

2439 Mississauga Road

Heritage Impact Assessment

March 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 proposed new dwelling at 2439 Mississauga Road. An HIA is required as this property is located within the Cultural Heritage Landscape area of Mississauga Road. “Mississauga Road is recognized as a Cultural Landscape, as it is one of the City's oldest and most picturesque thoroughfares. Its alignment varies from being part of the normal road grid in the north to a curvilinear alignment in the south, following the top of bank of the Credit River. The scenic quality of the road is notable because it traverses a variety of topography and varying land use, from old established residential neighbourhoods to new industrial and commercial areas. From Streetsville south the boulevards and adjacent landscapes are home to some of the oldest and most spectacular trees in the City. The road also includes some of the city's most interesting architecture and landscape features, including low stone walls. The road's pioneer history and its function as a link between Mississauga's early communities, makes it an important part of the City's heritage.¹

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 March 25, 2021 to assess and document the property and its relationship to the neighbourhood.

Location & Site Description

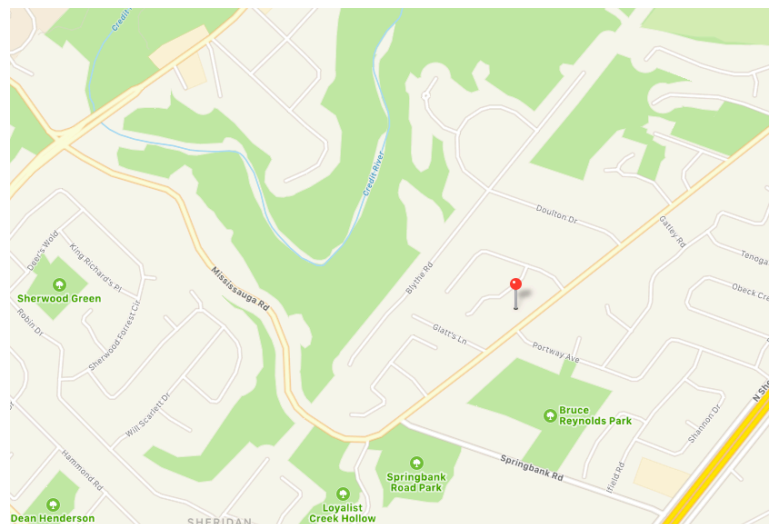
Municipal Address: 2439 Mississauga Road

Legal Description: Lot 2, Plan 647

Lot Area: 1906.11 m²

Zoning: R1, Residential

General Location: North Side of
Mississauga Road, South of Dundas Street
West, North of the QEW and east of Glatt's



¹ City of Mississauga

Lane.

Figure 1: Location Map

The subject property is located on the north side of Mississauga Road between Glatt's Lane and Otami Trail. Mississauga Road is a multifaceted roadway. Along with its scenic route designation; it is also a collector road and a cycling route. It is designated as a Major Collector (Scenic Route) on Schedule 5 of the Long Term Road Network within the City of Mississauga Official Plan. It is also a primary on-road Cycling Route (Schedule 7 - Long Term Cycling Routes).

A current survey of the property is shown below

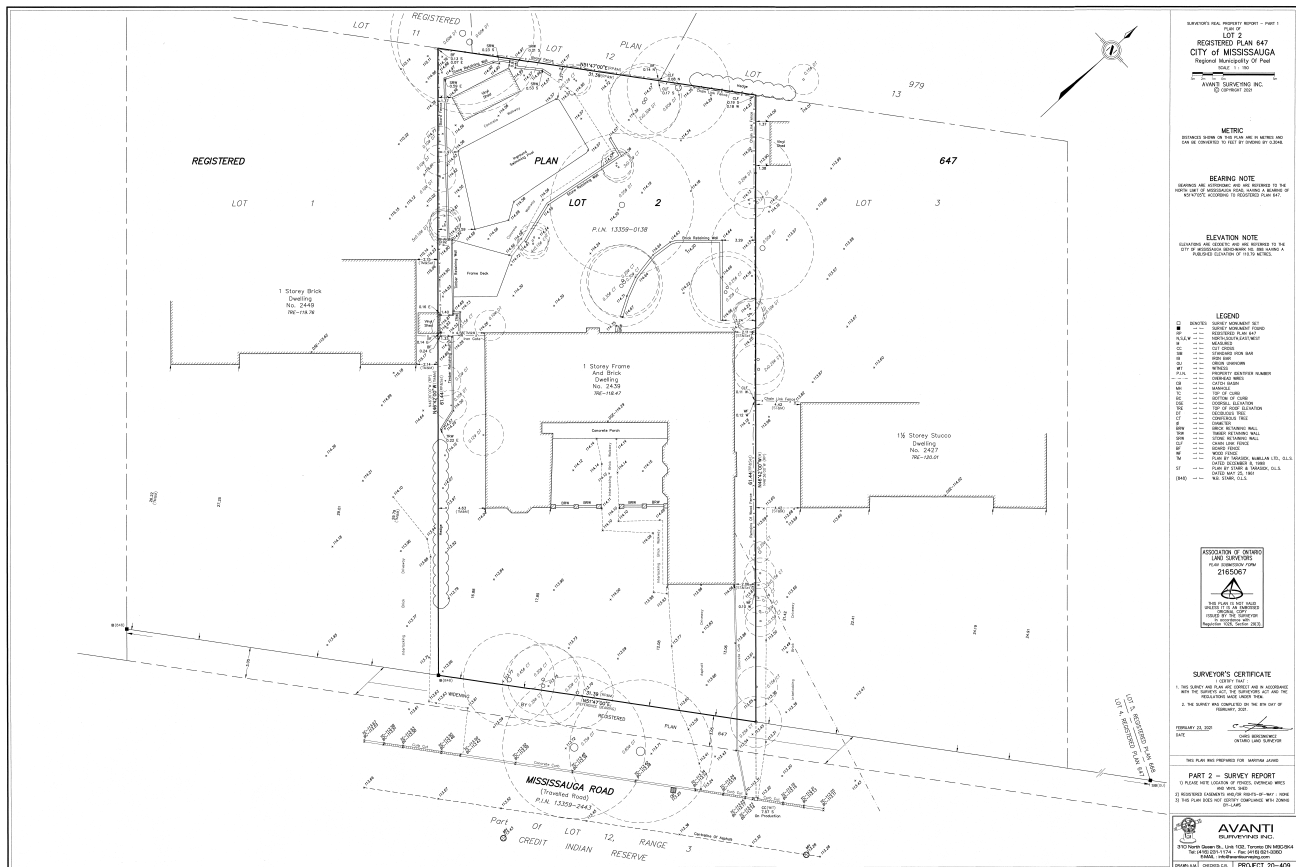


Figure 2: Topographic Survey



The lot has an area of 1906.11 m², a street frontage of 31.39m and a depth of 61.44m. The property contains many mature trees, both coniferous and deciduous. The home is situated midway back on the lot with a generous front yard setback. The property is accessed by a single driveway access point from Mississauga Road. The subject property contains a one-storey bungalow built after 1954. The home is red brick with the front elevation being sided. The windows and the interior finishes are original to the home. The home is currently vacant.

Property History

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

Table 1: Title Chain

DATE	GRANTOR	GRANTEE
1855	The Crown	Christopher Robinson
1863	Frederick W. Jarvis	Matthew C. Cameron
1867	Matthew C. Cameron	Richard S. Wood
1870	R. S. Wood	James Teeter
1871	Christopher Robinson	James Teeter
1886	James Teeter	Helen Teeter
1887	Helen Teeter	John McMillan
1887 (mtg)	John McMillan	Helen Teeter
1895	Helen Teeter	Thaddens Ghent
1895	Thaddens Ghent	Wm. J. Hare
1914	Wm. J. Hare	Clarence A. Hare
1919	Clarence A. Hare	Robert G. Hodge
1929	Robert G. Hodge	Wm. D. Airth
1940	Wm. D. Airth	George & Margerite Glatt
1960	George & Margerite Glatt	Joan Glatt
1961	Plan 647	
1961	Joan Glatt	Salem Construction Limited

DATE	GRANTOR	GRANTEE
1961	Salem Construction Limited	Keith & Mary Shadlock
1994	Keith & Mary Shadlock	Linda & Wallace Purssord
2002	Charles Wallace Purssord	Humphrey & Rhonda Reid
2006	Humphrey & Rhonda Reid	Darshan & Surinder Sahota
2006	Darshan & Surinder Sahota	Darshan & Surinder Sahota Sadeep & Sukhbir Sahota
2020	Darshan & Surinder Sahota Sadeep & Sukhbir Sahota	Current owners.

The property is one of five developed through Plan 647 and built by Salem Construction Limited. Incidentally, Salem Construction was a client of the Keith Shadlock, who purchased and had the home built on the subject property. Of note, Plan 647 is signed by Keith Shadlock as a Commissioner to the transaction.

Figure 4: Plan 647

The subject property is identified by a green star on the above-noted plan.

City of Mississauga Building Permit records (below) show only a permit issued for the sewer conversion. No permits appear to be issued for the addition.

App Number	App Date	Address	Description	Scope	Type Description	Issue Date	Status
PLUMHOUS 18-3378	2018-09-14	2439 MISSISSAUGA RD	SEWER CONVERSION	OTHER	DETACHED DWELLING	2018-09-14	COMPLETE D-ALL INSP SIGNED OFF

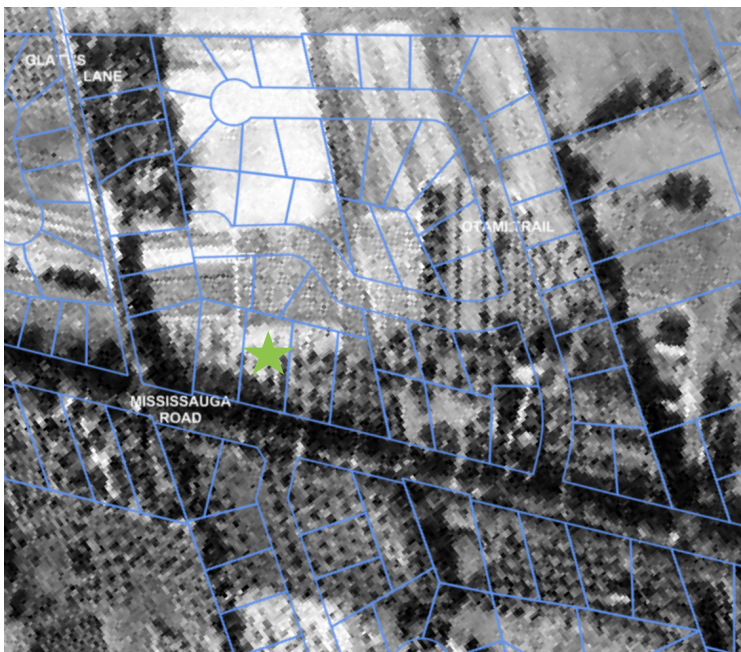


Figure 5: 1944 Aerial Photo

The subject property is identified by the green star. The photo demonstrates that the area was dominated by fruit orchards at this time.

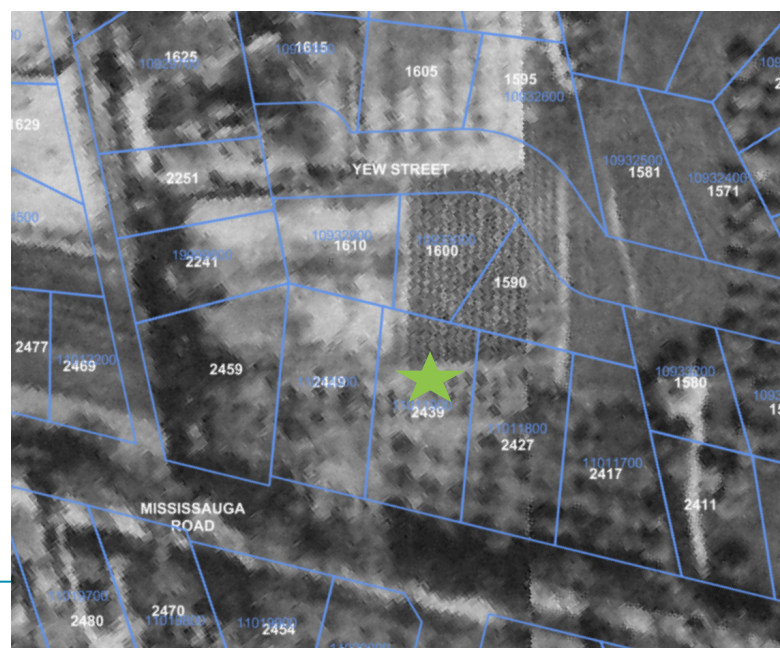


Figure 6: 1954 Aerial Photo

The property remains

undeveloped.



Figure 7: 1966 Aerial Photo

Prior to construction of the dwelling, it was part of the fruit orchards and farmland bisected by Mississauga Road. The aerial photo from 1966 (above) demonstrates that development was occurring rapidly along Mississauga Road. The five lots south of Glatts Lane were all built at the same time by Salem Construction Limited.



Figure 8: Aerial Photo 1975

This photo provides evidence that the addition was done after 1966 and before 1975. In speaking with the owners of the time during this period, they confirmed that the additions were completed in

1974.

Existing Site Conditions

The single family detached dwelling situated on the property is a one storey home. The dwelling has a brick and siding exterior. The roof is asphalt shingles (the original roof was cedar shake - as confirmed by the previous homeowner) The windows and doors appear to be original to the home.

Contained within the property boundaries is one detached buildings used as a pool equipment shed, and an in-ground pool.

Exterior Photos



Photo 1: Front Elevation



Photo 2: Detail of
Front entrance and
courtyard



Photos 3 and 4: North and south elevations of courtyard facades

Photo 5: Rear Elevation



Photo 6: South side elevation



Photo 7: North side elevation



Interior Photos

The existing home was built by Salem Construction Limited for Keith and Mary Shadlock. At the time the builder recommended the slab on grade construction (without a basement). Heating was electric baseboard and at the time of the build, hydro companies provided two (2) meters - one for heating bedrooms and one for the balance of the home. When the Shadlocks undertook renovations in 1974, additions to both ends of the dwelling, the separate hydro meter was removed and they had to pay the same rate for heating the entire dwelling, a cost they were not impressed with. I reviewed the photos I took of the house with Mary and she was able to confirm that the flooring throughout the home is original, including the kitchen and family room tiles that 'were imported from Germany'. Also, that the knotty pine kitchen was 'custom built'. The yellow sink and kitchen appliances are original as well. Mary indicated that the cost to build the home was \$30-35,000, and that was with high quality finishes. She noted that the original roof was cedar shake and that the eaves trough were done in copper. The eaves and downspouts remain on the house today.

Photo 8: Front Foyer



Note the original flagstone flooring.



Photo 9: Hallway leading to bedrooms

The 1974 renovations added a games room and relocated the garage on the east side of the dwelling. On the west side a bedroom was expanded to create a master suite that included a his and hers bathroom (the his bathroom was a sink, shower and toilet, whereas the hers bathroom included a soaker tub and sink - no toilet). Mary indicated that

the lack of storage (ie no basement was a concern, but that quickly dissipated with they heard of basements flooding and property damaged). The renovations created a U-shaped dwelling, with sleeping areas on the west side and living and cooking areas on the east side.

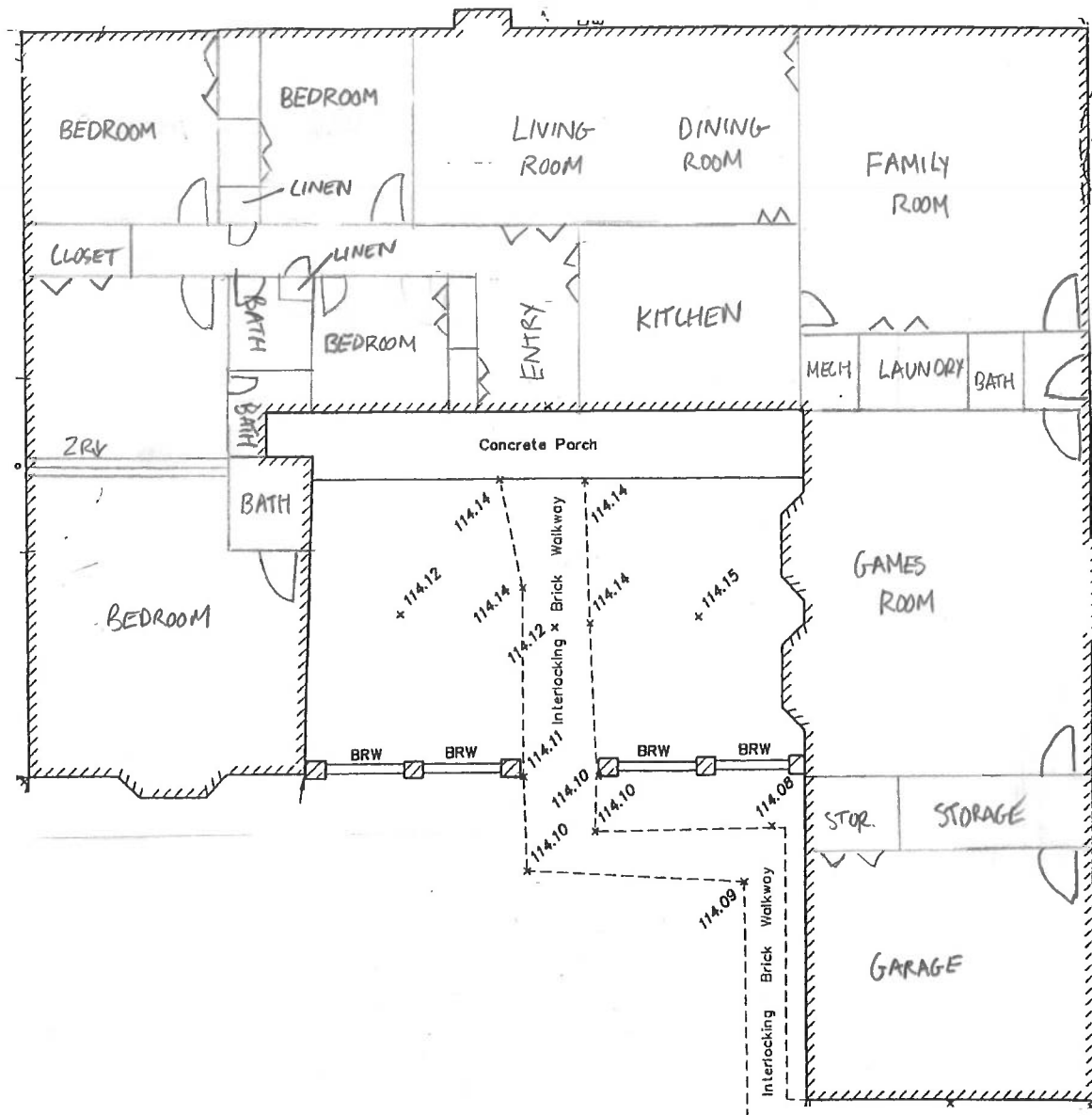


Figure 9: Floor Plan



Photo 10: Kitchen



Photo 11: Kitchen

The eat in dining area is visible in the left of the photo.

Photo 12 & 13: Kitchen sink and stove

The fixtures are original from time of build in 1961.





Photo 14 & 15: Master Bedroom

The master bedroom addition was completed in 1974 with the garage addition. This addition added a his and hers bathroom to this area as well.





Photo 16: Living Room

The master bedroom addition was completed in 1974 with the garage addition. This addition added a his and hers bathroom to this area as well.

Photo 17: Dining Room





Photo 18 & 19: Family Room

The owner for whom the home was built indicated that these floor tiles were imported from Germany. The kitchen flooring tiles were as well.





Photo 20 & 21: Games Room

This space was originally the garage, converted in 1974 to a games room.



Development Proposal

This particular area along Mississauga Road, between Glatts Lane and Otami Trail, has seen significant redevelopment in the last number of years. Although all of the homes on the north side of Mississauga are original, nearly every home on the south side is new construction (within the last 10 years). The property owner is working with an architect, Lebel & Boulaine to design a home, however, at the time of writing this report, no design had been finalized.



Images of the subject property and adjacent dwellings are provided above.



Photo 22: Streetscape, west side of Mississauga Road.

The image demonstrates the variety of housing stock in the immediate area.

Evaluation according to Ontario Regulation 09/06

Table 1: 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	The home was built in the 1960's. And although it is well built, it simply represents a suburban home of the era in which it was built.
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.
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 is typical to the era in which it was built.
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.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	NO	Mississauga Road is undergoing considerable redevelopment. The scenic character and nature of the road will not be altered with the new construction.
b) Is physically, functionally, visually, or historically linked to its surroundings	NO	The existing dwelling is not linked to its surroundings.
c) Is a landmark	NO	It is not a landmark. It is a typical suburban home.

Evaluation of Impact of Proposed Development

Table 2: Evaluation of Impact of Proposed Development

Potential Negative Impact	Assessment
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. No part of the existing home contains any heritage attributes or features.
Removal of natural heritage features, including trees.	No perceived impact. No trees in the front yard will be removed as part of the new construction..
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. Although this is the first property on the north side to be redeveloped between Glatts Lane and Otami Trail, all but one of the homes on the south side have been reconstructed. The design and style is in keeping with the redevelopment on the south side of the street.
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.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact. The scenic and visual quality of Mississauga Road will remain.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact.
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.
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 around the dwelling is to be maintained.

Mitigation Measures

The proposal for 2439 Mississauga Road is the demolition and construction of a new single family detached dwelling. An assessment of alternative development options and mitigation measures has been considered in order to limit the negative impact on the cultural heritage resource. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include but are not limited to:

1. *Isolating development and site alteration from significant built and natural features and vistas*
2. *Design guidelines that harmonize mass, setback, setting, and materials*
3. *Limiting height and density*
4. *Allowing only compatible infill and additions*
5. *Buffer zones, site plan control, and other planning mechanisms*

The subject property is subject to site plan control and will be reviewed through the City of Mississauga Planning process, thus ensuring the development is compatible infill development. Further, the dwelling complies with City Zoning requirements with regards to setbacks and height. By maintaining a consistent scale of built features and retaining the existing mature trees at the front of the property, the proposed development is compatible with recent development along Mississauga Road. As such, no mitigation is required.

Conservation of Cultural Landscape Feature Criteria

Table 3: Conservation of Cultural Landscape Feature Criteria

FEATURE	CONSERVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Mississauga Road will not change. There is no change to the lot frontage or the roadway.
Horticultural Interest	The existing front yard landscaping will be maintained and enhanced.
Landscape Design, Type and Technological Interest	Not applicable
<u>Built Environment</u>	
Consistent Scale of Built Features	Although this is the first home to be redeveloped on the north side of Mississauga Road between Glatts Lane and Otami Trail, the proposed home is in keeping with adjacent development on the street.
<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 was created around the 1950's through a plan of subdivision. There is no impact with the redevelopment of the lot.

FEATURE	CONSERVATION METHOD
<u>Other</u>	
Historical or Archaeological Interest	There is nothing on the lot of historical or archaeological interest.

Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built in 1961. 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 Mississauga Road Scenic Route. Mitigation measures, as noted above, have been considered and no further action is required.

The existing home is not known to represent significance related to a style, trend or pattern. Nor does it illustrate an important phase in Mississauga social or physical development. It does not have any characteristics that contribute to an enhanced understanding of the community or location culture. There is no link to its physical, functional, visual or historic surroundings.

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.

- ❖ 1249 Mississauga Road
- ❖ 2417 Mississauga Road
- ❖ 1484 Hurontario Street
- ❖ 191 Donnelly Drive
- ❖ 2222 Doulton Drive
- ❖ 309 King Street
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent

References

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

<https://www.mississauga.ca/portal/services/property>

<http://www.mtc.gov.on.ca/en/heritage/heritage.shtml>