

1503 Petrie Way

Heritage Impact Assessment

April 2020, Revised June 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 the subject property. 1503 Petrie Way is identified as Inventory #545 on the City's Heritage Registry. It has this to say about the dwelling:

William D. Trenwith built this boulder house in 1926. This is a unique storey-and-a-half stone structure built in the Bungalow style. The building has a gable roof with a prominent central dormer also of stone. The projecting roofline becomes a cover for the porch supported by wide stone pillars.

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 28th, 2020 to assess and document the property and its relationship to the neighbourhood.

Stonehaven Drive in the Clarkson area is named after Trenwith family farm. William D. Trenwith and his wife, Margaret Pattinson, moved to Clarkson in 1901. Their family grew to include children William H. ("Bill"), John and Lorna. In 1904 William D. purchased 25 acres south of Clarkson Road, and called the farm Stonehaven Farm. The farm prospered, with efforts focused on fruit and garden produce. In 1920 the family established Trenwith Market on Lakeshore Road. The property in Clarkson was later sold for subdivision, and modern roads Stonehaven Drive and Trenholme Drive take their names from the farm and the family. William H. Trenwith's son, William A. Trenwith, moved to Campbellville and established Stonehaven Farm Market on Guelph Line.
modernmississauga.com

Location & Site Description

Municipal Address: 1503 Petrie Way

Legal Description: Part lot 54, Plan 703

Lot Area: 4388.09 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 traverses the rear of the property.

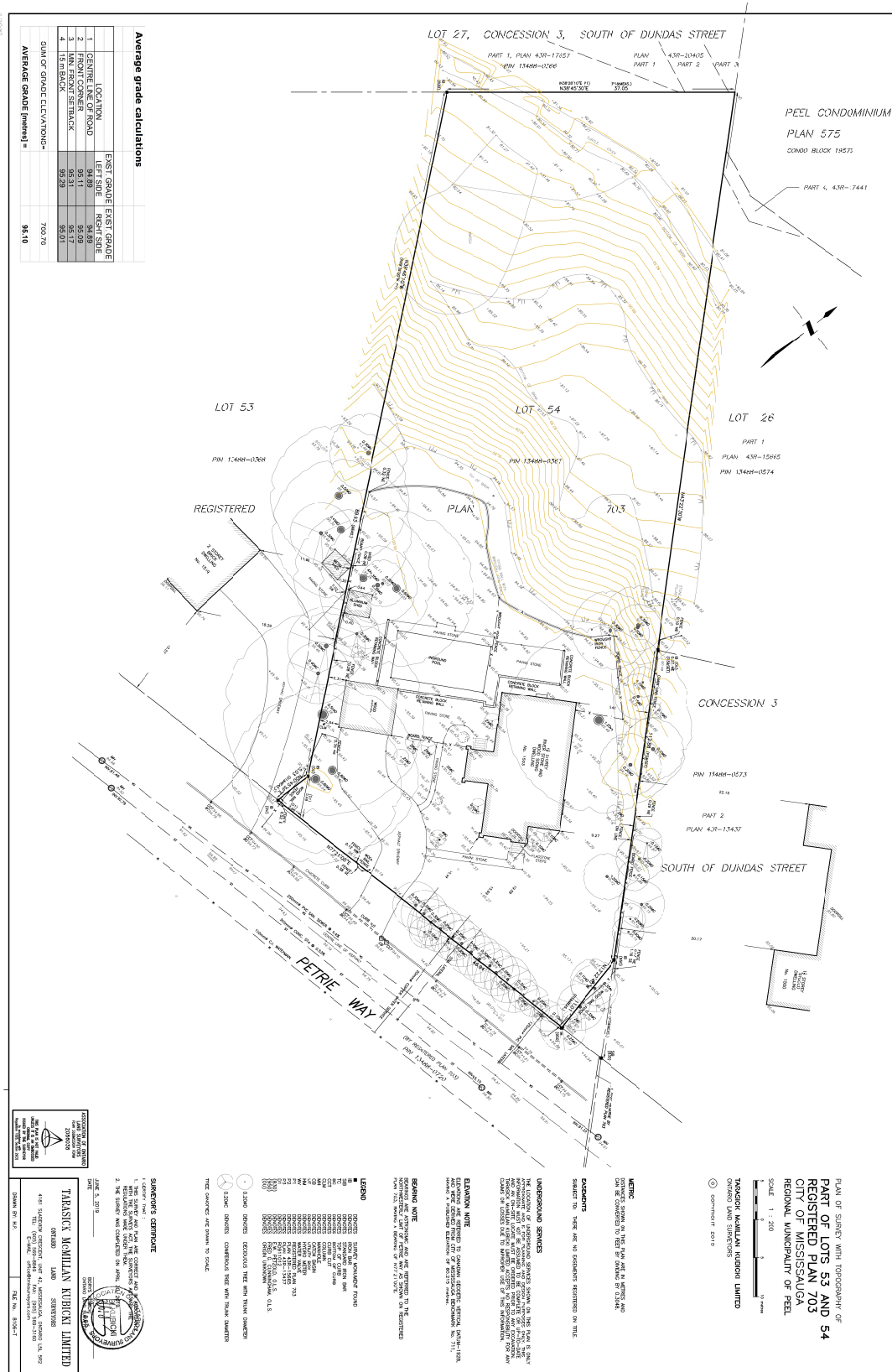
It is located in the neighbourhood in Mississauga identified as Clarkson - Lorne Park.

The subject property is irregularly shaped and has a lot area of 4388.09m² (according to City Records).

The subject property contains a single family detached dwelling, a detached garage, an aluminum storage shed and a well house. Landscaping features include an in-ground pool, a stone wall topped with a wrought iron fence at the rear and a wooden fence with stone pillars at the front of the house. The pool is enclosed in a wrought iron fence as well.

The only structure dating to the 1920's is the dwelling itself, and it should be noted that there were two separate additions since the original construction. Those being a rear addition and a second storey dormer addition.

A copy of the site survey is attached.



Property History

In 1904 William D. purchased 25 acres south of Clarkson Road, and called the farm Stonehaven Farm. The farm prospered, with efforts focused on fruit and garden produce. In 1920 the family established Trenwith Market on Lakeshore Road. City of Mississauga



John & his market - Photo from Clarkson and Its Many Corners (Kathleen Hicks).

Trenwith Market was located in an area called "Skunk's Hollow" because of the slope in the terrain (this would be directly across from Johnson's Lane today). His son, John worked with him in the market. John ran the market until the early 1940's. John passed in 1971. (Kathleen Hicks)

In 1927, William D. Trenwith granted each of his sons (John and Bill (William H.) four acres to farm. In 1926 William H. built a boulder stone house on his property (now 1503 Petrie Way). *

* The 1927 date comes from Kathleen Hicks book, Clarkson and Its Many Corners, whereas the 1926 date is provided by the City of Mississauga as the date the house was built. No determination could be made to determine which actually came first - the land grant or the house.

As a point of interest, the eldest son for generations was named William and they were distinguished by their middle initials (Kathleen A. Hicks). William H.'s son is William A. (Alexander) Trenwith.



William H. Trenwith
on tractor (left)

Boulder House
(right) both photos
supplied by Phyllis
Williams,
Clarkson & Its
Many Corners



William D. Trenwith built Stonehaven Farm, which still remains today at 1567 Steveles Crescent. William D. Trenwith opened Trenwith Market on Lakeshore Road in 1920. William H. Trenwith's son, William A. Trenwith, moved to Campbellville and established Stonehaven Farm Market on Guelph Line in 1957.



William H. died in 1967 (no obituary found) and is buried at Springcreek Cemetary. His son, William A. died in 2006. (Obituary below from earlyfuneralhome.com)

TRENWITH, William Alexander - Peacefully on Wednesday November 15, 2006 at the Milton District Hospital, Bill Trenwith at the age of 76. Loving husband of June Trenwith (nee Lewis) for 52 years. Beloved father of William (Connie) Trenwith, Laurence (Kim-Louise) Trenwith, Robert (Heidi) Trenwith and Kimberly (Art) McKenzie. Bill is survived by his 12 grandchildren, his sister Mrs. Phyllis (John) Williams and brother-in-law Warren (Jackie) Lewis. Friends will be received at the J. SCOTT EARLY FUNERAL HOME, 21 James St., Milton 905-878-2669 on Saturday and Sunday from 2 - 4 & 7 - 9 p.m. The funeral service will be held from LOWVILLE UNITED CHURCH, Guelph Line at Britannia Rd. on Monday November 20, 2006 at 11:00 a.m. Interment to follow at Lowville Cemetery. As expressions of sympathy, donations to the Lowville United Church or the Milton District Hospital Foundation would be appreciated by the family.

I reached out to Stonehaven Farm Market in Campbellville and spoke with Heidi Trenwith (wife of Robert - who was the son of William A (obituary above). William H. who built 1503 Petrie Way would have been Robert's Great Grandfather. I requested that, if possible, anyone who had knowledge of the property, could reach out to me. At the date of submission, I had not heard from anybody.

1503 Petrie was a modestly built 1.5 storey home. The original main dwelling's first floor of the exterior is covered in boulders (large stones). It is not known where these boulders originated. The additions and second storey are wood sided board and batten. Upgrades to the house over the years include exterior storm windows, bathrooms, the kitchen, a rear family room addition and a second staircase to the basement.

According to Kathleen A. Hicks, author of Clarkson & Its Many Corners; the name Stonehaven Farm was suggested for the house (on Steveles) by son William H. Perhaps this is why the home on Petrie Way is also called Stonehaven Farm. I have not been able to confirm if the house was named Stonehaven prior to the current ownership.

Key dates associated with the property:

- ❖ 1926 - Built by William H. Trenwith
- ❖ 1964 - Trenholme Estates Registered as a Plan of Subdivision
- ❖ 1972 - Rear Addition identified as "storage" on City Records
- ❖ 1974 - Detached garage built
- ❖ 1982 - Dormer Addition
- ❖ **1986 - Change of Ownership to current Owner**
- ❖ 1989 - Consent application, File B 067-89 (added 9.19m² to 1503 Petrie Way)
- ❖ 1990 - Stonewall at rear installed
- ❖ 1990 - New fence and stone pillars erected
- ❖ 1990 - Well house built
- ❖ 1995 - Interior alterations - new kitchen
- ❖ 2017 - Stone on exterior of dwelling repointed.

The existing owner had the Stonehaven sign built and installed on the property when he erected the fence and stone wall in 1990. The stone wall and wrought iron fence generally follow the top of banks natural delineation at the rear of the property. The stone was obtained from a local landscape yard to match the dwelling.

Stone wall at rear (left). Stone pillar as part of the wooden fence (above right)1990.



The owner built the well house at the same time as he had the stone wall erected. The owner has indicated that it was an 'open' well when he took possession of the home and that he built the well house in keeping with the style of the home and as a safety measure.



Well house (left)
1990

The Stonehaven sign location is shown circled in the photo to the right. It is not visible from the street as the cedar trees have grown to hide the sign. (1990)

The well house and portions of the stone wall will be removed with the severance of the property. The Stonehaven sign could be relocated to the east side of the dwelling.



The original main dwelling's first floor of the exterior is covered in boulders (large stones). It is not known where these boulders originated. In discussions with the current property owner, he anecdotally remembers being told that the boulders came from the 'hills in Halton'. The additions and second storey are wood sided board and batten. Upgrades to the house over the years include storm windows, bathrooms, the kitchen, a rear family room addition and a second staircase to the basement.

A building permit was obtained for a dormer addition in 1982. This dormer addition is on the east side of the dwelling providing bedroom expansions as well as the addition of an ensuite bath.

"While homeowners might have developed penchants for flapper dresses and bob haircuts in the 1920s, house plan catalogs from the Building Technology Heritage Library (BTHL) reveal the decade's preference for period-style houses, from the ever-popular Colonial Revival to the Spanish Revival.

With more than 1,700 catalogs from the 1920s—more than any other decade—the BTHL provides historical evidence of the great prosperity of that time. Much of this collection relates to residential design and planning, which set the stage for an even greater number of product catalogs for residential construction and renovation." Architect Magazine, January 05, 2017

The Building Technology Heritage Library (BTHL) is primarily a collection of American and Canadian, pre-1964 architectural trade catalogs, house plan books and technical building guides. Trade catalogs are an important primary source to document past design and construction practices. These materials can aid in the preservation and conservation of older structures as well as other research goals. archive.org.

I combed through many of the catalogues within the BTHL and was not able to find a design that coincided to the Petrie Way Home. We would submit that perhaps the home started off with builders plans, but was then 'customized' by the homeowner; William H. Trenwith. Having said that, it is not known what influenced the style or design of the home on Petrie Way.

A similar home, in that the exterior is covered in boulders, is situated at 989 Southdown Road (known as Boulder Villa or Stevenson House) was built between 1925-1927. (mississauga.com) There is some contradiction with regards to dates, as Kathleen Hicks notes

that the house was built in 1930 and also that the boulders were from Orangeville. The house at 1503 Petrie Way was built in 1926, so it cannot be confirmed which house came first.

There is a connection through marriage between both boulder homes. Amy Trenwith (n. Stevenson) was married to John Trenwith, brother of William H. who built 1503 Petrie Way. Amy's father, David Stevenson built the house on Southdown Road. As stated above, it cannot be confirmed which house came first.

Building permits issued for the dwelling are noted in the chart below obtained from the City of Mississauga Website. Some interior alterations (kitchen and bathrooms) have been undertaken without a permit.

PROPERTY BUILDING PERMITS

View Another Property

Address:

1503 PETRIE WAY

Legal Description:

PLAN 703 PT LOT 54

Roll Number:

21-05-020-022-07400-0000

Print Friendly Page

Building Permits

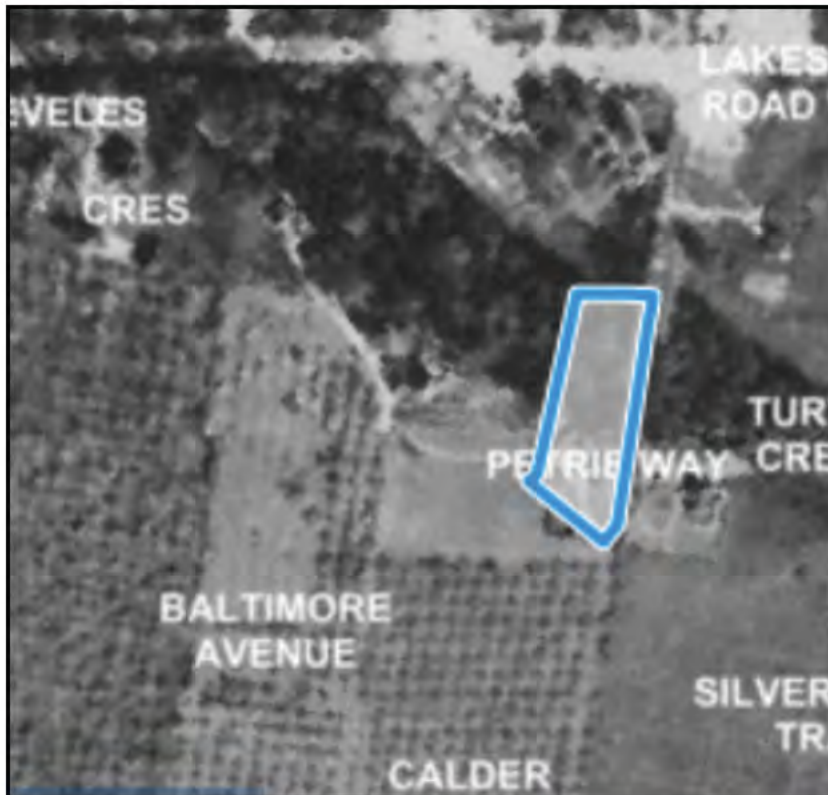
7 Permit(s) found

Page:

1

of 1

| <div>App Number</div> <div>App Date</div> | <div>Address</div> <div>Description</div> | <div>Scope</div> <div>Type Description</div> | <div>Issue Date</div> <div>Status</div> |
|---|--|--|---|
| <div>HC 83 339978</div> <div>1983-06-01</div> | <div>1503 PETRIE WAY</div> <div>S. SCAMURRA STACK CHANGE, SAN. DRAIN CODE:4188</div> | | <div>1983-06-01</div> <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 82 339977</div> <div>1982-08-18</div> | <div>1503 PETRIE WAY</div> <div>DORMER ADDITION CODE:9998</div> | | <div>1982-10-13</div> <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 74 339972</div> <div>1974-05-03</div> | <div>1503 PETRIE WAY</div> <div>BYLAW: VACANT HOME: OPEN POOL & WELL</div> | | <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 74 341000</div> <div>1974-01-28</div> | <div>1503 PETRIE WAY</div> <div>C.A. "B" 26/74-M SEVERANCE</div> | | <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 73 339971</div> <div>1973-03-13</div> | <div>1503 PETRIE WAY</div> <div>2 CAR GARAGE, DEMOLITION, POOL & FENCE STORAGE</div> | | <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 72 339973</div> <div>1972-08-03</div> | <div>1503 PETRIE WAY</div> <div>R.A. KYLE</div> | | <div>HISTORY COMMENT PERMIT</div> |
| <div>HC 72 339970</div> <div>1972-07-13</div> | <div>1503 PETRIE WAY</div> <div>ADDITION TO SINGLE DWELLING (STORAGE)</div> | | <div>HISTORY COMMENT PERMIT</div> |



1954 Aerial photo (left top)
 1966 Aerial photo (bottom left)
 City of Mississauga website.

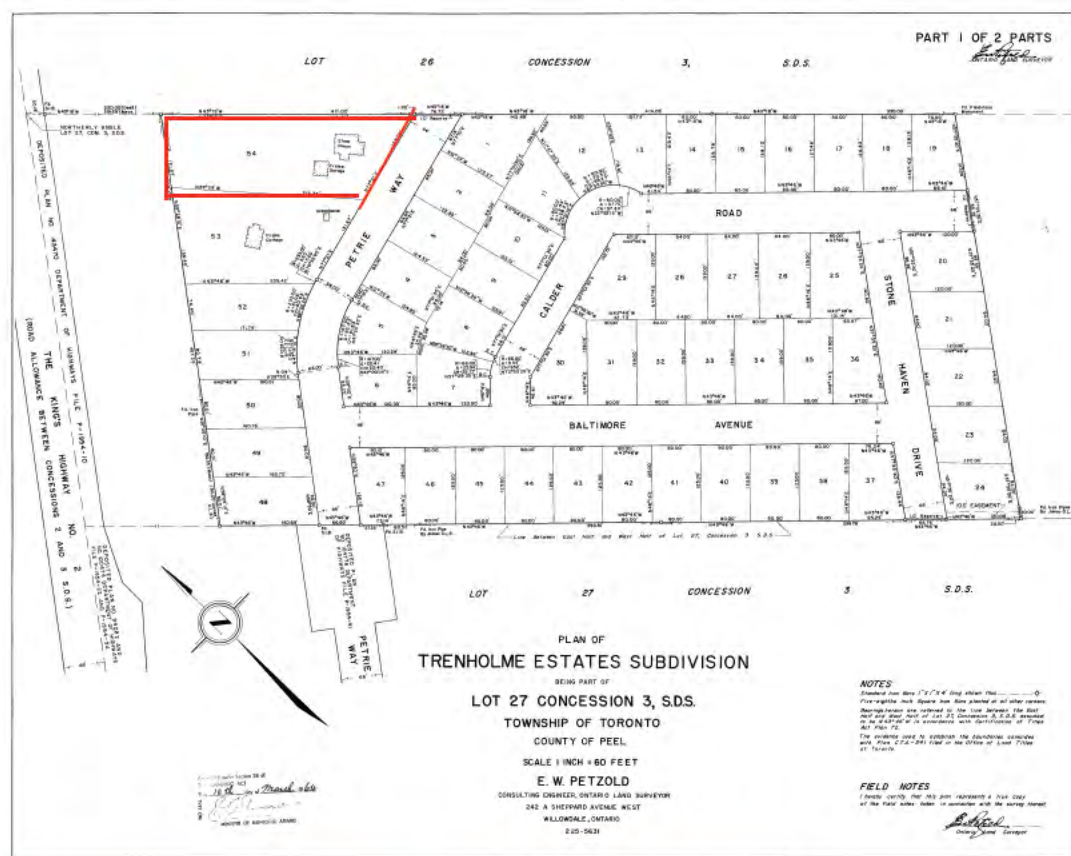
The house was built in 1926 by
 William H. Trenwith.



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 existing dwelling.

A copy of the plan of subdivision is provided below.

The subject property is highlighted in red.



By 1980, the entire subdivision has been developed.

1980 aerial photo (left)

A summary of Title Chain from 1933 to the current owner is provided below. This was prepared by Stephen Nott Conveyancing Services Inc. Due to the current pandemic, access to the Registry Office is not permitted, as such, these are the only records available.

| 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. | |
| February 21, 1989 | | Phyllis Elva Williams |
| February 21, 1989 (Lot 54) | Phyllis Elva Williams | |
| February 21, 1989 (Lot 53) | Phyllis Elva Williams | |

None of the owners are known to contribute to or have a direct connection to an institution or organization that is significant to Mississauga.

Phyllis Williams (William H. Trenwith's daughter) is said to have given Petrie Way its name.

The exterior of the home remains relatively unchanged from the original dwelling. Windows, doors and eaves and fascia have all been updated. Further, there was a partial second floor addition (1982) and rear addition completed in 1972.



Front (south)
Elevation



Rear (north)
Elevation



East Elevation (above and below)



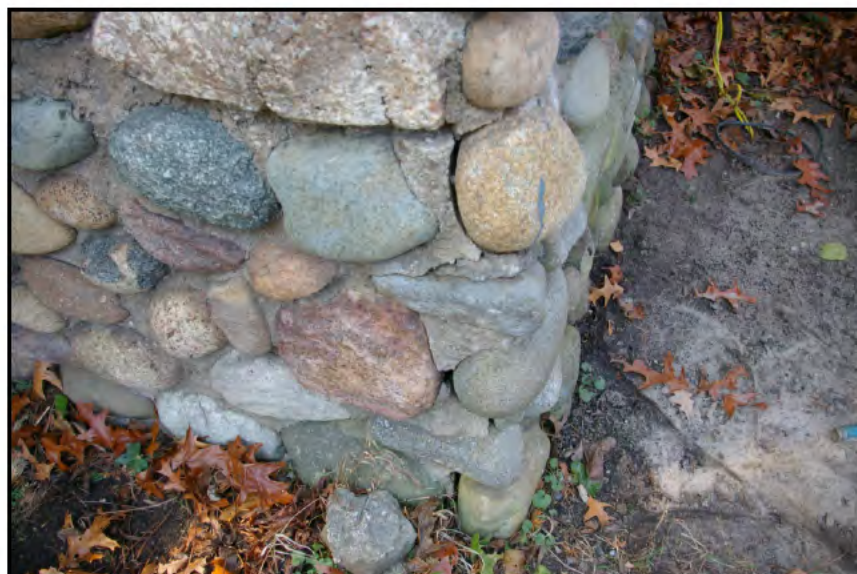


West Elevation (left)

Storm windows have been installed over the existing windows. Updates to the exterior include doors and fascia and eaves. (below)



As noted, the exterior of the dwelling was repointed in 2017. The owner has provided the included photos of the state of disrepair the exterior was in prior to the repointing. As evidenced in the photos, some of the stones had started to shift or even fall off.



Interior photos:

The main level is rectangular in shape with a standard centre hall plan. One of the key traditions of a centre-hall plan was to have the living room on one side of the foyer and the dining room on the other, with the kitchen behind. This is the case with 1503 Petrie Way.

The main architectural elements of the interior; flooring, trim, door mouldings, window casings, fireplace and staircase are all original to the home. The flooring and woodwork within the house is oak.

The interior style of the home is dated to the early 1990's when most changes were undertaken. This includes wallpaper, paint and the update to the kitchen. Its current state reflects the style and taste of the current owner. Interior windows, doors and woodwork (stairs, moldings) are original. They do not remain as an effort to preserve the history of the home, but rather, remain due to the lack of time, energy and desire to undertake the work to update the home.

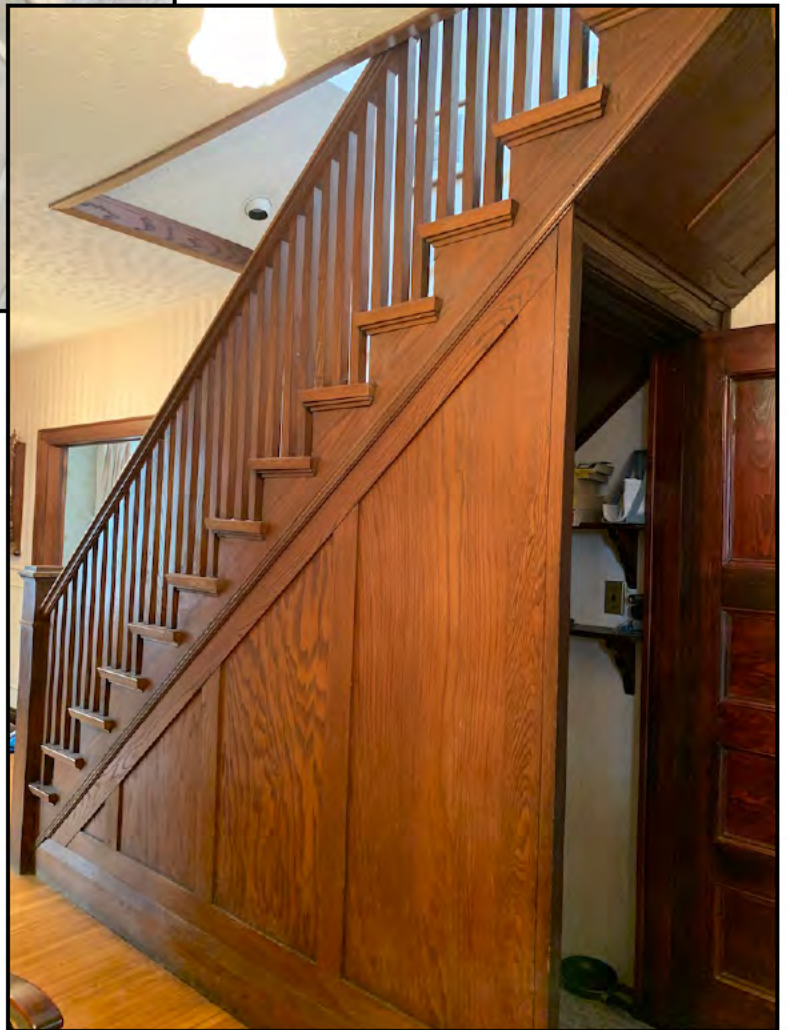


Front porch (above left), stairwell (above right)



Front foyer (left)

Detail of stairwell (below)



Dining room (left)
Living room (below)
Fireplace detail (below right)



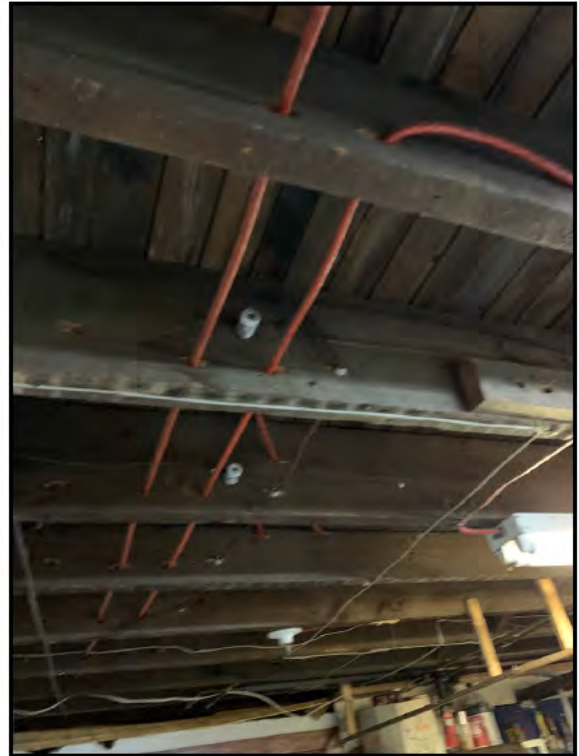
Kitchen (right)



Rear addition (all photos this page)



Basement photos - the home is heated with oil and knob and tube wiring is evident. Renovations to the basement were done prior to the current owner. Basement bedroom (below left) and basement family room (bottom right)



The 2-car, detached garage was rebuilt in 1973, as indicated by City Records. It is clad in wood and painted. The detached garage will be demolished under the proposed severance.



Front elevation



East Elevation (right)

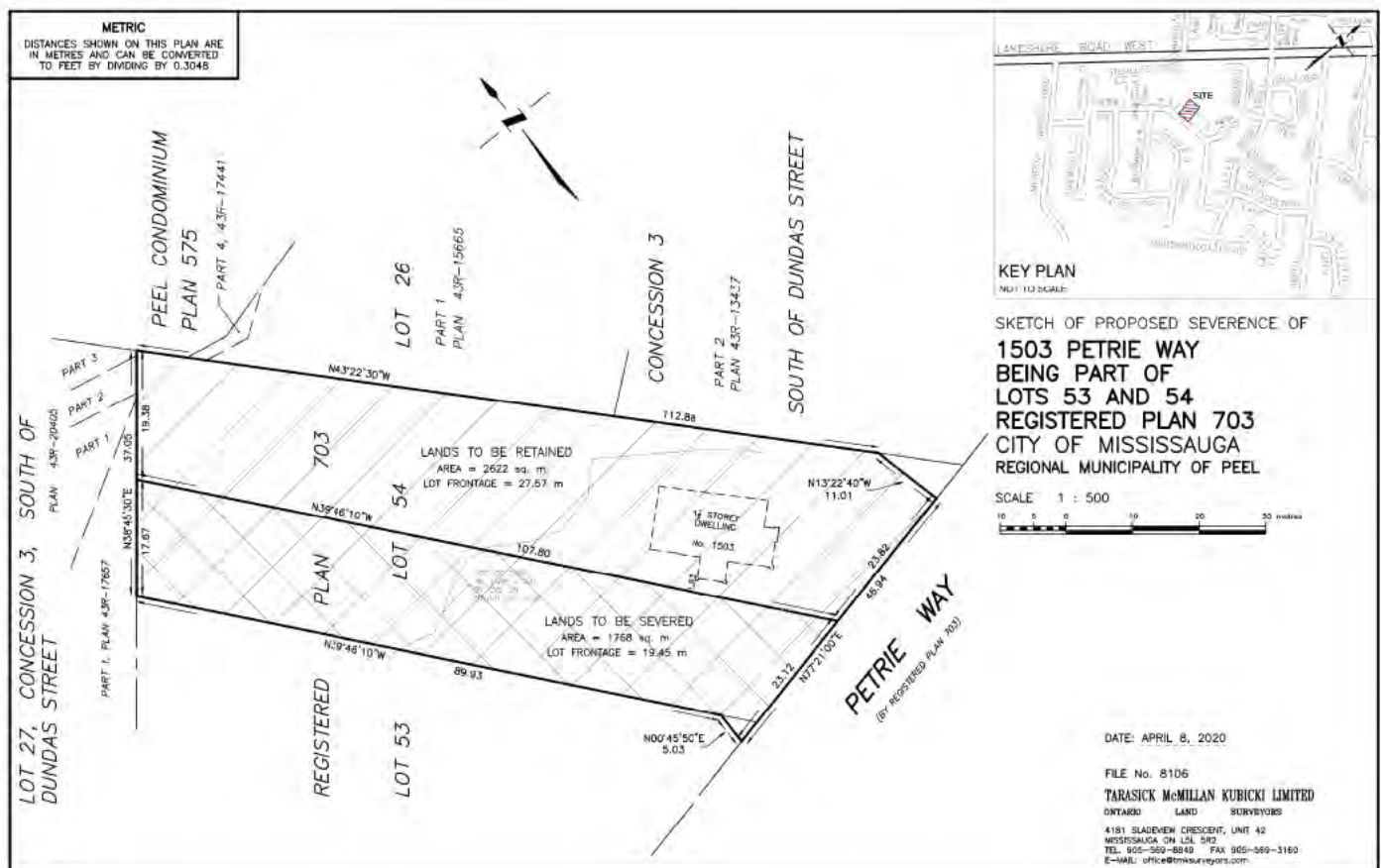


Rear elevation (left)

Development Proposal

The proposal is the severance of the existing property, with the retention of the dwelling on the retained portion of the lot. At this stage, no dwelling has been designed for the severed portion of the property.

The proposed severance sketch is provided below. The retained lot complies with the zoning by-law requirements. A minor variance application for lot frontage for the severed portion is required. The zoning by-law frontage required is 22.5m, whereas 19.45m is proposed.



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

| Zoning Provision | Required | Provided/Proposed |
|--------------------------------------|---|---------------------------|
| Lot area | 695m ² | 1768m ² |
| Lot Frontage | 22.5m | 19.45m |
| Maximum lot coverage | 30% | |
| Minimum Front Yard Setback | 9.0m | 9.0m |
| Minimum Exterior Side Yard Setback | 7.5m | |
| Minimum Interior Side Yard Setback | 1.8m + 0.61m for each storey above one (1) storey | 2.41m |
| Minimum combined width of side yards | 27% of the lot frontage or 5.25m in this instance | 5.25m |
| Maximum Height (sloped roof) | 9.5m | 9.5m |
| Maximum Height (flat roof) | 7.5m | 7.5m |
| Maximum GFA | 190m ² plus 0.2 times the lot area | 543.6m ² (max) |
| Garage Projection | 0.0m | 0.0m |
| Maximum Dwelling Depth | 20m | 20.0m |

At this time, no dwelling has been proposed for the severed lot. As the property is subject to site plan, the proposed dwelling would be examined through the site plan process.

An existing streetscape of the subject dwelling and 1503 Petrie Way is provided below. The dwelling to the west (1519) is shown vs the dwelling to the east (1500) as 1500 is not visible from the street, and the proposed dwelling will not impact on 1500 Petrie Way.



Existing Streetscape

Proposed Streetscape.

The attached image shows a dwelling that would comply with the zoning by-law requirements.





As per the streetscape above, the proposed dwelling has been overlaid on the existing topographic plan.

There are no sidewalks on this side of the street.

An detached garage and new access is shown for the retained parcel.

The sketch below provides the City of Mississauga mapping with the proposed house overlaid.



There really is no worst case scenario. The property is subject to site plan, as such, the City can provide direction on the setbacks and design elements of the home.

The massing would be in keeping with other homes in the immediate area.

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 | YES | It is most likely a Prairie/Craftsman design with the original owners input - ie the boulder exterior. The material is unique in that boulders are used for the exterior of the dwelling. |
| b) Displays a high degree of craftsmanship or artistic merit | NO | Although the home is well built, it is typical of the era in which it was built |
| c) Demonstrates a high degree of technical or scientific achievement | NO | It is a 1.5 storey frame dwelling and does not demonstrate a high degree of technical merit. |
| 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 property is not known to have any direct associations significant to the community. Although the Trenwith's were a long-standing Clarkson Family, they were not influential or significant to the development of the larger Mississauga community. |
| b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture | NO | Typical for its age, style, construction and function it does not have the potential to yield information that contributes to an understanding of a community or culture. The subject property was part of the original 25 acres owned by William D., however, over the years it has been severed and divided such that the only remnants are the Trenwith House and 1503 Petrie Way. A link through marriage was determined with Boulder Villa on Southdown Road. However, no definitive conclusions could be made to determine which house came first. |
| c) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | NO | Both the builder/designer are unknown. |
| 3. Contextual Value | | |

| Criteria for Determining Cultural Heritage Value or Interest | Assessment (yes/no) | Rationale |
|--|---------------------|---|
| a) Is important in defining, maintaining, or supporting the character of an area | NO | The structure is identified as the heritage attribute. Although the exterior of the house is unique, it does not define or maintain the character of the area. |
| b) Is physically, functionally, visually, or historically linked to its surroundings | NO | The source of the boulders could not be confirmed, as such, it is not physically linked to its surroundings. Further, there is no functional, visual or historical link to its surroundings. As noted previously, the original parcel has been divided numerous times. Although the house was built by William H., son of William D., there is no longer a functional link to his fathers home. The 1954 aerial photo (below) does show the there was a roadway or driveway to the dwelling, that has long since been lost. |
| c) Is a landmark | NO | The house could possibly be noted as a landmark in the neighbourhood. However, it is not visible from the street if you are travelling West on Petrie Way due to the mature cedar trees that abut the street. Travelling east, you might catch a glimpse of the home, but as previously noted, the shrubs and gardens have not been maintained, so detract from the visual impact of the dwelling. |



The Trenwith's established themselves in Mississauga in 1901 when William D. Trenwith, a baker from Toronto, and his wife, Margaret McIntosh Pattinson (a Clarkson girl), moved to Clarkson in 1901. They had three children William H. ("Bill"), John and Lorna.

William D.'s original house (Trenwith House- property in blue - right) still stands and has been rebuilt in brick. William D.'s mother in law, Jeanette Pattison, had bought 110 acres (44.5 ha) of Lot 27, Concession 3, from William McCulloch in December 1899 for \$1,300, which was located east of what is now Meadow Wood Road. (Clarkson & Its Many Corners, Kathleen Hicks).

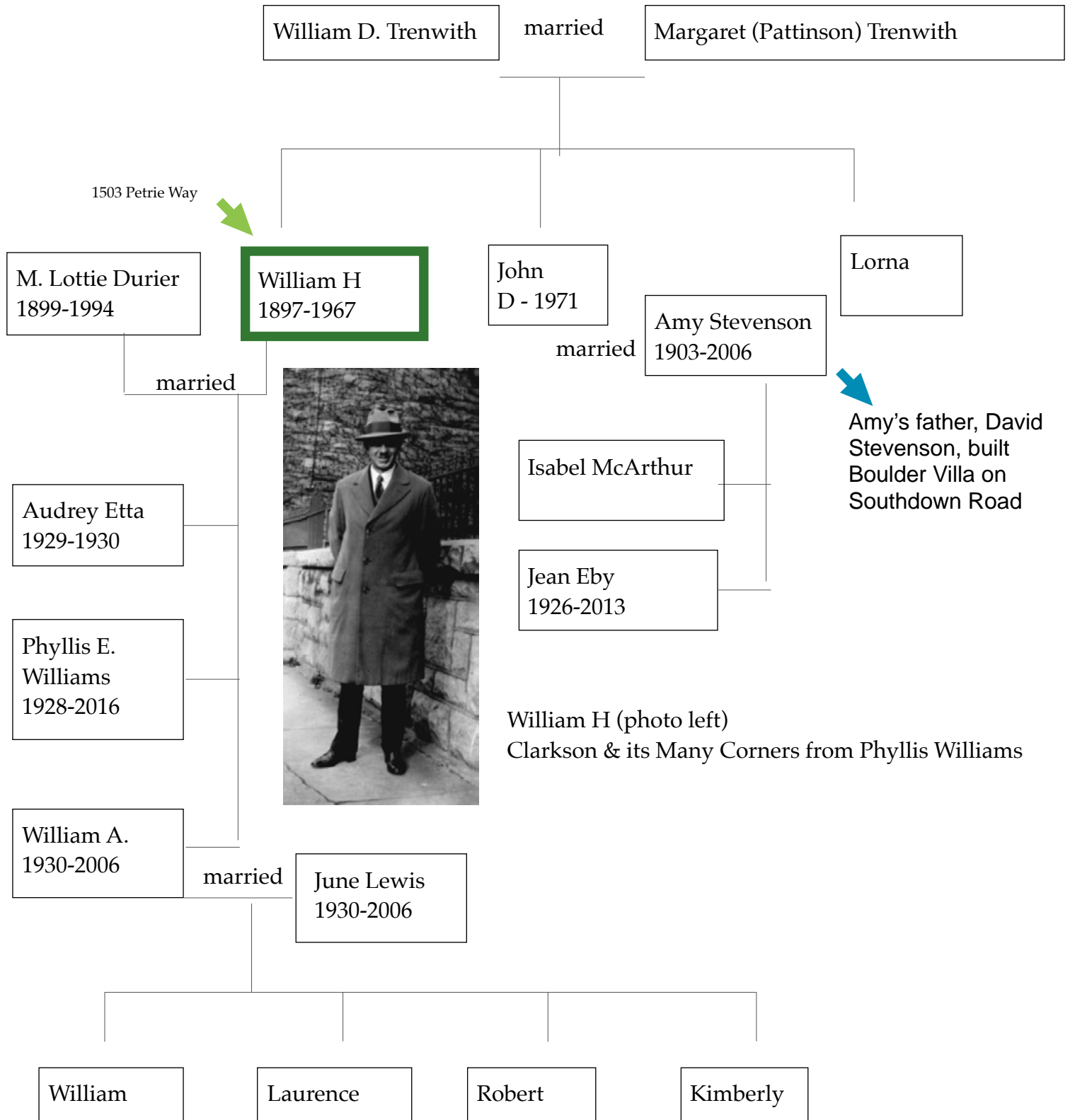
William D. moved on to 25 acres (*assumed*, highlighted in red - right) closer to Lakeshore Road, that he had bought in 1904 from William A Bowbeer for \$2,800.00. It is assumed that the land purchased by William D. was originally part of the 110 acres owned by Jeannette Pattinson. Further, the extent of the 4 acres given to William H. and bother John could not be determined. However, the land that created the Trenholme Estates Subdivision (outlined in yellow - right) had an area of approximately 20 acres. As the entire parcel was originally owned by William D. it is assumed that perhaps the 4 acres were not legally transferred but rather, gifted for use.

Mathew Wilkinson, Heritage Mississauga, and Kyle Niell, PAMA, were consulted for this report. Neither was able to provide any historical information related to the property or the owners.



1954 Aerial Image, City of Mississauga

Family Tree



William and Robert own and operate Stonehaven Farms in Campbellville.

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. 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. |
| 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. |
| 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. |
| 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. |

| Potential Negative Impact | Assessment | Mitigation |
|---|---|--|
| 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 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 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. |

Mitigation Measures

The proposed severance for 1503 Petrie Way will maintain and respect the heritage attributes of the existing dwelling. The lot severance will conserve 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 severance proposal does not alter this fact, the existing dwelling is to remain.

Mitigation for the severed lot has been reviewed and the following measures are recommended:

1. Maintain the subject property as residential.
2. Maintain the scale of the adjacent dwellings.
3. Maintain lot compatibility in terms of width and depth to adjacent lots.
4. Maintain 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.

Mitigation measures for the retained parcel and the heritage dwelling are recommended as follows:

1. A title search, site chronology and photographic documentation of the dwelling provided through the provision of an HIS (conducted and outlined in this report).
2. Conserve and maintain the heritage dwelling on the subject property, through designation, if warranted.
3. Enhance the visual nature of the heritage resource by pruning and maintaining the vegetation surrounding the dwelling.
4. Provide a financial incentive (if required) for heritage work.
5. Make new construction (ie detached garage) distinguishable. New work should be sympathetic to the original and match or mimic as appropriate. It should not attempt to appear as if it was built with the original construction.
6. Recess the garage behind the front face of the existing dwelling to minimize the impact from the street.



The image above (google) provides a view of the property from the street. Mature pine trees line the street making the house nearly invisible.

A detached garage, shown below, integrating the noted mitigation measures would compliment the existing heritage attributes. The proposed detached garage would include the stone work and board and batten to mimic the existing attributes of the dwelling. The proposed garage would be recessed behind the front wall of the existing dwelling. Further, the zoning by-law setbacks would be maintained.



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 does not initiate the requirement for Designation under the Ontario Heritage Act for the proposed lot. However, the existing dwelling at 1503 Petrie Way does merit consideration for designation under the Ontario Heritage Act, as it meets one of the criteria set out in Ontario Regulation 9/06. The property has design value because it is a rare and unique example of a material or construction method; that being the boulder exterior.

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 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

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