

JANUARY, 2013



HERITAGE IMPACT STUDY

*1661 BLYTHE RD.
MISSISSAUGA, ON*

Heritage Advisory Committee
JUN 18 2013

SM Strickland
DA Mateljan
Design + Architecture

Item 5, Appendix 1
Heritage Advisory Committee
Agenda – June 18, 2013

Overview:

This report is prepared to address the proposed demolition and re-development of the property at 1661 Blythe Rd., Mississauga, ON. The legal description of the property is Part of Lot 4, Range 2, South of Dundas St., Racey Tract, City of Mississauga.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by Ambassador Fine Custom Homes Inc. (agents for the owners Mr. Janak Raj Gupta and Mrs. Vandana Gupta) to complete a Heritage Impact Study and to comment on an original design proposed for the site. The site and existing dwelling were photographed and measured in November, 2012. A Chain of Title search was performed by Stephen Nott Conveyancing Services of Brampton, ON. The information from this search was used to establish the timelines and ownership of the property, as set out in Section 2.

This property is located within the Credit River Corridor Cultural Landscape recognized and regulated by the City of Mississauga.

“Cultural landscapes are settings that enhance community vibrancy, aesthetic quality, distinctiveness, sense of history and/or sense of place. The City of Mississauga adopted a Cultural Landscape Inventory in 2005. It is the first municipality in the province to do so.

All cultural landscapes are listed on the City’s Heritage Register. Most landscapes include numerous properties. There are approximately 60 landscapes or features, visually distinctive objects and unique places within landscapes, on the City’s Heritage Register.

. . . Cultural Landscapes can be defined as a setting which has enhanced a community’s vibrancy, aesthetic quality, distinctiveness, sense of history or sense of place.”

(City of Mississauga website)

The Cultural Landscape Inventory defines and describes the fundamental characteristics of this Landscape as follows:

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)

(The Landplan Collaborative Ltd., Goldsmith, Borgal & Company Ltd., North South Environmental Inc., Geodata Resources Inc., 2005)

Terms of Reference:

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following:

1. General requirements:

- property owner contact information
- location map
- a site plan of existing conditions, to include buildings, structures, roadways, driveways, drainage features, trees and tree canopy, fencing and topographical features
- a written and visual inventory (photographs) of all elements of the property that contribute to its cultural heritage value, including overall site views. For buildings, internal photographs and floor plans are also required.
- a site plan and elevations of the proposed development
- for cultural landscapes or features that transcend a single property, a streetscape plan is required, in additions to photographs of adjacent properties
- qualifications of the author completing the report

2. Addressing the Cultural Landscape or Feature Criteria:

- scenic and visual quality
- natural environment
- landscape design
- aesthetic and visual quality
- consistent scale of built features
- illustrates a style, trend or pattern
- illustrates an important phase of social or physical development
- significant ecological interest

3. Property information:

- chain of title, date of construction

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features*
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance*
- 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*
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship*
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features*
- a change in land use where the change in use negates the properties cultural heritage value*
- land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

5. Mitigation Measures:

- alternative development approaches*
- isolating development and site alteration from the significant built and natural heritage features and vistas*
- design guidelines that harmonize mass, setback, setting and materials*
- limiting density and height*
- allowing only compatible infill and additions*
- reversible alterations*

6. Qualifications:

- The qualifications and background of the person completing the Heritage Impact Statement will be included in the report. The author must demonstrate a level of professional understanding and competence in the heritage conservation field of study*

7. Recommendation:

- the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act*

1. General Requirements

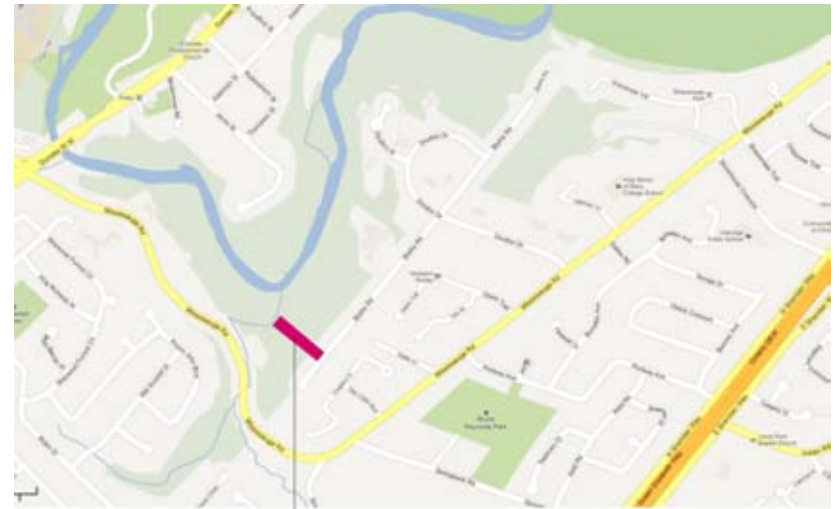
Property owners:

The property was acquired in April, 2011 by Mr. Janak Raj Gupta and Mrs. Vandana Gupta. They may be contacted through their agent, Ambassador Fine Custom Homes Inc, 2400 Dundas St. W. suite 109, Mississauga ON, 416 777 2324.

Context:

The property is located on the north side of Blythe Road, west of Doulton Drive and south of the historic core of the Village of Erindale (formerly Springfield). This is a stable residential community characterized by large, single family homes on generous properties. There has been a significant attrition of older homes and replacement of them by newer, more elaborate structures in recent years.

The existing buildings to the north and south of the subject site are highly varied as regards their size and architectural character. Flanking the property to the east and west are significant, newer infill structures built within the past 10 years. These are very large homes with elaborate landscape treatments. Further east is the Queen of Apostles Renewal Center, a 13 acre complex owned by the Oblates of Mary Immaculate. Built in 1963, the main building is a significant example of post-modern architecture. Across the street is a hydro corridor and beyond this the backyards of houses front onto Otami Trail. Blythe Rd. comes to a dead-end just



west of this property so there is little vehicular traffic here. There are no sidewalks.

The property is in the Sheridan planning district in the Mississauga Official Plan (2011) (presently under appeal) and is designated Residential Low Density 1. There are no planning policies specific to this property in the Plan but it is adjacent to Special Site 1 (known as the Doulton Drive Lands). The Plan anticipates development of these lands and indicates a preference for a minimum of 0.3 ha area and 38m lot frontage. The subject property is 0.6 ha in area and 38.45m in frontage, so it meets this criteria despite the fact that it is not directly required to.

The property is zoned R1 under the Zoning By-law. This allows 9m front yard setback; 1.8m and 4.2m side yard setbacks; 7.5m rear yard setback; 10.7m building height and 25% lot coverage. There is no requirement for GFA.

Existing conditions on site:

The subject property is a level, rectangular lot approximately 38.45m wide x 45.4m deep. The northerly boundary of the property is a steep cliff which looks down to the Credit River. The property is densely vegetated although somewhat overgrown, and the vegetation and cliff are significant and determinative features of the property. The trees are mostly pine and spruce averaging about 0.30m in diameter and, as evidenced by the available air photos, planted in the mid-20th century. They are along the east and west sides of the property and on the east side

there is a secondary planting row that forms an allee that leads from Blythe Rd. to the rear of the site. The trees are generally untended with much die-back and present an unattractive, overgrown aspect.

There are two existing single family homes on the property; a larger and newer home located toward the rear of the site nearest the Credit River and a smaller and older home located nearer the road.

2-Storey Home

The larger home is solid brick construction, approx. 2600 square feet on two levels with attached garage, partially finished basement and simple gabled roof. The main floor includes a kitchen with breakfast area, laundry room, living and dining room, powder room and small office/den. The second floor includes four bedroom including master bedroom. There is one bathroom shared by three bedrooms. The master bedroom has an ensuite bath and walk-in closet. There are wood-burning fireplaces on the main floor in the family room and on the second floor in the master bedroom. Windows throughout are wood double-hung with metal storm panels. The massing, character, materials and architectural design of the home are highly suggestive of early 1960's construction.

The house does not appear to have been lived in for several years. The overall condition of the interior is good except for one area on the main floor near the powder room where it appears that pipes have frozen in the ceiling and then

burst, causing extensive localized damage to the ceiling, walls and floor finishes. The resultant flooding also destroyed most of the basement finishing. There is also obvious mold contamination in the house that is probably related to this incident.

The exterior of the home is white glazed brick with asphalt shingles and green false shutter panels. Soffits are painted plywood. There is a faux-classical pedimented canopy at the front door with wooden columns. The level of detail and architectural merit of the exterior is minimal. The roof is in very bad condition. There has also clearly been little maintenance done of late and the overall condition of the exterior is fair to poor.

1-Storey Home

The second building on the site is a wood frame cottage approximately 850 square feet on the main floor with a second floor loft approximately 300 square feet. This building occupies a site near the road on the westerly side of the property. Despite its proximity to the street, the thickness of planting surrounding it makes it all but invisible from the street

The main floor consists of a kitchen, living room, bathroom and bedroom. The second floor consists of two small bedrooms. First and second floor are connected by a narrow staircase. There is a full concrete block basement (partially finished). The blocks are slightly imperfect and more porous than modern concrete blocks suggestive of

early 20th century manufacture. The exterior cladding is aluminum horizontal siding. This is obviously a replacement material. The original siding material is probably still in place below the metal cladding. The house sits surrounded by a kind of berm or plinth – as though the basement was partially excavated and the removed material piled against the building. The berm is retained by a dry-laid rubble wall that almost certainly is made from locally gathered stones and from those taken from the basement excavation. The overall condition of the building is good and it appears to have been inhabited recently. The building is heavily overgrown by coniferous plantings and ivy growing on the building walls. A significant character-defining element of this building are over-sized paired 6-paned casement windows in the principle rooms of the building. The impact of these windows is somewhat lost because of the heavy overgrowth and because of metal storm windows that have been fitted on the exterior, but these windows are important both for their visual character and because they are significant in helping to date the construction of the building. Casement windows were a popular in the 1920's and '30's – Frank Lloyd Wright's Prairie Style houses used them exclusively, for example – and while this building

exhibits none of the attributes of that style the choice of these windows is significant and likely rooted in what would have been the fashion of the day.

The building has clearly been renovated over time but a number of original features remain. Other elements of the building that contribute to determining a construction date

are milled floor joists and subfloor, threaded steel pipe and fittings used in the potable water system, original door and window hardware, original electrical fittings and switches, etc. These elements taken together are all highly suggestive of early 20th century construction.

The City of Mississauga Property Information Database contains listings for Building A and Building B on this property, but the division of the records is somewhat confused. There is a record of a building permit issued for Building A in 1963. This is almost certainly for the construction of the 2-storey brick home at the rear of the property. No other significant permits or records are noted.

Analysis:

There is strong evidence that the 2-storey brick home at the rear of the property was built in 1963 or very shortly thereafter. The combination of the Building Permit Records, the materials used and the building design are all highly suggestive of this.

The home is interesting as an example of early 1960's social expectations and fashion in residential design. It clearly was a luxurious house for the time and some of its features – main floor laundry room, ensuite bath and walk-in closet – would have been very unusual at the time but would become commonplace by the 1980's.

The driveway access to this home is via the allee of trees along the east side of the property. This and the evergreen

plantings along the edges of the property appear to have been in place prior to the construction of this house but may have been embellished to support it. (see also analysis of air photos in section 2). Because of this they should be considered built features of the property as opposed to natural features. They are of some very limited interest. Many of the individual trees are not very healthy as evidenced by the significant variation in their trunk size, canopy size and vigor. The trees along the property line are significantly smaller and less healthy than those to the west. There are numerous examples where trees have been removed and not replaced, so the intended continuity has been compromised.

Allees of trees are classical elements in landscape architecture to define an entry to a place; typically a grand house or public building or space. In this case, the effect is weak both because of the irregular nature of the planting and because the allee leads to the side garage of the building, and eventually to the bank of the river. There is no strong terminus to the allee and no appreciable sense of arrival at its end.

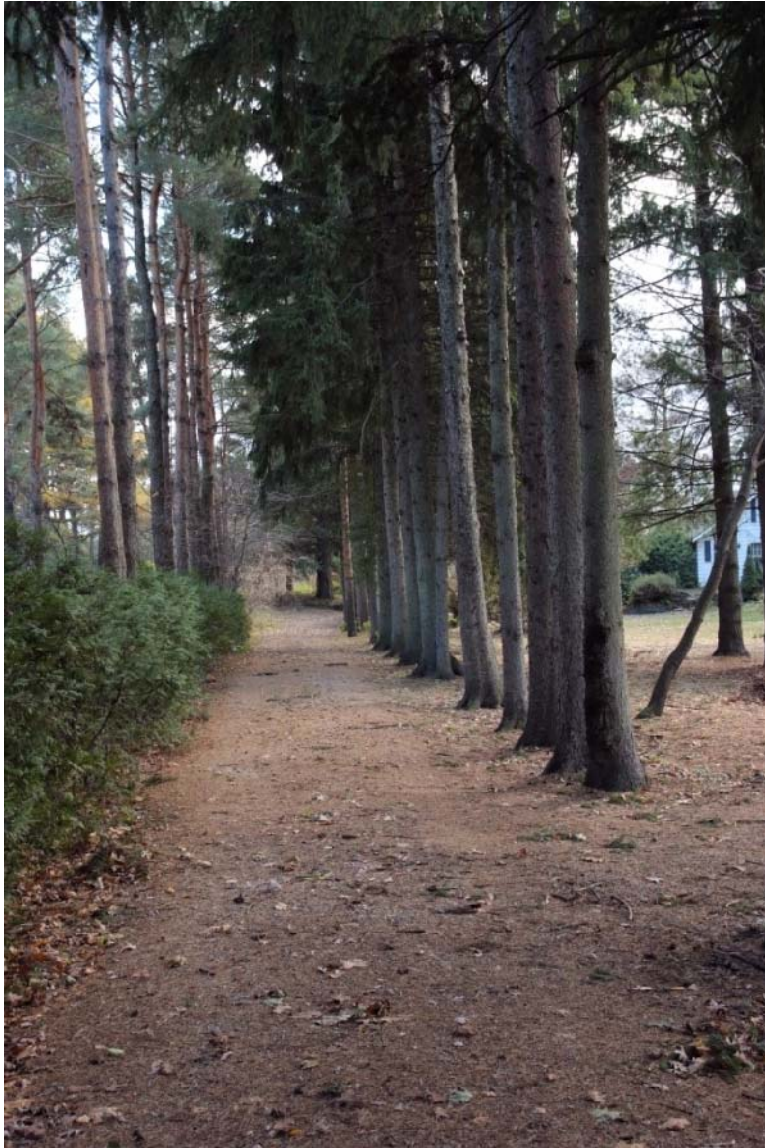
There are no strong local associations or implications to the allee. Some grand Mississauga homes did feature them – the Chappell property at Riverwood and Lislehurt, the Watkins estate that is presently the home of the principal of the University of Toronto at Mississauga, for example, but these are rare examples and not part of the local vernacular. As an element of local history or architecture they are not significant and do not meet the criteria under

Section 9/06 of the Ontario Heritage Act of something that is “a rare, unique, representative or early example of a style, type, expression, material or construction method”.

The importance of this allee is also limited because the air photo evidence shows that it was developed in the mid-20th century and not related to a historic access or path. For all of these reasons, the allee is not a significant natural or built feature on the property.

The one-storey building is of some greater interest. It was almost certainly built in the 1920's (see also analysis of air photos in section 2) and associated with a former agricultural use of the property. As such it has associations with an early period in the development of this area. The large windows and simple plan give an attractive character from within and if the overgrowth around the building were trimmed the overall character and sense of integration with the environs would be very pleasant. Its location near the road is significant – later building in this area almost always favoured locations away from the road. The building exists very nearly as built. It does help to give an understanding of the development of the area.

Because of the heavily treed character of the site and the significant front yard setback to the 2-storey home, neither building contributes significantly to the streetscape. The site rather appears vacant and overgrown from the street.



ALLEE OF TREES LOOKING SOUTH



**ALLEE OF TREES – SHOWING SPARSE AND UNHEALTHY
PLANTING ALONG PROPERTY LINE**

Proposal:

The proposal involves the demolition of both of the existing buildings on this site and the construction of a new building of approximately 1200 m² (plus basement) designed by Ambassador Fine Custom Homes Inc. The new building is proposed to be sited at the rear of the site, taking up the area presently occupied by the existing 2-storey home. The proposed home is very grand with large principal rooms, enclosed pool and full underground parking in the basement.

The proposed building is an elegant, two-storey, hipped-roof volume with cut stone finish and detailing. The proportions are classical and similar to other recently constructed homes in the local area.

The proposed building is larger than its immediate neighbours but because of the narrow aspect of the lot this will manifest itself as increased building depth, so the building will appear to be of comparable size. There will be a minor variance required for garage area. The garage area variance is technical in nature (the garage is below-ground). All other by-law requirements are met.

The fact that the lotting patterns in the neighborhood are highly irregular will also help to limit the impact of the proposed building.



ALLEE OF TREES – SHOWING GAPS AND VARIATIONS IN SPECIMEN SIZE

2. Property Information

Analysis of land titles information reveals as follows:

The lands now known as 1661 Blythe Rd. are a 1.6 acre property located in what is known as Lot 4, Range 2 South of Dundas Street, Racey Tract. The original Lot 4 was a 100 acre parcel and was part of the Second Purchase of lands by the British Crown from the Mississauga First Nation. The Crown had first purchased lands in this area from the Mississaugas in 1805. This was for lands south of the present Eglinton Avenue but excluding a strip of land one mile either side of the Credit River. In 1818 there was a further purchase of lands north of Eglinton Avenue and in 1820 two further treaties that ceded the Credit Valley lands and that left the Mississaugas with just one 200 acre parcel near the present Mississauga (sic) Golf Club. (Part of this became known as the "Racey Tract" because a Major Thomas Racey had been given property here for the purpose of establishing a town and mill).¹

Blythe Rd. was known at that time as Upper Middle Rd. (not related to a road with the same name in Oakville) and was an important roadway. It is on the same alignment as the present Queensway Rd. and Sheridan Way and at one time these were connected. The road marked the boundary between the Racey tract lands to the north and the Credit

Indian Reserve lands to the south. These Credit Indian lands were not opened for settlement until about 1847 following the re-location of the Mississaugas to the Six Nations near Brantford in that year.²

The original grant of Lot 4 from the Crown took place November 6, 1821 to John Beverley Robinson. This was for the entire 100 acre parcel. This was followed by a succession of transfers of parcels of ever decreasing size as the properties were divided and sub-divided. Clearly the proximity of these lands to the village of Springfield and to the main street of Upper Middle Rd. was a factor in the number and frequency of transfers. The chain of title may be summarized as follows:

1821: Crown > John Beverley Robinson

1828: John Beverley Robinson > Thomas S. McEwen

1829: Thomas S. McEwen > John McGill

1858: John McGill > Henry McGill

1865: Henry McGill > John McGill

1868: John McGill > Henry McGill

1869: Henry McGill > Francis W. Dennison

1876: Francis W. Dennison > Wm. Dennison

1890: Wm. Dennison > Wm. Fletcher

¹ Fitzgibbon, Meaghan, "Searching for the Mississauga of the Credit River: Treaties", Heritage Mississauga website.

² Interview with Matthew Wilkinson.

1913: Wm. Fletcher > Frank Mullett

1914: Frank Mullett > Francis R. Perkins

(property is now 20 acres)

1914: Francis R. Perkins > Nellie E. Perkins

1916: Nellie E. Perkins > Wm. Washington

1919: Wm. Washington > Jessie M. Washington

1920: Jessie M. Washington > His Majesty the King

(property is now 4.75 acres)

1930: Soldier Settlement Board of Canada > Alan Bland

1936: Alan Bland > Grace Bland

1942: Grace Bland > Jack C. Cliff & Charles R. Cliff

1944: Jack C. Cliff & Charles R. Cliff > Jack C. Cliff

1945: Jack C. Cliff > Florence J. & Thomas G. Smallacombe

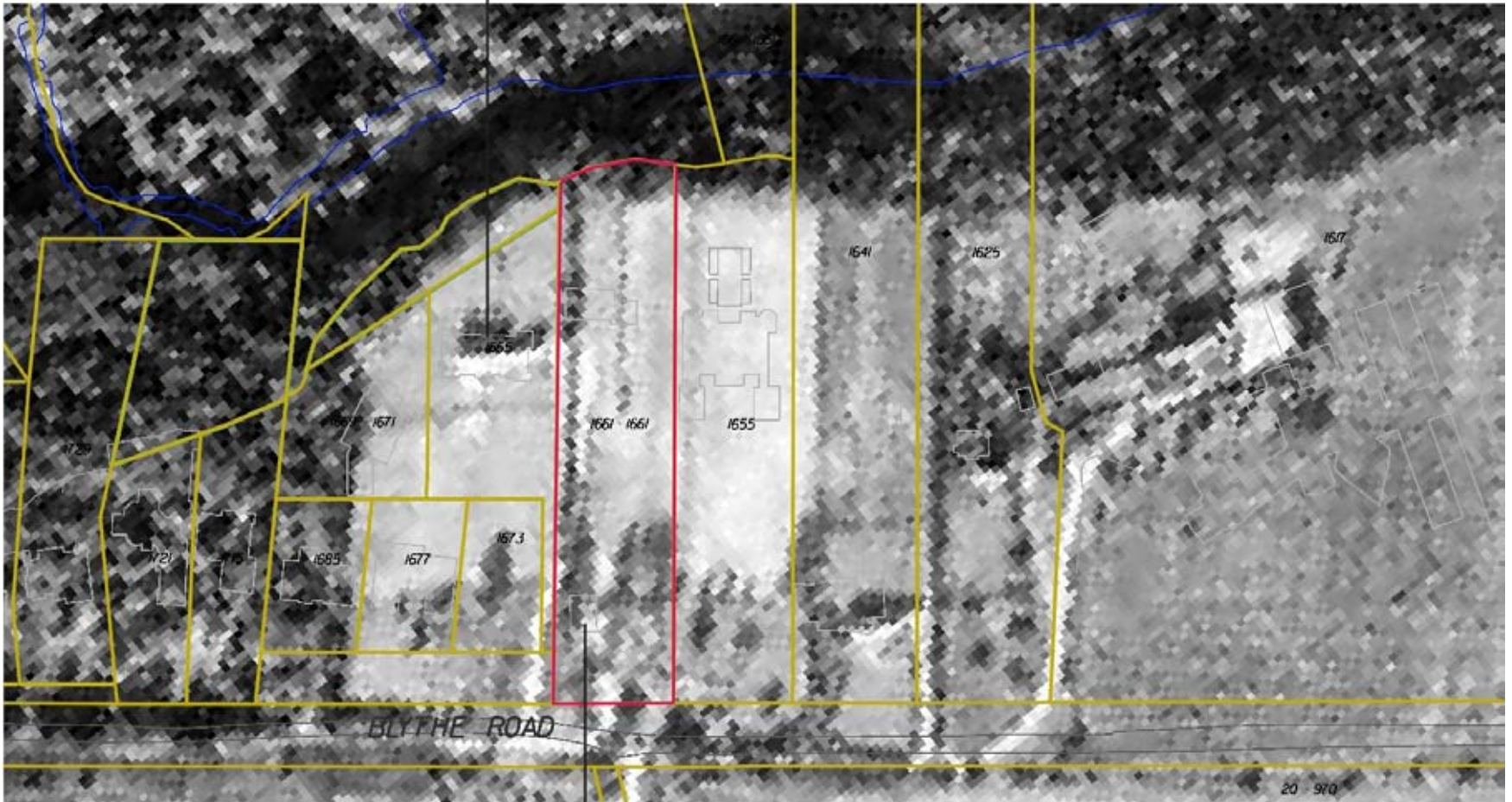
1958: F. J. Smallacombe > Aglaia M. J. & F. Bruce Burns

(property is now 1.6 acres)

2008: A. M. J. & F. Bruce Burns > Raymond Samuels

2011: Raymond Samuels > J. R. Gupta & V. Gupta

PRESUMED BARN



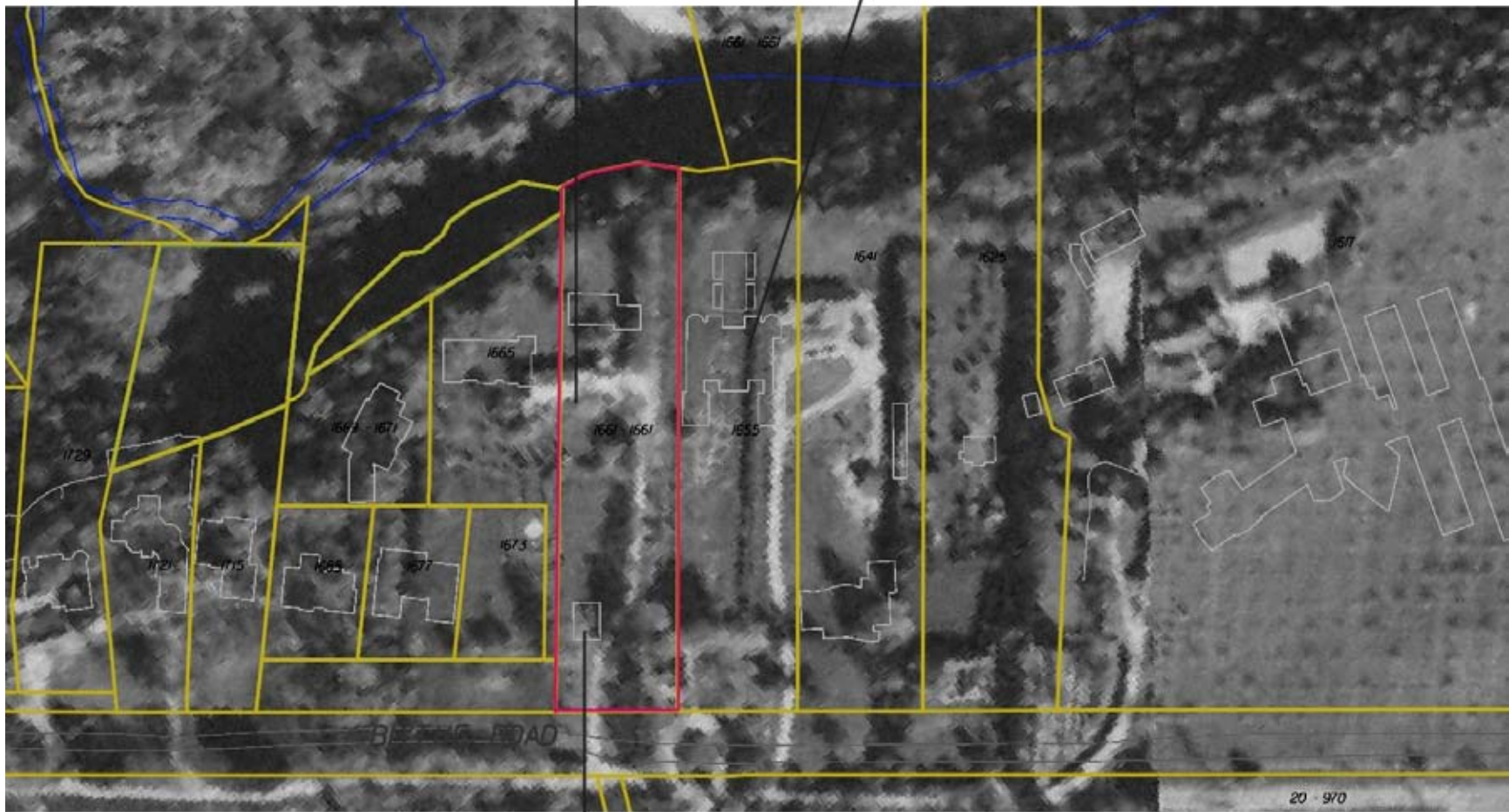
HOUSE

BLYTHE ROAD

20 910

PRESUMED BARN

BEGINNING OF TREE ALLEE



HOUSE









Analysis:

Original owner John Beverley Robinson – soldier, jurist – was an extremely important figure in the life of Ontario in the 1800's but there is nothing to suggest that he or any of his early successors in title had any personal or lasting interest in the particular parcel that is our subject. The property was clearly agricultural in nature at the time of these early transactions and functioned as part of a much larger entity.

The more interesting story appears to begin in 1920 with the transfer of the 4.75 acre property (which includes our subject site) to the Crown and thence to the Soldier's Settlement Board. The Soldier's Settlement Board was a body that helped to establish WW1 veterans in farms through programs of low-cost loans, grants and lessons in home economics and agriculture.³ The very clear implication here is that Alan Bland was a soldier so assisted, and the property developed as a farm at this time. Given the likely 1920's construction date of the one-storey building determined above, the clear implication is that this building was built about that time with assistance from the Soldier's Settlement Board.

A number of secondary sources support this hypothesis. Records exist to show that one Alan Graham Bland (born Montreal, 1891) joined the Canadian Expeditionary Force on

December 31, 1914⁴ and subsequently went overseas. The record also exists that shows his marriage to Grace Muriel Walker in Guelph on May 10, 1918⁵. This presumably is the Grace Bland that appears later on title to this property.

Air photos are available from 1944 and in this year and in 1954 they show the one-storey house in place and also show a large building behind it that by its size and relationship to the house can be assumed to be a barn. A narrow, winding path or driveway connects them. This small farm would have taken up our subject site and the lands to the west up until the present end of Blythe Rd. – the area presently occupied by 8 houses. Backing continuously onto the Credit River, it would have been a spectacularly beautiful piece of property.

This situation appears to have existed until the late 1950's, through the ownership of the Blands, Cliffs and Smallacombes. A survey accompanying the 1958 transaction selling the property from Smallacombe to Burns identifies for the first time the property in its present 1.6 acre configuration. The one-storey house is shown in place on the survey but the barn, which was present in the 1954 photograph, is gone by this time. Clearly this barn has been demolished, the property subdivided and the use of the lands changed from agricultural to residential sometime between 1954 and 1958.

³ http://en.wikipedia.org/wiki/Soldier_Settlement_Board

⁴ Attestation record, ancestry.ca.

⁵ Marriage record, ancestry.ca.

The next available air photo from 1963 is unclear but appears to show the new 2-storey home and changes to the rural driveway and path leading to the rear of the site. This would correspond to the known 1963 building permit issuance in the City of Mississauga records. The next available air photo is from 1966 and is much more clear. This shows the 2-storey house clearly in place and the driveway in its present configuration. This allows us to conclusively date the modern development of the site to the period between 1963 and 1966.

3. Criteria

Credit River Corridor cultural landscape criteria:

-scenic and visual quality (landscape environment)

Analysis: The nature of the Credit River valley in this area is such that it is virtually impossible to see from any public viewing location on Blythe Rd and the depth of the valley is such that the proposed new home development will be virtually invisible from the valley. There are also no significant views from neighboring properties across this property. As such, existing views of the valley will be minimally affected by the proposed development.

-natural environment (landscape environment)

Analysis: This property was used for agricultural purposes for many decades prior to its present residential use (see Section 3) and the existing

plantings, although numerous, generally date from the mid-20th century. As such, there is very little “natural” on the site and hence little proposed disturbance to the natural environment.

-landscape design, type and technological interest

Analysis: The site will be decoratively landscaped in a similar manner to other homes on the street. No significant technological measures are expected to be implemented. The narrow lot width will limit the significance and extent of the proposed landscaping.

-direct association with important person or event

Analysis: No such association has been discovered.

-illustrates an important phase in Mississauga’s Social or Physical Development

Analysis: The property reflects the transformation of Mississauga from a rural and agricultural community to a residential one, but does not express this to a significantly greater degree than other similar properties.

-historical or archeological interest

Analysis: There is no known archeological interested. There may be some historical interest (see conclusion)

-outstanding features/interest

Analysis: The property and buildings are not outstanding in any way.

-significant ecological interest

Analysis: There is no significant ecological interest.

4. Impact of Development or Site Alteration

The proposed development will have minimal impact on the identified heritage attributes in the cultural landscape. The cultural landscape document(s) identify no particular features associated with the existing buildings or site features at 1661 Blythe Rd. There will be minimal shadow impacts outside of the subject site. No significant viewscales will be affected. The development will result in intensification of the site but this is consistent with similar projects in the immediate area and with the City's vision for future development of this area.

5. Mitigation Measures

-see conclusions below

6. Qualifications

-a CV for Rick Mateljan is attached.

7. Recommendations

The property must be evaluated under the criteria for designation under the Ontario Heritage Act.

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis:

The 2-storey building is neither rare, attractive nor very old. There is no argument for retention of it.

The single-storey building does display some interest as a surviving example of a rural agricultural building, although not a typical farmhouse form. There is no significant craftsmanship or technical achievement indicated, but the building does have a pleasant aspect that derives from its location, the fact that it is located on a kind of raised plinth

that appears to give it a command of the immediate area and by the over-scaled casement windows in the principal rooms.

2. The property has historical value or associative value because it,

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis:

The 2-storey building has no historical or associative value.

The single-storey building does have some historical and associative value because of its relationship with the Soldiers Settlement Board. The immediate post –WW1 period was a significant period in Canadian cultural history and the efforts to assist the re-integration of veterans was a significant national program. These programs were less common in Ontario than in some other provinces and the number of surviving local buildings that were built under

this program has not been investigated but is probably very few.

3. The property has contextual value because it,

- i. is important in defining, maintaining or supporting the character of an area,
- ii. is physically, functionally, visually or historically linked to its surroundings, or
- iii. is a landmark.

Analysis:

The 2-storey building has no contextual value.

The one-storey building does have some contextual value because as a former farm-house it is tied to its surroundings. The relationship is weak, however, because the surrounding area has, through incremental development, changed significantly and bears little resemblance to its agricultural past. The boundaries of the past farm complex can no longer be discerned and no other remnants of that use exist to create a context. The relationship has also been weakened over time because the building has been allowed to become so overgrown and effectively isolated that its context has been lost. It is not a landmark.

Conclusion:

The 2-storey building does not meet the criteria for designation under Part IV of the Ontario Heritage Act and should be allowed to be demolished.

The one-storey building does have some cultural historical importance and interest, although it does not meet the criteria for designation under Part IV. The combination of its agricultural origins and the associations with the Soldiers Settlement Board are significant and should be further investigated. The building should be thoroughly documented prior to and during demolition. This documentation should record the nature of the building materials used, the original cladding and trim materials and any evidence that would suggest that the building had been altered from its original state. Salvage materials, primarily the windows, should be offered to anyone wishing to re-purpose them. The local stones that make up the retaining wall surrounding the building should be conserved on site and used in future landscaping on the site.

Under this definition, neither of the buildings on the site warrant conservation.

8. Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Bibliography:

Published materials-

Hicks, Kathleen A., Erindale: Early Times to Evolution

Illustrated Historical Atlas of the County of Peel

Non-published materials and collections-

Canadiana Room, City of Mississauga Public Library

Heritage Mississauga, including Wm. Perkins Bull collection

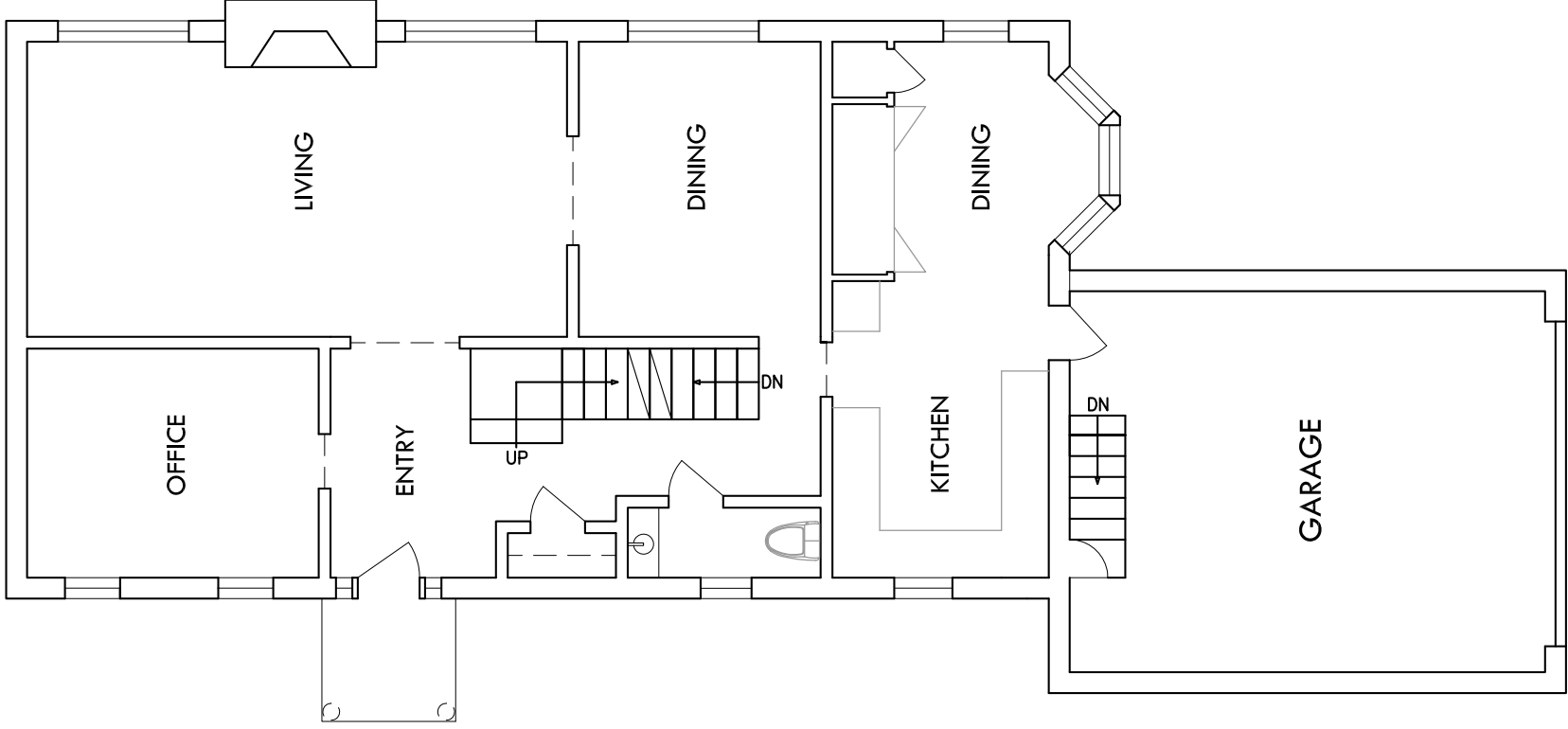
Websites-

Historic Images database, City of Mississauga

Property Information database, City of Mississauga

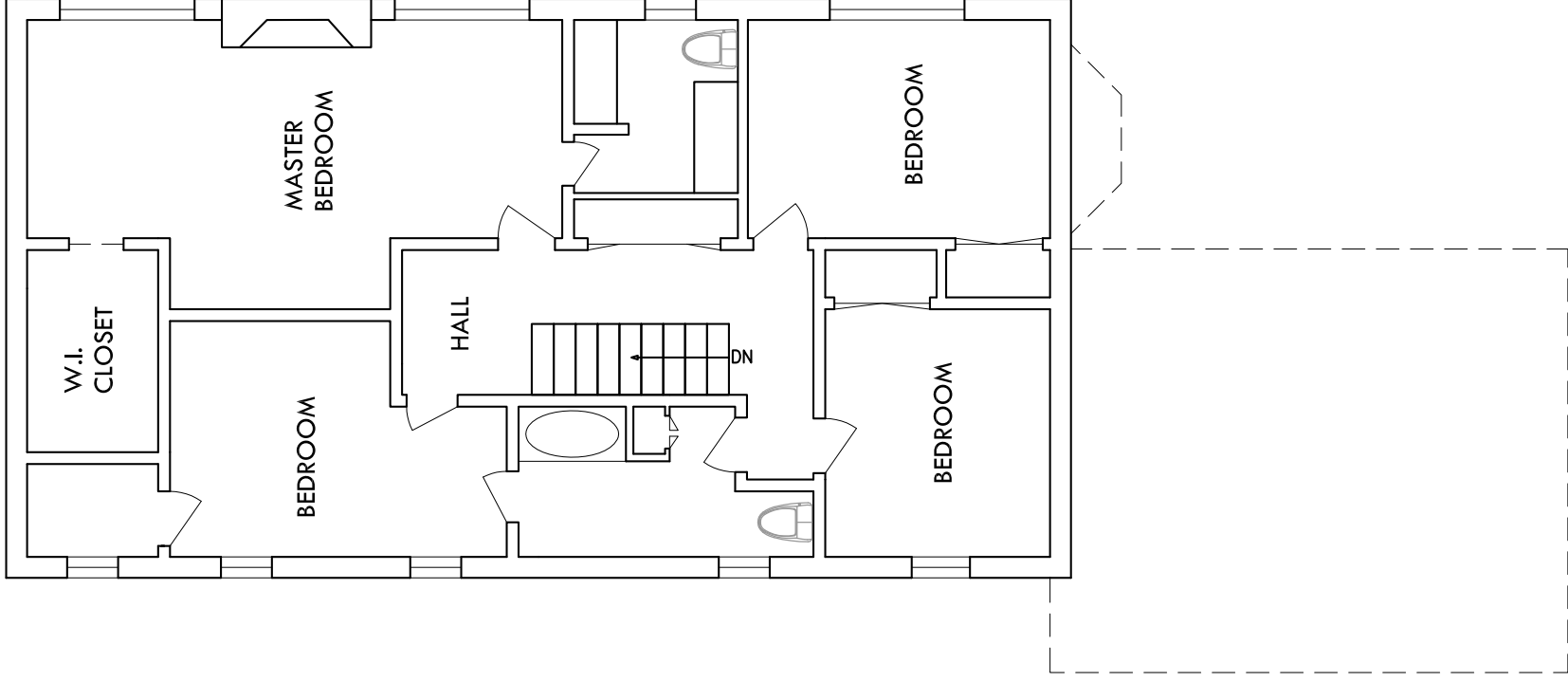
Appendices:

- Floor plans of existing buildings
- Photographs of existing buildings
- Site plan, floor plans and front elevation of proposed development



MAIN FLOOR

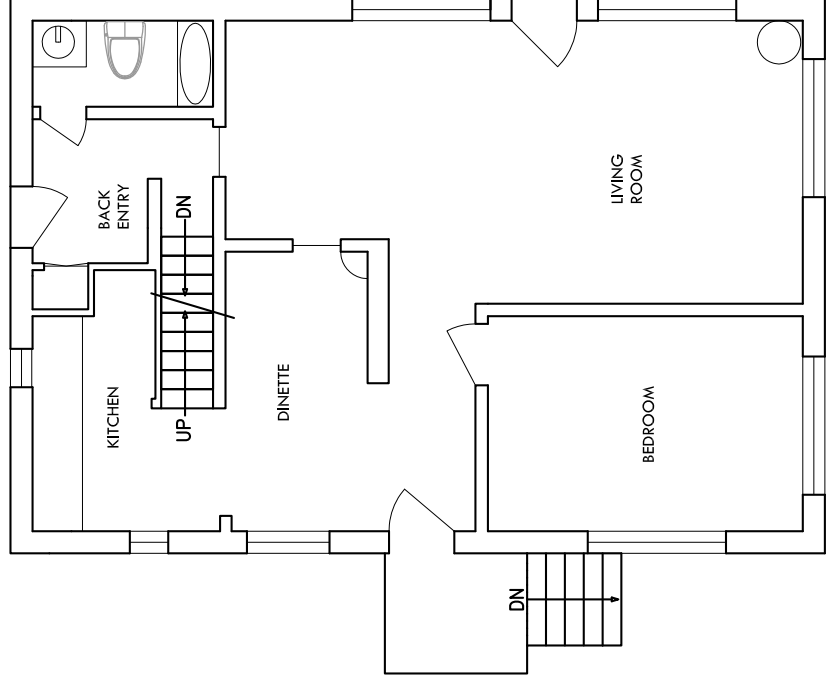
1661 BLYTHE RD
2-STORY HOUSE
EXISTING PLANS
1:100



SECOND FLOOR

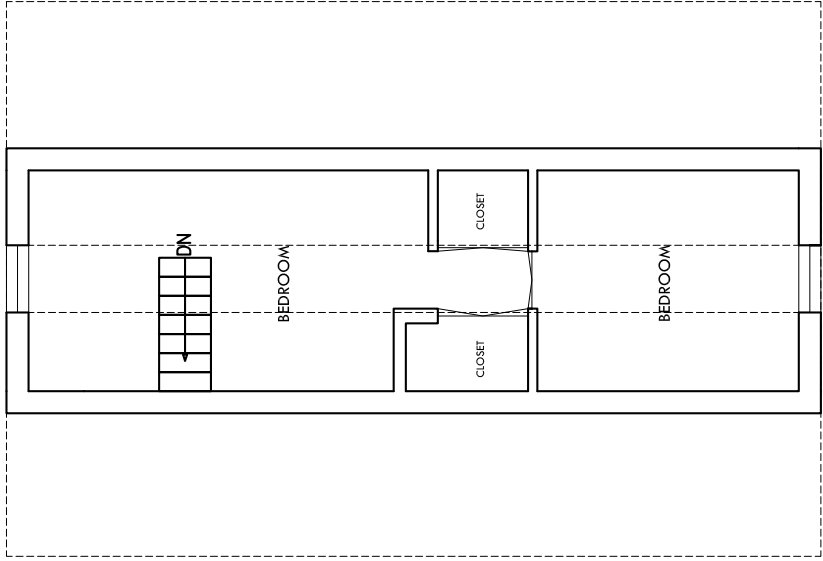
1661 BLYTHE RD
2-STORY HOUSE
EXISTING PLANS
1:100

Main Floor



MAIN FLOOR

1661 BLYTHE RD
1-STOREY HOUSE
EXISTING PLANS
1:100



LOFT

1661 BLYTHE RD
1-STOREY HOUSE
EXISTING PLANS
1:100



2-STORY HOME – FRONT ELEVATION



2-STORY HOME – EAST ELEVATION



2-STORY HOME – REAR ELEVATION



2-STORY HOME – BAY WINDOW



2-STORY HOME – FRONT PORTICO



2-STORY HOME - KITCHEN



2-STORY HOME - LIVING ROOM - DINING ROOM



2-STOREY HOME - FRONT DOOR



2-STOREY HOME - HALL - NOTE DAMAGE FROM WATER LEAKAGE



2-STORY HOME - POWDER ROOM - NOTE WATER DAMAGE



2-STORY HOME - MASTER BEDROOM FIREPLACE



2-STORY HOME - UPPER HALL



2-STORY HOME - SECOND FLOOR BATHROOM



1-STORY HOME – NORTH ELEVATION



1-STORY HOME – EAST ELEVATION



1-STORY HOME – SOUTH ELEVATION



1-STORY HOME – FRONT ELEVATION



1-STORY HOME – LIVING ROOM SHOWING WINDOWS



1-STORY HOME – KITCHEN



1-STOREY HOME - DINING ROOM



1-STOREY HOME - FRONT DOOR



1-STOREY HOME – TYPICAL WINDOW MUNTIN DETAIL



1-STOREY HOME – BATHROOM



1-STOREY HOME - BEDROOM



1-STOREY HOME - LOFT