
W.E. OUGHTRED & ASSOCIATES INC.

Heritage Impact Assessment

1427 Dundas Crescent

January 27, 2021

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Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the demolition of the existing dwelling. 1427 Dundas Crescent is identified as part of the Credit River Corridor. The subject property abuts the Credit River. The proposal is the severance of 1427 Dundas Crescent into three (3) residential lots.

The Credit River Corridor is noted as a Cultural Landscape for a variety of reasons. The corridor is a scenic rare natural landmark in the city. The 58 mile river cuts through both the Peel and Iroquois Plains. In some of these areas underlying Paleozoic bedrock of shale and sandstone is exposed. There are also heavily treed and marshy areas. Benches and alluvial terraces provide for a variety of recreational opportunities. The Mississauga's settled on the banks of the river until they were displaced by European settlers. Pioneers established mills on the river in Meadowvale Village, Streetsville and Erindale. Some remain. Thus, the river is not only ecologically significant, it is also an invaluable archaeological site that yields information about our native, pioneer and industrial history, as well as a link to the historic community development along the river corridor.¹

This report has been prepared in accordance with the City of Mississauga Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken on December 23, 2020 to assess and document the property and its relationship to the neighbourhood.

¹ City of Mississauga

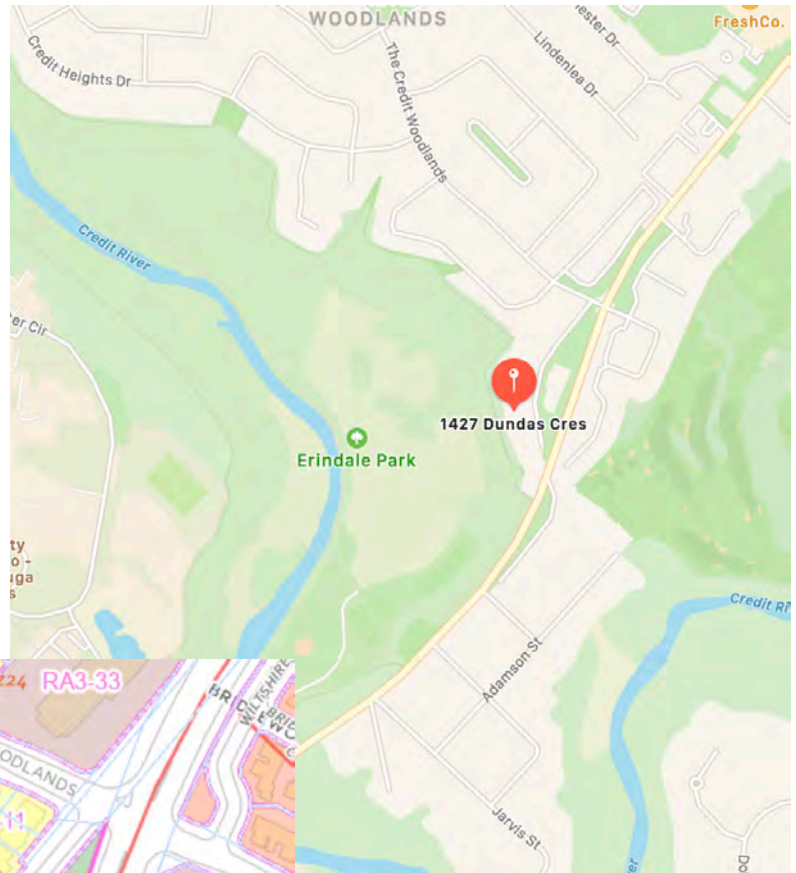
Location and Site Description

Municipal Address: 1427
Dundas Crescent

Legal Description: Part of Lot 6,
Range 1, SDS and part of Lot 6, Range
1, NDS and part of Road Allowance
between Range 1, NDS and Range 1,
SDS

Lot Area: 6,923.66 (City
Records).

General Location: North of

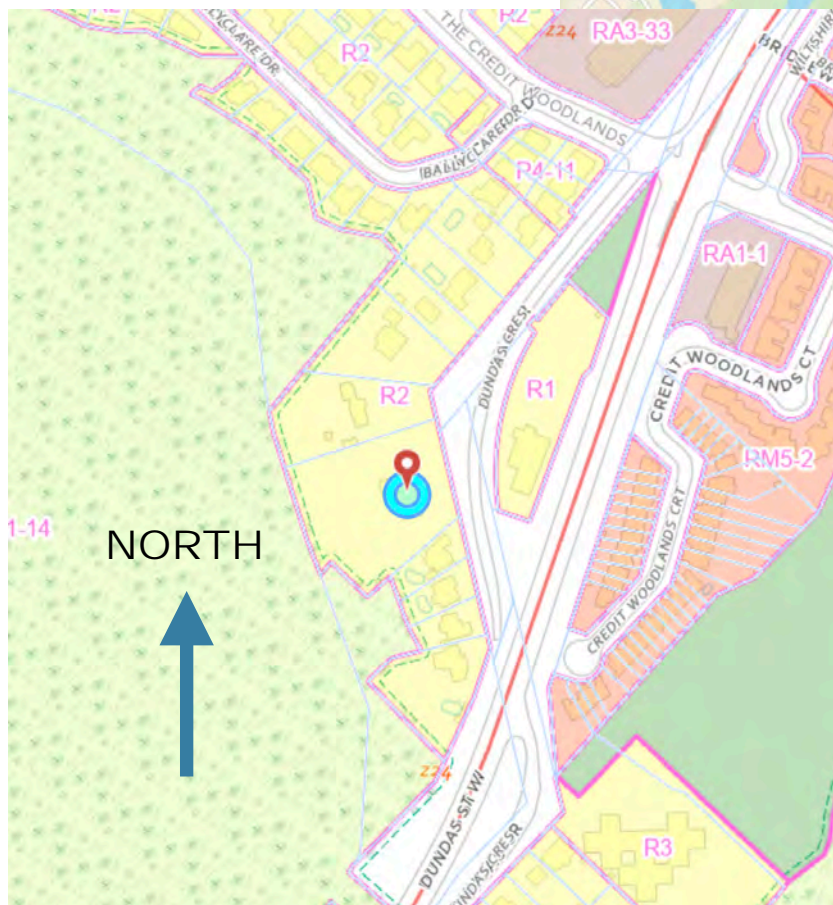


Dundas Street, East of
Mississauga Road

FIGURE 1: GENERAL SITE LOCATION

1427 Dundas Crescent is
located on the west side of
Dundas Crescent, backing
onto Erindale Park and the
Credit River.

FIGURE 2: SITE LOCATION



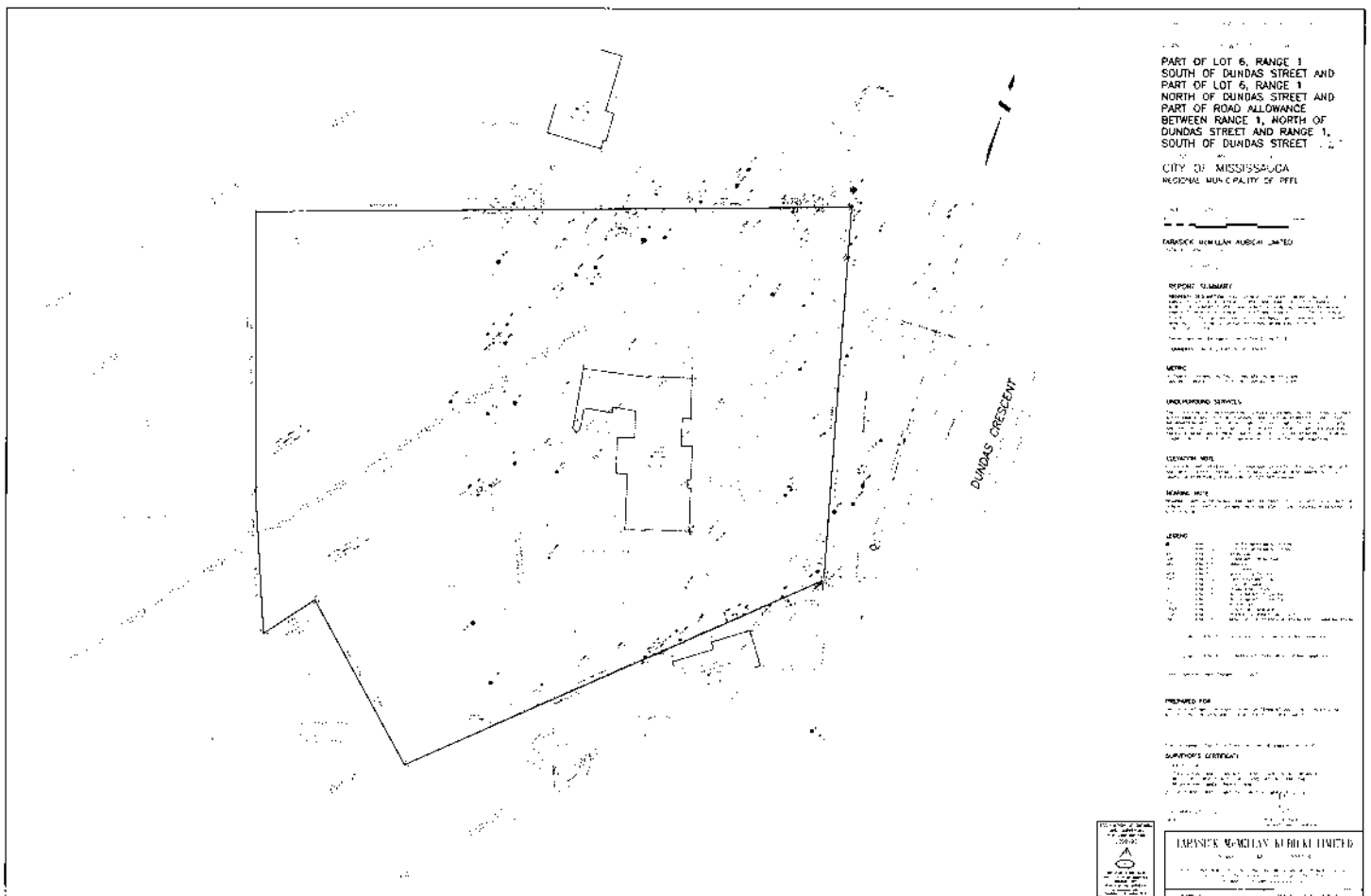
The property is located in the Mississauga Neighbourhood identified as Erindale.

The subject property is an irregularly shaped lot having an area of 6,923.66sm (according to City Records).

The subject property contains a single family detached dwelling and a detached metal shed. The property is well treed and slopes gently from the front to the rear. A circular driveway accesses the front of the dwelling, and a separate side driveway provides access directly to the garage. There is a chain link fence on the southern property edge and a partial board fence on the northern property boundary.

A copy of the topographic survey is attached. The survey was prepared September 2019 by Tarasick McMillan Kubicki Limited.

FIGURE 3: TOPOGRAPHIC SURVEY



Property History

TABLE 1: TITLE CHAIN

A summary of the title chain from the Crown to the current owners was undertaken by Stephen Nott Conveyancing Services.

DATE	GRANTOR	GRANTEE
	Lot 6, Range 1, SDS - outlined in red on the attached plan	
November 6, 1821	The Crown	Samuel Smith
August 10, 1829	John B. Robinson	William Proudfoot
June 28, 1832	Heleen Adamson	William Proudfoot
July 28, 1832	William Proudfoot	Alexander Proudfoot
March 20, 1854	Alexander Proudfoot	James McGrath
February 5, 1861	James McGrath	Christina Wilson
May 1, 1899	Christina W. Noble, nee Dixie	Mary A. Sprowl
August 26, 1904	Mary A. Sprowl, nee Dixie	Arthur M. Adamson Henry H. Adamson
September 26, 1904	William Skynner	Wm. H. Draper
September 26, 1904	William H. Draper	D. Minne Gregg
January 11, 1908	Minnie Gregg Estate	Christopher E. Bunting
April 27, 1910	Christopher E. Bunting	Harriet C. Bunting
August 1, 1910	Harriet C. Bunting	Edith A. Draper
June 20, 1940	Edith A. Draper	Delia N. Rylance Peter H. Rylance
September 14, 1945	Delia Rylance	George F. Daly
November 30, 1955	George F. Daly	Charles T. Sharpe Lucy V. Sharpe

DATE	GRANTOR	GRANTEE
October 30, 1959	Charles T. Sharpe Lucy V. Sharpe	Current owner
	Lot 6, Range 1, NDS	
November 6, 1821	The Crown	John Samuel Smith John B. Robertson
April 7, 1834	Rev. James Magrath	Thomas W. Magrath
October 7, 1843	John B. Robinson	Rev. James Magrath
	Bryce R. Taylor	Timothy C. Tickner
April 16, 1849	Rev. James Magrath	Thomas W. Magrath
August 13, 1851	Rev. James Magrath	Thomas W. Magrath
January 12, 1857	James W. Magrath	William Dickson
January 12, 1857 Mortgage	William Dickson	Thomas W. Magrath
January 3, 1862	James Magrath	Thomas W. Magrath
April 8, 1873	Emma A. Dickson	Tomas W. McGrath
April 8, 1873	Thomas W. McGrath	Wm. Hall
April 17, 1873	Thomas W. McGrath	Wm. Hall
December 27, 1875	Wm. Hall	Wm. McGrath
July 23, 1886	Wm. Hall	Wm. McGrath
May 4, 1887	William Magrath	Marian C.C. Hector
March 31, 1896	Wm. Magrath Estate	Marianne C.C. Hector
April 16, 1896	Arthur B. Harris et al Executors	Marianne C. C. Hector
August 19, 1919	Marian C. Hector	Wm. V. Watson
October 25, 1947	William V. Watson Estate	Charles Collard Emily Collard

DATE	GRANTOR	GRANTEE
March 27, 1962	Charles Collard Emily Collard	Current owner
	Part of Road Allowance	
October 4, 1865	The Municipal Council of the Township of Toronto	The Corporation of School Section No. 3 of The Township of Toronto
	BREAK IN CHAIN - RECORDS UNVAILABLE	
August 1, 1942	Mabel C. Jamieson	Delia N. Rylance Peter H. Rylance
September 14, 1945	Delia Rylance	George F. Daly
November 30, 1955	George F. Daly	Charles T. Sharpe Lucy V. Sharpe
October 20, 1959	Charles T. Sharpe Lucy V. Sharpe	Current owner

The plans below depict the separate portions of the lot, prior to merger in 1962.

Red - Portion of Lot 6, NDS

Blue - Portion of Road Allowance

Yellow - Portion of Lot 6, SDS.

Green - Portion of road allowance to adjacent property

The house is located on this yellow portion of the lot. It was merged with the road allowance in 1959. The portion of the lot north of Dundas, depicted in red below, was obtained in 1961 and merged with the other portion to create the lot it is today. Further, in consultation with the existing owner's daughter, it was learned that the road allowance property line was adjusted so that the adjacent property could gain more frontage onto Dundas Crescent. See the attached letter from Maurice Foster, dated May 30th, 1962.

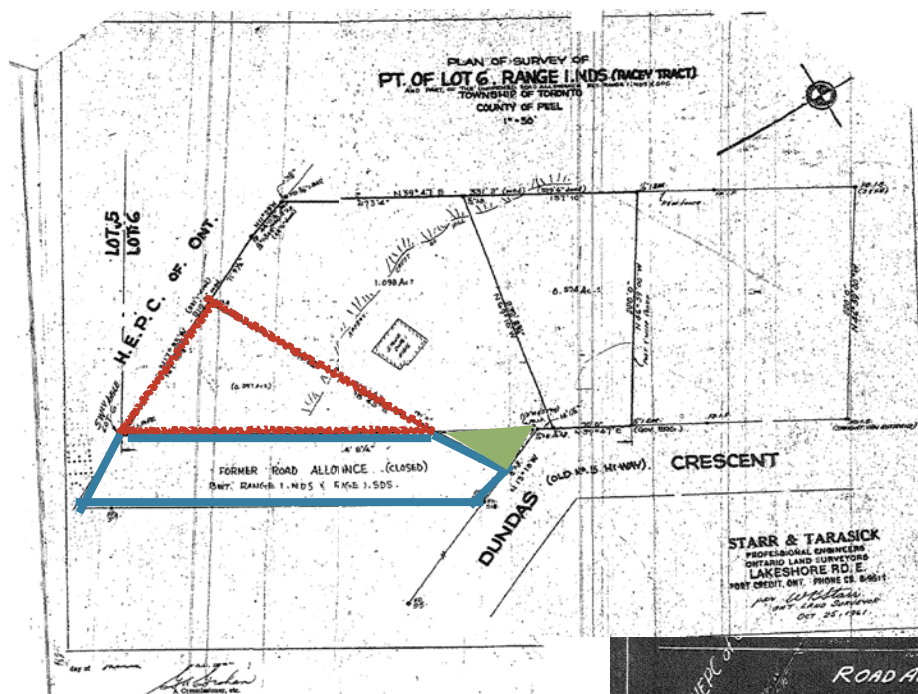


FIGURE 4: SURVEY OF PART OF LOT 6,
NDS, STARR & TARASICK, 1961

FIGURE 5: SURVEY OF PART OF LOT 6,
SDS, JAMES & WANDABSENSE, 1955

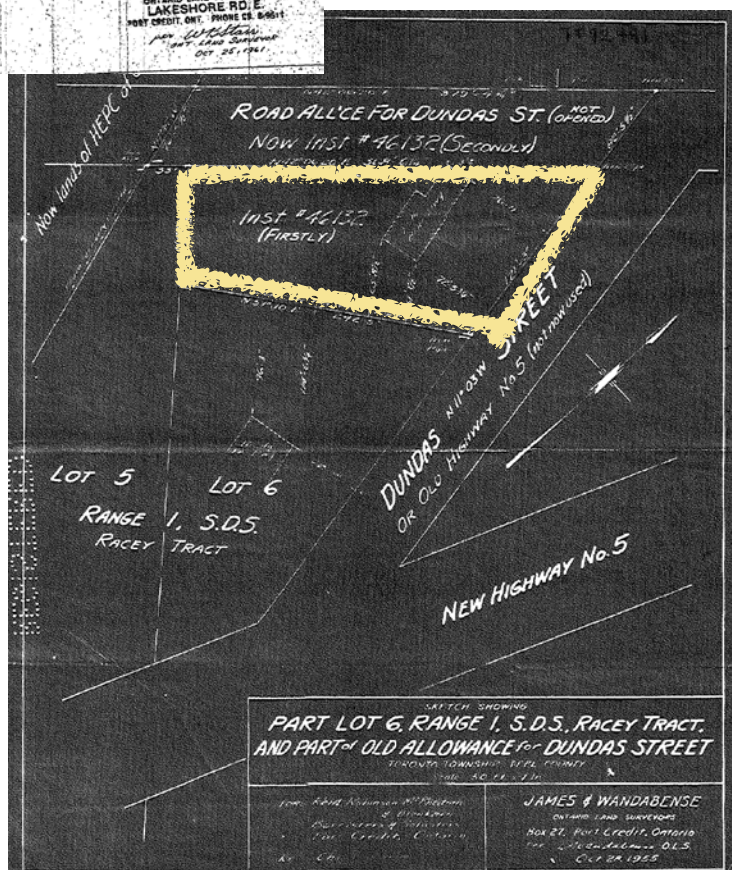


FIGURE 6: LAWYER LETTER RE TRANSFER

RESIDENCE TELEPHONE
277-8956BUSINESS TELEPHONE
TA. 6-1662

Maurice C. Foster, B.A.
BARRISTER & SOLICITOR

214 QUEEN ST. SOUTH
STREETSVILLE - ONTARIO

May 30th, 1962.

Mrs. Joene Tennent,
Dundas Crescent,
Erindale, Ontario.

Dear Mrs. Tennent: RE: Charles Collard and Exchanged Lands

I am pleased to enclose herewith your deed from Charles and Emily Collard which was registered in your name in the Registry Office for the Registry Division of the County of Peel as number 144554 for the Township of Toronto. There was some considerable delay in completing this transaction but same has now been satisfactorily concluded.

Attached to your deed is a copy of the survey made by Messrs. Starr and Tarasick, Ontario Land Surveyors, dated October 25th, 1961, which indicates the location of the parcel of land which you received from Mr. Collard.

As discussed with you, Mr. Collard has seen to the payment of all expenses in connection with the exchange of these properties. I appreciate very much your co-operation in this matter.

Yours very truly,

*Maurice C. Foster*Maurice C. Foster. *pc jh*MCF/jfh
Encl.

*Deed & Print
deposited Vault 29 Sept 64*

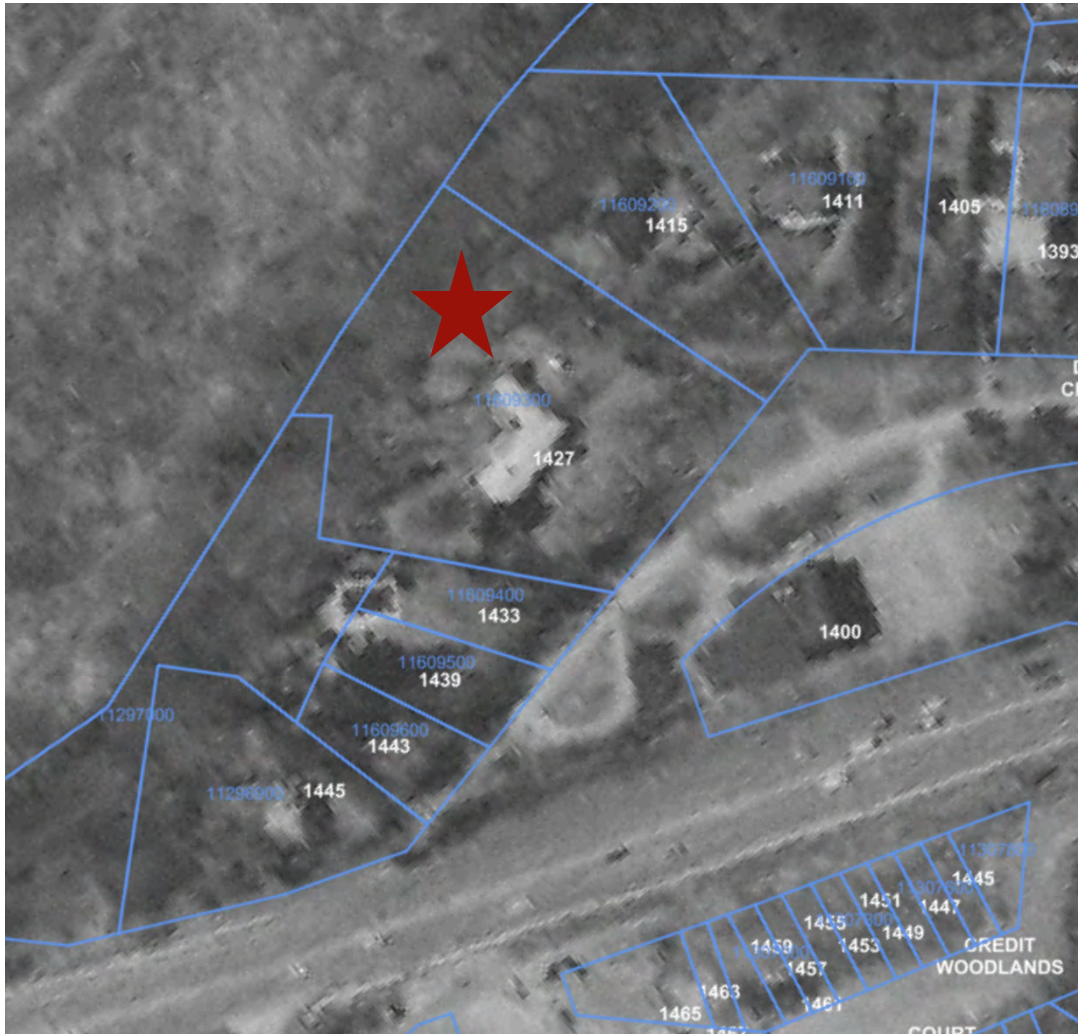
FIGURE 7: 1944 AERIAL IMAGE

The subject property is identified by the red star. You can faintly make out the house. Please note that Dundas Street had not yet been realigned yet.

FIGURE 8: 1954 AERIAL IMAGE

The subject property is identified by the red star. You can faintly make out the house. Dundas Street has now been realigned. Dundas Street was straightened, raised and widened between 1948 and 1949.²

² Matthew Wilkinson, Heritage Mississauga

FIGURE 9: 1980 AERIAL IMAGE

The subject property is identified by the red star. All additions have been completed by 1974. The house has remained in this configuration since then.

An aerial photograph of a residential neighborhood with blue lines delineating property boundaries. A large red star is placed on a lot in the upper-middle section of the map. Various lot numbers are visible, including 11609200, 1415, 11609300, 1427, 11609400, 1433, 11609500, 1439, 11609600, 1443, 11297900, 11296900, 1445, 1405, 11608900, 1393, 1400, 11307800, 1445, 1447, 1451, 1453, 1459, 1463, 1465, 1436, 1440, and 1441. Street names 'DUNDA CRESCE' and 'CREDIT WOODLANDS' are partially visible on the right side of the map.

Present day conditions. The severance proposal will be in keeping with the lots to the south.

Existing Exterior Photos**PHOTO 1 & 2: FRONT ELEVATION****PHOTO 3: SOUTH ELEVATION**

The change from brick to siding indicates the rear addition in approximately 1950.

This is the south end of the property looking north.



PHOTO 4 & 5: NORTH ELEVATION

This is the north end of the property

looking south.



PHOTO 6: PARTIAL REAR ELEVATION





PHOTO 7, 8 AND 9: REAR ELEVATION VIEWS



The exterior of the dwelling is a combination of brick, aluminum siding and wood panel siding. Windows and doors can be dated to the time of the additions.

The property was purchased in 1959. The house when they purchased it consist of the original dwelling (red), the rear addition (green) and the 1955 addition (dark blue). The owner did the second rear addition in 1962 (teal) and the final addition in 1972 (brown).

FIGURE 10: ADDITIONS

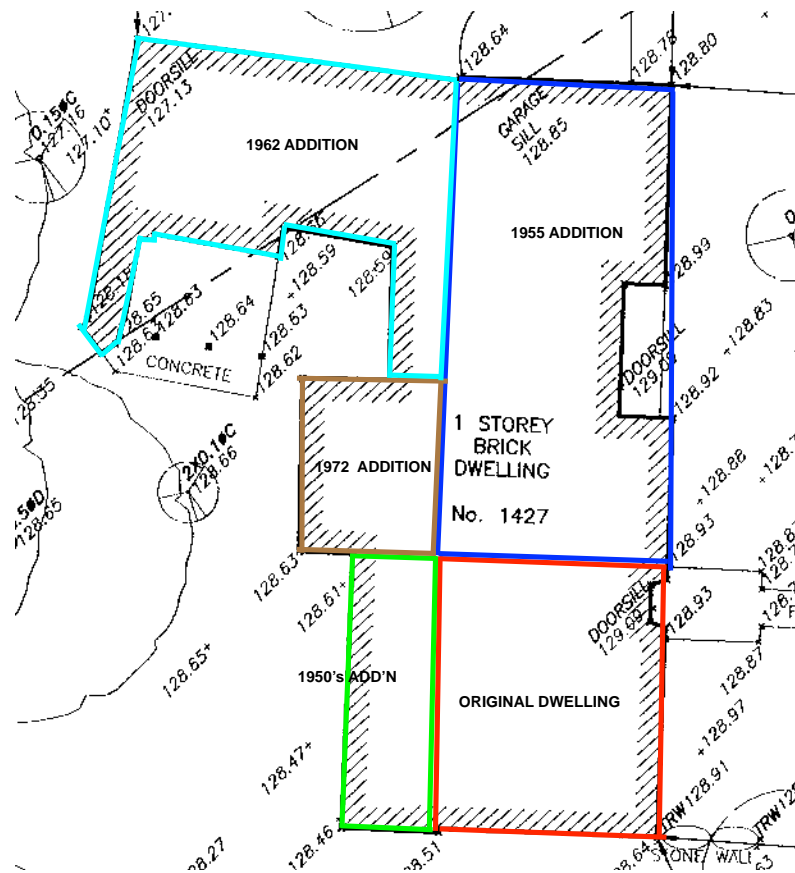




PHOTO 10: FRONT ENTRY

PHOTO 11: LOOKING FROM THE FRONT ENTRY THROUGH TO THE LIVING AREA





**PHOTO 12: KITCHEN
LOOKING THROUGH TO THE
FRONT ENTRY**

**PHOTO 13: KITCHEN
LOOKING THROUGH TO THE
BACK HALLWAY**





PHOTO 14: DETAIL OF COUNTERTOP

Yellow formica edged in aluminum.

PHOTO 15: ORIGINAL STOVE



**PHOTOS 20 AND 21:
SUNROOM ADDITION**

This is the 1972 addition as noted in Figure 10.





**PHOTO 22: MASTER
BEDROOM**



PHOTO 23: MASTER BATH (ABOVE)

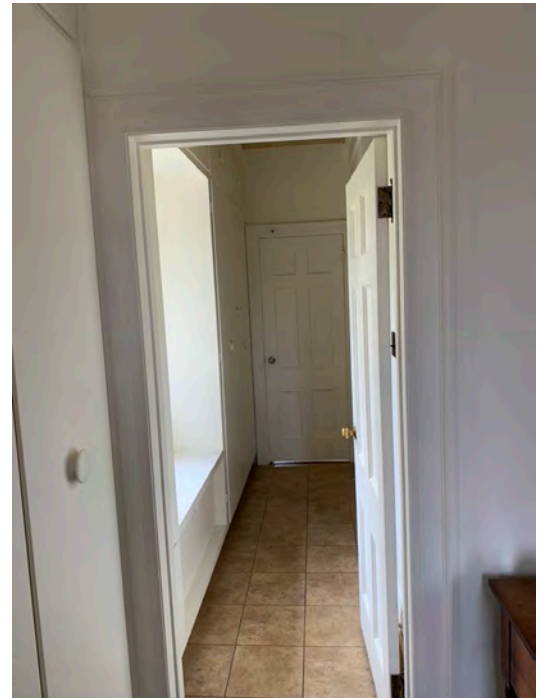


PHOTO 24: HALLWAY (ABOVE RIGHT)

The master bath is off the hallway. The hallway leads to the music room, photo number 16. The hallway is actually part of the ensuite as there are built in closets.



PHOTO 25: OPEN AREA (ABOVE)

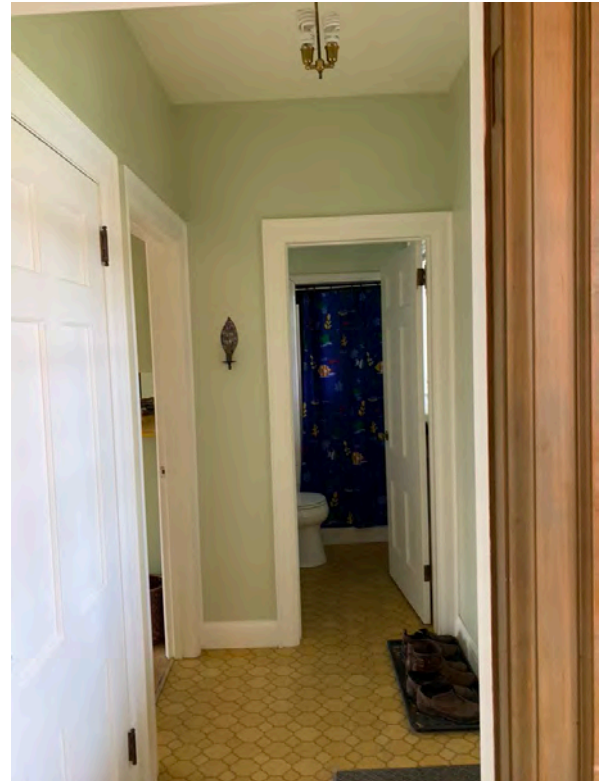


PHOTO 26: BACK HALLWAY



PHOTO 27: BATHROOM

The wing addition (as the family called it) of 1962 added four (4) bedrooms and a bathroom. Two bedrooms and a bathroom on the partial second floor, and two bedrooms and a storage area in the lower level.



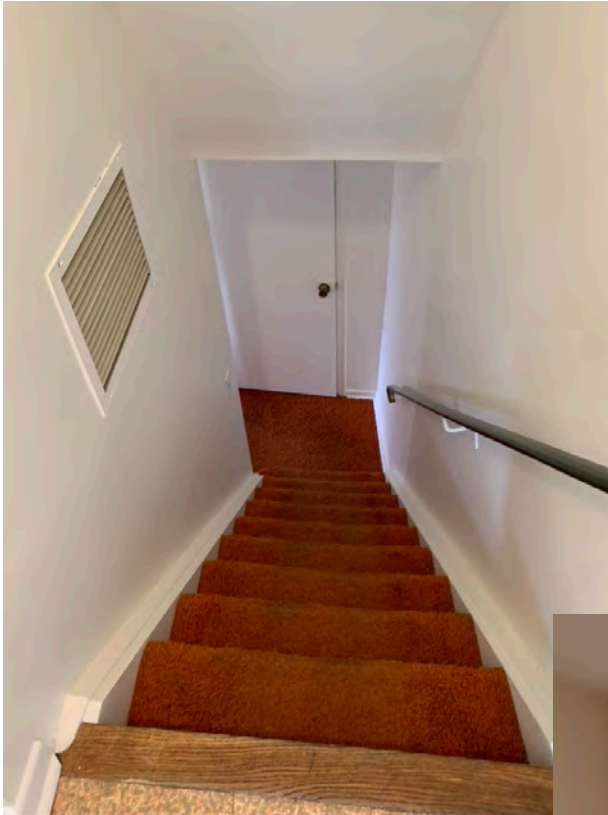
PHOTO 28: HALLWAY OF ANNEX ADDITION



PHOTO 29: BEDROOM



PHOTO 30: BATHROOM



**PHOTO 31: STAIRWAY TO BASEMENT -
ANNEX ADDITION**

PHOTOS 32 AND 33: BASEMENT BEDROOMS



The proposal is to sever the existing lot into three (3) building lots. These lots are in keeping with the adjacent lots in the area.

FIGURE 11: PROPOSED SEVERANCE SKETCH



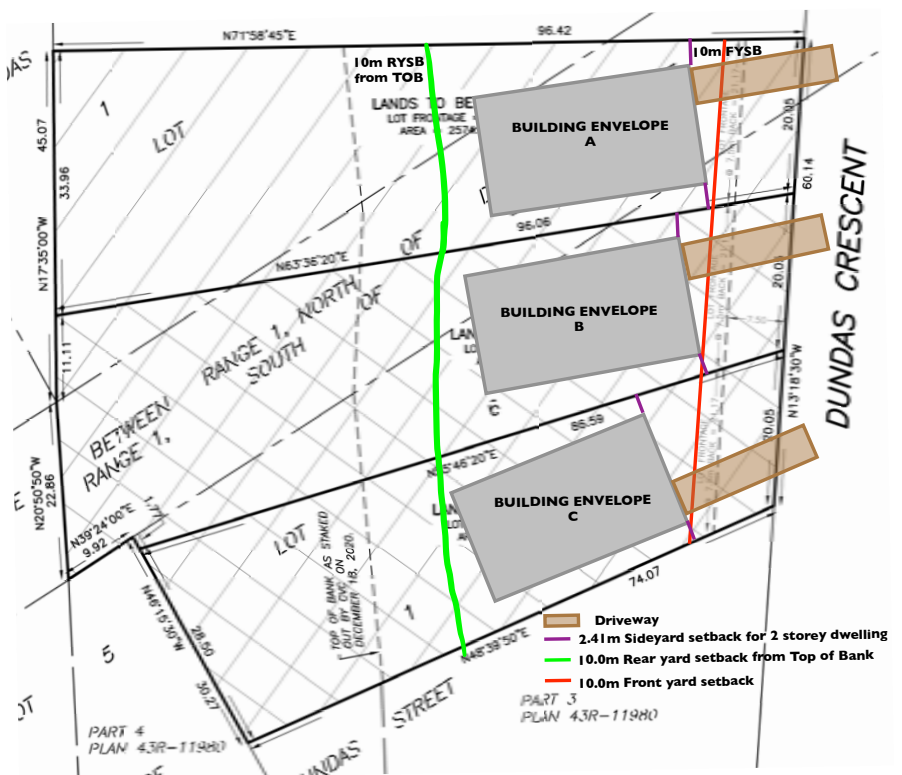
TABLE 2: ZONING PROVISIONS

Zoning Provision	Requirement	Lot A	Lot B	Lot C
Lot Area	695m ²	2574.6m ²	2472.0m ²	1862.2m ²
Lot Frontage	18.0m	21.17m	21.17m	21.17m
Minimum Front Yard Setback	9.0m	9.0m	9.0m	9.0m
Minimum Interior Side Yard	1.8m + 0.61m for each additional storey	2.41m	2.41m	2.41m
Minimum Rear Yard Setback	7.5M	7.5m	7.5m	7.5m
Maximum driveway width	6.0m	6.0m	6.0m	6.0m

FIGURE 12: BUILDING ENVELOPES

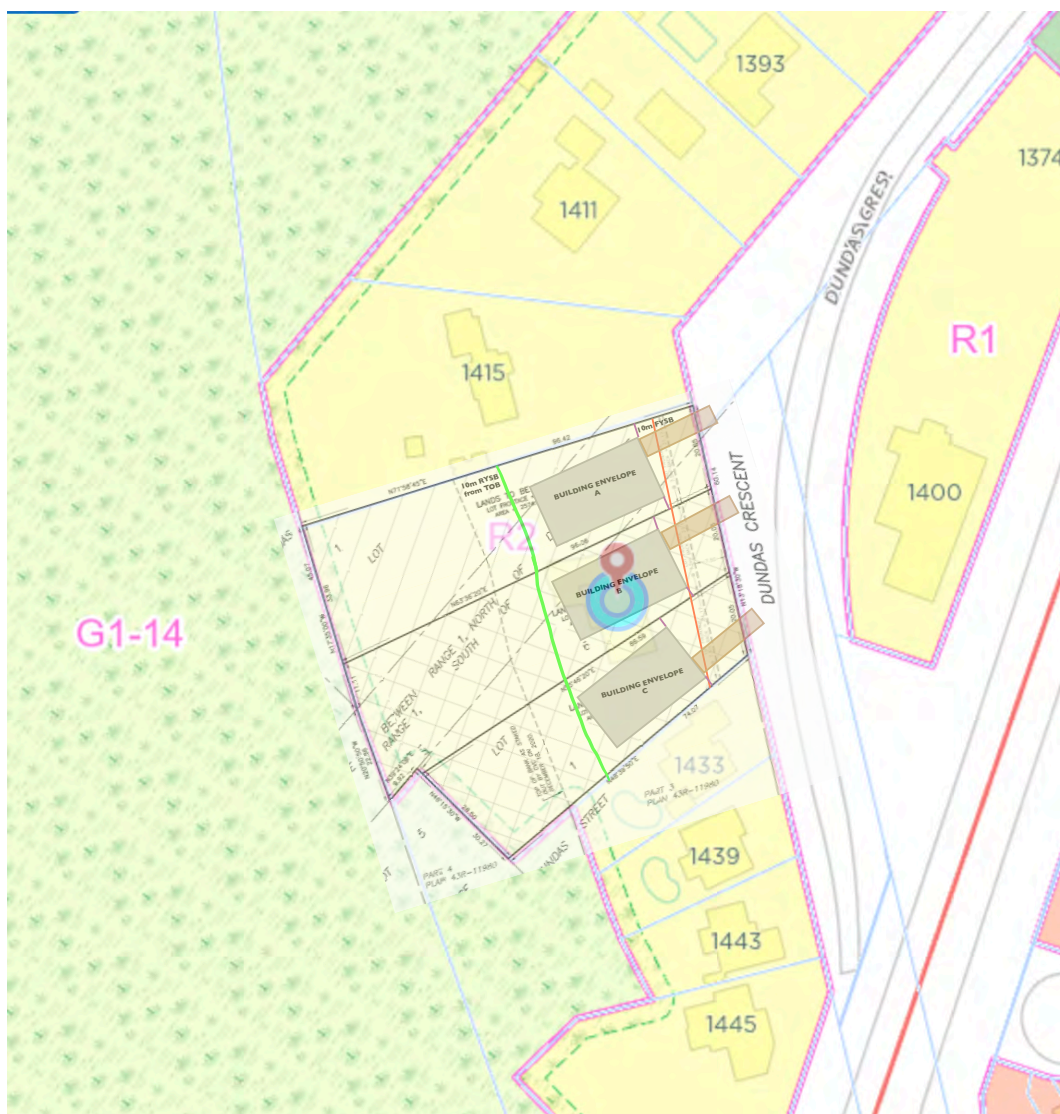
The subject property is zone R2. The zoning provisions are outlined above.

There are no restrictions on dwelling depth or lot coverage within the R2 Zoning. We are proposing a setback of 10.0m from the top of bank to the rear of the dwelling, exceeding the minimum requirement.



It is assumed that the dwellings will be built to comply with the regulations of the by-law. At this time, there are no design proposals, as such, we have included a plan indicating building envelopes, setbacks and potential driveway locations.

FIGURE 13: NEIGHBOURHOOD CONTEXT



The subject property is designated as Residential Low Density I, within the City of Mississauga's Official Plan and is situated within the Erindale Neighbourhood. The Urban Design Policies, Section 16.18.1 for Infill Housing include the following guidelines and stipulate: 16.18.1.1 For development of all detached dwellings on lands identified in the Site Plan Control By-law, the following will apply:

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

i. large accessory structures will be discouraged, and any accessory structures will be located in side and rear yards only;

j. house designs which fit with the scale and character of the local area, and take advantage of the particular site are encouraged. The use of standard, repeat designs is strongly discouraged; and

k. the building mass, side yards and rear yards should respect and relate to those of adjacent lots.³

TABLE 3: EVALUATION ACCORDING TO ONTARIO REGULATION 09/06

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
1. Design or physical value:		
a) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	NO	It has had multiple additions over the years. It does not represent a rare or unique representation of a construction method or material.
b) Displays a high degree of craftsmanship or artistic merit	NO	It is constructed of standard building materials and does not display a high degree of craftsmanship or artistic merit
c) Demonstrates a high degree of technical or scientific achievement	NO	This home reflects the era in which it was built, and the growth of the family along with it represented in the additions over the years.
2. Historical or associative value		
a) Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NO	The home is not known to be associated with any direct associations significant to the community.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The existing home does not have the potential to yield any information that would contribute to an understanding of the community or culture.

³ City of Mississauga, Official Plan, September 3, 2020 Office Consolidation

Criteria for Determining Cultural Heritage Value or Interest	Assessment (yes/no)	Rationale
c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NO	The home is not associated with a builder, developer or architect significant to the community. It is not known who constructed the home.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	NO	The subject property is not known to support the character of an area. Larger lots in the area are being redeveloped through severance.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	The existing structures are not physically, functionally, visually or historically linked to its surroundings.
c) Is a landmark	NO	It is not a landmark.

TABLE 4: EVALUATION OF IMPACT OF PROPOSED DEVELOPMENT AND MITIGATION STRATEGY

Potential Negative Impact	Assessment	Mitigation
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. No part of the existing home or detached structure contains any heritage attributes or features.	No mitigation required.
Removal of natural heritage features, including trees.	No perceived impact. Two of the mature trees in the front yard will be maintained as part of the new construction.	Additional plantings and landscape plan should be considered. Any trees removed from the lots will be compensated for with replanting required through a tree permit.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact.	Dundas Crescent has undergone re-development in terms of severance and new construction. Part of its uniqueness is the diversity of styles and exterior building materials.

Potential Negative Impact	Assessment	Mitigation
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	No perceived impact. There will be no change to a natural feature or plantings.	Harmonize mass, setback, settings and materials in the proposed new construction.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact. The scenic and visual quality of Dundas Crescent will remain unchanged.	Maintaining mature trees and additional plantings as required to preserve and enhance the streetscape.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.	None required.
A change in land use where the change in use negates the property's cultural heritage value.	Not applicable. The existing and continued use of the property is residential.	Maintain the property as residential
Land disturbances such as change in grade that alters soils, and drainage patterns that adversely affect cultural heritage resources.	No perceived impact. The existing grading and drainage pattern for the property is to remain.	Site grading that is compatible with the three dwellings.

Mitigation Measures

The proposal for 1427 Dundas Crescent is the demolition and removal of the existing dwelling and shed and the severance of the lot into three (3). Construction of new single family detached dwellings will occur on both the retained and severed lots.

Mitigation that has already been undertaken by the property owner, includes the following (and is outlined in this report) a title search to document past ownership, research

to document site chronology and building evolution and photographic documentation. Further, the Official Plan and a lot area assessment were reviewed to evaluate compatibility of the proposed severance.

A review of the potential negative impacts on the Heritage attributes has been conducted and is outlined in the table above. The PPS, 2005 defines heritage attributes as “the principal features, characteristics, context, and appearance that contribute to the cultural heritage significance of a protected heritage property.” Significant cultural heritage landscapes are often protected as, or are part of, a heritage conservation district. As noted above, the heritage attributes of the Credit River Corridor will be preserved in light of the proposed severance.

TABLE 5: CONSERVATION OF CULTURAL LANDSCAPE FEATURE CRITERIA

FEATURE	CONSERVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The proposed development will maintain the visual integrity of the area.
Natural Environment	The topography of the lot will not be altered. The natural environment will be maintained.
Landscape Design, Type and Technological Interest	Not applicable
<u>Historical Association</u>	
Direct Association with Important Person or event	The existing dwelling was constructed in the 1940's and has had numerous additions over the years. There are no historical associations. It does not illustrate a style, trend or pattern. No conservation necessary.
Illustrates Important Phase in Mississauga's Social or Physical Development	The lot and existing structures do not have a link to the social or physical development of Mississauga. No conservation is required.
<u>Other</u>	

FEATURE	CONSEVATION METHOD
Historical or Archaeological Interest	Not applicable, no links to historical events.
Outstanding Features/ Interest	Not applicable.
Significant Ecological Interest	The proposed severance of the property will not devalue the natural purpose or diversity of the Credit River Corridor.

Conclusions, Recommendations

The subject property contains a residential dwelling built in and around the 1940's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed new construction will not impact the cultural heritage resource, that being the Credit River Corridor. Mitigation measures, as noted above, have been considered and no further action is required.

About the Author:

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

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

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

- ❖ 1532 Adamson Road
- ❖ 1484 Hurontario Street
- ❖ 191 Donnelly Drive
- ❖ 2222 Doulton Drive
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1503 Petrie Way
- ❖ 1445 Glenburnie Road

References

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City of Mississauga, Official Plan, September 2020, Retrieved 2021 from <https://www.mississauga.ca/projects-and-strategies/strategies-and-plans/mississauga-official-plan/>

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