

1641 Blythe Road

Heritage Impact Assessment - REVISED

March 25, 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 new dwelling at 1641 Blythe Road. An HIA is required as this property is located within the Cultural Heritage Landscape area of the Credit River Corridor. "The Credit River is 58 miles long in total and has a drainage area of 328 square miles. From south of Georgetown to Erindale, the river cuts through the boulder till of the Peel Plain and in some areas exposes the underlying Paleozoic bedrock of shales and sandstones. The River flows through a wide alluvial terrace at Meadowvale where its banks are gentle and tree covered. As it approaches the old Shoreline of glacial Lake Iroquois at Erindale it cuts deeper and deeper into the Peel Plain creating steep valley walls in excess of 75 feet deep. In several locations, such as on the former Bird property north of Burnhamthorpe, intermediate benches were formed as the water levels of the glacial lakes receded. These benches and alluvial terraces provide wonderful natural and recreational settings for trails and other recreational activities. South of the Iroquois shoreline the River cuts through the sands and boulder till of the Iroquois Plain. The last mile of the river is drowned and marshy. The wave action of Lake Ontario continues in its efforts to build a bar across the mouth of the river which is periodically removed by dredging. Despite its size, the River has had significant impact on the settlement of the area. At one time, Erindale had a mill and for a short while a small hydroelectric generating station. At Streetsville, four flour mills operated some of which remain today as modern mills. Two sawmills and a carding mill were built in Meadowvale. The banks of the

river continue to be developed for attractive residential neighborhoods, parks and special uses such as the University of Toronto Erindale campus. The river provides the residents of Mississauga with a variety of recreational and educational opportunities. The Credit River Valley is the most significant natural feature remaining in the City of Mississauga. (excerpts from The Physiography of Southern Ontario)’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 April 12th, 2019 to assess and document the property and its relationship to the neighbourhood.

The original home has been demolished, under City of Mississauga, demolition permit 20-727. A Heritage Permit was issued for the demolition under HIA 19-35.

Location & Site Description

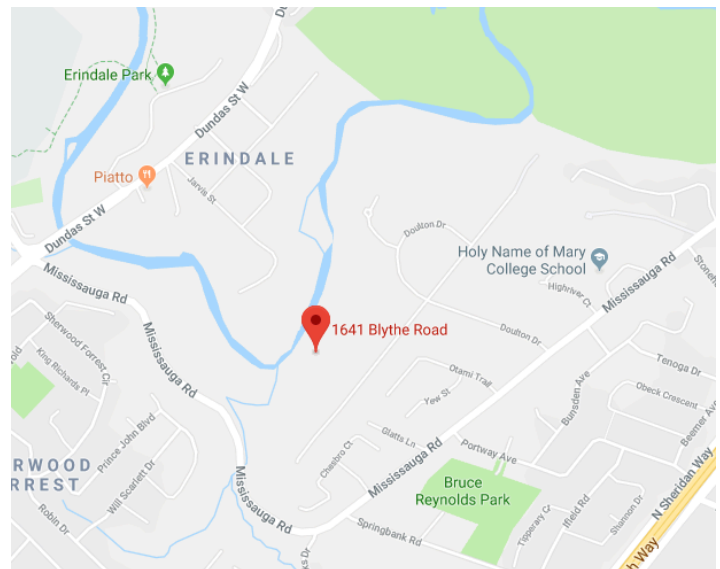
Municipal Address: 1641 Blythe Road

Legal Description: Lot 4, Concession 2, SDS

Lot Area: 10,816.66 m²

Zoning: R1, Residential
and G1, Greenbelt

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

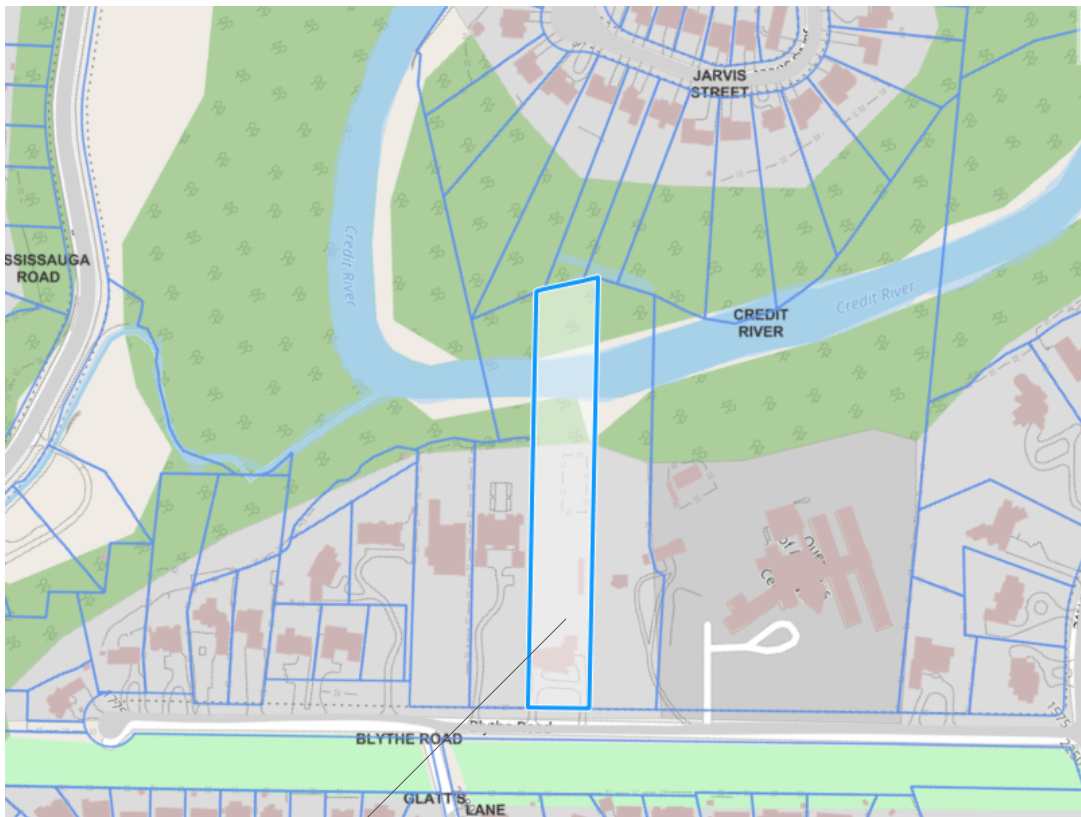


The subject property is located on the north side of Blythe Road, west of Doulton Drive abutting the Credit River. Located in a highly desirable area of Mississauga, the area is defined by large single family homes on generous lots. Blythe Road is a dead end street accessed only by Doulton Drive from Mississauga Road. There are no sidewalks, curbs or

¹ City of Mississauga

street lines. Blythe Road is a minimalist street in stark contrast to the homes having a Blythe Road address.

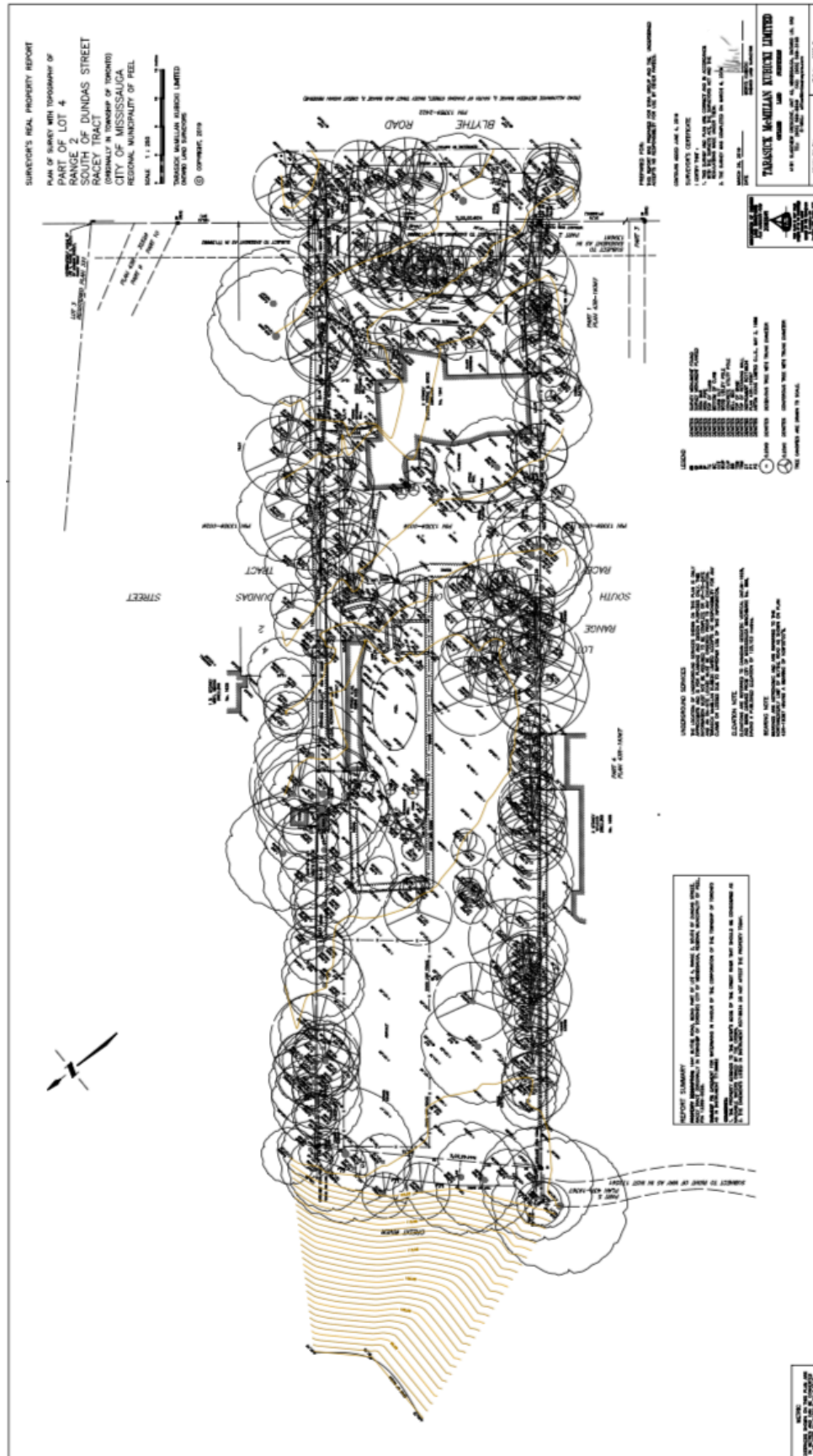
The subject property has a lot frontage of 39.62m and a lot depth of 167.39m to the staked top of bank of the Credit River. The property includes a portion on the north side of the Credit River, accessible by crossing the river. It is one of the largest, if not the largest lot, (aside from the Queen of Apostles Renewal Centre just east of the subject property) on Blythe Road.



Subject property

City of Mississauga web mapping.

Located within the property boundaries are a single family detached dwelling, an in-ground pool, a pool house and a tennis court. 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. The entire property is well treed and relatively flat to the top of bank. At the staked top of bank line, the elevation drops significantly prohibiting safe access to the river below. A survey of the property is shown below.



The existing home has been renovated over the years. Based on City of Mississauga aerial mapping, the existing home was built prior to 1954, but after 1944. The pool house was constructed in 1960 based on the permit information.

The existing two storey dwelling has five bedrooms and six bathrooms. The detached pool house has a single bathroom as well as a kitchen and recreational space.

Existing Main floor layout.



The main floor layout features a garage, a side entry (on the east side - as opposed to the entry facing Blythe Road), large living spaces as well as a kitchen and a nanny suite. The second floor is accented by a master bedroom and three smaller bedrooms. The basement contains a second garage, a recreational room and storage areas.



The existing home was owned by the Hristovski family for over 30 years and both the interior and exterior reflect their design style and preferences. The exterior yards are

extensively landscaped with gardens. However, over the last number of years, the landscaping has not been maintained and has become overgrown. The pool and pool house have been neglected for the last number of years as evidenced by their current condition. The same is true for the tennis court.

The enclosed photos are provided from the real estate listing as well as the site visit.

Exterior Photos -Tennis Court and Pool & Pool House (below)





Rear yard look towards the rear of the dwelling. (left). Rear yard looking towards the Credit River (above right).



Rear Elevations (above and below)





Partial front elevation (above)

West side elevations (below)





East elevations - above

Interior Photos



Front entry (above left), Foyer (above right)



Study (above left), living room (above right).



Dining room (bottom left), kitchen (above right).

Master bedroom and ensuite



The exterior of the existing home is stucco. It is not known if this is original to the home, but it is assumed not to be. Windows and doors and the interior have all been updated since original construction. This would include the kitchen and bathrooms.

Property History

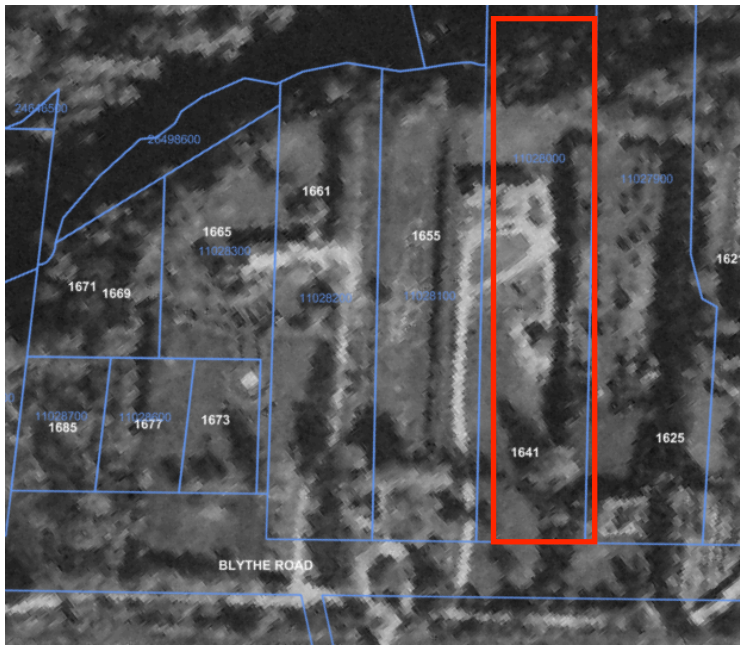
1641 Blythe Road is a 2 storey vernacular dwelling constructed sometime after 1954 but before 1966 as evidenced by the aerial photograph.

City of Mississauga Building Permit records (right) do not show any permits issued for the dwelling. Records indicate that the pool & tool house was constructed in 1960, so it can be assumed that the original home was built prior to then.

Building Permits

11 Permit(s) found Page: 1 of 1

App Number	Address	Scope	Issue Date
App Date	Description	Type Description	Status
BP 9ALT 1 7007 2001-02-22	1641 BLYTHE RD ADDITION - 1 STOREY	ADDITION TO EXISTING BLDG DETACHED DWELLING	2001-04-30 COMPLETED -ALL INSP SIGNED OFF
BPC 90 14151 P 1990-09-26	1641 BLYTHE RD PLUMBING ONLY	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1990-09-26 COMPLETED -ALL INSP SIGNED OFF
BPC 87 9884 1987-09-10	1641 BLYTHE RD Unit - J	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1989-01-19 COMPLETED -ALL INSP SIGNED OFF
BPC 85 1743 1985-10-29	1641 BLYTHE RD	ADDITION TO EXISTING BLDG DETACHED DWELLING	1986-05-07 COMPLETED -ALL INSP SIGNED OFF
HCC 62 138316 1962-06-18	1641 BLYTHE RD DR PERMIT 7382		HISTORY COMMENT PERMIT
HCC 62 138315 1962-05-30	1641 BLYTHE RD PLG PERMIT 7241		HISTORY COMMENT PERMIT
HCC 62 138314 1962-04-04	1641 BLYTHE RD ADDITION TO DWELLING		HISTORY COMMENT PERMIT
HCC 61 138313 1961-07-14	1641 BLYTHE RD PLG PERMIT 5471		HISTORY COMMENT PERMIT
HCC 61 138312 1961-04-28	1641 BLYTHE RD ADDITION		HISTORY COMMENT PERMIT
HCC 60 138311 1960-05-24	1641 BLYTHE RD PLG PERMIT 2785		HISTORY COMMENT PERMIT
HCC 60 138310 1960-05-05	1641 BLYTHE RD POOL & TOOL HOUSE		HISTORY COMMENT PERMIT

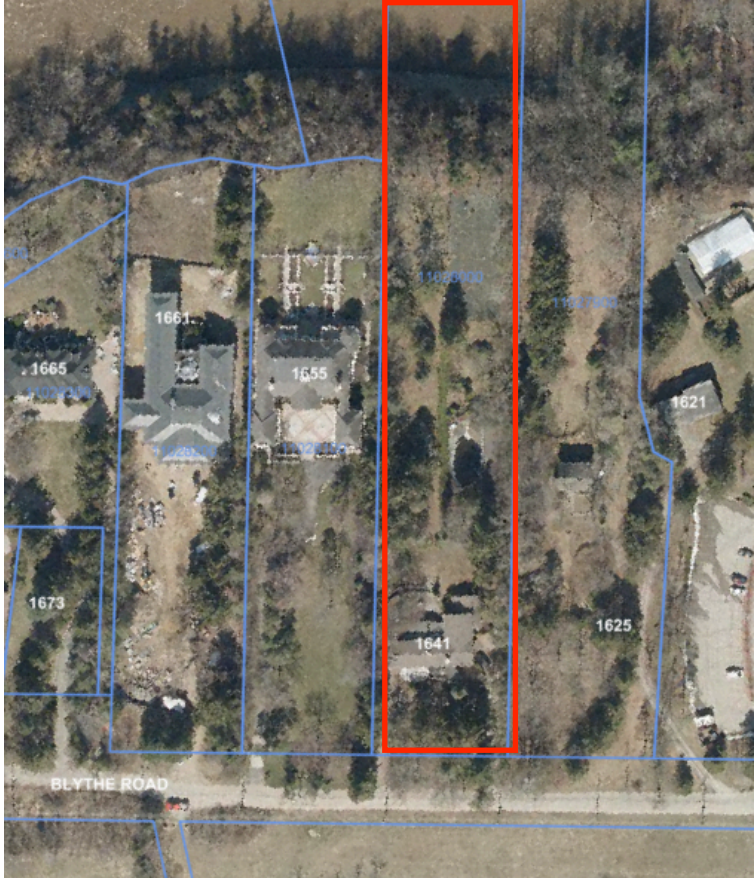


1954 aerial photo (right) Black and white
1966 aerial photo (below). Black and white



All photos are from the City of Mississauga website.

The subject property is outlined in red in all images.



2018 aerial photo (left) Colour

The 2018 aerial photo demonstrates the new construction occurring on Blythe Road.

Matthew Wilkinson from Heritage Mississauga was consulted with regards to any historical significance for the property. Matthew suggested that it could have been linked to the adjacent property, 1625 Blythe Road, however, no link was found.

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
November 6, 1821	The Crown	Hon Samuel Smith, John B. Robinson
July 22, 1828	John B. Robinson	Thomas S. McEwan
July 23, 1829	Thomas S. McEwan	John McGill
July 25, 1858	John McGill	Henry McGill
July 26, 1865	Henry McGill	John McGill
February 27, 1866	John McGill	Michael Murphy
May 9, 1868	John McGill	Henry McGill
October 18, 1879	Michael Murphy	James Wilson
April 10, 1885	Henry McGill	James Wilson
December 1, 1924	James Wilson	Kenneth Skinner, Milton Skinner
April 7, 1925	Milton Skinner	Kenneth Skinner
March 7, 1930	Kenneth Skinner	Clarence Hare
March 21, 1932	Clarence Hare	Alan Bland
October 7, 1938	Alan Bland	Frank & Catharine Wright
June 13, 1957	Frank & Catharine Wright	Audrie W. Allen
June 28, 1985	Audrie W. Allen	Neda Hristovski
February 13, 2018	Neda Hristovski - Estate	Nevenka Gospodnetic
February 28, 2020	Nevenka Gospodnetic	Current Owner

The title search and aerial photography would indicate that the current home was built by Audrie W. Allen. A search on the name provided no additional information, ie death notice. One could also surmise that the updates (bathroom, kitchens, windows, etc) were undertaken by the Hristovski Family.

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.

A partial history of the lot was found in the Heritage Impact Statement prepared for 1625 Blythe Road. 1625 Blythe Road is also part of Lot 4.

“Because the Credit River passes through the subject property, the property was originally part of a reserve retained by the Mississauga nation after signing Treaty 13a in 1805, in which the Mississauga nation sold all land south of present- day Eglinton Avenue, from Etobicoke Creek to the Brant Tract in modern-day Burlington, excluding all land for ~1.6 kilometres on both sides of the Credit River.

In 1822, the councilors of the Mississauga nation signed Treaty 22, selling the part of the 1805 reserve for one-quarter the distance of a concession (approximately 500 metres) on both sides of the Dundas Street survey line. The southern lot line of Treaty 22 is today’s Blythe Road, which is the southern lot line of the subject property. Being the lot line halfway between the Dundas Street survey line and the 1st Concession South (called the Middle Road), Blythe Road was known as Upper Middle Road to August 1958, when the current name was adopted.

Thomas Racey purchased the Treaty 22 tract from the Crown with the guarantee to pay for the tract by way of revenue generated by a saw and/or grist mill he proposed to build on the Credit River about one kilometre upstream of the subject property. Racey’s mill did not generate sufficient revenue to cover cost, and he surrendered the land in 1828. The Crown divided the surrendered land into smaller lots to be resold by trustees of the land.

An ~81 hectare (200 acre) portion of this surrender was transferred to Thomas McEwen who acted as an agent for the sale of this section of the Racey Tract,

referred to from this date as Lot 4 of Range 2 S.D.S. (south of Dundas Street) of the C.I.R. (Credit Indian Reserve).

Following this transfer, the record of the subject property is uncertain, because the land registry record lists all land transactions within Lot 4, CIR Range 2 SDS without specifying which portions of the lot were sold. With the assistance of the historian for Heritage Mississauga, the following sequence of land transactions has been assembled for the subject property by going through the sequence of transactions back in time from the current owner.

It is likely that John McGill planned to rebuild Racey's mill, purchasing the land in Lots 3 and 4, CIR Range 2 SDS (through which the river meandered) in 1868. He purchased Lot 4 for £1,280.

There is some confusion regarding the next transaction. The land registry record states that the southermost 20 acres of Lot 4 was purchased by William Fletcher in 1890 for \$2,000, but the Walker and Miles map of Toronto Township of 1877 shows the land in Fletcher's possession in 1877. It is possible that Fletcher was managing the land for the McGills, who were only interested in the water rights to the property." ²

The subject property was not part of the transaction that was purchased by William Fletcher. Title documents indicate that the portions of subject parcel were sold to a Michael Murphy in 1879 and to a James Wilson in 1885.

Development Proposal

Blythe Road is a hidden gem in Mississauga. Having less than twenty properties on the street, all those west of the Queen of Apostles Renewal Centre back onto the Credit River. These properties offer well treed, oversized lots, away from the hustle and bustle of City life, but providing quick access to major transportation routes. They afford the owner a rare opportunity to build substantially sized custom homes to meet their needs. The two properties immediately to the west of the subject property have been re-developed in the last

² HIS, 1625 Blythe Road, Richard Collins



GUITBERG GROUP INC.

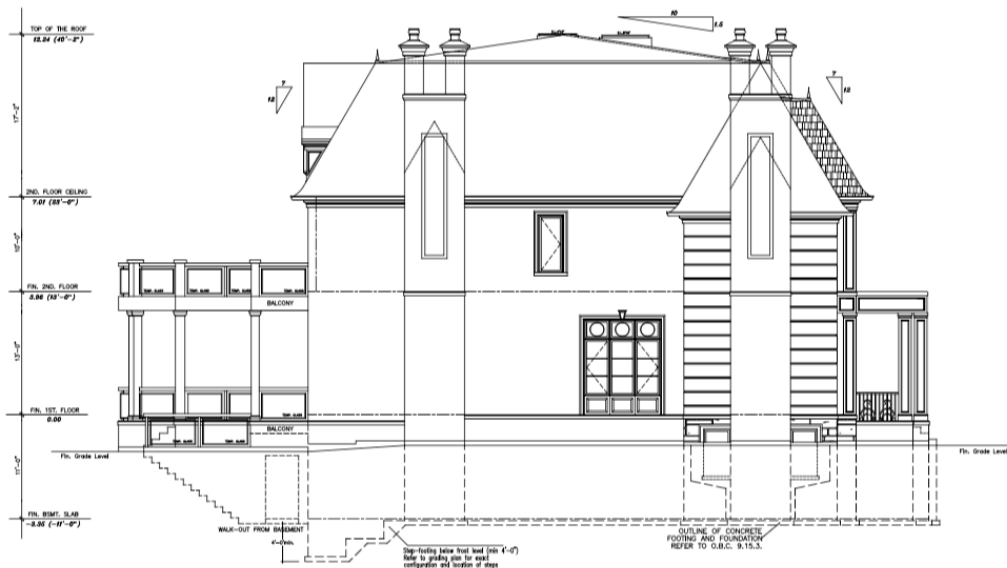
33 BELVEDERE CRES.
RICHMOND HILL,
ONTARIO, L4C 8W1
TEL. (905) 508-7436
FAX. (905) 508-7453

PRIVATE RESIDENCE
AT #1641 BLYTHE ROAD
CITY OF MISSISSAUGA, ON

NORTH ELEVATION

DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1 : 100	DATE	MARCH '20
PROJECT NUMBER	R-07/03/20	A - 7	

Rear (North) elevation above, Side (West) elevation below.



GUITBERG GROUP INC.

33 BELVEDERE CRES.
RICHMOND HILL,
ONTARIO, L4C 8W1
TEL. (905) 508-7436
FAX. (905) 508-7453

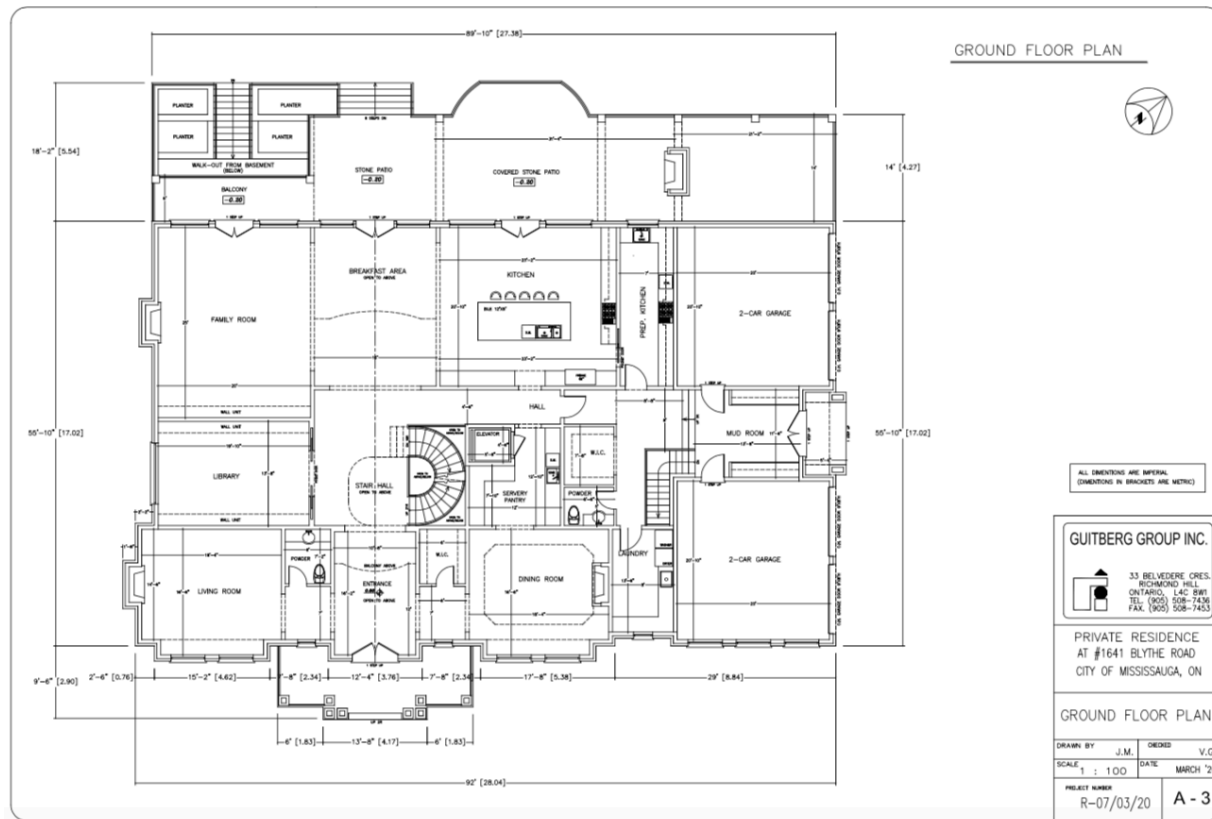
PRIVATE RESIDENCE
AT #1641 BLYTHE ROAD
CITY OF MISSISSAUGA, ON

WEST ELEVATION

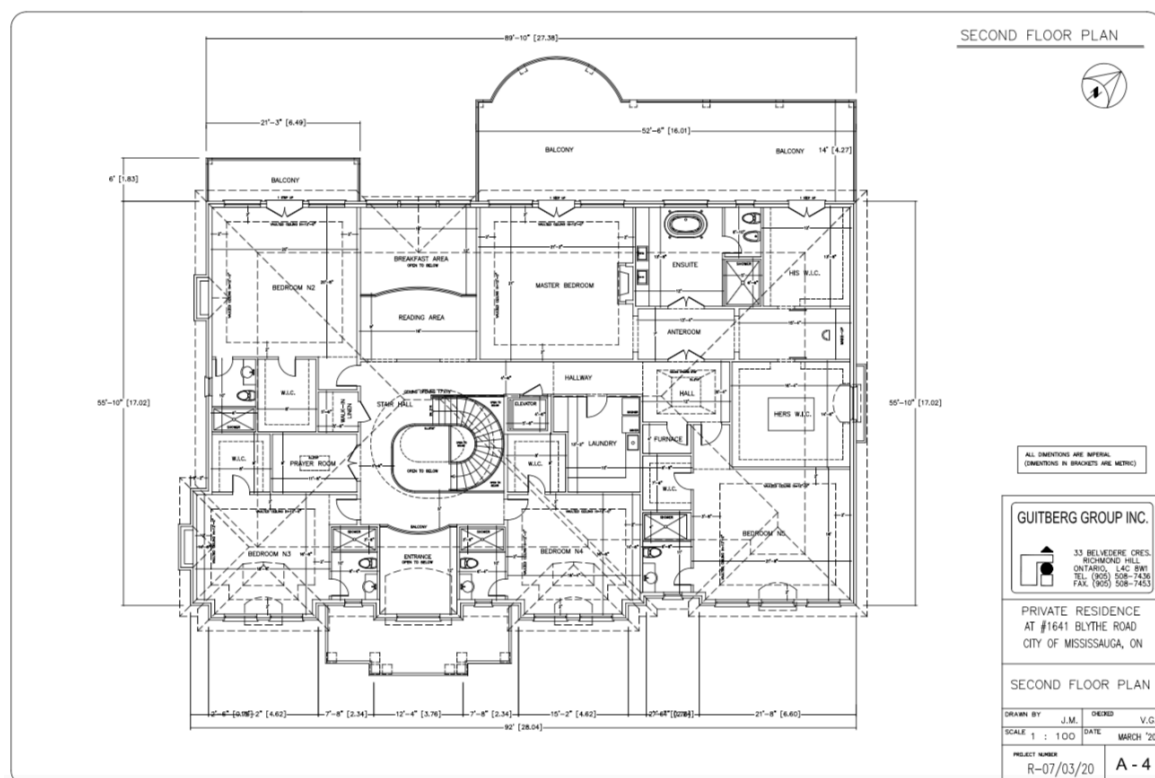
DRAWN BY	J.M.	CHECKED	V.G.
SCALE	1 : 100	DATE	MARCH '20
PROJECT NUMBER	R-07/03/20	A - 8	

Side (East) elevation.

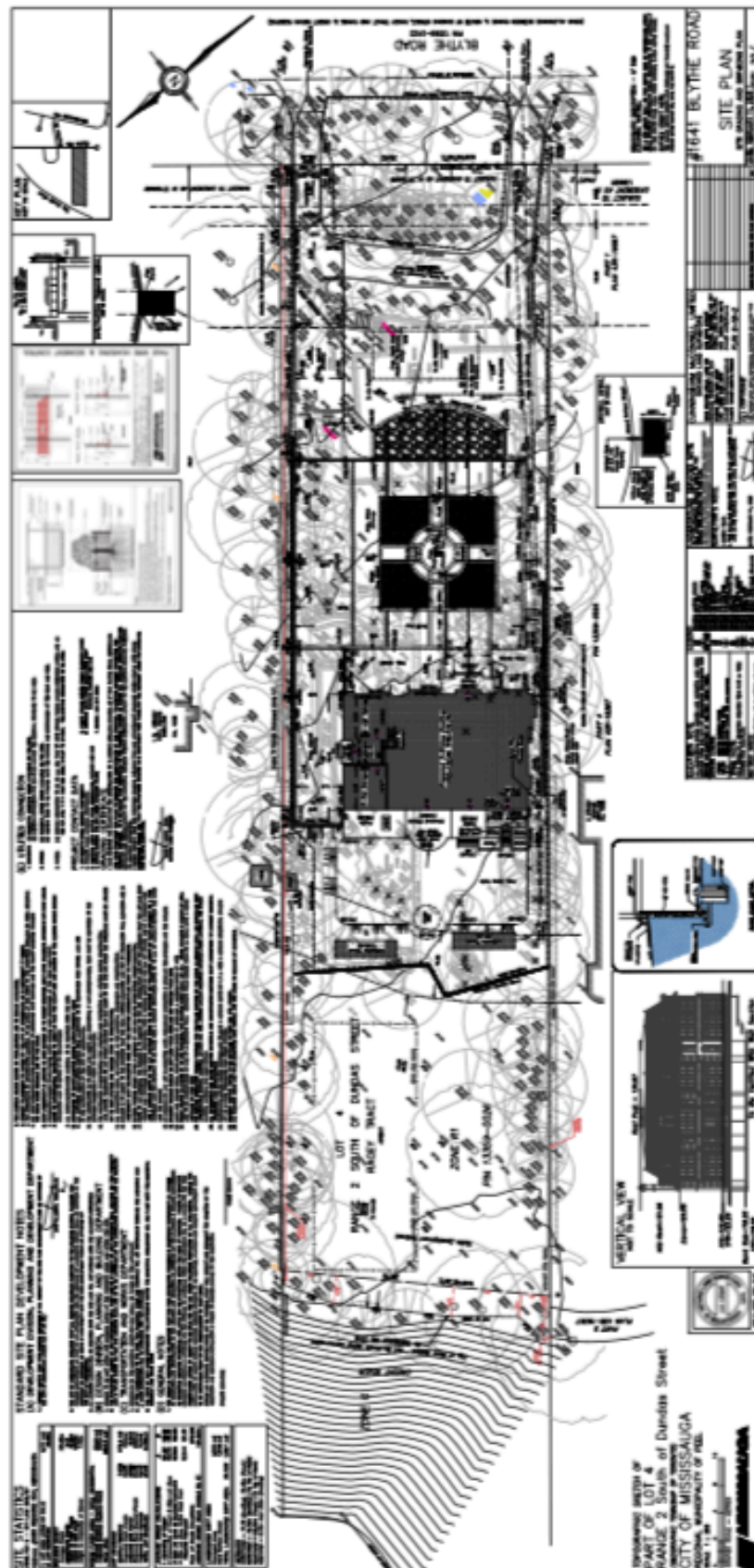
As opposed to the garage being located in the front of the house, the owners have decided to locate it on the east side of the dwelling.

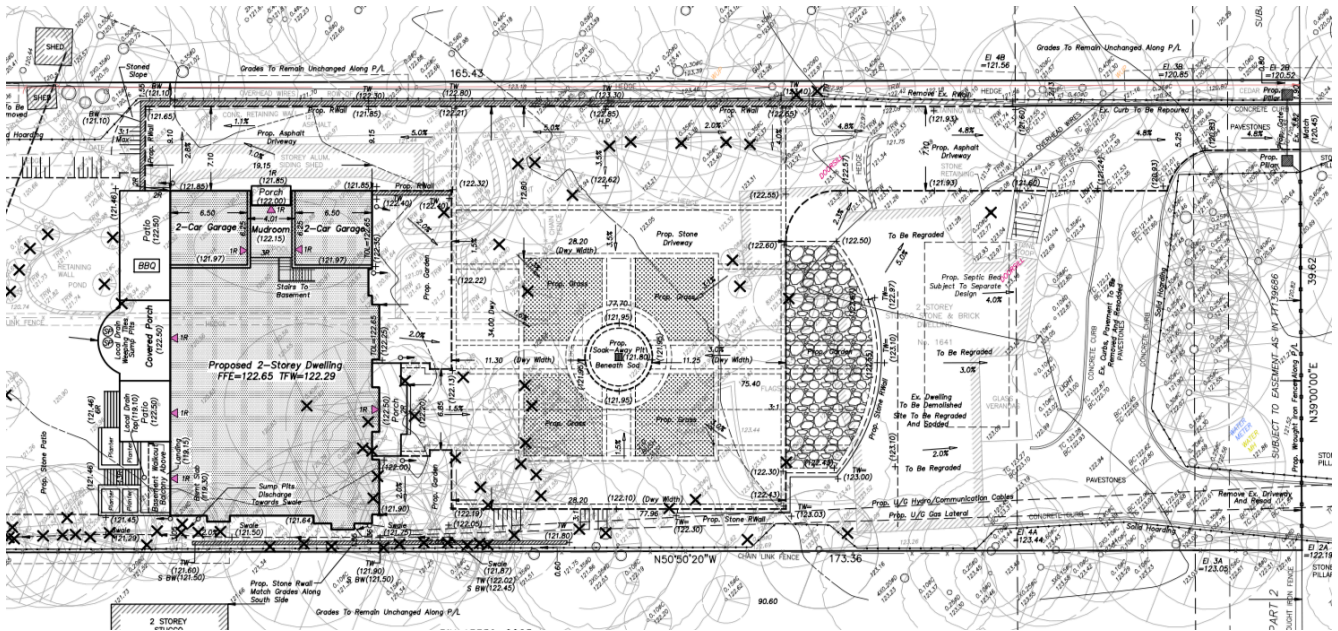


Main floor (above) and second floor (below) plans.



Proposed site plan.





A detailed section of the front portion of the property.

Existing Streetscape



The only way to provide a representation of the streetscape is with a panoramic photo. None of the existing houses are visible from the street. A proposed streetscape is not provided due to the inability to see any of the houses from the street. Photos of the adjacent houses are provided for reference.



1655 Blythe Road



1625 Blythe Road

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.
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 and pool house do 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, Erindale.
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. It is a typical suburban home.

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 or detached structures 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. The proposed home is setback over 90m from the front property line. The existing mature trees will be retained.
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 the Credit River will remain unchanged.
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 for the property is to remain.

Mitigation Measures

The proposal for 1641 Blythe Road is the demolition of the existing dwelling, pool house and pool 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 proposed dwelling is significantly setback from Blythe Road and the Credit River. The proposed dwelling will not be visible from either Blythe Road or the Credit River, thus avoiding a negative impact on the cultural heritage resource. Although the dwelling to the east at 1625 Blythe Road is an anomaly on Blythe Road, the proposed dwelling is in keeping with the style and stature of homes built to the west. 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 Blythe Road. As such, no mitigation is required.

Conservation of Cultural Landscape Feature Criteria

FEATURE	CONSEVATION METHOD
<u>Landscape Environment</u>	
Scenic and Visual Quality	The nature of Blythe Road or the Credit River will not change with the proposed new construction. The new house will not be visible from either the road or the river.
Natural Environment	The majority of the mature trees on the property will be maintained. There will be no development below the staked top of bank on the Credit River.
Landscape Design, Type and Technological Interest	Not applicable
<u>Historical Association</u>	
Direct Association with Important Person or Event	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>	

FEATURE	CONSEVATION METHOD
Historical or Archaeological Interest	There is nothing on the lot of historical or archaeological interest.
Outstanding Features/Interest	The Credit River is identified as the feature, and this will remain unaltered and untouched.
Significant Ecological Interest	The Credit River is situated at the rear of the lot, some 30m below the top of bank. No development is proposed below the top of bank, thus conserving the river.

Conclusions, Recommendations

The subject property contains a two-storey residential dwelling built between 1954 and 1966. 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 Credit River Corridor. 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
- ❖ 915 North Service Road
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 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>

Matthew Wilkinson, Heritage Mississauga

Collins, Richard, Heritage Impact Assessment, 1625 Blythe Road, Undated