
1470 Pinetree Crescent

Heritage Impact Assessment

July, 2020



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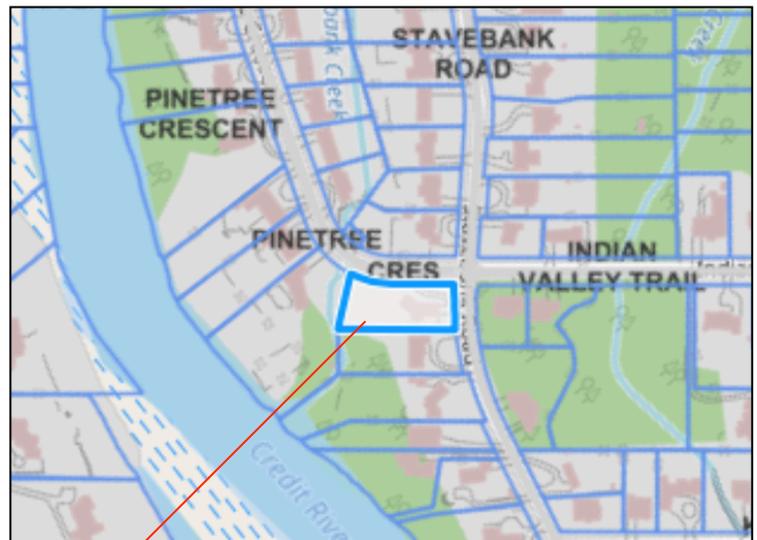
Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the proposed severance of 1470 Pinetree Crescent. An HIA is required as this property is located within the Cultural Heritage Landscape area of Mineola “The Mineola Neighbourhood has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system. These elements include rolling topography, natural drainage and mature trees. The roads wind, rise and fall with the natural topography. There are no curbs. This softens the transition from landscaped yards to the street edge. What has evolved is a neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings. The balance of built form and natural surroundings on generally larger lots has given this neighbourhood a distinct character within Mississauga.” City of Mississauga

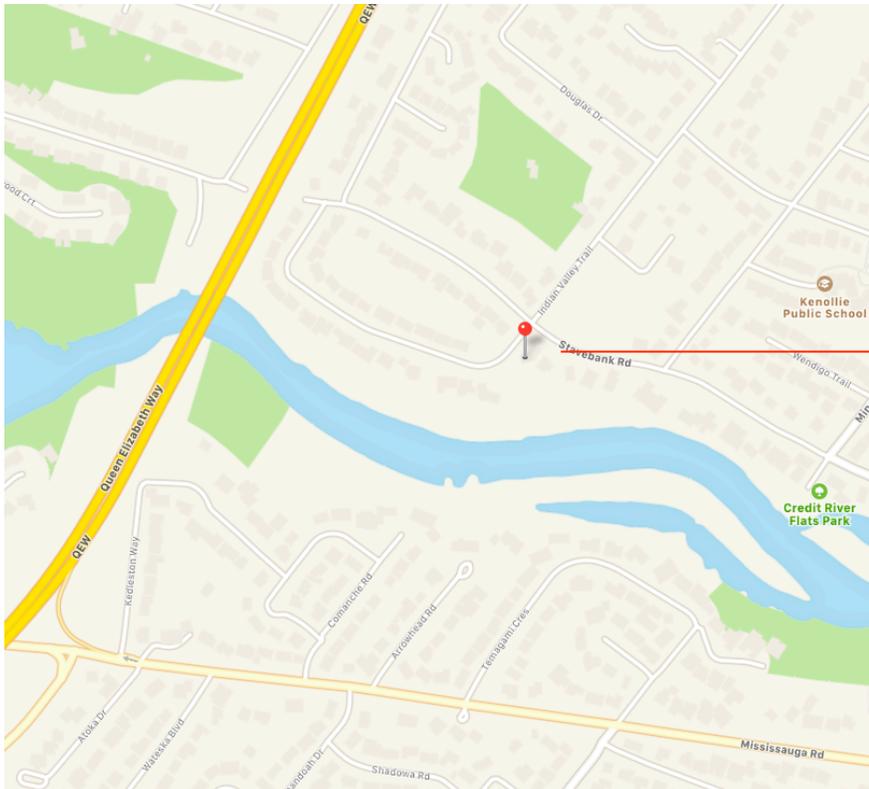
This report was prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (June, 2017). A site visit was undertaken by W.E. Oughtred & Associates on May 16th, 2020 to assess and document the property and its relationship to the neighbourhood.

Location & Site Description

Municipal Address: 1470 Pinetree Crescent
 Legal Description: PLAN 559 LOT 2 PLAN 595 BLK A
 Lot Area: 10,816.66 m²
 Zoning: R1-2, Residential
 General Location: South of the QEW, East of Mississauga Road



Subject property



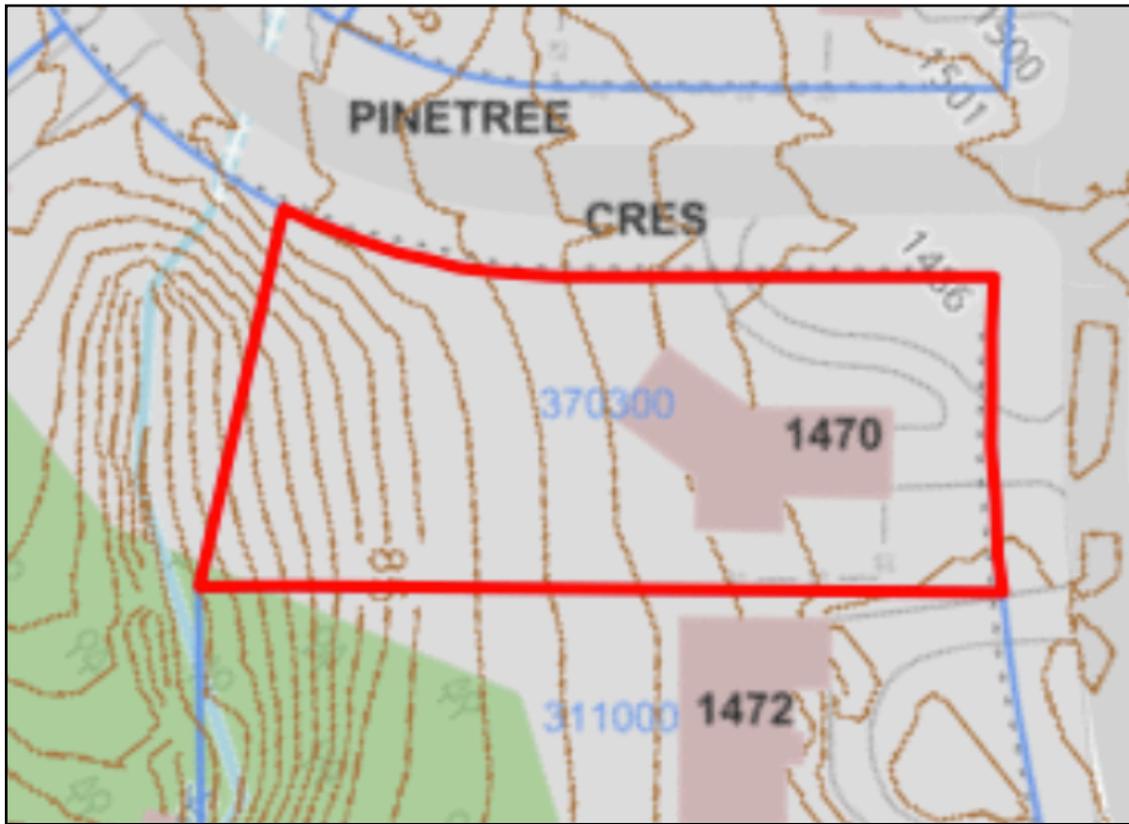
Subject property

The subject property is located at the southeast corner of Pinetree Crescent and Stavebank Road. Located in a highly desirable area of Mississauga, the area is defined by large single family homes on generous lots. There are no sidewalks, curbs or street markings. This is a mature neighbourhood with large trees flanking the street.

The subject property has a lot frontage of 77.82m and a lot depth of approximately 33.46m. It is an irregular shaped lot.

Located within the property boundaries is a single family detached dwelling, an in-ground pool with a surrounding brick privacy fence, and a vinyl shed. All of these structures and features will be removed as part of the redevelopment of the lot. The existing dwelling is accessed by a u-shaped driveway providing access from both Pinetree Crescent and Stavebank Road. The yard and property are landscaped and well maintained. The western edge of the property is well treed. The property slopes from the east to the west.

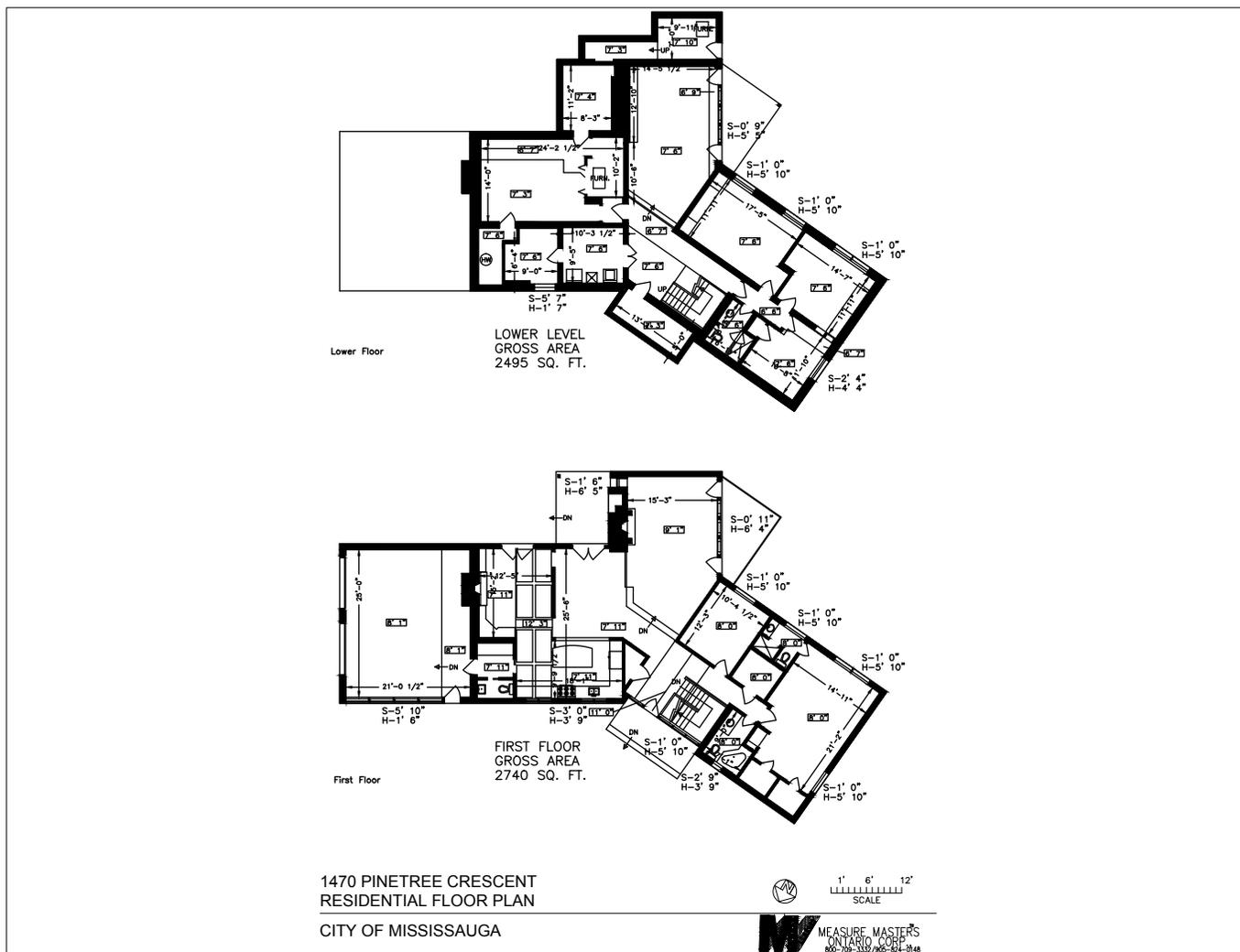
There are no sidewalks or curbs along Stavebank or Pinetree Crescent.



Contour Mapping - Subject property outlined in red (City of Mississauga maps)

Existing first floor and basement layout.

The existing dwelling is a five bedroom, four bath, bungalow. The entrance faces Pinetree Crescent.



The existing bungalow features a garage facing Stavebank Road with the entry to the home facing Pinetree Crescent. It has two bedrooms, a large living area, a kitchen and a family room. The basement area features three bedrooms, a recreational room and storage areas. The basement is at grade at the rear with a walkout.

According to City of Mississauga records, the home was built in 1965. The building permits issued in 1988 do not provide any information with regards to what work was completed.

PROPERTY BUILDING PERMITS [View Another Property](#)

Address: 1470 PINETREE CRES
 Legal Description: PLAN 559 LOT 2 PLAN 595 BLK A
 Roll Number: 21-05-010-018-04600-0000

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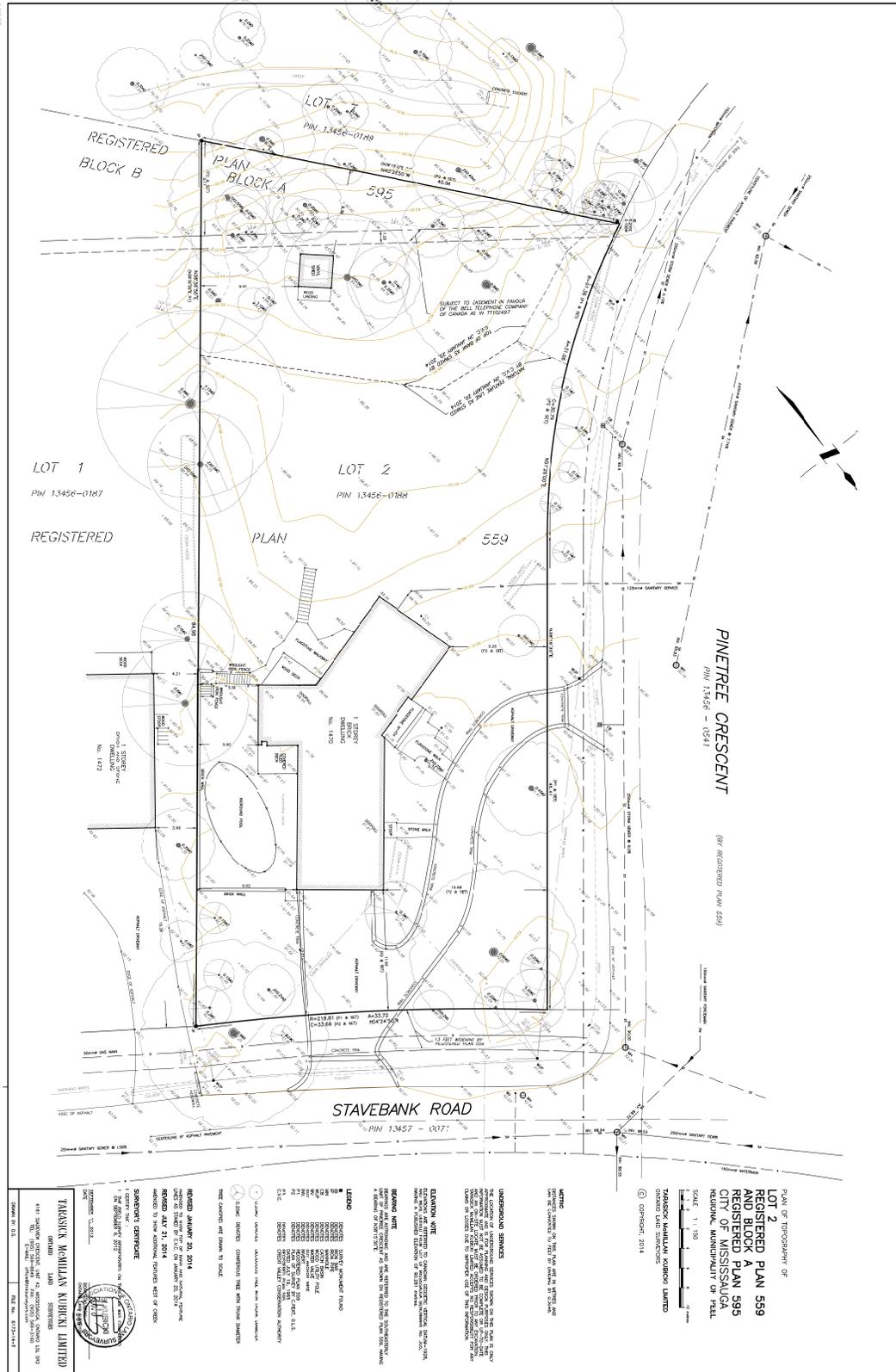
Building Permits

7 Permit(s) found Page: of 1

<input type="checkbox"/> App Number <input type="checkbox"/> App Date	<input type="checkbox"/> Address <input type="checkbox"/> Description	<input type="checkbox"/> Scope <input type="checkbox"/> Type Description	<input type="checkbox"/> Issue Date <input type="checkbox"/> Status
BPC 88 2686 1988-03-31	1470 PINETREE CRES	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1988-06-13 ISSUED PERMIT
BPC 88 1662 1988-02-29	1470 PINETREE CRES	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1988-03-16 ISSUED PERMIT
HCC 75 254240 1975-11-13	1470 PINETREE CRES SAN DRAIN PERMIT 47519		HISTORY COMMENT PERMIT
HCC 75 254241 1975-11-13	1470 PINETREE CRES STACK CHANGE PERMIT 47518		HISTORY COMMENT PERMIT
HCC 75 254239 1975-10-16	1470 PINETREE CRES SWIMMING POOL CODE: 2227 PERMIT 11087		HISTORY COMMENT PERMIT
HCC 75 254238 1975-09-12	1470 PINETREE CRES A244/75 REAR YARD SETBACK		HISTORY COMMENT PERMIT
HCC 65 254237 1965-06-28	1470 PINETREE CRES SINGLE FAMILY DWELLING PERMIT 20282		HISTORY COMMENT PERMIT

The exterior of the existing home is brick. Windows, doors and the interior are not original to the home built in 1965. Alterations include, the kitchen and bathrooms. Exterior gardens and trees are well maintained. The driveway is asphalt, edged in concrete. The area around the pool is flagstone.

A copy of the topographic survey is provided below. (Taraskick McMillan Kubicki Limited)



Exterior Photos:



East Elevation
(facing
Stavebank Road)



North Elevation
(facing Pinetree
Crescent)



West Elevation



South Elevation

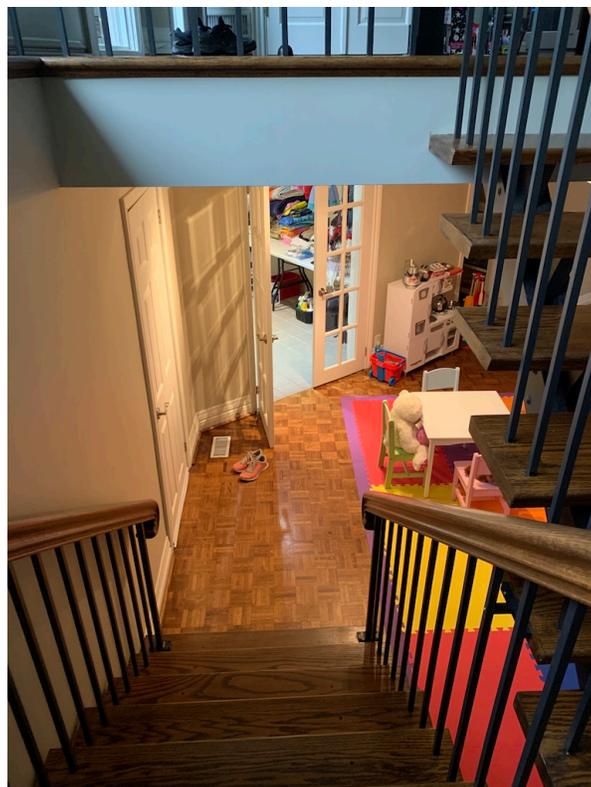


Situated in the south sideyard there is a pool and brick privacy fence.

Interior Photos



Staircase adjacent to main foyer (left) and staircase to basement (right).



Front foyer, looking through to living room (below).



The flooring throughout the main floor has been upgraded to oak hardwood. The kitchen and bathrooms have all been upgraded as well; which includes fixtures, flooring and tile. The basement has parquet flooring throughout, with the exception of the laundry room which is tiled.

Property History

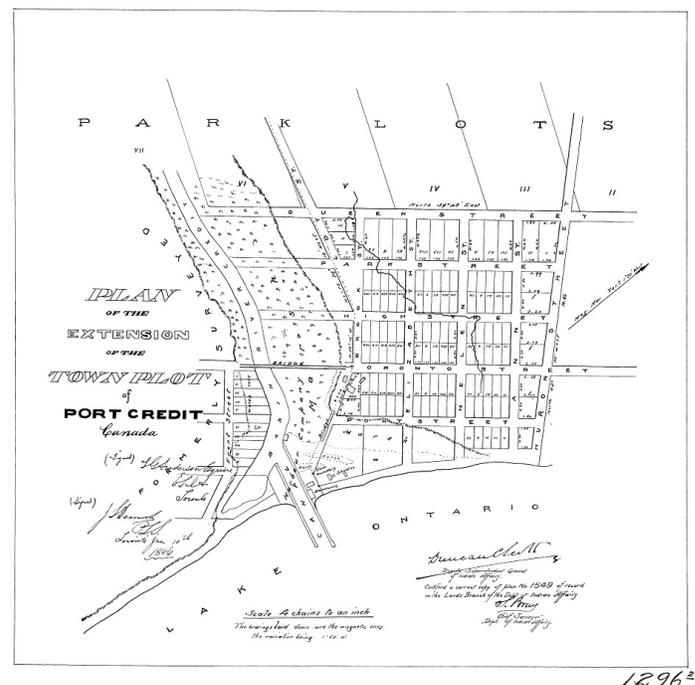
The history of Stavebank Road, provided below was obtained from the City of Mississauga Heritage Website.

“Stavebank Road is an old route of travel in our city. One of the earliest actually. The road is a Given Road – that is a route of transportation that does not conform to the survey. The route, in its original form, connected Port Credit to Dundas Street (Dundas was surveyed in 1796 and is our oldest surveyed route).

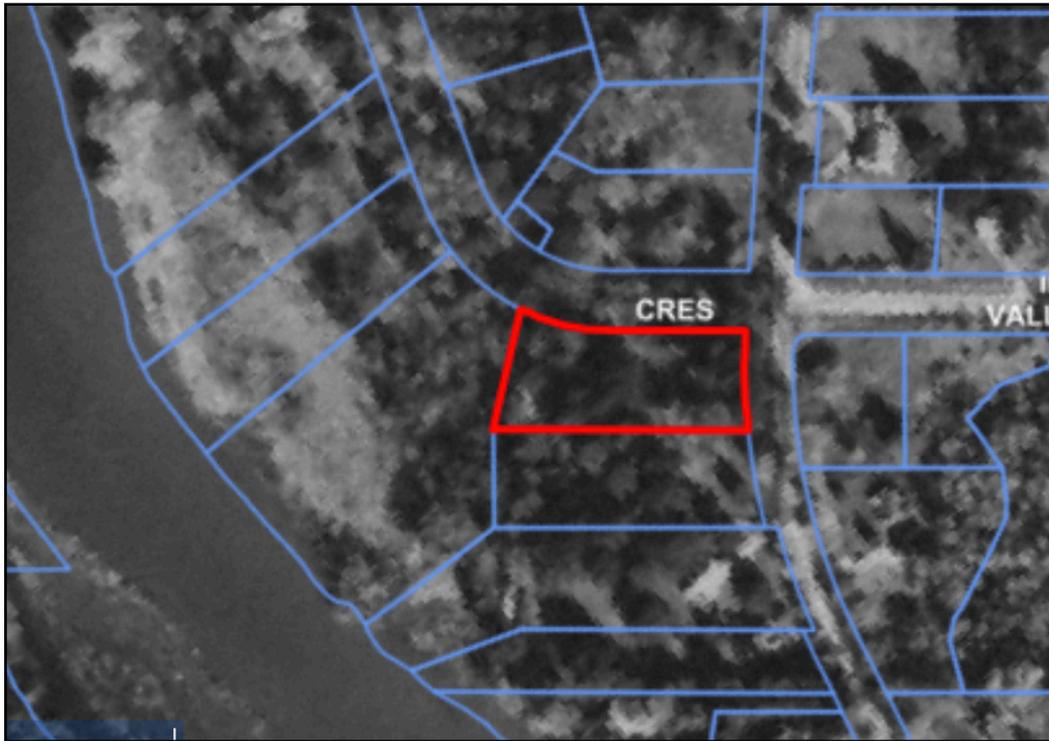
Stavebank generally followed the course of the Credit River, perched on the high ground overlooking the flood plain of the Credit River Valley, stretched along the west bank of the valley. It had several routes over time, which changed gradually. Old Carriage Road (formerly known as Carriage Road) was once part of the route, as were former roads known as “Lot Street”, “Brook Street”, and “Bridge Road”, amongst others. Over time a singular route was established and, by the 1860s, was known as “Stave Bank Road” or “Stavebank Road”. So where does the name come from, you might wonder? Farmers living along the Credit River Valley were industrious, and harvesting timber was but another source of income. When the land along the valley was opened up for settlement in the late 1840s, farmers could make extra money through the cutting and selling of staves – which are rough cut wooden planks or posts.

Staves would be harvested in the winter months, and dragged by horse or oxen to the frozen banks of the Credit River, where they were bundled and stacked. In the spring, stave cullers rafted the staves down the river to the harbour, where they would be loaded onto sailing boats to taken to harbours around the lake to be sold as building material.

The road gets its name from the piles of staves that would stack up in the winter months along the east and west banks. One can imagine that the name for the road was in use long before it was formally adopted.” City of Mississauga



1470 Pinetree Crescent is a walkout bungalow built in 1965.



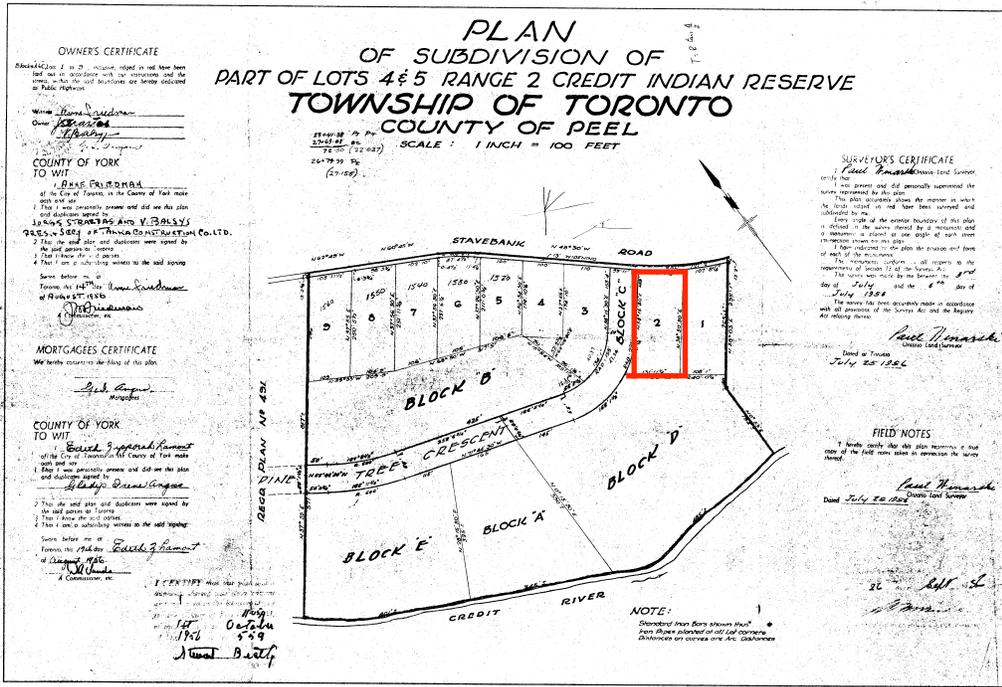
1954 aerial
photo (left)

1966 aerial photo (right). The dwelling is evident in this photo.

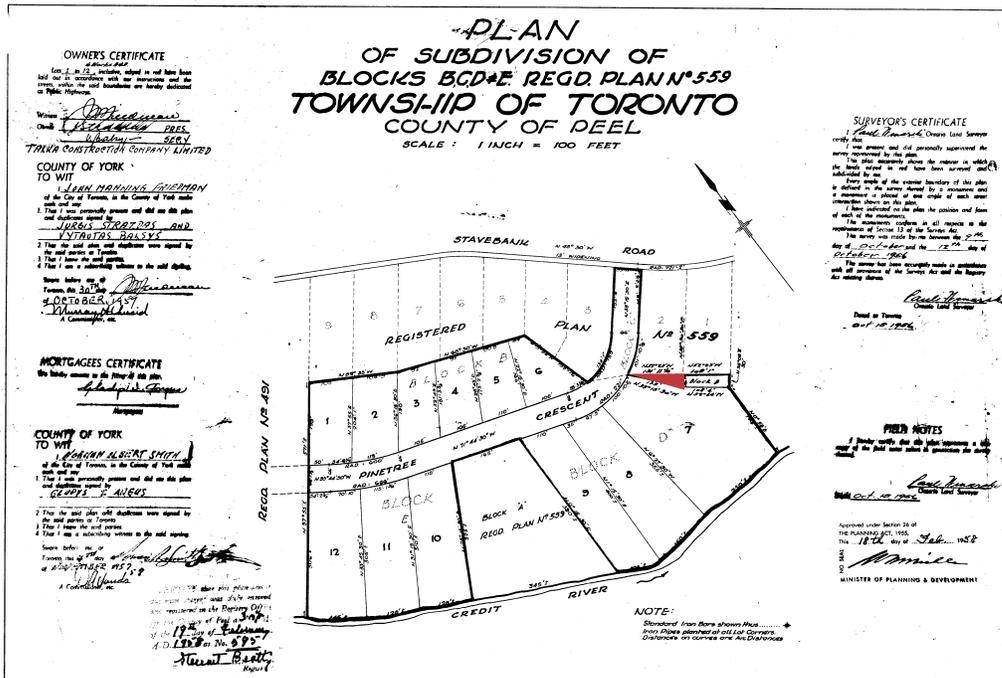
All photos are from the City of Mississauga website.

The subject property is outlined in red in all images.





Copies of the original subdivision plans have been obtained from PAMA and are provided. Plan 554 above and Plan 559, below. Plan 559 added Block A to the property. The properties along Stavebank Road were developed prior to those on Pinetree Crescent.



2019 Aerial Photo (below). The neighbourhood has been fully developed.



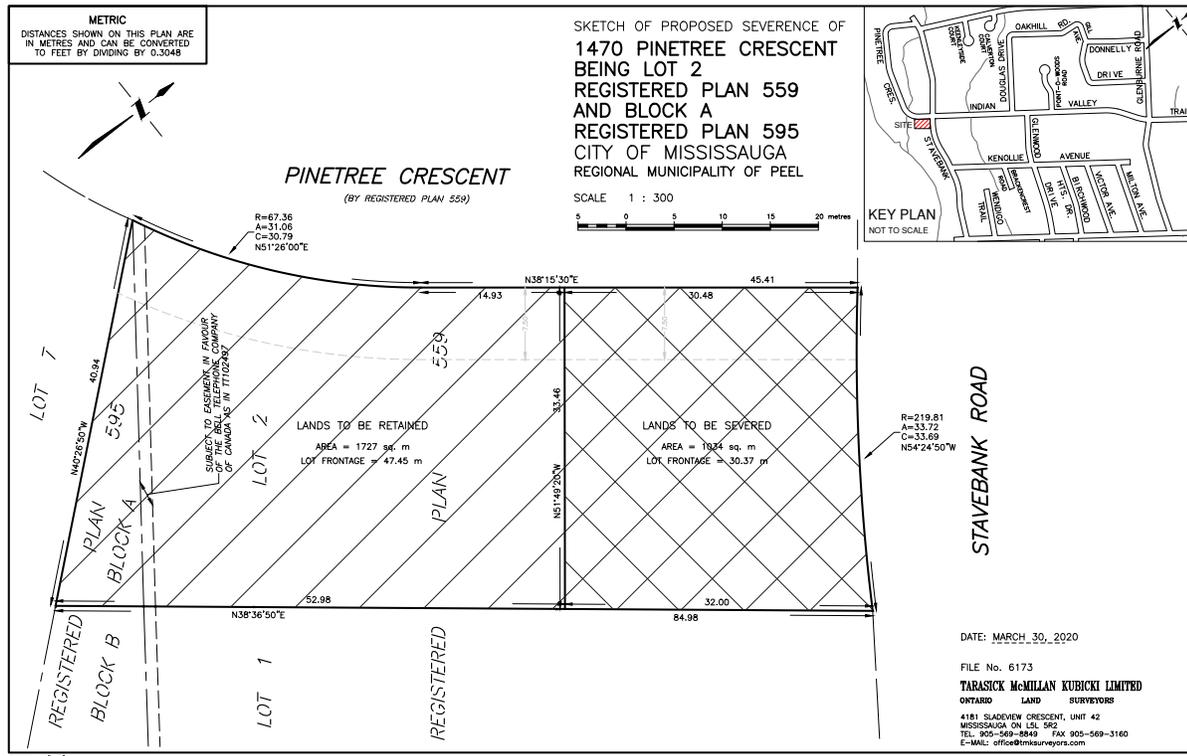
A summary of Title Chain from the Crown to the current owner is provided below. This was prepared by Stephen Nott Conveyancing Services Inc.

DATE	GRANTOR	GRANTEE
July 11, 1854	The Crown	James Cotton
November 17, 1865	Frederick W. Jarvis	Bank of Upper Canada
September 6, 1869	Upper Ban koi Canada	John Crickmore
September 20, 1869	John Crickmore	Wm. B. Hunter
September 20, 1869	Wm. B. Hunter	Peel General Mfg. Co.
October 18, 1889	Peel General Mfg. Co	Thomas W. Hector
January 6, 1892	Thomas. W. Hector Edwin Crickmore	John Gouinlock
October 8, 1918	Walter T. Gouinlock	James M. Gouinlock
October 30, 1918	James M. Gouinlock	Adelaide Gouinlock

DATE	GRANTOR	GRANTEE
January 21, 1925	Adelaide Gouinlock	James M. Gilchrist Edith M. Gouinlock
July 13, 1926	James M. Gilchrist Edith M. Gouinlock	Gladys I. Angus
March 26, 1926	James Gilchrist	Gladys I. Angus
October 27, 1955	Gladys I. Angus	Talka Construction Company Limited
Plans 559 & 595		
February 26, 1957	Gladys I. Angus	Talka Construction Company Limited
January 3, 1962	Talka Construction Company Limited	Lawrence Eckert Sovejg Eckert
July 5, 1965	Talka Construction Company Limited	Lawrence Eckert Sovejg Eckert
July 5, 1965	Lawrence Eckert Sovejg Eckert	Willis J. McCormick Norma B. McCormick
June 30, 1967	Willis J. McCormick Norma B. McCormick	John B. Jolley
July 15, 1975	John B. Jolley	Wanda H. Philpot
October 16, 1987	Wanda H. Philpot	Donald Terrence Munnings Rebecca May Munnings
February 18, 1988	Donald Munnings Rebecca May Munnings	Rebecca May Munnings
July 23, 1999	Rebecca May Munnings	Susan Nora Domenici
August 24, 2012	Susan Nora Domenici	Current owner

Development Proposal

The proposed development is to sever the lot at 1470 Pinetree Crescent to create two lots. The subject property is zoned R1-2. Both lots will conform with the R1-2 Zoning by-law requirements for lot area and frontage.



The dwelling on the retained lot will front onto Pinetree Crescent and the severed lot, will front onto Stavebank Road.

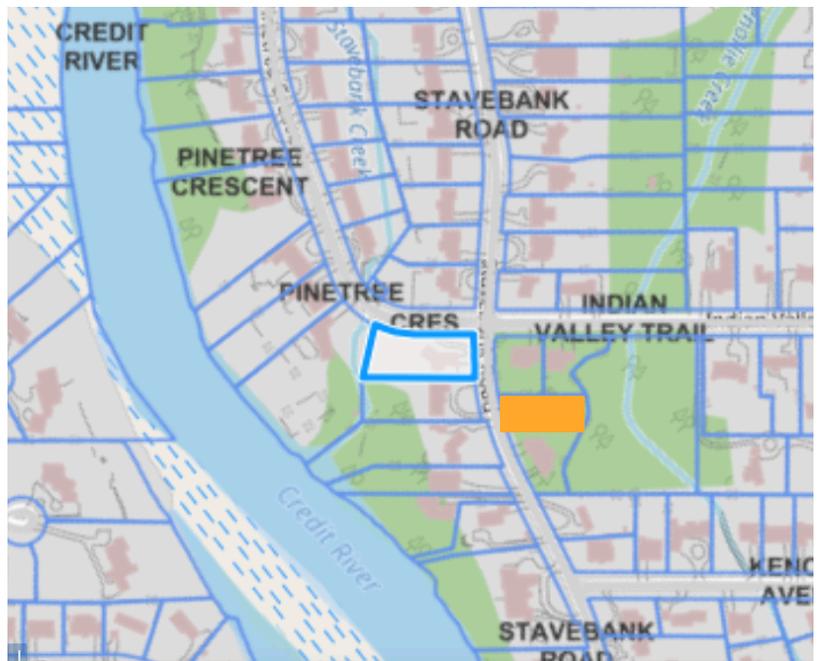
The R1-2 zoning provisions are outlined below. (City of Mississauga Zoning by-law 0225-2007) The proposed lots will comply. Further, it is anticipated that the proposed dwellings would comply as well.

Zoning Requirements			
Minimum Frontage	30 m	Max. Building Depth:	20.0 m
Minimum Lot Size:	750 sq. m	Maximum Coverage:	25%
Maximum Gross Floor:	190 sq. m plus 0.20 X lot area. In this instance maximum	Maximum Garage Area:	75 sq. m
		Garage Projection:	0.0 m

SETBACKS: Required			
Front Yard Setback	9.0 m *	Minimum Exterior Side Yard	N/A
Rear Yard: Setback	7.5 m	Minimum Interior Side Yard	1.8 m plus 0.61 m for each additional storey above one storey
Front garage face	No less than front yard setback.	Combined Side Yards	20% of lot frontage for one storey 27% of lot frontage for two storeys
Landscaping Requirements	40% of the yard containing the driveway must be soft landscaping. Maximum driveway width is width of garage doors plus 2.0 metres to a maximum of 8.5 metres. If no garage doors, then the maximum driveway width is 6.0 metres.		

Typically, in the Mineola neighbourhood, it is not uncommon for larger lots to be severed if the created lots can meet the by-law requirements. Lots are severed for two main reasons, a high demand for lots in a desirable neighbourhood and financial gain. As a corner lot, this property is ideal for severance.

The adjacent property at the south east corner Indian Valley Trail and Stavebank Road, (1459 Stavebank Road) was severed in 2009 and further in 2019. The newly created lot is identified on the plan at right (in orange).



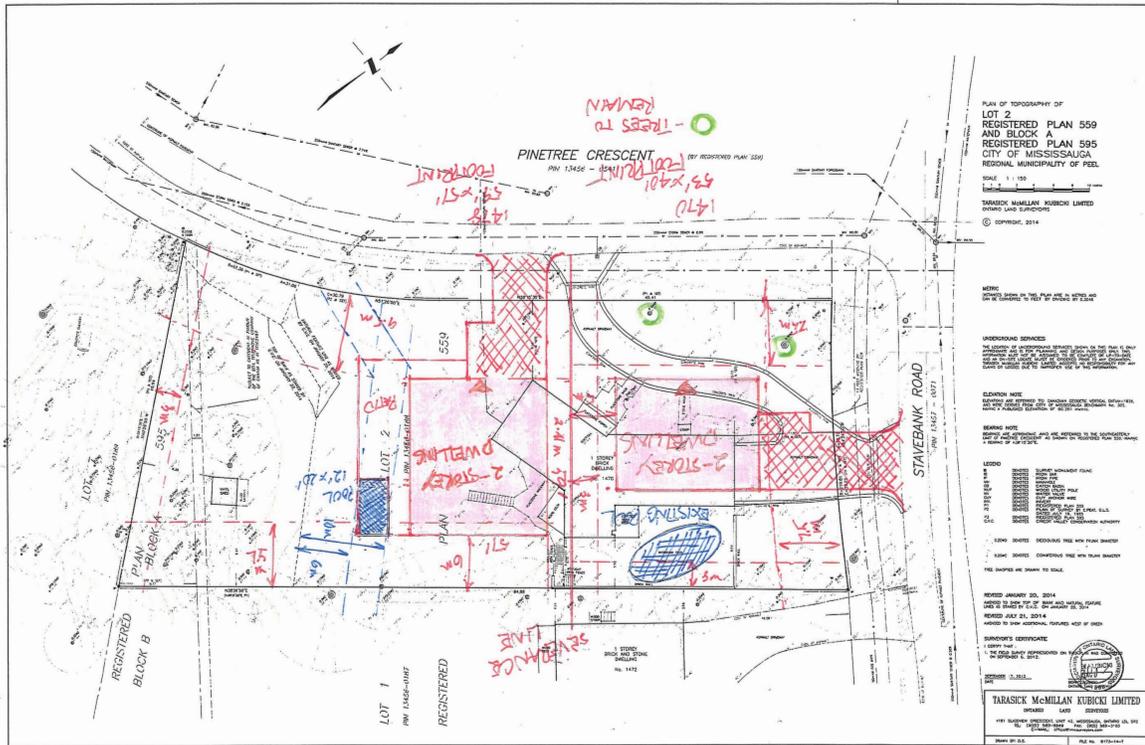
The subject property is designated as Residential Low Density I, within the City of Mississauga's Official Plan and is situated within the Mineola Neighbourhood.

The Urban Design Polices, 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:

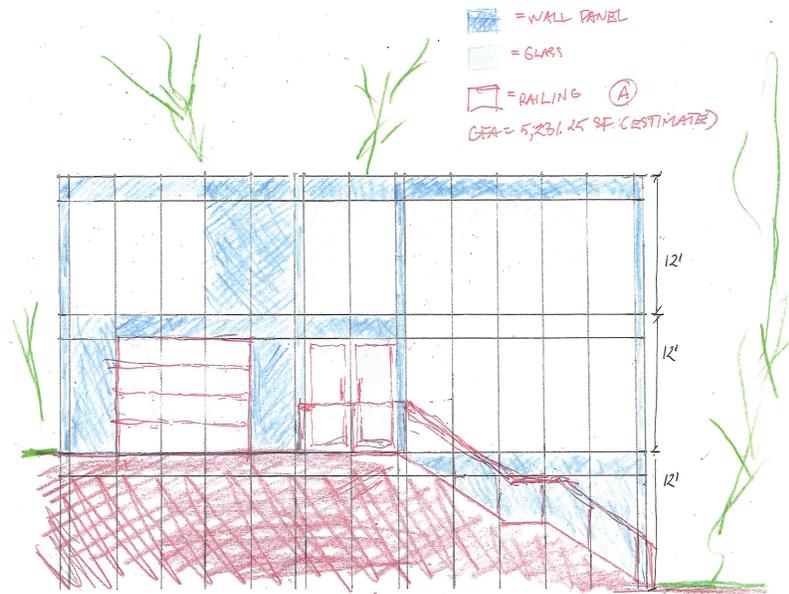
- a. preserve and enhance the generous front, rear and side yard setbacks;
- b. ensure that existing grades and drainage conditions are preserved;
- c. encourage new housing to fit the scale and character of the surrounding area, and take advantage of the features of a particular site, i.e. topography, 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.

Proposed footprints and access for the dwellings on the retained and severed lots have been identified on the plan below.



The dwelling proposed for the severed lot will maintain the existing access from Stavebank Road, but most likely front onto Pinetree Crescent.

The existing property owner is retaining ownership of the retained lot. A modern custom home will be built. A sketch of the front elevation is provided (right).



The home is of a modern design and will be setback 9.0m from the property line as per the by-law requirements. The existing topography and trees abutting Pinetree Way will be preserved to protect the heritage attributes of Mineola.



Looking west at the retained property (left). A direct view of the property (below) from Pinetree Crescent.

Providing a streetscape of the proposal would not constructively demonstrate the proposal as the existing trees will significantly screen both proposed houses from the street.

Further, the immediate neighbourhood contains a mix of housing stock with varying styles, scale and lot sizes. A few examples are provided in the additional photos on the next page.

There is no design proposal for the severed lot at this time (the writing of the report). As the Official Plan states in Section 16.18.1, *“The use of standard, repeat designs is strongly discouraged”*. As such, a design proposal that is reviewed through the site plan process will maintain the heritage attributes of Mineola.



Both properties may require Arborist Reports should they be required through the site plan approval process.



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 is a well built home, but 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 is a typical home reflecting the era in which it was built, the 1960's.
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.
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. It is not recognized as part of a greater area of Mississauga, ie, Mineola.
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.

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.	Stavebank Road has undergone, and continues to undergo, significant re-development in terms of new construction. Part of its uniqueness is the diversity of styles and exterior building materials.
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 Stavebank Road 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

Potential Negative Impact	Assessment	Mitigation
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 both dwellings.

Mitigation Measures

The proposal for 1470 Pinetree Crescent is the demolition and removal of the existing dwelling, shed and pool and the severance of the lot into two. Construction of a new single family detached dwelling will occur on both the retained and severed lot. As stated in the Cultural Heritage Landscape inventory of Mississauga, “Mineola has been identified as a significant cultural landscape due to the development of this area in a time when natural elements respected the lot pattern and road system....What has evolved is a neighbourhood with a variety of quality housing stock and a rich stimulating landscape that blends houses with their natural and manicured surroundings.”

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, photographic documentation and measured floorplans. 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 Mineola neighbourhood will be preserved in light of the proposed severance.

Conservation of Cultural Landscape Feature Criteria

FEATURE	CONSEVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The proposed development will maintain the visual integrity of the neighbourhood.
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>Built Environment</u>	
Aesthetic/Visual Quality	The primary characteristics of the Mineola neighbourhood will be maintained, those being mature trees and the natural topography of the lot.
Consistent scale of built features	The proposed lots meet the requirements of the zoning by-law, and thus will maintain a consistent scale of built features.
<u>Historical Association</u>	
Illustrates style, trend or pattern	The existing dwelling was constructed in the 1960's and has no historical associations. It does not illustrate a style, trend or pattern. No conservation necessary.
Illustrates Important Phase in Mississauga's Social or Physical Development	The lot and existing structures do not have a link to the social or physical development of Mississauga. No conversation is required.
<u>Other</u>	
Significant Ecological Interest	The proposed severance of the property will not devalue the natural purpose or diversity of the Mineola Neighbourhood cultural landscape.

Conclusions, Recommendations

The subject property contains a residential dwelling built after 1964. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed new construction will not impact the cultural heritage resource, that being the Mineola Neighbourhood. Mitigation measures, as noted above, have been considered and no further action is required.

About the Author:

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

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

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

- ❖ 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

City of Mississauga. (n.d.). Property Information Portal. Retrieved 2020, from <https://www.mississauga.ca/portal/services/property>

Government of Ontario. (2017). Ontario Heritage Toolkit. Retrieved 2020, from <http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>

The Landplan Collaborative LTD, Goldsmith Borgal & Co Inc, Architects North South Environmental Inc, & Geodata Resources Inc. (2005, January). *Cultural Landscape Inventory; City of Mississauga* (Rep.). Retrieved http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

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Knott, Stephen (2020). 1470 Pinetree Crescent, Title Search [E-mail to the author].

Wilkinson, M. (2020). Heritage Mississauga, 1470 Pinetree Crescent HIA [E-mail to the author].