

W.E. Oughtred & Associates Inc.

HERITAGE IMPACT ASSESSMENT



1390 Conliffe Court

June 2024, Revised August 2024

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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 demolition of the existing dwelling and the construction of a new home on the subject property. 1390 Conliffe Court is a part of the Credit River Corridor Cultural Landscape within the City of Mississauga Cultural Landscape Inventory.

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 off 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

¹ Landplan Collaborative Ltd. Cultural Landscape Inventory, January 2005

This report was prepared in accordance with the City of Mississauga’s Terms of Reference for Heritage Impact Assessments (June 2017). A site inspection was undertaken by W.E. Oughtred & Associates on June 20, 2024 to assess and document the property and its relationship to the neighbourhood.

Location and Site Description

1390 Conliffe Court is located south of Burnhamthorpe Road and east of Erin Mills Parkway.

- Municipal Address: 1390 Conliffe Court
- Legal Description: Lot 14, Plan 821
- Lot Area: 1821.47 sm
- General Location: South of Burnhamthorpe Road, east of Erin Mills Parkway.

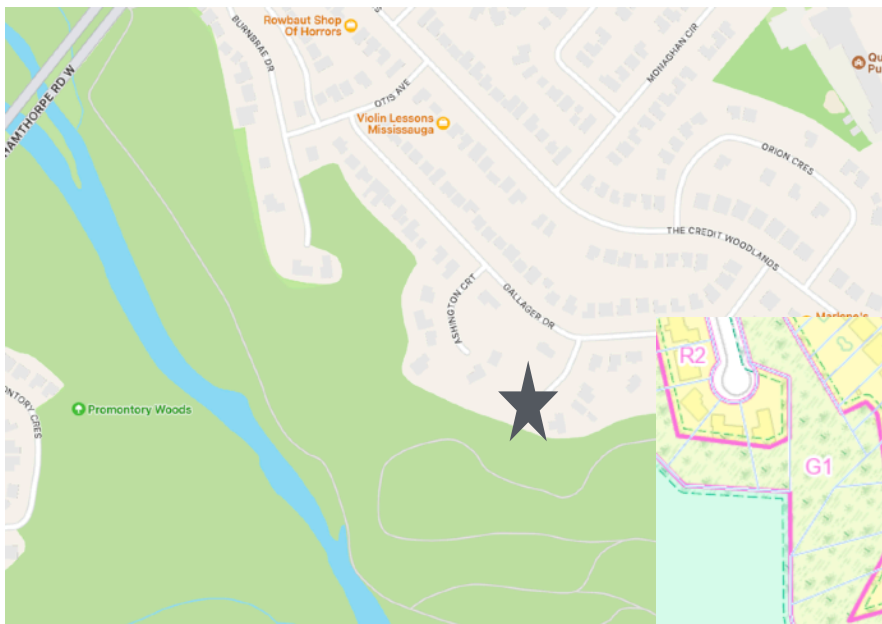


Figure 1: Site Location (left)

Figure 2: Zoning (right)
The property is a pie shaped lot.



It has a frontage of approximately 12.89m on Conliffe Court. The property abuts directly onto the park. The subject property contains a single family detached dwelling. It is zoned R2, Residential

Property History

The property appears to have been built in the early 1970's, a period of rapid growth for the City of Mississauga. In a report by Peat Marwick & Partners, titled Mississauga Urban Development and Transportation, 1974, they state "Over the past two decades Mississauga has emerged from a rural township containing small, relatively independent villages and communities, to a suburban community. With the development of major regional shopping and commercial facilities, university and research functions, Mississauga is now emerging into a much more urban place, complemented by designation as a City in January, 1974."²

The aerial photo from 1966 depicts the development of the Credit Woodlands. The subject property is identified by a yellow star. HWY 403 has yet to be constructed, and Burnhamthorpe Road does not extend over the Credit River.

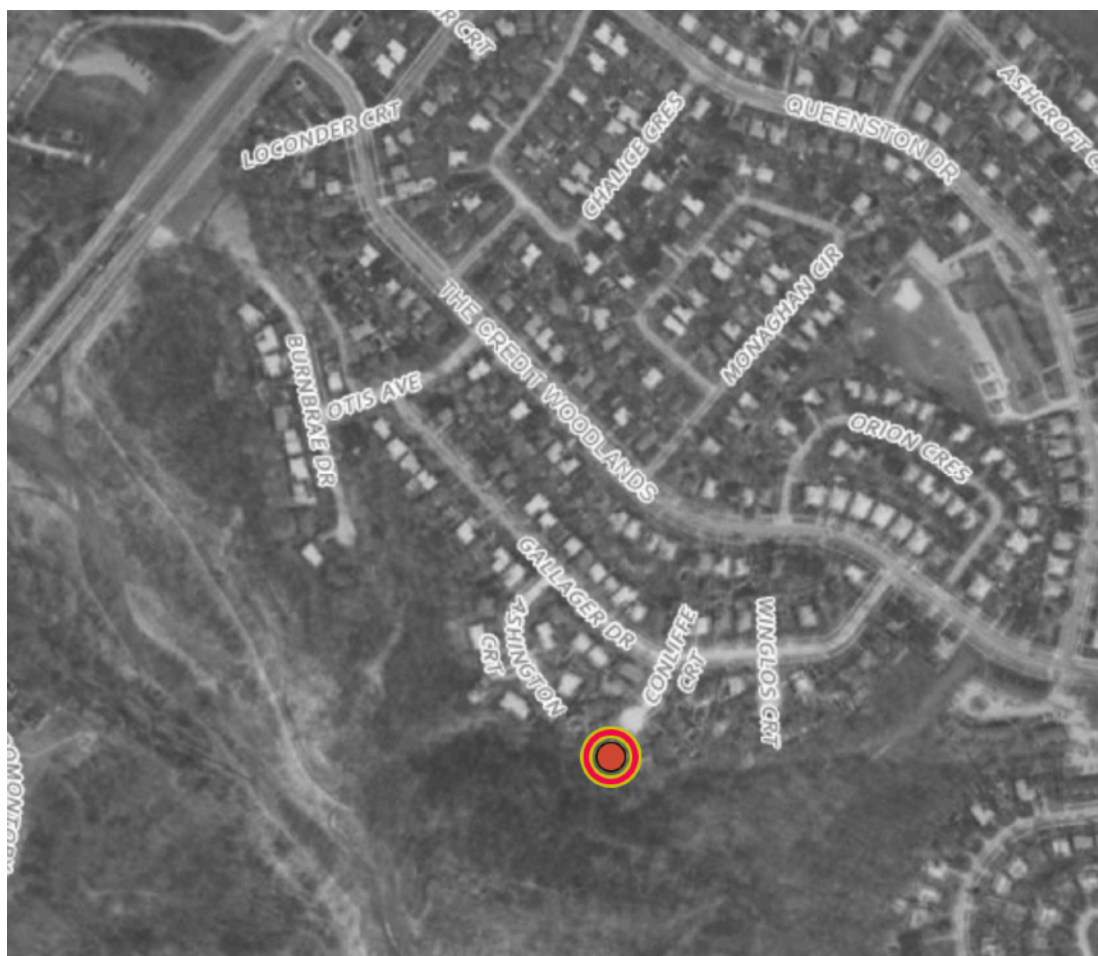


Image 1:
1966
Aerial
Photo

The subject
property
has not yet
been
developed

² Mississauga, Urban Development & Transportation Study, Peat Marwick and Partners, September, 1974



Image 2: 1985 Aerial Photo

In the 1970's Mississauga's growth was aided by the construction of major transportation routes - ie Hwy 410, 403 and the QEW, as well as the retention and expansion of the airport. It was still considered a 'dormitory suburb', with 70% of residents commuting outside of the area for employment.

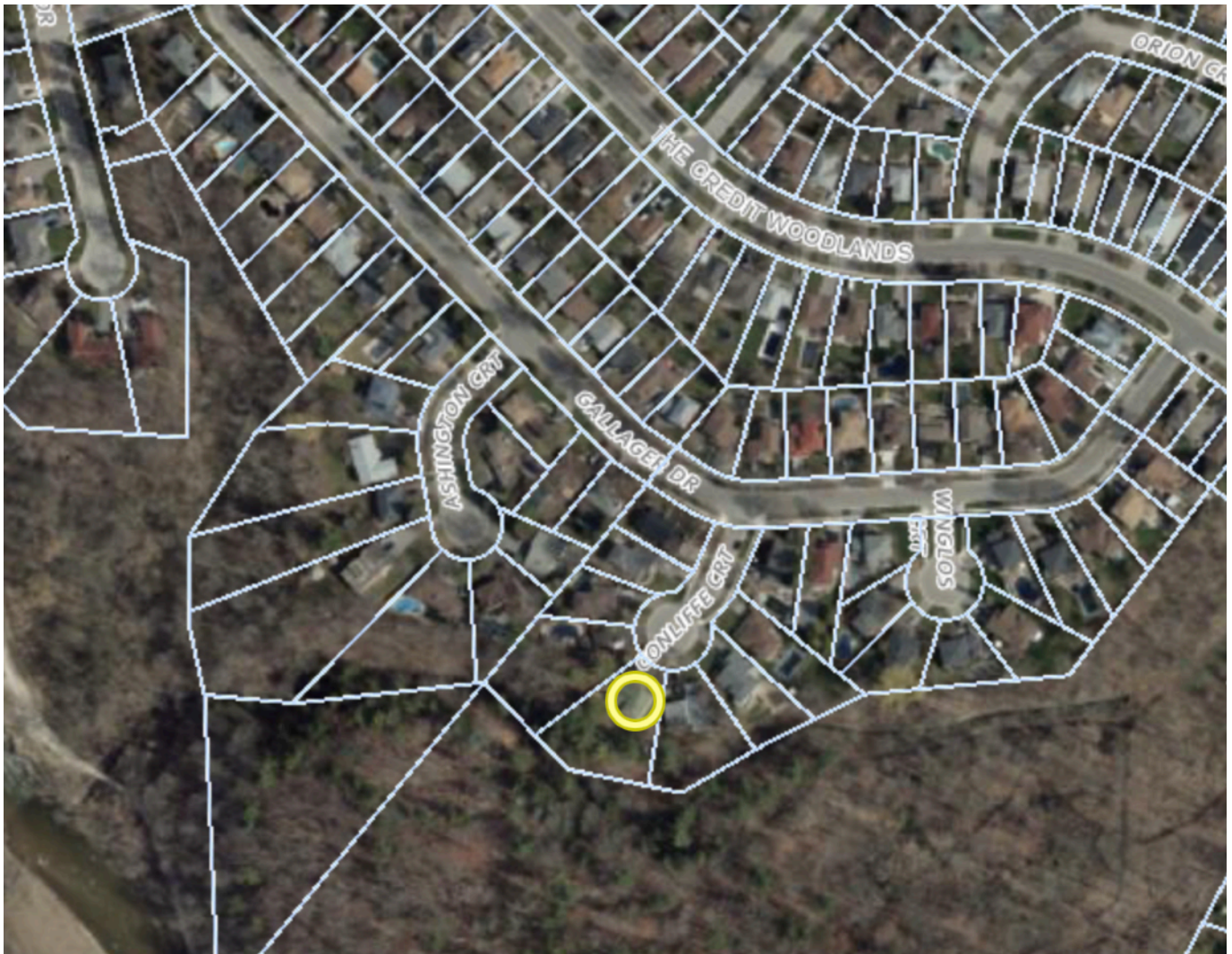


Image 3: 2022 Aerial photo

Mississauga is a fully developed City today. If you want to reside in an established, mature, neighbourhood in a new home, your options are limited. Vacant residential properties in these neighbourhoods do not exist, so many property owners are demolishing older homes in established neighbourhoods to build their dream homes. This is evidenced throughout many neighbourhoods - ie Port Credit, Cooksville, Mineola, Streetsville, etc.

The subject property had a building permit issued in 1968, however, it does appear that it was built in 1971, as indicated by the other permits issued - DRAIN, Heating and Plumbing. A complete interior renovation the home was proposed in 2023, as per the noted permit. The

interior of the home was gutted at the time of this report and interior photos were not done. Interior photos from the real estate listing are included for reference only.

App no. Applied date ↕	Address Description	Unit no. ↕	Scope Type description	Issue date ↕ Status ↕
BP 9ALT 23 8390 2023-07-17	1390 CONLIFFE CRT ALTERATIONS WITHIN ALL FLOORS INCLUDING STRUCTURAL & HVAC ALTERATIONS OF EXISTING SFD	-	ALTERATION TO EXISTING BLDG DETACHED DWELLING	2023-07-27 ISSUED PERMIT
BPC 93 4124 H 1993-10-13	1390 CONLIFFE CRT FURNACE REPLACE	-	ALTERATION TO EXISTING BLDG DETACHED DWELLING	1993-11-09 COMPLETED -ALL INSP SIGNED OFF
HCC 71 213401 1971-06-01	1390 CONLIFFE CRT DRAIN PERMIT 17804	-	- -	- HISTORY COMMENT PERMIT
HCC 71 213400 1971-05-13	1390 CONLIFFE CRT HTG PERMIT 7468	-	- -	- HISTORY COMMENT PERMIT
HCC 71 213399 1971-05-01	1390 CONLIFFE CRT PLG PERMIT 17700	-	- -	- HISTORY COMMENT PERMIT
HCC 71 213398 1971-04-15	1390 CONLIFFE CRT SINGLE FAMILY DWELLING PERMIT 68-8240	-	- -	- HISTORY COMMENT PERMIT

Figure 3: City of Mississauga Building Permit Records

The house would be considered a side split, where the multiple levels are visible from the street. In this house, you enter on the main floor and the lower and upper levels are on the south side. The garage is situated in front on the north side.

In the 1950's Canada Mortgage and Housing (known then as Central Mortgage and Housing Corporation, CMHC) produced booklets. "This is one of two booklets illustrating

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houses for which construction drawings have been made available to prospective home-owners and builders through the co-operation of Central Mortgage and Housing Corporation and Canadian architects. The booklets offer a wide variety of house types and plans which have been designed especially to meet Canadian requirements. The companion booklet is: small house designs two-storey and 1 1/2 -storey houses. A complete set of working drawings for each house illustrated may be purchased from Central Mortgage and Housing Corporation for \$10.00, plus municipal and provincial taxes where applicable. Drawings should be ordered by house design number from the nearest regional, branch or loans office of the Corporation. Mail orders for drawings should be accompanied by a money order or cheque payable to Central Mortgage and Housing Corporation and cheques must include bank exchange charges. When required, extra copies may be purchased at \$2.50 each, plus taxes.”³

The house is typical of construction in the 1960's prior to the establishment of the Ontario Building Code in 1975.

³ Small House Designs, CMHC, 1954

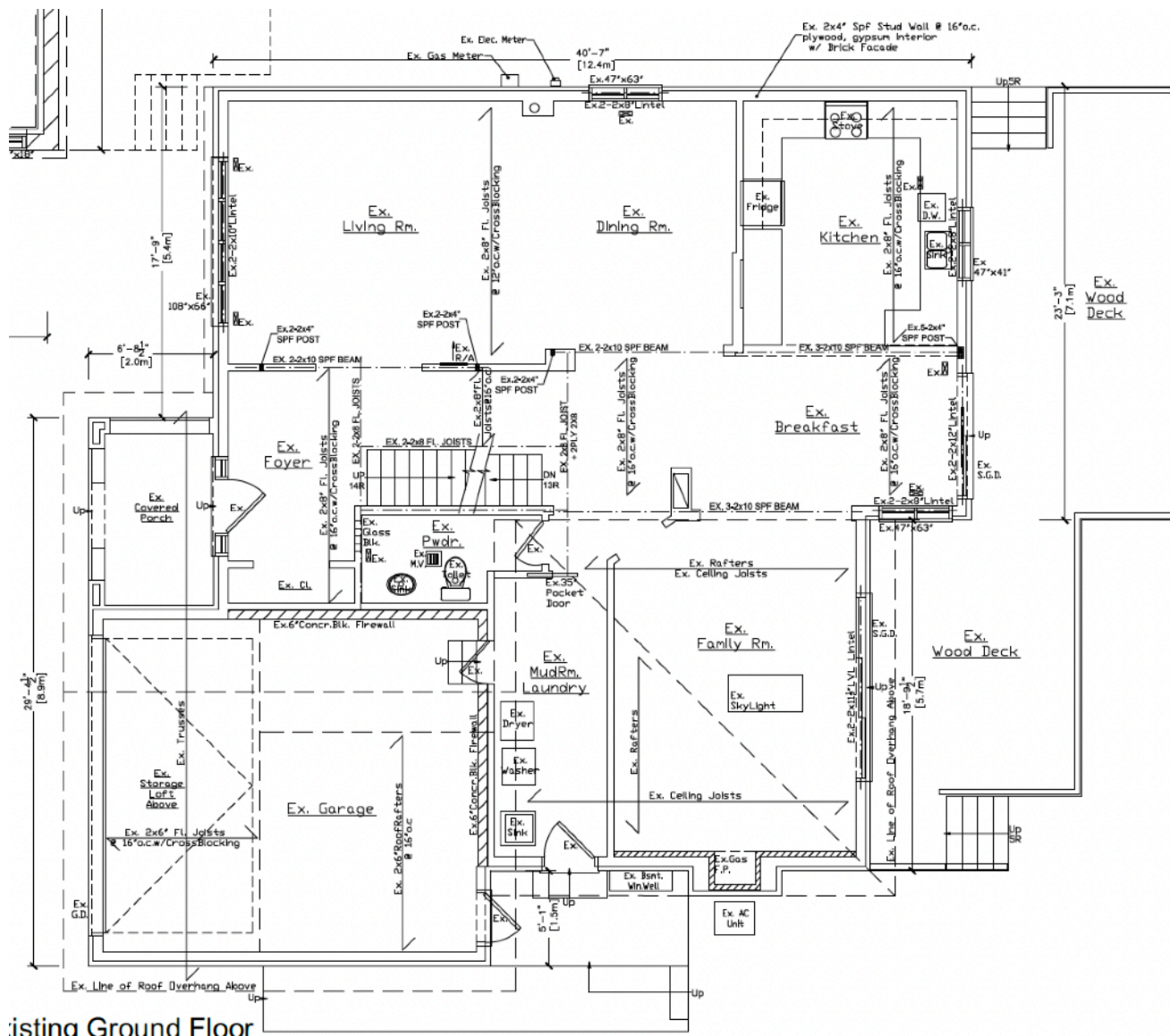


Figure 4: Existing Main Floor Layout

The main level contained the living space, ie kitchen, dining and living room and a 2pc bath. The second floor, contains three bedrooms and two bathrooms. One bathroom being an ensuite. In the 1960s, having an ensuite bathroom off the master bedroom would have been a luxury, even a 2-piece with a sink and toilet. But, by the late 1980s it was the norm to have an ensuite in most new houses, and with time this room grew to be as large as a bedroom. ⁴

⁴ https://www.minto.com/ottawa/new-homes-condos/news/From-2-piece-to-Roman-bath-The-growing-ensuite-in-Minto-designs-60s-90s~1631_1167.html#:~:

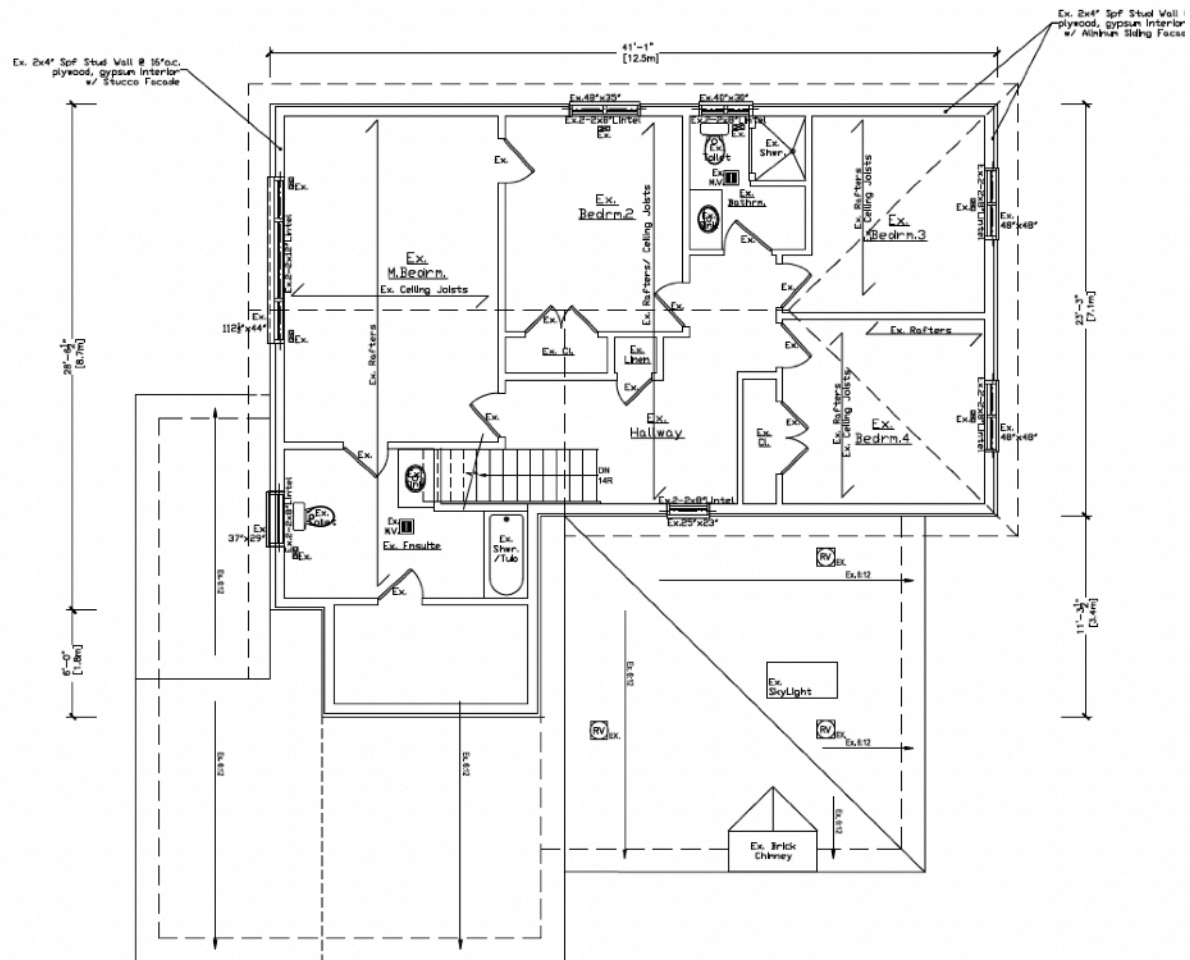


Figure 5: Second floor Plan

The home was built on a foundation of 10" concrete block with drwywall walls. Homes of this era were on the such of integrating construction and housing innovations. "Equally important demonstrations of new approaches and materials were made with respect to interior finishings, traditionally time consuming and highly skilled work. In the 20 years after World War 22, major changes took place in this phase of construction. Use of component parts, such as prefabricated bathroom and kitchen cabinets made from plywood or various kinds of waferboard, was beginning to appear by the late 1960's and significantly lessened the need for skilled on-site labour. Of equal significance was the replacement of plaster with gypsum drywall. Drywall was installed once the interior partitions were in place, and the joints between the sheets were taped and plastered to provide a smooth surface. This demand skilled labour, although much less so

than for lath and plaster. In 1955 plasters had made up about 7 percent of total cost of on-site labour, but by 1969 this had dropped to less than 1 percent.⁵

This home is well constructed, and has had upgrades since construction. These include kitchen and bathroom fixtures as well as windows and doors. Interior photos are provided from the real estate listing, as at the time of this report, the interior of the home had been demolished ready for alterations.

⁵ Two Decades of Housing Innovation in Housing Technology

Exterior Photos



Photo 1: Front Elevation

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Photo 2: Rear Elevation



Interior Photos

Photo 3: Kitchen and dining area





Photo 4: Rear living area



Photo 5: Master bedroom

W.E. Oughtred & Associates Inc.



Photo 6: Master Ensuite



W.E. Oughtred & Associates Inc.



Photo 7: Main Bathroom

Photo 8: Additional Bedroom



Photo 9 & 10 : Finished Basement

Proposed Development

The proposed new dwelling has been designed as a forever home for a family member who requires it to be accessible. An elevator and flush entry points provide full accessibility. It is a conventionally designed home situated in the same general location of the existing home. The building envelope is slightly larger than the previous, but maintains generous front and rear yard setbacks.

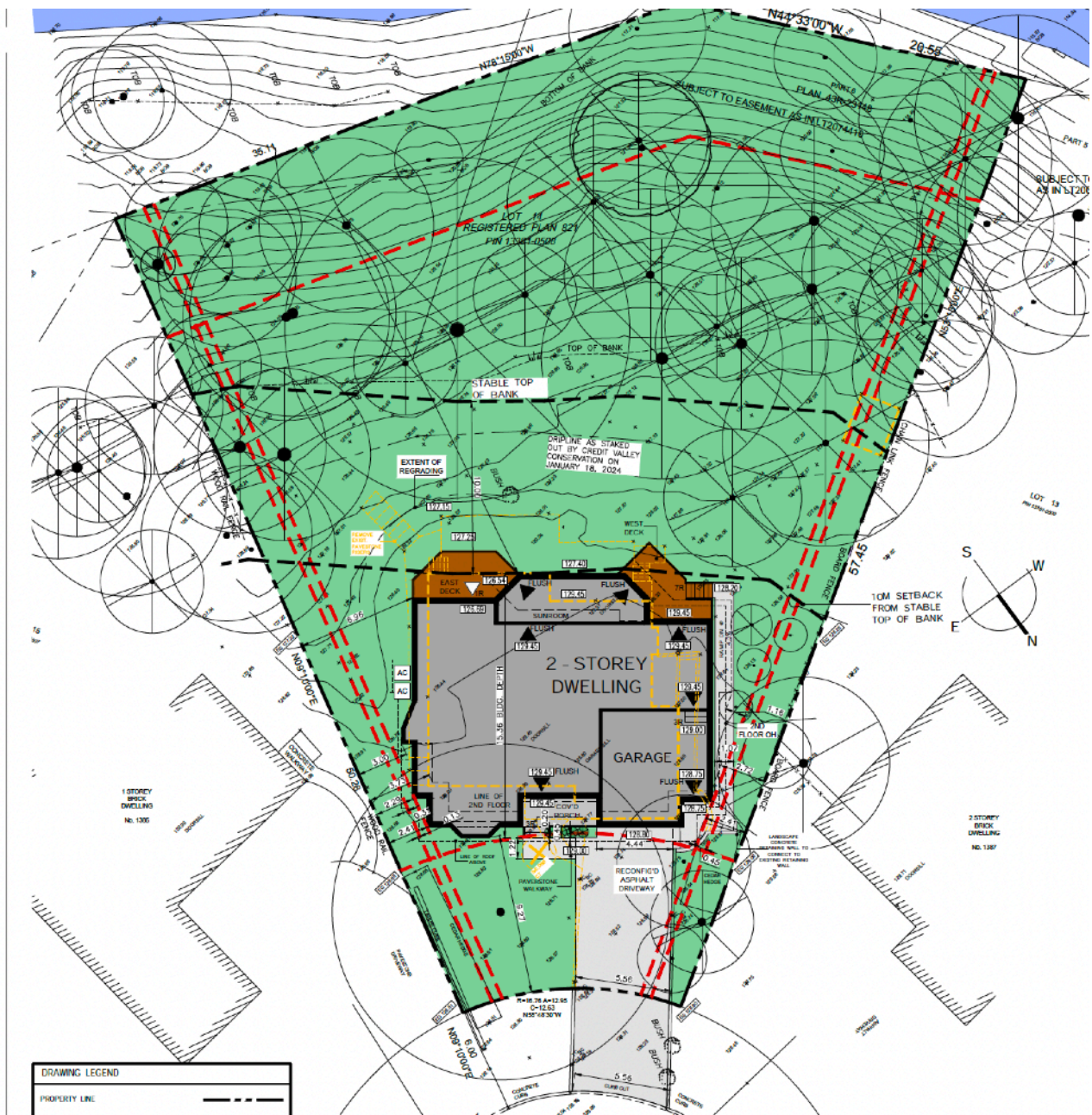




Figure 6:
Proposed Site Plan
Figure 7:
Proposed front elevation



Muted and natural colours have been chosen so that the home will maintain its 'blended' appearance.

Figure 8:
Proposed rear elevation

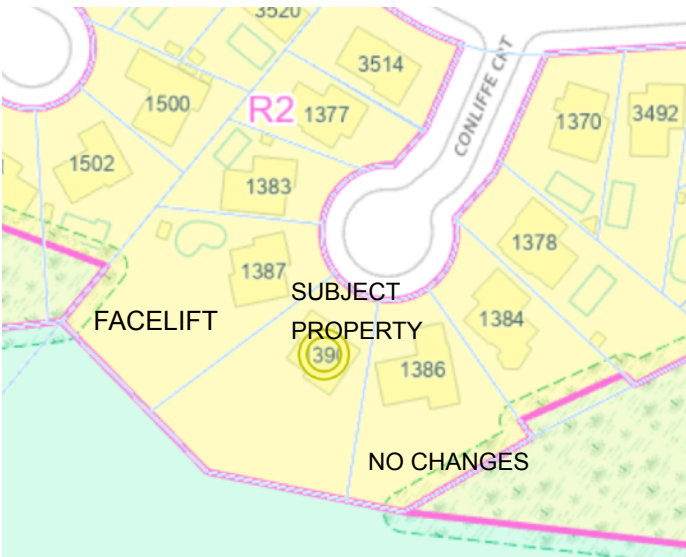
All of the homes on Conliffe Court appear to be original builds. However, the adjacent home at 1387 Conliffe appears to have had a 'facelift' between 2014 and 2018, giving it a more modern, clean look



Image 4: 2009 Google street image (1387) (left)

Image 5: 2018 Google street image (1387)(right) Image 6: 2018 Google street (1386)

(below)



Streetscapes



Image 7: April 2009 Streetview (best view to show houses)

Image 8: July 2022 Streetview (current)



Image 9: Proposed Streetscape

Evaluation according to Ontario Regulation 09/06

Table 1: 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 suburban home built in the 1960's.
b) Displays a high degree of craftsmanship or artistic merit	NO	While the home is well built, it is typically of the era of construction.
c) Demonstrates a high degree of technical or scientific achievement	NO	It is a side split, 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.
b) Yields, or has potential to yield, information that contributes to an understanding of a community or culture	NO	The home is part of the Credit River Corridor landscape. The home itself does not have any potential to yield information that contributes to an understanding of a 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	It is not known who constructed the home.
3. Contextual Value		
a) Is important in defining, maintaining, or supporting the character of an area	YES	The property, not the house has contextual value.
b) Is physically, functionally, visually, or historically linked to its surroundings	YES	The property, not the house has contextual value.
c) Is a landmark	NO	This is a typical home of the era in which it was built.

Cultural Heritage Value

The following excerpts are from the current CHL study.

*The Credit River Corridor has cultural heritage value as a cultural heritage landscape due to its physical value, historical and associative value, and contextual value. **The Credit River Corridor has physical value as a representative and well-preserved example of a natural cultural heritage landscape.** The greenspace extends through the core of the City of Mississauga and contains one of the few remaining natural ecosystems in the city. The Credit River Valley has been identified as the most significant natural landscape and wildlife habitat within the city. The Credit River also has physical value for aesthetic and scenic reasons. In some areas of the corridor there are scenic views of towering slopes from the valley floor, and views of the lush valley. Trees and the natural landscape throughout the Credit River Valley add to the scenic qualities of this landscape. The Q.E.W. Credit River Bridge is an unusual and unique example of an inverted bowstring arch deck truss bridge and features multiple types of connections, unusual among the construction of steel bridges.*

Analysis:

The proposed construction of the new dwelling will not impact the physical value as a representative and well-preserved example of a natural heritage landscape as the proposed construction is within the footprint of the existing dwelling. As much greenspace as possible is being conserved with the new development.

The Credit River Corridor has historical and associative value due to its direct associations with Indigenous and European land use and settlement activities. The Credit River played a major role in dictating both pre-contact and European settlement patterns. The abundance of fish in the Credit River provided a key component of Indigenous and early European settlers' diets, as well as a source of recreation, as settlement followed. The Credit River also provided a valuable transportation source for early communities and an energy source, first for saw and grist mills and later for steam and hydroelectric projects. The Credit River Corridor also has historical and associative value due to its contributions to an understanding of a community or culture as it has played and continues to play a significant role in the Mississaugas of the Credit First Nation Credit River Corridor community with fishing, hunting, gathering, and spiritual activities. The Q.E.W. Credit River Bridge is considered to be a notable example of a bridge designed by Joseph Hobson, Chief Engineer of the Grand Truck Railroad and built by the Canadian Bridge Co. Ltd., given its craftsmanship, technical achievement, and unusual and unique design.

Analysis:

The subject property is located in an area outside of any original settlements. An area, that was arguably developed because of its desirable location backing onto the Credit River. The rear of the property is approximately 170m to the River. There is no direct access to the river or trails (within the valley) from the subject property. The proposed construction of the new home will not affect the Credit River Corridors historical and associative value. The proposed redevelopment will not alter any existing remnants of the pre-settlement landscape.

The Credit River Corridor also has contextual value as a cultural heritage landscape that is important in defining the character of the area. *The Credit River remains a core of greenspace through the heart of Mississauga and plays a large role as a passive recreational area for the city. Recommendations that protect the character of the valley have been implemented to ensure long-term protection and maintenance of the scenic qualities of the Valley. The Credit River is historically, physically, functionally, and visually linked to its surroundings. Within the City of Mississauga, the Credit River flows for approximately 24 km and has shaped the land, both physically and culturally, for the past 10,000 years. The Credit River is considered a landmark in the community. The 1979 Project Planning study highlighted the fact that the valley is the most significant natural landscape and wildlife habitat in the City of Mississauga. There is public consensus on the importance of protecting this ecosystem.*

Analysis:

The proposed construction will not impact the 'core of greenspace through the heart of Mississauga' nor 'the most significant natural landscape and wildlife habitat in the City of Mississauga'. The proposed construction is on an established lot with an existing dwelling that will be replaced.

Community Value

The Credit River Corridor is valued as a cultural heritage landscape due to its community value. *The river is a landmark in the community; a greenspace core that contrasts the dense development that characterizes the city. The community exhibits pride and stewardship of the Credit River Valley. Commemorative plaques, designation of properties under Part IV of the O.H.A., heritage bridge designations, and the establishment of the Credit Valley Conservation in the mid-twentieth century signify the importance of the Credit River to the members of the community. The Credit River Valley is a large expanse of public space, used for various recreation and public events. The Credit River has played a significant role in the lives of the Mississaugas of the Credit First Nation community. Hunting, fishing, gathering, and spiritual activities continue to be carried out by band members today. The river valley is written about in many local history books and tourism in the area draws people to the parks and recreation areas along the Credit River. Finally, planning policies (The Credit*

River Parks Strategy and The Credit Valley Conservation Strategic Plan) and projects (The Credit Valley Trail) speak to the importance of maintaining the character and setting of the Credit River Corridor.

Analysis:

The proposed construction will not impact the community value of the Credit River Corridor. The proposed redevelopment will be contained within the subject property.

Historical Integrity

The Credit River Corridor is valued as a cultural heritage landscape due to its historical integrity.

The diverse ecosystem found in the Credit River Valley is the only naturally remaining example of this once vast environment. The cultural relationship of the river and the valley with local First Nations community has been continuous through time. Some band members continue to carry out fishing, hunting, gathering, and spiritual activities today. The natural features and relationships of the Credit River Valley have remained intact since the retreat of the glaciers. The steep valley walls, benches, and alluvial terraces are the result of thousands of years of erosion and fluvial activities. There are 8 identified viewpoints and 13 overlook points along the corridor. To date 15 archaeological sites are recorded along the Credit River, including the ruins of the Timothy Street Mill, in Streetsville. Also in Streetsville are the ruins of the Hyde Mill which are designated under Part IV of the O.H.A

Analysis:

The proposed construction will not impact the historical integrity of the Credit River Corridor. The proposed redevelopment will be contained within the subject property.

The CHL prepared by ASI lists the following cultural heritage attributes for the Credit River Corridor

- The steep valley walls, benches, and alluvial terraces of the Credit River Valley;
- The meandering river and meander belt;
- The scenic quality of the natural environment, including the river and vegetation of the Valley;
- Existing city and community parks;
- Feature sites, identified in the Credit River Parks Strategy:
 - o Sanford Farm
 - o Former Harris Lands
 - o Credit Meadows
 - o Streetsville Memorial Park

- o Former Pinchin Lands
- o Riverwood (including the Oak Savannah)
- o Erindale Park;
- Bridging points:
 - o Queen Elizabeth Way Bridge over Credit River
 - o Canadian National Bridge over Credit River;
- Existing trail systems;
- Public access to the river;
- Known and potential archaeological sites and ruins;
- Port Credit Pier;
- Wetlands;
- Geological formations, in particular north and south of Dundas Street along the Credit River;
- Port Credit Lighthouse;

Identified viewpoints:

- o Derry Road West
- o Along the trails east of Glamorgan Way
- o West side of Mississauga Road, north of Britannia Road West
- o Britannia Road West
- o Streetsville Cemetery
- o Eglinton Avenue West
- o Burnhamthorpe Road West
- o Dundas Street West Bridge, east of Mississauga Road;

• Identified overlooks:

- o Along Creditview Road, south of Highway 401
- o Four within the Credit Meadows Park
- o One on each east and west bank at Streetsville Cemetery
- o Former Pinchin Lands, north of Highway 403
- o Two within the Riverwood Conservatory, south of Highway 403 and north of

Burnhamthorpe Road

- o Two within Erindale Park, on the north and south banks
- o Queen Elizabeth Way, looking north;

- Potential overlooks:
 - o Old Derry Road Bridge
 - o Barbertown Road Bridge
 - o Pedestrian bridge along the trails that intersect with Creditview Road, south of Highway 401
 - o Port Credit Railway Bridge
 - o Lakeshore Road Bridge
 - o Waterfront Trail Bridge.

The subject property is not noted individually as having any of the cultural heritage attributes of the Credit River Corridor. It is not noted as an identified viewpoint, an identified overlook or having the potential to be an overlook. Further, the lands below the Top of Bank, that contribute to the steep valley walls, will be untouched.

The site was developed in the late 1950's, early 60's when the Woodgate Estate subdivision was developed. It is similar to most developments of this era, the only significance being that some of the lots (3 to be specific) back on to the Credit River. Thus, probably rendering them a premium lot for purchase.

The Credit River Corridor is the ecological asset, and the properties within contribute to the overall asset. The proposal maintains the generous rear yard setback to the river and will retain the existing mature trees on the lot. The CVC will not permit development outside of the existing envelope, thus ensuring the maintenance of the ecological asset.

Mitigation Measures

The proposal for 1310 Conliffe Court is the demolition of the existing dwelling and the construction of a new home.

The table below identifies potential impacts the proposed new construction poses and includes the mitigation measures to be taken.

Table 2: Mitigation Measures

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	None	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	Not required
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required
Removal of natural heritage features, including trees	None	Not 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	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

Conclusions, Recommendations

The subject property contains a one-storey residential dwelling built in the 1960's. It does not meet any of the criteria for Designation under the Ontario Heritage Act. The proposed demolition and construction of a new dwelling will have no impact on the cultural heritage resource, that being the Credit River Corridor. Mitigation measures, as noted above, have been considered and no further action is required.

W.E. Oughtred & Associates Inc.

References

Mississauga, Urban Development & Transportation Study, Peat Marwick and Partners, September, 1974

City of Mississauga, Community Services, Cultural Landscape Inventory, Appendix 2: Cultural Landscapes: Matrix, Resource Map & Site Descriptions,, THE LANDPLAN COLLABORATIVE LTD, January 2005, pp, 13-13 & Appendix 1 & 2.

Two decades of innovation in housing technology, 1946-1965 / prepared by Clayton Research Associates Ltd. and D.G. Wetherell and Associates Ltd.

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Landplan Collaborative Ltd. Cultural Landscape Inventory, January 2005

ASI, Conserving Heritage Landscapes, Cultural Heritage Landscape Project – Volumes1- 3 Prepared for the City of Mississauga January 2022, Final Report

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