

City of Mississauga  
**Corporate Report**



<p>Date: June 24, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: July 23, 2024</p>

## Subject

**Proposed Heritage Designation of 1520 Pinetree Crescent (Ward 1)**

## Recommendation

That the property at 1520 Pinetree Crescent (Ward 1) be designated under Part IV of the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the Corporate Report dated June 24, 2024 from the Commissioner of Community Services and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

## Executive Summary

- Show card writer Charles Angus commissioned Arnoldi McMaster and Company to design the Craftsman style home, with Tudor elements, at the subject property in 1925.
- The property is a rare and representative example of this architectural style.
- It is one of several estates that were developed by Torontonians in the area now known as Mississauga.
- The property merits designation under the Ontario Heritage Act.

## Background

Show card writer Charles Angus commissioned Arnoldi McMaster and Company to design the Craftsman style home, with Tudor elements, at the subject property in 1925. It is a large Credit Valley stone house with Tudor half timbering in the upper levels. It faces Lakeshore Road rather than Stavebank Road/Pinetree Crescent. This speaks to its original large estate character, which forms part of the early twentieth century estate history of Mississauga.

## Comments

To merit designation under the Ontario Heritage Act a property must meet the criteria for determining cultural heritage value or interest, i.e. it must have physical, design, historical, associative, and/or contextual value, per Ontario Regulation 9/06 (Appendix 3).

1520 Pinetree Crescent has historical and associative value as it is associated with the early twentieth century estate development of the area now known as Mississauga. It is also valued for its association with the architectural firm Arnoldi McMaster and Co. With high archaeological potential, due to its proximity to the Credit River and archaeological sites, the property has the potential to yield information about Indigenous culture. The property has physical and design value as a representative and rare example of Craftsman architecture with Tudor elements in Mississauga. The parcel has contextual value as it is physically, visually and historically linked to the Credit River, as it sits on the bank of the watercourse and is constructed from its stone. The draft designation statement is attached as Appendix 4.

## Strategic Plan

Heritage designation helps meet the City's strategic goal of celebrating our community ("Connect" pillar).

## Financial Impact

There is no financial impact resulting from the recommendation in this report.

## Conclusion

1520 Pinetree Crescent meets the criteria for determining cultural heritage value or interest, per Regulation 9/06. As such, the subject property merits designation under the Ontario Heritage Act.

## Attachments

- Appendix 1: Location Map
- Appendix 2: Research Report
- Appendix 3: Regulation 9/06
- Appendix 4: Proposed Designation Statement



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner