
Meadowvale Village Heritage Conservation District Subcommittee

Date: June 8, 2021
Time: 3:00 PM
Location: Online Video Conference

Members

Jim Holmes	Citizen Member (Chair)
Brian Carmody	Citizen Member
Greg Laughton	Citizen Member
Gord MacKinnon	Citizen Member
John McAskin	Citizen Member
Dave Moir	Citizen Member
Carmela Pierro	Citizen Member
Terry Wilson	Citizen Member
Greg Young	Citizen Member

Participate Virtually and/or via Telephone

Advance registration is required to attend, participate and/or make a comment in the virtual meeting. Any materials you wish to show the Committee during your presentation must be provided as an attachment to the email. Links to cloud services will not be accepted. Comments submitted will be considered as public information and entered into public record. Please note the Meadowvale Village Heritage Conservation District Subcommittee will not be streamed or video posted afterwards.

To register, please email martha.cameron@mississauga.ca and for Residents without access to the internet via computer, smartphone or tablet, can register by calling Martha Cameron at 905-615-3200 ext.5438 no later than Friday, June 4th, 2021 at 4:00 PM. You will be provided with directions on how to participate from Clerks' staff.

Find it Online

<http://www.mississauga.ca/portal/cityhall/heritageadvisory>

1. CALL TO ORDER
2. APPROVAL OF AGENDA
3. DECLARATION OF CONFLICT OF INTEREST
4. MINUTES OF PREVIOUS MEETING
 - 4.1. Draft Meadowvale Village Heritage Conservation District Minutes - April 6, 2021
5. DEPUTATIONS - Nil
6. MATTERS TO BE CONSIDERED
 - 6.1. Request to Alter 1255 Old Derry Road
 - 6.2. Low Pressure Force Main on Willow Lane (Ward 11)
 - 6.3. Willow Lane Guide Rail- Update
7. OTHER BUSINESS
8. DATE OF NEXT MEETING

August 10, 2021
9. ADJOURNMENT

Meadowvale Village Heritage Conservation District Subcommittee

Date: April 6, 2021
Time: 3:02 PM
Location: Online Video Conference

Members Present	Jim Holmes	Citizen Member (Chair)
	Brian Carmody	Citizen Member
	Greg Laughton	Citizen Member
	John McAskin	Citizen Member
	Dave Moir	Citizen Member
	Carmela Pierro	Citizen Member
	Terry Wilson	Citizen Member
	Greg Young	Citizen Member

Members Absent	Gord MacKinnon	Citizen Member
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Staff Present

John Dunlop, Manager, Heritage Planning and Indigenous Relations
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Rebecca Huang, Capital Project Manager
Laura Archila, Transportation Infrastructure Coordinator
Megan Piercey, Legislative Coordinator
Martha Cameron, Legislative Coordinator

1. CALL TO ORDER
2. APPROVAL OF AGENDA
Approved (D. Moir)
3. DECLARATION OF CONFLICT OF INTEREST - Nil
4. MINUTES OF PREVIOUS MEETING
- 4.1 Draft Meadowvale Village Heritage Subcommittee Minutes February 2, 2021
5. DEPUTATIONS -Nil
6. MATTERS TO BE CONSIDERED
- 6.1 Request to Alter 1133 Willow Lane
Moved by G. Young

Committee Members engaged in a discussion and noted the following questions and concerns:

- The paint color did not maintain heritage characteristics.
- That the proposed alteration to the outbuilding doors is to move a single door to the side of the outbuilding and replace the double doors in the front with faux doors that maintain heritage characteristics for approval
- That the alteration to the windows follow heritage guidelines and characteristics.
- Inquired whether there was a permit for the construction of the lean-to.

That the application be refused, until concerns regarding the paint colour, alteration to the outbuilding door, windows, lean-to, and compliance issues are met.

RECOMMENDATION MVHCD-0003-2021

That the report to alter the outbuilding located at 1133 Willow Lane, as per the memorandum from John Dunlop, Manager of Heritage Planning and Indigenous Relations dated March 23, 2021, be refused.

Carried

- 6.2 Willow Lane Culvert Update
Moved by C. Pierro

Committee Members engaged in a discussion and noted concerns with the appearance of the guide rails, and inquired if the guide rails could be removed. John Dunlop, Manager, Heritage Planning advised that the guide rails were required for liability reasons and noted there were different options for the appearance of the vinyl wrap. Jim Holmes, Chair requested that the subcommittee look into other options for the guide rails.

RECOMMENDATION MVHCD-0004-2021

That the memorandum entitled Willow Lane Culvert Update from John Dunlop, Manager of Heritage Planning and Indigenous Relations, dated March 23, 2021 be received.

Received

6.3 Credit River Bridge Rehabilitation Work

Moved by B. Carmody

Committee Members were provided an update on the scheduled bridge rehabilitation work commencing in July and advised that the bridge will be tested for its load capacity during the restoration work.

John Dunlop, Manager, Heritage Planning and Indigenous Relations advised Committee Members that the information regarding load capacity will be useful in discussions with the developer. Mr. Dunlop further informed the Committee that the developer will be required to enter into a construction agreement with the City and securities will be paid to the City, which would be used towards repair if damage occurs to the bridge.

RECOMMENDATION MVHCD-0005-2021

That the memorandum entitled Credit River Bridge Rehabilitation Work, from John Dunlop, Manager, Heritage Planning and Indigenous Relations, dated March 23rd, 2021, be received for information as the proposed work plan put forth by the City's Transportation Infrastructure Department does not require a permit.

Received

7. OTHER BUSINESS

John Dunlop, Manager, Heritage Planning and Indigenous Relations advised that staff were in contact with the Committee of Adjustment regarding 6985 Second Line and advised that the recommendation was to defer the application, as it did not meet the character area requirements. Mr. Dunlop confirmed that the development was for one lot only.

Greg Young, Citizen Member, inquired about the gas line markings on the easement in front of his house and whether the steel picket gas meter signs are permanent.

Mr. Dunlop advised this could be a locate marker for the Regional project with the super line and noted that staff would look into it.

8. DATE OF NEXT MEETING

May 4, 2021

9. ADJOURNMENT – 4:00 PM (G. Young)

City of Mississauga

Memorandum



Date: May 20, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager of Heritage Planning & Indigenous Relations

Meeting date: June 8, 2021

Subject: **Request to Alter 1255 Old Derry Road**

Recommendation:

That the memorandum entitled Request to Alter 1255 Old Derry Road from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated May 20, 2021 regarding the request to erect a sign at the subject property, be approved.

Background:

The subject property is designated under Part V of the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014, and substantive changes identified in said plan require a heritage permit. Non-substantive changes that do not comply with the design guidelines also require a heritage permit.

Comments:

Credit Valley Conservation proposes to erect a sign indicating the Meadowvale Conservation Area on a pedestrian path that provides access from the village into its land. The details are attached as Appendix 1. The proposed sign is wooden, simple and modest. Modest signage is a heritage attribute of the HCD. The design takes cues from other signage in the area. For these reasons, the proposal should be approved.

Conclusion:

Credit Valley Conservation has applied to erect a sign on the trail that leads from Old Mill Lane into its grounds. The proposal conforms with the Meadowvale Village HCD character and should therefore be approved.

Attachments

Appendix 1: Proposed Sign

Prepared by: P. Wubbenhorst, Heritage Planner



May 7, 2021

Paula Wubbenhorst, MA, CHAP, RPP, MCIP
Heritage Planner
City of Mississauga Community Services Department, Culture Division
201 City Centre Drive, Suite 202
Mississauga, ON L5B 2T8

Dear Ms. Wubbenhorst,

RE: Revised Trail Access Sign Proposal, 7060 Old Mill Lane

In connection with the planning process to facilitate the sale of surplus Credit Valley Conservation Authority (CVC) lands at 7060 Old Mill Lane, and the establishment of a new access trail from Old Mill Lane to Meadowvale Conservation Area, CVC is pleased to submit a revised design proposal for the access trail sign.

As per the Corporate Report dated September 10, 2019, the Meadowvale Village Heritage Conservation District Subcommittee recommended approval for CVC's request to alter the heritage designated property at 7060 Old Mill Lane, and "requested modifications to the access sign that was presented at its meeting on August 6, 2019. As such, the sign will be subject to an additional heritage permit application."

I have included a summary description of the sign location at the access trail, and details on the sign design in this letter.

Sign Location

The proposed sign is to be located at the left (south) side of the access trail, set back the required 1m from the street line. The signpost and signboard are located outside of the main path of travel and will not impact accessibility of the trail. The approximate location of the sign, property line and setbacks are illustrated in **Figure 1** below.



Figure 1: Sign Location and Massing

Sign Design

The design of the proposed sign conforms with the requirements set out in the City of Mississauga Sign By-Law 54-02 for business-type ground signs in Residential and Open Space zoning (the access trail is zoned as PB1-5). General sign requirements are as follows:

Maximum sign area: 0.75m²

Maximum height: 1.2m

Minimum street line setback: 1m

A sign permit is not required for this sign as an “official sign” under the definition in the Sign By-Law.

The proposed sign (**Figure 2**) is intended to match the existing character and style of existing ground signs and landscape features in surrounding Meadowvale Heritage community. CVC staff surveyed the surrounding cultural landscape for relevant precedent sign types (**Figure 3**). Common elements included a low sign profile, wood construction, hanging sign board and modest decorative elements such as a beveled post cap.

The proposed sign is supported by a 4”x4” post, with a decorative beveled cap. The hanging signboard is 22”x12”, with traditional router lettering typical of the ‘park rustic’ style. Muted colours will be used to match the surrounding neighbourhood character.

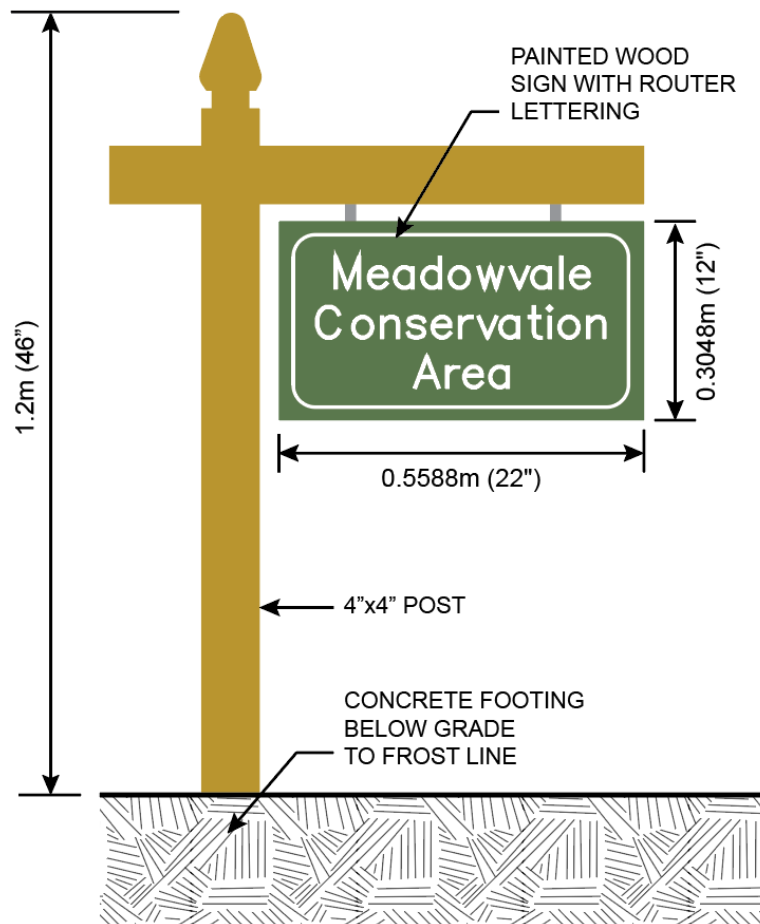


Figure 2: Proposed Sign Design and Dimensions



Figure 3: Sign Precedent

I trust that the revised access sign design proposal is satisfactory to the Heritage Advisory Committee, and I would welcome the opportunity to speak to the revised design. Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Jesse de Jager

Manager, Capital Projects and Assets
Credit Valley Conservation

jesse.dejager@cvc.ca

416-277-9314

City of Mississauga Memorandum



Date: May 20, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager of Heritage Planning & Indigenous Relations

Meeting date: June 8, 2021

Subject: Low Pressure Force main on Willow Lane (Ward 11)

This memorandum and its attachment are presented for the Meadowvale Village Heritage Conservation District (HCD) Subcommittee's information.

Section 7.4.1.12 of the Mississauga Official Plan states that: "The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a Heritage Impact Assessment, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction."

The proposed changes to Willow Lane are underground and the road will be re-paved afterwards. As such, the appearance and materials of the road will not change, consistent with the HCD design guidelines. It is therefore considered a non-substantive alteration.

Attachments

Appendix 1: Heritage Impact Assessment

Prepared by: P. Wubbenhorst, Heritage Planner



Heritage Impact Assessment
1200 Old Derry Road, 6545
Creditview Road, and
Meadowvale Heritage
Conservation District,
Mississauga, Ontario

May 13, 2021

Prepared for:

Jacobs Engineering
2000 Argentia Rd
Mississauga, ON L5N 1P7

Prepared by:

Stantec Consulting Ltd.
600-171 Queens Avenue
London, Ontario N6A 5J7

Project Number: 160940704

1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Executive Summary

Stantec Consulting Ltd. (Stantec) was retained in 2021 by Jacobs Engineering (Jacobs) to conduct a Heritage Impact Assessment (HIA) as part of an update to the Region of Peel East to West Division (EWD) Sewer Municipal Class Environmental Assessment (EA) and detailed design, in Mississauga, Ontario.

The purpose of this HIA is to assess potential impacts of the proposed modifications of the project on the property at 1200 Old Derry Road, a property designated under Part IV of the *Ontario Heritage Act*, the property at 6545 Creditview Road, listed on the City of Mississauga's Heritage Register, and the Meadowvale Heritage Conservation District (HCD), an area designated under Part V of the *Ontario Heritage Act*. The properties at 1200 Old Derry Road and 6545 Creditview Road and a portion of the HCD along Old Derry Road are located at, or adjacent to, proposed sites for the shaft compounds, relocated sanitary sewer or potential forcemain location.

Following an assessment of impacts, direct impacts were identified to the property at 1200 Old Derry Road, 6545 Creditview Road, and potential direct and indirect impacts were identified to the attributes of the Meadowvale HCD. As such, the following mitigation measures are recommended:

- Restoration to pre-construction conditions of 1200 Old Derry Road by replanting vegetation to be removed from the existing hedgerow and returning the site to its condition as a former field where the Credit Valley Sanitary Trunk Sewer (CVSTS) is to be relocated
- Restoration of 6545 Creditview Road to pre-construction conditions
- Restoration of Willow Lane to pre-construction conditions (narrow roadway, no curbs, gravel shoulders) if a forcemain is to be installed
- Avoidance of removing mature trees adjacent to the roadway, or where avoidance is not possible, replacement planting of the same or a native species if the force main along Willow Lane is constructed
- Consultation with a qualified building condition specialist or geotechnical engineer to identify an appropriate vibration setback distance if a forcemain along Willow Lane is to be installed. Once identified, the setback should be incorporated into site plan controls such as construction mapping, and temporary fencing to avoid heritage resources.

The executive summary highlights key points from the report only; for complete information and findings the reader should examine the complete report.



**1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO**

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**1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO**

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**1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO**

Project Personnel

Project Manager:	Lashia Jones, MA, CAHP
Heritage Consultant:	Lashia Jones, MA, CAHP
Report Writer:	Lashia Jones, MA, CAHP Frank Smith, MA
Geographic Information Specialist:	Brian Cowper
Office Assistant:	Kerry-Lynn Brown
Quality Review:	Colin Varley, MA, RPA
Independent Review:	Tracie Carmichael, BA, B.Ed.



1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Abbreviations

EA	Environmental Assessment
EWD	East to West Division
CAHP	Canadian Association of Heritage Professionals
CHVI	Cultural Heritage Value or Interest
CVSTS	Credit Valley Sanitary Trunk Sewer
HCD	Heritage Conservation District
HIA	Heritage Impact Assessment
MA	Master of Arts
MCEA	Municipal Class Environmental Assessment
OHA	Ontario Heritage Act
MHSTCI	Ministry of Heritage, Sport, Tourism, and Culture Industries
PPS	Provincial Policy Statement
RoW	Right of Way
ToR	Terms of Reference



1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Introduction
May 13, 2021

1.0 INTRODUCTION

1.1 STUDY PURPOSE

Stantec Consulting Ltd. (Stantec) was retained in 2021 by Jacobs Engineering (Jacobs) to conduct a Heritage Impact Assessment (HIA) as part of an update to the Region of Peel East to West Diversion (EWD) Sewer Municipal Class Environmental Assessment (EA) and detailed design, in Mississauga, Ontario. The EA Study was originally completed in 2016 by GM BluePlan. The purpose of the EA was to identify a preferred solution to convey wastewater from the east trunk system to the west trunk system. The EA Study resulted in the identification of a preferred option that included a gravity trunk sewer located along Old Creditview Road between Highway 401 and Old Derry Road, and Old Derry Road/Derry Road East to Spring Creek, east of Bramalea Road. The proposed sewer would be an 11 km long deep gravity sewer constructed via tunnel boring machine and the construction of seven shafts for manholes to access the sewer for maintenance and repair (GM BluePlan 2016). In 2021, two alternative locations and one new location were identified for shaft compounds and a realignment has been proposed for the Credit Valley Sanitary Trunk Sewer (CVSTS). Additionally, a low-pressure forcemain within the existing right of way (ROW) has been proposed at Willow Lane.






The purpose of this HIA is to assess potential impacts of the proposed modifications of the project on the property at 1200 Old Derry Road, a property designated under Part IV of the *Ontario Heritage Act*, the property at 6545 Creditview Road, listed on the City's Heritage Register, and the Meadowvale Heritage Conservation District (HCD), an area designated under Part V of the *Ontario Heritage Act* (Figure 1). The two properties and a portion of the HCD along Old Derry Road are located at or adjacent to proposed sites for the shaft compounds, sewer relocation, or forcemain location (See section 6.1 for details).

This report has been prepared to address the Region's capital projects related to the above referenced undertaking and does not pertain to other developments which may occur in the area that are being undertaken by other parties.





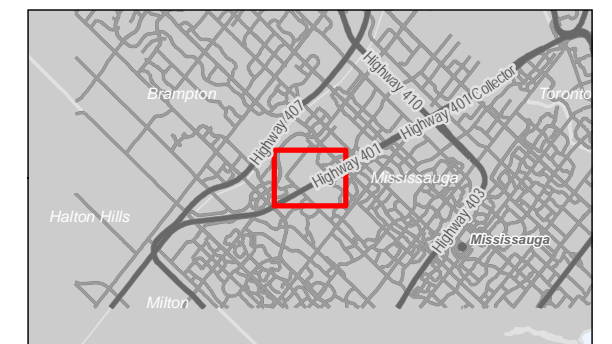
Legend

-  Study Area
 Property Boundary (Approximate)
 Railway
 Watercourse (Intermittent)
 Watercourse (Permanent)
 Waterbody
 Heritage Conservation District



Notes

1. Coordinate System: NAD 1983 UTM Zone 17N
2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2020.
3. Orthoimagery © First Base Solutions, 2020, imagery date 2019.



Project Location	160940704 REVA
City of Mississauga, ON	Prepared by BCC on 2021-04-19

Client/Project
HERITAGE IMPACT ASSESSMENT – 1200 OLD DERRY
ROAD, MISSISSAUGA, ONTARIO

Figure No.	1
Title	Study Area

1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Methodology
May 13, 2021

2.0 METHODOLOGY

2.1 REQUIREMENTS

The requirement to consider cultural heritage in Municipal Class EAs (MCEAs) is discussed in the *Municipal Class Environmental Assessment Manual* (MCEA Manual) and the revised 2020 *Provincial Policy Statement* (PPS) (Municipal Engineers Association 2015; Government of Ontario 2020). The MCEA Manual considers cultural heritage, including built heritage resources, cultural heritage landscapes and archaeological resources, as one in a series of environmental factors to be considered when undertaking an MCEA, particularly when describing existing and future conditions, development alternatives, and determination of the preferred alternative.

The MCEA Manual further suggests that cultural heritage resources that retain heritage attributes should be identified early in the EA process and avoided where possible. Where avoidance is not possible, potential effects to these attributes should be identified and minimized. Adverse impacts should be mitigated according to provincial and municipal guidelines. It is suggested that this happen early in the process so that potential impacts to significant features can be included in an understanding of project impacts and plans established to mitigate these impacts (Municipal Engineers Association 2015).

In addition to requirements outlined in the MCEA Manual, provisions made under the PPS were also considered in the preparation of the study. Section 2.6 of the PPS addresses cultural heritage in the land use planning process and as such was considered. The applicable provisions include:

2.6.1 - Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 - Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

(Government of Ontario 2020)

2.2 CITY OF MISSISSAUGA TERMS OF REFERENCE

This HIA follows the requirements of the City of Mississauga *Terms of Reference for Heritage Impact Assessments* (ToR). A copy of the ToR is included in Appendix A. According to the ToR, a HIA is to contain the following components:

- A detailed site history
- A complete listing and full written description of all existing structures, natural or man-made
- Documentation of existing conditions related to the heritage resource.
- An outline of the proposed development



1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Methodology
May 13, 2021

- An assessment of alternative development options and mitigation measures
- A summary of conservation principles and how they will be used.
- A summary statement of conservation recommendations
- A recommendation as to whether the subject property is worthy of heritage designated in accordance with the heritage designation criteria per Regulation 9/06, *Ontario Heritage Act*.

(City of Mississauga 2017)

This HIA is being prepared as an addendum to previously completed studies by Golder in 2016 and 2019 titled *Region of Peel East to West Water/Wastewater Diversion Strategy Class EA Cultural Heritage Overview Report* (Golder 2016) and *Heritage Impact Assessment, Simpson-Humphries House, 1200 Old Derry Road West, City of Mississauga, Region of Peel, Ontario* (Golder 2019). Both reports identified the property as having cultural heritage value or interest (CHVI). The property at 1200 Old Derry Road was designated under Part IV of the OHA in 2019. Therefore, this report does not include a detailed site history or a recommendation according to O. Reg 9/06. The current report contains a Background Review based on the previous HIA and a summary of CHVI based on the existing bylaw designating the property under Part IV of the OHA (see Section 3.0 and 4.0).

2.3 BACKGROUND REVIEW

This site history of the Study Area has been documented in previous heritage reports completed in November 2016 and 2019 by Golder (Golder 2016, 2019) and the designating bylaw prepared by the City of Mississauga in 2019 (City of Mississauga 2019). A summary of the background review is contained Section 3.0 and a summary of the evaluation of CHVI is contained in Section 4.0.

2.4 FIELD PROGRAM

A site assessment was undertaken on March 25, 2021 by Lashia Jones, Cultural Heritage Specialist, and Frank Smith, Cultural Heritage Specialist, both with Stantec. The weather conditions were warm and clear. The site visit included a pedestrian survey of the property and of the Meadowvale HCD from within the public ROW. Interior access was not granted to the residences. An additional site visit was undertaken on April 16, 2021 by Jeff Muir, Project Archaeologist with Stantec. The weather conditions were warm and clear. The site visit included a pedestrian survey and photo documentation of the property. Interior access was not granted to the structures.

2.5 EVALUATION OF CULTURAL HERITAGE VALUE OR INTEREST

2.5.1 Ontario Regulation 9/06

The focus of the HIA is on properties that are already protected under the *Ontario Heritage Act*. Therefore, no additional evaluation was conducted for the property at 1200 Old Derry Road as it has already been determined to have Cultural Heritage Value or Interest (CHVI). The property at 6545 Creditview Road is listed on the City's Heritage Register and was previously evaluated as having CHVI in



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a Heritage Impact Statement prepared in 2012. Therefore, no additional evaluation was conducted as part of this project. The criteria for determining CHVI is defined by *Ontario Regulation* (O. Reg.) 9/06. In order to identify CHVI at least one of the following criteria must be met:

1. *The property has design value or physical value because it:*
 - a. *is a rare, unique, representative or early example of a style, type, expression, material or construction method*
 - b. *displays a high degree of craftsmanship or artistic merit*
 - c. *demonstrates a high degree of technical or scientific achievement*
2. *The property has historical value or associative value because it:*
 - a. *has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*
 - b. *yields, or has the 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*
3. *The property has contextual value because it:*
 - a. *is important in defining, maintaining or supporting the character of an area*
 - b. *is physically, functionally, visually or historically linked to its surroundings*
 - c. *is a landmark*

(Government of Ontario 2006a)

A Summary of the property's CHVI is contained in Section 4.1. A copy of the designating by-law has been included in Appendix B.

2.6 ASSESSMENT OF IMPACTS

The assessment of impacts is based on the impacts defined in the Ministry of Heritage, Sport, Tourism, and Culture Industries (MHSTCI) *InfoSheet #5: Heritage Impact Assessments and Conservation Plans from the Heritage Resources in the Land Use Planning Process Cultural Heritage and Archaeology Policies of the Ontario Provincial Policy Statement, 2005* (Infosheet #5) (Government of Ontario 2006b). Impacts to heritage resources may be direct or indirect.

Direct impacts include:

- *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*



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Indirect impacts do not result in the direct destruction or alteration of the feature or its heritage attributes, but may indirectly affect the CHVI of a property by creating:

- *Shadows that alter the appearance of a heritage attribute or change the viability of a 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 such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces*
- *Land disturbances such as a change in grade that alters soil, and drainage patterns that adversely affect an archaeological resource*

(Government of Ontario 2006b)

In addition to direct impacts related to destruction, this HIA also evaluated the potential for indirect impacts resulting from the vibrations of construction and the transportation of project components and personnel. This was categorized together with land disturbance. Although the effect of traffic and construction vibrations on historic period structures is not fully understood, vibrations may be perceptible in buildings with a setback of less than 40 metres from the curbside (Crispino and D'Apuzzo 2001; Ellis 1987; Rainer 1982; Wiss 1981). For the purposes of this study, a 50 metre buffer is used to represent a conservative approach to delineate potential effects related to vibration. The proximity of the proposed development to heritage resources was considered in this assessment.

2.7 MITIGATION OPTIONS

In addition to providing a framework to assess the impacts of a proposed undertaking, the MHSTCI Infosheet #5 also provide methods to minimize or avoid impacts on cultural heritage resources. These include, but are not limited to:

- *Alternative development approaches*
- *Isolating development and site alteration from significant built and natural features and vistas*
- *Design guidelines that harmonize mass, setback, setting, and materials*
- *Limiting height and density*
- *Allowing only compatible infill and additions*
- *Reversible alterations*
- *Buffer zones, site plan control, and other planning mechanisms*

(Government of Ontario 2006b)



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3.0 BACKGROUND REVIEW

3.1 INTRODUCTION

The following section contains a summary of the historical development of the Study Area based on the HIAs completed by ATA Architects and Ecoplans in 2012 and Golder in 2016 and 2019 (Golder 2016, 2019). The Study Area is located at 1200 Old Derry Road on part of Lots 9 and 10, Concession 3 West of Centre Road (now Hurontario Street), and 6545 Creditview Road on part of Lot 8, Concession 3 West of Centre Road (Hurontario Street) in the former Township of Toronto, County of Peel, present-day City of Mississauga, Region of Peel (Golder 2019:14). A portion of the Study Area is also located along Old Derry Road and Willow Avenue within the Meadowvale HCD. The HCD was the first HCD designated in Ontario in 1980, and as such does not have an HCD Study associated with the district, as this was not a requirement at the time of designation. Therefore, no background history for the HCD has been included in this HIA.

3.2 SUMMARY OF PROPERTY HISTORY

3.2.1 1200 Old Derry Road

The property, initially consisting of Lot 10, Concession 3, was granted to Evan Richard in 1824. In 1826, the property was gifted to Jane Heron, who subsequently sold to Matthew Dawson in 1828. In 1837, the property was sold to John Simpson, who built a log-cabin, dam, sawmill, and carding mill. In 1856, he purchased part of Lot 9, Concession 3 and by 1856 owned a 200-acre farm he called Credit Grange Farm. He also dammed the Credit River to facilitate the operation of his mills and to transport White pine logs. The success and scale of his operation contributed to the development of the nearby community of Meadowvale (Golder 2019:15). The existent farmhouse on the property was built by Simpson by the 1860s and housed his family, servants, and workers. Simpson continued to expand his farming operations and eventually amassed 750-acres of land, six houses, and six barns or stables (Golder 2019:17).

John Simpson died in 1878 and the property was inherited by his daughter Mary Jane and her husband. She leased the property until 1888 and then sold it to James Jackson. Jackson was a prominent member of the community, serving as the Reeve of Toronto Township in 1891. By 1910, the property was owned by Francis Jackson, the son of James. Jackson retained the name Credit Grange Farm. Francis sold the property to Goldwin Smith, a Toronto based lawyer, in 1912. Smith renamed the property Sanford Farm and used the property to raise prize winning Shorthorn cattle (Golder 2019:18). Smith died in 1949 and the property was sold to William Robert Boyce Humphries, and the Humphries family operated the farm until the early 21st century (Golder 2019:20).



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3.2.2 6545 Creditview Road

The property, initially consisting of Lot 8, Concession 3 West of Centre Road (Hurontario Street), was granted to Thomas Kennedy in 1821. The property was purchased in 1823 by James Kennedy, who built a log cabin adjacent to the Credit River. Kennedy sold the property to James Pearson in 1846. Pearson and his wife, Hannah Simpson named the property Valley Home Farm and constructed a two-storey Georgian Revival brick house. After Pearson's death in 1873 his son Samuel Pearson took over operation of the farm and raised Shorthorn cattle and Berkshire pigs. He was a noted breeder for Shorthorn cattle and served as president of the Peel Agricultural Society. He sold the property in 1911 to William Fraser, who renamed it Bridge Farm. After Fraser's death in 1931, Colonel Walter Gow purchased the property and hired Frank and Ethel Lee to manage the farm, building two new houses on the property for the Lees and a gardener (located near the entrance of the property). In 1944 the property was sold to Homer Newall, who sold two years later to David W. Harris, who renamed the property Balma Farm. In 1980, David Harris's son had the barn, most outbuildings and the two additional residences removed. The property was sold to the City of Mississauga in 2009 for future use as parkland (ATA Architects and Ecoplans, 2012).

3.3 SUMMARY OF MEADOWVALE HCD HISTORY

The boundary of the Meadowvale HCD is based on the former Village of Meadowvale, first surveyed in 1856. The residential layout of the HCD reflects the grid road and lot pattern that aligned with the nearby established concession roads. The HCD boundary also includes parts of the Meadowvale Conservation Area, which was part of the 1856 survey and contained mills and millworker houses that were part of the community's settlement origins. The Village and its surrounding area developed around the local sawmill and mixed-use agriculture. Extant mill ruins, mill race and tail race, and remnant mill pond are physical remnants within the HCD of this early history.



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4.0 SUMMARY OF CULTURAL HERITAGE VALUE OR INTEREST

4.1 1200 OLD DERRY ROAD

The property at 1200 Old Derry Road is designated under Part IV of the *Ontario Heritage Act*. The property is locally known as the “Sanford Farm” and includes a brick farmhouse known as the “Simpson-Humphries House” and two residences from the 1930s known as the “Farm Foreman’s House” and the “Owner’s Residence or the Cottage” (City of Mississauga 2019). A copy of the designating by-law for the property is contained in Appendix B.

The following heritage attributes are identified for the Simpson-Humphries property, including the Foreman’s House and Cottage/Owner’s Residence:

Design/Physical Value

- The property retains remnant features (a dammed, 870 m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger’s Bush woodlot at the northwest corner of the property.
- 1930s cottage was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33.
- One-storey stucco-clad frame Cottage/Owner’s Residence with internal brick chimney, cedar shingle and copper gutters and flashing. The house included its original form, scale and massing as well as fenestration with all original door and window openings.
- The Foreman’s house circa 1930s is a one and a half storey dwelling clad in wood shingles. There is a one storey wing extending to the rear with a glass enclosed greenhouse located on the south wall. Front elevation is oriented west towards the drive and features a symmetrical layout with a central entranceway with six paned, three-part window openings located on either side of the entry. The façade also features shed dormers on the upper level.

Historic/Associative Value

- The Cottage/Owner’s Residence property is directly associated with the G.L. Smith and the Humphries families for their prominent roles within the local community.
- The Sanford Farm was sold on May 23, 2018 at which time the property had been actively farmed for approximately 181 years.
- This house was constructed for G.L. Smith a Toronto Barrister-at-law who was a successful Toronto Lawyer and was appointed one of His Majesty’s Counsel in 1928, first elected as a Bencher of the Law Society in 1930. The New East Wing of the Law Society was built as a memorial to Smith.
- In 1922 Smith purchased the farm property with the intention of re-establishing Shorthorn cattle in Ontario.



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Contextual Value

- The Sanford Farm is largely intact, signifying an idealistic setting of farm life prior to urbanization—a fine example of a vanishing agricultural landscape.
- The property still retains the size and scale, and scenic and visual quality of an agricultural landscape; maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River.
- It is a local landmark.

(City of Mississauga 2019)

4.2 6545 CREDITVIEW ROAD

The property at 6546 Creditview Road was evaluated in 2012 to determine the CHVI of the built features (farmhouse, smokehouse, greenhouse, workshop/stable, equipment shed, concrete silo, engineered fabric buildings, steel frame building) and the cultural landscape.

The farmhouse, smokehouse, workshop, and silo were all identified as having contextual value as contributing to the character of the former farm. The farmhouse was identified as having historical/associative value for the association with its previous owner and the theme of farming that played a role in the development of the local community. The house was identified as having design/physical value as a rare example of “Georgian Revival” style, displaying a high degree of craftsmanship or artistic merit for its U-shaped plan and historical evolution, and demonstrating a high degree of scientific or technical achievement in the use of load-bearing brick masonry constructed on site.

The landscape was identified as being significant as one of the last remaining farmsteads within Mississauga. The property contains scenic and visual amenities, natural features, and historical associations. The scenic and visual quality of the property is demonstrated through the organization of the property as a traditional farmstead, with long laneway lined with mature oak and Silver maple, and open landscaped lawn surrounding the residence. The Credit River runs through the property and is lined with a mix of native and non-native vegetation. Former fields and pasture lands are framed by hedgerows and woodlot fragments. The property’s natural quality includes a variety of plant communities, including rare and uncommon species that provide habitat for wildlife and migratory birds.

The 2012 Heritage Impact Statement did not include a detailed list of heritage attributes. The following list of attributes has been identified based on the evaluation of the property and descriptions within the report. This includes:

- Structures related to the former farm, including Georgian Revival red brick residence, brick and stone smokehouse, siding-clad workshop/stable, and concrete silo
- Organization and layout of the structures on the property
- Laneway from Creditview Road to the former farmstead lined with mature silver maple and oak
- Remnant agricultural fields/pasture areas separated by hedgerows and woodlot fragments



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- Credit River and associated vegetation

(ATA Architects and Ecoplans, 2012)

4.3 MEADOWVALE HCD

The Study Area is located partially within the Meadowvale Village HCD, designated under Part V of the OHA. The *Meadowvale Village Heritage Conservation District Plan* prepared in 2014 by the City of Mississauga, contains the following list of heritage attributes for the HCD:

- Significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge;
- An ecological feature and tradition of floodplain meadow on the Credit River that has existed for hundreds of years;
- A land pattern that retains the layout and plan of generous lots and pedestrian oriented narrow roadways of the 1856 Bristow Survey, spatial organization of narrow streets with soft vegetation and no shoulders, large diameter trees and a visual relationship which blends from public to private space among front and side yards void of privacy fencing;
- Long term tradition of rural village-like streetscapes without curbs, with no formalized parking, sidewalks (except on Old Derry Road), modest signage and limited modest lighting
- A consistency of building types, modest in architectural detail, vernacular style, and size, reflecting the nineteenth century development of a milling village;
- Later twentieth century residential styles that are compatible with the district character from a scale, materiality, and massing perspective;
- A common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick
- Structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;
- Visual identity of rural character roadway entry points to the Village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;
- Individual properties of particular character and significance are identified in *The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory*; and
- Archaeological resources, including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill pond.

(City of Mississauga 2014)



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5.0 SITE DESCRIPTION

5.1 INTRODUCTION

As outlined in Section 2.3, a site visit was undertaken on March 25, 2021 by Lashia Jones and Frank Smith, both Cultural Heritage Specialists with Stantec. The weather conditions were warm and clear. The site visit included a pedestrian survey of the property.

5.2 1200 OLD DERRY ROAD

5.2.1 Landscape Setting

The property at 1200 Old Derry Road is a former agricultural property bounded approximately by Old Credit View Road to the west, Old Derry Road to the north, a modern residential subdivision to the east, and Highway 401 to the south. Old Derry Road is a two-lane asphalt paved roadway with gravel shoulders (Plate 1). The general character of the area surrounding 1200 Old Derry Road is mixed and contains conservation areas, modern suburban style residences, and historical residences and structures that form part of the Meadowvale HCD. The Meadowvale HCD is further discussed in Section 4.6.

The property at 1200 Old Derry Road is accessed through a shared private drive with 1170 Old Derry Road and 1160 Old Derry Road, both of which are private estate style residences (Plate 2). The shared drive is located within the property parcels of 1200 Old Derry Road, 1170 Old Derry Road, and 1160 Old Derry Road and concludes at a gravel access road, stone gatepost, and fence which marks the border between 1170 Old Derry Road and the Study Area (Plate 3).

The property at 1200 Old Derry Road is approximately 900 metres long from its west border to east border and 1.1 kilometres long from its north border to south border. The property consists of a series of irregularly shaped agricultural fields, meadows, marshlands, streams, and a large woodlot approximately 6.25 acres in size located at the northwest corner of the property (Plate 4 to Plate 6), known as the Roger's Bush Woodlot in the designating by-law. The woodlot contains a mix of coniferous and deciduous trees in various stages of ecological succession (Plate 7). The Credit River meanders through the Study Area in a general north-south direction and plays an important role in shaping the landscape of the property (Plate 8).

The gravel access road of the property is located on the eastern side of the Credit River and is a narrow one vehicle wide roadway. Parts of the gravel access road contain ornamental plantings of mature trees, forming a tree allée in sections, including Black walnut trees, Blue spruce trees, White fir trees, and Scotch pine trees (Plate 9 and Plate 10). Sections of the access road are lined with post and wire fencing and wooden utility poles (Plate 11). The gravel access road provides access to the three remaining structures of the property, the Simpson-Humphries farmhouse, the Foreman's House, and the Owner's Residence/Cottage. The front (west) façade of the farmhouse is flanked by columnar English oaks and Norway spruce and a circle of boxwood is located just west of the main entrance (Plate 12).



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Additional landscape components of the property include the ruins of a concrete dammed raceway in the streambed just southwest of the Owner's Residence/Cottage, a small orchard just east of the Owner's Residence/Cottage, a stone wall just west of the Owner's Residence/Cottage, sections of split rail fencing, and several small modern outbuildings (Plate 13 to Plate 16). In general, areas outside of the agricultural fields and farmhouse are heavily vegetated with shrubs and trees in various stages of ecological succession (Plate 17 and Plate 18).



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Plate 1: Looking southwest on Old Derry Road towards the Roger's Bush Woodlot



Plate 2: Shared drive, looking northeast outside of the Study Area



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Plate 3: Stone post, fencing, and gravel access road, looking south



Plate 4: Agricultural field in southwest section of property, looking southwest.



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Plate 5: Meadows and agricultural fields, looking northeast, Credit River in middle ground



Plate 6: Partially dry intermittent streambed, looking southwest



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Plate 7: Looking southwest at the woodlot from Old Derry Road



Plate 8: Looking northeast at the Credit River



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Plate 9: Gravel access road showing mature Black walnut trees, looking north.



Plate 10: Gravel access road showing mature spruce and pine trees, looking south.



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Plate 11: Post and wire fencing and utility poles, looking north.



Plate 12: Farmhouse showing columnar oaks, spruces, and boxwood, looking east



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Plate 13: Dammed raceway ruins, looking south



Plate 14: Stone wall, looking east



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Plate 15: Split-rail fencing, looking west



Plate 16: Orchard, looking north



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Plate 17: Naturalized area of trees and vegetation, looking west



Plate 18: Naturalized area of trees and vegetation along Credit River, looking east.



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5.2.2 Farmhouse

The farmhouse at 1200 Old Derry Road is a two storey structure with an L-shaped plan and a medium pitched side gable roof with return eaves and clad in asphalt shingles with bookend brick chimneys. The exterior of the farmhouse is clad in red brick with a stretcher bond and buff brick quoins. The farmhouse has an attic, full basement, and a stone block foundation. The front (west) façade of the farmhouse is symmetrical and has a central projecting gable bay and buff brick quoins. The projecting gable bay contains bargeboard and buff brick quoins (Plate 19). The front façade contains a wood cornice and wood decorative brackets located just below the roofline. The second storey contains two boarded rectangular window openings with buff brick lintels and stone sills that flank the projecting gable bay. The projecting gable bay contains a partially boarded arched paired window with buff brick voussoir, and a buff brick keystone (Plate 20). The first storey of the front façade contains two boarded rectangular window openings with buff brick lintels, buff brick keystones, and stone sills. The windows flank the main entrance, located in the projecting gable bay and accessed via a wraparound set of concrete steps. The main entrance is boarded and contains a buff brick voussoir and light fixture (Plate 21). The basement level of the front façade is divided from the first and second storey by a decorative stone and buff brick band. The basement level shows the rectangular stone block foundation and contains two segmental arch window openings which have been boarded and contain buff brick voussoirs (Plate 22).

The north façade of the farmhouse contains a wood cornice and wood brackets under the return eaves. The second storey contains two boarded rectangular window openings with buff brick lintels and stone sills and the first storey contains two boarded rectangular window openings with stone sills, buff brick lintels, and buff brick keystones. The basement is divided from the first storey by a decorative stone and buff brick band and contains two rectangular boarded window openings with buff brick lintels (Plate 23).

The east façade of the farmhouse contains a centre gable peak with a buff brick decorative diamond design. The east façade contains a wood cornice with one bracket at each end. The second storey contains a small square boarded opening and a rectangular boarded window opening with a buff brick lintel and stone sill. The first storey contains a boarded entrance door with a concrete porch with a metal railing. The east façade contains a one storey projection with a side gable roof and brick chimney. The projection contains boarded rectangular windows with buff brick lintels and stone sills and also contains an entrance door located on the concrete porch. Both the projection and main section of the farmhouse on the east façade contain boarded basement window openings, including two boarded openings on the concrete porch. A decorative stone and buff brick band separate the basement from the first storey (Plate 24).

The south façade of the farmhouse contains a wood cornice and wood brackets under the return eaves. Just below the cornice are two 4/2 wood frame windows with buff brick lintels located in the attic. The second storey contains two rectangular boarded window openings with buff brick lintels and stone sills. The first storey contains two boarded rectangular window openings with buff brick lintels, buff brick keystones, and stone sills. The projecting bay section of the south façade extends slightly beyond the main section of the farmhouse and contains three boarded rectangular window openings with buff brick lintels and stone sills. The basement level contains five rectangular boarded window openings with buff brick lintels and is separated from the first storey by a decorative stone and buff brick band (Plate 25).



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Plate 19: Front façade of the farmhouse, looking east



Plate 20: Details of second storey showing cornice, brackets, bargeboard, and second storey windows, looking east.



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Plate 21: Details of first storey showing windows, main entrance, and concrete steps, looking east



Plate 22: Details of northwest section of basement on front façade, showing rectangular stone block foundation, stone and buff brick band, and buff brick voussoir, looking east.

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Plate 23: North façade, looking south.



Plate 24: East façade, looking west



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Plate 25: South façade of the farmhouse, looking north

5.2.3 Foreman's House

The Foreman's House is a one and one half storey structure with a steeply pitched side gable roof with a saltbox side, asphalt shingles, bookend brick chimneys, two shed roof dormers on the front (west) façade and a shed roof dormer on the east façade. The foundation is poured concrete. The front façade is symmetrical and contains two shed roof dormers with paired six pane wood surround casement windows and modern storm windows on the upper storey. The first storey is clad in cedar shake shingles and contains two sets of three six pane wood surround windows with modern storm windows. The main entrance contains a partial width porch with a decorative wood gable supported by wood beams (Plate 26).

The north façade of the foreman's house is clad in cedar shake shingles and contains two six pane wood surround casement windows with modern storm windows on the upper storey. The first storey contains a set of four and set of two six pane wood surround windows with modern storm windows. The north façade also contains a modern horizontal sliding basement window (Plate 27). The east façade is clad in cedar shake shingles and contains a shed roof dormer with a modern 1/1 window and entrance to a balcony. The main level contains modern windows and a modern entrance door and wood entrance door with metal hinges. An addition attached to the east facade contains a modern window and a wood frame eight pane window (Plate 28). The south façade is clad in cedar shake shingles and contains a red brick chimney, two modern 1/1 windows in the upper storey and an attached greenhouse (Plate 29).



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Plate 26: Front façade, looking east



Plate 27: North façade, looking south



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Plate 28: East façade, looking west



Plate 29: South façade, looking north



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5.2.4 Owner's House/Cottage

The Owner's House/Cottage is a one storey structure with a cross gable roof with a stucco clad chimney and asphalt shingles. The exterior of the residence is clad in stucco and contains a poured concrete foundation. The front (west) façade does not face the access road and was likely built this way to maximize views of the adjacent stream, dammed raceway, and the Credit River. The front façade contains a projecting gable bay with return eaves and six over six and six over one wood frame windows with wood sills. The front façade contains two entrances, one on the projecting gable bay and the main entrance located just south of the bay, as indicated by the small gable porch overhang. The entrance is accessed via concrete steps which have been partially covered by vegetation and juniper bushes (Plate 30).

The south façade of the residence contains a nine-pane wood surround circular window in the attic. The first storey contains a bay window with 4/4 wood surround windows, an entrance door, and a six over six wood surround windows with wood sills (Plate 31). The east façade contains an entrance door with an accessible ramp, two six over six wood surround windows with wood sills, and an attached garage. The attached garage contains an entrance door, two sets of four pane windows with wood surrounds and wood sills, and a one-car garage door (Plate 32). The north façade contains three six pane wood surround windows with wood sills (Plate 33). Views of the north façade were partially obscured by vegetation, trees, and a downed wire which blocked access.



Plate 30: Front (west) façade of Owner's House/Cottage, looking east.



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Plate 31: South façade of Owner's House/Cottage, looking north.



Plate 32: East façade of Owner's House/Cottage, looking northwest.



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Plate 33: Partial view of north façade of Owner's House/Cottage, looking south

5.3 6545 CREDITVIEW ROAD

5.3.1 Landscape Setting

The property at 6545 is bounded by Highway 401, Creditview Road, and residential subdivisions to the northeast and southwest. The general character surrounding the property is mixed, including a former farmstead at 1200 Old Derry Road located to the northwest, residential development and parkland to the northeast and southwest, and commercial/industrial areas located to the southeast. The property consists of an irregularly shaped lot, approximately 484 metres by 938 metres at its longest points.

The property is accessed by a long laneway from Creditview Road. The laneway is lined with mature oak and Silver maple properties and crosses the Credit River via a single span through truss bridge (Plate 34 and Plate 35). Once past the residence, the laneway curves gently northward to access the farm area where a cluster of outbuildings is located (greenhouse/shed, workshop/stable and a steel framed building). The laneway curves through woodlot fragments to cross Fletcher's Creek before splitting northwest and northeast to access former fields. The silo and additional steel framed buildings are located north of the fork (Plate 36).

The property contains remnant agricultural fields separated by hedgerows and woodlot fragments (Plate 37). The Credit River runs through the property near its southeastern border and is lined with a variety of native and non-native vegetation. Lands surrounding the residence and outbuilding consist of grass/lawn and tree/shrub plantings (Plate 38).



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Plate 34: Laneway at 6545 Creditview Road with mature trees, looking west.



Plate 35: View of truss bridge over Credit River, looking southwest



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Plate 36: Laneway split east of the residence at silo and outbuildings



Plate 37: View of former fields and hedgerow, looking north



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Plate 38: View of the landscaped areas around the house with lawn, trees and shrubs, looking northwest

5.3.2 Farmhouse

The farmhouse is a two-storey, three-bay, red brick structure designed in the “Georgian Revival” style with a U-shaped plan and hipped roof clad in asphalt shingles. The original residence has a rectangular plan with single entrance (with transom and sidelights), 6/6 sash rood frame window with wooden shutters, brick chimneys, buff brick quoins and soldier courses, and an L-shaped porch with trellised support pillars. The porch is set on a concrete pad with concrete steps (Plate 39).

Multiple extensions have been made to the dwelling, including gable roofed brick and siding-clad additions and a gambrel roofed brick and siding clad extension with gable dormers (Plate 40 to Plate 43).



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Plate 39: Front (south) façade of the residence at 6545 Creditview Road, looking north



Plate 40: Extensions on the south façade, looking west



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Plate 41: West façade, looking northeast



Plate 42: View of east façade, looking west



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Plate 43: View of rear 'courtyard' looking southwest

5.3.3 Outbuildings

The property contains multiple outbuildings associated with its former agricultural use, including a concrete silo, smokehouse, greenhouse/shed, workshop/stable, and several steel-framed, fabric-clad modern structured.

The silo is a standard reinforced concrete cylindrical structure. The roof of the silo has been removed (Plate 44). The smokehouse is a small gable-roofed red brick and stone building in a state of disrepair. It contains a wooden door and small openings on the rear side (Plate 45). The greenhouse no longer contains glass panes and consists of a timber frame structure atop a low poured concrete foundation (Plate 46). Years of vacancy on the property have left the greenhouse overgrown by vegetation. The workshop/stable consists of a gable roofed structure clad in siding (Plate 47). It contains two garage door openings and a single entrance. The remaining structures are contemporary steel framed, fabric structures and a gable roofed steel frame, vertical siding clad driveshed style structure.



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Plate 44: View of concrete silo, looking northwest



Plate 45: View of smokehouse, looking north



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Plate 46: View of greenhouse, looking north



Plate 47: View of workshop/stable (left), fabric and steel frame outbuilding (centre), and rear side of greenhouse (right), looking southeast



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5.4 MEADOWVALE HCD

The Meadowvale HCD is located partially within the Study Area. The Study Area is located at the western end of the HCD and contains meadows and agricultural fields located along Old Derry Road and the Credit River. This western section of the Study Area also includes a truss bridge which spans Old Derry Road over the Credit River (Plate 48). East of the Credit River, the Meadowvale HCD contains a mix of mid-to late 19th century and early 20th century structures historically associated with the 19th century settlement known as Meadowvale Village. The structures are generally detached residences, and many are set on large lots with mature vegetation (Plate 49 and Plate 50). Old Derry Road and Second Line West are the main thoroughfares through the HCD while the other streets are quieter and narrower, evoking the formerly rural character of the area. The HCD also contains a large amount of open space and parkland, including the Meadowvale Conservation Area and Old Ridge Park (Plate 51).



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Plate 48: Looking east into the HCD along the Study Area, showing Old Derry Road and the truss bridge over the Credit River



Plate 49: Looking north at residences on Willow Lane within the Meadowvale HCD



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Plate 50: Looking east at residences in Meadowvale HCD along Old Derry Road



Plate 51: Looking north along Willow Lane into the Meadowvale Conservation Area



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6.0 IMPACT ASSESSMENT

6.1 DESCRIPTION OF PROPOSED UNDERTAKING

A gravity trunk sewer has been proposed along Old Creditview Road between Highway 401 and Old Derry Road, and Old Derry Road/Derry Road East to Spring Creek, east of Bramalea Road. The recommended diversion solution presented in the 2016 EA was an 11 km long deep gravity sewer constructed via tunnel boring machine with the construction of seven shafts to allow for tunneling and for the construction of maintenance holes to provide operational access. The previous EA identified seven shaft locations along the proposed sewer, including two within the property at 1200 Old Derry Road. Shaft 6 was proposed to be located at the corner of Old Derry Road and Creditview Road, near the woodlot. Site 7 was proposed to be located at the southwest corner of the property at 1200 Old Derry Road, north of Highway 401 at Creditview Road.

In 2021 through the detailed design process, alternative locations were identified for shaft compounds, as summarized below:

- **Site 5A:** A new site has been identified since the EA was completed. This site was added by the Region to connect the Meadowvale Trunk Sewer to the EWD STS and increase operational flexibility in the sanitary system. It is located mainly within the ROW with a small permanent easement within the Gooderham Estate Park.
- **Site 6:** Due to technical feasibility and the need to connect the EWD STS to the Credit Valley Sanitary Trunk Sewer, this site is proposed to be moved further south to the corner of Old Creditview Road and Creditview Road. This is partially within the 1200 Old Derry Road property.
- **Site 7:** In order to connect to the West Trunk, this site is proposed to be moved further south to Argentia Road and Creditview Road, located on the property at 6545 Creditview Road.

In addition to the modifications to sites for shaft compounds, an EA has been initiated by the Region of Peel to assess the realignment of the 1,500mm Credit Valley Sanitary Trunk Sewer (CVSTS). The results of this EA will be added to the detail design work of the current project as part of Contract 2 for the EWD STS. The purpose of this EA is to relocate the CVSTS to connect to Site 6 of the EWD STS and allow the Region to have access to the sewer for maintenance. Relocation is required due to widening of Highway 401 and reconstruction of the Creditview Bridge. The location of the existing sewer and relocation alternatives fall within the southwestern portion of the property at 1200 Old Derry Road. . Two new shafts (Sites 8 and 9) would be included in this undertaking. Site 8 is proposed to be located on a portion of the property at 1200 Old Derry Road just north of Highway 401 and east of the Credit River. Site 9 is proposed south of Highway 401, on City-owned lands adjacent to the property at 6575 Creditview Road.

A low-pressure forcemain is also proposed on Willow Lane within the existing ROW. The work is being completed to provide the residents with the ability to connect to the Region's sanitary system. The residents of Willow Lane are currently using septic systems for their sanitary collection. The work would involve the construction of a low pressure forcemain along Willow Lane to Old Derry Road. Several



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maintenance holes will be constructed along Willow Lane which will facilitate a future connection by each resident. The maintenance holes will be placed within construction shafts. The proposed low pressure forcemain will be installed along Willow Lane via horizontal directional drilling (HDD), a trenchless construction method.

See Figure 2 for location of proposed changes relative to the Study Area and Appendix C for related drawings.

6.2 ASSESSMENT OF IMPACTS

Where a component of a cultural heritage resource was situated within the study area, the impacts of the proposed undertaking were evaluated (Table 1 to Table 3). The impacts, both direct and indirect, were evaluated according to InfoSheet #5 (Government of Ontario 2006b).

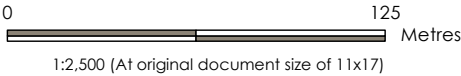
Following assessment, direct and indirect impacts were identified to cultural heritage resources. Potential for direct impacts is limited to the property at 1200 Old Derry Road, where shaft compounds and sewer relocation are proposed. Indirect impacts are anticipated in the Meadowvale HCD, where properties adjacent to the proposed sewer to be located on Old Derry Road and the potential forcemain on Willow Lane. As these structures are located within 50 m of the proposed alternative and may be within a range where land disturbance due to construction vibrations may be perceived.



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- Legend
- Study Area
 - Relocated CVSTS
 - Property Boundary (Approximate)
 - Railway
 - Watercourse (Permanent)
 - Waterbody
 - Proposed Shaft Compounds



- Notes
1. Coordinate System: NAD 1983 UTM Zone 17N
 2. Base features produced under license with the Ontario Ministry of Natural Resources and Forestry © Queen's Printer for Ontario, 2020.
 3. Orthoimagery © First Base Solutions, 2020, imagery date 2019.



Project Location
City of Mississauga,
ON

160940704 REVA
Prepared by BCC on 2021-04-19

Client/Project
HERITAGE IMPACT ASSESSMENT – 1200 OLD DERRY
ROAD, MISSISSAUGA, ONTARIO

Figure No.
2

Title
Study Area

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6.2.1 Assessment of Impacts to 1200 Old Derry Road

Table 1: Assessment of Impacts to 1200 Old Derry Road

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Remnant features (a dammed, 870m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property	N	N	N	N	N	N	N	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the former raceway or Roger's Bush Woodlot. Therefore, mitigation measures are not required.
1930s cottage designed by Baldwin & Greene (Toronto)	N	N	N	N	N	N	N	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the 1930s cottage. The cottage is located more than 50 metres from each activity. Therefore, mitigation measures are not required.
One-storey stucco-clad frame Cottage/Owner's Residence with internal brick chimney, cedar shingle and copper gutters and flashing, original form, scale and massing as well as fenestration with all original door and window openings.	N	N	N	N	N	N	N	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the cottage. The cottage is located more than 50 metres from each activity. Therefore, mitigation measures are not required.
The Foreman's house circa 1930s, a one and a half storey dwelling clad in wood shingles, one storey wing extending to the rear with a glass enclosed greenhouse located on the south wall, front elevation is oriented west towards the drive, symmetrical layout with a central entranceway with six paned, three part window openings	N	N	N	N	N	N	N	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the Foreman's house. The foreman's house is located more than 50 metres from each activity. Therefore, mitigation measures are not required.



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Table 1: Assessment of Impacts to 1200 Old Derry Road

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
located on either side of the entry and shed dormers on the upper level.								
Historical association of the Cottage/Owner's Residence property with the G.L. Smith and the Humphries families for their prominent roles within the local community.	N	N	N/A	N/A	N/A	N/A	N/A	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the 1930s cottage. The cottage is located more than 50 metres from each activity. Therefore, mitigation measures are not required.
Historical association of having been actively farmed for 181 years.	N	N	N/A	N/A	N/A	N/A	N/A	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain impact the historical association of the farming of the property. The property is no longer actively farmed. Therefore, mitigation measures are not required for this attribute.
A largely intact, idealistic setting of farm life prior to urbanization	N	Y	N	N	N	N	N	The proposed shaft compound at Site 6 is located partially within the property of 1200 Old Derry Road, at the western edge of the property near the intersection of Creditview Road and Old Creditview Road. This will result in an alteration within a small portion of the property where there is a hedgerow dividing former agricultural fields. The proposed relocation of the CVSTS and new shaft compound Site 8 will result in an alteration of former agricultural fields. Therefore, mitigation measures are required.



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Table 1: Assessment of Impacts to 1200 Old Derry Road

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
The size and scale of the property, and scenic and visual quality of an agricultural landscape that maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River	N	N	N	N	N	N	N	The proposed shaft compound locations, relocated CVSTS, and potential forcemain will be located below ground with a discreet above-ground access hatch and small diameter gooseneck air vent that will protrude slightly above ground. These features will not alter the size and scale of the property, the visual quality of the landscape in relation to the Meadowvale HC or Pearson Harris Farm. Therefore, mitigation measures are not required.
Status as a local landmark	N	N	N	N	N	N	N	The proposed shaft compound locations, relocated CVSTS, and potential forcemain will be located below ground with a discreet above-ground access hatch and small diameter gooseneck air vent that will protrude slightly above ground. These features will not impact the status of the property as a local landmark. Therefore, mitigation measures are not required.



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6.2.2 Assessment of Impacts to 6545 Creditview Road

Table 2: Assessment of Impacts to 6545 Creditview Road

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Structures related to the former farm, including Georgian Revival red brick residence, brick and stone smokehouse, siding-clad workshop/stable, and concrete silo	N	N	N	N	N	N	N	None of the proposed shaft compound locations, relocation of the CVSTS, or potential forcemain are located near the structures on the property. All proposed sites are located more than 50 metres from the structures. Therefore, mitigation measures are not required.
Organization and layout of the structures on the property	N	N	N	N	N	N	N	The proposed shaft compounds and relocation of the CVSTS are located adjacent to the property (site 9) or on the western edge and do not result in any destruction or alterations to the organization and layout of the structures on the property. Therefore, mitigation measures are not required.
Laneway from Creditview Road to the former farmstead lined with mature silver maple and oak	N	N	N	N	N	N	N	The proposed shaft compounds and relocation of the CVSTS are located adjacent to the property (site 9) or on the western edge and do not result in any destruction or alterations to the laneway or its mature vegetation. Therefore, mitigation measures are not required.
Remnant agricultural fields/pasture areas separated by hedgerows and woodlot fragments	N	Y	N	N	N	N	N	The proposed shaft compound at Site 7 is located partially within the property of 6545 Creditview Road, at the western edge of the property near the intersection of Creditview Road and Argentia Road.



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Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								This will result in an alteration within a small portion of the property which were former agricultural fields. Therefore, mitigation measures are required.
Credit River and associated vegetation	N	N	N	N	N	N	N	The proposed shaft compounds and relocation of the CVSTS are located adjacent to the property (site 9) or on the western edge and do not result in any destruction or alterations to the Credit River and associated vegetation. Open cut construction crossing of the Credit River will occur on adjacent properties but not within the bounds of 6545 Creditview Road. Therefore, mitigation measures are not required.



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6.2.3 Assessment of Impacts to the Meadowvale HCD

Table 3: Assessment of Impacts to the Meadowvale HCD

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge;	N	N	N	N	N	N	N	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain would be installed within the existing RoW They will not impact the location of the HCD or the cultural landscape elements. Therefore, mitigation measures are not required.
An ecological feature and tradition of floodplain meadow on the Credit River that has existed for hundreds of years	N	N	N	N	N	N	N	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain would be installed within the existing RoW They will not impact the floodplain meadow within the HCD. Therefore, mitigation measures are not required.
A land pattern that retains the layout and plan of generous lots and pedestrian oriented narrow roadways of the 1856 Bristow Survey, spatial organization of narrow streets with soft vegetation and no shoulders, large diameter trees and a visual relationship which blends from public to private space among front and side yards void of privacy fencing;	N	N	N	N	N	N	N	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain would be installed within the existing RoW They will not impact the land pattern or lot sizes within the HCD. No tree removal is anticipated. Therefore, mitigation measures are not required.
Long term tradition of rural village-like streetscapes without curbs, with no formalized parking, sidewalks	N	Y	N	N	N	N	N	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would



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Table 3: Assessment of Impacts to the Meadowvale HCD

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
(except on Old Derry Road), modest signage and limited modest lighting								be installed within the existing RoW using HDD methods that results in minimal changes to the streetscape. This may result in a minor alteration of the village streetscape of Willow Lane. Therefore, mitigation measures are required.
A consistency of building types, modest in architectural detail, vernacular style, and size, reflecting the nineteenth century development of a milling village;	N	N	N	N	N	N	Y	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would be installed within the existing RoW. Residences in the HCD are located within 50m of the RoW where construction may occur. The position of the structures within 50 metres of project activities and has the potential for indirect impacts resulting from vibration damage during construction activities. Therefore, mitigation measures are required.
Later twentieth century residential styles that are compatible with the district character from a scale, materiality, and massing perspective;								The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would be installed within the existing RoW. Residences in the HCD are located within 50m of the RoW where construction may occur. The position of the structures within 50 metres of project activities and has the potential for indirect impacts resulting from vibration damage during construction



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Table 3: Assessment of Impacts to the Meadowvale HCD

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
								activities. Therefore, mitigation measures are required.
A common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick	N	N	N	N	N	N	Y	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would be installed within the existing RoW. Residences in the HCD are located within 50m of the RoW where construction may occur. The position of the structures within 50 metres of project activities and has the potential for indirect impacts resulting from vibration damage during construction activities. Therefore, mitigation measures are required.
Structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village;	N	N	N	N	N	N	Y	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would be installed within the existing RoW. Residences in the HCD are located within 50m of the RoW where construction may occur. The position of the structures within 50 metres of project activities and has the potential for indirect impacts resulting from vibration damage during construction activities. Therefore, mitigation measures are required.



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Table 3: Assessment of Impacts to the Meadowvale HCD

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Visual identity of rural character roadway entry points to the Village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;	N	N	N	N	N	N	N	The proposed shaft compounds, relocated CVSTS, are not located near the entry points to the HCD. The potential forcemain is to be located below ground. The forcemain would be installed within the existing RoW of Willow Lane and would not impact the entry points to the HCD. Therefore, mitigation measures are not required.
Individual properties of particular character and significance are identified in <i>The Meadowvale Village Heritage Conservation District Plan, 2014: Property Inventory</i> ; and	N	N	N	N	N	N	Y	The proposed shaft compounds, relocated CVSTS, and potential forcemain are to be located below ground. The forcemain, if installed, would be installed within the existing RoW. Residences in the HCD are located within 50m of the RoW where construction may occur. The position of the structures within 50 metres of project activities and has the potential for indirect impacts resulting from vibration damage during construction activities. Therefore, mitigation measures are required.



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Table 3: Assessment of Impacts to the Meadowvale HCD

Heritage Attribute	Direct Impact		Indirect Impact					Discussion
	Destruction	Alteration	Shadows	Isolation	Obstruction	Change in Land Use	Land Disturbances	
Archaeological resources, including, but not limited to, the extant mill ruins, mill race and tail race at Willow Lane and Old Derry Road and remnant mill pond.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Indirect impacts resulting from land disturbances apply to archaeological resources are beyond the scope of this assessment. An Archaeological Assessment has prepared for the EA under separate cover which addresses the archaeological potential of the Study Area and includes recommendations for further work.



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6.3 SUMMARY OF IMPACTS

Following the assessment of impacts presented in Table 1 through Table 3, potential direct and indirect impacts were heritage attributes of the property at 1200 Old Derry Road and the Meadowvale HCD.

Potential direct impacts include:

- Temporary alteration of the largely intact, idealistic setting of farm life prior to urbanization at the property of 1200 Old Derry Road due to construction of the shaft compound at Site 6.
- Temporary alteration to a portion of former agricultural field at the western edge of 6545 Creditview Road due to the construction of shaft compound at Site 7.
- Potential minor alteration of the roadway along Willow Lane for installation of the forcemain, if installed.

Potential indirect impacts were identified for properties adjacent to Willow Lane that are located within 50 m from the RoW where the proposed forcemain would be installed. The anticipated indirect impacts as a result of potential vibration impacts are related to the construction phase of the Project. As detailed design has not yet been identified for the potential forcemain, the list of properties that may be impacted cannot be determined at this time. General mitigation measures to be considered as the location is determined have been provided in the following section and should be applied to any property of the HCD within 50 metres from construction of the proposed forcemain.



1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

Mitigation
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7.0 MITIGATION

Where potential impacts are identified, measures to mitigate them have been prepared. As outlined in Section 6.3, there is potential for both direct and indirect impacts to heritage attributes within the Study Area. The following mitigation measures outlined in Section 2.7 are evaluated below.

7.1 1200 OLD DERRY ROAD

For direct impacts associated with 1200 Old Derry Road, alternative development approaches are not feasible given the need to locate a shaft compound and relocate a portion of the CVSTS. Development on the property has been isolated from all but one heritage attribute, the “idealistic setting of farm life prior to urbanization”. Impacts to this attribute for shaft compound Site 6 will alter an existing hedgerow that divides former agricultural fields to create the required access and easements. The shaft compound itself will be located off of the property. To mitigate the alteration of a portion of the hedgerow, where shrubs are to be removed the approach of ‘reversible alterations’ should be followed, by replanting vegetation that is removed from the hedgerow. For the installation of the CVSTS, reversible alterations should also be employed by returning the landscape to its pre-construction condition.

7.2 6545 CREDITVIEW ROAD

For direct impacts associated with 6545 Creditview Road, alternative development approaches are not feasible given the need to locate a shaft compound. Proposed development on the property has been isolated from all but one heritage attribute, a section of the former agricultural field. Impacts to this attribute for shaft compound Site 7 will alter a former agricultural field on the western boundary of the property. To mitigate the alteration to the portion of the former field the approach of ‘reversible alterations’ should be followed by returning the landscape to its pre-construction condition.

7.3 MEADOWVALE HCD

Impacts to the Meadowvale HCD consist of potential direct impacts to the roadway at Willow Lane and potential impacts to adjacent mature trees, if a forcemain is to be installed at Willow Lane. Should a forcemain be installed along Willow Lane, mitigation for impacts to the character of the road will be to require reversible alterations that restore the character of the road to its exiting condition (e.g., narrow lane, no curbs, gravel shoulders). No trees are anticipated to be removed.

Potential indirect impacts to the Meadowvale HCD are limited to potential vibration impacts related to the construction phase of the Project for properties in the Meadowvale HCD that are within 50 metres of the RoW where construction would occur. Should a forcemain be installed, a preventive approach to mitigation measures will contribute to a reduction in risk of indirect impacts for these properties. During construction, vibration monitoring should be installed at the closest property within 50 m of the proposed work. The vibration limits will be established as per the German standard DIN 4150-3 vibration limits for sensitive buildings. If the vibration limit is reached the contractor shall stop work immediately and a



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response plan of action and mitigation strategy will be required to be implemented prior to proceeding with any further vibration inducing activities. These recommendations are based on mitigation measures implemented during C1 construction at the Hunter House (185-205 Derry Road) that involved construction in proximity to a heritage building. Vibration assessments during that study identified an appropriate peak particle velocity (PPV) limit for vibrations to be between 3 to 10 mm/s (WSP 2020)- .



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8.0 RECOMMENDATIONS

8.1 SITE RESTORATION AND REPLANTING

To avoid direct impacts to alteration of 1200 Old Derry Road, 6545 Creditview Road, and the Meadowvale HCD, construction locations are to be restored to pre-construction condition. This will include replacement planting of vegetation to be removed from the property at 1200 Old Derry Road for the installation of shaft compound Site 6.

If a forcemain is to be installed at Willow Lane, the roadway should be returned to its pre-construction condition (narrow lane, no curbs, gravel shoulder). If mature trees are required to be removed, they are to be replanted in accordance with the guidance provided in the Meadowvale HCD Plan, including replacement of the same species or native species.

8.2 CONDITION SURVEYS AND VIBRATION MONITORING

8.3 JACOBS SHALL INSTALL VIBRATION MONITORING AT THE CLOSEST PROPERTY WITHIN 50 M OF THE PROPOSED WORK. THE VIBRATION LIMITS WILL BE ESTABLISHED AS PER THE GERMAN STANDARD DIN 4150-3 VIBRATION LIMITS FOR SENSITIVE BUILDINGS. IF THE VIBRATION LIMIT IS REACHED THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND A RESPONSE PLAN OF ACTION AND MITIGATION STRATEGY WILL BE REQUIRED TO BE IMPLEMENTED PRIOR TO PROCEEDING WITH ANY FURTHER VIBRATION INDUCING ACTIVITIES. SITE PLAN CONTROLS

8.4 IF A FORCEMAIN IS TO BE INSTALLED AT WILLOW LANE, TO PREVENT NEGATIVE INDIRECT IMPACTS TO PROPERTIES WITHIN THE IDENTIFIED VIBRATION SETBACK DISTANCE, HERITAGE RESOURCES SHOULD BE ISOLATED FROM CONSTRUCTION-RELATED ACTIVITIES. IT IS RECOMMENDED THAT SITE PLAN CONTROLS BE PUT IN PLACE PRIOR TO CONSTRUCTION TO PREVENT POTENTIAL IMPACTS AS A RESULT OF THE PROJECT. THESE CONTROLS SHOULD BE INDICATED ON ALL CONSTRUCTION MAPPING AND COMMUNICATED TO THE CONSTRUCTION TEAM LEADS. SITE PLAN CONTROLS SHOULD



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**INCLUDE MAPPING HERITAGE RESOURCES WITHIN THE
IDENTIFIED VIBRATION SETBACK DISTANCE ON CONSTRUCTION
MAPS AND PHYSICALLY DEMARCATING THESE PROPERTIES TO
COMMUNICATE THE PRESENCE OF THESE PROPERTIES TO
CONSTRUCTION CREWS. PHYSICAL PROTECTIVE MEASURES
SHOULD INCLUDE AT A MINIMUM THE INSTALLATION OF
TEMPORARY FENCING AROUND THE CONSTRUCTION
FOOTPRINT. DEPOSIT COPIES**

To assist in the retention of historic information, copies of this report should be deposited with local repositories of historic material as well as with municipal and regional planning staff. Therefore, it is recommended that this report be deposited at the following locations:

Meadowvale Library, 6655 Glen Erin Drive, Mississauga, ON L5N 3L4



**1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO**

Closure

May 13, 2021

9.0 CLOSURE

This report has been prepared for the sole benefit of Jacobs Engineering and may not be used by any third party without the express written consent of Stantec Consulting Ltd. Any use which a third party makes of this report is the responsibility of such third party.

We trust this report meets your current requirements. Please do not hesitate to contact us should you require further information or have additional questions about any facet of this report.

Yours truly,

STANTEC CONSULTING LTD.



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References

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CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO**

References

May 13, 2021

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1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
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APPENDIX A:

City of Mississauga HIA Terms of Reference





CITY OF MISSISSAUGA HERITAGE IMPACT ASSESSMENT

TERMS OF REFERENCE

1. Background: The Mississauga Official Plan

The City's Official Plan introduces cultural heritage resources in the following manner:

Mississauga's cultural heritage resources reflect the social, cultural and ethnic heritage of the city and, as such, are imperative to conserve and protect. Cultural heritage resources are structures, sites, environments, artifacts and traditions that are of cultural, historical, architectural, or archaeological value, significance or interest.

In compliance with the City's policy 7.4.1.12, as stated below, the City of Mississauga seeks to conserve, record, and protect its heritage resources:

*7.4.1.12: The proponent of any construction, development, or property alteration that might adversely affect a listed or designated cultural heritage resource or which is proposed adjacent to a cultural heritage resource will be required to submit a **Heritage Impact Assessment**, prepared to the satisfaction of the City and other appropriate authorities having jurisdiction.*

A Heritage Impact Assessment is a study to determine the impacts to known and potential heritage resources within a defined area proposed for future development. The study would include an inventory of all heritage resources within the planning application area. The study results in a report which identifies all known heritage resources, an evaluation of the significance of the resources, and makes recommendations toward mitigation measures that would minimize negative impacts to those resources. A Heritage Impact Assessment may be required on a Designated or individually Listed property on the City's Heritage Register or where development is proposed adjacent to a known heritage resource. The requirement may also apply to unknown or recorded heritage resources which are discovered during the development application stage or construction.¹

¹ For the definition of "development," please refer to the Mississauga Official Plan.

The City's Heritage Register includes properties that comprise cultural landscapes. Cultural landscapes include neighbourhoods, roadways and waterways. Individual properties within these landscapes may or may not have cultural heritage value independent of the landscape. Heritage Impact Assessments are required to ascertain the property's cultural heritage value and to ensure that any development maintains the cultural landscape criteria, available at http://www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

To determine the specific heritage status of a particular property visit <http://www.mississauga.ca/portal/services/property>. Submit the desired address and click on the "Heritage" tab. Further information is available by clicking the underlined "INV#." This last tab explains the reason why the property is listed or designated.

2. The following minimum requirements will be requested in a Heritage Impact Assessment:

- 2.1 A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.
- 2.2 A complete listing and full written description of all existing structures, natural or man-made, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

- 2.3 Documentation of the existing conditions related to the heritage resource will include:
 - Current legible internal photographs, external photographs from each elevation. Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.
 - Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated
 - Historical photos, drawings, or other archival material that may be available or relevant

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

- 2.4 An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands. If the property forms part of a Heritage Conservation District, the proposal must be analysed in terms of its compliance with the Heritage Conservation District Plan.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

- 2.5 Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.
- 2.6 An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. 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:
- 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 height and density
 - Allowing only compatible infill and additions
 - Reversible alterations

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

- 2.7 A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – *Standards*

and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)

- 2.8 Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.
- 2.9 When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

3. Summary Statement and Conservation Recommendations

The summary should provide a full description of:

- The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable
- The identification of any impact that the proposed development will have on the cultural heritage resource
- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended
- Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

4. Mandatory Recommendation

The consultant must write 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*. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions **must** be answered in the final recommendation of the report:

- Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, *Ontario Heritage Act*?
- If the subject property does not meet the criteria for heritage designation then it

- must be clearly stated as to why it does not
- Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in 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. This may be addressed through a conservation plan or heritage impact assessment.

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

5. Qualifications

The qualifications and background of the person completing the Heritage Impact Assessment will be included in the report. The author must be a qualified heritage consultant by having Professional standing with the Canadian Association of Heritage Professionals (CAHP) and/or clearly demonstrate, through a Curriculum Vitae, his/her experience in writing such Assessments or experience in the conservation of heritage places. The Assessment will also include a reference for any literature cited, and a list of people contacted during the study and referenced in the report.

6. Approval Process

Two hard copies of the Heritage Impact Assessment, along with a PDF version, will be provided to the Heritage Planning unit. Hard copies must be no larger than 11 x 17 inches. Staff will ensure that copies are distributed to the Planning and Building Department and relevant staff and stakeholders within the Corporation. The Heritage Impact Assessment will be reviewed by City staff to determine whether all requirements have been met and, if relevant, to evaluate the recommendations presented by the Heritage Consultant on the alternative development options. The applicant will be notified of Staff's comments and acceptance, or rejection of the report. The Heritage Impact Assessment may be subject to a peer review by a qualified heritage consultant at the owner's expense.

All Heritage Impact Assessments will be sent to the City's Heritage Advisory Committee for information or review. Reports will be published online.

An accepted Heritage Impact Assessment will become part of the further processing of a development application under the direction of the Planning and Building Department. The recommendations within the final approved version of the Heritage Impact Assessment will be incorporated into development related legal agreements between the City and the proponent at the discretion of the municipality.

7. References

Applicants looking for professional assistance may wish to refer to the Canadian Association of Heritage Professionals. website: <http://www.cahp-acecp.ca/>

For more information on Heritage Planning at the City of Mississauga, visit us online at [http:// www.mississauga.ca/heritageplanning](http://www.mississauga.ca/heritageplanning)

Interpretation Services: <http://www.mississauga.ca/portal/cityhall/languages>

1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

APPENDIX B:

Designating By-Law, 1200 Old Derry Road





An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act e-Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre électronique, tenu aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



ONTARIO HERITAGE TRUST

REGISTERED MAIL

DEC 05 2019

The Owner
1200 Old Derry Road
Mississauga, ON

RECEIVED

City of Mississauga
Corporate Services Department
Office of the City Clerk
300 City Centre Drive
MISSISSAUGA ON L5B 3C1

December 5, 2019

Re: Notice of Intention to Designate the Property at 1200 Old Derry Road (The Foreman's house and Cottage/Owner's Residence) – Ward 11
Reference: HAC-0080-2019
Office of the City Clerk File: CS.08.OLD

The Heritage Advisory Committee (HAC), at its meeting on November 5, 2019, considered a Corporate Report dated October 25, 2019 regarding the above noted matter and made the following recommendation that was subsequently adopted by Council at its meeting held on November 20, 2019:

HAC-0080-2019

That the structures, known as the Foreman's Residence and the Owner's Residence located at 1200 Old Derry Road, be designated under the Ontario Heritage Act for the physical/design, historical/associative and contextual value of the structures and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

For your ease of reference, the November 5, 2019 HAC Agenda may be accessed on the City's website at:

https://www7.mississauga.ca/documents/committees/heritage/2019/2019_11_05_HAC_Agenda.pdf

In accordance with the requirements of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended, I am enclosing a copy of the Notice of Intention to designate the above-noted property and a copy of the abbreviated Notice of Intention that will appear in the Mississauga News on Thursday, December 5, 2019. For more information, please contact the Heritage Planning unit at 905-615-3200, ext. 4061. or heritage.planning@mississauga.ca.

Notice of objection to the designation may be served on the Clerk of the City of Mississauga within 30 days after the date of publication of the notice of intention in the Mississauga News. Therefore, the notice of objection may be served on the Clerk no later than 4:30 p.m. on Monday, January 6, 2019 to the following address: The City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

Sincerely,

Megan Piercey, Legislative Coordinator

Legislative Services Division, Office of the City Clerk

905-615-3200, ext. 4915 – megan.piercey@mississauga.ca

Re: Notice of Intention to Designate
1200 Old Derry Road, Ward 11
Reference: HAC-0080-2019,
Office of the City Clerk File: CS.08.OLD

cc (mail): Registrar, Ontario Heritage Trust, 10 Adelaide Street East, Toronto, ON, M5C 1J3

cc (by email): Councillor George Carlson, Ward 11
Paul Mitcham, Commissioner of Community Services
Diana Rusnov, Director of Legislative Services and City Clerk
Sacha Smith, Manager of Legislative Services and Deputy Clerk
Lia Magi, Legal Counsel
Paul Damaso, Director, Culture Division
Michael Tunney, Manager, Culture and Heritage Planning
John Dunlop, Supervisor, Heritage Planning
Paula Wubbenhorst, Heritage Coordinator
Brooke Herczeg, Heritage Analyst

Encls: A. Notice of Intention to Designate the Property
B. Abbreviated Notice of Intention to Designate the Property for
The Mississauga News

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, Chapter O.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT 1200 Old Derry Road IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO.

TAKE NOTICE that The Council of the Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter O.18, as amended. The property located at 1200 Old Derry Road, which includes the Foreman's House and Cottage, is being designated for its design, physical, historical, associative and contextual cultural heritage value or interest as per Regulation 9/06 of the Ontario Heritage Act, R.S.O 1990.

Description of Property – Sanford Farm, 1200 Old Derry Road

The subject property is a farmstead located at 1200 Old Derry Road, located northwest of Creditview Road and Highway 401. The property includes the designated Simpson Humphries house and two 1930s dwellings: one near the original farmhouse closer to the driveway (the farm foreman's house), and one further north on the laneway (the "Cottage" or "Owner's Residence").

Statement of Cultural Heritage Value or Interest

As per Ontario Regulation 9/06:

1. Physically, the buildings represent the sociological influences and building practices prevalent in the early 20th century period. The subject property is home to abundant natural and cultural heritage attributes. It is visually picturesque and intersected by the Credit River. It includes a mix of forested areas and clearings, agricultural fields, manicured lawns and allée, and areas of human habitation and natural habitat.

The Cottage/Owner's Residence retains its cultural heritage value and interest which was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33. Heritage attributes include:

- Original form, scale and massing;
- Original fenestration;
- Original doors and door openings;

2. The Foreman's house and Cottage/Owner's Residence have historical and associative value in:

- i. The Sanford Farm possesses direct association with the founders of Meadowvale village. The property was initially patented to John Beatty who led the first group of settlers into the area in 1819. The property was purchased in the 1830s and 1840s and the house and farm was built by John Simpson - a prominent mill owner and founder of Meadowvale in the 1860s. The property is directly associated with the Simpson, G.L. Smith and the Humphries families for their prominent roles within the local community.

- ii. The Foreman's house and Cottage/Owner's Residence are directly associated with agricultural use until early 2018, showcasing the evolution of a farmstead and yard complex. Concession boundaries and the remnant allée spanning from the main farmhouse yard across the Credit River to Creditview Road has been retained; as well as remnant features (a dammed raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property.
 - iii. The Cottage/Owner's Residence demonstrates the work of a prominent Toronto architectural firm (Baldwin & Greene), while the main farmhouse and foreman's residence demonstrates the work of builders immediately relevant to the local community.
3. The Foreman house and Cottage/Owner's Residence have contextual value in that:
- i. They define, maintain and support the historic character of the property and surrounding area. These houses remind us of an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape. The existing buildings and structures, landscape features and archaeological resources related to the Euro-Canadian (and likely Indigenous) occupation of the property all yield and have the potential to yield information contributing to the understanding of the settlement of this area.
 - ii. The property still retains the size and scale, scenic and visual quality of farmstead landscape. The Sanford Farm is one of the last remaining farms in the City of Mississauga. Maintaining its direct spatial relationship to the Meadowvale Village community to the north, and Pearson-Harris farm to the south (bordered by Highway 401, this right-of-way largely conforms to the original southern boundary of the property, with linkage to the Pearson-Harris farm maintained by a laneway under the Hwy 401 Credit River bridge), and spans the Credit River.

Description of Heritage Attributes

Key heritage attributes of the Simpson-Humphries property that reflect its design and physical value, include:

- The property retains remnant features (a dammed, 870m 1830s raceway) related to past use of the land for the mill and related commercial activity, and the Roger's Bush woodlot at the northwest corner of the property;
- 1930s cottage was built for Mrs. G.L. Smith, wife of noted owner of the property from 1912-1949, and designed by Baldwin & Greene (Toronto) between 1931-33
- One-storey stucco-clad frame Cottage/Owner's Residence with internal brick chimney, cedar shingle and copper gutters and flashing. The house included its original form, scale and massing as well as fenestration with all original door and window openings.
- The Foreman's house circa 1930s is a one and a half storey dwelling clad in wood shingles. There is one storey wing extending to the rear with a glass enclosed

Item A

greenhouse located on the south wall. Front elevation is oriented west towards the drive and features a symmetrical layout with a central entranceway with six paned, three part window openings located on either side of the entry. The façade also features shed dormers on the upper level.

Key heritage attributes of the Foreman's house and Cottage/Owner's Residence that reflect their historical and associative value, include:

- The Cottage/Owner's Residence property is directly associated with the G.L. Smith and the Humphries families for their prominent roles within the local community.
- The Sanford Farm was sold on May 23, 2018 at which time the property had been actively farmed for approximately 181 years.
- This house was constructed for G.L. Smith a Toronto Barrister-at-law who was a successful Toronto Lawyer and was appointed one of His Majesty's Counsel in 1928, first elected as a Bencher of the Law Society in 1930. The New East Wing of the Law Society was built as a memorial to Smith.
- In 1922 Smith purchased the farm property with the intention of re-establishing the Shorthorn Cattle in Ontario.

Key heritage attributes of the Foreman's house and Cottage/Owner's Residence that reflect their contextual value, include:

- The Sanford Farm is largely intact, signifying an idealistic setting of farm life prior to urbanization – a fine example of a vanishing agricultural landscape;
- The property still retains the size and scale, and scenic and visual quality of an agricultural landscape; maintains its direct spatial relationship to the Meadowvale Village community to the north and the Pearson-Harris farm to the south spanning the Credit River
- It is a local landmark

NOTICE OF INTENTION TO DESIGNATE IN THE MATTER OF THE ONTARIO HERITAGE ACT, R.S.O. 1990, Chapter 0.18, AS AMENDED, AND IN THE MATTER OF THE LANDS AND PREMISES LOCATED AT **1200 Old Derry Road** IN THE CITY OF MISSISSAUGA, IN THE PROVINCE OF ONTARIO.

Date of Notice: December 5, 2019

TAKE NOTICE that The Council of the Corporation of the City of Mississauga intends to designate these lands and premises under Part IV of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18, as amended. The property located at 1200 Old Derry Road, which includes the Foreman's House and The Cottage/Owner's Residence, is being designated for its design, physical, historical, associative and contextual cultural heritage value or interest as per Regulation 9/06 of the Ontario Heritage Act, R.S.O 1990.

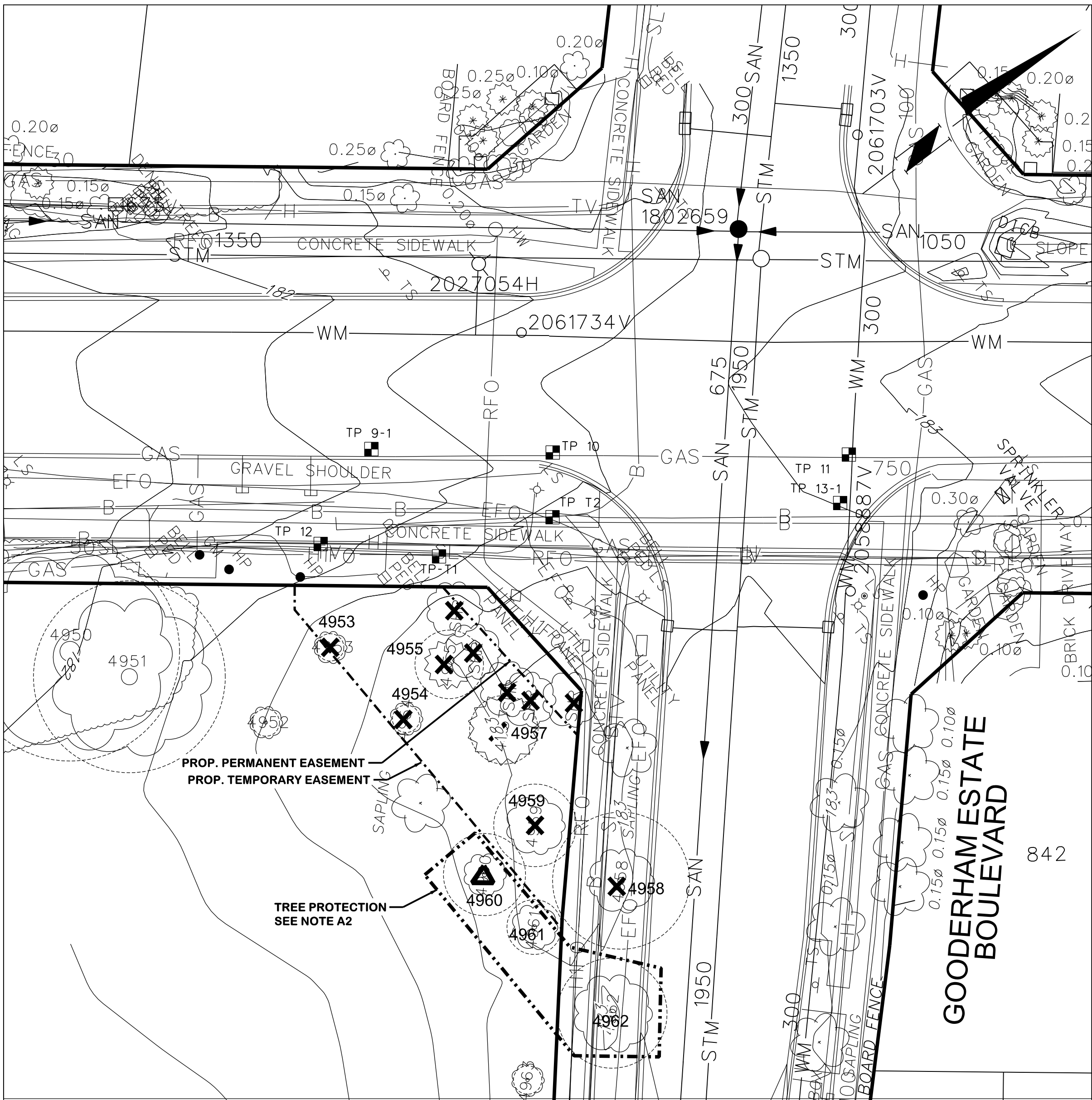
For more information please contact the Heritage Planning unit at 905-615-3200, ext. 4061.
Notice of objection to the proposed designation may be served on the City within thirty days after the date of this Notice being no later than 4:30 p.m. on Monday, January 6th, 2019 to the following address: City Clerk, The Corporation of the City of Mississauga, 300 City Centre Drive, 2nd floor, Mississauga, ON, L5B 3C1.

1200 OLD DERRY ROAD, 6545 CREDITVIEW ROAD, AND MEADOWVALE HERITAGE
CONSERVATION DISTRICT, MISSISSAUGA, ONTARIO

APPENDIX C:

Proposed Alternative Locations for Shaft Compounds and Realigned Sanitary Sewer





EXISTING SITE PLAN AND TREE REMOVALS

SCALE: 1:250

PROPERTY: DERRY ROAD

OWNER: CITY OF MISSISSAUGA
ADDRESS: OLD DERRY ROAD AND GOODERHAM ESTATE BLVD.
PROPOSED COMPOUND AREA: 1139 sq.m.
PROPOSED COMPOUND PERIMETER: 134 m.

LEGEND AND ABBREVIATIONS:

REFER TO DWG G-1-003

NOTES:

- A1. NOTIFY AGENCY BEFORE TREE REMOVAL OR TREE PRUNING. REFER TO DWG G-1-004 FOR TREE PROTECTION NOTES.
- A2. TREE PROTECTION PER CITY OF MISSISSAUGA STD. DETAIL 02830-6. TREE PROTECTION TO BE APPROVED BY CITY OF MISSISSAUGA URBAN FORESTRY PRIOR TO VENDOR COMMENCING ANY WORKS.

TREE SURVEY NOTES:

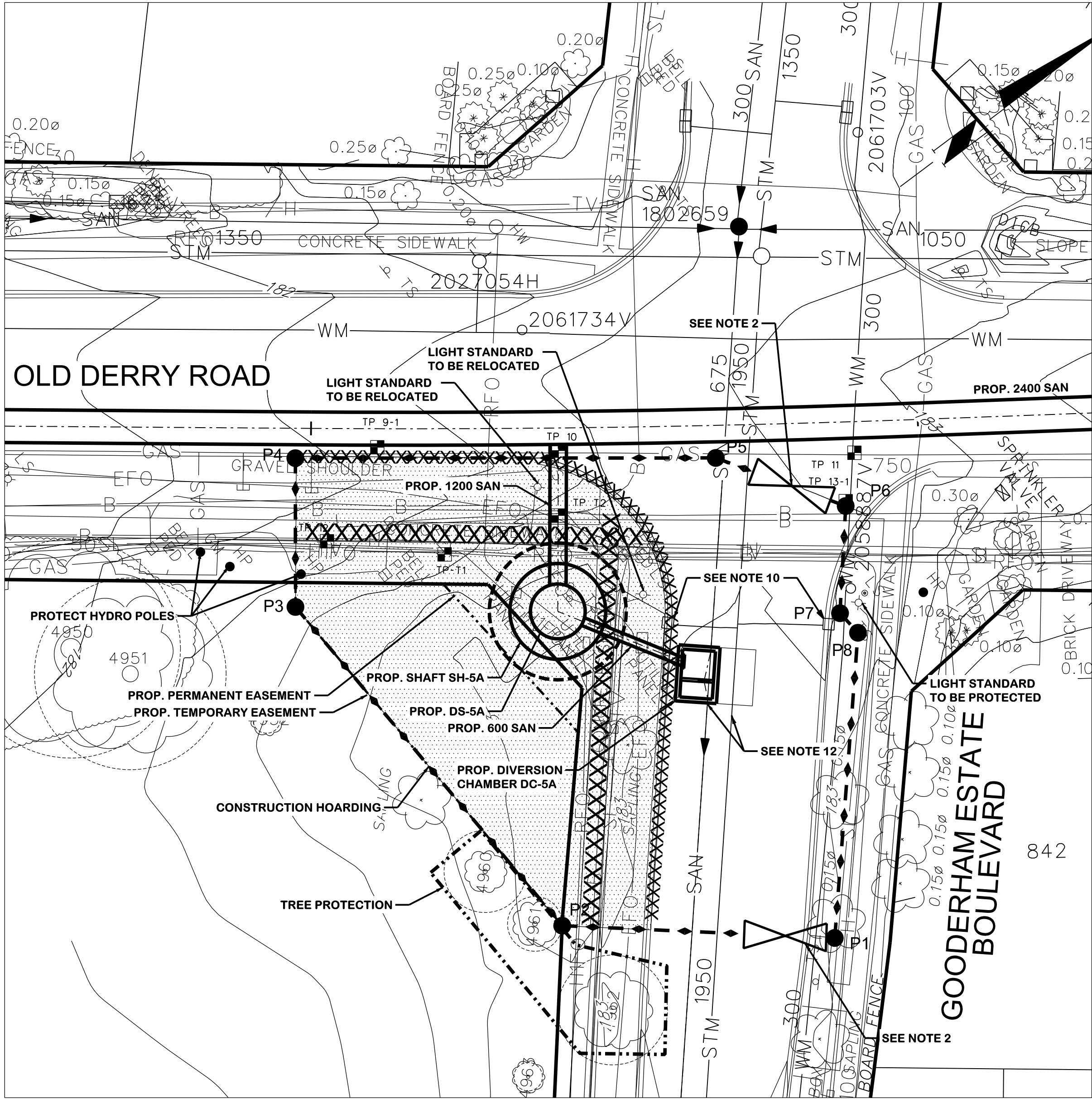
- B1. TREE DATA BASED ON ARBORIST REPORT PREPARED BY MATRIX AND DATED DECEMBER 17, 2019.
- B2. POTENTIAL INJURY TO TREE MAY OCCUR WHEN CONSTRUCTION ACTIVITIES TAKE PLACE WITHIN RECOMMENDED MINIMUM TREE PROTECTION ZONE. REFER TO TYPICAL TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.

EXISTING TREE INVENTORY:

Tag #	Species Scientific Name	Species Common Name	DBH (cm)	Radial TPZ (m)	Radial Dripline (m)	Tree Protection Measures		
						No Injury	Protected /Injury	Removal
4953	Syringa sp.	Lilac sp.	<10	1.2	1			X
4954	Syringa sp.	Lilac sp.	<10	1.2	1			X
4955	Picea pungens	Blue Spruce	16	1.92	2.5			X
4957	Picea pungens	Blue Spruce	23	2.76	2.5			X
4958	Acer saccharinum	Silver Maple	20	2.4	5			X
4959	Acer saccharum ssp. saccharum	Sugar Maple	18	2.16	3			X
4960	Acer saccharum ssp. saccharum	Sugar Maple	13	1.56	3		X	
4961	Acer saccharum ssp. saccharum	Sugar Maple	14	1.68	2		X	

NOTES:

1. REFER TO DWG G-1-004 FOR GENERAL SITE PREPARATION AND ENVIRONMENTAL MANAGEMENT NOTES.
2. REFER TO DWG TMP-2-002 FOR THE TRAFFIC MANAGEMENT PLAN. ACCESS GATE(S) SHALL BE CONTROLLED DURING WORKING HOURS BY TRAFFIC CONTROL PERSON. VENDOR TO MAINTAIN PEDESTRIAN WALKWAYS ADJACENT TO THE COMPOUND AT ALL TIMES, UNLESS OTHERWISE INDICATED IN THE TRAFFIC MANAGEMENT PLAN BY MEANS OF A DETOUR PLAN.
3. VENDOR SHALL SUBMIT A DETAILED SITE LAYOUT PLAN FOR APPROVAL. VENDOR MAY PROPOSE CHANGES TO THE SITE LAYOUT OR PROPOSE A NEW SITE LAYOUT. VENDOR SHALL INCLUDE THE COST OF CHANGES, DIRECT OR INDIRECT THAT RESULT FROM A NEW PROPOSED PLAN. REFER TO SPECIFICATIONS.
4. CONSTRUCTION HOARDING TO BE 3.6m TALL CONC. HOARDING, REFER TO SPECIFICATION FOR DETAILS.
5. VENDOR TO SUBMIT A DUST AND MUD MANAGEMENT PLAN FOR APPROVAL. VENDOR TO PROVIDE WHEEL WASH AS DIRECTED BY CONTRACT ADMINISTRATOR. REFER TO SPECIFICATIONS.
6. VENDOR SHALL MAINTAIN MIN 3m DISTANCE AWAY FROM OVERHEAD HYDRO AT ALL TIMES. VENDOR SHALL INSTALL ALARMS AND SENSORS, IN ADDITION TO SIGNAGE, TO WARN OPERATOR IF EQUIPMENT IS WITHIN 3m OF OVERHEAD HYDRO. ALL ABOVE GROUND HYDRO INFRASTRUCTURE, INCLUDING GUY WIRES WITHIN OR ADJACENT TO WORKING AREAS, ARE TO BE PROTECTED.
7. EXISTING MAINTENANCE HOLES AND CATCH BASIN TO BE ADJUSTED TO PROPOSED WORKING SURFACE GRADES.
8. VENDOR TO CLEAR AND GRUB SITE WITHIN COMPOUND LIMITS PRIOR TO PLACEMENT OF TEMPORARY WORKING SURFACE. VENDOR TO PROVIDE AND MAINTAIN TEMPORARY WORKING SURFACE WITHIN THE COMPOUND PER DETAIL 1 ON DWG D-2-004. VENDOR TO GRADE TEMPORARY WORKING SURFACE TO CONVEY SURFACE RUNOFF TO EXISTING DITCH OR AS INDICATED IN THE PLAN ABOVE.
9. CURB(S) TO BE CUT TO ALLOW FOR ACCESS TO SITE COMPOUNDS. PROVIDE TEMPORARY DRIVEWAY TO PROPOSED SITE ACCESS GATES. TEMPORARY DRIVEWAY SURFACE TO MATCH COMPOUND WORKING SURFACE.
10. CATCH BASIN SEDIMENT CONTROL DEVICE PER CITY OF MISSISSAUGA STANDARD NO. 2930.040.
11. HEAVY DUTY SILT FENCE PER OPSD 219.130/131.
12. VENDOR TO PROVIDE THE HORIZONTAL AND VERTICAL ALIGNMENT OF EXISTING INFRASTRUCTURE FOUR WEEKS PRIOR TO SUBMITTING SHOP DRAWINGS RELATED TO THE CONNECTION, INCLUDING TEMPORARY EXCAVATION SUPPORT, CONCRETE REINFORCEMENT AND BYPASS PUMPING.



SITE PREPARATION PLAN

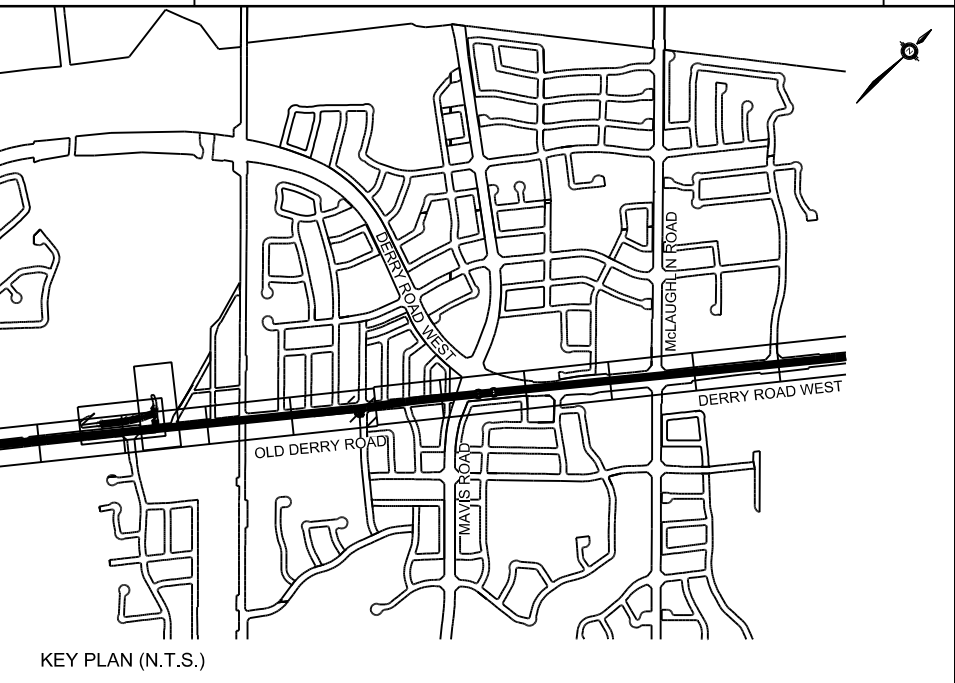
SCALE: 1:250

COMPOUND COORDINATES:

PT NO.	NORTHING	EASTING
P1	4 831 526.64	602 923.32
P2	4 831 511.58	602 910.28
P3	4 831 510.71	602 879.94
P4	4 831 517.44	602 871.41
P5	4 831 541.55	602 890.43
P6	4 831 546.82	602 899.07
P7	4 831 541.64	602 904.95
P8	4 831 541.79	602 906.89

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL UIG CABLE	APR 23, 2019	C.K.
WATERMAINS	MAR 6, 2019	C.K.	HYDRO UIG CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.F.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.



UTILITY RELOCATIONS

THE FOLLOWING UTILITIES IN PROXIMITY TO SHAFT 5A ARE TO BE RELOCATED (BY OTHERS):

- BELL
- GAS
- HYDRO
- EFO
- RFO

General Notes

All Driveways Are ASPHALT Unless Otherwise Noted

All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field

All Horizontal And Vertical Bends Are In Degrees

All Pipes Size In mm

20C Existing Water Service, Size In mm

WS25 Proposed Water Service, Size In mm

B.M. No. Description Location

The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

JACOBS

42

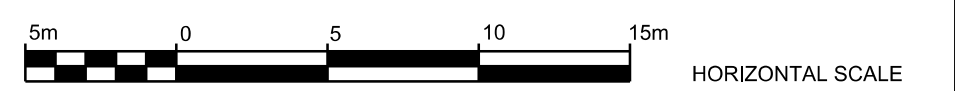
Approved by

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON

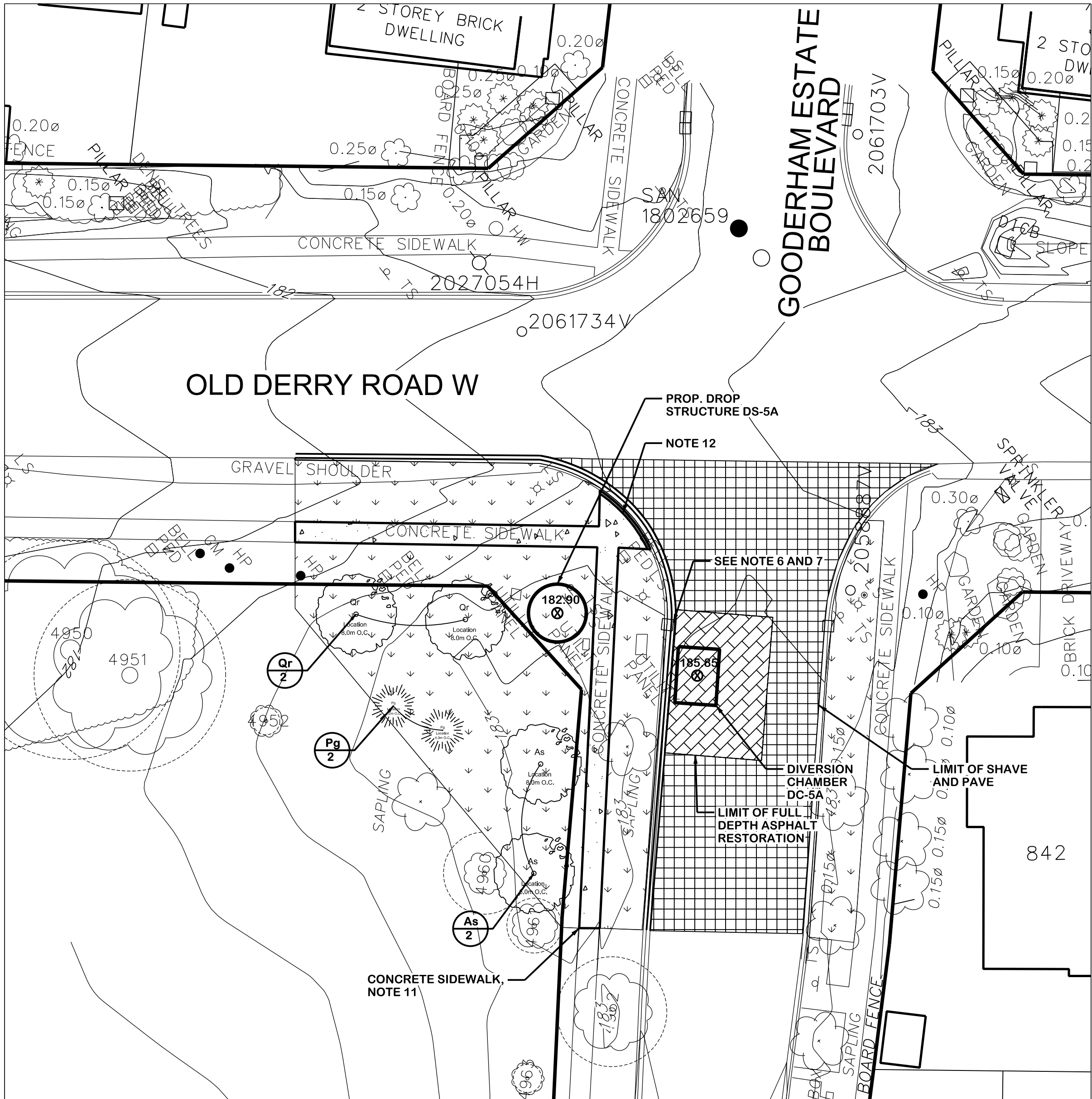
CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)



Region of Peel
working with you

EAST TO WEST DIVERSION
SANITARY TRUNK SEWER
CONTRACT 2
SITE NO. 5A
SITE PREPARATION PLAN

CAD Area	Area	4.41 to 4.45	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX OF XX	Plan No. 5A-SP-001



SITE RESTORATION PLAN

SCALE: 1:250

PROPERTY: OLD DERRY ROAD
OWNER: CITY OF MISSISSAUGA
ADDRESS: OLD DERRY ROAD AND GOODERHAM ESTATE BLVD.

LEGEND AND ABBREVIATIONS:

REFER TO OWG. G-1-003

NOTES:

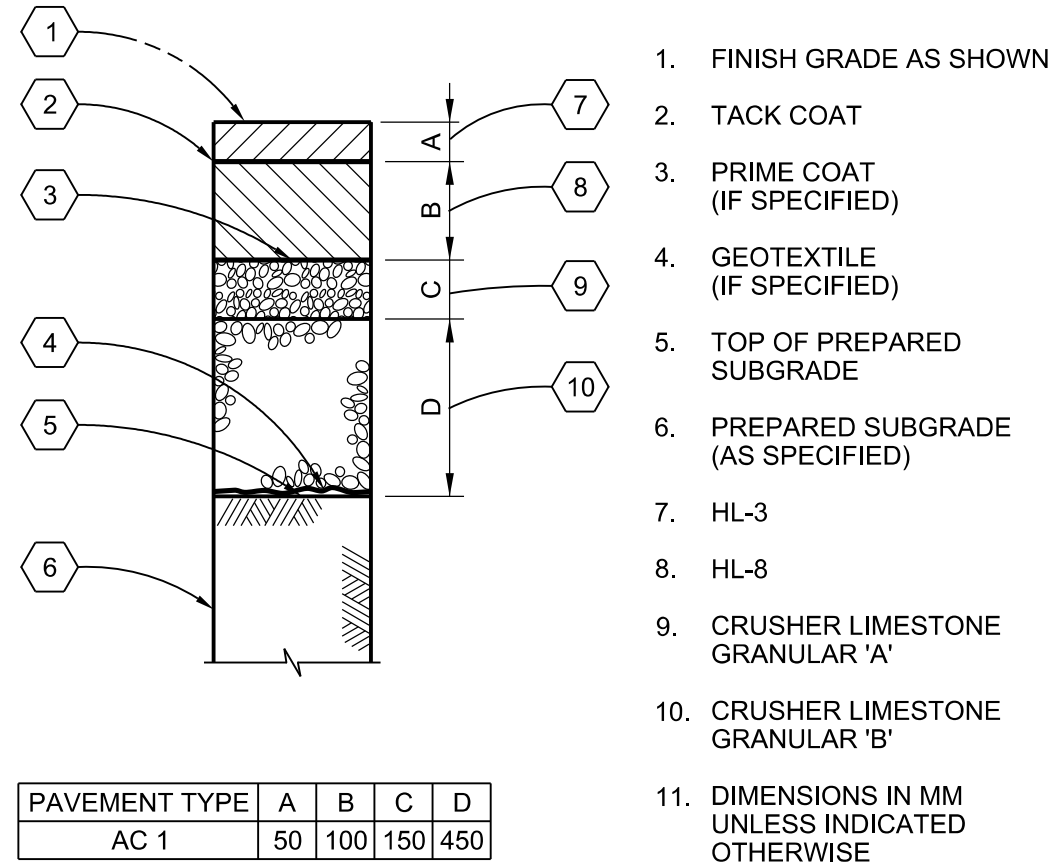
1. REGRADE SITE LAYDOWN AREA TO EXISTING UNLESS OTHERWISE INDICATED. REESTABLISH DRAINAGE DITCH TO MATCH EXISTING CONDITION. FILL AREAS TO BE COMPACTED PRIOR TO PLACEMENT OF TOPSOIL.
2. MAINTAIN PERIMETER EROSION SEDIMENT CONTROL MEASURES UNTIL NEW SURFACE VEGETATION / PLANTING HAS BEEN ESTABLISHED. AT SUCH TIME AND WITH THE APPROVAL OF THE AGENCY, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
3. REMOVE TEMP. WORK SHOWN ON SITE PREPARATION DRAWING UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
4. VENDOR SHALL RESTORE ALL DAMAGED ITEMS, INCLUDING BUT NOT LIMITED TO, CURBS, SIDEWALKS, SPLASHPADS, DRIVEWAYS, ROADWAYS, GUIDE RAILS, TOPSOIL AND SOD AFFECTED BY THE TUNNEL WORK OUTSIDE OF THE COMPOUND LIMITS SPECIFIED.
5. MAINTENANCE HOLE VENTING DETAIL PER REGION OF PEEL STD. DWG. 2-5-22, LOCATION TO BE VERIFIED WITH ENGINEER.
6. STANDARD CONCRETE CURB AND GUTTER PER CITY OF MISSISSAUGA STANDARD NO. 2230.020. DROP CURB AT ENTRANCES. CURB AND GUTTER AT CATCH BASIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2230.011.
7. STANDARD ROADWAY SUBDRAIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2220.040.
8. VENDOR SHALL CUT SHAFT EXCAVATION SUPPORT TO 2m BELOW FINAL GRADE AND BACKFILL PER SPECIFICATION SECTION 02412.
9. TRENCH RESTORATION AS PER DETAILS ON OWG. 1-D-003 AND TO COMPLY WITH PEEL STD. DWG. 5-2-2A AND 5-2-2B.
10. EXISTING MAINTENANCE HOLES AND CATCH BASIN TO BE RESET TO PROPOSED FINAL RESTORATION GRADE. EXISTING MAINTENANCE HOLES LIDS TO BE MIN 150mm ABOVE FINAL GRADE WHEN NOT WITHIN ROAD OR PEDESTRIAN PATHWAY.
11. STANDARD CONCRETE SIDEWALK PER CITY OF MISSISSAUGA STANDARD 2240.010., SIDEWALK WIDTH TO MATCH EXISTING.
12. TACTILE WALKING SURFACE INDICATOR PER CITY OF MISSISSAUGA STANDARD 2240.035 OR REGION OF PEEL STD. DWG 5-2-16B.
13. PAVEMENT CONNECTION PER DETAIL 3212-215.
14. ROAD RESTORATION PER DETAIL 1 ON THIS DWG.
15. SHAVE & PAVE TO CONSIST OF SHAVING 40mm OF EXISTING ASPHALT SURFACE AND RE STORING WITH 40mm OF HL3 WITHIN THE SPECIFIED LIMITS.
16. SAN SEWER BEDDING AND COVER DETAIL TO COMPLY WITH GRANULAR BEDDING REGION OF PEEL STD DWG 2-3-1.

PLANT SCHEDULE:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION		PLANT SPACING	ROOT CONTAINMENT	REMARKS
				CALIPER	HEIGHT			
				[mm]	[cm]	[m]		
2		EVERGREEN CONIFEROUS TREES						
2	Pg	PICEA GLAUCA	WHITE SPRUCE	-	300	4.0m O.C.	B&B / W.B.	BRANCHED TO GROUND
4		DECIDUOUS CALIPER TREES						
2	As	ACER SACHARUM	SUGAR MAPLE	60	-	8.0m O.C.	B&B / W.B.	FULL AND EQUAL FORM
2	Qr	QUERUS RUBRUM	RED OAK	60	-	8.0m O.C.	B&B / W.B.	FULL AND EQUAL FORM

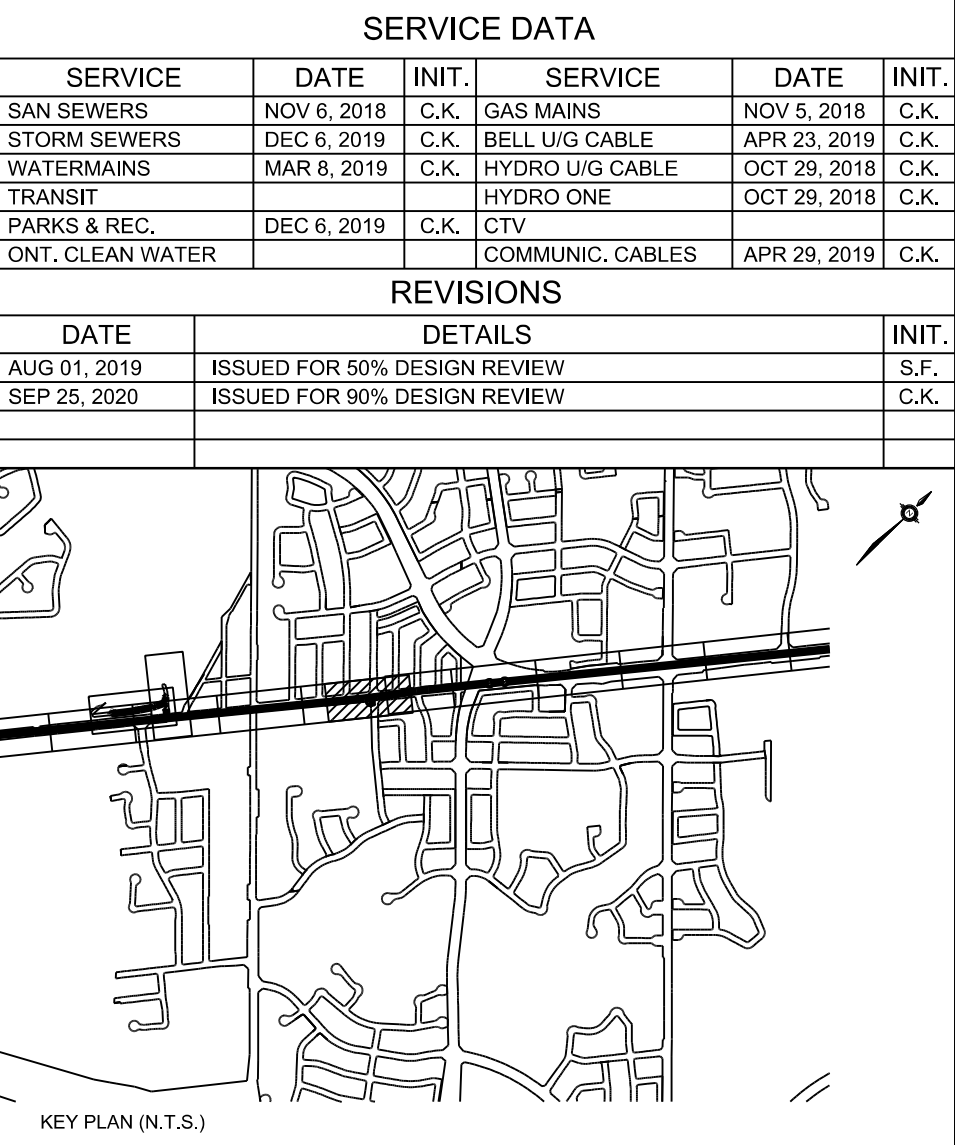
- REFER TO SITE RESTORATION PLAN FOR DESIGNATION OF TREES PLANTING BEDS
- SOURCE OF PLANT MATERIALS TO BE PROVIDED BY CONTRACTOR
- ALL ACER SPECIES TO BE SPRING DUG TO PREVENT DIE BACK
- ALL SUBSTITUTIONS TO THE SPECIES ON THIS LIST MUST BE APPROVED BY CONTRACT ADMINISTRATOR

ABBREVIATIONS:
W.B. - WIRE BASKET
B&B - BALLED AND BURLIAPED



FULL DEPTH ASPHALT RESTORATION

NTS



General Notes

All Driveways Are ASPHALT Unless Otherwise Noted
All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field
All Horizontal And Vertical Bends Are In Degrees
All Pipes Size In mm
Existing Water Service, Size In mm
20C
Proposed Water Service, Size In mm
WS25
B.M. No. Description Location
The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

JACOBS

43

Approved by

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON

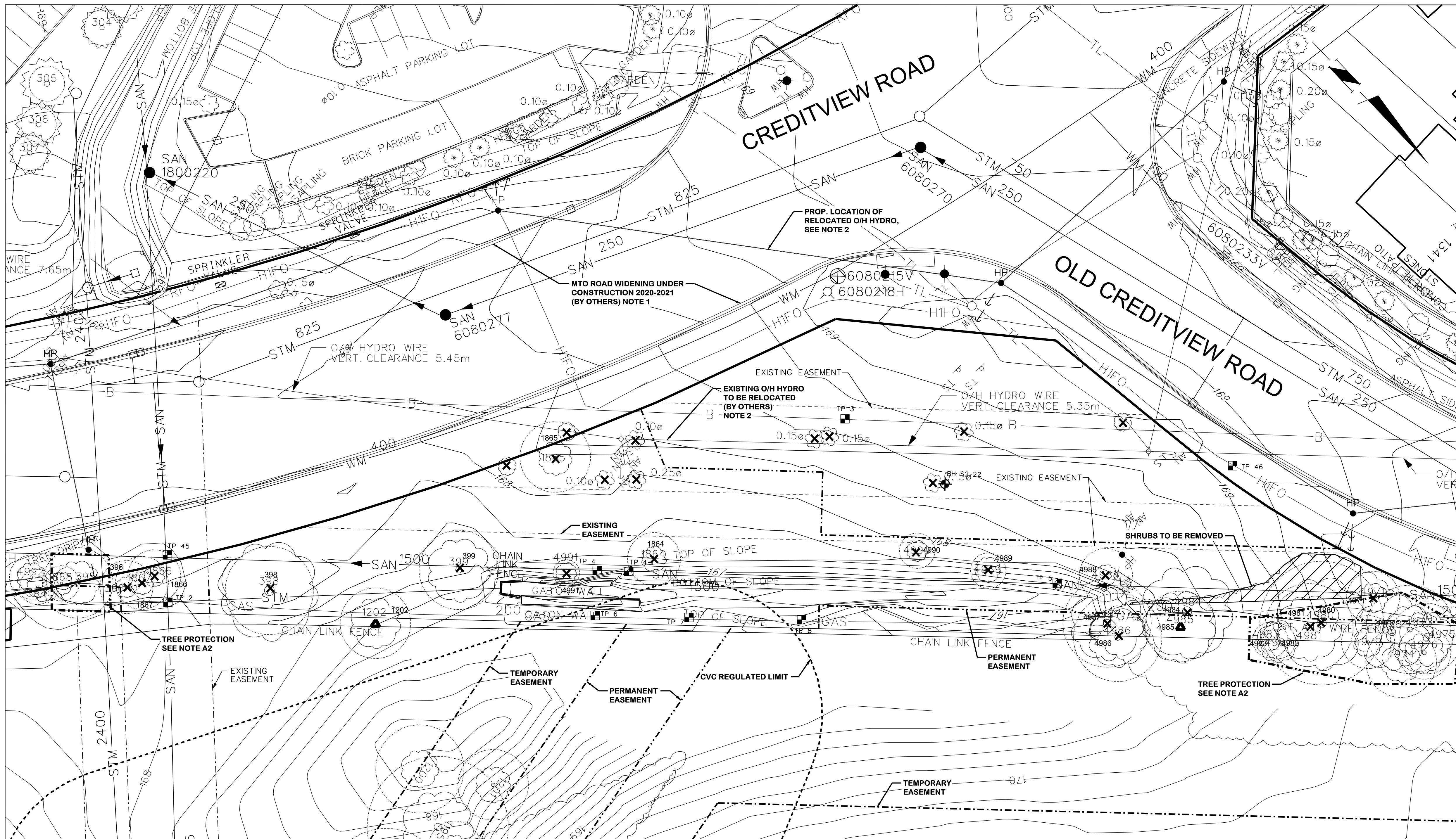
CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)

5m 0 5 10 15m
HORIZONTAL SCALE

Region of Peel
working with you

EAST TO WEST DIVERSION
SANITARY TRUNK SEWER
CONTRACT 2
SITE NO. 5A
SITE RESTORATION PLAN

CAD Area Area 241 to 245 249 to 253
Checked by P.D. Drawn by H.B.
Date SEP 2020 Sheet XX of XX
Project No. 16-2291
Plan No. 5A-R-001



EXISTING SITE PLAN AND TREE REMOVALS

SCALE: 1:250

EXISTING TREE INVENTORY:

Tag #	Species Scientific Name	Species Common Name	DBH (cm)	Radial TPZ (m)	Radial Dripline (m)	Tree Protection Measures		
						No Injury	Protected / Injury	Removal
396	Ulmus sp.	Elm sp.	10	1.2	3			X
398	NA	Unknown sp.	47	5.64	5			X
399	Salix sp.	Willow sp.	30	3.6	4			X
1202	Unknown species	Unknown species	24	2.88	4		X	
1864	Acer sp.	Maple sp.	12	1.44	3			X
1865	Salix sp.	Willow sp.	16	1.92	4			X
1866	Salix sp.	Willow sp.	10	1.2	3			X
1867	Ulmus sp.	Elm sp.	11	1.32	3			X
4971	Salix sp.	Willow sp.	14	1.68	3			X
4978	NA	Unknown sp.	36	4.32		X		
4980	Quercus macrocarpa	Bur Oak	44	5.28	7			X
4981	NA	Unknown sp.	31	3.72	5			X
4982	Tilia americana	American Basswood	20	2.4	2	X		
4983	Tilia americana	American Basswood	10	1.2	2	X		
4984	NA	Unknown sp.	44	5.28	2			X
4985	Quercus macrocarpa	Bur Oak	34	4.08	4		X	
4986	Quercus macrocarpa	Bur Oak	28	3.36	5			X
4987	Quercus macrocarpa	Bur Oak	35	4.2	5			X
4988	Acer negundo	Manitoba Maple	10	1.2	3			X
4989	Ulmus pumila	Siberian Elm	12	1.44	2			X
4990	Acer negundo	Manitoba Maple	10	1.2	2			X
4991	Quercus macrocarpa	Bur Oak	10	1.2	1.5			X

PROPERTY: DERRY ROAD

OWNER: CITY OF MISSISSAUGA (FOR PRIVATE PROPERTY - SIMQUA DEVELOPMENTS INC. AND HANLON GLEN HOMES INC.)
ADDRESS: CREDITVIEW ROAD AND OLD CREDITVIEW ROAD.

LEGEND AND ABBREVIATIONS:

REFER TO DWG G-1-003

NOTES:

- A1. NOTIFY AGENCY BEFORE TREE REMOVAL OR TREE PRUNING. REFER TO DWG D-1-004 FOR TREE PROTECTION NOTES.
- A2. TREE PROTECTION PER CITY OF MISSISSAUGA STD. DETAIL 02830-6. TREE PROTECTION TO BE APPROVED BY CITY OF MISSISSAUGA URBAN FORESTRY PRIOR TO VENDOR COMMENCING ANY WORKS.

TREE SURVEY NOTES:

- B1. TREE DATA BASED ON ARBORIST REPORT PREPARED BY MATRIX AND DATED DECEMBER 17, 2019.
- B2. POTENTIAL INJURY TO TREE MAY OCCUR WHEN CONSTRUCTION ACTIVITIES TAKE PLACE WITHIN RECOMMENDED MINIMUM TREE PROTECTION ZONE. REFER TO TYPICAL TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.

NOTES:

1. CREDITVIEW ROAD BRIDGE AND ROAD WIDENING CURRENTLY UNDER CONSTRUCTION 2020-2021.
2. EXISTING OVERHEAD HYDRO TO BE RELOCATED BY OTHERS PRIOR TO THIS CONTRACT. HYDRO LINES OMITTED ON SUBSEQUENT DRAWINGS FOR CLARITY. SITE PREP DRAWINGS SHOW ONLY RELOCATED HYDRO.

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2019	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.

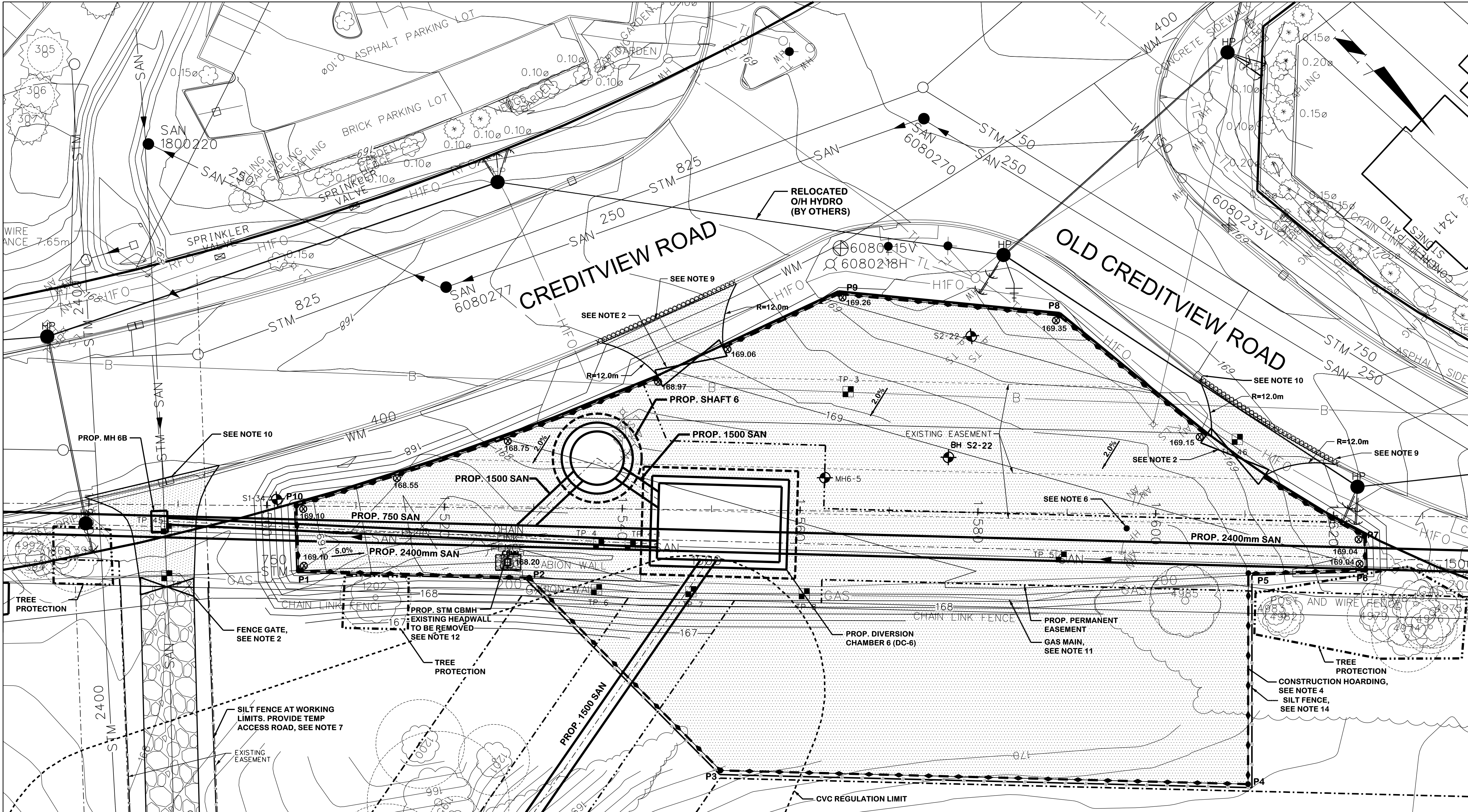
KEY PLAN (N.T.S.)	
General Notes	
All Driveways Are ASPHALT Unless Otherwise Noted	
All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field	
All Horizontal And Vertical Bends Are In Degrees	
All Pipes Size In mm	
20C Existing Water Service, Size In mm	
WS25 Proposed Water Service, Size In mm	
B.M. No. Description Location	
The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.	

JACOBS	
44	
Approved by	

NOTICE TO CONTRACTOR	
48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING	
THE REGIONAL MUNICIPALITY OF PEEL	CABLE TELEVISION/FIBROPTIC PROVIDERS:
CITY OF MISSISSAUGA WORKS DEPT.	BELL CANADA
CITY OF BRAMPTON WORKS DEPT.	ENERSOURCE TELECOM
TOWN OF CALEDON WORKS DEPT.	HYDRO ONE TELECOM
BELL CANADA	ROGERS CABLE
ENBRIDGE INCORPORATED-GAS DISTRIBUTION	ALLSTREAM
ONTARIO MINISTRY OF TRANSPORTATION	PSN (PUBLIC SECTOR NETWORK)
ONTARIO CLEAN WATER AGENCY	FUTUREWAY (FCI BROADBAND)
HYDRO ONE NETWORKS	
ENERSOURCE, HYDRO MISSISSAUGA	
HYDRO ONE BRAMPTON	

5m	0	5	10	15m
HORIZONTAL SCALE				

Region of Peel working with you	
EAST TO WEST DIVERSION SANITARY TRUNK SEWER CONTRACT 2 SITE NO. 6 EXISTING SITE PLAN AND TREE REMOVALS	
CAD Area	Area 2-41 to 2-45 2-49 to 2-53
Checked by P.D.	Drawn by H.B.
Date SEP 2020	Sheet XX of XX
Project No. 16-2291 Plan No. 6-SP-001	



SITE PREPARATION PLAN

SCALE: 1:250

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL UIG CABLE	APR 23, 2018	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO UIG CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 28, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.



General Notes

All Driveways Are ASPHALT Unless Otherwise Noted

All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field

All Horizontal And Vertical Bends Are In Degrees

All Pipes Size In mm

20C Existing Water Service, Size In mm

WS25 Proposed Water Service, Size In mm

B.M. No. Description Location

The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

45

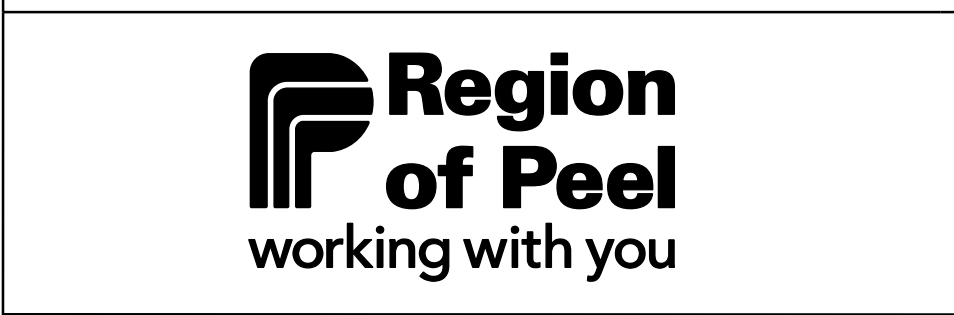
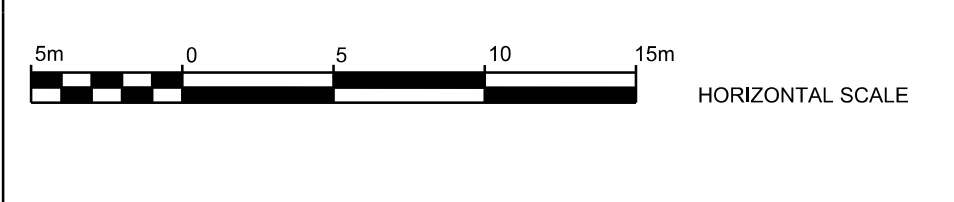
Approved by _____

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON

CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)



**EAST TO WEST DIVERSION
SANITARY TRUNK SEWER**

CONTRACT 2
SITE NO. 6
SITE PREPARATION PLAN

CAD Area	Area	2.41 to 2.45	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan No. 6-SP-002

PROPERTY: DERRY ROAD

OWNER: CITY OF MISSISSAUGA (FOR PRIVATE PROPERTY - SIMQUA DEVELOPMENTS INC. AND HANLON GLEN HOMES INC.)
ADDRESS: CREDITVIEW ROAD AND OLD CREDITVIEW ROAD.

COMPOUND AREA: 3930sq.m.
COMPOUND PERIMETER: 430m.

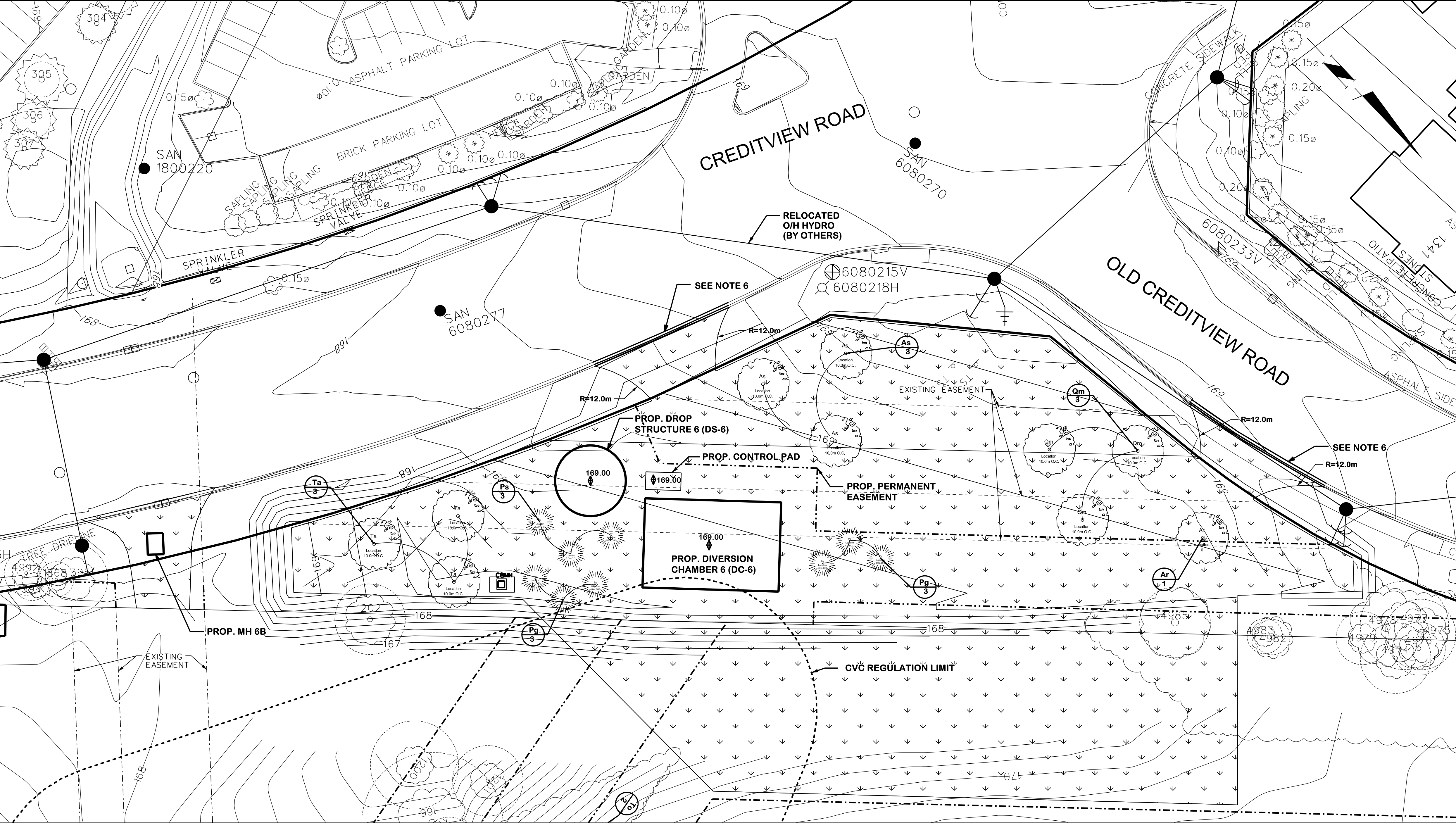
100 YR FLOOD ELEVATION: 163.85m
REGIONAL FLOOD ELEVATION: 164.60m

LEGEND AND ABBREVIATIONS:

REFER TO DWG. G-1-003

COMPOUND COORDINATES:		
PT NO.	NORTHING	EASTING
P1	4 829 731.29	602 200.04
P2	4 829 738.91	602 171.464
P3	4 829 769.44	602 170.86
P4	4 829 811.49	602128.96
P5	4 829 794.33	602 112.56
P6	4 829 814.00	602 113.13
P7	4 829 811.17	602 110.60
P8	4 829 769.50	602 118.35
P9	4 829 750.69	602 134.59
P10	4 829 725.82	602 195.19

- NOTES:**
- REFER TO DWG G-1-003 FOR GENERAL SITE PREPARATION AND ENVIRONMENTAL MANAGEMENT NOTES.
 - REFER TO DWG TMP-2-003 FOR THE TRAFFIC MANAGEMENT PLAN. ACCESS GATE(S) SHALL BE CONTROLLED DURING WORKING HOURS BY TRAFFIC CONTROL PERSON. VENDOR TO MAINTAIN PEDESTRIAN WALKWAYS ADJACENT TO THE COMPOUND AT ALL TIMES, UNLESS OTHERWISE INDICATED IN THE TRAFFIC MANAGEMENT PLAN BY MEANS OF A DETOUR PLAN.
 - VENDOR SHALL SUBMIT A DETAILED SITE LAYOUT PLAN FOR APPROVAL. VENDOR MAY PROPOSE CHANGES TO THE SITE LAYOUT OR PROPOSE A NEW SITE LAYOUT. VENDOR SHALL INCLUDE THE COST OF CHANGES, DIRECT OR INDIRECT THAT RESULT FROM A NEW PROPOSED PLAN. REFER TO SPECIFICATIONS.
 - CONSTRUCTION HOARDING TO BE 3.6m TALL TIMBER HOARDING, REFER TO SPECIFICATION FOR DETAILS.
 - VENDOR TO SUBMIT A DUST AND MUD MANAGEMENT PLAN FOR APPROVAL. VENDOR TO PROVIDE WHEEL WASH AS DIRECTED BY CONTRACT ADMINISTRATOR. REFER TO SPECIFICATIONS.
 - VENDOR SHALL MAINTAIN MIN 3m DISTANCE AWAY FROM OVERHEAD HYDRO AT ALL TIMES. VENDOR SHALL INSTALL ALARMS AND SENSORS, IN ADDITION TO SIGNAGE, TO WARN OPERATOR IF EQUIPMENT IS WITHIN 3m OF OVERHEAD HYDRO. ALL ABOVE GROUND HYDRO INFRASTRUCTURE, INCLUDING GUY WIRES WITHIN OR ADJACENT TO WORKING AREAS, ARE TO BE PROTECTED.
 - EXISTING MAINTENANCE HOLES AND CATCH BASIN TO BE ADJUSTED TO PROPOSED WORKING SURFACE GRADES.
 - VENDOR TO CLEAR AND GRUB SITE WITHIN COMPOUND LIMITS PRIOR TO PLACEMENT OF TEMPORARY WORKING SURFACE. VENDOR TO PROVIDE AND MAINTAIN TEMPORARY WORKING SURFACE WITHIN THE COMPOUND PER DETAIL 1 ON DWG D-2-004 VENDOR TO GRADE TEMPORARY WORKING SURFACE TO CONVEY SURFACE RUNOFF TO EXISTING DITCH OR AS INDICATED IN THE PLAN ABOVE.
 - CURB(S) TO BE CUT TO ALLOW FOR ACCESS TO SITE COMPOUNDS. PROVIDE TEMPORARY DRIVEWAY TO PROPOSED SITE ACCESS GATES. TEMPORARY DRIVEWAY SURFACE TO MATCH COMPOUND WORKING SURFACE.
 - CATCH BASIN SEDIMENT CONTROL DEVICE PER CITY OF MISSISSAUGA STANDARD NO. 2930.040.
 - STORING OR STOCKPILING OF ANY MATERIALS, EQUIPMENT, AND/OR TRAILERS ON TOP OF THE GAS MAINS IS STRICTLY PROHIBITED. ENBRIDGE IS TO HAVE ACCESS TO ALL GAS MAINS AT ALL TIMES IN CASE OF AN EMERGENCY OR MAINTENANCE. SEE GENERAL NOTES 10-13 ON SHEET G-1-004 FOR WORKING AROUND ENBRIDGE, GAS MAINS AND SERVICES.
 - CBMH TO BE 1200mm DIA. PRECAST CONCRETE MH PER OPSD 701.010 WITH CATCHBASIN LID PER OPSD 400.020. CATCH BASIN SEDIMENT BARRIER PER CITY OF MISSISSAUGA STANDARD NO. 2930.020. ADDITIONAL RIP RAP LAYOUT PER OPSD 810.020.
 - REFER TO CVC PERMIT PACKAGE FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.
 - MULTI BARRIER EROSION SEDIMENT CONTROL TO INCLUDE SILT FENCE PER OPSD 219.130/131 AND SILT SOCK PER OPSD 219.120.
 - SEDIMENT TRAP PER OPSD 219.220.



SITE RESTORATION PLAN

SCALE: 1:250

PROPERTY: CREDITVIEW ROAD

OWNER: CITY OF MISSISSAUGA (FOR PRIVATE PROPERTY - SIMQUA DEVELOPMENTS INC. AND HANLON GLEN HOMES INC.) ADDRESS: CREDITVIEW ROAD AND OLD CREDITVIEW ROAD.

LEGEND AND ABBREVIATIONS:

REFER TO DWG. G-1-003

PLANT SCHEDULE:

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION		PLANT SPACING	ROOT CONTAINMENT	REMARKS
				CALIPER	HEIGHT			
				[mm]	[cm]			
9		EVERGREEN CONIFEROUS TREES						
6	Pg	PICEA GLAUCA	WHITE SPRUCE	-	300	AS SHOWN	B&B / W.B.	BRANCHED TO GROUND
3	Ps	PINUS STROBUS	WHITE PINE	-	300	AS SHOWN	B&B / W.B.	BRANCHED TO GROUND
10		DECIDUOUS CALIPER TREES						
1	Ar	ACER RUBRUM	RED MAPLE	60	-	AS SHOWN	B&B / W.B.	FULL AND EQUAL FORM
3	As	ACER SACCHARUM	SUGAR MAPLE	60	-	AS SHOWN	B&B / W.B.	FULL AND EQUAL FORM
3	Qm	QUERCUS MACROCARPA	BURR OAK	60	-	AS SHOWN	B&B / W.B.	FULL AND EQUAL FORM
3	Ta	TILIA AMERICANA	AMERICAN BASSWOOD	60	-	AS SHOWN	B&B / W.B.	FULL AND EQUAL FORM

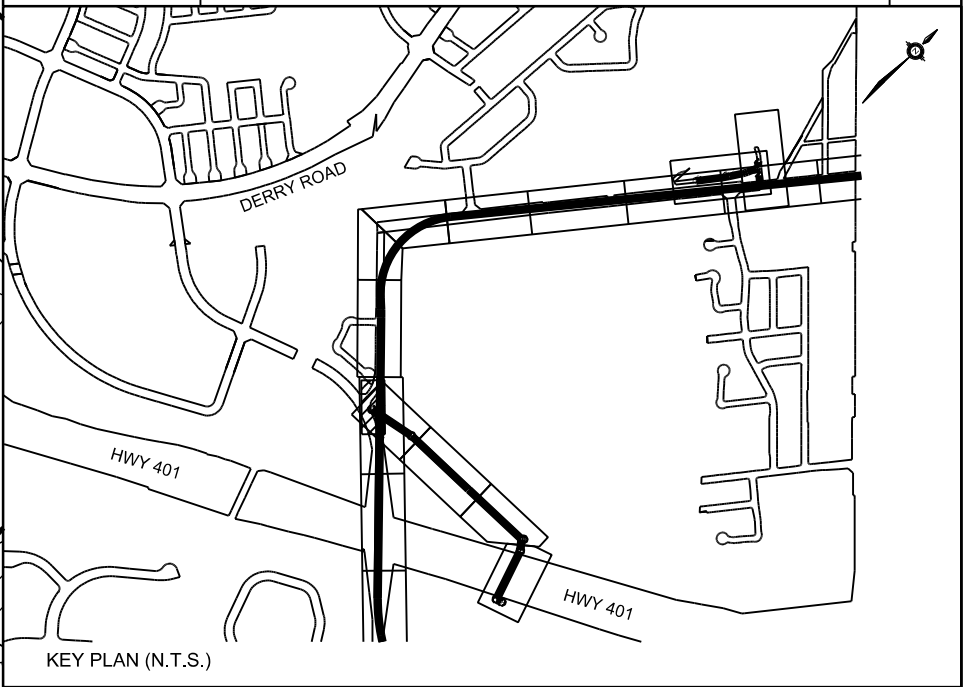
- REFER TO SITE RESTORATION PLAN FOR DESIGNATION OF TREES PLANTING BEDS
- SOURCE OF PLANT MATERIALS TO BE PROVIDED BY CONTRACTOR
- ALL ACER SPECIES TO BE SPRUNG DUG TO PREVENT DIE-BACK
- ALL SUBSTITUTIONS TO THE SPECIES ON THIS LIST MUST BE APPROVED BY CONTRACT ADMINISTRATOR

ABBREVIATIONS:
W.B. - WIRE BASKET
B&B - BALLED AND BURLAPED

NOTES:

1. REGRADE SITE LAYDOWN AREA TO EXISTING UNLESS OTHERWISE INDICATED. REESTABLISH DRAINAGE DITCH TO MATCH EXISTING CONDITION. FILL AREAS TO BE COMPACTED PRIOR TO PLACEMENT OF TOPSOIL.
2. MAINTAIN PERIMETER EROSION SEDIMENT CONTROL MEASURES UNTIL NEW SURFACE VEGETATION / PLANTING HAS BEEN ESTABLISHED. AT SUCH TIME AND WITH THE APPROVAL OF THE AGENCY, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
3. REMOVE TEMP. WORK SHOWN ON SITE PREPARATION DRAWING UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
4. VENDOR SHALL RESTORE ALL DAMAGED ITEMS, INCLUDING BUT NOT LIMITED TO, CURBS, SIDEWALKS, SPLASHPADS, DRIVEWAYS, ROADWAYS, GUIDE RAILS, TOPSOIL AND SOD AFFECTED BY THE TUNNEL WORK OUTSIDE OF THE COMPOUND LIMITS SPECIFIED.
5. MAINTENANCE HOLE VENTING DETAIL PER REGION OF PEEL STD. DWG. 2-5-22, LOCATION TO BE VERIFIED WITH ENGINEER.
6. STANDARD CONCRETE CURB AND GUTTER PER CITY OF MISSISSAUGA STANDARD NO. 2230.020, DROP CURB AT ENTRANCES. CURB AND GUTTER AT CATCH BASIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2230.011.
7. STANDARD ROADWAY SUBDRAIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2220.040.
8. VENDOR SHALL CUT SHAFT EXCAVATION SUPPORT TO 2m BELOW FINAL GRADE AND BACKFILL PER SPECIFICATION SECTION 02412.
9. TRENCH RESTORATION AS PER DETAILS ON DWG. 1-D-009 AND TO COMPLY WITH PEEL STD. DWG. 5-2-2A AND 5-2-2B.
10. REFER TO DETAIL 4 ON DWG D-2-003 FOR PERMANENT ACCESS ROAD DETAILS. DRIVEWAY ENTRANCE DETAIL PER REGION OF PEEL STD DWG 5-1-9.
11. STANDARD 1800mm CHAIN LINK FENCE PER CITY OF MISSISSAUGA STANDARD 2850.010.
12. SECURITY ACCESS GATE PER CITY OF MISSISSAUGA STANDARD 2850.020.
13. BOLLARD INSTALLATION PER DETAIL 3305-954
14. REFER TO ELECTRICAL DRAWINGS FOR CONTROL PANEL PAD DETAILS.
15. STANDARD CONCRETE SIDEWALK PER CITY OF MISSISSAUGA STANDARD 2240.010., SIDEWALK WIDTH TO MATCH EXISTING.
16. RESTORE CONCRETE BUS SHELTER PAD PER CITY OF MISSISSAUGA STANDARD 2250.030 AND REINSTATE EXISTING BUS STOP MARKER PER CITY OF MISSISSAUGA STANDARD 2280.01
17. SAN SEWER BEDDING AND COVER DETAIL TO COMPLY WITH GRANULAR BEDDING REGION OF PEEL STD DWG 2-3-1

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2019	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.
REVISIONS					
DATE	DETAILS				INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW				S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW				C.K.



General Notes

All Driveways Are ASPHALT Unless Otherwise Noted

All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field

All Horizontal And Vertical Bends Are In Degrees

All Pipes Size In mm

20C Existing Water Service, Size In mm

WS25 Proposed Water Service, Size In mm

B.M. No. Description Location

The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

JACOBS

46

Approved by

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON

CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)

5m 0 5 10 15m

HORIZONTAL SCALE

Region of Peel

working with you

EAST TO WEST DIVERSION

SANITARY TRUNK SEWER

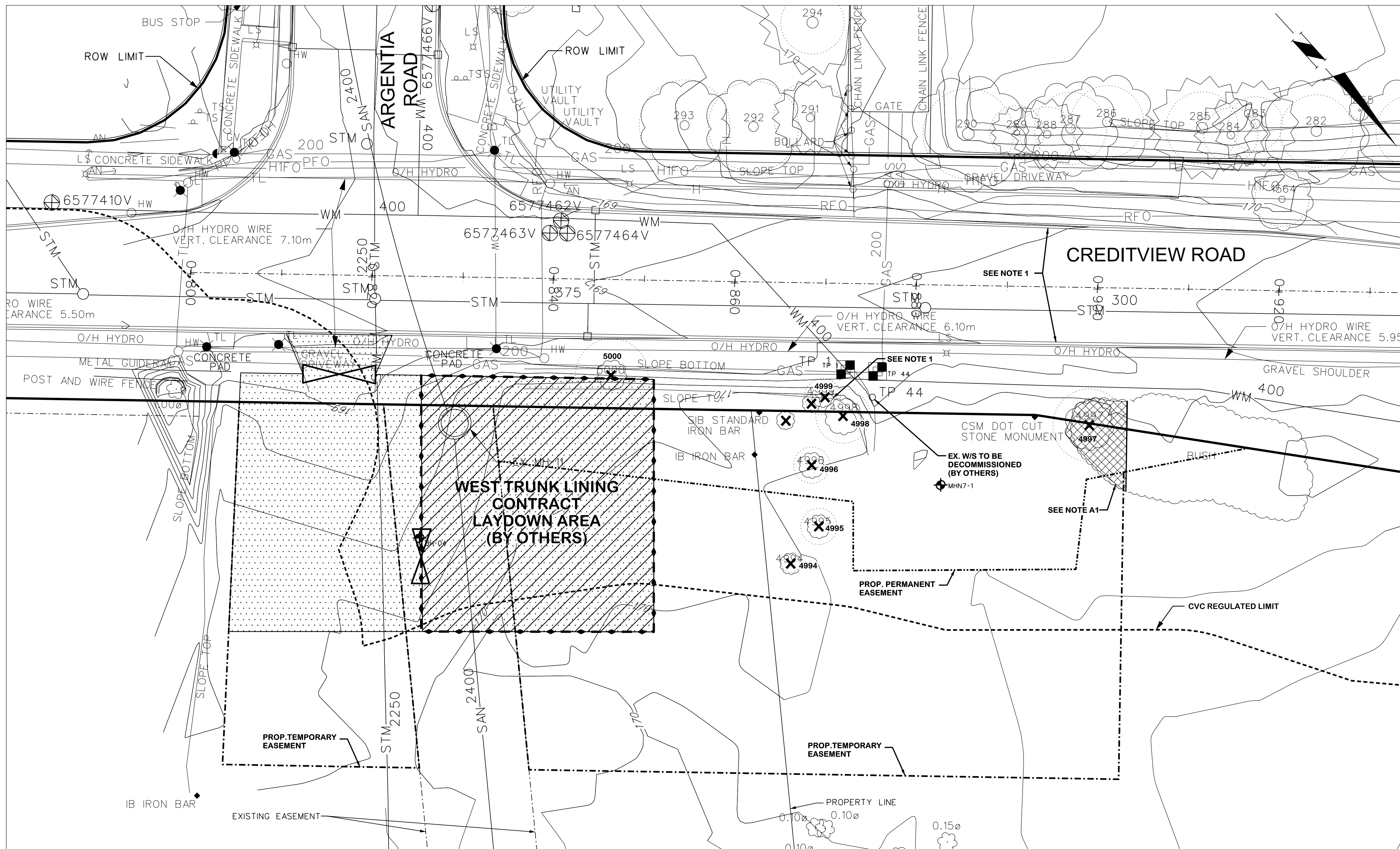
CONTRACT 2

SITE NO. 6

SITE RESTORATION PLAN

CAD Area	Area	641 to 645	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan No.

6-R-001



EXISTING SITE PLAN AND TREE REMOVALS

SCALE: 1:250

PROPERTY: CREDITVIEW ROAD

OWNER: CITY OF MISSISSAUGA
ADDRESS: CREDITVIEW ROAD AND ARGENTIA ROAD

LEGEND AND ABBREVIATIONS:

REFER TO DWG G-1-003

NOTES:

- A1. NOTIFY AGENCY BEFORE TREE REMOVAL OR TREE PRUNING. REFER TO DWG. G-1-003 FOR TREE PROTECTION NOTES. PRUNING TO BE BY LICENSED ARBORIST.
- A2. TREE PROTECTION PER CITY OF MISSISSAUGA STD. DETAIL 02830-6. TREE PROTECTION TO BE APPROVED BY CITY OF MISSISSAUGA URBAN FORESTRY PRIOR TO VENDOR COMMENCING ANY WORKS.

TREE SURVEY NOTES:

- B1. TREE DATA BASED ON ARBORIST REPORT PREPARED BY MATRIX AND DATED DECEMBER 17, 2019.
- B2. POTENTIAL INJURY TO TREE MAY OCCUR WHEN CONSTRUCTION ACTIVITIES TAKE PLACE WITHIN RECOMMENDED MINIMUM TREE PROTECTION ZONE. REFER TO TYPICAL TREE PROTECTION DETAIL FOR ADDITIONAL INFORMATION.

EXISTING TREE INVENTORY:

Tag #	Species Scientific Name	Species Common Name	DBH (cm)	Radial TPZ (m)	Radial Drip-line (m)				Tree Protection Measures		
					No Injury	Protected / Injury	Removal				
4993	Juglans nigra	Black Walnut	12	1.44	3	X					
4994	Juglans nigra	Black Walnut	10	1.2	1						X
4995	Juglans nigra	Black Walnut	11	1.32	2						X
4996	Juglans nigra	Black Walnut	12	1.44	2						X
4997	Juglans nigra	Black Walnut	23	2.76	4						X
4998	Acer negundo	Manitoba Maple	17	2.04	3						X
4999	Juglans nigra	Black Walnut	10	1.2	2						X
5000	Salix sp.	Willow sp.	14	1.68	4						X

NOTES:

1. CREDITVIEW ROAD BRIDGE AND ROAD WIDENING CURRENTLY UNDER CONSTRUCTION 2020-2021.

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 5, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2019	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.

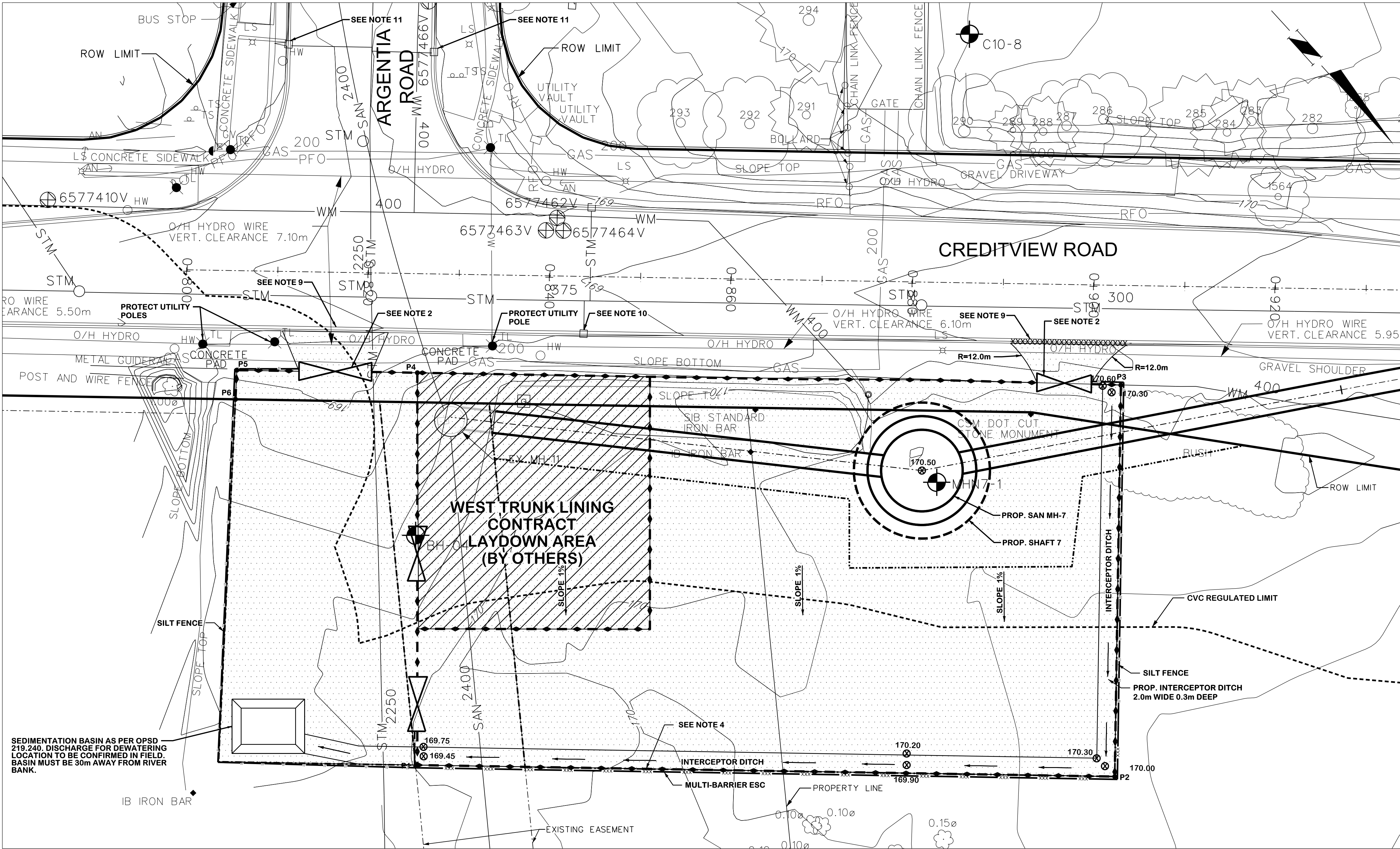
KEY PLAN (N.T.S.)

General Notes	
All Driveways Are ASPHALT Unless Otherwise Noted	
All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field	
All Horizontal And Vertical Bends Are In Degrees	
All Pipes Size In mm	
20C Existing Water Service, Size In mm	
WS25 Proposed Water Service, Size In mm	
B.M. No.	Elev.
Description	
Location	
The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction. Location Of Existing Utilities Approximate Only. To Be Verified In Field By Contractor.	

JACOBS	47
	Approved by _____

NOTICE TO CONTRACTOR	
48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING	
THE REGIONAL MUNICIPALITY OF PEEL	CABLE TELEVISION/FIBROPTIC PROVIDERS:
CITY OF MISSISSAUGA WORKS DEPT.	BELL CANADA
CITY OF BRAMPTON WORKS DEPT.	ENERSOURCE TELECOM
TOWN OF CALEDON WORKS DEPT.	HYDRO ONE TELECOM
BELL CANADA	ROGERS CABLE
ENBRIDGE INCORPORATED-GAS DISTRIBUTION	ALLSTREAM
ONTARIO MINISTRY OF TRANSPORTATION	PSN (PUBLIC SECTOR NETWORK)
ONTARIO CLEAN WATER AGENCY	FUTUREWAY (FCI BROADBAND)
HYDRO ONE NETWORKS	
ENERSOURCE, HYDRO MISSISSAUGA	
HYDRO ONE BRAMPTON	
5m 0 5 10 15m HORIZONTAL SCALE	

Region of Peel working with you	
EAST TO WEST DIVERSION SANITARY TRUNK SEWER CONTRACT 2 SITE NO. 7 EXISTING SITE PLAN AND TREE REMOVALS	
CAD Area	Area 241 to 248 249 to 253
Checked by P.D.	Drawn by H.B.
Date SEP 2020	Sheet XX of XX
Project No. 16-2291 Plan No. 7-SP1-001	



PROPERTY: CREDITVIEW ROAD
OWNER: CITY OF MISSISSAUGA
ADDRESS: CREDITVIEW ROAD AND ARGENTIA ROAD
PROPOSED COMPOUND AREA: 3338 sq.m.
PROPOSED COMPOUND PERIMETER: 241 m
100 YR FLOOD ELEVATION: 162.42m
REGIONAL FLOOD ELEVATION: 162.72m

LEGEND AND ABBREVIATIONS:
REFER TO QWG. G-1-003

PT NO.	NORTHING	EASTING
P1	4 829 287.33	602 713.57
P2	4 829 341.39	602 658.89
P3	4 829 310.68	602 628.57
P4	4 829 256.08	602 683.68
P5	4 829 242.12	602 697.86
P6	4 829 244.34	602 700.19

SITE PREPARATION PLAN

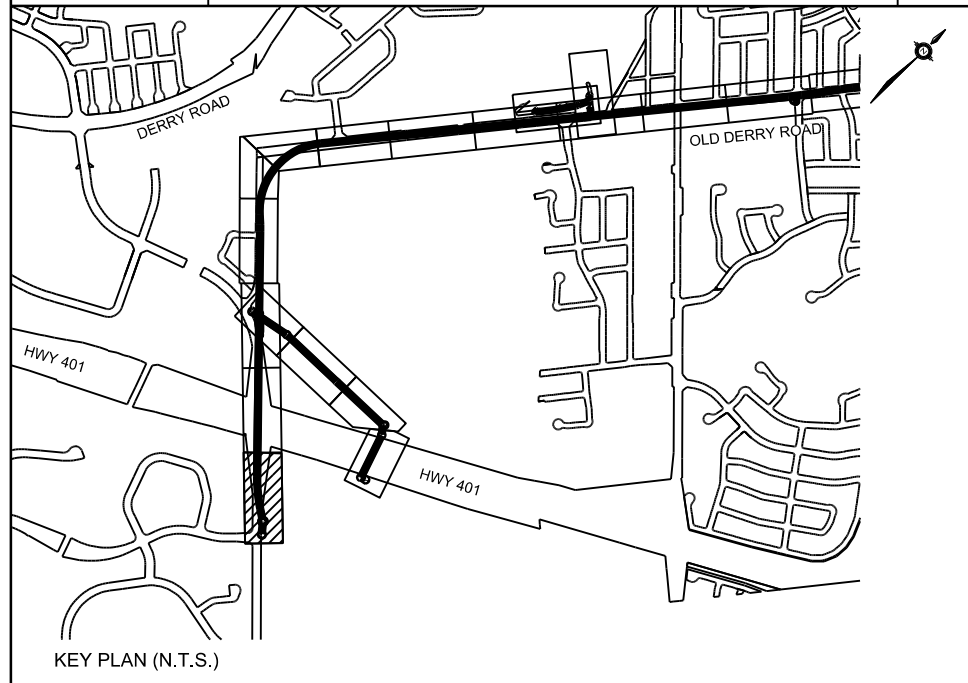
SCALE: 1:250

NOTES:

- REFER TO QWG G-1-004 FOR GENERAL SITE PREPARATION AND ENVIRONMENTAL MANAGEMENT NOTES.
- REFER TO QWG TMP-2-003 FOR THE TRAFFIC MANAGEMENT PLAN. ACCESS GATE(S) SHALL BE CONTROLLED DURING WORKING HOURS BY TRAFFIC CONTROL PERSON. VENDOR TO MAINTAIN PEDESTRIAN WALKWAYS ADJACENT TO THE COMPOUND AT ALL TIMES, UNLESS OTHERWISE INDICATED IN THE TRAFFIC MANAGEMENT PLAN BY MEANS OF A DETOUR PLAN.
- VENDOR SHALL SUBMIT A DETAILED SITE LAYOUT PLAN FOR APPROVAL. VENDOR MAY PROPOSE CHANGES TO THE SITE LAYOUT OR PROPOSE A NEW SITE LAYOUT. VENDOR SHALL INCLUDE THE COST OF CHANGES, DIRECT OR INDIRECT THAT RESULT FROM A NEW PROPOSED PLAN. REFER TO SPECIFICATIONS.
- CONSTRUCTION HOARDING TO BE 3.6m TALL TIMBER HOARDING, REFER TO SPECIFICATION FOR DETAILS.
- VENDOR TO SUBMIT A MUD AND DUST CONTROL MANAGEMENT PLAN FOR APPROVAL. VENDOR TO PROVIDE WHEEL WASH AS DIRECTED BY CONTRACT ADMINISTRATOR. REFER TO SPECIFICATIONS.
- VENDOR SHALL MAINTAIN MIN 3m DISTANCE AWAY FROM OVERHEAD HYDRO AT ALL TIMES. VENDOR SHALL INSTALL ALARMS AND SENSORS, IN ADDITION TO SIGNAGE, TO WARN OPERATOR IF EQUIPMENT IS WITHIN 3m OF OVERHEAD HYDRO. ALL ABOVE GROUND HYDRO INFRASTRUCTURE, INCLUDING GUY WIRES WITHIN OR ADJACENT TO WORKING AREAS, ARE TO BE PROTECTED.
- EXISTING MAINTENANCE HOLES AND CATCH BASIN TO BE ADJUSTED TO PROPOSED WORKING SURFACE GRADES.
- VENDOR TO CLEAR AND GRUB SITE WITHIN COMPOUND LIMITS PRIOR TO PLACEMENT OF TEMPORARY WORKING SURFACE. VENDOR TO PROVIDE AND MAINTAIN TEMPORARY WORKING SURFACE WITHIN THE COMPOUND PER DETAIL 1 ON DWG D-2-004. VENDOR TO GRADE TEMPORARY WORKING SURFACE TO CONVEY SURFACE RUNOFF TO EXISTING DITCH OR AS INDICATED IN THE PLAN ABOVE.
- CURB(S) TO BE CUT TO ALLOW FOR ACCESS TO SITE COMPOUNDS. PROVIDE TEMPORARY DRIVEWAY TO PROPOSED SITE ACCESS GATES. TEMPORARY DRIVEWAY SURFACE TO MATCH COMPOUND WORKING SURFACE.
- CATCH BASIN SEDIMENT CONTROL DEVICE PER CITY OF MISSISSAUGA STANDARD NO. 2930.040.
- STORING OR STOCKPILING OF ANY MATERIALS, EQUIPMENT, AND/OR TRAILERS ON TOP OF THE GAS MAINS IS STRICTLY PROHIBITED. ENBRIDGE IS TO HAVE ACCESS TO ALL GAS MAINS AT ALL TIMES IN CASE OF AN EMERGENCY OR MAINTENANCE. SEE GENERAL NOTES 10-13 ON SHEET G-1-004 FOR WORKING AROUND ENBRIDGE, GAS MAINS AND SERVICES.
- REFER TO CVC PERMIT PACKAGE FOR EROSION AND SEDIMENT CONTROL REQUIREMENTS.
- WEST TRUNK LINING CONTRACT LAYDOWN AREA, JAN 1 to JUN 30, 2021.
- MULTI BARRIER EROSION SEDIMENT CONTROL TO INCLUDE SILT FENCE PER OPSP 219.130/131 AND SILT SOCK PER OPSP 219.120.
- SEDIMENT TRAP PER OPSP 219.220.

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2019	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.



General Notes
All Driveways Are ASPHALT Unless Otherwise Noted
All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field
All Horizontal And Vertical Bends Are In Degrees
All Pipes Size In mm
20C Existing Water Service, Size In mm
WS25 Proposed Water Service, Size In mm
B.M. No. Description Location
The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction. Location Of Existing Utilities Approximate Only. To Be Verified In Field By Contractor.

JACOBS 48
Approved by _____

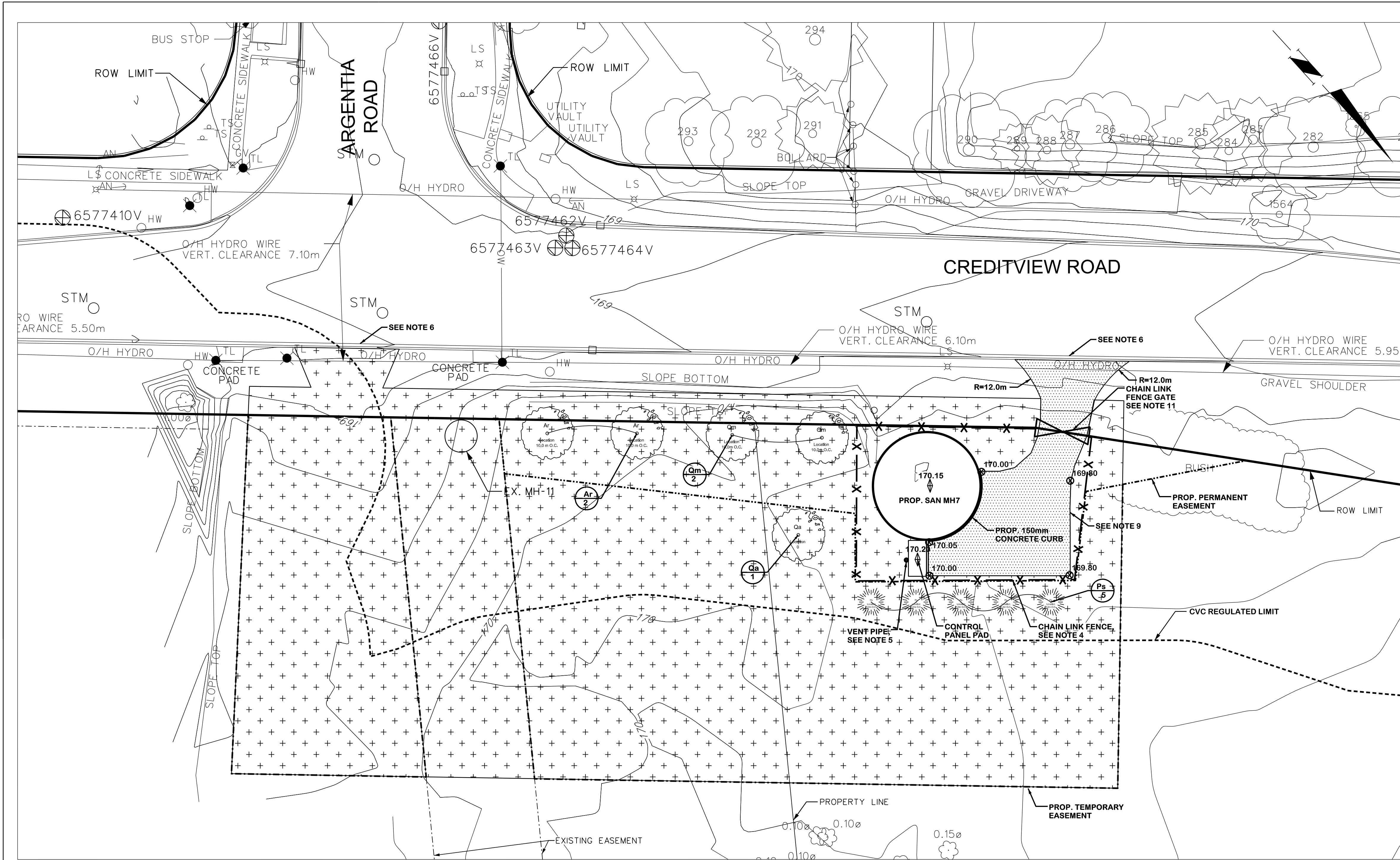
NOTICE TO CONTRACTOR
48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING
THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
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BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)



Region of Peel
working with you

**EAST TO WEST DIVERSION
SANITARY TRUNK SEWER
CONTRACT 2
SITE NO. 7
SITE PREPARATION PLAN**

CAD Area	Area	241 to 248 249 to 253	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan No. 7-SP-002



SITE RESTORATION PLAN

SCALE: 1:250

PROPERTY: CREDITVIEW ROAD
OWNER: CITY OF MISSISSAUGA
ADDRESS: CREDITVIEW ROAD AND ARGENTIA ROAD

LEGEND AND ABBREVIATIONS:

REFER TO DWG. G-1-003

NOTES:

- 1. REGRADE SITE LAYDOWN AREA TO EXISTING UNLESS OTHERWISE INDICATED. REESTABLISH DRAINAGE DITCH TO MATCH EXISTING CONDITION. FILL AREAS TO BE COMPACTED PRIOR TO PLACEMENT OF TOPSOIL.
- 2. MAINTAIN PERIMETER EROSION SEDIMENT CONTROL MEASURES UNTIL NEW SURFACE VEGETATION / PLANTING HAS BEEN ESTABLISHED. AT SUCH TIME AND WITH THE APPROVAL OF THE AGENCY, REMOVE EROSION AND SEDIMENT CONTROL MEASURES.
- 3. REMOVE TEMP. WORK SHOWN ON SITE PREPARATION DRAWING UNLESS OTHERWISE INSTRUCTED BY THE ENGINEER.
- 4. VENDOR SHALL RESTORE ALL DAMAGED ITEMS, INCLUDING BUT NOT LIMITED TO, CURBS, SIDEWALKS, SPLASHPADS, DRIVEWAYS, ROADWAYS, GUIDE RAILS, TOPSOIL AND SOD AFFECTED BY THE TUNNEL WORK OUTSIDE OF THE COMPOUND LIMITS SPECIFIED.
- 5. MAINTENANCE HOLE VENTING DETAIL PER REGION OF PEEL STD. DWG. 2-5-22, LOCATION TO BE VERIFIED WITH ENGINEER.
- 6. STANDARD CONCRETE CURB AND GUTTER PER CITY OF MISSISSAUGA STANDARD NO. 2230.020. DROP CURB AT ENTRANCES, CURB AND GUTTER AT CATCH BASIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2230.011.
- 7. STANDARD ROADWAY SUBDRAIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2220.040.
- 8. VENDOR SHALL CUT SHAFT EXCAVATION SUPPORT TO 2m BELOW FINAL GRADE AND BACKFILL PER SPECIFICATION SECTION 02412.
- 9. REFER TO DETAIL 4 ON DWG D-2-003 FOR PERMANENT ACCESS ROAD DETAILS. DRIVEWAY ENTRANCE DETAIL PER REGION OF PEEL STD DWG S-1-9.
- 10. STANDARD 1800mm CHAIN LINK FENCE PER CITY OF MISSISSAUGA STANDARD 2850.010.
- 11. SECURITY ACCESS GATE PER CITY OF MISSISSAUGA STANDARD 2850.020.
- 12. BOLLARD INSTALLATION PER DETAIL 3305-954.
- 13. REFER TO ELECTRICAL DRAWINGS FOR CONTROL PANEL PAD DETAILS.

PLANT SCHEDULE:

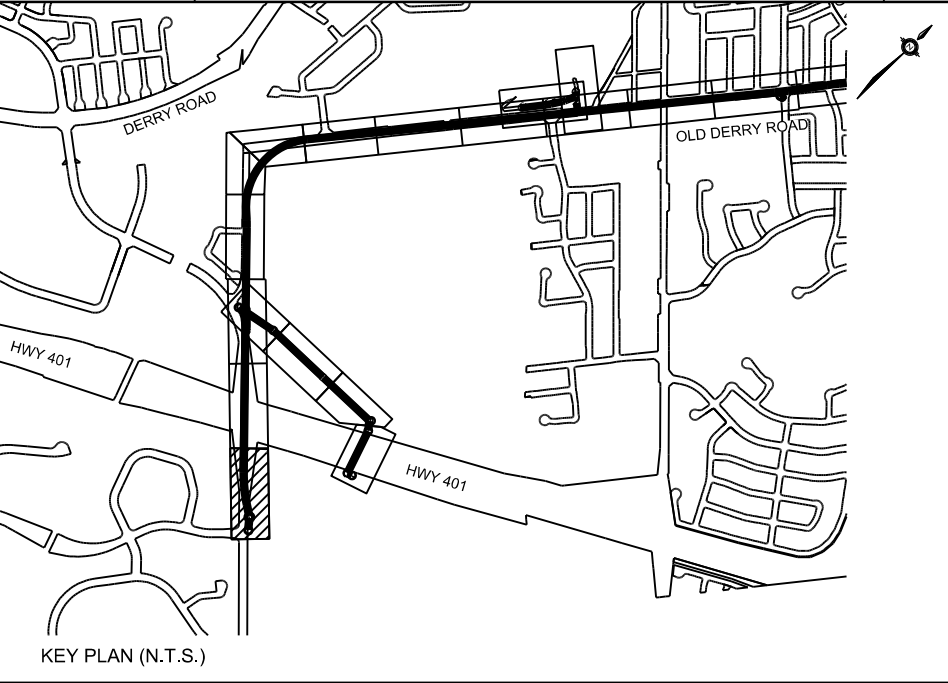
QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE AT INSTALLATION		PLANT SPACING	ROOT CONTAINMENT	REMARKS
				CALIPER	HEIGHT			
				[mm]	[cm]			
5	EVERGREEN CONIFEROUS TREES							
5	Ps	PINUS STROBUS	WHITE PINE	-	300	5.0m O.C.	B & B / W.B.	BRANCHED TO GROUND
5	DECIDUOUS CALIPER TREES							
2	Ar	ACER RUBRUM	RED MAPLE	60	-	10.0m O.C.	B & B / W.B.	FULL AND EQUAL FORM
1	Qa	QUERCUS ALBA	WHITE OAK	60	-	-	B & B / W.B.	FULL AND EQUAL FORM
2	Qm	QUERCUS MACROCARPA	BURR OAK	60	-	10.0m O.C.	B & B / W.B.	FULL AND EQUAL FORM

- REFER TO SITE RESTORATION PLAN FOR DESIGNATION OF TREES PLANTING BEDS
- SOURCE OF PLANT MATERIALS TO BE PROVIDED BY CONTRACTOR
- ALL ACER SPECIES TO BE SPRING DUG TO PREVENT DIE-BACK
- ALL SUBSTITUTIONS TO THE SPECIES ON THIS LIST MUST BE APPROVED BY CONTRACT ADMINISTRATOR

ABBREVIATIONS:
W. B. - WIRE BASKET
B&B - BALLED AND BURLAPED

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2018	C.K.
WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
AUG 01, 2019	ISSUED FOR 50% DESIGN REVIEW	S.A.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.



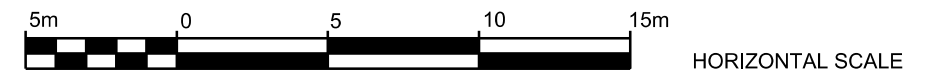
General Notes
All Driveways Are ASPHALT Unless Otherwise Noted
All Water And Sanitary Service Locations Are Approximate And Must Be Located Accurately In The Field
All Horizontal And Vertical Bends Are In Degrees
All Pipes Size In mm
20C Existing Water Service, Size In mm
WS25 Proposed Water Service, Size In mm
B.M. No. Description Location
The Contractor Is Responsible For Locating And Protecting All Existing Utilities Prior To And During Construction, Location Of Existing Utilities Approximate Only, To Be Verified In Field By Contractor.

JACOBS

49

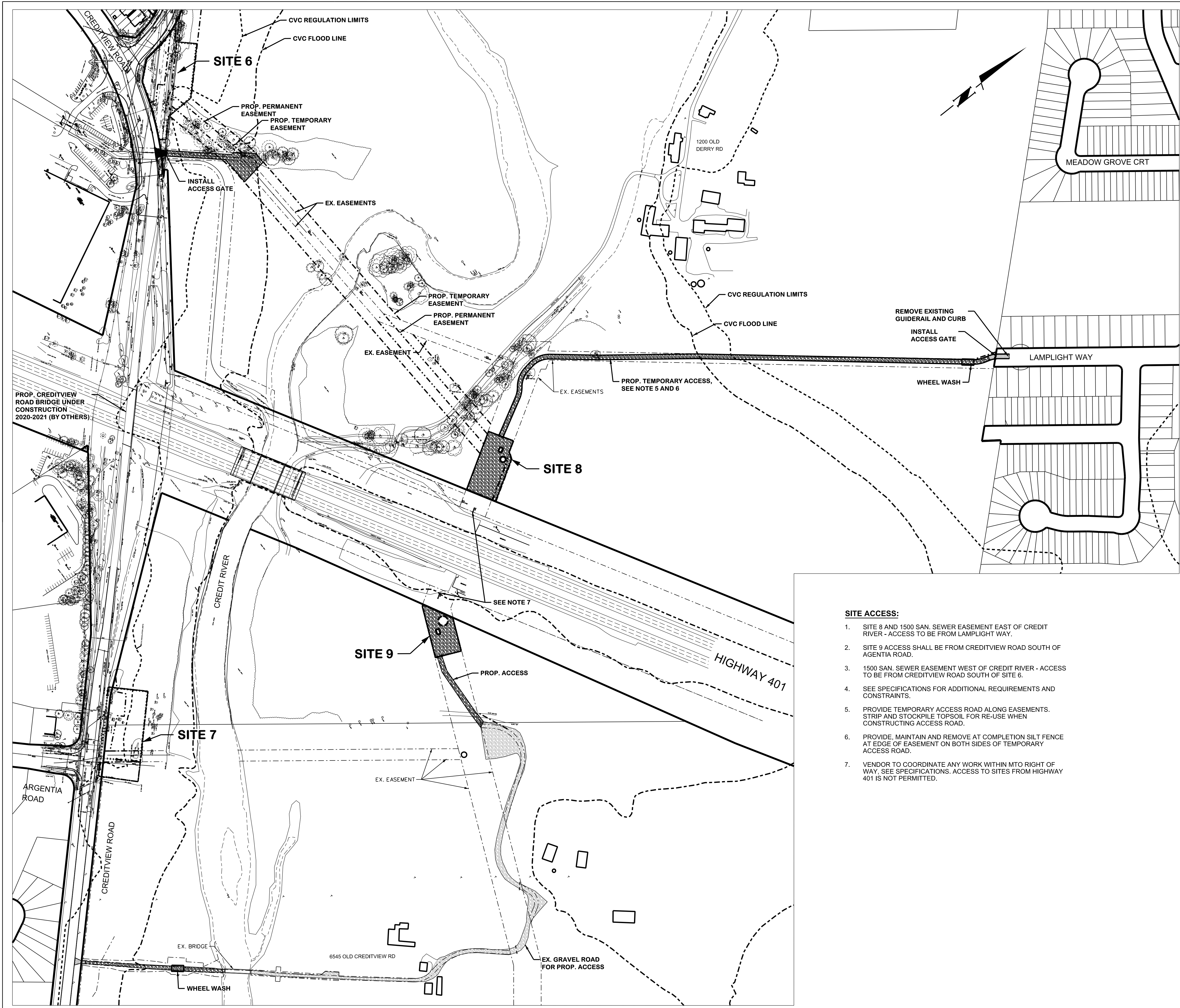
Approved by

NOTICE TO CONTRACTOR
48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING
THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON
CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
ALLSTREAM
PSN (PUBLIC SECTOR NETWORK)
FUTUREWAY (FCI BROADBAND)



EAST TO WEST DIVERSION
SANITARY TRUNK SEWER
CONTRACT 2
SITE NO. 7
SITE RESTORATION PLAN

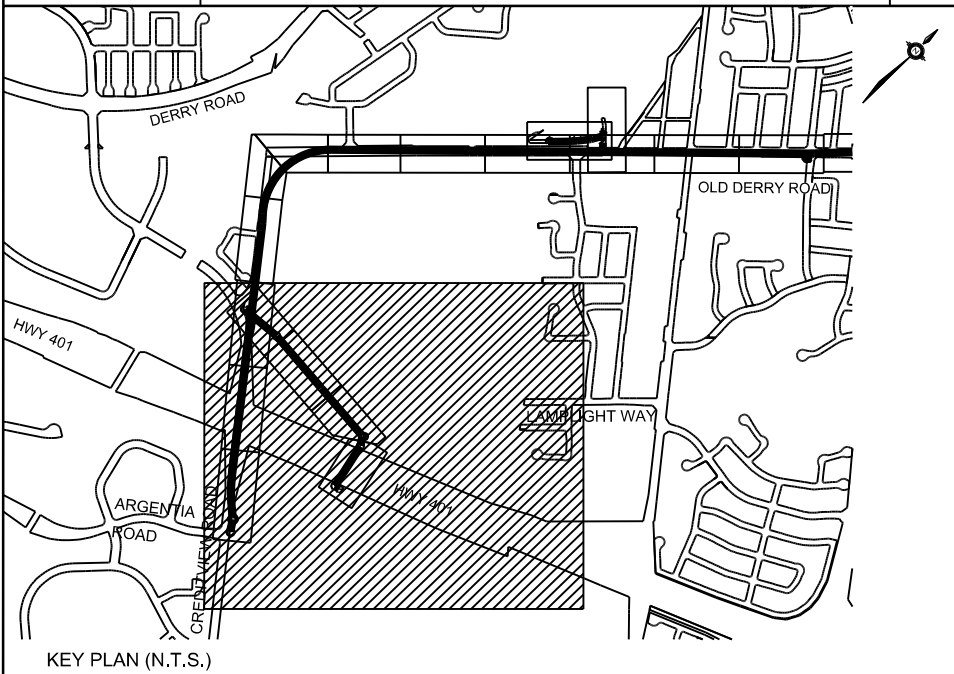
CAD Area	Area	241 to 245 249 to 253	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan No. 7-R1-001



SITE ACCESS PLAN
SCALE: 1:2000

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
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WATERMAINS	MAR 8, 2019	C.K.	HYDRO U/G CABLE	OCT 29, 2018	C.K.
TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.



- NOTES:**
- UPON COMPLETION OF WORK, REINSTATE STANDARD CONCRETE CURB AND GUTTER PER CITY OF MISSISSAUGA STANDARD NO. 2230.020. DROP CURB AT ENTRANCES. CURB AND GUTTER AT CATCH BASIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2230.011.
 - UPON COMPLETION OF WORK, REINSTATE STANDARD ROADWAY SUBDRAIN DETAIL PER CITY OF MISSISSAUGA STANDARD NO. 2220.040.
 - GUIDE RAIL INSTALLATION DETAIL PER CITY OF MISSISSAUGA STANDARD 2200.030.
 - UPON COMPLETION OF WORK, REMOVE TEMP. ACCESS ROAD AND RESTORE WITH TOPSOIL AND SEEDING.

SITE ACCESS:

- SITE 8 AND 1500 SAN. SEWER EASEMENT EAST OF CREDIT RIVER - ACCESS TO BE FROM LAMPLIGHT WAY.
- SITE 9 ACCESS SHALL BE FROM CREDITVIEW ROAD SOUTH OF ARGENTIA ROAD.
- 1500 SAN. SEWER EASEMENT WEST OF CREDIT RIVER - ACCESS TO BE FROM CREDITVIEW ROAD SOUTH OF SITE 6.
- SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND CONSTRAINTS.
- PROVIDE TEMPORARY ACCESS ROAD ALONG EASEMENTS. STRIP AND STOCKPILE TOPSOIL FOR RE-USE WHEN CONSTRUCTING ACCESS ROAD.
- PROVIDE, MAINTAIN AND REMOVE AT COMPLETION SILT FENCE AT EDGE OF EASEMENT ON BOTH SIDES OF TEMPORARY ACCESS ROAD.
- VENDOR TO COORDINATE ANY WORK WITHIN MTO RIGHT OF WAY. SEE SPECIFICATIONS. ACCESS TO SITES FROM HIGHWAY 401 IS NOT PERMITTED.

General Notes

All Driveways Are ASPHALT Unless Otherwise Noted
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B.M. No. Description Location
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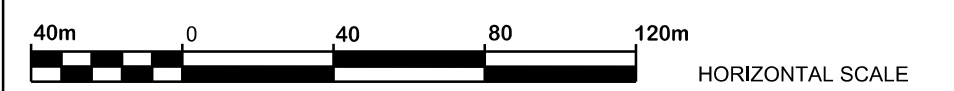
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Approved by _____

NOTICE TO CONTRACTOR

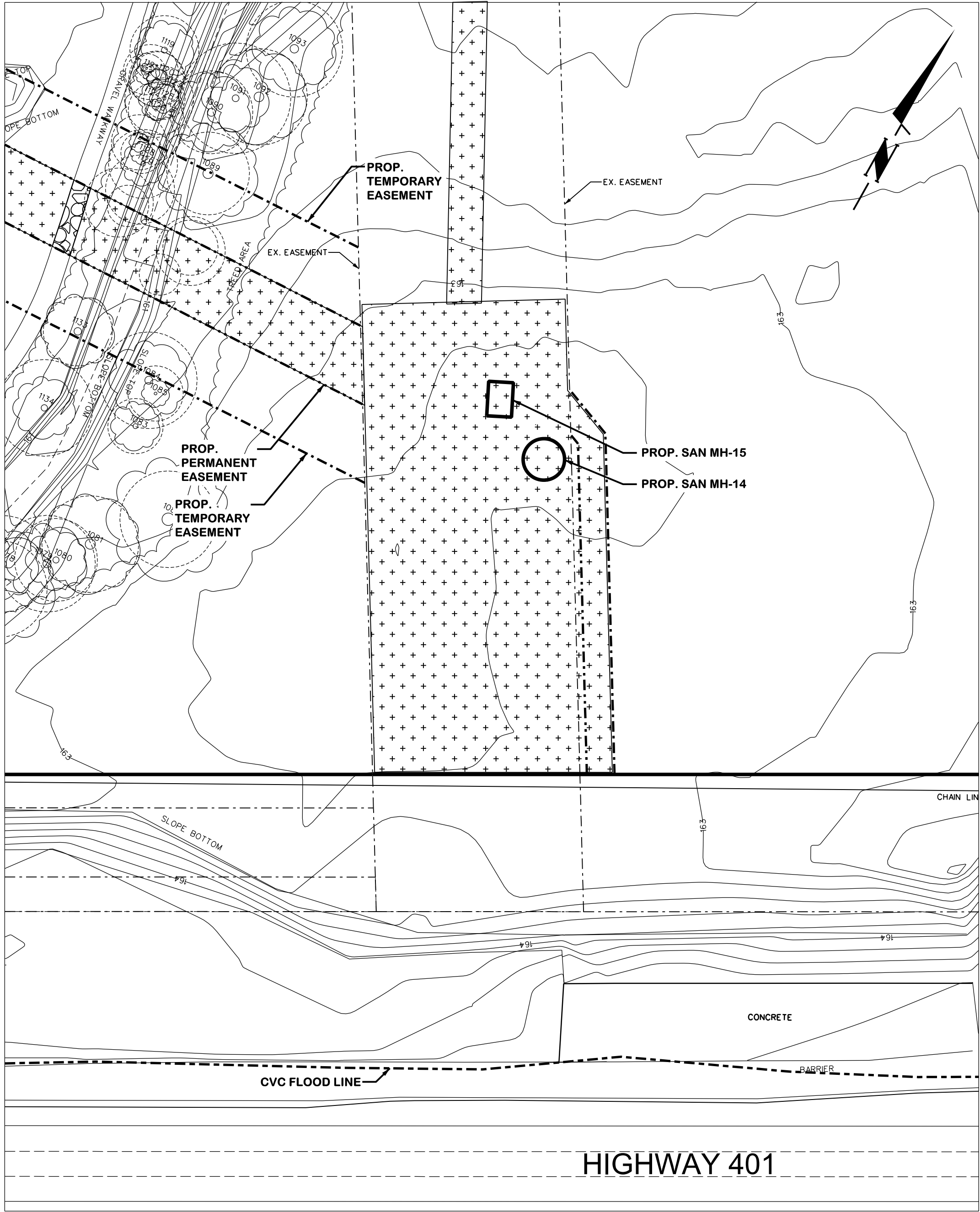
48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL CITY OF MISSISSAUGA WORKS DEPT. CITY OF BRAMPTON WORKS DEPT. TOWN OF CALEDON WORKS DEPT. BELL CANADA ENBRIDGE INCORPORATED-GAS DISTRIBUTION ONTARIO MINISTRY OF TRANSPORTATION ONTARIO CLEAN WATER AGENCY HYDRO ONE NETWORKS ENERSOURCE, HYDRO MISSISSAUGA HYDRO ONE BRAMPTON	CABLE TELEVISION/FIBROPTIC PROVIDERS: BELL CANADA ENERSOURCE TELECOM HYDRO ONE TELECOM ROGERS CABLE ALLSTREAM PSN (PUBLIC SECTOR NETWORK) FUTUREWAY (FCI BROADBAND)
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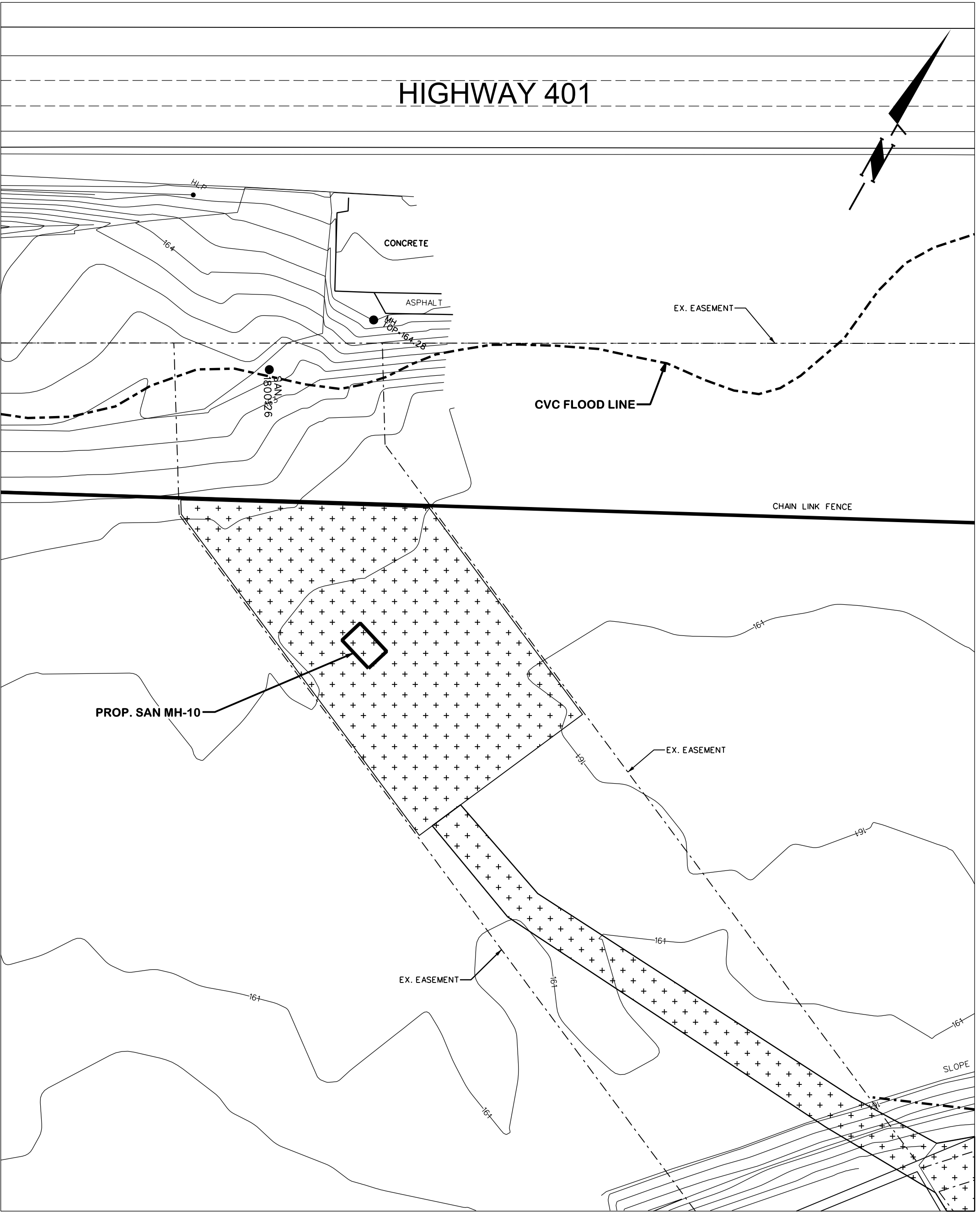


**EAST TO WEST DIVERSION
SANITARY TRUNK SEWER**
CONTRACT 2
SHAFT 8 AND SHAFT 9
SITE ACCESS PLAN

CAD Area	Area	2-41 to 2-45 2-49 to 2-53	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan No. 11-AP-002



SITE NO. 8 - SITE RESTORATION PLAN
SCALE: 1:500



SITE NO. 9 - SITE RESTORATION PLAN
SCALE: 1:500

NOTES:

1. REGRADE SITE LAYDOWN AREA TO EXISTING UNLESS OTHERWISE INDICATED. REESTABLISH DRAINAGE DITCH TO MATCH EXISTING CONDITION. FILL AREAS TO BE COMPACTED PRIOR TO PLACEMENT OF TOPSOIL.
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5. MAINTENANCE HOLE VENTING DETAIL PER REGION OF PEEL STD. DWG. 2-5-22, LOCATION TO BE VERIFIED WITH ENGINEER.
6. VENDOR SHALL CUT SHAFT EXCAVATION SUPPORT TO 2m BELOW FINAL GRADE AND BACKFILL PER SPECIFICATION SECTION 02412.
7. TRENCH RESTORATION AS PER DETAILS ON ~~OWG. 1-D-004~~ AND TO COMPLY WITH PEEL STD. DWG. 5-2-2A AND 5-2-2B.
8. SANITARY CHAMBER MARKING POST PER REGION OF PEEL STD DWG 2-6-17, LOCATION TO BE VERIFIED WITH ENGINEER.
9. SAN SEWER BEDDING AND COVER DETAIL TO COMPLY WITH GRANULAR BEDDING REGION OF PEEL STD DWG 2-3-1.

SERVICE DATA					
SERVICE	DATE	INIT.	SERVICE	DATE	INIT.
SAN SEWERS	NOV 6, 2018	C.K.	GAS MAINS	NOV 5, 2018	C.K.
STORM SEWERS	DEC 6, 2019	C.K.	BELL U/G CABLE	APR 23, 2018	C.K.
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TRANSIT			HYDRO ONE	OCT 29, 2018	C.K.
PARKS & REC.	DEC 6, 2019	C.K.	CTV		
ONT. CLEAN WATER			COMMUNIC. CABLES	APR 29, 2019	C.K.

REVISIONS		
DATE	DETAILS	INIT.
SEP 25, 2020	ISSUED FOR 90% DESIGN REVIEW	C.K.

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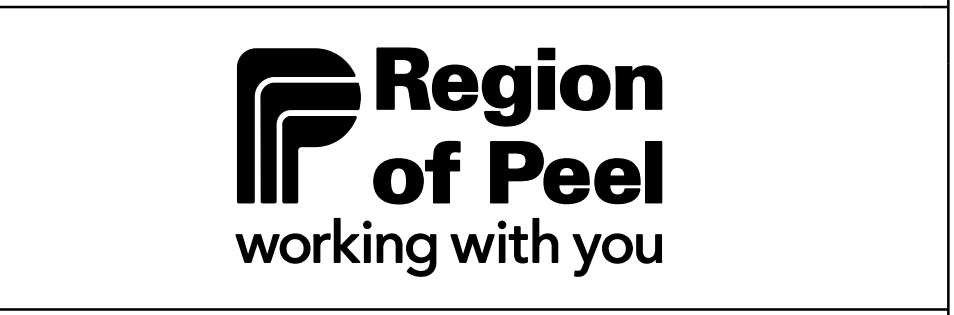
Approved by _____

NOTICE TO CONTRACTOR

48 HOURS PRIOR TO COMMENCING WORK NOTIFY THE FOLLOWING

THE REGIONAL MUNICIPALITY OF PEEL
CITY OF MISSISSAUGA WORKS DEPT.
CITY OF BRAMPTON WORKS DEPT.
TOWN OF CALEDON WORKS DEPT.
BELL CANADA
ENBRIDGE INCORPORATED-GAS DISTRIBUTION
ONTARIO MINISTRY OF TRANSPORTATION
ONTARIO CLEAN WATER AGENCY
HYDRO ONE NETWORKS
ENERSOURCE, HYDRO MISSISSAUGA
HYDRO ONE BRAMPTON

CABLE TELEVISION/FIBROPTIC PROVIDERS:
BELL CANADA
ENERSOURCE TELECOM
HYDRO ONE TELECOM
ROGERS CABLE
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FUTUREWAY (FCI BROADBAND)



**EAST TO WEST DIVERSION
SANITARY TRUNK SEWER**

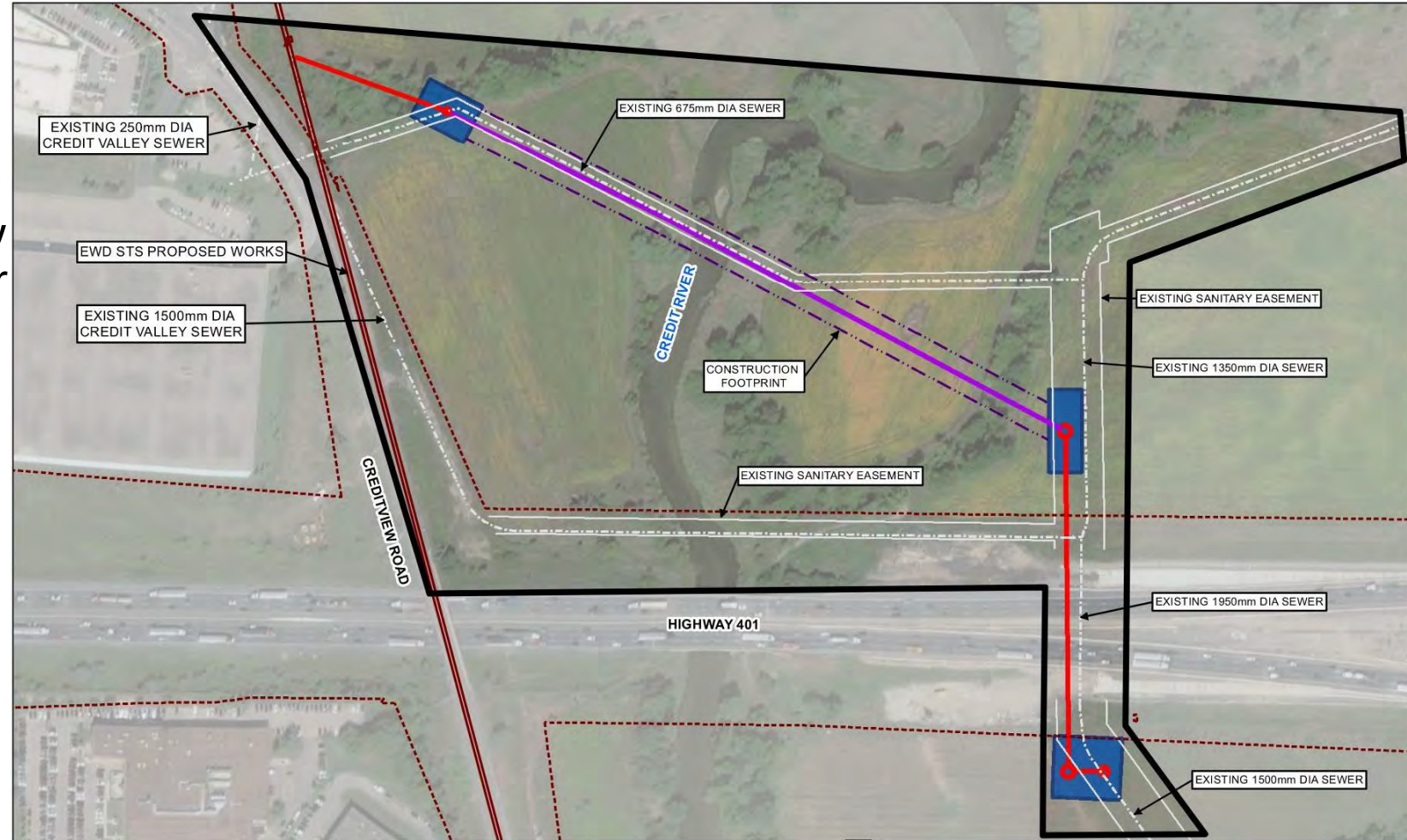
CONTRACT 2
SITE NO. 8 AND SITE NO. 9
SITE RESTORATION PLAN

CAD Area	Area	2-41 to 2-45	Project No.	16-2291
Checked by	P.D.	Drawn by	H.B.	
Date	SEP 2020	Sheet	XX of XX	Plan 16

C11-R1-001

Preliminary Preferred Alternative

- Alternative No. 2 (510 m Open-Cut and 200 m Tunnel for Highway 401 Crossing) is the preliminary preferred alternative
- Infrastructure is not within Highway 401's widened ROW; safe access for O&M.
- Allows Region to optimize the utilization of the existing easement for the 675 mm sanitary sewer.
- Open-cut installation will be more cost effective than tunnelling the entire length.
- Open-cut crossing will be engineered to mitigate environmental impacts to Credit River.



City of Mississauga

Memorandum



Date: May 25, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting date: June 8, 2021

Subject: **Willow Lane Guide Rail- Update**

Recommendation:

1. That the memorandum entitled Willow Lane Guide Rail-Update from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated May 25, 2021, be received.
2. That the City's Transportation Infrastructure department proceed with the design and layout of a replaced Willow Lane guiderail as per Alternative 1 of the WSP Memo dated April 30, 2021.

Background:

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014 and non-substantive changes that do not comply with the design guidelines also require a heritage permit.

The City's Transportation & Works Department (T&W) commissioned an inspection of the Willow Lane Culvert in 2017 as part of their continual review of all City infrastructure. The survey resulted in recommendations to rehabilitate the culvert and upgrade the traffic safety system.

Subsequent condition surveys prepared for the City did not properly identify the heritage status of the culvert and the overall rehabilitation project was completed in 2019. A joint review of the project by staff from the Transportation Infrastructure Department and Heritage Planning Department determined that the project was not in compliance with the Meadowvale Village Heritage Conservation District Plan, 2014.

The District Plan notes that substantive alterations within the District, including within the public realm, require a heritage permit application prior to completion. Substantive alterations include any changes to a property which significantly alters its appearance.

The rehabilitation work on the culvert itself involved the replacement of the gabion wall with armor stone, replacement of the deck surface of the culvert and the rehabilitation of the traffic

barriers on the culvert. The traffic safety improvements included an expansion of the guide rail system to the south of the culvert. Guide rails had previously been limited to the northeast and northwest sides of the culvert. This work was completed in order to maintain the City's infrastructure in good condition and to comply with the Province's Roadside Design Manual, which provides standards and policies regarding the safe design of roads.

After an initial review of the HIA prepared for the project, the Meadowvale Village Heritage Subcommittee requested that the City and their consultant, WSP, explore all options at providing a guiderail which met safety standards and limited any impacts to the heritage character of the village.

WP provided an update memo to the previous HIA in April, 2021 (Appendix 1). In the memo, they provide several alternatives to the current guide rail, including full replacement with a wooden system which meets sufficient safety standards, a concrete/stone wall, or disguising the current rail with vinyl wrappings and vegetation.

Comments:

Transportation Infrastructure submitted the HIA update memo to Heritage Planning, along with a memo outlining their concern for unknown additional costs related to any replacement alternative outlined in the update memo (Appendix 2). Heritage Planning have reviewed the options and agreed to update the subcommittee for discussions. On review of the memo, Heritage Planning Staff have noted that Alternative 1 is the preferred option as it best compliments heritage character of the village. However, as the overall costs and design are unknown, Heritage Planning Staff recommend taking this step and providing all information to the subcommittee prior to any final decisions being taken.

Conclusion:

City of Mississauga's Transportation Infrastructure Department carried out a rehabilitation project on the Willow Lane culvert in 2019. The heritage status of the project was not properly identified in the reports commissioned to provide a scope of work for the rehabilitation project. This resulted in no heritage application submitted for this project. A review of the project after completion has resulted in the completion of an HIA, which recommends the balancing of the need to maintain the culvert in good condition and the heritage character of Meadowvale Village. An update memo, completed at the request of the heritage subcommittee, outlines all available options which seek to balance the safety requirements for the infrastructure with the character of the village.

Attachments

Appendix 1: HIA alternatives memo

Appendix 2: Infrastructure memo

Prepared by: John Dunlop, Manager, Heritage Planning and Indigenous Relations

MEMO

TO: Laura Archila
FROM: Brendan Quinn
SUBJECT: City of Mississauga, Willow Lane Culvert HIA
Guide Rail Treatment Alternatives
DATE: April 30, 2021

Introduction

WSP Canada Group Limited was retained by the City of Mississauga to complete a Heritage Impact Assessment, including the review of alternatives for the traffic barriers on the Willow Lane Culvert over a tributary of the Credit River in Meadowvale. Upon completion of the assessment, the City of Mississauga and the Meadowvale Village Heritage Conservation District Advisory Subcommittee reviewed the options and requested that WSP provide additional treatment alternatives for the existing steel beam guide rail to help it better fit the cultural heritage character of the area. This memo outlines potential treatment alternatives that could be considered at this location.

Background

The culvert is located on Willow Lane, approximately 30m north of Old Derry Road in the Meadowvale Village heritage area. Willow Lane is a two-lane residential street that dead-ends approximately 250m from Old Derry Road. A structure rehabilitation of the culvert in 2019 included deck repairs and new sidewalks, traffic barriers, steel beam guide rail on the approaches, armour stone walls in the channel and asphalt/waterproofing.

In the initial assessment of the approach guide rails, WSP recommended the removal of the existing energy attenuator and treatments and provided three options for replacing the guide rail. Option 1 to remove the existing guiderail on southeast corner and replace with shorter length guide rail flared beyond clear zone is the preferred option as it maintains a high level of safety at a lower additional cost. Option 2 to replace existing guiderail with a poured concrete wall is considered too cost prohibitive for this project and Option 3 to remove existing guiderail entirely does not provide an adequate level of safety or meet minimum requirements.

With Option 1, the Meadowvale Village Heritage Conservation District Advisory Subcommittee was noted that the guide rail still maintains an aesthetic look that does not suit the cultural heritage of the area and the City would like to consider treatment alternatives that can be applied to the guide rail to limit its impact on the character of the area. WSP has provided four alternatives below that can be considered for this location.

Guide Rail Treatment Alternatives

Alternative 1: Replace guide rail type

One proposed alternative is to replace the current steel beam guide rail with a type of guide rail that has a heritage look more appropriate to the surrounding area and a minimal visual impact. In the current configuration, the culvert approaches are protected by steel beam guide rail that is in accordance with the Ontario Provincial Standards (OPS). These are approved products that have been tested to confirm they provide an affective level of safety. If the City wishes to remove this guide rail and replace it with an alternative style such as timber rails or masonry walls, the product would need to provide the same level of safety as the steel beam guide rail. The OPS does not include these alternative styles of barrier, however the American Association of State Highway and Transportation Officials (AASHTO) standards include a number of alternative barrier options that may better suit the cultural heritage character of the area and have been crash test approved to similar requirements as the OPS. Examples of these in the AASHTO Roadside Design Guide include Merritt Parkway or steel-backed timber rail (Figure 1) and stone masonry wall consisting of precast reinforced concrete faced with natural stone (Figure 2). Both options have been crash tested to meet NCHRP Report 350, TL-3 safety performance conditions.

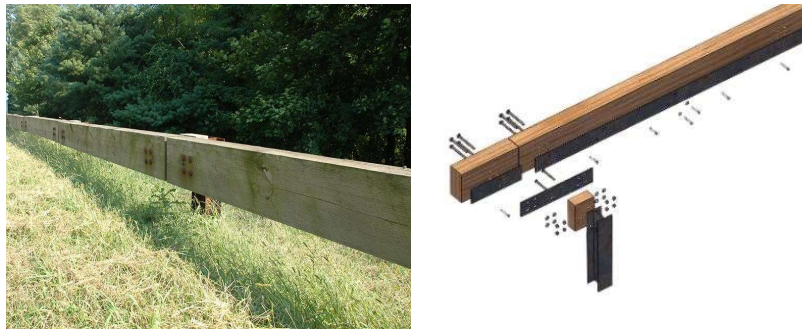


Figure 1. Merritt Parkway Guide Rail/Steel-Backed Timber Rail



Figure 2. Stone Masonry Wall/Precast Masonry Wall

As noted above, an option to replace the guide rail with concrete barrier that matches the style of the barrier on the culvert was included in the initial assessment, however this option was deemed to be cost prohibitive for this project. The alternative barrier styles found in the AASHTO standards are not typically found in Ontario and are considered premium products that would require a more specialized design. Some factors affecting this design and the preferred choice of barrier style would be end treatments and the ability to connect to the culvert structure. These factors would significantly increase the cost and could make these alternatives cost prohibitive to the project as well.

It was noted during the Meadowvale Heritage Conservation District Advisory Subcommittee meeting that the steel guide rail on Willow Lane has a bright, shinier look to it when compared to existing guiderail throughout the city and it was proposed that it be replaced by steel with a more weathered look or red colour found elsewhere. The shiny look of the guide rail is due

to the galvanization of the steel because it is new. Over time its colour will change to a more weathered look due to exposure. Galvanization is required to protect the durability of the steel to maintain the structural stability and provide longevity. Steel beam guide rail found elsewhere that is red in colour is generally due to rusting which can happen if the steel is not galvanized. This affects structural stability of the guide rail which reduces the performance and level of safety it provides. The Subcommittee provided several other examples of wooden barriers found elsewhere to be considered for the Willow Lane culvert location, however these barriers are typically used as barriers for pedestrians/cyclists and have not been designed to withstand vehicle impacts and would therefore not be suitable for this location.

Estimated Cost: Varies significantly depending on the type of barrier chosen. Estimated minimum of \$60,000. Specialized products not typically found in Ontario, such as the steel-backed timber rail, could carry a much higher cost.

Alternative 2: Planting vegetation

Given the rural character of the area and the abundance of surrounding vegetation, another alternative to reduce the aesthetic impact of the guide rail is to include plantings around the guide rail. Soft plantings such as shrubs and perennials could be installed below and behind the guide rail and allowed to grow and overhang the rail, or vines that are allowed to grow along the rail, provided the plantings do not obstruct the path of vehicles or pedestrians. Trees should not be planted in front of the guide rail as they would create an unprotected hazard for vehicles.

Estimated Cost: \$4,000 to \$5000

Alternative 3: Painting guide rail

In order to mask the appearance of the guide rail and blend in more to the surrounding area, one alternative is to paint the existing guide rail. A colour or design can be chosen that suits the historical heritage of the area. Over time paint may require regular maintenance if it becomes damaged or weathered due to exposure. A challenge with painting guide rail is ensuring the paint bonds properly with the galvanized steel. The galvanized steel must be treated and primed prior to painting. If not properly bonded to the steel, the paint will flake off over time. This process requires new material to be applied so the existing guide rail would need to be removed and replaced. Painting would not affect the structural integrity or performance of the guiderail.

Estimated Cost: \$60,000 to \$80,000

Alternative 4: Vinyl wrap application

Similar to painting, another alternative to mask the appearance of the guide rail is to apply a decorative vinyl wrap. These wraps can be printed with an unlimited variety of colours or designs and can more easily be applied to the existing guide rail. Vinyl wrap would not affect the structural integrity or performance of the guide rail. In the event of damage, the vinyl wrap can easily be removed and replaced. The City of Mississauga is currently evaluating the use of these vinyl wraps for a project on Lakeshore Rd and if successful this alternative could be applied to the Willow Lane culvert.

Estimated Cost: \$2,000

City of Mississauga

Memorandum



To: John Dunlop, Manager Heritage Planning and Indigenous Relations

From: Laura Archila, Transportation Infrastructure Coordinator

Date: May 13, 2021

Subject: Willow Lane guide rail alternatives

Attached is a memo from WSP which outlines the various treatment alternatives for the existing steel beam guide rail on the south-west corner of the Willow Lane structure. The memo identifies four potential alternatives that would help it better fit the cultural heritage character of the area.

After reviewing WSP's memo, given the low estimated cost of alternative 2 and 4, we are recommending proceeding with Alternative 2: Planting Vegetation, and/or revisiting the previously discussed Alternative 4: Vinyl Wrap Application.

We believe that the vinyl wrapping with a wood-like finish, in combination with some vegetation, would provide a more suitable cultural heritage character to the guide rail. Included below are some examples of the wooden finish that can be applied through vinyl wrapping. As part of the process, we can coordinate an on site meeting where a sample could be temporarily applied to a portion of the guide rail. This could help the Meadowvale Village Heritage Conservation District Subcommittee decide whether or not this alternative is acceptable.



With respect to alternative 1, the cost provided in WSP's memo is an estimate and the actual cost of this alternative could be much higher. These types of guide rails are not standard or used in Ontario, thus additional costs for design and manufacturing are expected. In addition, these products are not

manufactured in Canada and would have to be imported from the United States, increasing shipping costs. These unknown factors could drive the costs much higher than the estimated minimum specified in the memo.