

1509 Petrie Way

Heritage Impact Assessment

December 2021



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Executive Summary

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. to determine the impacts of the proposed development at 1509 Petrie Way. The intention of this review is to demonstrate that the proposed dwelling will not negatively impact the heritage property at 1503 Petrie Way.

The assessment includes the following evaluations by W.E. Oughtred & Associates Inc.:

- Field review of the subject property
- Review of existing historical information
- Review of existing heritage evaluations
- Review of relevant heritage policies
- Evaluation of the property and proposed development in relation to the terms of Reference

Based on this assessment, it has been determined, that with proposed mitigation measures, no negative influences; be that setting, character and use of the lands, will be realized as a result of the proposed development.

Introduction

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 October 6th, 2021 to assess and document the property and its relationship to the neighbourhood. 1509 Petrie Way was created through a consent application, File B 34/20.

Location & Site Description

Municipal Address: 1509 Petrie Way

Legal Description: Part 2, Plan

43R-39737

Lot Area: 934.6 m²

Zoning: R2-4 Residential

General Location: South of Lakeshore
Road West, East of Southdown Road

The subject property is located on the north side of Petrie Way, south of Lakeshore Road West and East of Southdown Road. Turtle Creek abuts the rear of the property. It is located in the neighbourhood in Mississauga identified as Clarkson - Lorne Park.

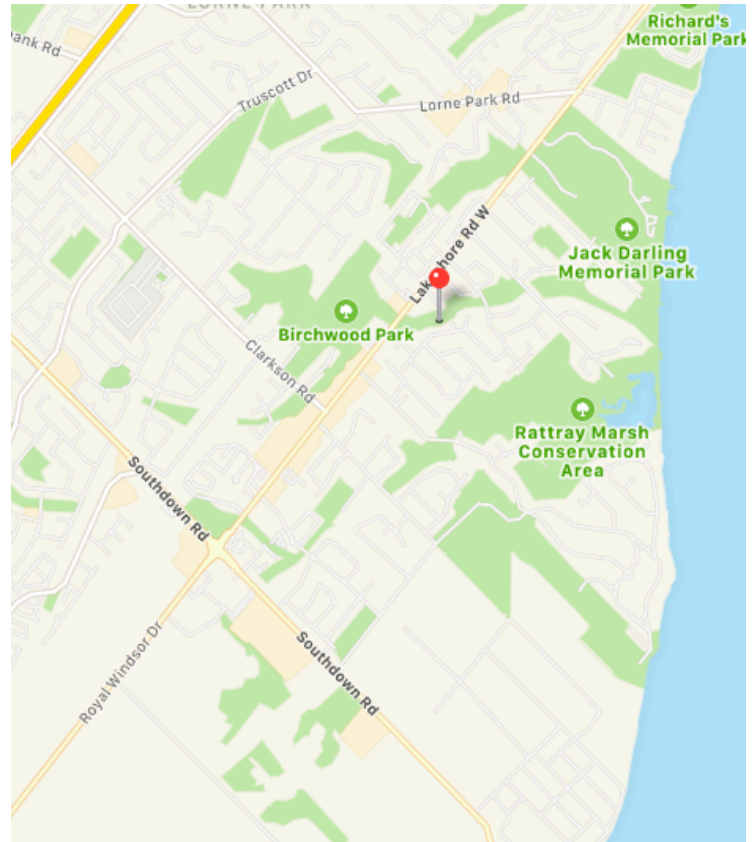


Figure 1: Location Map

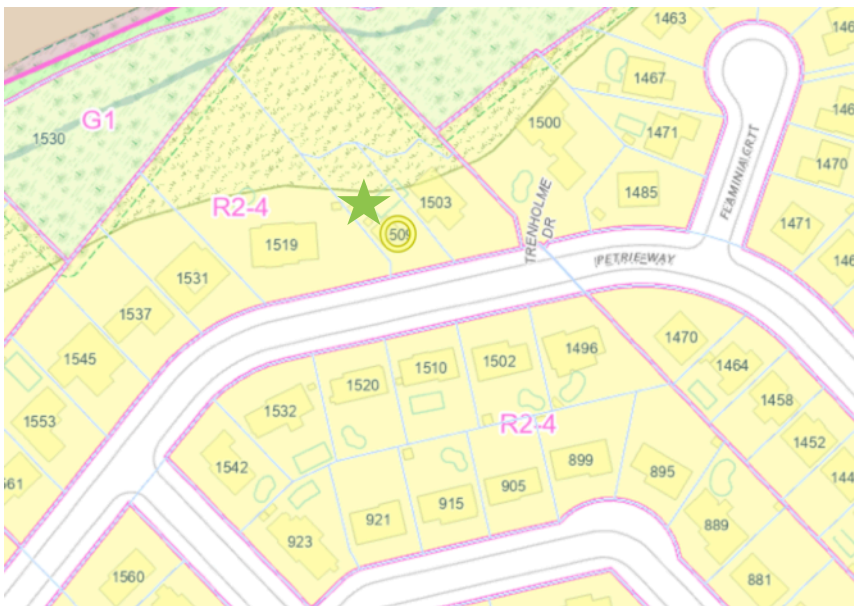
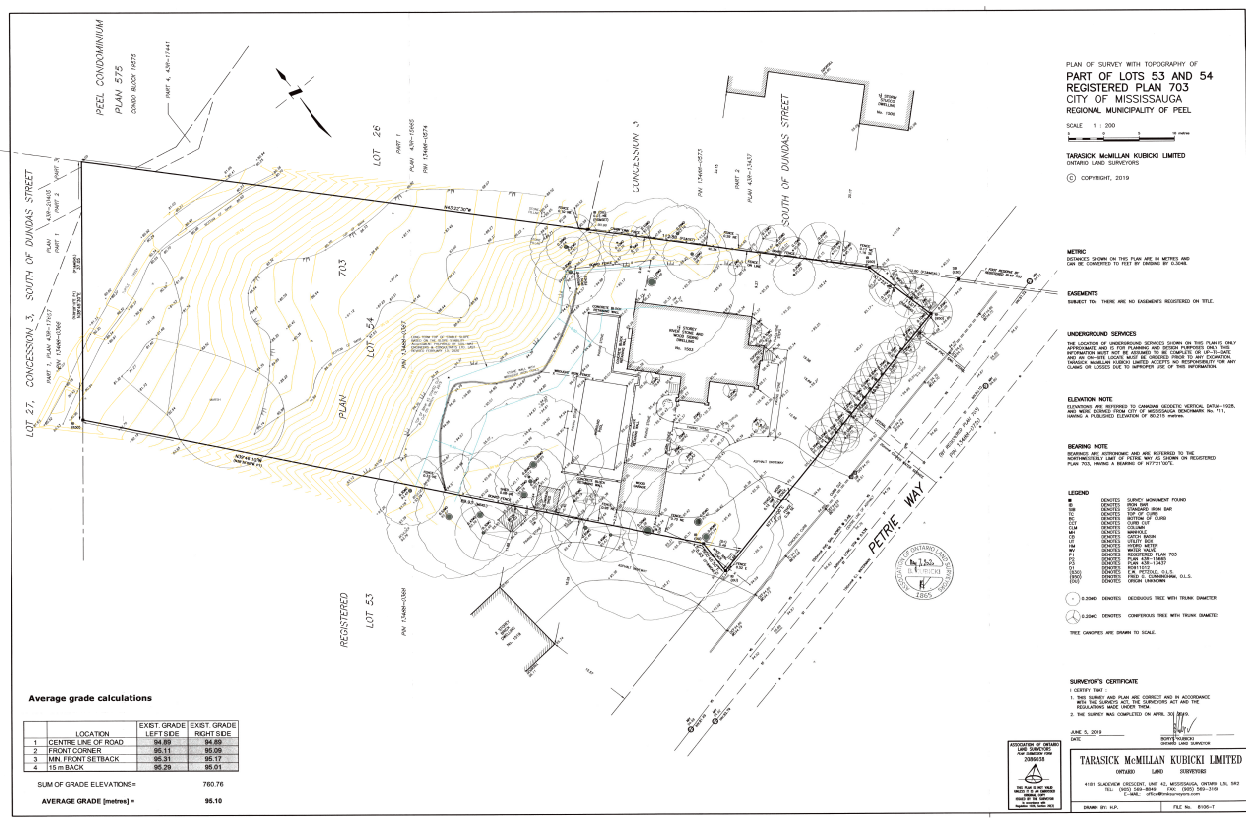


Figure 2: Site Location

Figure 3: Survey - pre severance and demolition of garage.



Property History

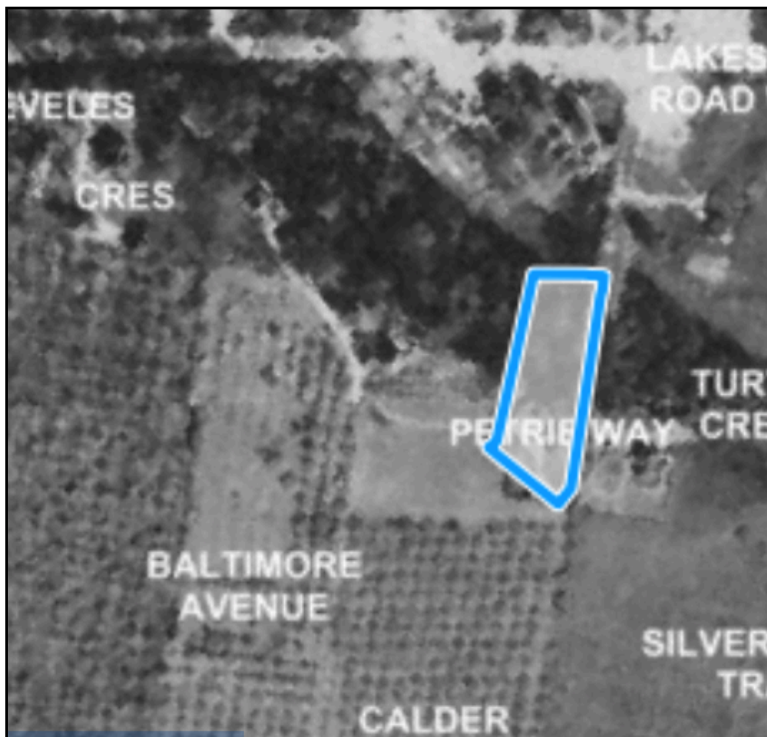


Figure 4: 1954 Aerial photo
Figure 5: 1966 Aerial photo



What started off as farmland, was sub-divided in 1964 by Idlewylde Developments (Ontario) Limited when Plan 703 was registered. The subdivision was developed around the dwelling at 1503 Petrie Way.

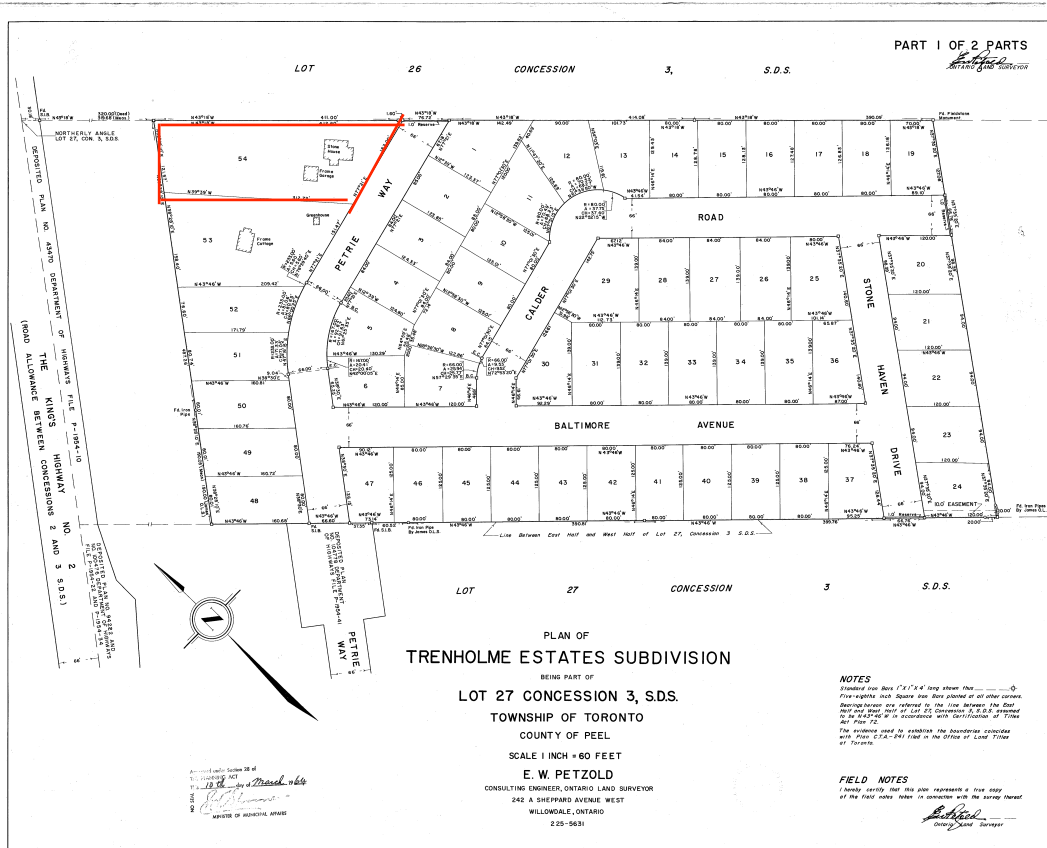


Figure 6: Plan of Trenholme Estates

The subject property is highlighted in red (above).

By 1980, the entire subdivision has been developed. In 2020, the subject property was created by way of severance, under file B 34/20.

Figure 7: 1980 Aerial photo



A summary of Title Chain from 1933 to the current owner is provided below. This was prepared by Stephen Nott Conveyancing Services Inc.

Table 1: Property History

DATE	GRANTOR	GRANTEE
Aug 12, 1933	Wm. D. Trenwith	George F. Glatt (Trustee in Bankruptcy)
Jan 23, 1939	George F. Glatt	Margaret Trenwith
Dec 19, 1947	Margaret M. Trenwith	William H. Trenwith
June 22, 1955	Margaret Trenwith	William H. Trenwith
August 8, 1963	William H. Trenwith	Phyllis E. Williams
August 8, 1963	Phyllis E. Williams	Idlewylde Developments (Ontario) Ltd.
August 9, 1963	William H. Trenwith	Idlewylde Developments (Ontario) Ltd.
Plan 703		
June 8, 1964	Idlewylde Developments (Ontario) Ltd.	Phyllis E. Williams
Feb 17, 1967	Phyllis E. Williams	Randal G Bushlen, Gertrude Bushlen
November 9 1970	Gertrude Bushlen	Robert A. Kyle, Eveyln A. Kyle
March 8, 1973	Robert A. Kyle, Eveyln A. Kyle	Matthew Elman
August 15, 1974	Matthew Elman	Jaromir Janda Jr.
June 17, 1986	Jaromir Janda Jr.	Mark J. Podell
February 21, 1989	Mark Jeffery Podell	Phyllis Elva Williams
February 21, 1989 (Lot 54)	Phyllis Elva Williams	Mark Jeffrey Podell
February 21, 1989 (Lot 53)	Phyllis Elva Williams	Marc Jeffrey Podel
Lot severance	Plan 43R-39737 Registered	
2021	Marc Podell	Current owner

Development Proposal

The subject lot was created through a City of Mississauga Consent application, File B 34/20. The retained lot, maintained the heritage dwelling, complies with the zoning by-law requirements. A minor variance application for lot frontage for the severed lot was obtained. The zoning by-law frontage required is 22.5m, whereas 19.45m was proposed and approved.

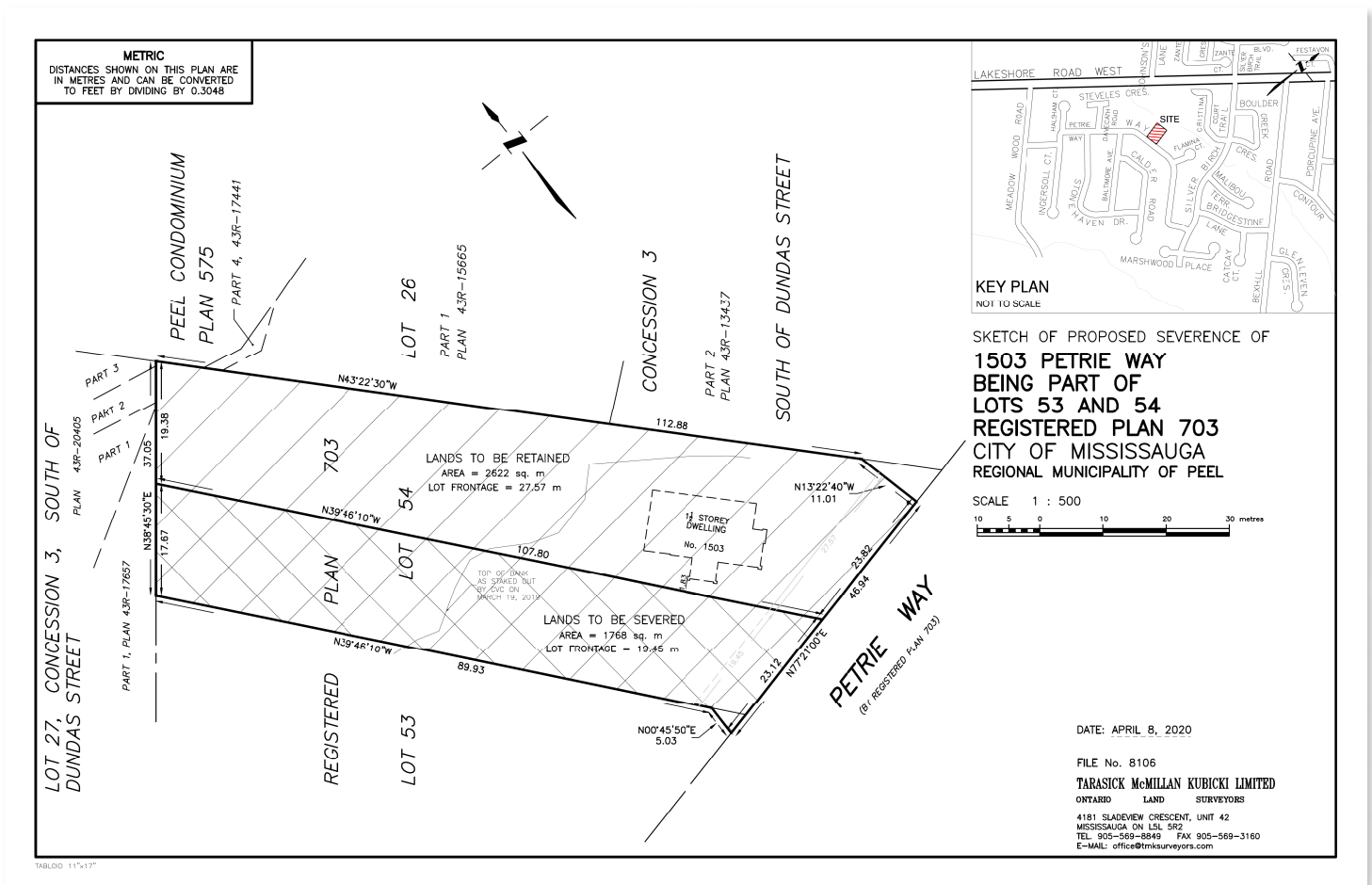


Figure 8: Lot Creation, 1509 Petrie Way

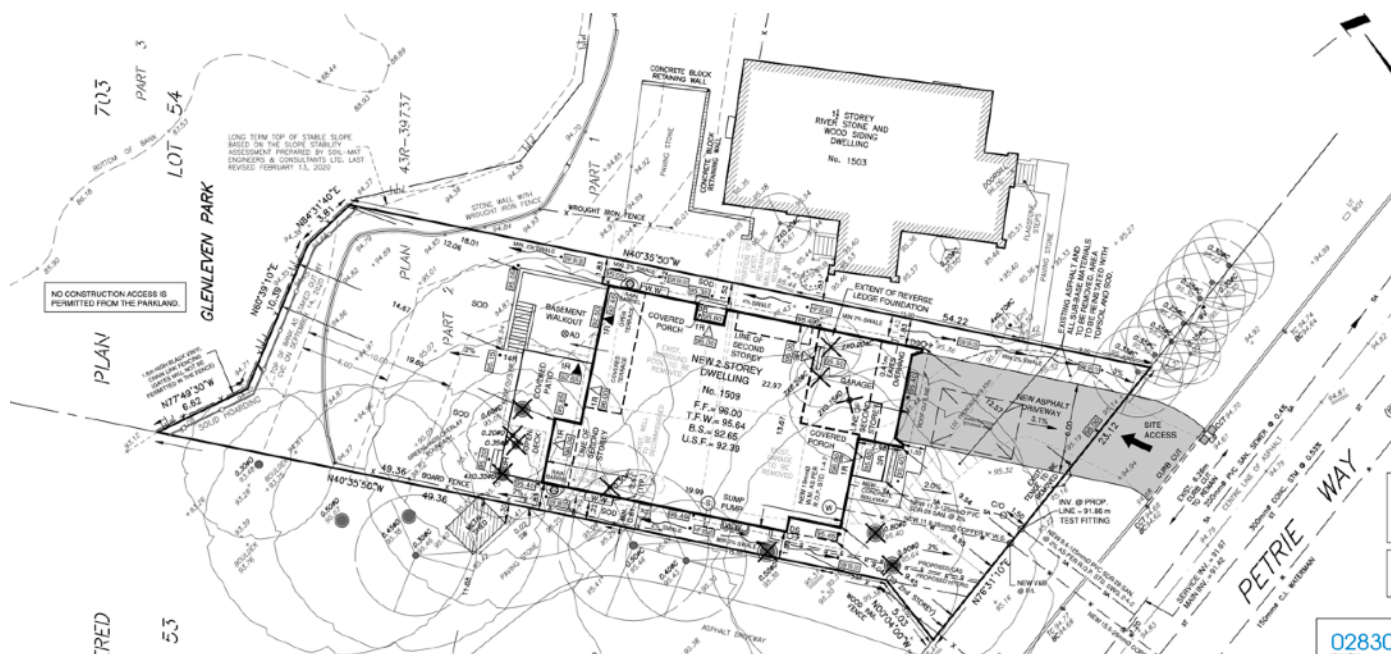


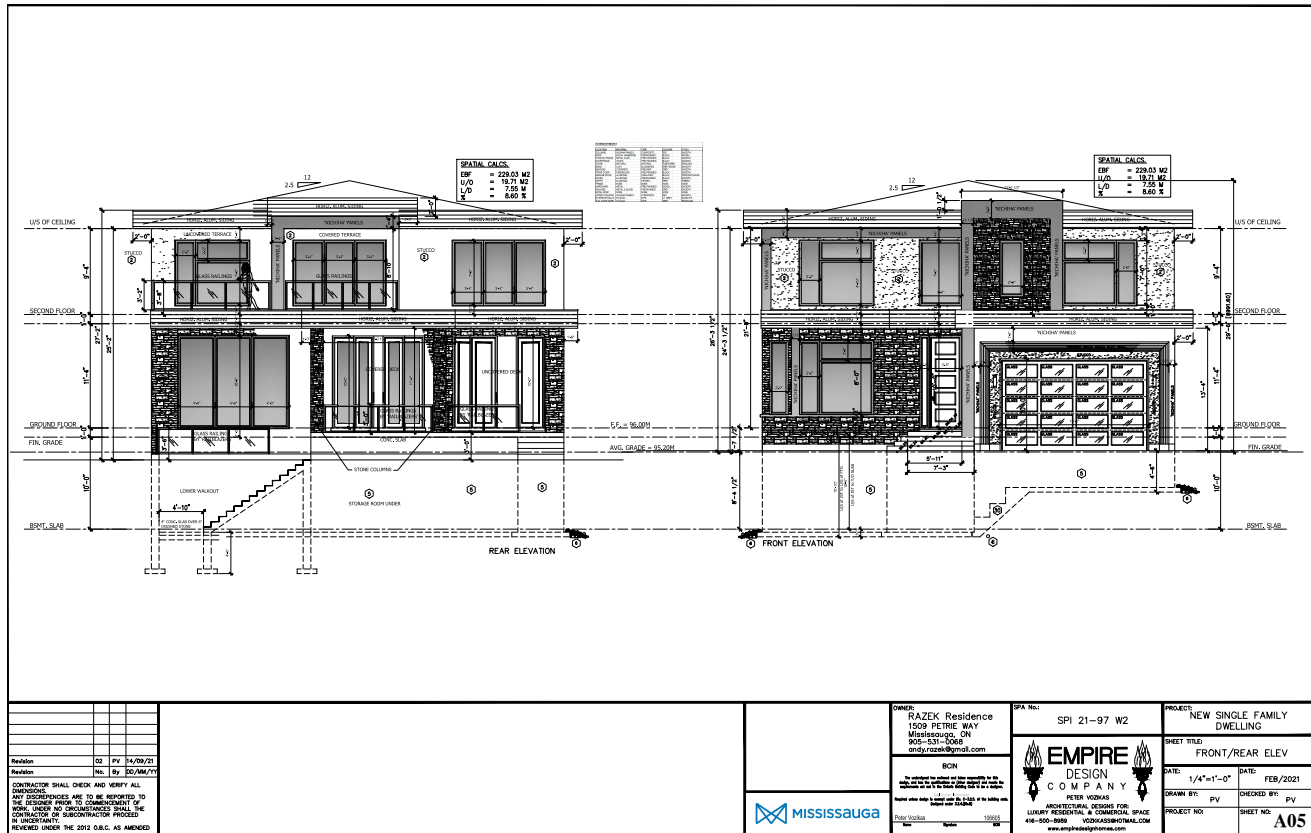
Figure 9: Proposed Site Plan

The subject property is zoned R2-4, with the following provisions applying:

Table 2: Zoning Compliance

Zoning Provision	Required	Proposed
Lot area	695m ²	934.6m ²
Lot Frontage	22.5m	19.45m
Maximum lot coverage	30%	34% (variance)
Minimum Front Yard Setback	9.0m	9.04m
Minimum Interior Side Yard Setback	1.8m + 0.61m for each storey above one (1) storey	1.83m (variance)
Minimum combined width of side yards	27% of the lot frontage or 5.25m in this instance	3.66m (variance)
Maximum Height (sloped roof)	9.5m	8.62m
Maximum GFA	190m ² plus 0.2 times the lot area	449.66sm (variance)
Garage Projection	0.0m	2.98m (variance)
Maximum Dwelling Depth	20m	22.97m (variance)

Figure 10: Proposed Front & Rear Elevation



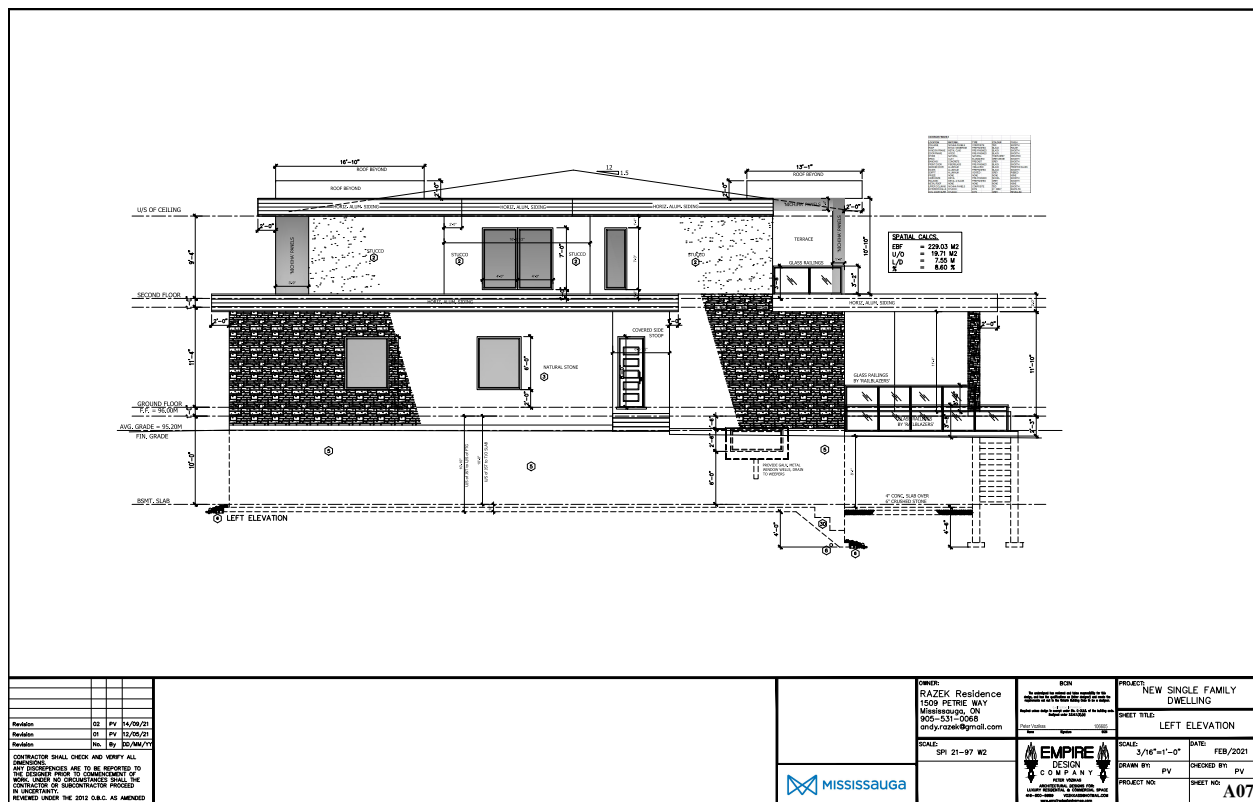
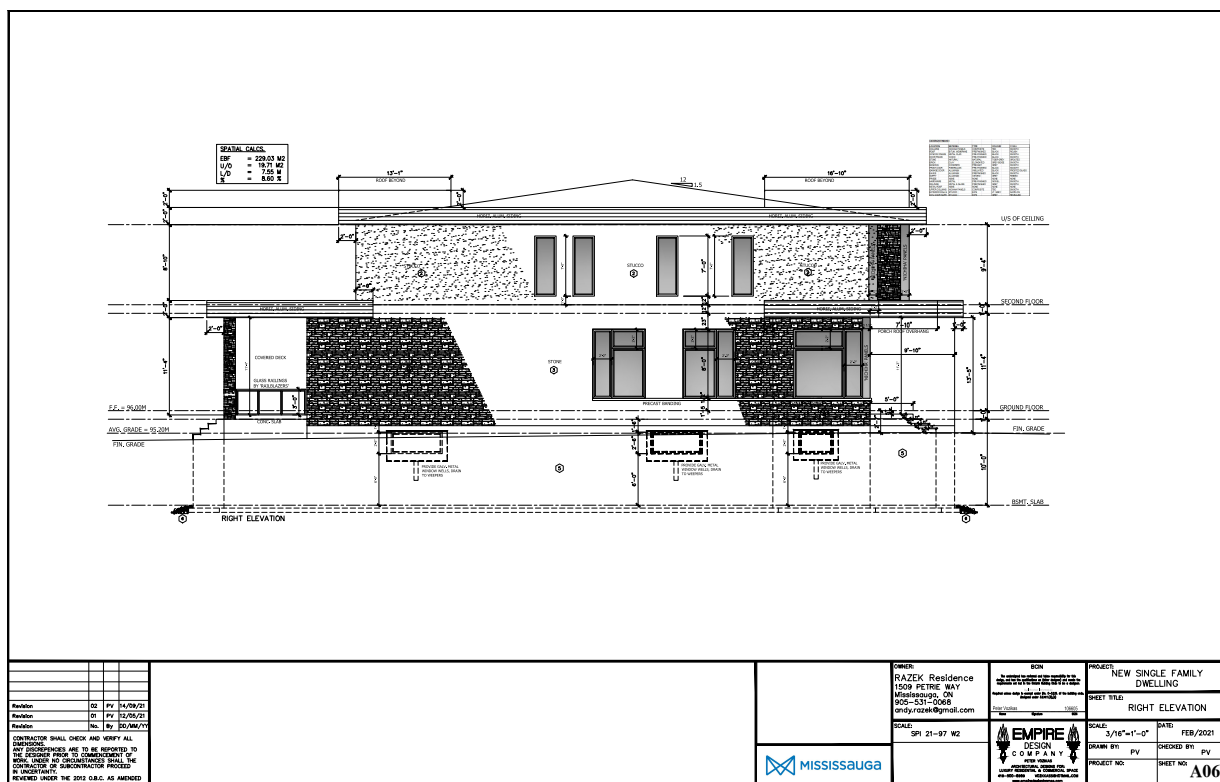


Figure 11: Left side elevation (above)

Figure 12: Right side elevation



Streetscapes



Figure 13: Dwelling Orientation

The proposed dwelling will be oriented in a similar fashion to the adjacent dwelling at 1503 Petrie Way due to the lot proportions.



Photo 1: 1519 Petrie Way (left).

This dwelling is situated on a large lot with generous side yard setbacks. Its orientation is in an opposing direction of the adjacent

dwelling at 1509 and 1531 Petrie Way.

Although the design of the new home proposed for 1509 Petrie Way is not similar to either of the adjacent homes, it complements the neighbourhood. Homes in the immediate area are being updated in terms of exterior finishes so that they aren't 'dated'. Neighbourhoods are constantly evolving with a mix of housing designs to distinguish themselves from being the same as the adjacent dwelling.

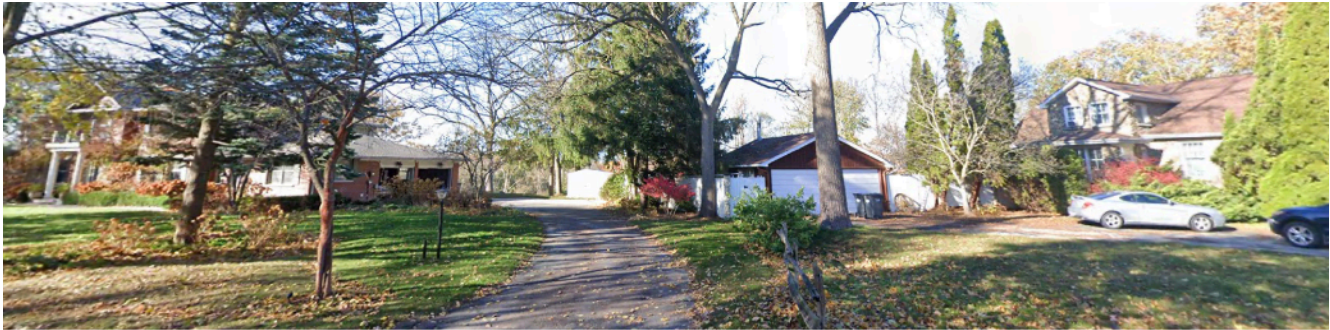


Figure 14: Existing Streetscape



Figure 15: Proposed Streetscape.

Evaluation of Mitigation Measures

Table 3: Evaluation of Mitigation Measures

Potential Negative Impact	Assessment	Mitigation Proposed with Original HIS for 1503 Petrie Way	Mitigation Proposed for 1509 Petrie Way
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. The heritage attribute being the existing dwelling is to remain on the retained lot. Reducing the lot size the heritage attribute is located on, does not alter the attribute.	Maintain construction controls and vibration monitoring to prevent any structural damage to the retained dwelling.	No change

Potential Negative Impact	Assessment	Mitigation Proposed with Original HIS for 1503 Petrie Way	Mitigation Proposed for 1509 Petrie Way
Removal of natural heritage features, including trees.	The perceived impact on the retained lot which contains the heritage dwelling, is minimal. Several large trees will need to be removed from the retained lot to facilitate access and a future garage.	Additional plantings and landscape plan should be considered. Any trees removed from the severed lot will be compensated for with replanting required through a tree permit.	Trees on the east side of the property are proposed to be removed. Replacement trees will be planted.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. Any alterations to the proposed lot will be monitored through site plan and grading approvals. The historic fabric of the area has already been dramatically altered through development. The proposed severance is compatible with the appearance of the neighbourhood.	Design guidelines could ensure that the bulk of the proposed home is on the west side of the lot to maintain a separation from the retained dwelling.	
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	The construction of a new dwelling on the severed lot may create shadows on the retained lot. The gardens and plantings around the existing dwelling are currently overgrown. The construction of a new dwelling on the severed lot will not change the viability of associated natural features or plantings.	The proposed dwelling should have a generous front yard setback to maintain the street views of the retained dwelling.	The required by-law front yard setback of 9.0m is met.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	Minimal impact. The scenic and visual quality of Petrie Way will change slightly. 1503 Petrie Way is already situated in a neighbourhood with adjacent houses. The addition of a new dwelling will negligibly, if at all, impact the heritage attribute.	Maintaining a generous front yard setback to the proposed dwelling will reduce this impact.	The proposed dwelling is situated behind the front wall of the adjacent dwelling at 1503 Petrie Way, and will not obstruct the heritage attributes.

Potential Negative Impact	Assessment	Mitigation Proposed with Original HIS for 1503 Petrie Way	Mitigation Proposed for 1509 Petrie Way
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features.	No perceived impact. No significant views or vistas within, from or of built and natural features were identified.	None required.	No change.
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	No change.
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 heritage attribute is to remain. There will be new construction on the severed lot, however a grading and drainage pattern that is compatible with the adjacent dwellings will be proposed and reviewed through the site plan and building permit process.	Site grading that is compatible with both dwellings.	Site grading has been proposed such that drainage on the subject property is self-contained.

Mitigation Measures

The proposed development of 1509 Petrie Way will maintain and respect the heritage attributes of the adjacent property. The development of the lot with a new single family detached dwelling will preserve the traditional setting of the adjacent dwelling, that of a residential neighbourhood. The heritage resource identified on the City's website is the boulder house. The development of 1509 Petrie Way, does not alter this fact.

Mitigation for the development of the lot has been reviewed and the following measures have been implemented:

1. Maintain the subject property as residential.
2. Maintain the scale of the adjacent dwellings.
3. Maintain dwelling setbacks in terms of side and front yards, in keeping with adjacent lots.
4. Maintenance of the continuity of the streetscape through continuous front yard setbacks, as required by the zoning by-law.
5. Site grading that is consistent with the adjacent properties.
6. Maintain mature trees where possible and plant additional trees and shrubs where necessary.

The immediate neighbourhood of Petrie Way does not have a unique character, the way Mineola would for example. Homes were built in the late 60's and the style and exterior character reflect this. There is no consistency of building materials; brick, siding and angel stone dominate the exterior, but this is a reflection of the time they were built. The homes vary in style, however, uniformity is found in the generous front yards and mature trees.

Through the site plan process, the City can ensure that any perceived impact on the heritage resource can be mitigated, on both the retained and severed lot. A consistent scale of built features, attractiveness and compatibility with the area including retention of the existing mature trees on the property, will ensure that the development of the lot will reduce the impact on the existing cultural heritage resource. Mitigation measures through recommended design guidelines, ie massing, setbacks and landscaping will serve to enhance and contribute to the immediate area.

Conclusions, Recommendations

The proposed development of the property at 1509 Petrie Way will not negatively impact the heritage attributes for the adjacent property at 1503 Petrie Way. The heritage attribute, ie the boulder exterior of 1503 Petrie Way will not be altered by the development of 1509 Petrie Way.

Policy 2.6.3 states that *“Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alterations.”* At this time, the property at 1503 is listed and not not designated. However, through the mitigation measures recommended for both properties, we believe that the heritage attributes of 1503 Petrie Way can be protected, and thus allow for the development of the adjacent property.

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.

- ❖ 191 Donnelly Drive
- ❖ 2222 Doulton Drive
- ❖ 915 North Service Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road
- ❖ 2777 Mississauga Road

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>

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<https://tours.jmacphotography.ca/public/vtour/display/1100785#!/nav/gallery>

<https://archive.org/details/buildingtechnologyheritagelibrary>

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Matthew Wilkinson, Heritage Mississauga

Kyle Neill, PAMA