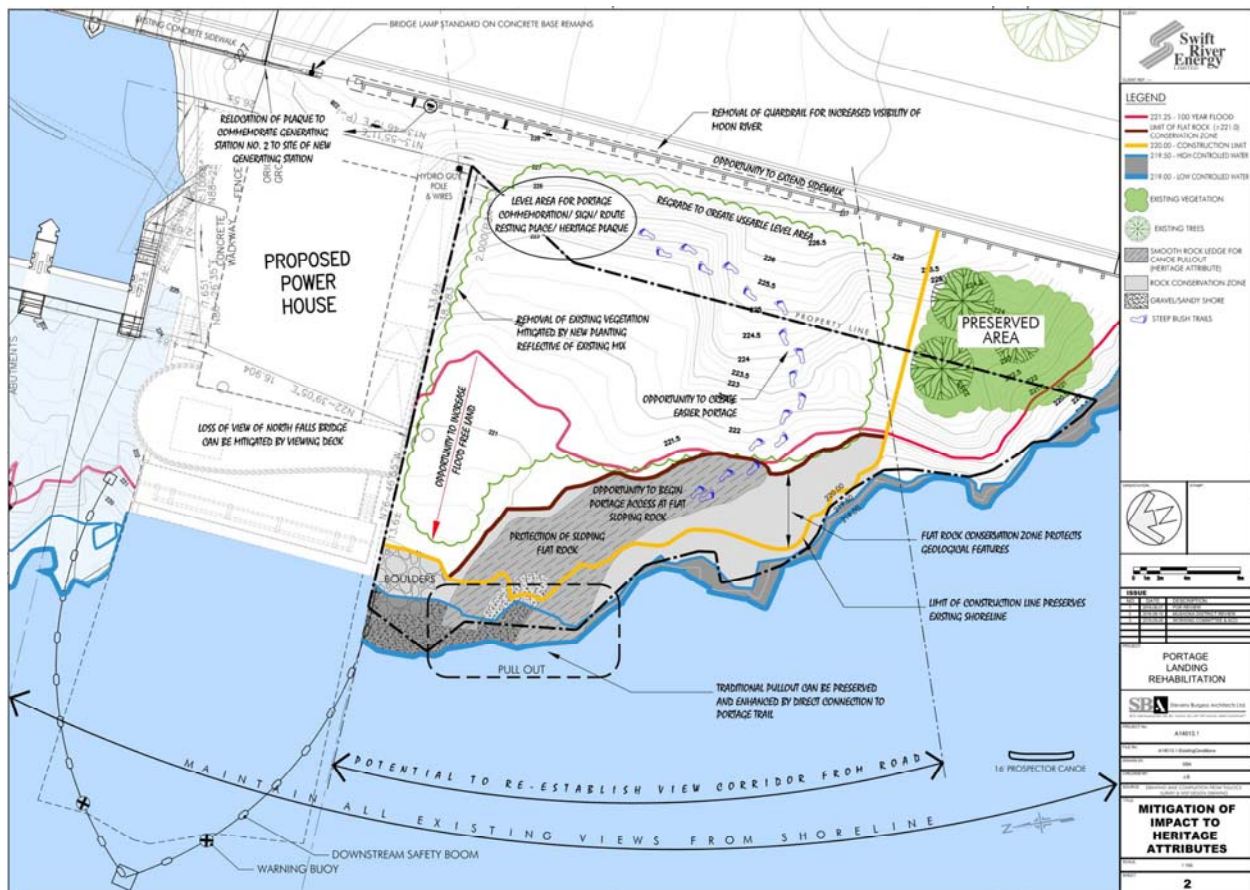
A condition of the HIA was the documentation of the existing conditions.

- The topography has been surveyed by Tulloch Engineering, Ontario Land Surveyors
- SBA undertook a condition assessment and photographic inventory on Sept. 9th 2016
- The site of the proposed power plant had been cleared and fenced
- There was a multitude of signage along the road across the site. The portage sign was hidden in trees and related to a trail no longer accessible on the power plant site. The sign commemorating Generation Station #2 was hidden behind the guardrail.
- A guardrail extended along the entirety of the site
- Access down existing trails to the shoreline was extremely difficult as all three of the trails had extremely steep descents at the start where the land had been built up for the 'new' highway in 1965.
- There were approximately 32 trees over 6" diameter on the site of mixed species similar to those listed in the arborist's report for the power plant site, see *appendix F*.
- The heritage attributes associated with the shoreline were for the most part found below the 221 contour line



An analysis of how the heritage attributes could be preserved and/or how the impact on them was undertaken. The pre 1956 photograph of Bala Generating Station #2 showing canoes resting at the base of the traditional portage best exemplifies the contextual value given in the Designation and was used as the baseline for assessing impact on heritage attributes.

- All attributes associated with the shoreline could be preserved.
- The vegetation at the extreme south end of the island could be preserved. The remainder of the vegetation would be destroyed by the creation of the marshalling yard yet there was an opportunity to reintroduce a landscape more in keeping with the pre 1956 photograph.
- The re-grading of the site allowed for:
 - Restoration of the portage route to the shoreline
 - Restoration of the view corridor from the road out over the Moon River
 - Restoration of views into the site from the road and water
 - Restoration of areas to picnic
 - Creation of a level area to allow for commemorative installations
- The loss of the view of the north Bala falls is mitigated by a viewing deck behind the new power plant. All other views are preserved.



6. REHABILITATION PROPOSAL

Two options for the rehabilitation of the site were presented to the Bala Falls Working Committee and representatives of the Architectural Conservancy of Ontario on Sept 26th 2016.



One option, Option #2, was the design development of the HIA proposal. The detailed design development of this proposal resulted in the retaining wall for the bridge structure to the power plant viewing deck having to be 2.5 meters high. This was thought by the Committee and ACO to have too great an impact of Portage Landing and the committee choice an alternative scheme that provided access to the viewing deck from the power plant site leaving the Portage Landing Site free of structures so that it could be rehabilitated post marshalling yard to a condition very similar to the pre 1965 photograph.



7. PRESERVATION OF HERITAGE ATTRIBUTES

"The heritage attributes essential to the cultural heritage value or interest of this property are the features which upon its traditional public functions as a landing and launching point for canoeing and portaging, as well as other recreational activities, such as enjoying scenic views and picnicking ("park")."

- *The traditional public functions , landing and launching of canoes, picnicking and other recreational uses are all being preserved.*
- *of portaging of canoes as being enhanced by the newly designed portage trail re-established in pre 1956 location.*

7.1 "Flat rock with sloped launching area into the water. The flat granite rock naturally sloped into the water serves as a landing and launch area for watercraft."

- *The flat sloped rock that serves as a "pull out" point for canoes is being preserved*

7.2 Evolved features including flat areas and a beach partially covered in stone, which may have originated as tailings at the former hydro electric generating station or as fill during the highway and bridge construction.

- *The shoreline is being preserved. Land beneath the 220 contour is outside the construction zone.*
- *The flat areas are in the rock protection zone below the 221 contour.*
- *The beach partially covered in stone (boulders) lies outside the construction zone and is being preserved*
- *The area to the at the south end of the island is outside the construction area preserving all natural features including tailings associated with the construction of the highway.*

7.3 Presence of trees grasses, wildflowers, and other vegetation, natural or introduced.

- *The area at the south end of the island is outside the construction area preserving all vegetation within this area.*
- *The removal of the existing trees, grasses, and wildflowers will be mitigated by their reintroduction.*
- *Re-creation of a vegetated landscape similar to that of the early part of the 20th century having more open space grassland.*
- *A registered landscape architect has prepared a planting plan that is representative of the species presently found on the island. (See appendix D)*

7.4 “Natural geography and unobstructed shoreline on the southern and western sides of the property.”¹

- *The natural geography of the unobstructed shoreline is being preserved below the 221 contour which includes all flat rock outcrops.*
- *The southern end of the island where the steepest rock faces are located will be preserved in an as-found condition*

7.5 Scenic views which have been enjoyed for over a hundred years, including unobstructed views to the historic split trunk maple tree (Native Marker Tree), North Bala Falls and the north rocky Moon River, and expansive westward view to the Moon River.¹

- *The unobstructed views of the north Bala falls and a portion of the rocky Moon River shoreline from portage landing will be blocked by the Hydro Facility. The loss of this view from the landing is being mitigated by the construction of a viewing deck on the adjacent hydro facility site for the purpose of creating unobstructed views of the Bala Falls.*
- *The expansive westward view of the Moon River is not impacted*
- *There is an opportunity of restoring a historic view corridor from the highway over Burgess Island down the Moon River.*
- *The view of the split trunk maple tree is no longer applicable as it has been removed. Its location and condition have been documented in an arborist report. See Appendix F.*



Scenic Views from Site

Credit SBA

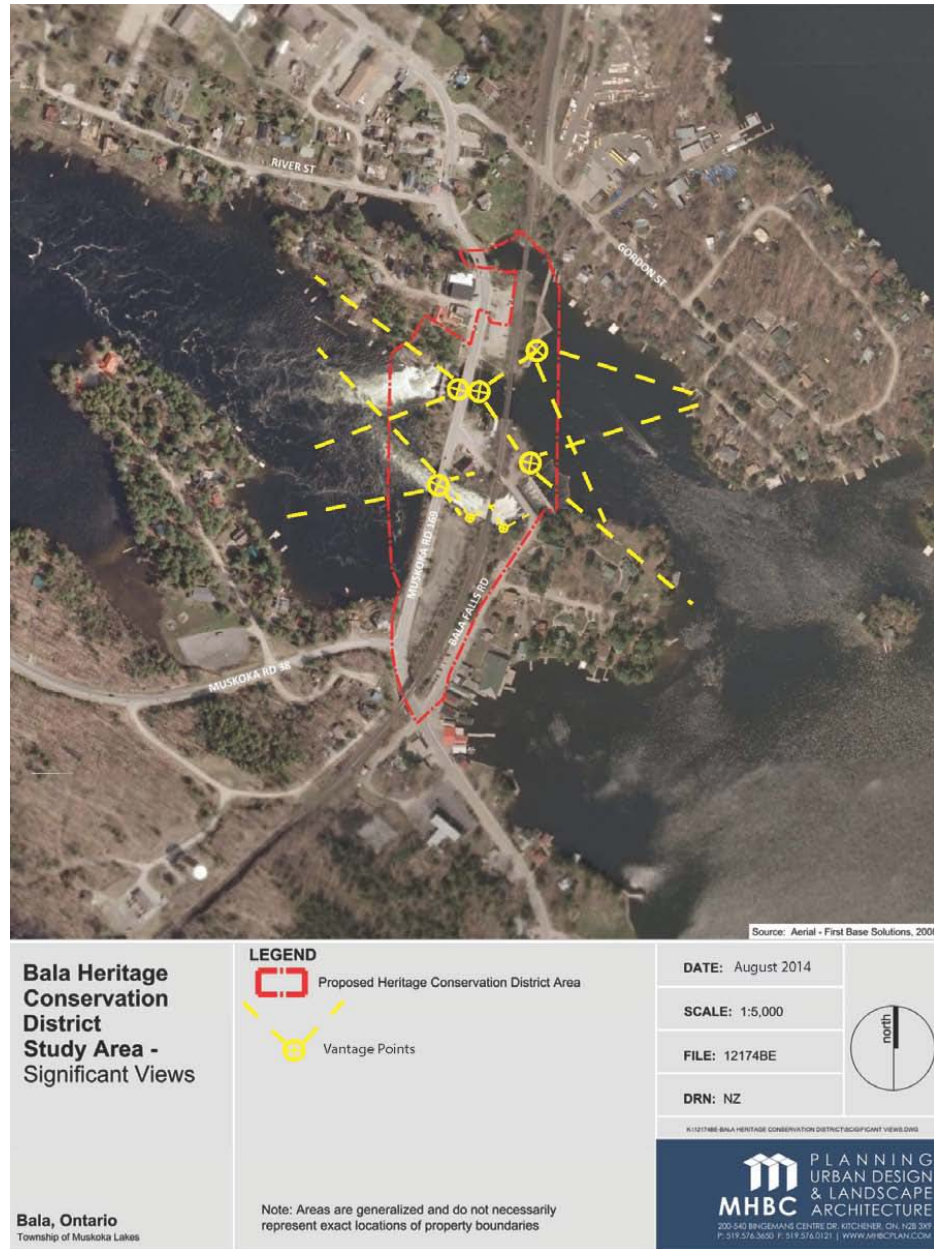
7.6 “Absence of artificial lighting and Buildings.”¹

- *There will be no artificial lighting installed on the Portage Landing site.*

8. COMPLIANCE WITH HERITAGE CONSERVATION DISTRICT PLAN

The Portage Landing site is within the Heritage Conservation District Plan.

Should there be conflict between the guidelines for the District Plan designated under Part V of the Act and the Guidelines for Portage Landing designated under Part IV of the Act Part IV designations shall take precedence.



Significant views within the proposed Heritage Conservation District.¹

¹ The Township of Muskoka Lakes, "Figure 2," August 2014, Muskoka Bala Heritage Conservation District Plan, 27.

8.1 Compliance with HCDP's 3.2.1: Parkland and Open Space

The following general guidelines are being complied with

- 8.1.1 **Park areas should be retained and maintained as required. Where they currently do so, parks should continue to provide viewing areas of Lake Muskoka, Bala Bay, Moon River and the north and south falls. Opportunities to enhance the views from these areas are permitted**
- 8.1.2 **Street furniture (benches, waste disposal, bicycle racks, etc) is permitted and encouraged in the park and open space areas. Installation of street furniture in public parks does not require a heritage permit.**
- Specification of park furnishings approved by township.
- 8.1.3 **Park Areas are defined by open space, vegetation or rock formations and a lack of built features. Built features shall be discouraged in park areas, unless they contribute to the public use of the site (e.g. picnic pavilions.) Any built features constructed in the parks should be small scale and complementary to the character of the district and surrounding area. Built features should enhance, not obstruct views of water features.**
- Discrete retaining walls of local rock are in keeping with the evolution of the site.
- 8.1.4 **Where safe and possible access to Lake Muskoka and the Moon River from public parks should be maintained. Where they do not currently exist, opportunities to provide safe access to the water for recreational uses from park areas is encouraged, such as boat launch areas, docks, stairs or ramps.**
- The existing access from the highway to the shore of the Moon River is over a steep treacherous screed area. Access is being improved.
 - Flat rock pull outs for canoes are being maintained and or improved. Dockage for larger boats would not be in keeping with the historical nature of Portage Landing.
 - Improved portage trails allow for safe access to the water.

8.2 Compliance with other applicable sections of the Heritage Conservation District Plan.

8.2.1 Sidewalks (3.2.2.2)

- The sidewalks allow for barrier fire access along the entire front edge of Burgess Island.
- Extends the existing sidewalk past the north falls bridge along the extent of Burgess Island

8.2.2 Compliance of HCDP's Views & Vantage Points

- The unobstructed views of the **north Bala falls** and a portion of the rocky Moon River shoreline from portage landing will be blocked by the Hydro Facility. The loss of this view from the landing is being mitigated by the construction of a viewing deck on the adjacent hydro facility site for the purpose of creating unobstructed views of the Bala Falls.

- The expansive westward view of the Moon River is not impacted
- The rehabilitation of the portage landing site offers the opportunity of restoring a historic view corridor from the highway over Burgess Island down the Moon River.



Heritage Conservation District Plan View Corridor over site.

Credit: SBA

9. COMPLIANCE WITH MHBC'S HERITAGE IMPACT ASSESSMENT RECOMMENDATIONS

MHBC'S HIA COMPLIANCE CONDITIONS	COMPLIANCE
<ul style="list-style-type: none"> The applicant should prepare an existing conditions plan and submit to the municipality before alteration so that the current conditions on the subject lands are documented; 	Topographic Survey, Existing Conditions Drawing, Photo Inventory
<ul style="list-style-type: none"> All fill and grading should be limited to the interior of the site so that the rocky landscape at the water's edge be maintained; 	Limits of Construction, Rock Protection Zone
<ul style="list-style-type: none"> A detailed landscape and replanting plan should be prepared by the applicant to the satisfaction of the municipality; 	Planting Plan has been undertaken by landscape architect.
<ul style="list-style-type: none"> The rehabilitation Plan and proposed trail should be constructed to the municipality's standards and satisfaction of the municipality; and 	Construction Details to be reviewed by Township.
<ul style="list-style-type: none"> The municipality should require that public access to the viewing platform on the adjacent hydroelectric facility be secured for the long term. 	Included in Easement Agreement

**APPENDIX A: PORTAGE LANDING DESIGNATION:
BY-LAW 2013-52 SCHEDULES A, B & C**

**Schedule “B” to By-law 2013-52
For The Township of Muskoka Lakes**

Designation Statement: Portage Landing on Moon River

Legal Description

PIN 48029-0638 Pt. Lot 33, Con. 7 Wood; Pt. Lane PL3 Wood abutting the E limit of Lot 21 PL3 Wood; Pt. Lot 55 PL5 Wood; Pt. Lot 15-20 PL2 Wood; Pt. Bed of the Moon River adjacent to Lot 33, Con 7 Wood as in DM320594; DM76318; Muskoka Lakes

Property Description

Portage Landing on Moon River is a portage site and rest area on the island between the north and south channels of the Bala Falls, in Bala, west of Highway 169, at the shore of the Moon River and next to Crown property abutting the North Bala Falls. It is surrounded by water on two sides, the channel of South Bala Falls and the Moon River and includes a steep embankment to the east to the edge of Highway 169.

Statement of Cultural Heritage Value or Interest

Portage Landing on Moon River is the traditional portage used by First Nations people and later by tourists, YMCA campers and cottagers. It defines and supports the character of Bala as a water based summer resort and the vista looking westward from the property is breathtaking.

The property's cultural value and interest lies in the features which support its historic and continuous use as a portage landing and scenic outlook point; the natural shoreline, Precambrian Shield outcroppings, the flat rock resting area at the water's edge and natural footpaths, native trees, grasses, wildflowers, the slight elevation above water level along with the absence of artificial lighting and buildings enhance the scenic experience.

Portage Landing on Moon River has historical and associative value for the Bala community and nearby Mohawk natives as part of the traditional portage for more than 100 years. It is found in early and contemporary postcard views and tourist accounts of the area. The eddying of the water of both falls pushes watercraft towards this natural landing point. As part of a long established canoe route from the Musquosh and Moon Rivers to Lake Muskoka, the portage was passed and identified by the explorer/cartographer David Thompson as part of his mapping of the Muskoka region starting in 1830, and is also associated with the Mohawk relocation from Oka Quebec to the Gibson Reserve, now Wahta Territory, for religious reasons, in October, 1881

Portage Landing on Moon River's contextual value lies in its relation to the important theme associated with the broader cultural landscape of Bala, tourism, and to a lesser degree transportation. In addition to its portage function, the property has public park functions including scenic enjoyment, picnicking, and photography. The historical split trunk maple tree (Native Maker Tree) on the adjacent property can be seen from the landing, and appears in many historic photos. Portage Landing on Moon River connects to the shortest portage route across lands

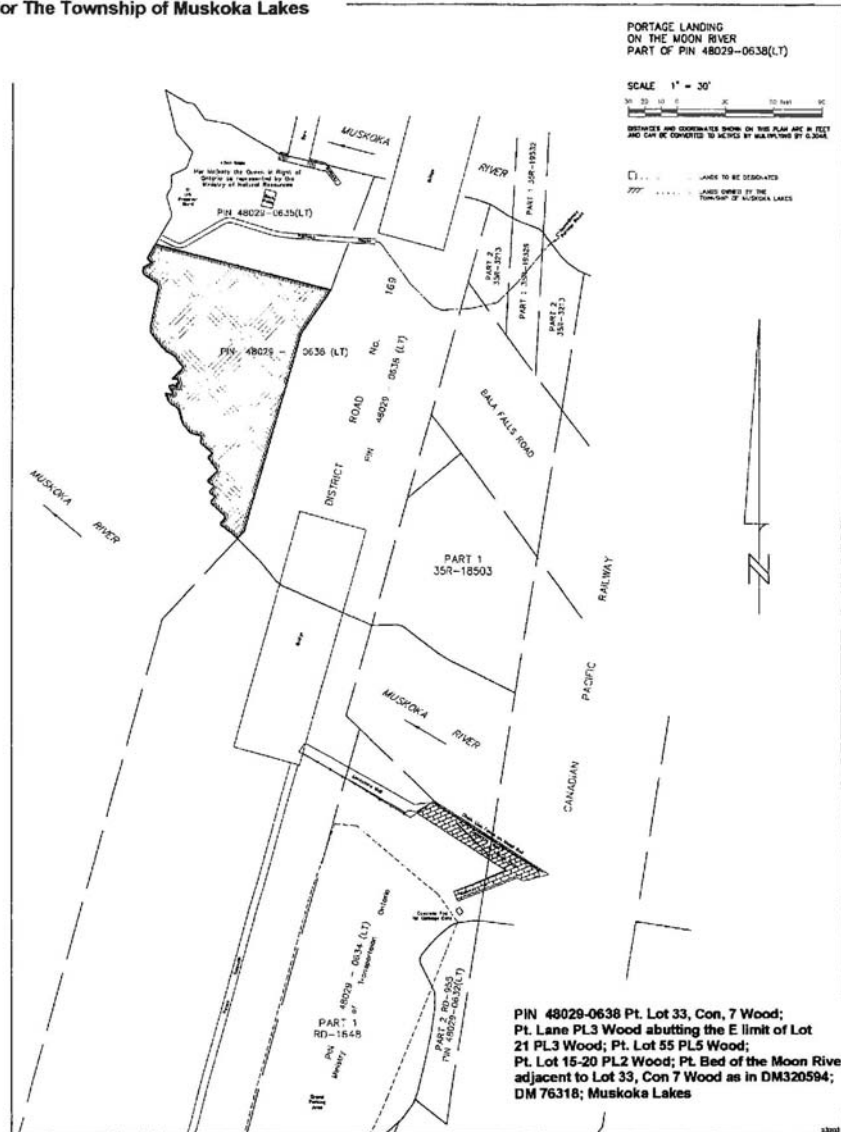
informally named both Portage Island and Burgess Island, that is across Crown Land up the side of the concrete abutment at the North Bala Falls, and across Highway 169, to the portage landings on Lake Muskoka. The portage and scenic experience is enhanced by the sound and spray from cascading waters over both channels of the Bala Falls, as well as unobstructed views to and from the Moon River, across the north and south channels of the Bala Falls, and towards Margaret Burgess Park.

Description of Heritage Attributes

The heritage attributes essential to the cultural heritage value or interest of this property are the features which support its traditional public functions as a landing and launching point for canoeing and portaging, as well as other recreational activities, such as enjoying scenic views and picnicking ("park"). Heritage attributes of this park include:

- Flat rock with sloped launching area into the water. The flat granite rock naturally sloped into the water serves as a landing and launch area for watercraft.
- Evolved features including flat areas and a beach partially covered in stone, which may have originated as tailings at the former hydro electric generating station or as fill during the highway and bridge construction.
- Presence of trees, grasses, wildflowers, and other vegetation, natural or introduced.
- Natural geography and unobstructed shoreline on the southern and western sides of the property.
- Scenic views which have been enjoyed for over a hundred years, including unobstructed views to the historic split trunk maple tree (Native Marker Tree), North Bala Falls and the north rocky shore, to the channel of South Bala Falls, to the bridges either side, the southern shoreline of Moon River, and expansive westward view of the Moon River.
- Absence of artificial lighting and buildings.

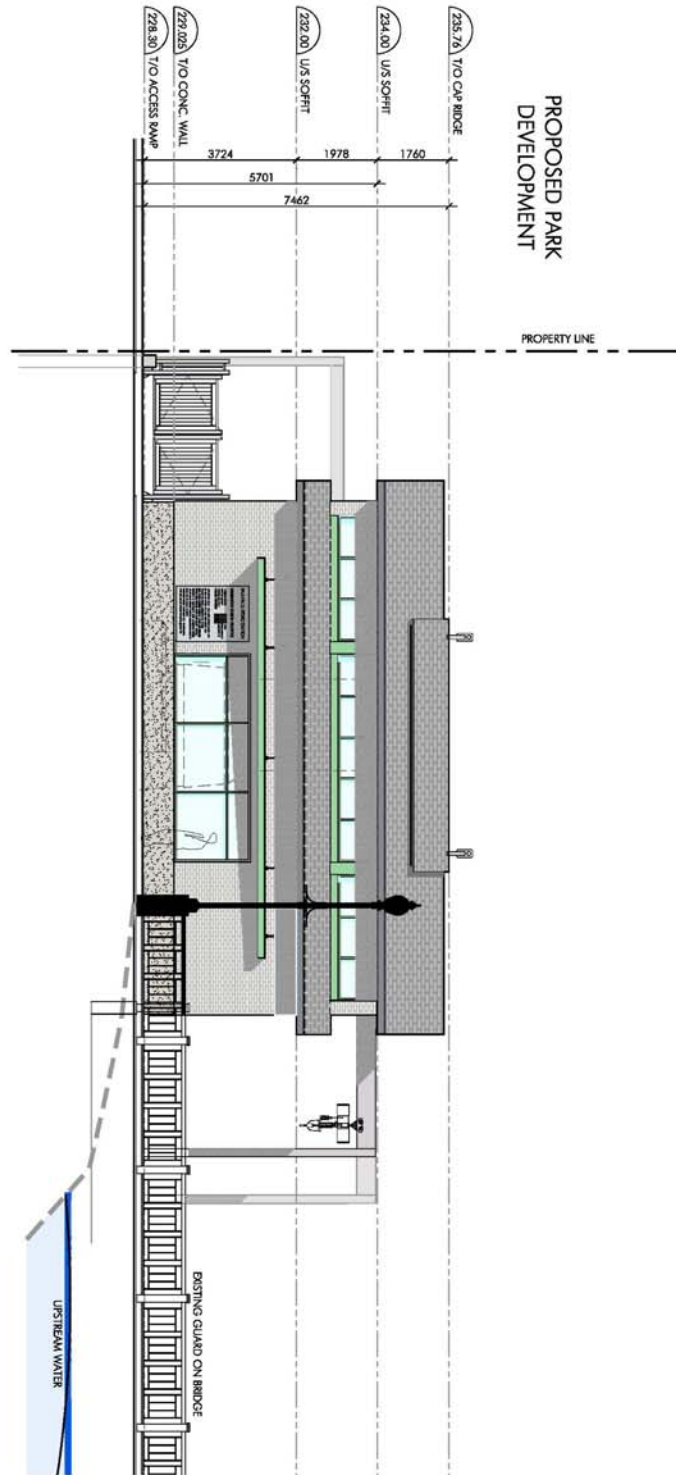
Schedule A to By-law 2013-52
For The Township of Muskoka Lakes

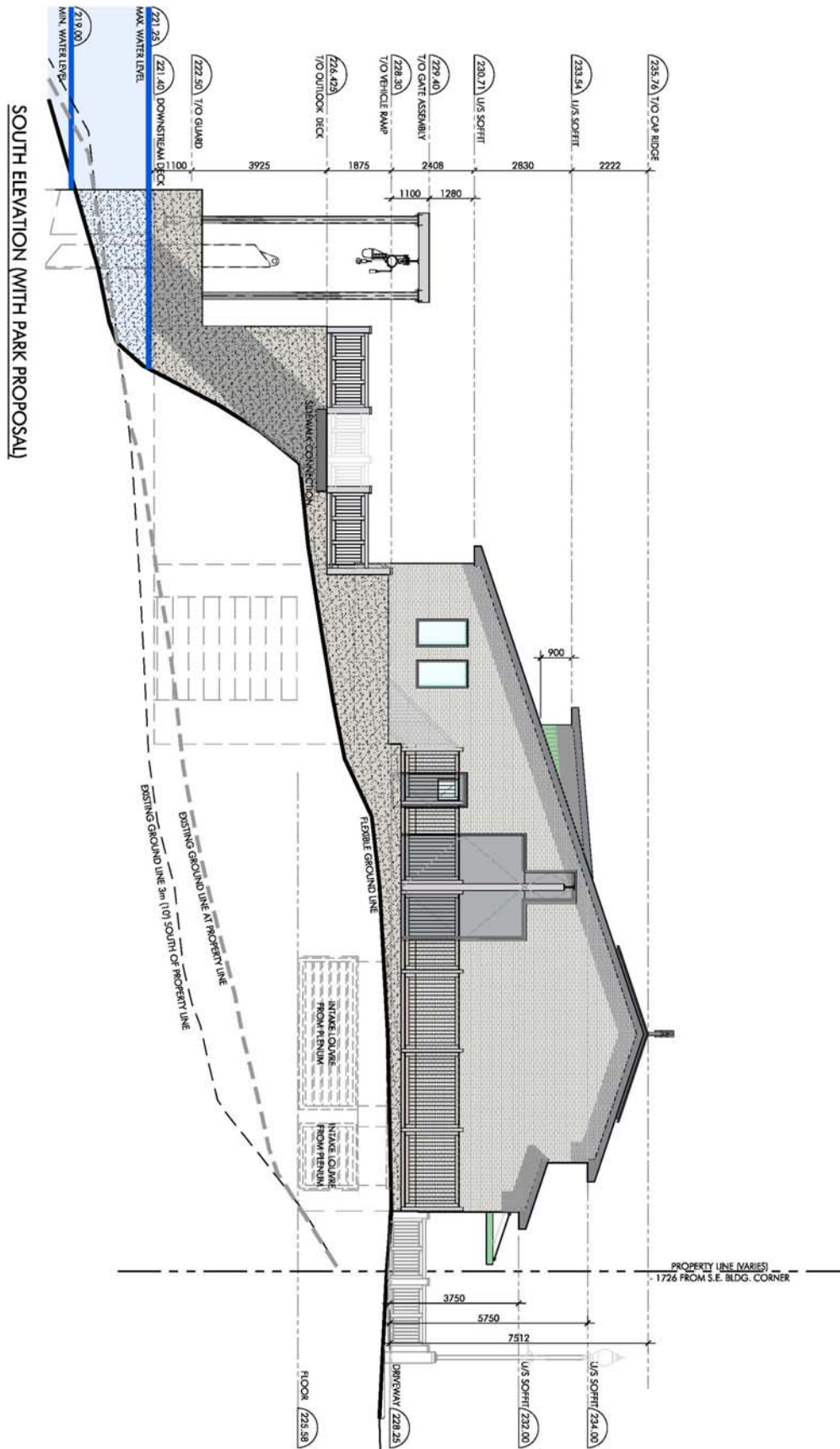


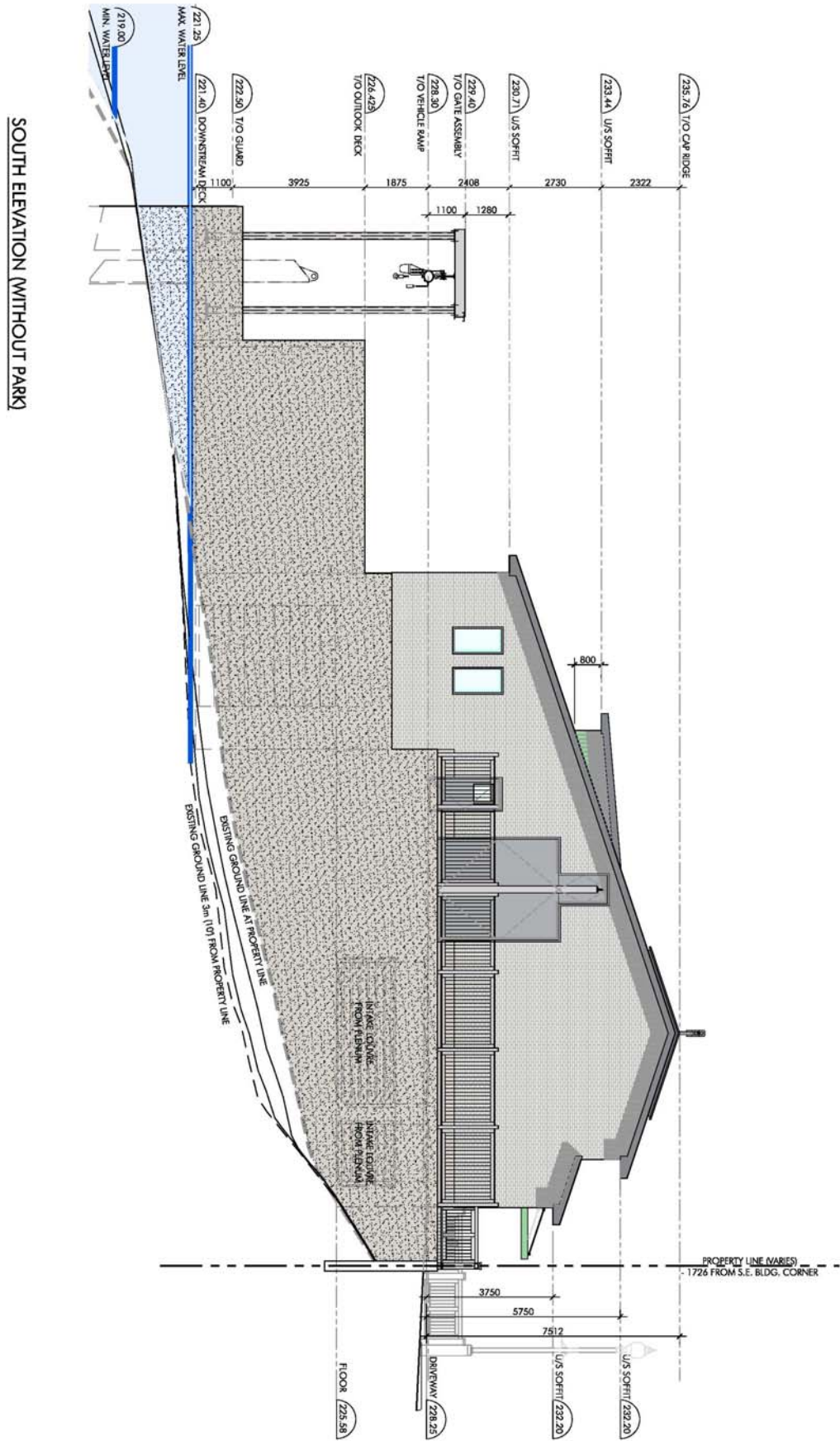
**APPENDIX B:
PROPOSED REHABILITATION PLAN AND
HYDROELECTRIC FACILITY (SBA OCT 2015)**

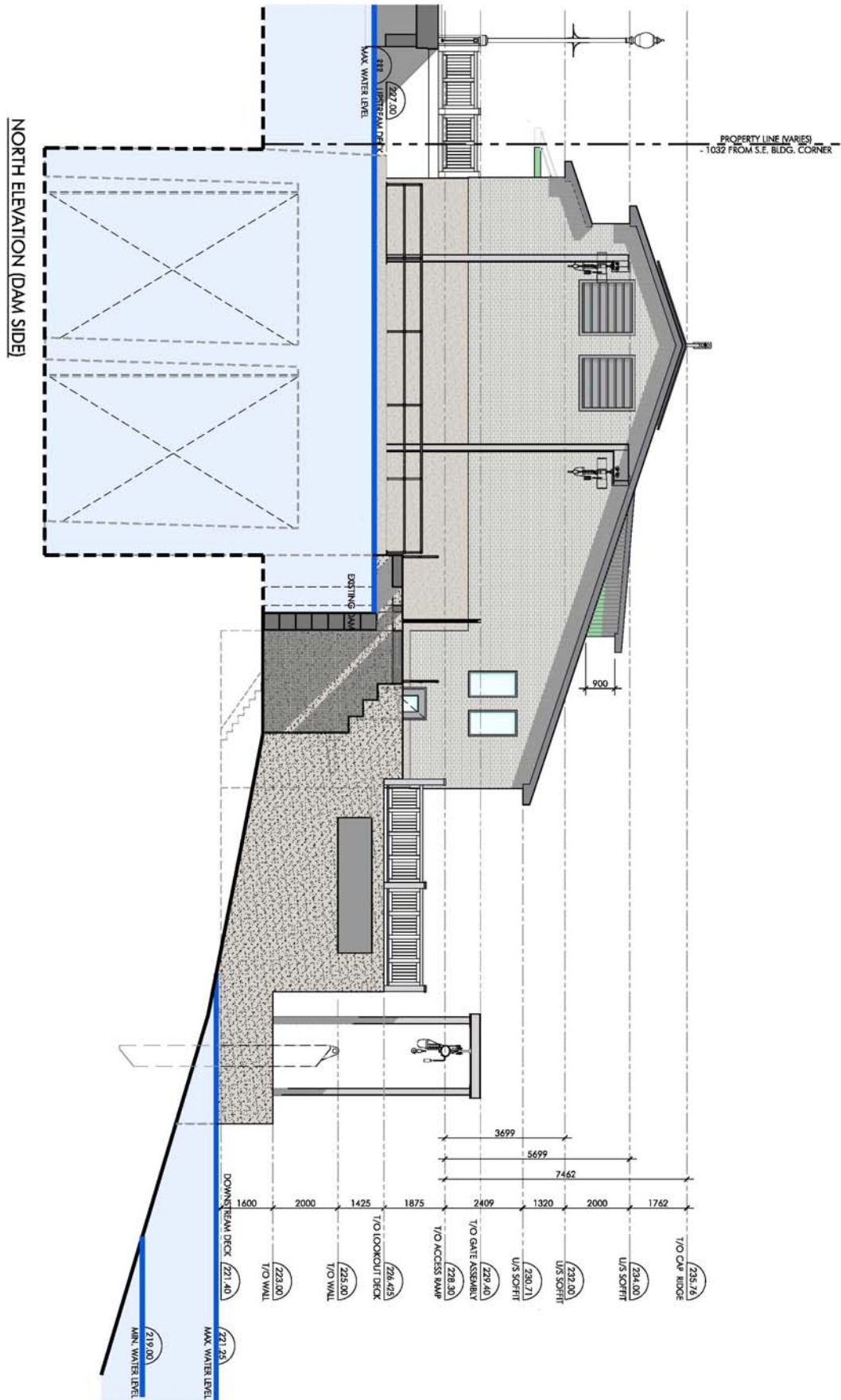
Note: MHBC's Heritage Impact Assessment References these drawings

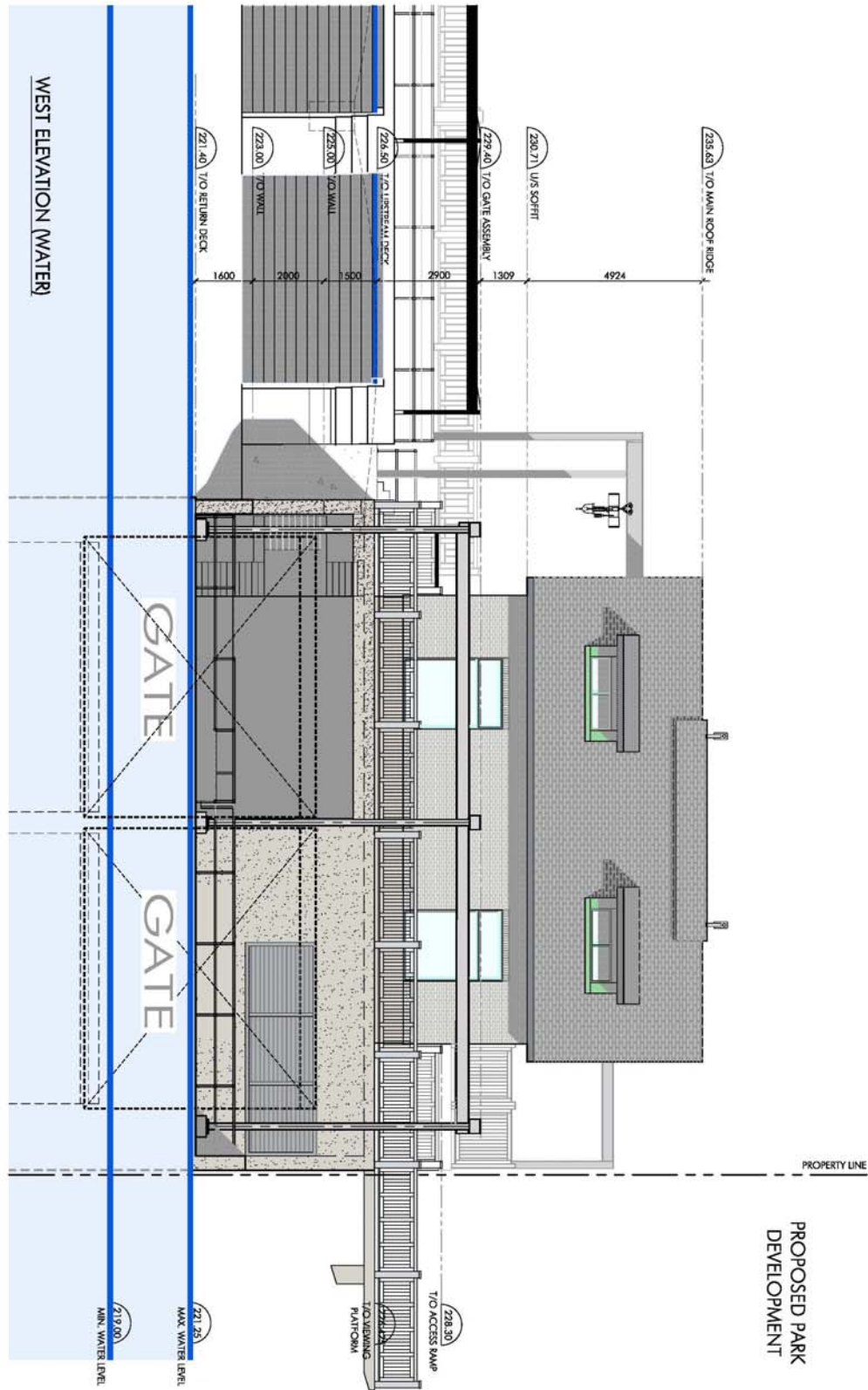
EAST ELEVATION (STREET) - COLOUR OPTION 1a



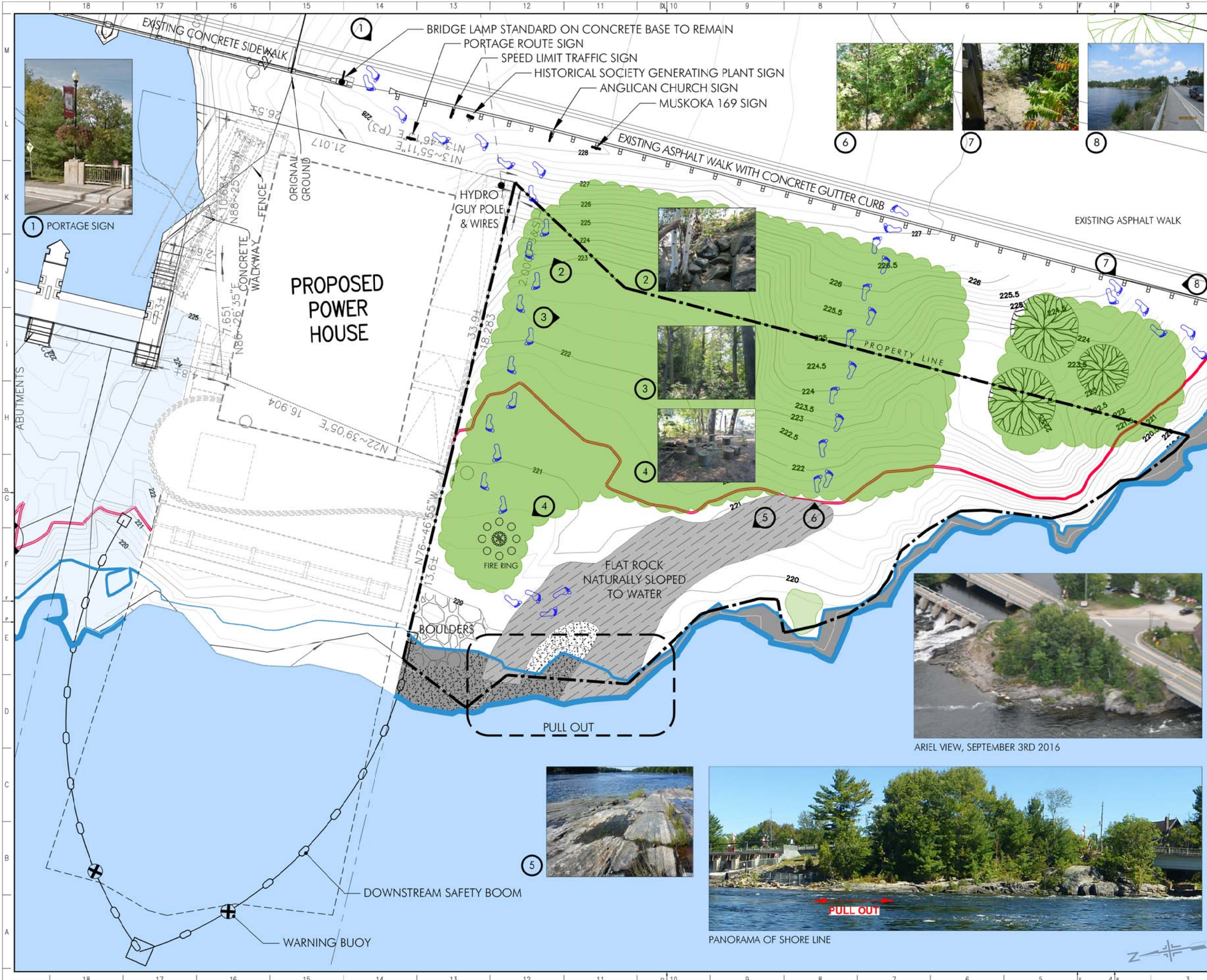








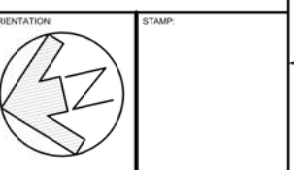
APPENDIX C: SITE ASSESSMENT AND REHABILITATION PLAN (SBA SEPT.2016)



CLIENT: Swift River Energy Limited
CLIENT REF: --

LEGEND

- 221.25 - 100 YEAR FLOOD
- 219.50 - HIGH CONTROLLED WATER
- 219.00 - LOW CONTROLLED WATER
- EXISTING VEGETATION (±32 TREES GREATER THAN 6" DIAMETER)
- SMOOTH ROCK LEDGE FOR CANOE PULL OUT (HERITAGE ATTRIBUTE)
- GRAVEL/SANDY SHORE
- STEEP BUSH TRAILS



ISSUE

NO.	DATE	DESCRIPTION
1	2016-06-27	FOR REVIEW
2	2016-08-10	MUSKOKA DISTRICT REVIEW
3	2016-09-26	WORKING COMMITTEE & ACC

PROJECT: PORTAGE LANDING REHABILITATION

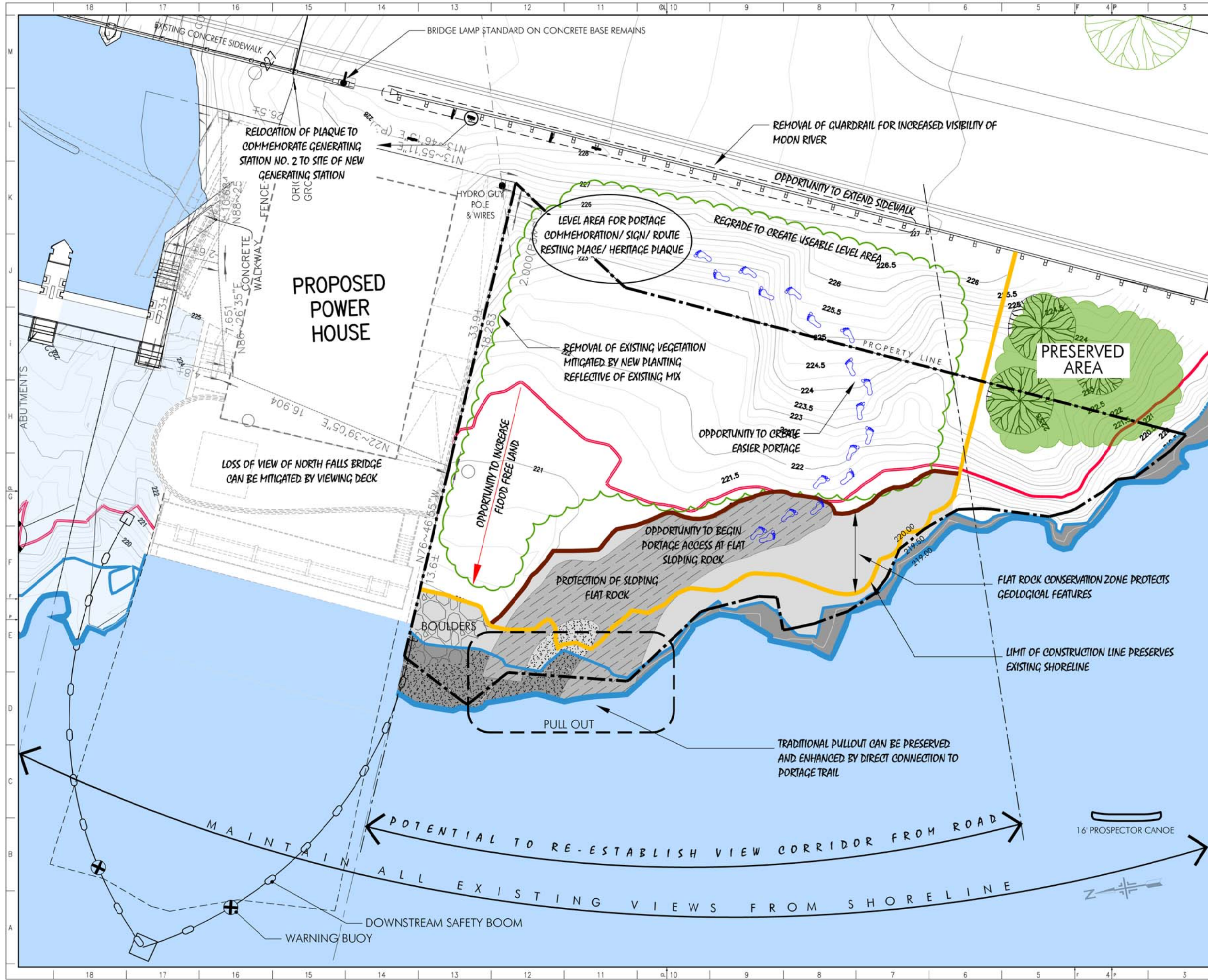
SBA Stevens Burgess Architects Ltd.
4150 Cedar Avenue Suite No. 201, Toronto, ON M4E 1M7 (416) 467-4147

PROJECT No.: A14013.1
FILE No.: A14013.1-ExistingConditions
DRAWN BY: SBA
CHECKED BY: J.B.

SOURCE: DRAWING BASE COMPILED FROM TULLOCK SURVEY & WSP DESIGN DRAWING

TITLE: **EXISTING CONDITIONS**
SCALE: 1:100
SHEET: **1**





CLIENT: **Swift River Energy LIMITED**

CLIENT REF: ---

LEGEND

- 221.25 - 100 YEAR FLOOD
- LIMIT OF FLAT ROCK (±221.0) CONSERVATION ZONE
- 220.00 - CONSTRUCTION LIMIT
- 219.50 - HIGH CONTROLLED WATER
- 219.00 - LOW CONTROLLED WATER
- EXISTING VEGETATION
- EXISTING TREES
- SMOOTH ROCK LEDGE FOR CANOE PULLOUT (HERITAGE ATTRIBUTE)
- ROCK CONSERVATION ZONE
- GRAVEL/SANDY SHORE
- STEEP BUSH TRAILS

ORIENTATION:

STAMP:

0 1m 2m 4m 8m

ISSUE		
NO.	DATE	DESCRIPTION
1	2018-02-21	FOR REVIEW
2	2018-08-10	MUSKOKA DISTRICT REVIEW
3	2018-09-28	WORKING COMMITTEE & ACO

PROJECT: PORTAGE LANDING REHABILITATION

SBA Stevens Burgess Architects Ltd.
4530 Glen Avenue East, Suite 301, Toronto, ON M4M 1A7 | 416-491-5800 | F416-492-0407

PROJECT No: A14013.1

FILE No: A14013.1-ExistingConditions

DRAWN BY: SBA

CHECKED BY: J.B.

SOURCE: DRAWING BASE COMPILATION FROM TULLOCK SURVEY & WSP DESIGN DRAWING

TITLE: **MITIGATION OF IMPACT TO HERITAGE ATTRIBUTES**

SCALE: 1:100

SHEET: **2**



CLIENT: **Swift River Energy LIMITED**

CLIENT REF: ...

LEGEND

- 221.25 - 100 YEAR FLOOD
- LIMIT OF FLAT ROCK (±221.0)
- CONSERVATION ZONE
- 220.00 - CONSTRUCTION LIMIT
- 219.50 - HIGH CONTROLLED WATER
- 219.00 - LOW CONTROLLED WATER

- EXISTING VEGETATION
- EXISTING TREES
- NEW TREES
 - CONIFEROUS
 - DECIDUOUS
- NATURAL LANDSCAPING (±30%)
- GRASS LANDSCAPING
- GRANULAR SURFACE
- SMOOTH ROCK LEDGE FOR CANOE PULLOUT (HERITAGE ATTRIBUTE)
- ROCK CONSERVATION ZONE
- GRAVEL/SANDY SHORE
- INTERPRETIVE TRAIL
- INTERPRETIVE PANEL
- PORTAGE TRAIL

ORIENTATION:

STAMP:

0 1m 2m 4m 8m

ISSUE

NO.	DATE	DESCRIPTION
1	2016-08-27	FOR REVIEW
2	2016-08-10	MUSKOKA DISTRICT REVIEW
3	2016-09-28	WORKING COMMITTEE & ACO

PROJECT: **PORTAGE LANDING REHABILITATION**

SBA Stevens Burgess Architects Ltd.
REG. CIVIL ARCHITECTS (ENR. REG. TARIFF NO. 1410) REG. ENGINEERS (ENR. REG. TARIFF NO. 872) REG. DESIGNERS (ENR. REG. TARIFF NO. 872)

PROJECT No: A14013.1

FILE No: A14013.1-ExistingConditions

DRAWN BY: SBA

CHECKED BY: J.B.

SOURCE: DRAWING BASE COMPILATION FROM TULLOCK SURVEY & WSP DESIGN DRAWING

TITLE: **SITE PLAN**

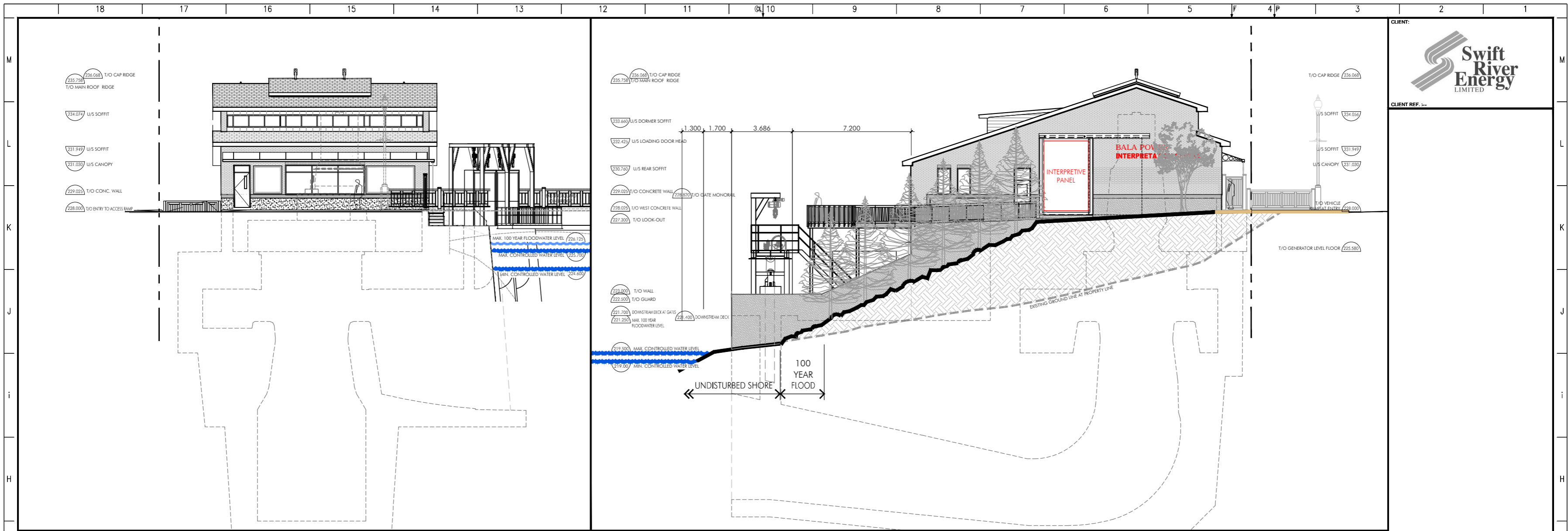
SCALE: 1:100

SHEET: **3**

← NEW VIEW CORRIDOR FROM ROAD →

16' PROSPECTOR CANOE





2 SOUTH ELEVATION (PARK)
SCALE = 1:100

1 EAST ELEVATION (STREET)
SCALE = 1:100



3 WEST ELEVATION (MOON RIVER)
SCALE = 1:100

PRESERVED AREA



CLIENT REF. --

ORIENTATION:	STAMP:
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ISSUE		
NO.	DATE	DESCRIPTION
1	2016-08-10	MUSKOKA DISTRICT REVIEW
2	2016-09-26	WORKING COMMITTEE & ACO
3	-	EASEMENT AGREEMENT

PROJECT: PORTAGE LANDING REHABILITATION

SBA Stevens Burgess Architects Ltd.
40 St. Clair Avenue East, Suite 301, Toronto, ON, M4E 1M9 T416-961-6900/F416-972-4417

PROJECT No.: A14013.1

FILE No.: A14013.1 - Site & Moon River Elevation - 2016-09-19

DRAWN BY: SBA

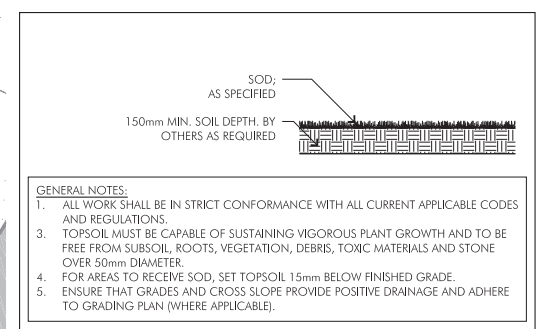
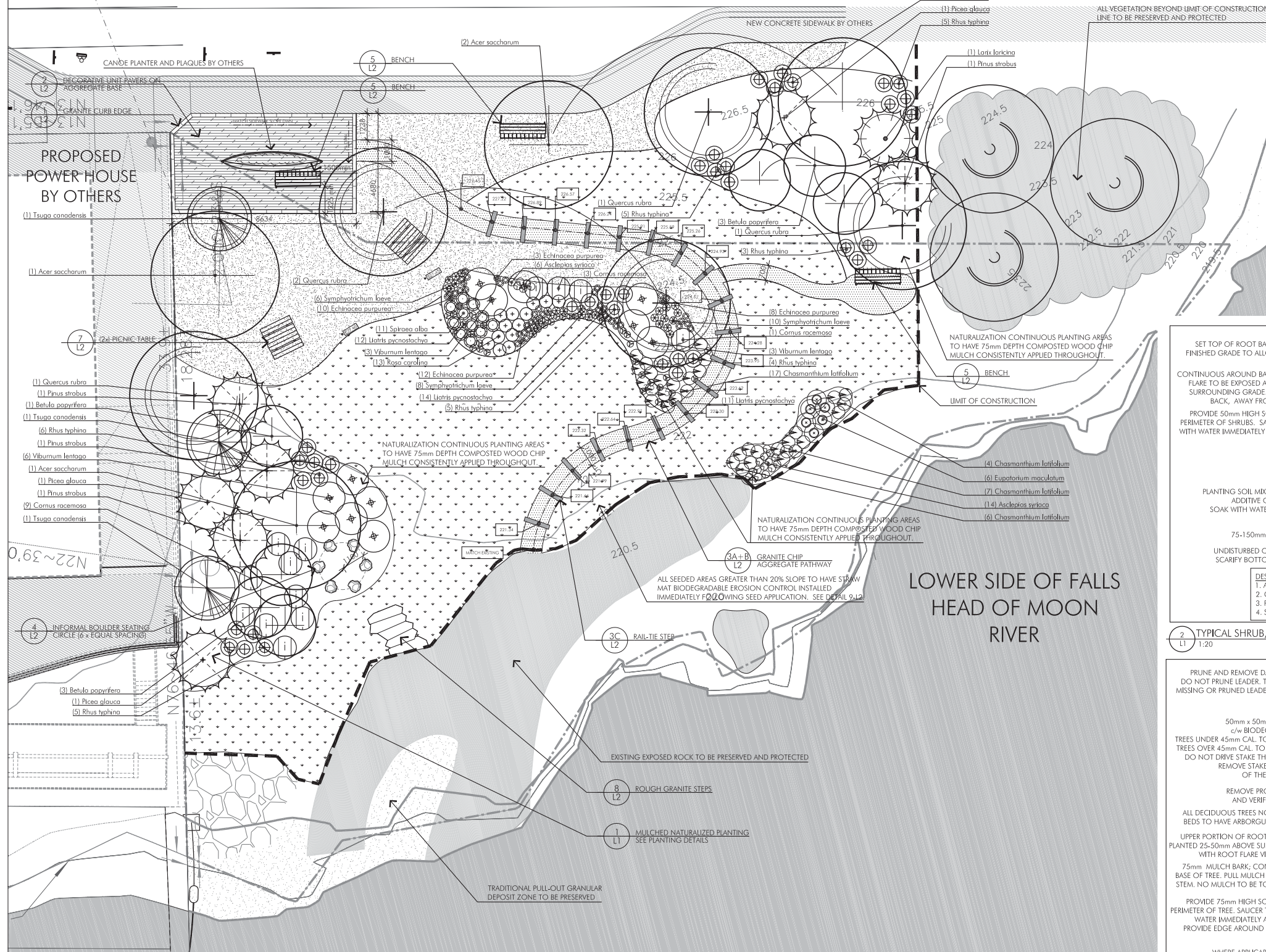
CHECKED BY: J.B.

TITLE: **EAST ELEVATION (STREET)
SOUTH ELEVATION (PARK)
& WEST ELEVATION
(MOON RIVER)**

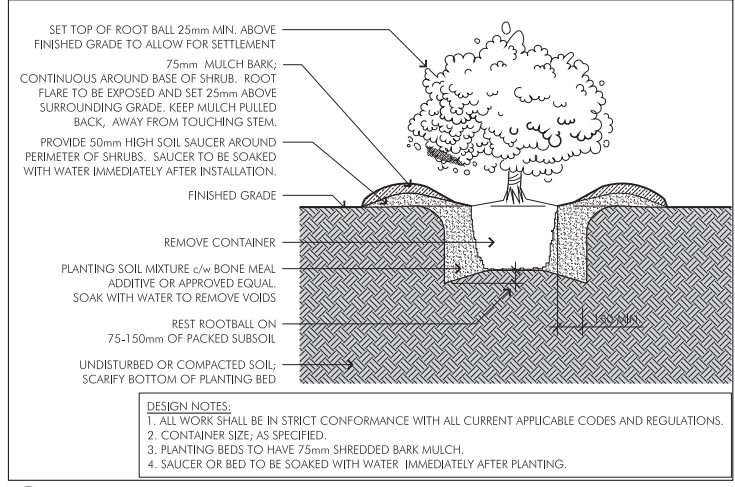
SCALE: 1:100

SHEET: 4

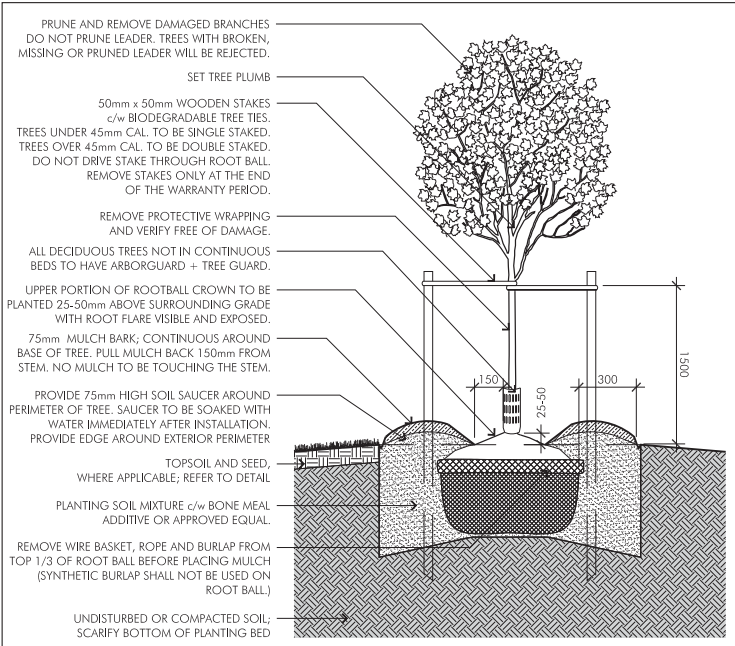
APPENDIX D: PLANTING PLAN (POPOVICH ASSOCIATES, OCTOBER 2016)



1 TYPICAL SOD PLANTING DETAIL
1:20



2 TYPICAL SHRUB, CONTAINER GRASS & PERENNIAL PLANTING
1:20



3 TYPICAL DECIDUOUS & CONIFEROUS TREE PLANTING
1:20

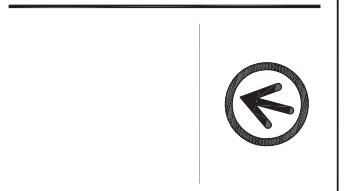
We have relied upon the accuracy and completeness of base & background information provided by the following Consultants in preparing this drawing and performing our professional services.
Stevens Burgess Architects Ltd.

We are under no obligation or duty to verify the accuracy and/or completeness of this information and have not done so.
We shall not be held responsible for any errors or omissions that may arise or be incorporated as a result of erroneous or incomplete information provided by the Client, Consultants and Contractors.

- Legend:**
- DECORATIVE UNIT PAVERS ON AGGREGATE BASE
 - NATIVE LOW MEADOW SEED MIX
 - GRANITE CHIP AGGREGATE PATHWAY
 - SOD
 - MOON RIVER / WATER
 - PROPOSED ADJACENT PROJECT SCOPE BY OTHERS
 - PROPOSED CONCEPTUAL GRADE NOTE: INSUFFICIENT INFORMATION AVAILABLE RE: EXISTING SOIL DEPTHS, PROPOSED SIDEWALK GRADES ETC. TO PROVIDE DETAILED PARK GRADING AT THIS TIME

2	181102	ISSUED FOR SUBMISSION TO TOWN		
1	181024	ISSUED TO CLIENT FOR REVIEW		
No.	Date (Y/M/D)	Issue	By	

POPOVICH ASSOCIATES
1 Robert Speck Parkway, Suite 100
Mississauga, Ontario L4Z 3M3
T. 905.270.2229 F. 905.270.2190
info@popovich.ca



The contractor will check and verify all dimensions and job conditions on the job and report any discrepancies to the Landscape Architect prior to the commencement of construction.
This drawing must not be used for construction purposes until signed by the Landscape Architect.
All drawings are the property of the Landscape Architect and may not be copied, reproduced or altered without written permission from the Landscape Architect.
DO NOT SCALE DRAWING

Project Info:
Portage Landing Rehabilitation
Bala, Township of Muskoka Lakes

Client Info:
Stevens Burgess Architects Ltd.
40 St. Clair Avenue East, Suite 301
Toronto, ON M4T 1M9

Sheet Title:
Landscape Plan

Project Number:	1298	Sheet Number:	L1
Drawn By:		Checked By:	
Date:	October 25, 2016	Scale:	1:100

CONIFEROUS TREES						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
1	Larix laricina	Tamarack Larch	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES
4	Picea glauca	White Spruce	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES
4	Pinus strobus	White Pine	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES
3	Tsuga canadensis	Eastern Hemlock	200cm ht.	W.B.	Straight, evenly branched, dense plants	YES

DECIDUOUS TREES						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
4	Acer saccharum	Sugar Maple	70mm Cal.	W.B.	Straight trunk, evenly branched heads	YES
7	Betula papyrifera	White Birch, Paper Birch	150cm ht.	CONT.	Straight trunk, evenly branched heads	YES
5	Quercus rubra	Red Oak	70mm Cal.	W.B.	Straight trunk, evenly branched heads	YES

GRASSES						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
35	Chasmanthium latifolium	Northern Sea Oats	2 Gallon	Cont.	Full, dense plant	YES

DECIDUOUS SHRUBS						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
13	Cornus racemosa	Grey Dogwood	100cm Ht./5 Gallon min.	Cont.	Evenly branched, Min. 3 Canes	YES
37	Rhus typhina	Staghorn Sumac	1 Gallon	Cont.	Min. 3 canes, full, dense plant	YES
13	Rosa carolina	Pasture Rose	1 Gallon	Cont.	Full, dense plant	YES
11	Spiraea alba	Narrow Leaved Meadowsweet	40cm Ht./2 Gallon min.	Cont.	Full, dense plant	YES
12	Viburnum lentago	Nannyberry	60cm Ht./3 Gallon min.	Cont.	Full, dense plant	YES

PERENNIALS						
QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE-CAL	ROOT	REMARKS	NATIVE
20	Asclepias syriaca	Common Milkweed	4" pot	Cont.	Full, dense plant	YES
45	Echinacea purpurea	Purple Coneflower	1 Gallon	Cont.	Full, dense plant	YES
6	Eupatorium maculatum	Joe Pye Weed	2 Gallon	Cont.	Full, dense plant	YES
28	Symphoricarum laeve	Smooth Purple Aster	1 Gallon	Cont.	Full, dense plant	YES
37	Liatris pycnostachya	Prairie Blazingstar	1 Gallon	Cont.	Full, dense plant	YES

APPENDIX E: DOCUMENTATION OF HISTORIC SPLIT TRUNK MAPLE TREE (NATIVE MARKER TREE)



December 09/2014
Swift River Energy Ltd
2300 Yonge Street, Suite 801
Toronto, Ontario. M4P 1E4

Subject: Tree Inventory/Arborist Report for Bala Falls Part 3 (P.O. 2014-11)

Attention: Lourie Kapoor

Dear Ms. Kapoor

Please find attached herewith 1/ Tree Inventory spreadsheet, 2/ Part 3 Survey detailing tree locations and assigned numbers, 3/ Plan of Survey of Bala Falls detailing pertinent parts.

We have identified approximately 18 individual trees and groups of trees currently existing on Part 3. Any small/ relatively insignificant saplings or brush have not been included in the tree inventory for practicality sake since their existence is insignificant and cost for removal would be free.

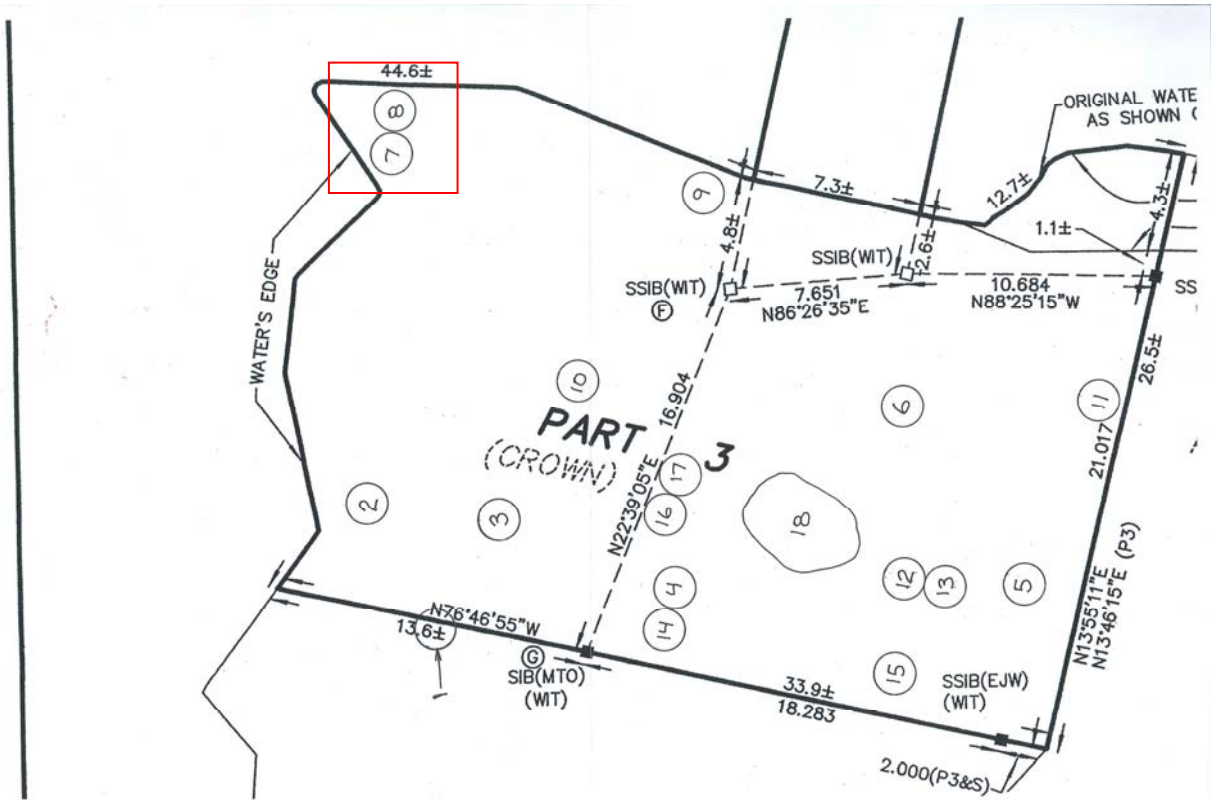
Sincerely

Brian McDonald
Certified Arborist
Muskoka Lakes Tree Service

1124 Skeleton Lake Road 3, RR1 Utterson Ontario, POB
1MO Visit us at: www.muskokatreeservice.com

TREE INVENTORY, PART 3, LOT 33, CONCESSION 7, BALA FALLS

TREE NO.	SPECIES	DBH	HEIGHT	CONDITION		
1	Northern White Pine up 10 feet (Pinus strobus)	16"	40ft	Main Stem Split from ground Inner Main Stem Rotten		
			FAIR			
2	White Birch (clump of 4) (Betula pendula)	8" 1.5" 3" 4"	25ft 25ft 20ft 20ft	Roots Exposed FAIR		
3	Northern White Pine	24"	30ft	GOOD (Pinus strobus)		
4	Red Oak	19"	50ft	GOOD (Quercus rubra)		
5	White Oak (Double Stem)	16"	25ft	POOR (Quercus alba) 15"	25ft	POOR
6	Northern White Pine (Double Stem)	12"	30ft	GOOD (Pinus strobus)	12"	30ft
7	Silver Maple CONDITION. BROKEN (Acer saccharinum) MAIN STEMS	20"	20ft	POOR AND ROTIEN		
8	Silver Maple CONDITION. BROKEN (Acer saccharinum) MAIN STEMS	15"	20ft	POOR AND ROTIEN		
9	Silver Maple	8"	18ft	GOOD (Acer saccharinum)		
10	Northern White Pine	10"	25ft	GOOD (Pinus strobus)		
11	Northern White Pine (Pinus strobus)	6"	20ft	GOOD		
12	Striped Maple (Clump of 3) pennsylvanicum)	4" 20ft FAIR (Acer				
13	Yellow Birch (Betula alleghaniensis)	4"	20ft	FAIR		
14	White Birch alba)	6" 30ft FAIR (Betula				
15	Sugar Maple saccharum)	4" 20ft FAIR (Acer				
16	Red Oak	6"	25ft	GOOD (Quercus rubra)		
17	Black Cherry serotina)	4" 20ft FAIR (Prunus				
18	Northern White Pine (Group of 5 Saplings)	1"-5"	15ft	GOOD (Pinus strobus)		



Credit: Muskoka Lakes Tree Service



Rotten core of split maple tree.
Source: Swift Energy, 2016.

APPENDIX F:
Qualification of Author: Jane Burgess

Jane Burgess OAA, CAHP, MRAIC, APT

Founding Partner

EDUCATION	Bachelor of Architecture, 1974, University of Toronto
TEACHING	University of Waterloo, School of Architecture, 5th yr. Program, 1979 University of Waterloo, School of Architecture, Visiting Critic, 1978-79 Ryerson Polytechnic Institute, Studio Instructor, 1988, 1989
PROFESSIONAL EXPERIENCE	1984 to date Stevens Burgess Architects Ltd., Toronto 1976 to 1984 Jane Burgess Architect, Toronto
PROFESSIONAL ASSOCIATIONS	Royal Architectural Institute of Canada, MRAIC Ontario Association of Architects, OAA (Council 2009 – 2011) Toronto Society of Architects, TSA Canadian Assoc. of Heritage Professionals, CAHP (President 1997-99, V.P. 2012) Association of Preservation Technologists, APT

Jane, a founding partner of SBA, has practiced within the heritage industry for over thirty years and is well respected with the heritage community. She has contributed to heritage policy making, advocacy and education. She has served as President of CAHP, Vice Chair of the Toronto Preservation Board and Vice President of the OAA. Jane continues to mentor the next generations of conservation architects. Jane is the partner-in-charge of heritage projects and has either provided oversight to or has been the conservation architect for all the projects listed below.

SELECTED HERITAGE PROJECTS: (+ indicates award winning)

Isaac Gould House, 62 Mill Street, Uxbridge, ON

- **HIA Peer Review and Assessment of Designated Property conforming with Reg. 9/06 of Heritage Act**
- **OMB Expert Witness**

Swift River Energy, Moon River Falls Portage Landing, Bala ON

- **Heritage Consultant – adjacency compliance for Portage Landing Site**

Wesley Mimico United Church, Toronto, ON

- **Heritage Condition Assessment and Conservation Plan**
- **Senior Heritage Architect for Renovation of Wesley Mimico United Church**

Redemptorists of Toronto and Edmonton - 131 McCaul St Monastery, Toronto (*Designated*)

- **Study to determine feasibility of conversion to self-contained residential suites.**
- **Conservation of the building envelope, interior retrofit and accessibility improvements.**

SNC Lavalin – Strathmore House, 390 King St., Cobourg (*Designated*)

- **Building envelope conservation including of removal of Kenitex non-breathable coating**

Infrastructure Ontario – North Bay Normal School / Government Office Building, North Bay (*Designated*)

- **Statement of heritage value, assessment, conservation, recommendations and implementation plan.**

City of Toronto – Fort York, Toronto (*Museum, National Historic Site, Designated*)

- **Building Condition Assessment and Capital Plan for rampart enclosed site and its eight buildings.**
- **Conservation of exterior and interior plus exhibit enhancement of Officers' Mess and Brick Magazine.**
- **Brick Masonry Conservation Plan**

City of Toronto – Young Peoples Theatre, Toronto (*Designated*)

- **Heritage Window Conservation Feasibility Study and subsequent conservation of wood and metal windows.**

Infrastructure Ontario - Sir James Whitney School, Belleville (*Ontario Government Heritage Inventory*)

- **Heritage Conservation Plan and Capital Plan for this 96 acre site and five designated buildings.**

Infrastructure Ontario - Century Manor, Hamilton Psychiatric Hospital, Hamilton (*Designated*)

- **Adaptive Reuse Study to convert building use to office, museum, and half-way house.**

Ontario Realty Corporation - Ontario Fire College (Scott Hall), Gravenhurst (*Ontario Government Heritage Inventory*)

- **Master Plan for the phased conservation of building envelope and interiors and code compliance.**
- + **Scott Hall building envelope conservation and interior heritage structure and plaster assessment.**

University of Guelph - Macdonald Institute, Guelph (*Heritage Inventory*)

- **Master Plan for the phased conservation of building envelope and heritage interiors spaces.**
- **Conservation of ceremonial stairs and commemorative stained glass windows.**
- + **Reconstruction of building brick and clay tile parapets and entry portico and limestone terrace.**
- **Modernization of Lecture Hall 300 to an IT lecture theater while conserving the heritage elements.**

Ontario Heritage Trust- Ontario Heritage Centre, 10 Adelaide St E., Toronto (*Designated*)

- **Condition Assessment report for exterior and interior inclusive of identification of sustainable strategies.**

City of Hamilton – Lister Block, King William St., Hamilton (*Designated*)

- **Architectural Heritage Impact Assessment for redevelopment of this 1916 terra cotta and brick building.**

Harber Industries - Ravine Vineyard Estate Winery, St. David's

- + **Reconstruction of heritage Woodruff House and conservation and adaptive reuse of packing shed to restaurant**

Ontario Realty Corporation - Whitney Block and Tower, Toronto (*Ontario Government Heritage Inventory*)

- **Heritage Significance Study and Feasibility Study for the conservation of the exterior envelope.**
- **Whitney Tower Re-Occupancy Study to determine a code compliance strategy to reoccupy space vacated in 1970**
- **Queenston Quarry project quarried the last bench to provide building stone for Whitney conservation.**
- + **Conservation of the building envelope of the Whitney Tower and the northern section of the building.**
- + **Heritage Conservation Plan; a maintenance and capital plan for all interior and exterior heritage features.**

SNC Lavalin – Brantford Jail, Victoria Park Square Heritage District, Brantford (*Designated, Part V*)

- **Building Envelope Conservation Master Plan for prison yard walls, governor's house, cell block and kitchen.**
- **Various conservation and upgrade projects on the buildings within this district**

Huron Provincial Parks - Sainte Marie Among the Hurons, Midland (*Museum, Ont. Gov. Heritage Inventory*)

- **Post Disaster Study to determine feasibility of reconstruction of burned three buildings.**
- + **Conservation of the chapel and reconstruction of blacksmith shop, carpentry shop and palisade.**

Aventis Pasteur – Connaught Campus Heritage Centre, 1755 Steeles Ave. W. Toronto

- + **Barton Ave. Stables reconstruction of Dr. FitzGerald's metal clad stable-laboratory and reuse as museum.**
- **Conservation and adaptive reuse gatekeeper's cottage to welcome centre and site security office.**

Ontario Realty Corporation - Welland County Courthouse, Welland (*Designated*)

- **Heritage Impact Assessment of a proposed major addition to this 1855 Kivas Tully stone courthouse.**

Ministry Of Environment – Islandview and O.T. Workshop, Old Kingston Psychiatric Hospital, Kingston

- **Feasibility Study for reusing a collection of heritage buildings as a showcase sustainable office complex.**

ProFac – Century Manor, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- **Stabilization Master Plan for this building that had been vacant for years.**
- **Phase 1 Stabilization; Re-roofing and the rebuilding of three ornate brick and stone chimneys.**

ProFac – Grove Hall, Old Hamilton Psychiatric Hospital, Hamilton (*Ontario Government Heritage Inventory*)

- **Conservation Master Plan. Slate roof replacement and metal window conservation.**

Federal Building Heritage Review Office – Fort York Armories, Toronto (*Federally Recognized*)

- **Identification of twenty two types of metal windows. Window conservation and hardware refurbishment.**