

1571 Adamson Street

Heritage Impact Assessment

March 2022



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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 1571 Adamson on the Erindale Village Landscape. The subject property is located within Erindale Village. *This small residential enclave has a wonderful visual appearance and special landscape character defined by mature trees and a common scale of structures. Most prominent are the rows of Norway spruce, remnants of the former agricultural fields, which predate the housing development. The preservation of these trees through the sensitive siting of housing and roads has created a unique and wonderful residential environment similar to other neighbourhoods straddling the Credit River Valley. The street pattern and scattered heritage properties are the remnants of this nineteenth century village.*¹ The intention of this review is to demonstrate that the proposed dwelling will not negatively impact the heritage characteristics of Erindale Village.

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.

¹ City of Mississauga

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 January 27th, 2022 to assess and document the property and its relationship to the neighbourhood.

Location & Site Description

Municipal Address: 1571 Adamson Street

Legal Description: Part of Lots 3 & 4, Range 2, Plan TOR-7

Lot Area: 707.9m²

Zoning: R2-22 Residential

General Location: South of Dundas Street West, East of Mississauga Road



Figure 1: Location Map

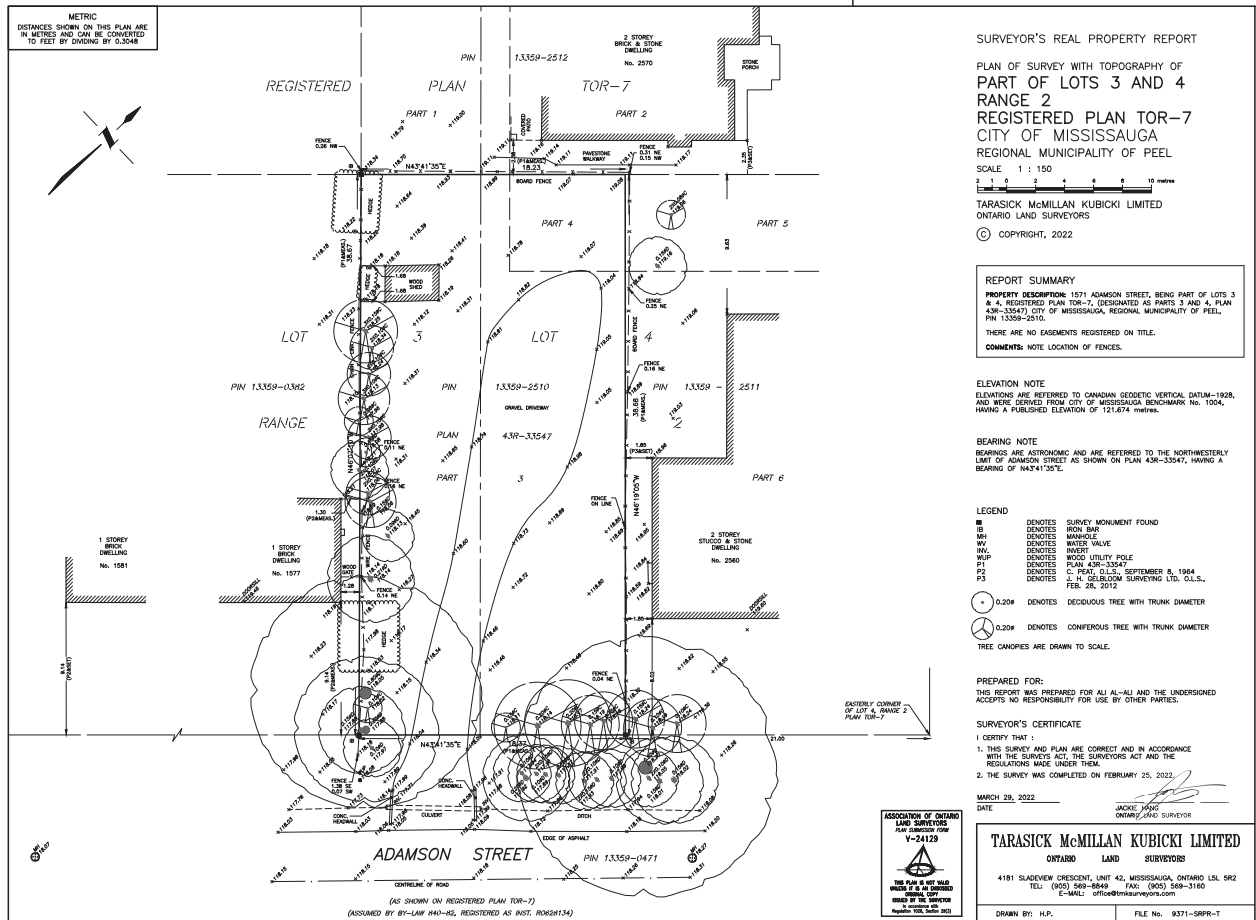
The subject property is located on the north side of Adamson Street, south of Dundas Street West and East of Mississauga Road, in the heart of Erindale. It is located in the neighbourhood in Mississauga identified as Erindale Village.

The subject site is zoned R2-22 which permits single family detached dwellings. The exception zone 22; maximizes coverage and setbacks.

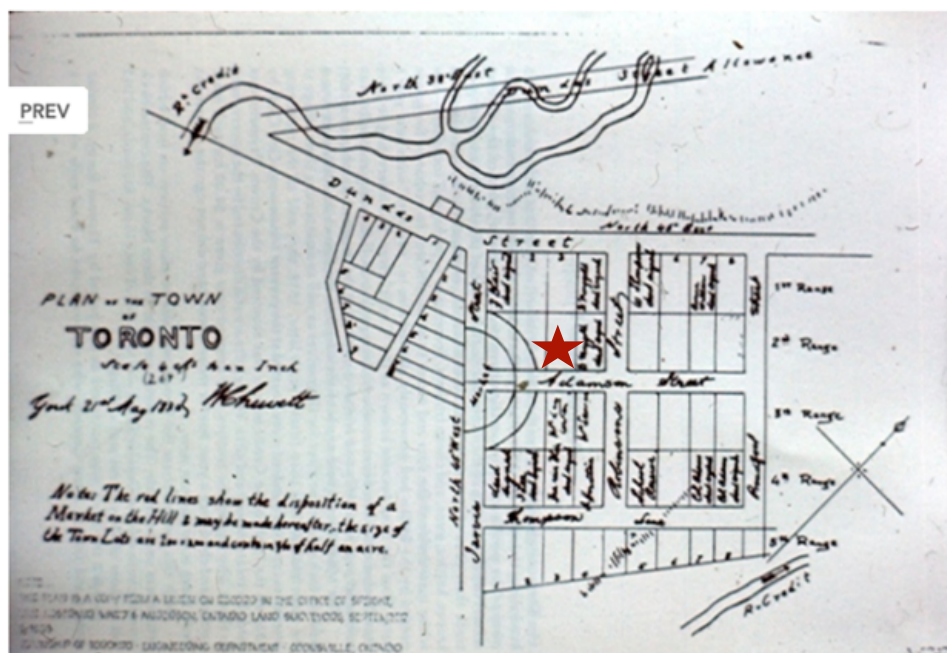


Figure 2: Site Location

Figure 3: Survey



Property History



c1830 Survey Plan for Toronto, now Erindale Village
Image 4 of 8

CLOSE X

Figure 4: 1830 Survey Plan for Erindale.



Figure 5: 2008 Aerial photo

The subject property is highlighted in red.

In this aerial image, it is obvious the original home at 2560 Robinson Street was situated in the middle of the lot. This lot was created by way of a severance in 2010. 2560 and 2570 Robinson Street were merged and then severed into 3 lots, with the third lot fronting onto Adamson Street.



Figure 6: 2012
Aerial photo

Demolition of the previous homes has occurred and reconstruction of new dwellings has begun.



Figure 7: 2021
Aerial photo

The property in its current state. It is seemingly used by the property at 2560 Robinson Street as an additional parking area.

Figure 9: Proposed Front Elevation



Figure 10: Proposed Rear Elevation



Streetscapes



Figure 11: Existing street view

This section of Adamson Street towards Robinson Street is well treed. The house at the corner of Robinson and Adamson Street is barely visible when facing east on Adamson Street.



Image 1: 1577 Adamson Street



Image 2: Subject property, 1571 Adamson Street



Image 3: 2560 Robinson Street

View from intersection of Robinson & Adamson looking west towards subject property.

Evaluation of Mitigation Measures

Table 1: Evaluation of Mitigation Measures

Potential Negative Impact	Assessment	Mitigation Proposed
Destruction of any part, or part of any, significant heritage attributes or features	No perceived impact. The noted significant attributes are the common scale of structures and rows of Norway Spruce.	The massing of the proposed home is in keeping with the adjacent dwelling to the west. The mature Norway spruce trees are located on the opposite side of the street and as such, there will be no impact on the hedgerow.
Removal of natural heritage features, including trees.	No perceived impact.	Retention of existing mature trees on the lot.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.	No perceived impact. The existing lot is to remain as established.	None required.
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.	The proposed dwelling is proposing a 9.6m front yard setback and is in keeping with the adjacent dwelling to the south.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.	No perceived impact.	None required.

Potential Negative Impact	Assessment	Mitigation Proposed
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
A change in land use where the change in use negates the properties cultural heritage value.	Not applicable.	Maintain the property as residential

Mitigation Measures

The proposed development of 1571 Adamson Street will maintain and respect the heritage attributes of Erindale Village. The development of the lot with a new single family detached dwelling will preserve the traditional setting of the neighbourhood, that of a residential neighbourhood. The heritage resource identified on the City's website as Erindale Village, characterized by *'by mature trees and a common scale of structures'* will be maintained. The development of 1571 Adamson Street 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.

Conclusions, Recommendations

The proposed development of the property at 1571 Adamson will not negatively impact the heritage attributes for Erindale Village. Further, the construction of a new dwelling on the property will maintain the existing heritage attributes of Erindale Village.

As stated by David Brown, David Brown Associates, over 10 years ago, referring to Erindale Village “The defining character of the neighbourhood is a mix of housing including homes that are between 30 and 50 years of age that are predominantly clean, simple and modest designs of one and two storey’s. The newer homes in the community (15 years old and younger) are larger custom designed homes with more intricate architectural features. The Erindale Village appears to be a community that is in slow transition. Generally speaking, the 30, 40 and 50 year old homes have little aesthetic, heritage or architectural value however they do dominate the character of the Village. As these homes approach the end of their life cycle, the market will force their replacement with larger homes which will include the modern amenities and design features that are demanded and expected by the marketplace today.”²

The construction of a new home at 1571 Adamson Street is in keeping with the evolution and transition of the neighbourhood. The retention of the mature trees at the front of the property will maintain the character of the village.

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.

² David Brown, Heritage Impact Statement 2560 and 2570 Robinson Street

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.

- ❖ 846 Chaucer Ave
- ❖ 2222 Doulton Drive
- ❖ 915 North Service Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road
- ❖ 2777 Mississauga Road
- ❖ 1541 Adamson Street

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>

google.com

Brown, David. Heritage Impact Statement, 2560 and 2570 Robinson Street, March 2011

mississauga.com