
Heritage Advisory Committee

Date: May 12, 2026
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members

Chair and Councillor Brad Butt	Ward 11
Councillor Stephen Dasko	Ward 1
Councillor Dipika Damerla	Ward 7
Vice Chair David Cook	Citizen Member
Alexander Hardy	Citizen Member
Antoine Musiol	Citizen Member
Jahnvi Pathak	Citizen Member
James Holmes	Citizen Member
Jason De Brum	Citizen Member
Lucy Zita	Citizen Member
Matthew Wilkinson	Citizen Member
Somayyeh Nezhad Bagher	Citizen Member
Terry Ward	Citizen Member

To Request to Speak on Agenda Items - Advance registration is required. To make a Deputation please email Martha Cameron, Legislative Coordinator at martha.cameron@mississauga.ca or call 905-615-3200 ext. 5438 no later than **May 8, 2026 before 4:00 PM**.

Questions for Public Question Period – To pre-register for Public Question Period, questions may be provided to the Legislative Coordinator at least 24 hours in advance of the meeting. Following the preregistered questions, if time permits, the public may be given the opportunity to ask a question on an agenda item. Virtual participants must pre-register.

Virtual Participation - All meetings of the Heritage Advisory Committee are streamed live and archived at Mississauga.ca/videos. To speak during the virtual meeting or if you do not have access to the internet, contact the Legislative Coordinator and you will be provided with directions on how to participate. Comments submitted will be considered as public information and entered into the public record.

Contact

Martha Cameron, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5438 | Email: martha.cameron@mississauga.ca

Find it Online

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

Meetings of Council streamed live and archived at Mississauga.ca/videos

1. CALL TO ORDER

2. INDIGENOUS LAND STATEMENT

“We acknowledge the lands which constitute the present-day City of Mississauga as being part of the Treaty and Traditional Territory of the Mississaugas of the Credit First Nation, The Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. We recognize these peoples and their ancestors as peoples who inhabited these lands since time immemorial. The City of Mississauga is home to many global Indigenous Peoples.

As a municipality, the City of Mississauga is actively working towards reconciliation by confronting our past and our present, providing space for Indigenous peoples within their territory, to recognize and uphold their Treaty Rights and to support Indigenous Peoples. We formally recognize the Anishinaabe origins of our name and continue to make Mississauga a safe space for all Indigenous peoples.”

3. APPROVAL OF AGENDA

4. DECLARATION OF CONFLICT OF INTEREST

5. MINUTES OF PREVIOUS MEETING

5.1 Draft Heritage Advisory Committee minutes - April 14, 2026

6. DEPUTATIONS

Any member of the public interested in making a deputation to an item listed on the agenda must register by calling 905-615-3200 ext. 5438 or by emailing martha.cameron@mississauga.ca by **Friday, May 8, 2026 before 4:00 PM.**

Each Deputation to Committee is limited to speaking not more that 10 minutes.

Pursuant to Section 57.1 of the Council Procedure By-law 0044-2022, as amended:

Deputations shall be received and the matter shall be referred to staff for a report, unless there is a resolution or recommendation passed to “receive” the Deputation. After a Deputation is completed, Members shall each have one opportunity to make a preamble statement and ask questions to the Deputant(s) or staff for clarification purposes only, and without debate.

6.1 Item 9.2 - Megan Hobson, Built Heritage Consultant

*Presentation to follow

7. PUBLIC QUESTION PERIOD - 15 Minute Limit

Public Comments: Members of the Public that have a question about an item listed on the agenda may pre-register by contacting the Legislative Coordinator at least 24 hours in

advance of the meeting. Following the registered speakers, if time permits the Chair will acknowledge members of the public who wish to ask a question about an item listed on the agenda. Virtual participants must pre-register.

Pursuant to Section 58 of the Council Procedure By-law 0044-2022, as amended:

The Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Heritage Advisory Committee, with the following provisions:

1. Questions may be submitted to the Clerk at least 24 hours prior to the meeting;
2. A person is limited to two (2) questions and must pertain specific item on the current agenda and the speaker will state which item the question is related to;
3. The total speaking time shall be five (5) minutes maximum, per speaker, unless extended by the Mayor or Chair; and
4. Any response not provided at the meeting will be provided in the format of a written response.

8. **CONSENT AGENDA**

9. **MATTERS TO BE CONSIDERED**

9.1 Alteration of the Part V Heritage Designated Property at 242 Queen Street South (Ward 11)

9.2 Request to Alter a Heritage Designated Property at 7059 Second Line West (Ward 11)

9.3 Request to Demolish a Heritage Listed Property: 3284 Mississauga Road (Ward 8)

9.4 Request to Name a City Asset- Red Rundle Park

9.5 Meadowvale Village Heritage Conservation District Subcommittee Recommendation Report 1 - 2026 - dated April 21, 2026

10. **INFORMATION ITEMS - Nil**

11. **OTHER BUSINESS**

12. **DATE OF NEXT MEETING**

June 9, 2026 at 9:30 AM

13. **ADJOURNMENT**

Heritage Advisory Committee

Date: April 14, 2026
Time: 9:30 AM
Location: Council Chambers, Civic Centre, 2nd Floor
300 City Centre Drive, Mississauga, Ontario, L5B 3C1
and Online Video Conference

Members Present	Chair and Councillor Brad Butt	Ward 11
	Councillor Stephen Dasko	Ward 1
	Councillor Dipika Damerla	Ward 7
	Vice Chair David Cook	Citizen Member
	Alexander Hardy	Citizen Member
	Antoine Musiol	Citizen Member
	Jahnvi Pathak	Citizen Member
	James Holmes	Citizen Member
	Jason De Brum	Citizen Member
	Lucy Zita	Citizen Member
	Matthew Wilkinson	Citizen Member
	Somayyeh Nezhad Bagher	Citizen Member
	Terry Ward	Citizen Member

Staff Present

John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning
Paula Wubbenhorst, Heritage Planner
Andrew Douglas, Heritage Analyst
Martha Cameron, Legislative Coordinator

1. CALL TO ORDER

Councillor Brad Butt, Chair called the meeting to order at 9:30 AM

2. INDIGENOUS LAND STATEMENT

Councillor Brad Butt, Chair recited the Indigenous Land Statement.

3. APPROVAL OF AGENDA

Approved as amended (Councillor D. Damerla)

4. DECLARATION OF CONFLICT OF INTEREST

There were no conflicts of interest.

5. MINUTES OF PREVIOUS MEETING

5.1 Draft Heritage Advisory Committee minutes - March 10, 2026

Approved (T. Ward)

5.2 Draft Port Credit Heritage Conservation District Subcommittee - October 20, 2025

Approved (A. Musiol)

6. DEPUTATIONS

6.1 Item 9.5 - Rosanne Woodley, Resident

Roseanne Woodley, Resident presented on her former childhood home located at 17 Scarboro Street and noted the history of the Stroud family and their involvement with Trinity United Church and within the community, medals received, involvement in publishing Malton Memories and spoke to the characteristics of the home.

Committee members spoke in favour of R. Woodley's presentation and the impact of the family on the community and addressed the potential to commemorate the family.

RECOMMENDATION HAC-0020-2026

Moved By Vice Chair D. Cook

That the deputation and presentation by Rosanne Woodley with respect to Item 9.5 - Request to Demolish a Heritage Listed Property at 17 Scarboro Street (Ward 5), be received.

Received

7. PUBLIC QUESTION PERIOD - 15 Minute Limit

There were no questions for public question period.

8. CONSENT AGENDARECOMMENDATION HAC-0021-2026

Moved By M. Wilkinson

That the following items were approved on consent:

- Item 9.2 -Proposed Heritage Designation of 202 Dundas Street West (Ward 7)
- Item 9.6 - Request to Demolish a Heritage Listed Property: 3300 Mississauga Road (Ward 8)

Approved

9. MATTERS TO BE CONSIDERED9.1 Proposed Heritage Designation of 1576 Dundas Street West (Ward 7)

Committee members spoke in favour to the designation and proposed alterations but noted concern on the location of the proposed front addition to the school structure due to the large visual break it creates. Committee members inquired if there would be the potential to relocate it to reduce visual obstructions on the streetscape.

In response, John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning noted that the alteration had already been approved, coming forward to Council in 2020 during Covid when the Heritage Advisory Committee was in recess.

RECOMMENDATION HAC-0022-2026

Moved By M. Wilkinson

That the City designate the property at 1576 Dundas Street West (Ward 7) under the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Planning and Building, dated March 27, 2026, and that the appropriate City officials be authorized to give effect thereto.

Approved

9.2 Proposed Heritage Designation of 202 Dundas Street West (Ward 7) (CONSENT)RECOMMENDATION HAC-0023-2026

Moved By M. Wilkinson

That the City designate the property at 202 Dundas Street West (Ward 7) under the Ontario Heritage Act for its physical, design, historical, associative and contextual value, as per the report from the Commissioner of Planning and Building, dated March 27, 2026, and that the appropriate City officials be authorized to give effect thereto.

Approved

9.3 Request to Demolish a Heritage Listed Property: 3324 Mississauga Road (Ward 8)

Committee members spoke to the disclosure of property ownership in the heritage impact assessment and were advised by John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning spoke to the requirement to list property ownership and that the property is on the heritage register due to fact that it is part of the cultural heritage landscape and scenic corridor of Mississauga Road. Further, J. Dunlop noted that there were no direct plans for the property.

RECOMMENDATION HAC-0024-2026

Moved By M. Wilkinson

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 3324 Mississauga Road (Ward 8), as outlined in the Corporate Report dated March 20, 2026 from the Commissioner of Planning and Building be approved.

Approved

9.4 Demolition of three Ancillary Structures at 56 Ontario Street East (Ward 11)

Committee members spoke to the history and retention of the air raid siren and preservation of the stone ruins and integration of the graffiti into public art.

In response, John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning spoke to the preservation of the stone ruins and encapsulation of current life. Further, J. Dunlop noted the observation area would still be part of the plan.

Direction to Staff: interpretive plaque installation on the east side of the river.

RECOMMENDATION HAC-0025-2026

Moved By M. Wilkinson

That the request to demolish three structures located on the heritage designated property at 56 Ontario Street East (Ward 11), as outlined in the Corporate Report dated March 18, 2026, from the Commissioner of Planning & Building be approved.

Approved

9.5 Request to Demolish a Heritage Listed Property at 17 Scarboro Street (Ward 5)

Committee members spoke to the Stroud family history and commemoration of the family.

Dave Cook, Vice-Chair spoke in opposition of the demolition of the property and brought a motion to designate the property which was voted on and failed.

In response to Councillor D. Damerla, John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning spoke to the condition of the home and criteria to designate and legislated timelines.

RECOMMENDATION HAC-0026-2026

Moved By Councillor S. Dasko

That the request to demolish the heritage listed property at 17 Scarboro Street (Ward 5), as outlined in the report from the Commissioner of Community Services, dated March 27, 2025, be approved.

Approved

9.6 Request to Demolish a Heritage Listed Property: 3300 Mississauga Road (Ward 8) (CONSENT)

RECOMMENDATION HAC-0027-2026

Moved By M. Wilkinson

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 3300 Mississauga Road (Ward 8), as outlined in the Corporate Report dated March 20, 2026 from the Commissioner of Planning and Building be approved.

Approved

9.7 Request to Demolish a Heritage Listed Property: 1150 Stavebank Road (Ward 1)

Committee members spoke to the history of the ownership of the property and street naming.

RECOMMENDATION HAC-0028-2026

Moved By M. Wilkinson

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 1150 Stavebank Road (Ward 1), as outlined in the Corporate Report dated April 6, 2026 from the Commissioner of Planning & Building be approved.

Approved

10. INFORMATION ITEMS - NIL

11. OTHER BUSINESS

Committee members addressed various matters including:

- the Avro Arrow replica would be mounted in Malton on Sunday, August 30th; and
- noted the passing of Grace Hancock on April 1st and contributions of the Hancock family.

Further, Committee Members expressed concern with the protection of boarded up buildings that are facing neglect.

In response, John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning spoke to enforcement, municipal by-laws and authority with respect to the exterior of the property and noted that there is no authority with respect to the interior of the property unless it is City owned.

Direction to Staff: Commemoration of the Stroud Family with respect to 17 Scarboro Street (Ward 5)

12. DATE OF NEXT MEETING

May 12, 2026 at 9:30 AM

13. ADJOURNMENT - 10:48 AM

(T. Ward)

City of Mississauga
Corporate Report



<p>Date: April 23, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 12, 2026</p>

Subject

Alteration of the Part V Heritage Designated Property at 242 Queen Street South (Ward 11)

Recommendation

That the request to alter the Part V heritage designated property at 242 Queen Street South (Ward 11), as per the Corporate Report from the Commissioner of Planning & Building, dated April 23, 2026, be approved.

Executive Summary

- The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Streetsville Heritage Conservation District (HCD)
- The applicant proposes installing new doors
- Doors will be the same size as the current doors

Background

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Streetsville Heritage Conservation District (HCD). Changes to the property are subject to the Streetsville Heritage Conservation District Plan, 2025, 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

The property owner proposes to install two new doors on the front (East) façade of the building. These doors will replace the current front doors and will fit into the same opening. The doors will be aluminum and glass and will be similar to other commercial buildings in the HCD. This

alteration will have a minimal impact on the heritage character of the HCD and should therefore be approved.

Financial Impact


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

Conclusion

The property owner is proposing the installation of new doors on the front of the building. This change will not negatively impact the Streetsville HCD and should therefore be approved.

Attachments

Appendix 1: Drawings



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Culture Planning

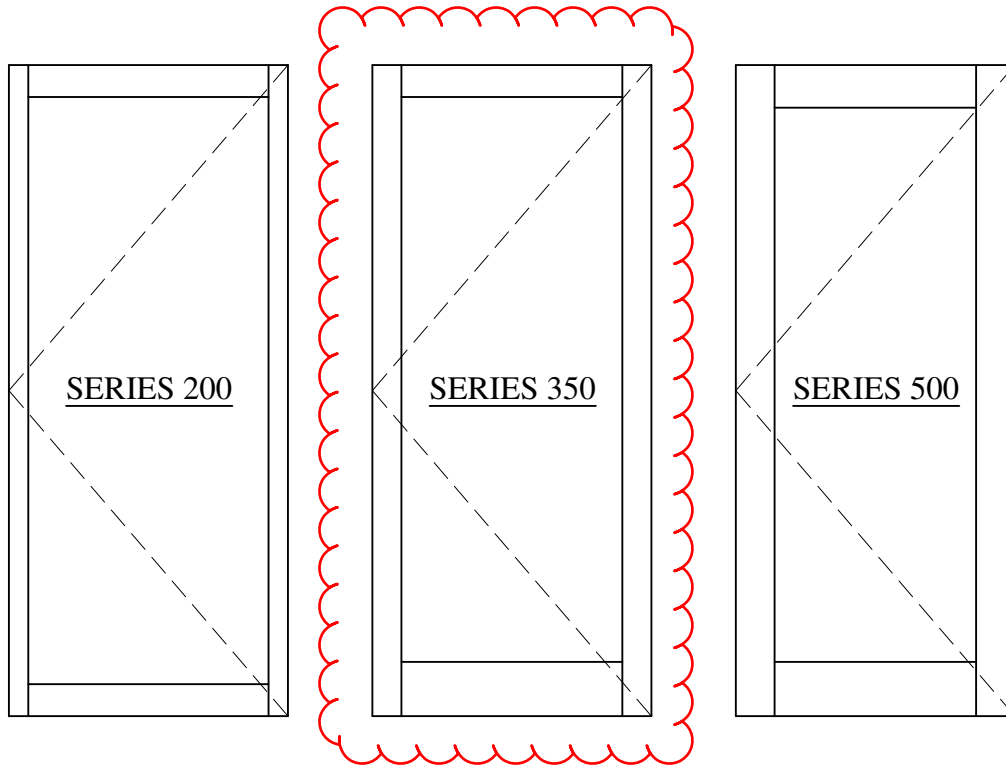
SUMMARY OF PROPOSED WORK

242 QUEEN ST. SOUTH, MISSISSAUGA, ON

Proposed Scope: Removal of Existing Wood Doors and Replacement with New Aluminum Storefront Doors

- Windspec Series 350 Medium Stile Entrance Pair to replace the existing pair Include:
- Removal and disposal of existing doors
- Clad existing wood oversize wood frame
- New Door Adaptor frame w/ mohair blade stop
- Pemko Mortise Continuous hinges
- AR Deadlock - TT in & Keyed Cylinder out
- Flushbolts on inactive leaf
- 60" Ladder Pulls
- LCN4040XP HD Closer - non ADO leaf
- Deluxe Mohai Sweeps
- Aluminum & Hardware finish is blackanodized
- Glazing is 6mm clear tempered and low-E x 1" OA Insulated glass

STANDARD DOOR



KEY FEATURES

- 1 $\frac{3}{4}$ " door depth
- Accommodates $\frac{1}{4}$ ", $\frac{3}{8}$ " or 1" glazing units
- 2", 3 $\frac{1}{2}$ " and 5" stiles available
- Multiple top/bottom/mid-rails available
- Available in anodized and painted finishes
- Standard custom hardware available



WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

TABLE OF CONTENTS

DOOR ORDERING INFORMATION _____	003
GLAZING INFILL OPTIONS _____	004
STANDARD HARDWARE LOCATIONS _____	006
DOOR HANDING DESIGNATION _____	007
NARROW STILE IN HTP 5500 _____	008
MEDIUM STILE IN HTP 5500 _____	010
WIDE STILE IN HTP 5500 _____	012
NARROW STILE IN 655 FRAMING _____	014
MEDIUM STILE IN 655 FRAMING _____	016
WIDE STILE IN 655 FRAMING _____	018
SINGLE GLAZED DOOR IN INTERIOR FRAMING _____	020
TOP RAILS, MID-RAIS & BOTTOM RAILS _____	022



WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

DOOR ORDERING INFORMATION

Standard Hardware

- 3 Butt hinges (NRP) - 4 $\frac{1}{2}$ " x 4"
 - Stainless steel for exterior doors
 - Standard steel for interior doors
- M.S. Lock (Adams Rite 1850)
 - Thumb turn
 - Cylinder
- Pair to have flush bolts on in-active
- Push bar / pull handle
- 4" threshold
- Door sweep

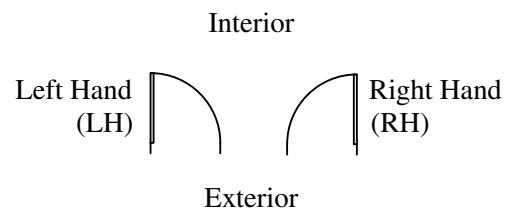
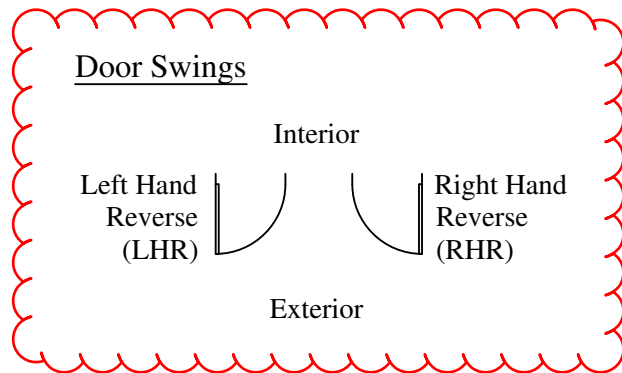
Standard Door Opening Size

- Door opening for single door is 36" x 84"
- Door opening for pair door is 72" x 84"
- Actual door size will be smaller to allow for clearances

Standard Finishes

- Standard anodized doors:
 - Clear 0.0004 and #40 Bronze are typically stocked
 - Light bronze, champagne and black anodized are available
- Custom painted finishes are available

Door Swings









WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

GLAZING INFILL OPTIONS

Glazing Options	Exterior Glass Stop	Interior Glass Stop
1" Glazing (Double Glazed)	 C-20027	 C-20027
$\frac{1}{4}$ " Glazing (Single Glazed)	 C-20026	 C-20026
$\frac{3}{8}$ " Glazing	 C-20019	 C-20019

GLASS SIZE CALCULATION

Based on butt hinges at 1/2" threshold

Door Type	Glass W	Glass H	Standard Glass Size (36" x 84")
<u>200 Single</u> (2" Stile, 2 $\frac{3}{8}$ " Top, 4 $\frac{1}{8}$ " Bottom Rail)	-4 $\frac{11}{16}$ "	-7 $\frac{13}{16}$ "	31 $\frac{5}{16}$ " x 76 $\frac{3}{16}$ "
<u>200 Pair</u> (2" Stile, 2 $\frac{3}{8}$ " Top, 4 $\frac{1}{8}$ " Bottom Rail)	2 x -4 $\frac{11}{16}$ "	-7 $\frac{13}{16}$ "	2 @ 31 $\frac{5}{16}$ " x 76 $\frac{3}{16}$ "



WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

GLAZING INFILL OPTIONS

Door Type	Glass W	Glass H	Standard Glass Size (36" x 84")
<u>350 Single</u> (3 ½" Stile, 4 ⅛" Top, 7" Bottom Rail)	-7 ⅙"	-12 ⅞"	28 ⅝" x 71 ⅙"
<u>350 Pair</u> (3 ½" Stile, 4 ⅛" Top, 7" Bottom Rail)	2 x -7 ⅙"	-12 ⅞"	2 @ 28 ⅝" x 71 ⅙"
<u>500 Single</u> (5" Stile, 5 ½" Top, 7" Bottom Rail)	-10 ⅙"	-13 ⅙"	25 ⅝" x 70 ⅜"
<u>500 Pair</u> (5" Stile, 5 ½" Top, 7" Bottom Rail)	2 x -10 ⅙"	-13 ⅙"	2 @ 25 ⅝" x 70 ⅜"



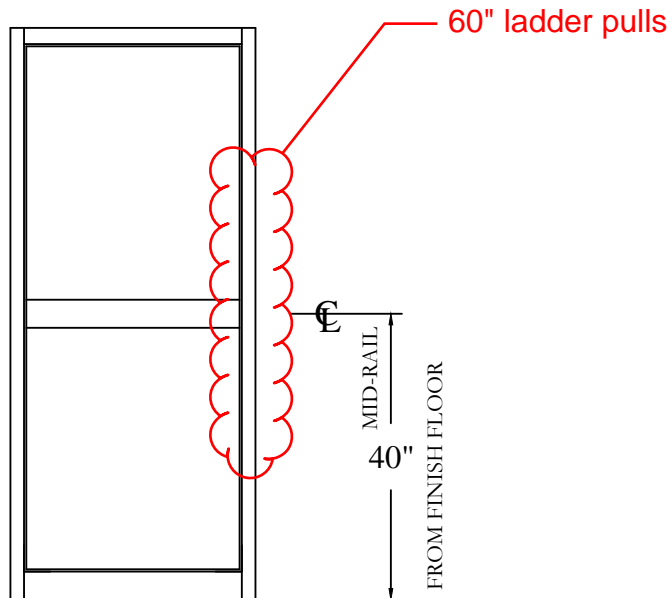
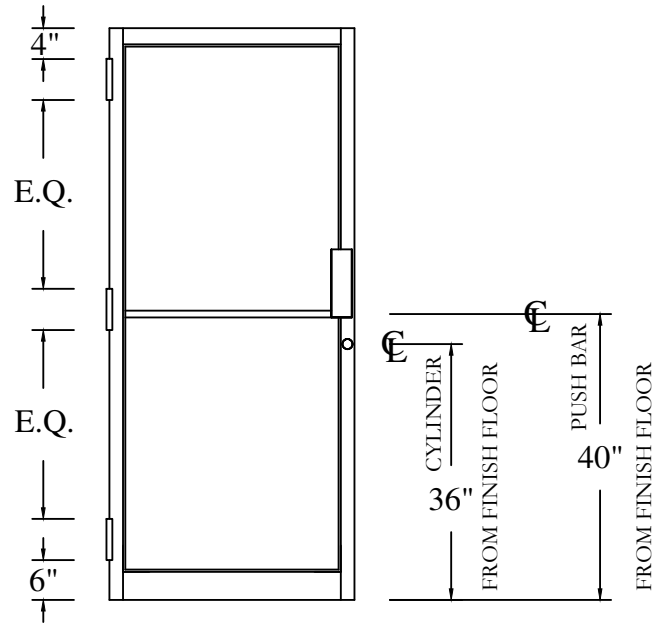
WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738-8311 Fax (905) 738-6188

OCTOBER 2017

STANDARD DOOR

STANDARD HARDWARE LOCATIONS



WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

DOOR HANDING DESIGNATION



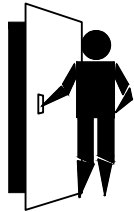
Open In



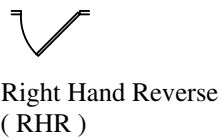
Right Hand (RH)



Left Hand (LH)



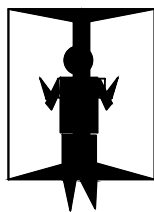
Open Out



Right Hand Reverse
(RHR)



Left Hand Reverse
(LHR)



Pair In (PI)



Pair Out (PO)

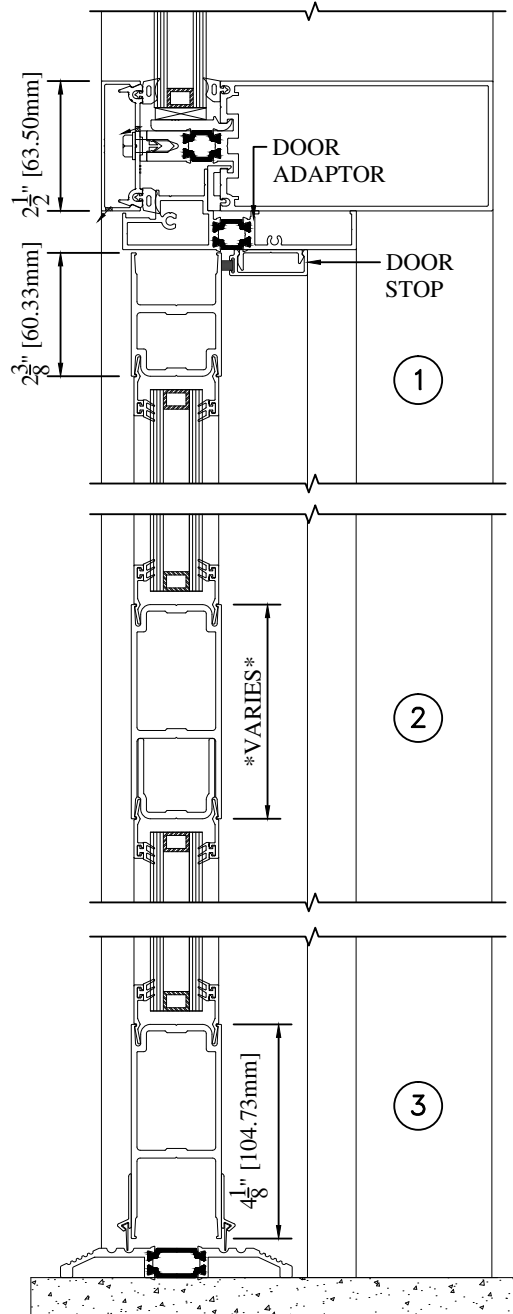
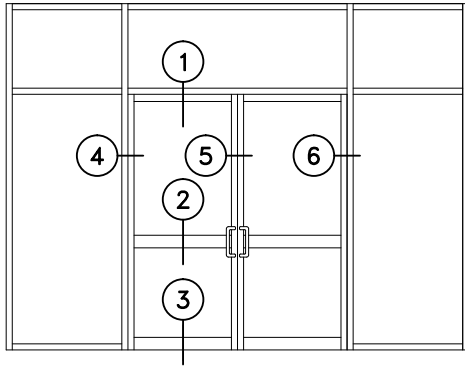


WINDSPEC INC.
MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

NARROW STILE IN HTP 5500

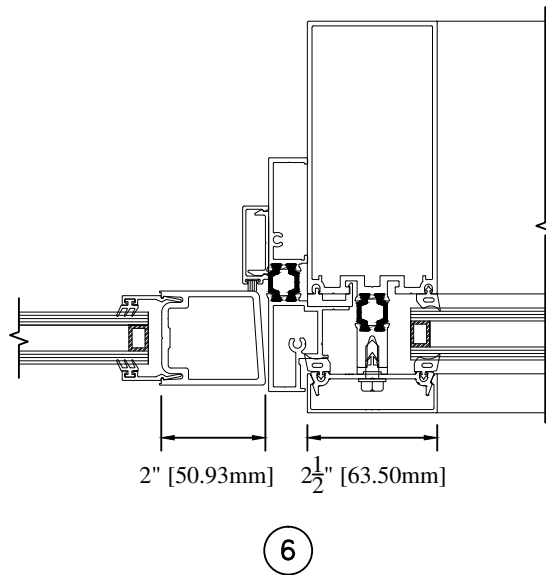
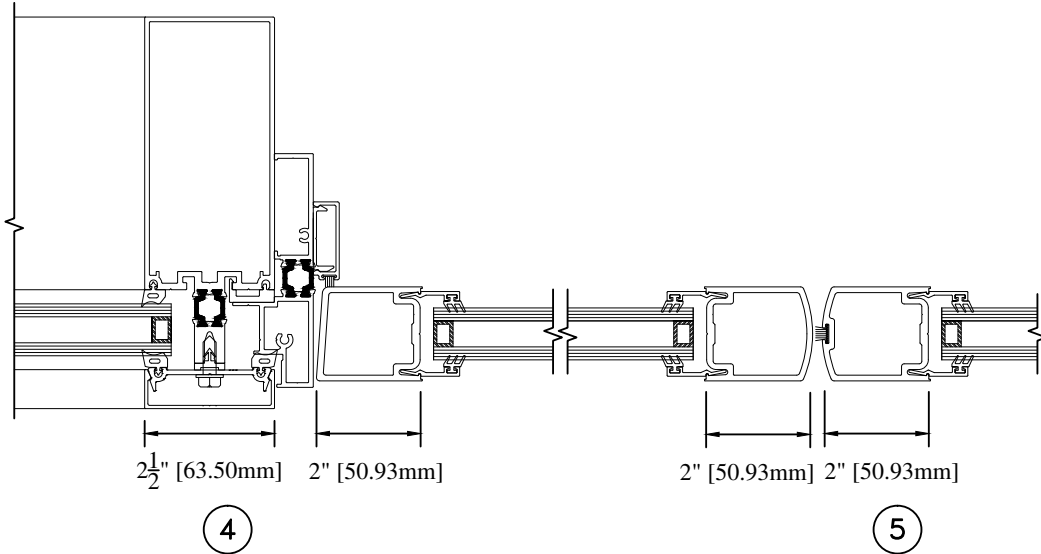


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

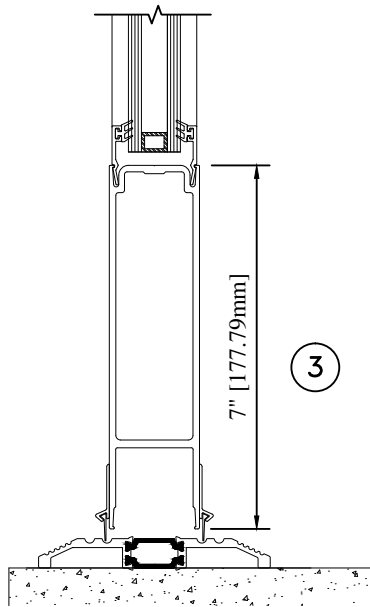
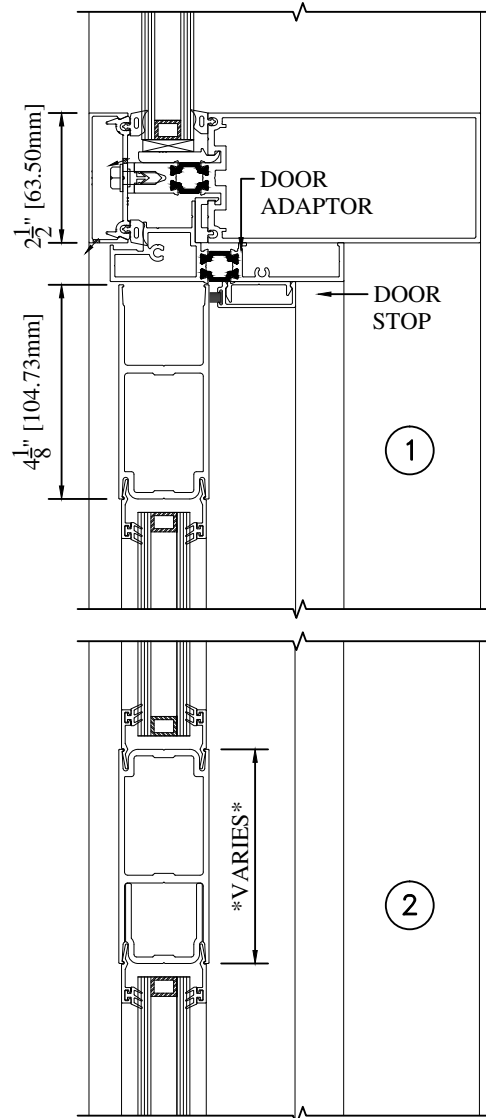
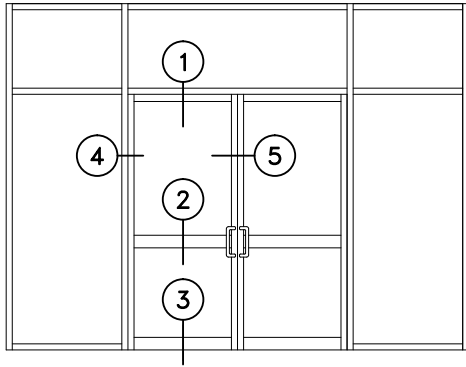
NARROW STILE IN HTP 5500



WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738-8311 Fax (905) 738-6188

OCTOBER 2017

STANDARD DOOR
MEDIUM STILE IN HTP 5500

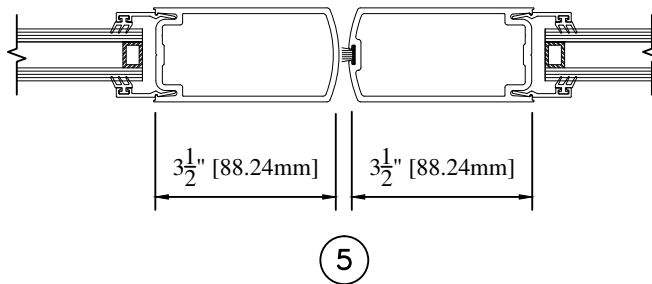
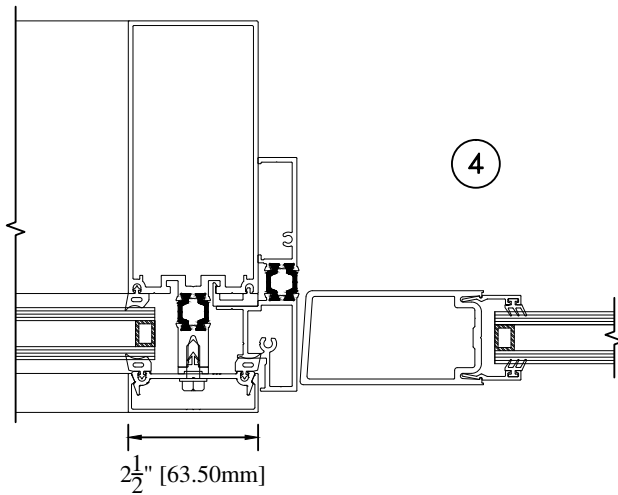


WINDSPEC INC.
MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

MEDIUM STILE IN HTP 5500



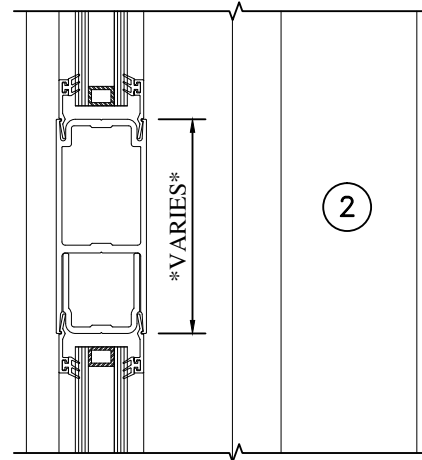
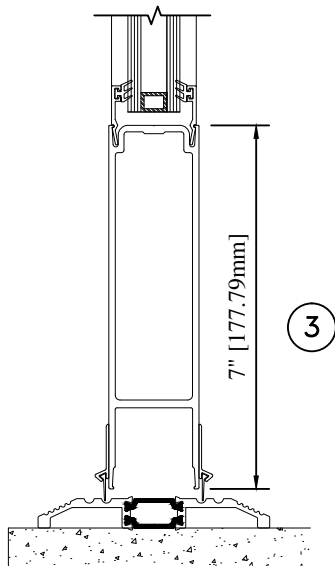
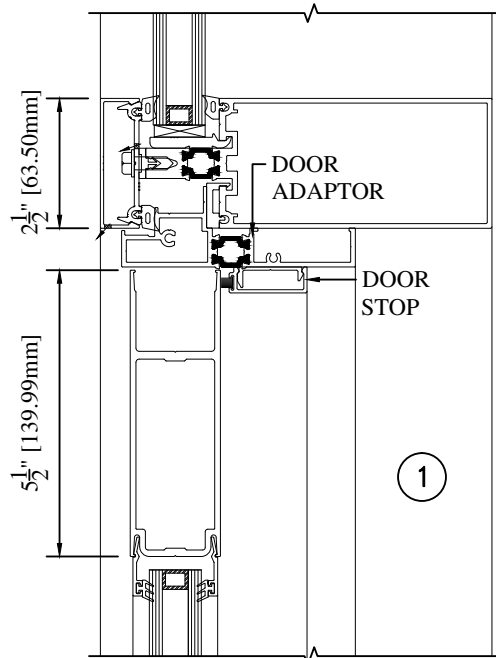
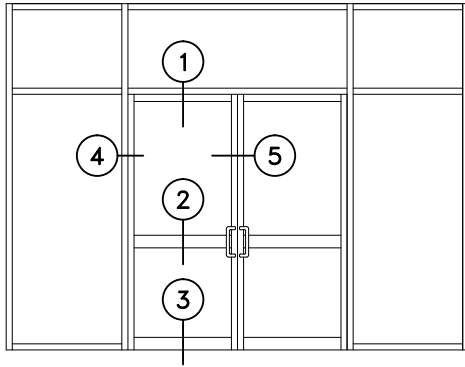
WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

WIDE STILE IN HTP 5500

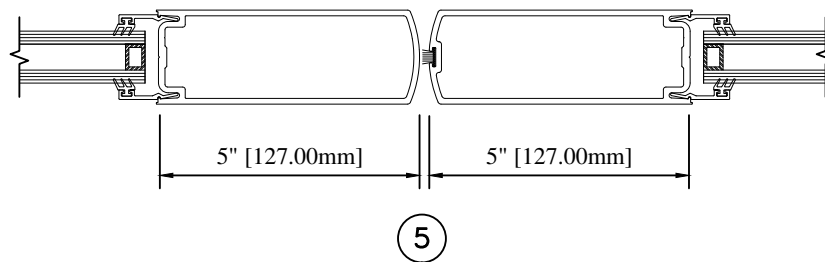
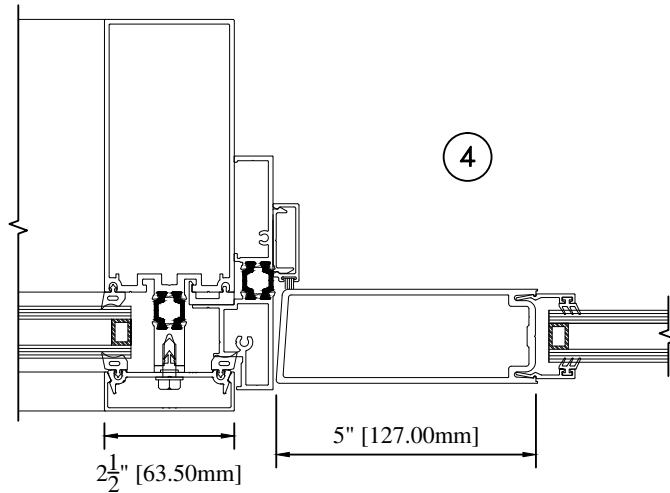


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738-8311 Fax (905) 738-6188

OCTOBER 2017

STANDARD DOOR

WIDE STILE IN HTP 5500



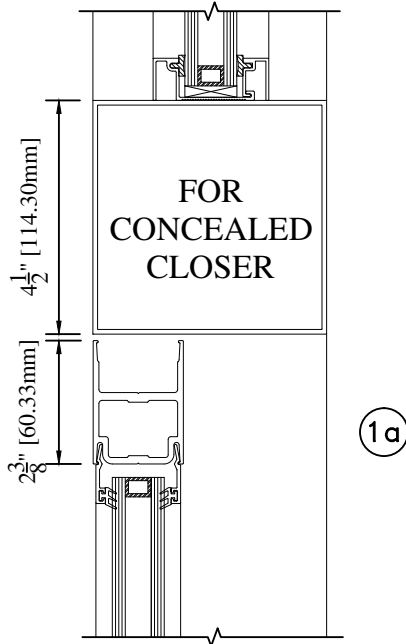
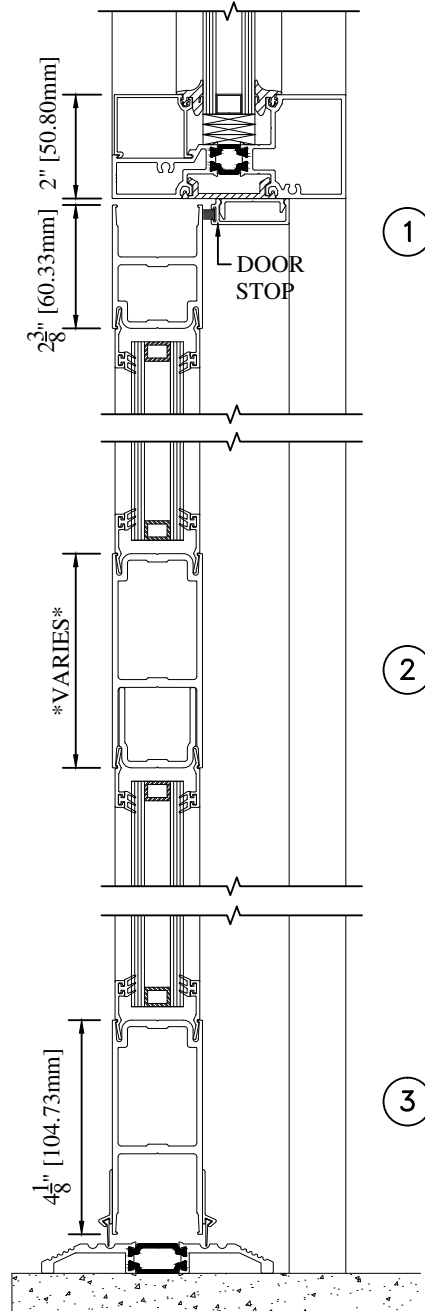
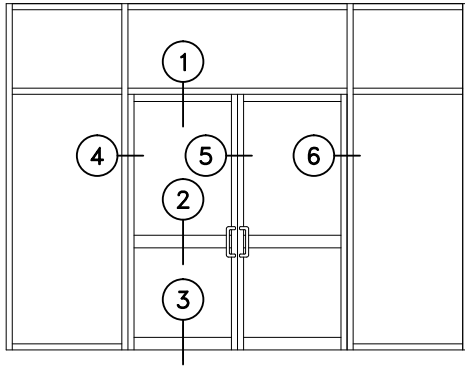
WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

NARROW STILE IN 655 SERIES

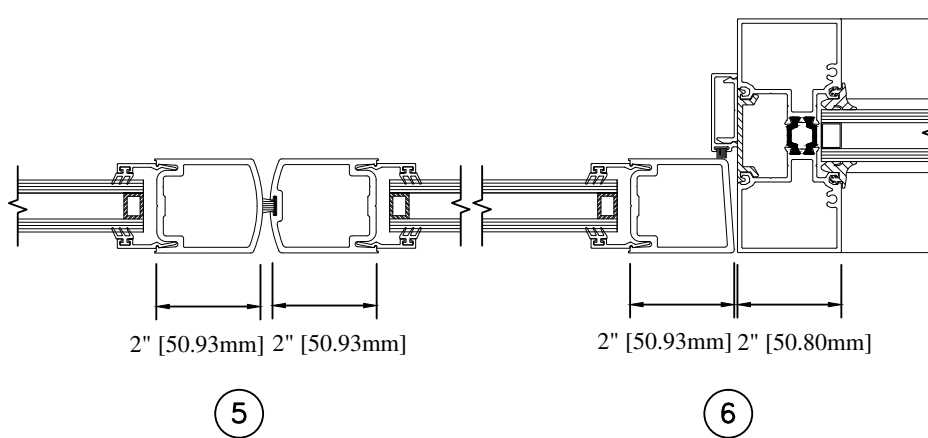
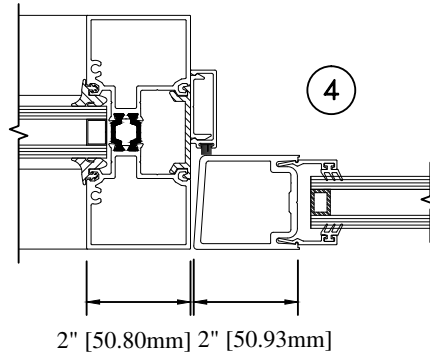


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

NARROW STILE IN 655 SERIES

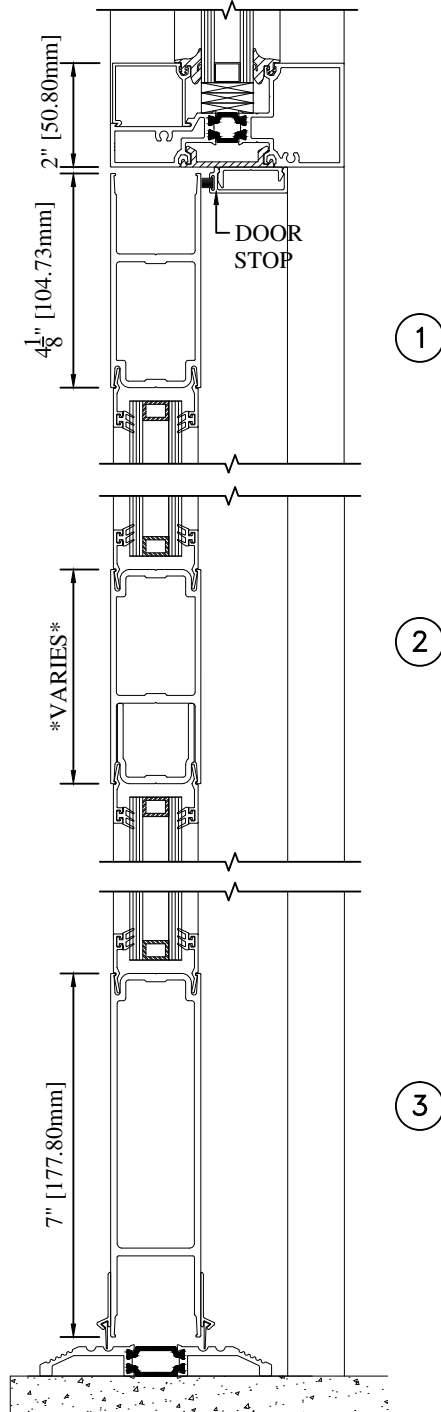
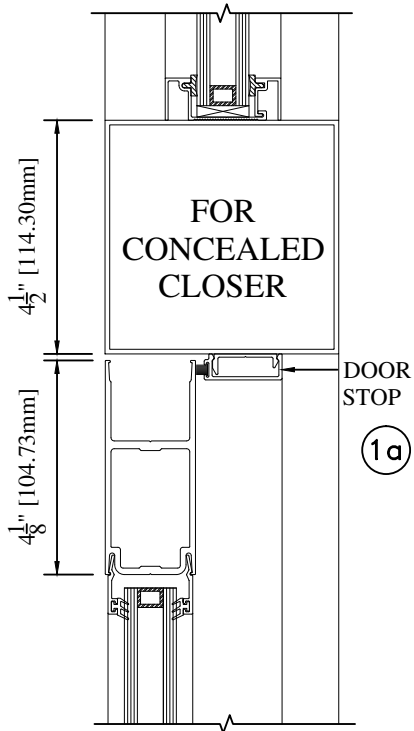
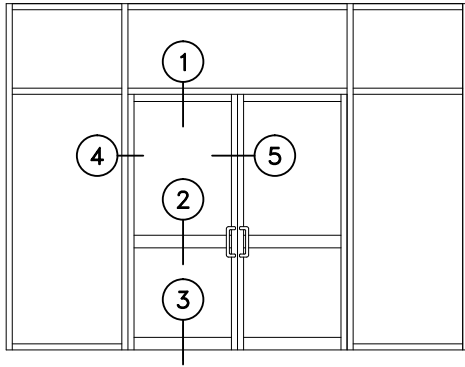


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

MEDIUM STILE IN 655 SERIES

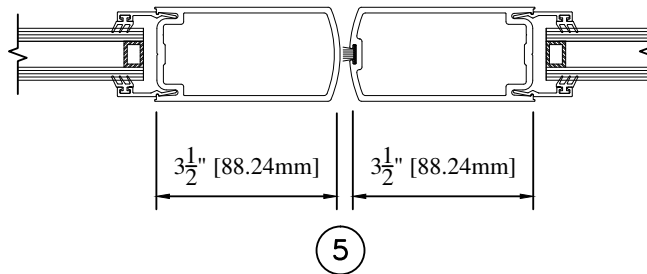
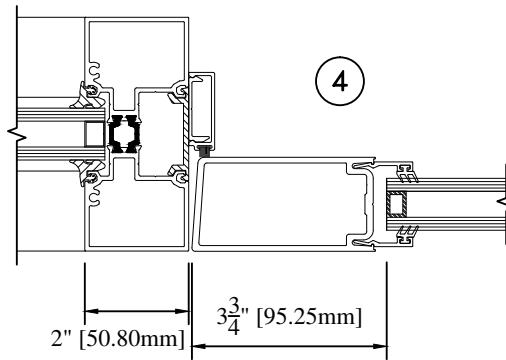


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

MEDIUM STILE IN 655 SERIES

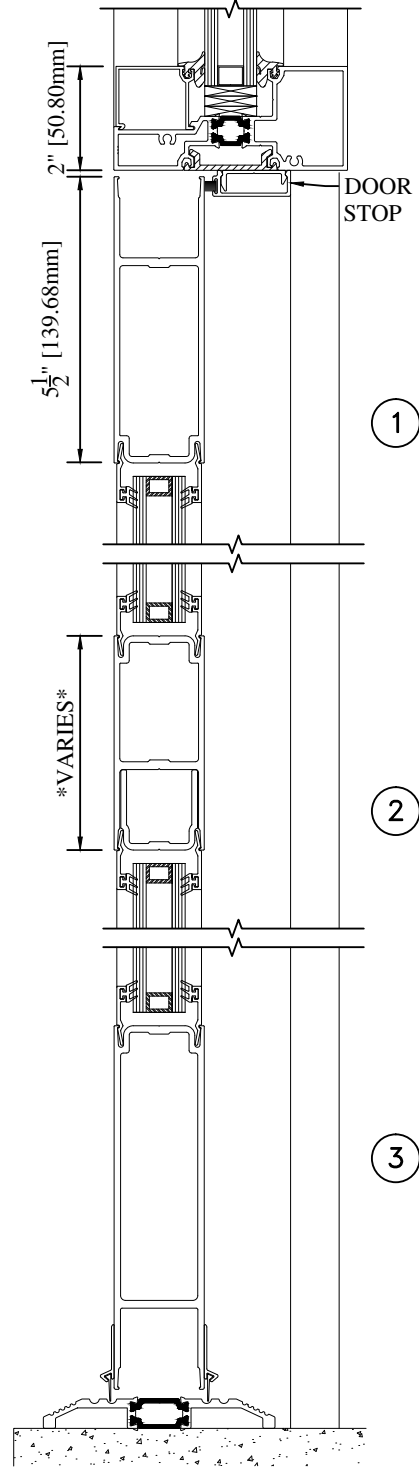
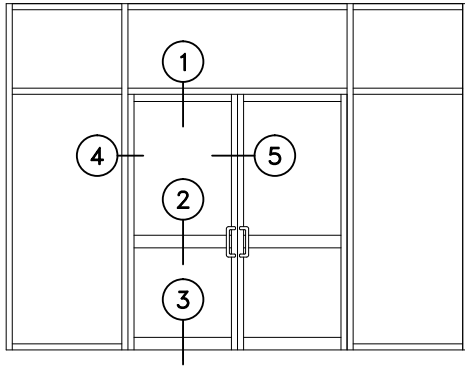


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

WIDE STILE IN 655 SERIES

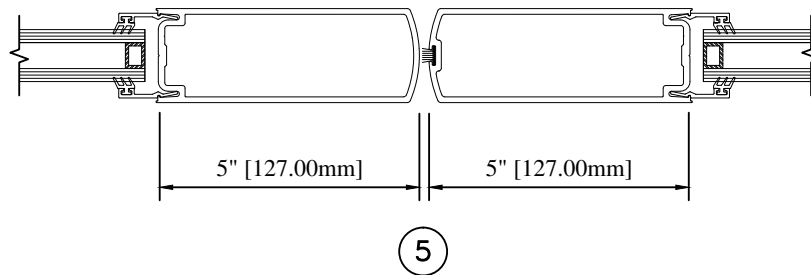
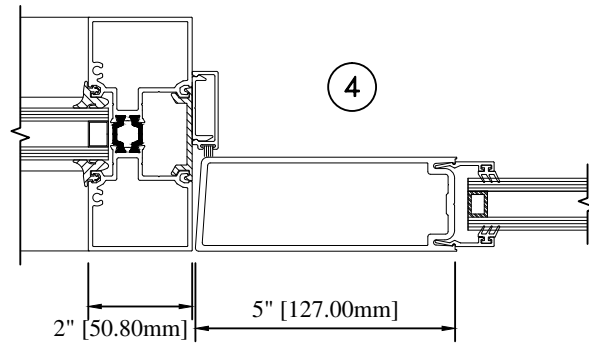


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

WIDE STILE IN 655 SERIES

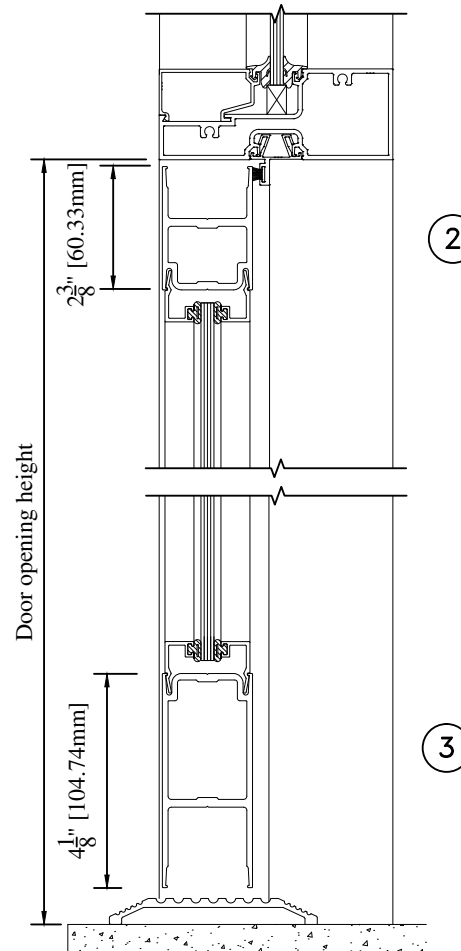
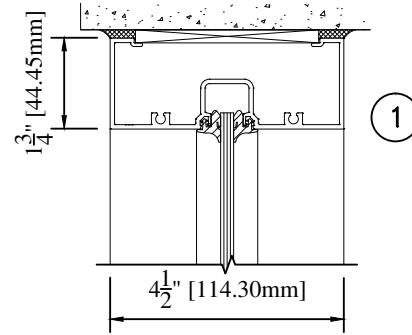
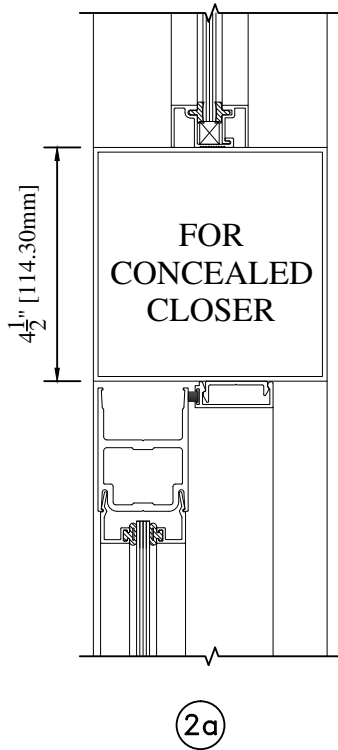
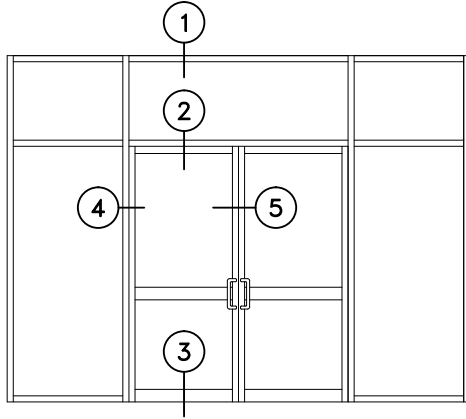


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

SINGLE GLAZED DOOR IN INTERIOR FRAMING

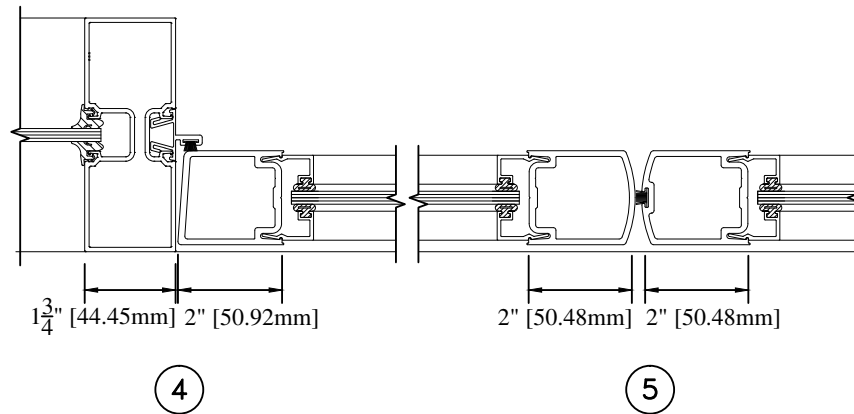


WINDSPEC INC.
 MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
 ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
 1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
 Telephone (905) 738-8311 Fax (905) 738-6188

OCTOBER 2017

STANDARD DOOR

SINGLE GLAZED DOOR IN INTERIOR FRAMING



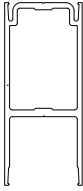
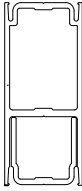
WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738 -8311 Fax (905) 738 - 6188

OCTOBER 2017

STANDARD DOOR

TOP RAILS, MID-RAILS & BOTTOM RAILS

Available Sizes	Top / Bottom Rails 	Intermediate Rails 
1"		*
1 $\frac{3}{4}$ "		*
2 $\frac{3}{8}$ "	*	*
4 $\frac{1}{8}$ "	*	*
5 $\frac{1}{2}$ "	*	*
7"	*	*
8"	*	*
10"	*	*
12"	*	*



WINDSPEC INC.

MANUFACTURERS OF HIGH PERFORMANCE 'WINDSPEC' WINDOWS
ALUMINUM ENTRANCE SYSTEMS AND ARCHITECTURAL PANELS
1310 CREDITSTONE RD, CONCORD, ONTARIO L4K 5T7
Telephone (905) 738-8311 Fax (905) 738-6188

OCTOBER 2017

City of Mississauga
Corporate Report



<p>Date: April 22, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 12, 2026</p>

Subject

Request to Alter a Heritage Designated Property at 7059 Second Line West (Ward 11)

Recommendation

That the request to alter the Part V heritage designated property at 7059 Second Line West (Ward 11), as per the Report from the Commissioner of Planning & Building, dated April 22, 2026, be approved with the following conditions:

1. That the final Architectural Drawings and cladding materials be reviewed by heritage staff to ensure that they are compliant to the Meadowvale Heritage Conservation District Plan and consistent with the drawings and renderings included in the Heritage Impact Assessment (attached).
2. That the final Landscape Plan, including new trees and plantings that provide screening from Second Line West, be reviewed by heritage staff to ensure that it is consistent with drawings and rendering included in the Heritage Impact Assessment (attached).
3. That a Tree Protection Plan be provided and implemented for the protection of existing trees within the construction zone.

Executive Summary

- The subject property is designated under the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD)
- Rotherglen School proposes a large addition to the house form at 7059 Second Line West and the consolidation of two lots
- The use of the property, as a large school, is exceptional in the village
- The proposal is more modern than typical Meadowvale Village HCD infill; however, it complies with best heritage practices of distinguishing new from existing while simultaneously meeting the unique needs of an educational facility

- The Meadowvale Village Subcommittee recommended refusal due to the addition's appearance and size
- Staff recommend conditional approval, as the proposed built form is tucked back as best as possible relative to its size and allows the heritage house and valued open green space to remain prominent

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 Heritage Conservation District 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.

The proponent submitted an application for the January 2026 Meadowvale Village HCD Subcommittee meeting. The proponent rescinded the submission before the meeting took place and modified the design based on feedback from the members of the community discussed at a meeting on February 2, 2026. The modifications are as follows:

- The inclusion of board 'n batten of a more traditional thickness on ground floor
- Horizontal mullions on west elevation to break up large windows
- Inclusion of colour white (board 'n batten) to echo current colour of Gooderham Estate (adjacent main school building)
- Removal of one of the tower forms at rear
- Modification of gable roof on north end to partial hip roof

Comments

Rotherglen School proposes to remove the non-original addition on the subject house and replace it with a large 2.5 storey structure to accommodate seven new classrooms. (The proposal is included in the Heritage Impact Assessment attached as Appendix 1.) The proposal includes demolition of existing structures and additions on the property, as well as a lot consolidation, which will make the school campus a single property.

The proposed built form has an overall barn shape and is connected to the Edwardian house with a flat roofed link that includes an elevator. Efforts were made to balance the needed additional space without overwhelming the heritage house or the outdoor space. The "addition" is mainly board 'n batten with red brick. These materials were selected to complement and not detract from the heritage house.

Contemporary aluminium framed windows and curtain walls are included. These are not in keeping with the HCD Plan. However, they allow for natural light and align with the modern look of the proposal, which distinguishes it from the early twentieth century house. A more traditional approach, in keeping with the small-scale residential properties throughout the village, does not lend itself as well to natural light, which is important to an educational setting.

Section 4.2.2.1 of the Meadowvale Village HCD Plan sets out the criteria “considerations” for a heritage permit:

- a) impact to individual heritage property attributes;
- b) impact to the HCD’s form, scale, density and character;
- c) impact to the immediate streetscapes;
- d) impact to abutting properties;
- e) visibility from the public realm;
- f) degree of change to existing lot grade; and
- g) quality of proposal, including but not limited to:
 - compliance to Design Guidelines
 - compliance to applicable City by-laws
 - retention, restoration and reuse of original materials

Because the proposed built form is tucked back from the façade and relies on some height rather than extending across the property, it has minimal impact on the property’s heritage attributes, which, as per the Plan, include the “open green space on all sides.” This approach – some height with width – also mitigates the impact of the proposal on streetscapes, abutting properties, etc.

The consolidation of the two lots will also allow the school to plan, operate and maintain the property as a single property, which will enhance its relationship with and to the village. The District plan also links both properties to the Gooderham Estate era, at which time both properties were included in a larger, single estate property.

As growth is inevitable, the proposal is a sensitively managed change to the property. As such, it is recommended that the application be approved with the conditions listed in the recommendation.

Engagement and Consultation

The Meadowvale Village HCD Subcommittee reviewed the proposal on Tuesday, April 21, 2026. Subcommittee members objected to the size and appearance of the proposal, especially the view from Second Line West. The Subcommittee recommended that the request to alter the property be refused.

Financial Impact

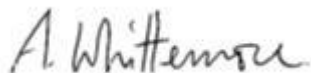
There is no financial impact resulting from the recommendation of this report.

Conclusion

The proposed built form differs from typical Meadowvale Village housing stock. Rotherglan School is a unique part of the village. The consultant team has worked to meet the needs of the growing student body while also adhering to the overall character of the village. While the addition, like any new build, will impact the district the design and location have minimized the impacts and balanced the needs of the school with the requirements of the district plan. As such, the proposal should be conditionally approved as per the Recommendation.

Attachments

Appendix 1: Heritage Impact Assessment



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: P. Wubbenhorst, Heritage Planner



HERITAGE IMPACT ASSESSMENT

7059 Second Line West: Proposed Addition

Rotherglen School, Meadowvale Campus
929 Old Derry Road & 7059 Second Line West
Mississauga, ON

TABLE OF CONTENTS

EXECUTIVE SUMMARY

1.0	INTRODUCTION	3
2.0	LOCATION & SITE DESCRIPTION	3
3.0	HERITAGE PLANNING CONTEXT	6
4.0	HISTORIC CONTEXT	8
5.0	CULTURAL HERITAGE VALUE	10
5.1	EVALUATION ACCORDING TO ONTARIO REGULATION 9/06	10
5.2	STATEMENT OF CULTURAL HERITAGE VALUE	11
6.0	PROPOSED ALTERATIONS	12
6.1	LOT CONSOLIDATION	12
6.2	DEMOLITION OF EXISTING REAR ADDITION & DETACHED GARAGE	12
6.3	CONSTRCUTION OF NEW REAR ADDITION	14
7.0	HERITAGE IMPACT ASSESSMENT	18
7.1	MEADOWVALE HERITAGE CONSERVATION DISTRICT	23
7.2	ONTARIO HERITAGE TOOLKIT	28
8.0	CONCLUSIONS & RECOMMENDATIONS	30
9.0	SOURCES	31
10.0	QUALIFICATIONS OF THE AUTHOR	31
11.0	APPENDICES	ATTACHED
	APPENDIX A: PHOTO DOCUMENTATION	
	APPENDIX B: HISTORIC DOCUMENTATION	
	APPENDIX C: HERITAGE PROPERTY INVENTORY SHEETS	
	APPENDIX D: ARCHITECTURAL DRAWINGS [CS&P ARCHITECTS INC.]	
	APPENDIX E: TREE INVENTORY & PRESERVATION PLAN [KUNTZ FORESTRY CONSULTING INC.]	

EXECUTIVE SUMMARY

Hobson Built Heritage was retained by Rotherglen School to prepare a *Heritage Impact Assessment (HIA)* for a proposed addition to 7059 Second Line West in Meadowvale in the City of Mississauga within the context of a planned lot consolidation to combine the property at 7059 Second Line West with their main campus at 929 Old Derry Road. Drawings for the proposed addition prepared by **CS&P Architects Inc.** are included in the appendix of this report.

The **Rotherglen School's Meadowvale campus** is located in the *Meadowvale Heritage Conservation District* and is comprised of two adjacent lots known municipally as 929 Old Derry Road and 7059 Second Line West. The property at 929 Old Derry Road contains the former C.H. Gooderham Mansion built in 1870 that has been adaptively reused with a large addition at the rear, a Gymnasium Building that was built by the school in 2008, a parking lot and landscaped grounds. In 2019, the school acquired the adjacent residential property at 7059 Second Line West and renovated and enlarged the c.1920 brick dwelling and converted the garage for educational use. The two properties are connected internally by a private walkway. Based on projected enrolments, the Rotherglen School requires 7 new classrooms on the Meadowvale Campus. The school plans to accommodate this expanded enrollment through the following:

1. lot consolidation to combine 7059 Second Line West with 929 Old Derry Road
2. demolition of the non-historic garage at 7059 Second Line West,
3. demolition of the non-historic rear addition at 7059 Second Line West,
4. construction of a new 2.5-storey rear addition with 7 new classrooms at 7059 Second Line West.

The Rotherglen School is unique within the *Meadowvale Heritage Conservation District*, in terms of its educational use and the large size of the campus that is approximately 4.5 acres. It is also unique with regard to the large scale of the existing buildings on the main campus. Therefore, within the context of the campus as a whole, the proposed addition is considered to be compatible and will not have a negative impact on heritage values.

The Rotherglen School has been and continues to be an excellent steward of the two heritage buildings they own. They have restored the 1870 Gooderham mansion that was vacant and in disrepair prior to their ownership. Similarly, the c.1920 brick dwelling at 7059 Second Line West has been carefully restored under their ownership. Additions to the campus have been introduced in a sensitive way and the school maintains open spaces and landscaping that contribute to the character of the heritage district. The construction of a new rear addition at 7059 Second Line West supports the expansion of the school, preserves the existing heritage buildings and heritage attributes, and will have no negative impact on the heritage district.

Therefore, it is recommended that the Heritage Permit Application be approved subject to the following conditions:

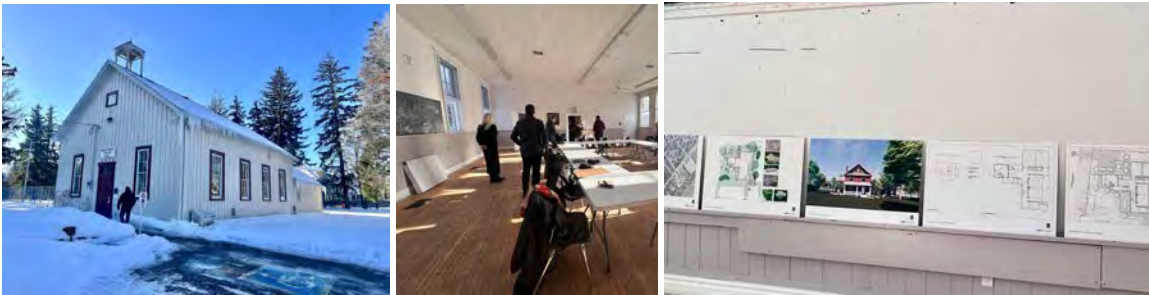
1. that the final **Architectural Drawings** and **cladding materials** be reviewed by heritage staff to ensure that they are consistent with the drawings and renderings included in this report.

2. that the final **Landscape Plan**, including new trees and plantings that provide screening from Second Line West, be reviewed by heritage staff to ensure that it is consistent with drawings and rendering included in this report.
3. that a **Tree Protection Plan** be provided and implemented for the protection of existing trees within the construction zone.

1.0 INTRODUCTION

Preparation of this report included site investigation, a review of relevant heritage policies and applicable legislation, a review of existing historical information about the subject property and its cultural context, and consultation with heritage planning staff at the City of Mississauga. Drawings prepared by **CS&P Architects Inc.** are included in **Appendix D**.

Consultation with the **Meadowvale Heritage Advisory Committee** was undertaken at the Meadowvale Community Hall on February 2nd with heritage planning staff in attendance. The drawings were revised by CS&P Architects to reflect the comments provided by the local heritage committee. These changes included refinement of the roofline, fenestration and cladding materials.



COMMUNITY CONSULTATION in February

2.0 LOCATION & SITE DESCRIPTION



ROTHERGLEN's MEADOWVALE CAMPUS – 929 Old Derry Road & 7059 Second Line West will be combined as one lot

The subject property is located at 7059 Second Line West and is an annex to the main campus of Rotherglen School at 929 Old Derry Road in Meadowvale, Mississauga. The two properties are connected by a pedestrian walkway. Together the two properties are approximately 4.5 acres in extent and the campus has frontages on Old Derry Road, Gaslamp Walk and Second Line West.

The main campus at 929 Old Derry Road contains the former c.1870 Gooderham mansion, the Gymnasium Building built in 2008, a surface parking lot, and a considerable amount of open space with landscaping and mature trees.

The annex at 7059 Second Line West contains a c.1920 2.5-storey dwelling with a 1-storey frame addition at the rear that was built by the school in 2019. Behind the house there is a 1-storey detached garage that was built in the late-20th century. The house and garage have been renovated and repurposed by the school for educational uses. The house is setback from Second Line West on a large property and surrounded by lawns and mature trees. There is a driveway from Second Line West and a paved area beside the house with 4 parking spaces.

Surrounding land uses are residential and the area is characterized by single-detached dwellings. Old Derry Road is a busy road with public sidewalks. Second Line West is a quieter road with a more rural character and has a soft shoulder with no public sidewalks.



SECOND LINE WEST – the subject property at 7059 Second Line West is visible on the right – the house is setback 9.4 m from the road with a lawn and landscaping in front



7059 SECOND LINE WEST – the existing dwelling will be retained (left) – the existing rear addition and the detached garage will be demolished to accommodate a proposed 2.5-storey addition at the rear (center and right)



7059 SECOND LINE WEST – the existing rear addition to be removed (left) and the pedestrian walkway to the main campus (right) will remain.



929 Old Derry Road – the Gooderham Mansion and Gymnasium Building on the main campus



929 Old Derry Road – view to the campus from Old Derry Road

3.0 HERITAGE PLANNING CONTEXT

The Rotherglen School's Meadowvale campus comprises two adjacent lots at 929 Old Derry Road and 7059 Second Line West and is in the *Meadowvale Heritage Conservation District (Meadowvale HCD)*. The property at 929 Old Derry Road contains the former **Gooderham Mansion** built in 1870 for C.H Gooderham that is a landmark heritage building in the Heritage District and is now the centerpiece of Rotherglen's Meadowvale campus. The property at 7059 Second Line West contains a c.1920 Edwardian Classical dwelling known as the **Backhouse Residence** that is an example of early 20th century residential infill in the District and has been adaptively reused for classrooms.



MEADOWVALE HCD BOUNDARY (cropped)

- A - 929 Old Derry Road Rotherglen School main campus
 - B - 7059 Second Line West Rotherglen School annex where a rear addition is proposed
- *Lot consolidation by Rotherglen School is currently underway.

Meadowvale Heritage Conservation District

The *Meadowvale Heritage Conservation District (HCD)* includes the historic village core of Meadowvale a small milling community in the Credit River Valley, the Meadowvale Conservation Area to the north, the Old Ridge Park to the south and lands from the

former Gooderham Estate including the Rotherlglen School campus and two residential lots on the east side of Second Line West.

Changes within the *Meadowvale HCD* are guided by the *District Plan* to ensure that the village character is preserved. The features that define the village character are described in the *District Plan* as:

- a road pattern retained since the *1856 Bristow Survey*, that reflects the early established concession roads and the inter-relationship to the natural topography of river valley and ridge
- narrow roads including roads that maintain a rural character, with soft shoulders, mature street trees
- large diameter trees
- open vegetation areas
- lack of density of building form / low volume lot coverage
- modest vernacular structures surrounded by large yards, predominantly wood frame or stacked plank construction with shallow foundations constructed of local fieldstone, with wood siding or rough cast stucco as the predominant cladding materials
- varied lot sizes and setbacks that reflects the development of a rural community over time, as opposed to a more urban standardized conventional setback
- pedestrian friendly scale
- open views between properties across

According to the *District Plan*, the proposed development is a 'Substantive Property Alteration'. Design guidelines for 'Substantive Property Alterations' are outlined in **Section 4.2.2** of the *District Plan*. The design guidelines are primarily aimed at additions to residential properties. There are no specific design guidelines for managing expansion of the Rutherglen campus, a site that is unique within the District in terms of its use as a private day school and in terms of the large size of the grounds that are approximately 4.5 acres, as well as the large scale of the original Gooderham Mansion in comparison to the more modestly scaled homes in the area.

See **Appendix C** for the heritage listing information for 929 Old Derry Road and 7059 Second Line West

4.0 HISTORIC CONTEXT

Gooderham Mansion (1870), 929 Old Derry Road

The Gooderham Mansion is the largest property and largest historic building within the heritage district and is unlike any other property in the area. It was built by Charles Horace “Holly” Gooderham (1844-1904) in 1870 who moved here to oversee the running of the milling operation that sustained the local economy. Compared to the modest wood frame buildings in the area, Gooderham’s brick mansion is a notable landmark. The large property originally had agricultural fields and several outbuildings including a large barn that was demolished after 1980.

In 1895 the Gooderham mansion was acquired by John Watt who converted it into a tourist resort called Rose Villa. In 1904, Watt sold the property to the Quebec-born artist Georges Chavingnaud (1865-1944) who converted it back to a private residence. Subsequent owners included Local MP Walter Curry and Major General Francois-Louis Lessard.

In the 1950s, the building was home to a Ukranian Orthodox Seminary. In the 1970s, the grand columns were added to the front façade and the house entered a period of decline under various owners, operating as a gambling house for a time before being converted to apartments. From the late 1980s to 1996 it was vacant and subject to vandalism. In 1996, Monarch Development Corporation acquired the at risk heritage property and restored and rehabilitated the mansion to become the Rotherglen School.



GOODERHAM MANSION, 929 Old Derry Rd – the house before the columns were added and the old barn (now demolished)



ROTHERGLEN SCHOOL, 929 Old Derry Road – the Gooderham Mansion repurposed as a private school

Backhouse Residence (1920), 7059 Second Line West

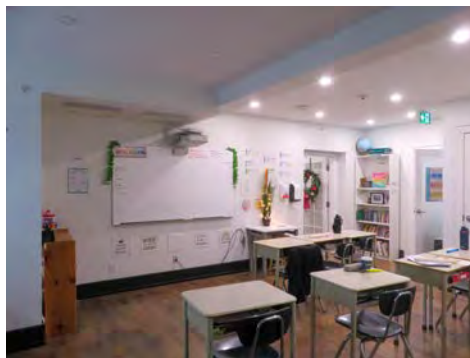
The property at 7059 Second Line West is one of the residential lots created when the former Gooderham estate was subdivided. The house on the property was built c.1920 and is one of the few brick dwellings in the historic village area and the only example of Edwardian Classical design in the heritage district. The house is well built and constructed of pressed red brick laid in common bond with red mortar that was perhaps tuck pointed originally. It is representative of an Edwardian Foursquare design, that was popular with residential builders in the early 20th century. Notable features include the large front gable with two windows with a dentilated trim detail and the two stained-glass windows on the front elevation.

In the later 20th-century it was owned by Miles and Elizabeth Backhouse. Miles Backhouse, a lawyer, served as the vice-president of the Meadowvale Village Heritage Association from 2000 to 2003 and he and his wife were involved in local preservation efforts. The property was acquired by the Rotherglen School and the house and garage were converted for educational use. The interior was renovated and a one-storey addition with an elevator lift and a metal fire exit from the third floor were added at the rear. As part of the renovations by the school, the heritage attributes were conserved including the brick exterior, the wood shingled gables and dormers, the front porch, the wood sash windows, the stained-glass windows, and the oak staircase on the interior. The double-car garage behind the house is a modern structure with a concrete floor and steel framing that was built in the late-20th century.

See **Appendix B** for historic mapping and images.



1



2



3



4

BACKHOUSE RESIDENCE, 7059 Second Line West – 1-3: c.1920 brick house converted for educational use with a recent rear addition built by the Rotherglen School – 4: late-20th century detached garage converted for education use

5.0 CULTURAL HERITAGE VALUE

5.1 EVALUATION ACCORDING TO ONTARIO REGULATION 9/06

According to Subsection 1 (2) of *Ontario Regulation 9/06, Criteria for Determining Cultural Heritage Value or Interest*, a property may be designated under section 29 of the Ontario Heritage Act if it meets two of the following criteria:

Property: 7059 Second Line West

CRITERIA	ASSESSMENT (YES/NO)	RATIONALE
1. Design of physical value:		
i) Is a rare, unique, representative or early example of a style, type, expression, material or construction method	YES	It is a representative example of a c.1920 Edwardian Classical Foursquare dwelling, a building type that was built extensively in Ontario in the early 20 th century.
ii) Displays a high degree of craftsmanship or artistic merit	NO	The pressed brick, stained-glass windows, and oak staircase display a moderate degree of craftsmanship.
iii) Demonstrates a high degree of technical or scientific achievement	NO	It demonstrates brick construction that was common in Ontario in the late 19 th and early 20 th century.
2. Historical or associative value		
i) Has direct associations with a theme, event, believe, person, activity, organization or institution that is significant to a community	NO	It does not have significant associations.
ii) Yields, or has the potential to yield, information that contributes to an understanding of a community or culture	NO	It does not have potential to yield further information.
iii) Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to the community	NO	It is a standardized design used by many home builders in Ontario in the early 20 th century.
3. Contextual Value		
i) Is important in defining, maintaining, or supporting the character of an area	NO	It contributes to the residential character of the east side Second Line West that was originally outside of the village and remained undeveloped until the early 20 th century.
ii) Is physically, functionally, visually, or historically linked to its surroundings	YES	It is historically linked to expansion of the Meadowvale in the early 20 th

		century and subdivision of the Gooderham Estate for residential lots.
iii) Is a landmark	NO	It is not a landmark.

- Evaluation Summary: meets 2 criteria, the minimum threshold for Designation.

5.2 STATEMENT OF CULTURAL HERITAGE VALUE

Design or Physical Value

The 2.5-storey brick dwelling at 7059 Second Line West is a representative example of an Edwardian Classical Foursquare dwelling. It is constructed of pressed brick laid in common bond with red mortar that was perhaps originally tuckpointed. The rubble foundation is constructed from locally sourced Credit Valley sandstone.

Contextual Value

It is on the east side of Second Line West adjacent to the Gooderham Mansion. The house was built c.1920 after agricultural lands associated with the Gooderham Estate were subdivided for residential lots as Meadowvale expanded in the early 20th century.

Heritage attributes:

The features associated with its Edwardian Classical Foursquare design including:

- the 2.5-storey height with a square plan
- the original masonry openings with concrete sills and lintels
- the porch across the front elevation including:
 - the square wood columns supported on brick piers
 - the decorative rafter ends under the eaves
- the red brick construction laid in common bond with red mortar
- the brick chimney
- the roof with front and rear gables
- the roof dormers
- the wood shingling in the gables
- the wood framed windows including:
 - the three windows in the front gable with a dentilated trim detail in the frame
 - the two stained-glass windows on the front elevation
- the oak staircase on the interior

The features associated with its contextual value including:

- the location on and orientation to Second Line West
- the large front yard with lawn and trees
- views to and from Second Line West



7059 Second Line West – current conditions

6.0 PROPOSED ALTERATIONS

6.1 LOT CONSOLIDATION

The lot at 7059 Second Line West will be combined with the main campus at 929 Old Derry Road through a lot consolidation. Both properties are already owned by the Rotherglen School and already being used for educational uses. There will be no change in ownership or use.

6.2 DEMOLITION OF EXISTING REAR ADDITION & DETACHED GARAGE

The existing 1-storey rear addition is a small addition that cannot accommodate the school's projected increase in enrollment. It will be demolished so that a larger 2.5-storey addition can be built in the same location. The larger footprint of the new addition will require demolition of the detached garage located behind the house.



REAR ADDITION - the existing 1-storey rear addition built by Rotherglen School in 2019 is to be demolished



GARAGE - the existing garage renovated by the Rotherglen School in 2019 is to be demolished. It appears to date from the 1970s or 1980s.



DEMOLITION PLANS – demolition plans have been provided by the architect – the non-historic garage and rear addition will be removed – impacts to the heritage building are very minor and are limited to the rear eaves of the roof that will be removed where the new addition will attach to the heritage building and enlarging existing openings in the rear wall for new through connections.

6.3 CONSTRUCTION OF A NEW REAR ADDITION

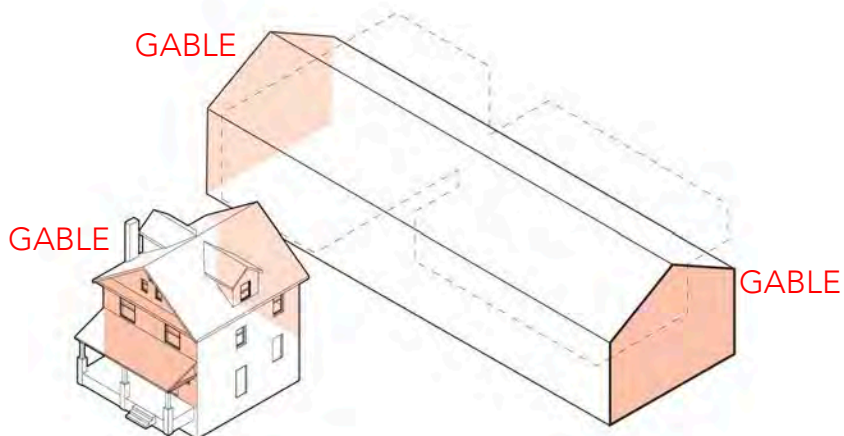
Rotherglen School requires 7 new classrooms to accommodate projected enrolments. The expansion will be accommodated by demolishing the existing one-storey addition at 7059 Second Line West and replacing it with a new 2.5-storey addition with a larger footprint. The new addition will be connected at the back of the existing house and will wrap around one corner, similar to the footprint of the existing addition that will be demolished. The new addition will be connected to the brick house on all three levels. The rear walls of the heritage building that will be enclosed by the addition will be left exposed as a feature wall. Existing openings in the heritage building will be enlarged to improve connections between the heritage building and new addition.

The design of the new addition is contemporary in character but responds to the form and materiality of the existing house. The new addition will match the floor levels and roof height of the existing house. Glazing will be used on the link to create transparency and to differentiate the new addition from the heritage building. The glazing will also afford interesting views to the exposed brick walls of the heritage building and maintain the legibility of the heritage building.

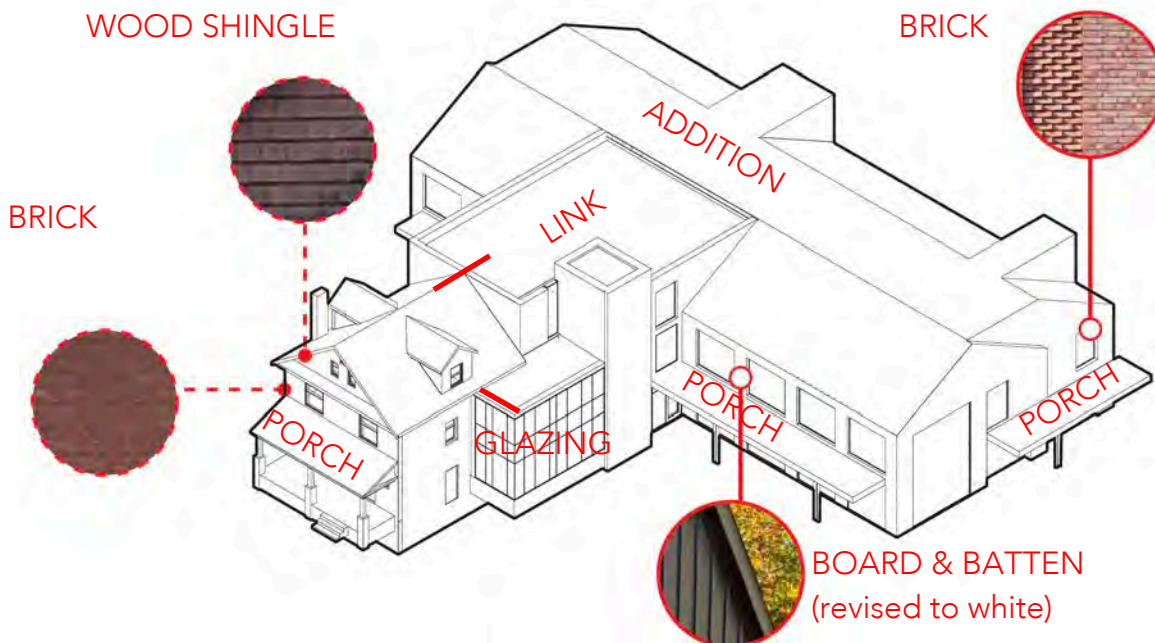
The primary cladding material for the addition is traditional board & batten style siding. Red brick will be used on the rear elevation and for a few key architectural elements to create a dialogue with the heritage building. The addition will feature punched windows. On the ground floor, the addition will have covered outdoor walkways that mirror the front porch of the heritage building.

The footprint and massing of the proposed addition is significantly larger than the existing addition, but its massing is pushed back behind the house and is separated from it by a glazed link with a flat roof that corresponds to the footprint of the existing addition. Where the glazed link wraps around on the side elevation, the height will be kept below the eaves of the house so that there will be no impact on the roofline in this location.

The interior layout of the addition includes corridors along the outer walls with large windows that overlook the grounds and let natural light in. The new building configuration will create an outdoor space framed on two sides by the brick house and the new addition. New landscaping and seating will be introduced in this area to create an inviting space for social interaction. Within the addition there will be indoor spaces for social gathering including a new fireplace in the double-height space of the glazed link with the exposed wall of the heritage building as a backdrop.



HEIGHT, MASSING & FORM – DESIGN PROCESS – the massing of the addition is set back behind the house and separated by a glazed link – the roof height and roof lope are matched and the gables of the heritage building are referenced in a contemporary manner in the addition [CS&P Architects Inc.]



CLADDING MATERIALS – board & batten siding with red brick elements to complement the materiality of the heritage building – the porch element of the heritage building is referenced in a contemporary manner in the addition – the addition has punched window openings instead of floor to ceiling glazing to complement the heritage building [CS&P Architects Inc.]



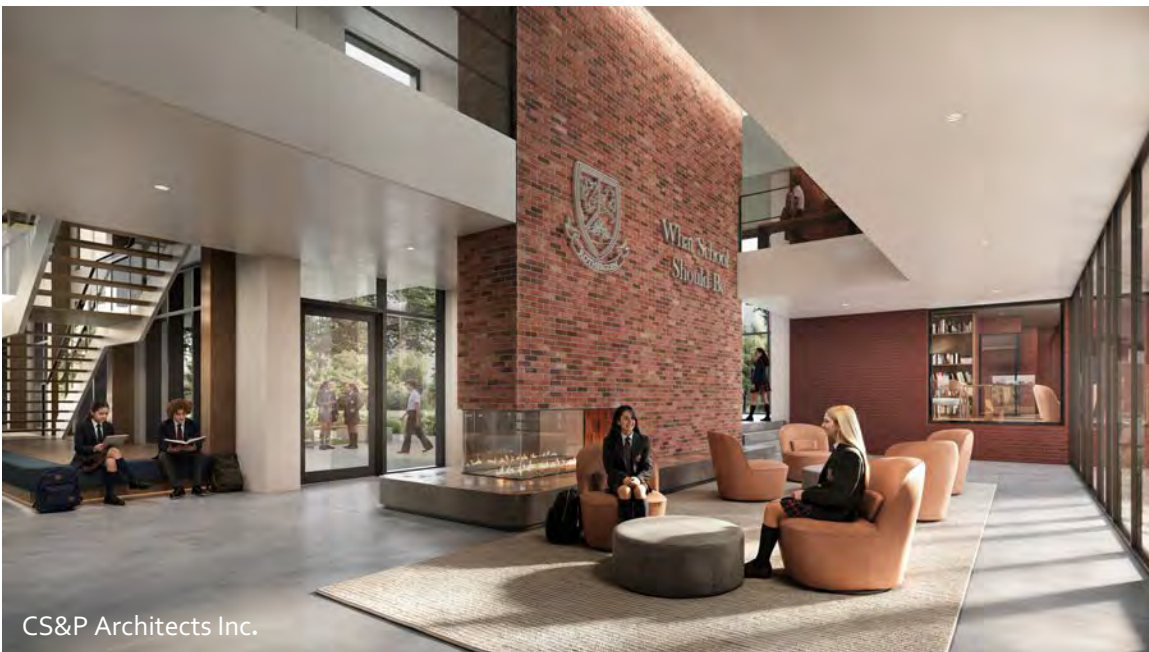
CS&P Architects Inc.

RENDERING – glazed link creates transparency that reveals and highlights the heritage building – the new configuration creates an outdoor space that is framed by the heritage building and new addition



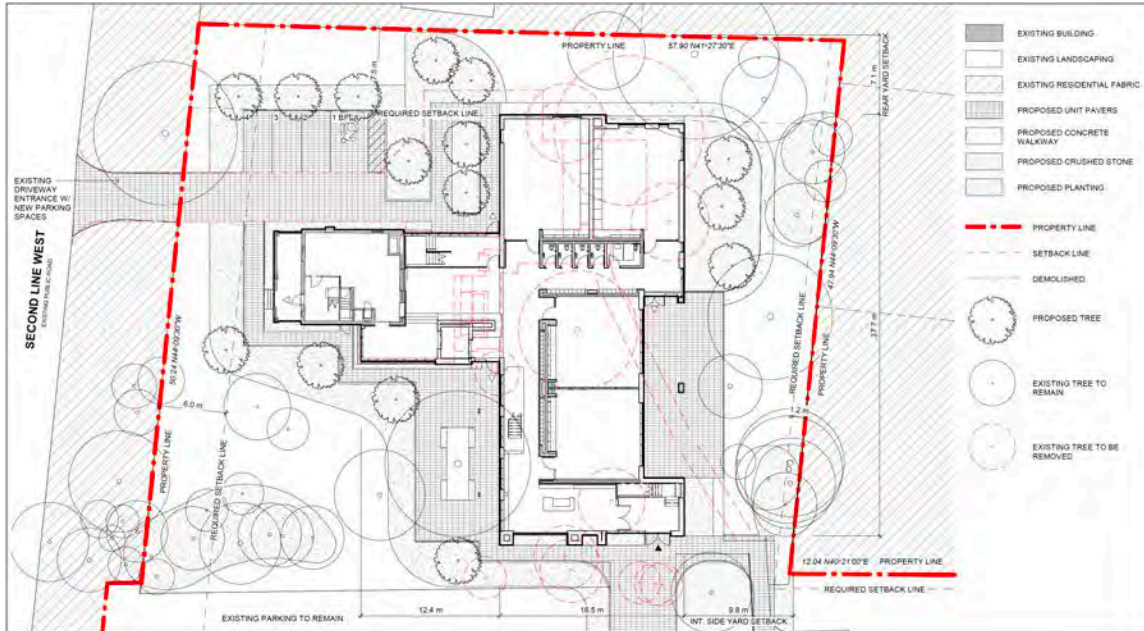
CS&P Architects Inc.

RENDERING – side and rear yard with ample green space around the addition – red brick and wood cladding articulate the massing and reference the heritage context – the Gooderham Mansion is visible in the background on the left



CS&P Architects Inc.

RENDERING – the connection between the heritage building and the addition will be a gathering place – this new interior space will be framed by the heritage building and the new outdoor spaces – the exposed brick exterior of the heritage building is visible on the right



PROPOSED SITE PLAN – tree removals are limited to the center of the site – existing trees that provide screening from Second Line West and adjacent residential properties will remain and new plantings to provide additional buffering are proposed



CS&P Architects Inc.

RENDERING – STREETSCAPE VIEW – a view from Second Line West in winter when the site is most exposed – in spring, summer and fall there is mature vegetation on the property that screens views to the addition.

The proposed demolition of the existing rear addition and detached garage will have no negative impacts. They are not historic structures and do not have cultural heritage value.

The impact of the proposed addition when viewed from the street will be minimal because the heritage building is setback significantly from Second Line West. The bulk of the massing is positioned behind the rear wall of the house and separated from it by a link that corresponds to the footprint of the existing rear addition and the height of the addition matches the 9.9 m height of the heritage building.

The addition has been thoughtfully designed to preserve the character and heritage attributes of the heritage building and to create a dialogue between the heritage building and the contemporary addition. The glazed link provides transparency that maintains views to the heritage building, differentiates the old from the new, and provides a transition between the heritage building and the addition.



RENDERING – AERIAL VIEW – this view shows the addition within the context of the school campus as a whole and the surrounding residential neighbourhood

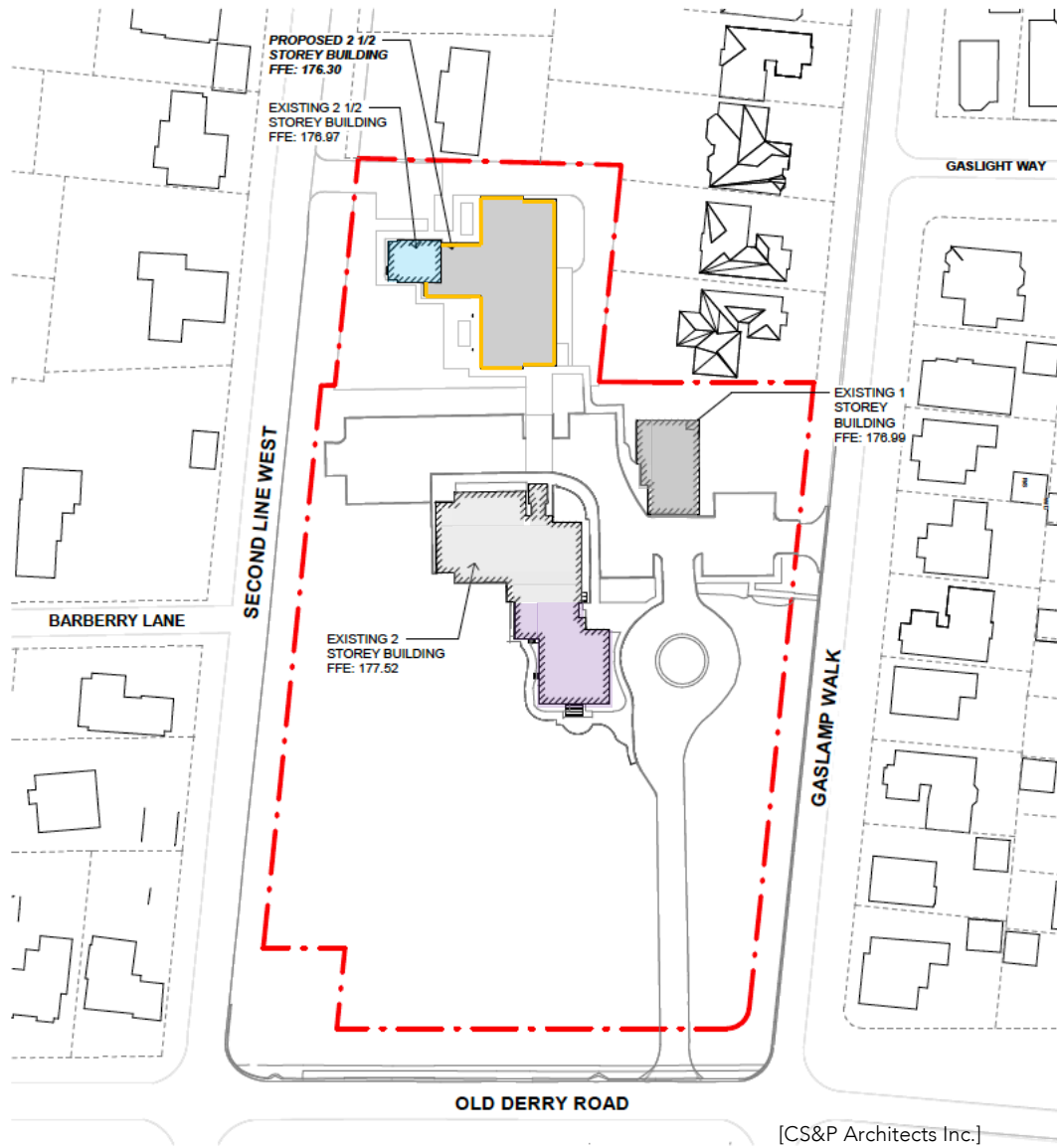
A number of design measures have been successfully employed to minimize the impact of the addition such as:

- the addition is the same height as the existing house
- the 2.5-storey link matches the footprint of the existing one-storey addition in the same location and the width of the heritage building
- the roof of the addition matches the slope of the heritage roof and references the gable roof forms
- the primary cladding material is board & batten siding with red brick as a secondary cladding material that references the heritage building
- the cladding has a dark colour that recedes visually
- the addition has punched windows to reduce the amount of glazing facing the street
- the addition has porch-like elements facing the street that reference the front porch of the heritage building
- new landscaping provides screening from Second Line West and adjacent residential properties

The large front and rear yards provide adequate space for expansion at the rear with minimal impact on the heritage building and no impact on the frontage facing Second Line West. Given the deep setback of the addition, the heritage building will remain the dominant feature from the public realm. Renderings have been prepared to demonstrate that the height and massing of the addition does not overwhelm the heritage building and that the heritage building retains its prominence and legibility when viewed from the street.

The 2.5 storey addition is 9.9 m in height and corresponds to the height of the existing building which is also 9.9 m in height. The existing GFA of the heritage building is approximately 124 sq. m. and the GFA of the addition is approximately 897 sq. m. Within the context of the entire 4.5-acre campus site comprised of 5079 Second Line West and 929 Old Derry Road, the addition will create a GFA of approximately 1,800 sq. m., whereas the zoning by-law permits up to approximately 3,800 sq. m., so the proposed GFA with the addition remains significantly below the maximum that is permitted. Similarly, a lot coverage of up to 20% is permitted across both properties, whereas the proposed lot coverage including the new addition will be 10.5%, well below the maximum permitted. Within the context of the entire 4.5-acre campus site, the open space after the addition is built will be 82.5 %, well above the minimum 40% that is required. Therefore, the scale of the addition is appropriate given the large size of the combined properties.

ROTHERGLEN CAMPUS



- 7059 Second Line West
 - Proposed Addition
 - Rotherglen campus (4.5 acres)
- 929 Old Derry Road (Gooderham Mansion)
 - Existing Addition
 - Gymnasium

The strategy for expanding the Rotherglen Campus is to maintain the open space in front of the two heritage buildings and to build additions at the rear that can accommodate current needs. The additions are separated from the heritage buildings by a compatibly-scaled link that matches the width and height so that the addition does not overwhelm or dominate the heritage building.

929 OLD DERRY ROAD SITE DATA AND STATISTICS							
BY-LAW 0225-2007 ZONING DESIGNATION: 4.2 RL ZONES + 4.2.2.186 EXCEPTION: RL-186 + 2.1.9.2 PRIVATE SCHOOL							
PART OF LOT 11, CONCESSION 2 WEST OF HURONTARIO STREET REGISTERED PLAN 43R-21663							
EXISTING INDEPENDENT SCHOOL							
	REQUIRED		EXISTING AND PROPOSED				
SITE DEMOLITION			1,878.90 m ²				
BUILDING DEMOLITION			74.36 m ²				
GROSS FLOOR AREA NON-RESIDENTIAL 190m ² + 0.2x LOT AREA ⁽¹⁾	3,862.15 m ²	MAX	EXISTING	RETAINED AFTER DEMOLITION	NEW	TOTAL	
			GOODERHAM - MAIN SCHOOL	556.88 m ²	556.88 m ²	0.0 m ²	556.88 m ²
			GYMNASIUM	266.12 m ²	266.12 m ²	0.0 m ²	266.12 m ²
			7059 SECOND LINE - EX. HERITAGE BLDG + NEW ADDITION	198.82 m ²	124.46 m ²	897.86 m ²	1,022.32 m ²
			TOTAL	1,021.82 m ²	947.46 m ²	897.86 m ²	1,845.32 m ²
BUILDING HEIGHT ESTABLISHED GRADE = 176.18	9.5 m (HIGHEST RIDGE - SLOPED ROOF) ⁽¹⁾	MAX	EXISTING		NEW		
			9.9 m		9.9 m		
LOADING & WASTE STORAGE			EXISTING TO REMAIN				
DWELLING UNIT DEPTH	20.0 m	MIN	32.0 m FOR PROPOSED ADDITION				
BICYCLE PARKING CLASS A - 0.1 SPACES/100m ² G.F.A CLASS B - 0.4 SPACES/100m ² G.F.A OF NEW CONSTRUCTION	1 CLASS A 4 CLASS B	MIN	1 CLASS A SPACES 4 CLASS B SPACES				
PARKING 1 SPACE/100m ² G.F.A 4% REQUIRED BARRIER FREE	19 SPACES (1 BF)	MIN	38 EXISTING PARKING SPACES WITH RELOCATED BARRIER FREE SPACES + 2 PROPOSED PARKING SPACES = 40 SPACES TOTAL				
PARKING SPACE TYPE AND SIZE			PARKING DIMENSION = 5.2 m x 2.6 m w/ 7.0 m AISLE BARRIER-FREE = 5.2 m x 3.4 m w/ 1.5 m AISLE (TYPE A)				
TOTAL LOT AREA	13,700 m ² (2)	MIN	18,360.74 m ²				
LOT FRONTAGE	45.0 m (1)	MIN	96.34 m				
LOT COVERAGE	20% OF LOT AREA (1)	MAX	EXISTING		NEW		
			7.1%		10.5%		
SETBACKS			EXISTING		NEW		
FRONT YARD - OLD DERRY ROAD	6.0 m	MIN	72.3 m		72.3 m		
EXTERIOR SIDE YARD - SECOND LINE W	6.0 m	MIN	9.4 m		9.4 m		
EXTERIOR SIDE YARD - GASLAMP WALK	6.0 m	MIN	24.0 m		24.0 m		
INTERIOR SIDE YARD	1.2 m	MIN	16.4 m		14.2 m		
REAR YARD	7.5 m ⁽¹⁾	MIN	8.6 m		4.6 m		
PARKING AREA TO ABUTTING LOT	4.5 m ⁽¹⁾	MIN	6.7 m		5.3 m		
DRIVEWAY WIDTH LOT FRONTAGE 17.0m OR GREATER	8.5 m	MAX	7.0 m				
LANDSCAPED SOFT AREA	40% OF AREA AT FRONT YARD	MIN	87.3% OF AREA AT FRONT YARD				
OPEN SPACE (1)	40% OF LOT AREA	MIN	82.5% OF LOT AREA				
⁽¹⁾ AS PER SECTION 2.1.0.2 PRIVATE SCHOOLS OF BY LAW 0225-2007							
⁽²⁾ AS PER SECTION 4.2.2.186 EXCEPTION: RL-186							

SITE STATISTICS - the proposed addition complies with zoning as applied to the consolidated lots. The height is 9.9 m to match the existing house, the total lot coverage will be 10.5% with 82% open space. The only variance is for the rear yard that will be 4.6m at one corner because the rear lot line is slightly skewed.

7.1 MEADOWVALE HERITAGE CONSERVATION DISTRICT

The proposed addition is generally consistent with design guidelines in the *District Plan*. Where full compliance does not occur, negative impacts have been successfully mitigated through design measures. A detailed compliance review and heritage comments are provided in the table below.

- **Section 4.2.3: Design Guidelines Substantive Alterations: ADDITIONS**

Section	Guideline	Compliance Review
4.2.3.1	Scale	COMPLIES
	Width to length ratio of principle structure or additions should be consistent with designs found within the Village	The scale of the addition is consistent with the scale of existing buildings on the Rotherglen Campus. It has been carefully designed to minimize impacts on the existing building at 7059 Second Line West. The design measures are outlined in the comments below.
4.2.3.	Location	COMPLIES
	Exterior additions should be located at the rear, or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties	<p>The addition is located at the rear and wraps around one corner at the rear.</p> <p>Design measures have been successfully employed to minimize the impact of the larger scale and massing of the addition so that the addition is compatible with the heritage building and neighbouring properties. The design measures include:</p> <ul style="list-style-type: none"> • matching the height • matching the floor levels • using dark cladding as the primary cladding material • positioning the addition behind the heritage building • separating and differentiating the heritage building from the addition with a glazed link that matches the footprint of the existing addition, matches the height and width of the existing house, and provides

		transparency to maintain the legibility of the heritage building
	Outbuildings, including garages and greenhouses, should be detached and located at the rear, or on an inconspicuous side of the building, and be limited in size and scale to complement the main structure and neighbouring properties	Not applicable
	Additions at the rear should always be slightly lower than the existing roof line and stepped in at the sides in order not to overpower or dominate the existing building and the view from the street. Additions so constructed will also tend to be more compatible with adjoining properties	<p>The addition is located at the rear and the bulk of the massing is separated from the heritage building by a glazed link that corresponds to the height and width of the existing building and to the footprint of the existing rear addition to be demolished.</p> <p>Renderings have been provided to show that the addition will not overpower or dominate views of the heritage building from the street.</p>
	Additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive to the streetscape and differentiate the addition from the older structure	The addition is set back behind the rear wall of the heritage building and is clearly differentiated through the use of glazing and dark cladding.
	The existing building shall maintain a dominant street presence with opportunities for landscaping in the addition's setback area	There will be no impact to the street presence of the heritage building because the addition is located behind the rear wall and wraps around the back corner in the same location as the existing rear addition that is to be demolished.
	A primary pedestrian and accessible access from the street shall be encouraged	<p>The front entrance to heritage building will continue to be used as a building entrance.</p> <p>A new accessible entrance will be provided in the glazed link.</p>

	Corner properties should have an equal proportion of architectural details, such as traditional windows and doors, on both street fronting façades	Not applicable.
4.2.3.3	Roofline	COMPLIES
	The style and pitch of an existing roofline will be retained.	The roofline of the heritage building will be retained. The new addition mirrors the style and pitch of the existing roofline.
	New roof dormers should be located at the side or rear rather than the principal façades, and their size, shape and form should be similar to any original dormer(s) to the structure or within the Village.	The addition has contemporary style dormers on the rear elevation to create a dialogue with the roof dormers on the heritage building.
4.2.3.4	Roofing	COMPLIES
	Roofing materials should be of a style traditionally found within the Village, including wood shingles, metal and asphalt shingles	The asphalt shingle on the heritage building is in good condition and will remain. The addition will have a metal roof that is compatible with the district characters.
4.2.3.5	Windows	PARTIAL COMPLIANCE
	Windows important to the architectural character of the building, or in view of the public realm, will be retained and not blocked or removed as part of an addition	Existing windows in the heritage buildings will be retained and will not be blocked or removed.
	New window design will be compatible with the original in terms of proportions, rhythm and scale	The addition has punched windows on the elevations that face the street. A preliminary design with a curtain wall treatment was revised after heritage staff indicated that large areas of glazing visible from the street were not compatible with the District character. The current iteration reduces the amount of glazing and better reflects the proportions, rhythm and scale of the heritage building's fenestration.

	Modern materials may be used, however, they should have the visual appearance of traditional materials	The addition will have aluminum framed windows that are appropriate for the contemporary style of the addition.
	The style of new windows on an addition should be consistent with the windows of the original structure in form, size and alignment, unless they cannot be viewed from the public realm	The new windows will not be highly visible from the public realm because they are deep set behind the heritage building and existing and new landscaping provides screening.
	Windows should be vertically oriented with a minimum width to height ratio of 1:1 3/4	The windows are oriented vertically with heights that correspond to the floor heights and bays (horizontal and vertical datum lines) of the heritage building.
4.2.3.6	Doors	COMPLIES
	Doors on an addition should be of a traditional design which is typical to that style of building	The contemporary style doors on the addition will not be visible from the public realm.
	Modern materials may be used, however, they should have the visual appearance of traditional materials	See above.
4.2.3.7	Cladding	COMPLIES
	Cladding should be of a traditional design that is typical to the style of building	The primary cladding materials are red brick and wood siding.
	Cladding materials on an addition should be different from the existing building	The cladding materials complement the red brick and wood shingled heritage building and the existing buildings on the school's main campus including the white painted masonry of the Rotherglen Mansion and the board and batten cladding of the Gymnasium Building.
	Modern materials may be used, however, they should have the visual appearance of traditional materials.	Final material samples will be provided to heritage staff for final approval.
4.2.3.8	Trim	Not applicable
4.2.3.9	Shutters	Not applicable
4.2.3.10	Stairs, Verandahs, Porches and Balconies	Not applicable
4.2.3.11	Scale	PARTIAL COMPLIANCE

	The design of an addition which does not alter the structure's original orientation and main entrance will be permitted	The original orientation and main entrance will be retained.
	The design should be of an appropriate scale to the existing structure and kept to areas away from the main façades	<p>The addition is set behind the rear wall of the existing house.</p> <p>The scale is appropriate within the context of the Rotherglen campus that is a unique site within the District that has existing buildings of a comparable scale and large areas of open space.</p>
	Additions are to be complementary in design, scale, mass and form, but distinguishable from the original building	<p>The addition is larger in scale but design measures have been successfully employed so that it is complementary to the heritage building. The design measures that complement the heritage building are:</p> <ul style="list-style-type: none"> • matching the roof height • matching the floor levels • matching the roof slope • mirroring the gable roof form • mirroring the porch feature • employing tradition cladding materials <p>The design measures that differentiate the addition from the heritage building area:</p> <ul style="list-style-type: none"> • the glazed link that provides separation and transparency • the dark board & batten cladding that recedes visually • the contemporary architectural style
	Additions should allow for the retention of as much of the original structure as possible	The whole heritage building will be conserved and sensitively integrated into the new addition. The existing addition to be removed is not historic and does not contribute to the heritage value.

7.2 ONTARIO HERITAGE TOOLKIT

There may be negative impacts on cultural heritage resources before, during or after work has been completed. These impacts may be direct or indirect, temporary or permanent. Negative impacts should be described in terms of their effect on specific heritage attributes, or, in some cases, the overall cultural heritage value or interest of a property. Impacts of the proposed addition are outlined in the table below:

NEGATIVE IMPACTS <i>Ontario Heritage Toolkit (2006)</i>	IMPACT ASSESSMENT	RECOMMENDATIONS
Destruction of any, or part of any, significant heritage attributes or features	NO IMPACT	<p>NO MITIGATION REQUIRED</p> <p>The heritage attributes and features will be preserved. The existing one-storey addition to be demolished was built recently and is not a heritage attribute.</p>
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	POTENTIAL IMPACTS	<p>RECOMMENDED MITIGATION</p> <p>Negative impacts can be avoided through careful detailing and execution of connections between the historic fabric and the modern addition.</p> <p>The final architectural drawings should provide further details including:</p> <ul style="list-style-type: none"> • roof flashing and drainage details for the connection between the sloped roof of the heritage building and the flat roof of the glazed link • shoring and waterproofing details for the rubble stone foundation if deep excavations are required • relocation of the a/c units currently installed on the roof of the existing addition to be demolished • masonry repairs to the brick masonry after removal of the addition and metal fire exit • structural drawings for new or enlarged openings through the exterior brick walls of the heritage building that require structural lintels
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated	NO IMPACT	<p>NO MITIGATION REQUIRED</p> <p>Shadowing is not a concern because the addition is the same height as the heritage building.</p>

natural feature or plantings, such as a garden		
Isolation of a heritage attribute from its surrounding environment, context or or a significant relationship	NO IMPACT	NO MITIGATION REQUIRED The heritage building will retain significant relationships with Second Line West because the addition is located at the rear.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	NO IMPACT	NO MITIGATION REQUIRED Significant views to and from Second Line West will not be impacted because the addition is located at the rear.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value	NO IMPACT	NO MITIGATION REQUIRED The proposed use is consistent with the current use and is permitted under the zoning by-law.
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources	NO IMPACT	Land disturbances are limited to the rear yard where there is an existing addition and detached garage that will be demolished.

Mitigation Strategies

Methods of minimizing or avoiding a negative impact on an adjacent cultural heritage resource, as stated in the *Ontario Heritage Tool Kit* 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.

It has been demonstrated that design measures have been successfully employed to avoid negative impacts on the existing dwelling and adjacent heritage properties. The proposal has been evaluated for compliance with design guidelines in the *Meadowvale Heritage Conservation District Plan* and is considered to be consistent with the guideline within the context of the whole 4.5-acre school campus that has similarly scaled buildings and large open space that is unique within the District. The heritage building is being preserved and there will be no negative impacts on the District Character. Therefore, an alternative development approach is not required.

9.0 CONCLUSIONS & RECOMMENDATIONS

The Rotherglan School's Meadowvale campus is located in the *Meadowvale Heritage Conservation District* and is comprised of two adjacent lots known municipally as 929 Old Derry Road and 7059 Second Line West. The property at 929 Old Derry Road contains the former C.H. Gooderham Mansion built in 1870 that has been adaptively reused with a large addition at the rear, a Gymnasium Building that was built by the school in 2008, a parking lot and landscaped grounds. In 2019, the school acquired the adjacent residential property at 7059 Second Line West and renovated and enlarged the c.1920 brick dwelling and converted the garage for educational use. The two properties are connected internally by a private walkway. Based on projected enrolments, the Rotherglan School requires 7 new classrooms on the Meadowvale Campus. The school plans to accommodate this expanded enrollment through the following:

5. lot consolidation to combine 7059 Second Line West with 929 Old Derry Road
6. demolition of the non-historic garage at 7059 Second Line West,
7. demolition of the non-historic rear addition at 7059 Second Line West,
8. construction of a new 2.5-storey rear addition with 7 new classrooms at 7059 Second Line West.

The Rotherglan School is unique within the *Meadowvale Heritage Conservation District*, in terms of its educational use and the large size of the campus that is approximately 4.5 acres. It is also unique with regard to the large scale of the existing buildings on the main campus. Therefore, within the context of the campus as a whole, the proposed addition is considered to be compatible and will not have a negative impact on heritage values.

The Rotherglan School has been and continues to be an excellent steward of the two heritage buildings they own. They have restored the 1870 Gooderham mansion that was vacant and in disrepair prior to their ownership. Similarly, the c.1920 brick dwelling at 7059 Second Line West has been carefully restored under their ownership. Additions to the campus have been introduced in a sensitive way and the school maintains open spaces and landscaping that contribute to the character of the heritage district. The construction of a new rear addition at 7059 Second Line West supports the expansion of the school, preserves the existing heritage buildings and heritage attributes, and will have no negative impact on the heritage district.

Therefore, it is recommended that the Heritage Permit Application be approved subject to the following conditions:

1. that the final **Architectural Drawings** and **cladding materials** be reviewed by heritage staff to ensure that they are consistent with the drawings and renderings included in this report.
2. that the final **Landscape Plan**, including new trees and plantings that provide screening from Second Line West, be reviewed by heritage staff to ensure that it is consistent with drawings and rendering included in this report.
3. that a **Tree Protection Plan** be provided and implemented for the protection of existing trees within the construction zone.

10.0 SOURCES

City of Mississauga, *Meadowvale Heritage Conservation District Plan* (2014)

Heritage Mississauga, 'Meadowvale Part Four: Mills to Millenium'. Accessed online
https://www.mississauga.ca/file/COM/9661_MeadowvaleBook_PartFour.pdf

Kuntz Forestry Consulting Inc. *Tree Inventory and Preservation Plan; 7059 Second Line West, Mississauga, Ontario* (13 August 2025)

McIlwraith, Thomas F. 'At Work in Meadowvale Village', *Ontario History*, Vol. 108, No. 2 (Fall 2016)

Ministry of Tourism, Culture & Sport (MTCS). *Ontario Heritage Toolkit* (2006)

Mississauga Public Library, 'Historic Images Gallery: Meadowvale'. Accessed online.

Parks Canada, *Standards & Guidelines for the Conservation of Historic Places in Canada* (2010)

11.0 QUALIFICATIONS OF THE AUTHOR

The author of this report is a professional member of the *Canadian Association of Heritage Professionals*. Formal education includes a *Master of Arts in Architectural History* from the University of Toronto and a *Diploma in Heritage Conservation* from the Willowbank School of Restoration Arts. Professional experience includes an internship at the Ontario Heritage Trust, three years as Architectural Historian & Conservation Specialist at Taylor Hazell Architects in Toronto, and 12 years in private practice in Ontario as a heritage consultant. Other relevant experience includes teaching Architectural History at the University of Toronto and McMaster University and teaching Research Methods and Conservation Planning at the Willowbank School for Restoration Arts in Queenston. In addition to numerous heritage reports, the author has published work in academic journals such as the *Journal of the Society for the Study of Architecture in Canada* and the *Canadian Historical Review*.

APPENDIX A: PHOTO DOCUMENTATION



FRONT ELEVATION – the house is setback from the road with a large front lawn and side driveway



FRONT ELEVATION – paved path to the front entrance – the house is in excellent condition and the property is very well maintained



FRONT PORCH – raised entrance (not accessible)



SIDE ELEVATION – side entrance onto stair landing between basement and 1st floor



REAR ADDITION – TO BE DEMOLISHED – non-historic addition to be demolished – wraps around the back corner of the building – it has a concrete block foundation and is frame construction with aluminum windows



SIDE & REAR ELEVATION – REAR ADDITION TO BE DEMOLISHED



REAR ELEVATION – REAR ADDITION WITH METAL FIRE EXIT AND WHEELCHAIR LIFT TO BE DEMOLISHED



REAR ELEVATION, 2nd & 3rd floor level – the exterior brick wall of the house will be retained as a feature wall inside the new addition with new through connections that utilize existing openings – existing a/c units will be relocated



REAR ELEVATION – soffits at the rear will be removed to accommodate connection with the new addition – the wood shingle in the gable is not original



REAR ELEVATION – external fire exit stair from the 3rd floor is to be removed – it is bolted into the masonry



SIDE & REAR ELEVATION – REAR ADDITION TO BE DEMOLISHED



SIDE ELVATION – REAR ADDITION TO BE DEMOLISHED – existing side driveway and parking area



ROOF DORMER & BRICK CHIMNEY – the roof has a wide overhang – the wood shingles on the dormer are not original



RED BRICK MASONRY – grooved mortar joint with red mortar – may have originally been tuck pointed



FOUNDATION – rubble foundation with credit valley stone and lime mortar – open joints and missing mortar in some locations



REAR YARD – non-historic outbuilding to be demolished



REAR YARD – new rear addition will extend into this space



REAR YARD – the property has a large rear – existing trees and privacy fence along the rear property line



REAR YARD – paved path to the main campus



REAR YARD – walkway to the main campus – school building visible on left



REAR YARD – walkway to main campus – school buildings and Gooderham mansion visible on right



FRONT YARD – large front yard - no sidewalk on Second Line West



FRONT YARD – the stream that goes through the property is visible on left – site slopes down slightly



CONTEXT – view to the dwelling across the street from the front yard



CONTEXT – view to the dwellings across the street from the front yard



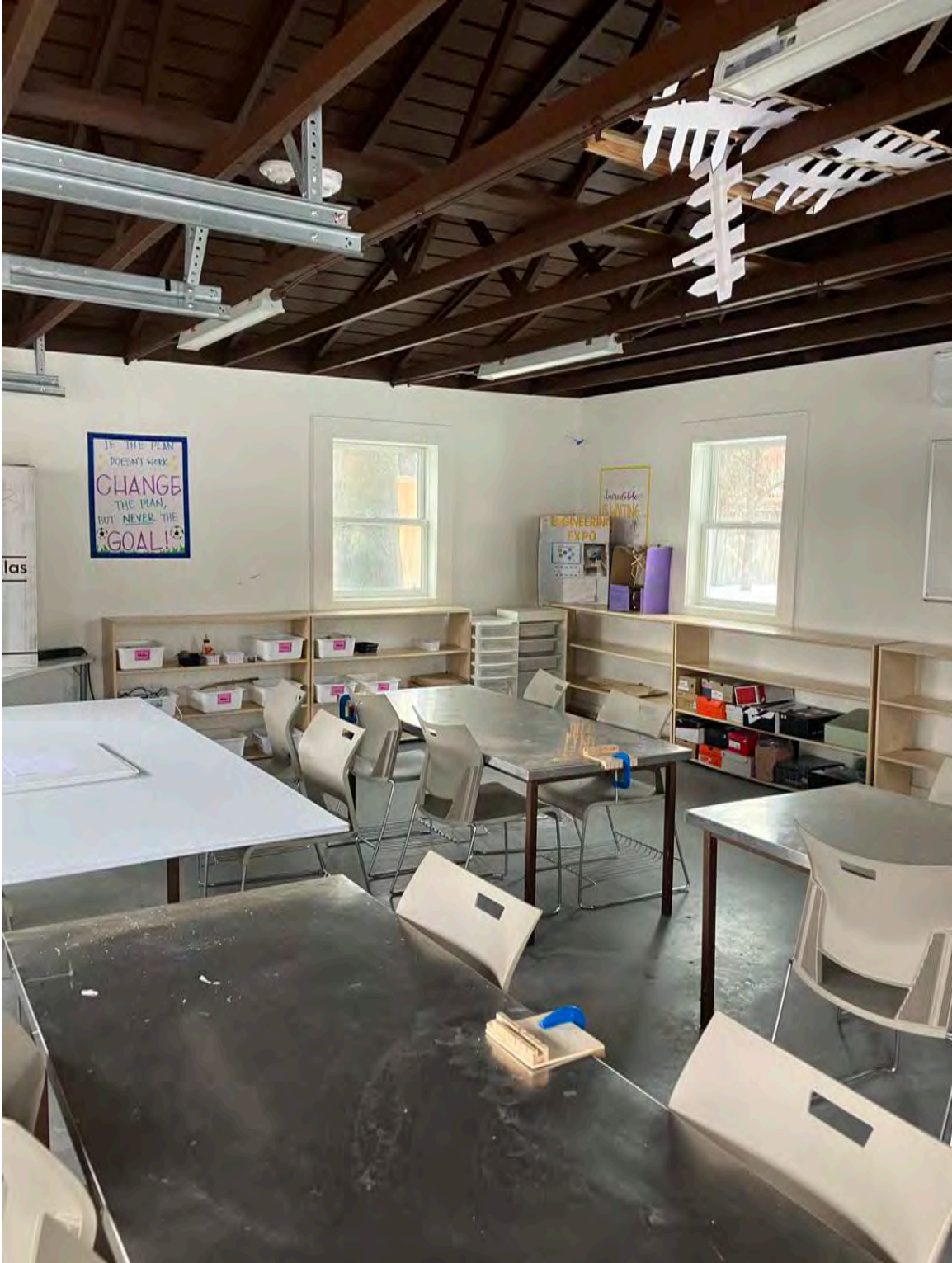
CONTEXT – view to the adjacent property from the front yard



GARAGE – TO BE DEMOLISHED – a modern structure that has no cultural heritage value - concrete pad foundation – board & batten siding, aluminum doors - date of construction estimated to be c.1970s or 1980s



GARAGE – TO BE DEMOLISHED – a modern structure that has no cultural heritage value - concrete pad foundation – exposed roof rafters are modern dimensioned lumber – interior walls are drywall - date of construction estimated to be c.1970s or 1980s

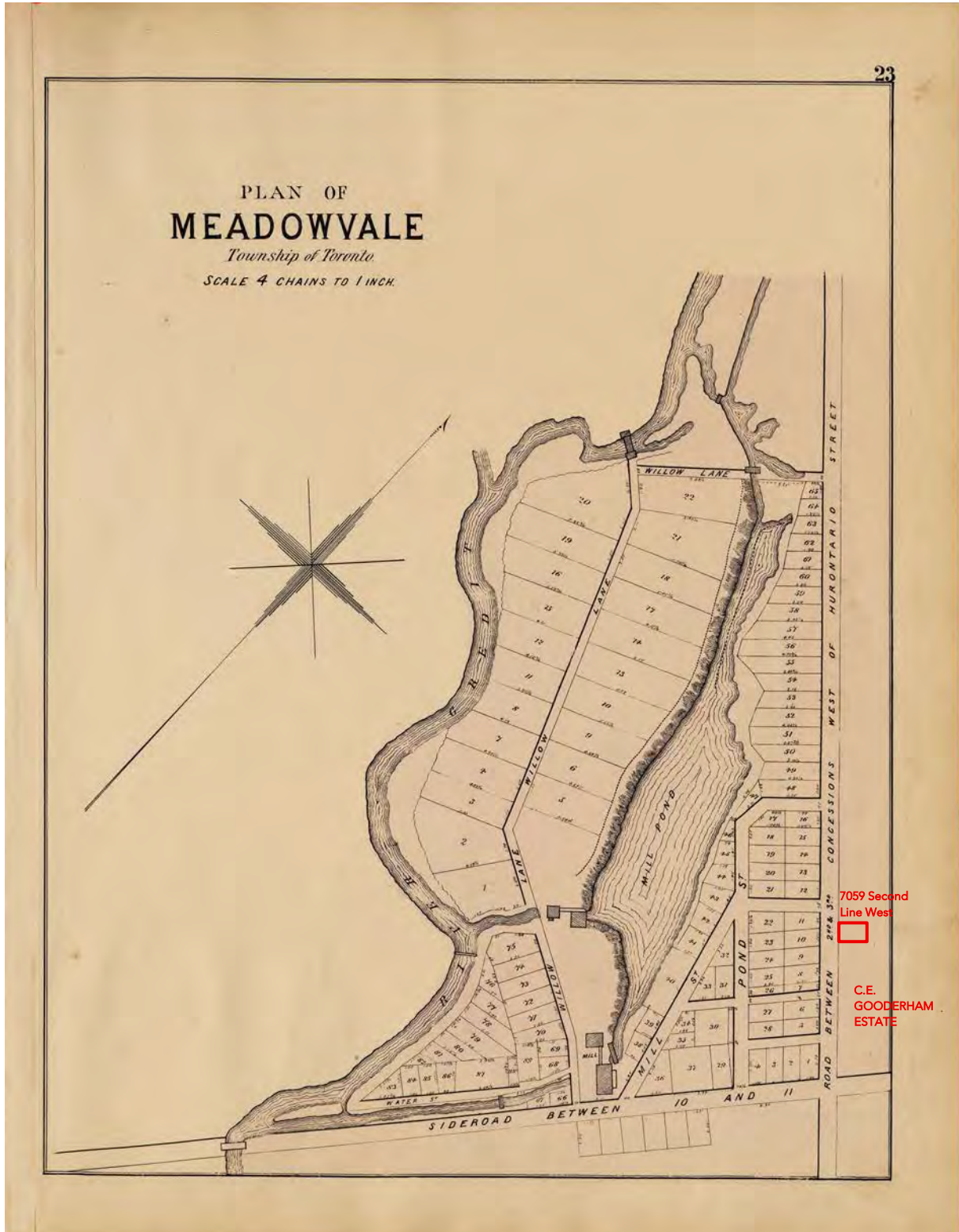


GARAGE – TO BE DEMOLISHED - a modern structure that has no cultural heritage value - concrete pad foundation – exposed roof rafters are modern dimensioned lumber – interior walls are drywall - date of construction estimated to be c.1970s or 1980s



GARAGE – TO BE DEMOLISHED - a modern structure that has no cultural heritage value - concrete pad foundation – exposed roof rafters are modern dimensioned lumber – interior walls are drywall - date of construction estimated to be c.1970s or 1980s

APPENDIX B: HISTORIC DOCUMENTATION



1877 PEEL COUNTY ATLAS – Meadowvale – the subject property is located just outside the boundary – at this time it was part of the C.E. Gooderham Estate



Gooderham Mansion, 929 Old Derry Road - built c.1870 for C.H. Gooderham (1844-1904)



Gooderham barn, probably built c.1880 – one of several outbuildings on the estate



Rose Villa, 929 Old Derry Road – the Gooderham mansion was turned into a tourist hotel by John Watt in 1895 *the columns were added in the 1970s



Backhouse Residence, 7059 Second Line West – built c.1920 after part of the Gooderham estate was subdivided for new residential lots on Second Line West

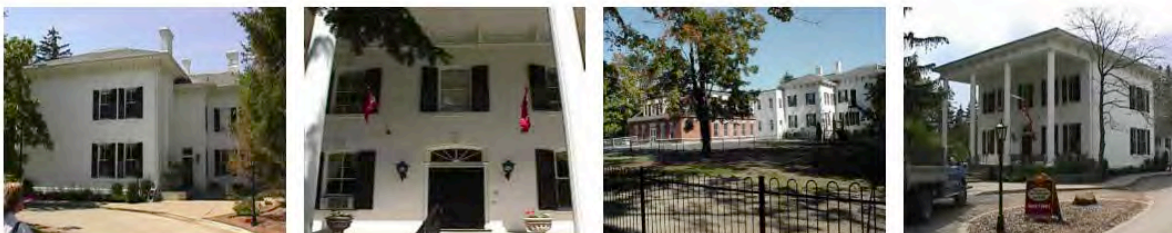


Rotherglen School, 929 Old Derry Road – the Gooderham mansion is now part of the Meadowvale campus of Rotherglen, a private day school


929 OLD DERRY RD
Type: RESIDENTIAL
Style: VERNACULAR
Area: MEADOWVALE VILLAGE
Reason: ARCHITECTURAL

Close X

Photos



History

This house was built by C.H. Gooderham circa 1870 and lived in the house for some years. It has had many occupants since, and was once called "Rose Villa" (circa 1900) and operated as a resort for wealthy Torontonians. Later it became a seminary and was also a residence for George Chavignaud (the artist), Walter Curry, an M.P. at the time and Major General Lessard, a veteran of the Boer War. This is a two storey, T-shaped brick structure which has a one storey addition to the rear. The roof is a low-pitch hip roof with a gable roof on the addition, while the main cornice is boxed and has ornate brackets and a paneled frieze. Two low shed dormers are on the east and west sides of the roof and there are three internally bracketed chimneys, two on either side of the main block and one in the tail. The house has a full basement, while the foundation is of coursed cut stone which support stretcher bond walls (this usually indicates a frame construction). There are five bays on the front south facade and five windows on the upper storey which are two over two paned, with double hung sash. The windows are segmental in shape and have curved lintels with vermiculated keystones and stone lugsills. There are also two of these windows on either side of the front door on the lower storey. There are four of these windows (two upper and two lower) on each side of the house and the same windows are on the tail. The addition has square headed one over one windows. The front door is segmental in shape and has a molded surround with engaged columns at the sides. The transom is glazed and the door has two raised panels. The facade of the house has been changed substantially by the extension of the roof line, with copies of the brackets and frieze to form the roof of a two storey verandah. The roof is supported by fluted Doric columns, which changes the house from an Ontario vernacular patterned brick house with a tent verandah to a "southern colonial mansion" type. This alteration has been extended by painting all the brickwork creamy white, much like the south. In 2004 a large red brick addition was put to the northwest of the original building. The property has been a school since circa 2000. The addition is "joined" to the original in a board and batten facade to act as a transition. The architectural elements of the addition were designed to compliment the original, yet remain distinct. The small barn behind the house was removed and a new structure similar in shape and size became the school's new gymnasium. The open space with views to and from the house to Old Derry Road are significant and relate to the history and use of the property over a long period of time. The views to the west on Second Line West are also important to the character of the Village. The large barn, some distance north, was demolished about 2000. The property was subdivided and sold to the land owners on Gaslampp Walk.

Heritage Attributes: - The historical significance of the property under the ownership and development by the Gooderham family - The style, shape, form and materials of the original house structure. - The open green space and trees on the front (south) and west facades of the property that allow for views into and from the property. - The retention of the topography on the property that reflects the 19th century creek and drainage on the lands Statement of Significance: The Gooderham Mansion, 929 Old Derry Road, is significant for its historic association with the Gooderham family, known for their controlling interest in the firm of Gooderham & Worts, and their land holdings and business within Meadowvale Village from circa 1860 to 1881. The structure has architectural significance for its size, shape, form and materials distinct within Meadowvale Village, and its context as an estate property and open green space and natural topographic features.

APPENDIX C: HERITAGE PROPERTY INFORMATION


7059 SECOND LINE WEST
Type: RESIDENTIAL
Style: EDWARDIAN CLASSICISM
Area: MEADOWVALE VILLAGE
Reason: ARCHITECTURAL

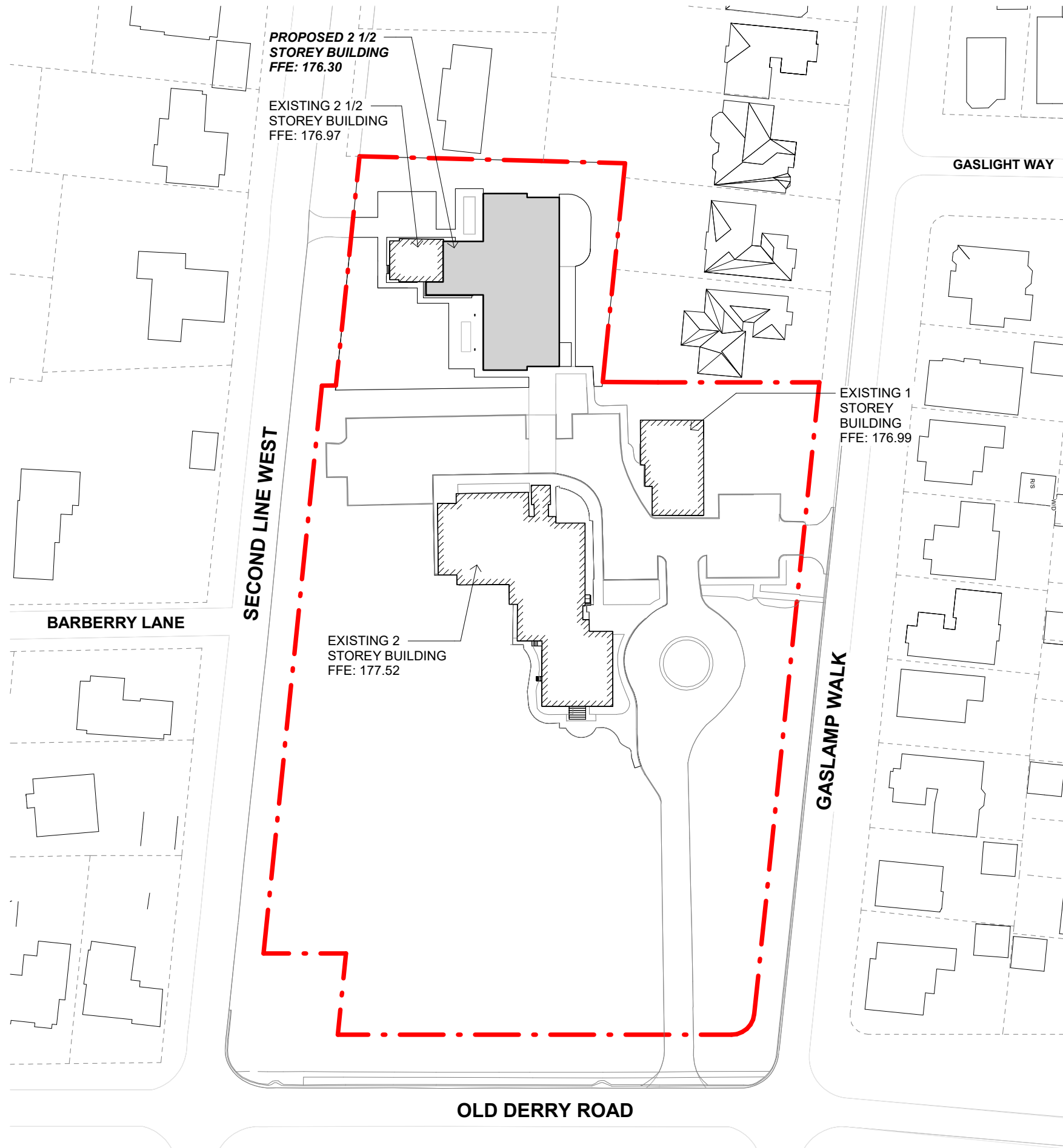
Close X

Photos



History

This is a two and one half storey residential structure with red brick cedar shake siding only on the upper half storey. The foundation of the structure is credit valley stone, while the roof has asphalt shingling. There is a west three bay asymmetrical facade. There are modern vertically siding windows, straight lintels and sills, cast concrete. The first floor windows have leaded stained glass, with the top half storey having four paned, fixed, double hung six over one windows with decorative dentil course. Noted additions to the building include a southeast enclosed entrance with a pyramidal roof and shiplap siding. There is also a front verandah, with a shed roof that is supported by brick piers with wooden piers. Wooden purlins are visible under the eaves. There is a north externally bracketed chimney on the building. Outbuildings on the property consist of a gazebo with a wood octagonal roof and a single storey two door garage. The structure has generous setbacks and maintains an open, rural character from neighbouring properties. Heritage Attributes: ? The original shape, form, design and materials of the Edwardian style of architecture. ? Its location and landscaping of mature trees and open green space on all sides Statement of Significance: The house and property at 7059 Second Line West has historical significance in its association with the South family and the early twentieth century development of the Village. The house has architectural significance in that it is the only Edwardian style residence within the Meadowvale Village HCD and is a good example of this style in its style, shape, form and materials. The context is significant as the property and residence contribute to the streetscape and illustrate the Village pattern of building within a large lot creating open green space on all sides with the retention of mature trees.



929 OLD DERRY ROAD SITE DATA AND STATISTICS

BY-LAW 0225-2007
ZONING DESIGNATION: 4.2 RL ZONES + 4.2.2.186 EXCEPTION: RL-186 + 2.1.9.2 PRIVATE SCHOOL

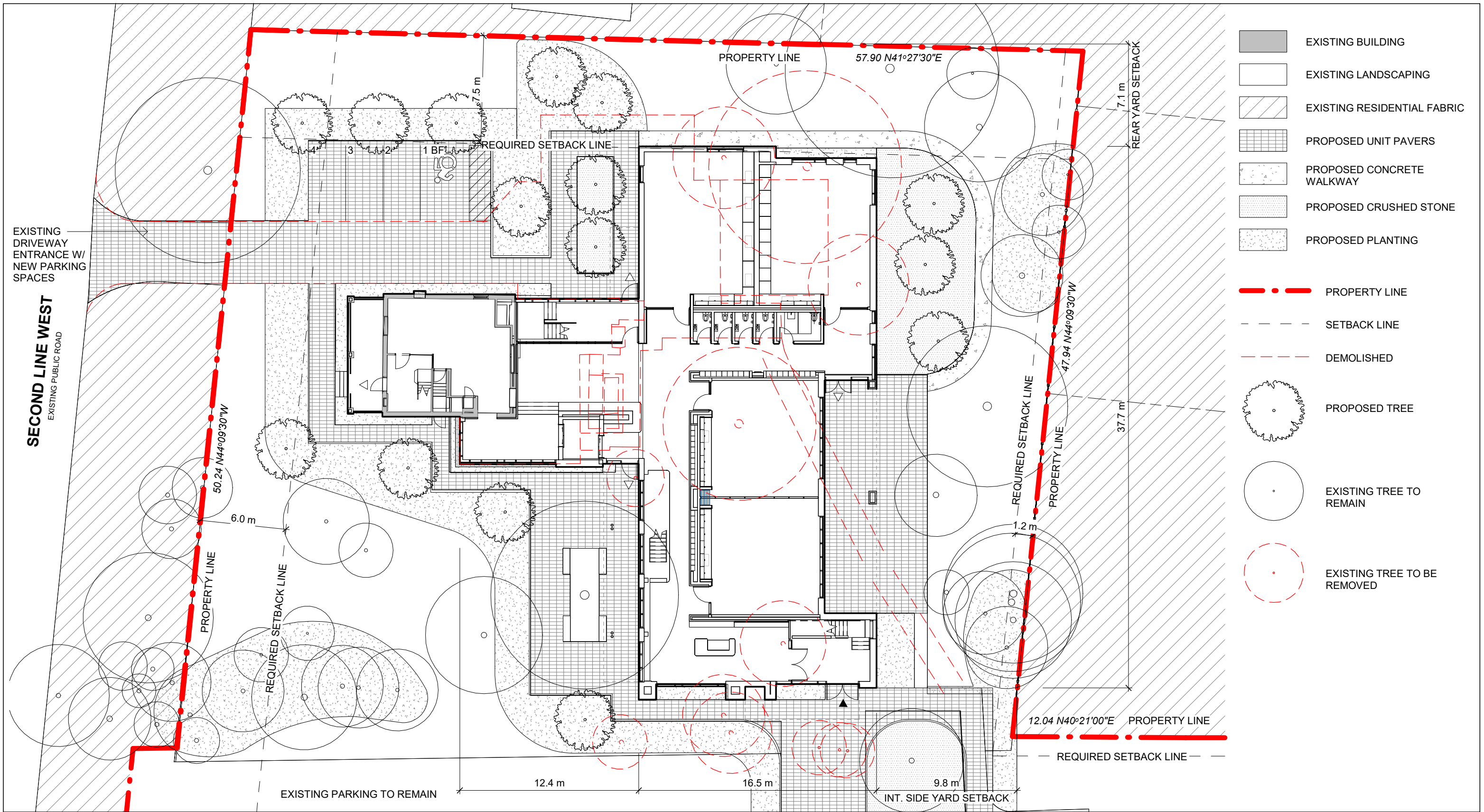
**PART OF LOT 11, CONCESSION 2
WEST OF HURONTARIO STREET
REGISTERED PLAN 43R-21663**

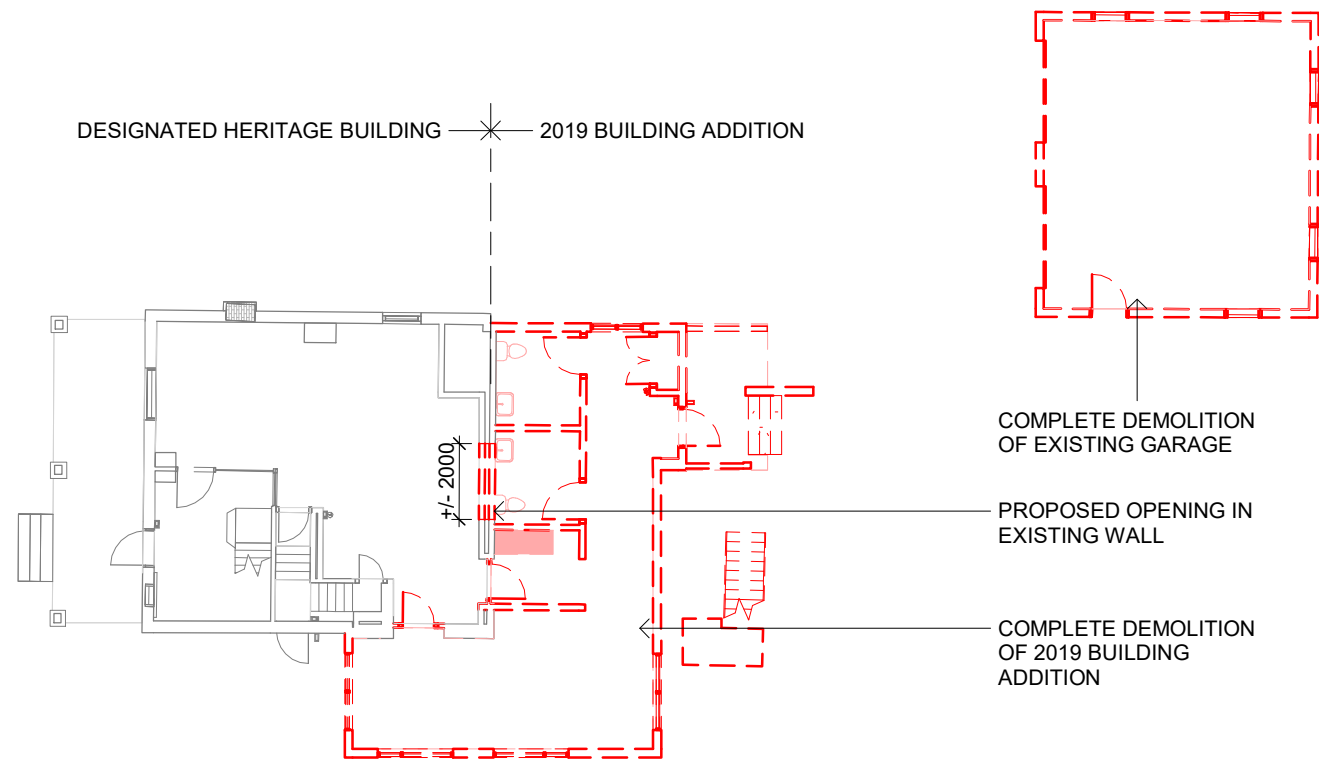
EXISTING INDEPENDENT SCHOOL		EXISTING AND PROPOSED				
	REQUIRED					
SITE DEMOLITION		1,878.90 m ²				
BUILDING DEMOLITION		74.36 m ²				
GROSS FLOOR AREA NON-RESIDENTIAL 190m ² + 0.2x LOT AREA ⁽¹⁾	3,862.15 m ²	MAX	RETAINED AFTER DEMOLITION		TOTAL	
			GOODERHAM - MAIN SCHOOL	EXISTING	NEW	556.88 m ²
			GYMNASIUM	266.12 m ²	0.0 m ²	266.12 m ²
			7059 SECOND LINE - EX. HERITAGE BLDG + NEW ADDITION	198.82 m ²	897.86 m ²	1,022.32 m ²
TOTAL	1,021.82 m²	947.46 m²	897.86 m²	1,845.32 m²		
BUILDING HEIGHT ESTABLISHED GRADE = 176.18	9.5 m (HIGHEST RIDGE - SLOPED ROOF) ⁽¹⁾	MAX	EXISTING		NEW	
			9.9 m		9.9 m	
LOADING & WASTE STORAGE		EXISTING TO REMAIN				
DWELLING UNIT DEPTH	20.0 m	MIN	32.0 m FOR PROPOSED ADDITION			
BICYCLE PARKING CLASS A - 0.1 SPACES/100m ² G.F.A. CLASS B - 0.4 SPACES/ 100m ² G.F.A. OF NEW CONSTRUCTION	1 CLASS A 4 CLASS B	MIN	1 CLASS A SPACES 4 CLASS B SPACES			
PARKING 1 SPACE/100m ² G.F.A. 4% REQUIRED BARRIER FREE	19 SPACES (1 BF)	MIN	38 EXISTING PARKING SPACES WITH RELOCATED BARRIER FREE SPACES + 2 PROPOSED PARKING SPACES = 40 SPACES TOTAL			
PARKING SPACE TYPE AND SIZE		PARKING DIMENSION = 5.2 m x 2.6 m w/ 7.0 m AISLE BARRIER- FREE = 5.2 m x 3.4 m w/ 1.5 m AISLE (TYPE A)				

TOTAL LOT AREA	13,700 m ² ⁽²⁾	MIN	18,360.74 m ²	
LOT FRONTAGE	45.0 m ⁽¹⁾	MIN	96.34 m	
LOT COVERAGE	20% OF LOT AREA ⁽¹⁾	MAX	EXISTING	NEW
			7.1%	10.5%
SETBACKS			EXISTING	NEW
FRONT YARD - OLD DERRY ROAD	6.0 m	MIN	72.3 m	72.3 m
EXTERIOR SIDE YARD - SECOND LINE W	6.0 m	MIN	9.4 m	9.4 m
EXTERIOR SIDE YARD - GASLAMP WALK	6.0 m	MIN	24.0 m	24.0 m
INTERIOR SIDE YARD	1.2 m	MIN	16.4 m	14.2 m
REAR YARD	7.5 m ⁽¹⁾	MIN	8.6 m	4.6 m
PARKING AREA TO ABUTTING LOT	4.5 m ⁽¹⁾	MIN	6.7 m	5.3 m
DRIVEWAY WIDTH LOT FRONTAGE 17.0m OR GREATER	8.5 m	MAX	7.0 m	
LANDSCAPED SOFT AREA	40% OF AREA AT FRONT YARD	MIN	87.3% OF AREA AT FRONT YARD	
OPEN SPACE ⁽¹⁾	40% OF LOT AREA	MIN	82.5% OF LOT AREA	

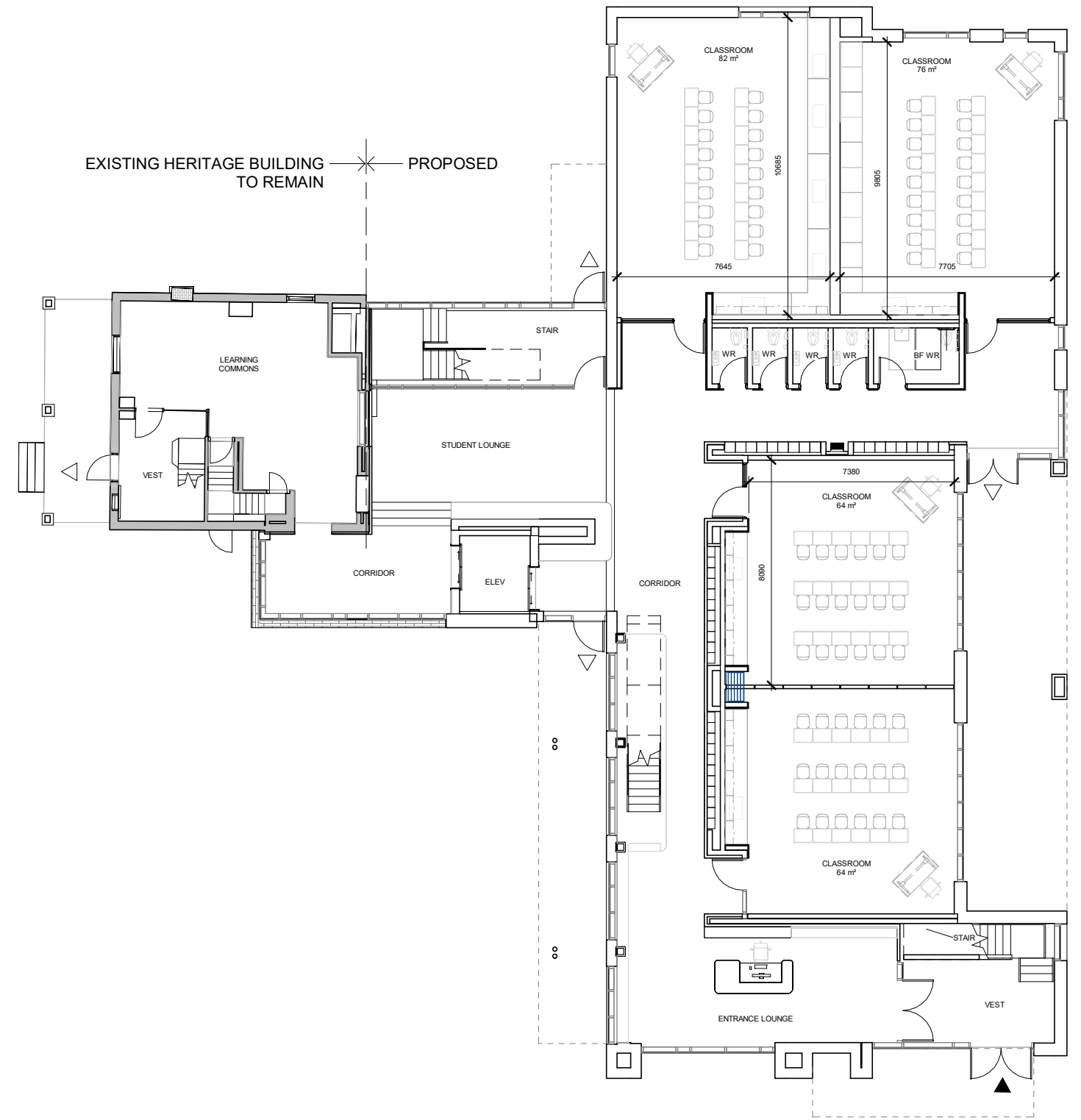
⁽¹⁾ AS PER SECTION 2.1.9.2 PRIVATE SCHOOLS OF BY LAW 0225-2007
⁽²⁾ AS PER SECTION 4.2.2.186 EXCEPTION: RL-186







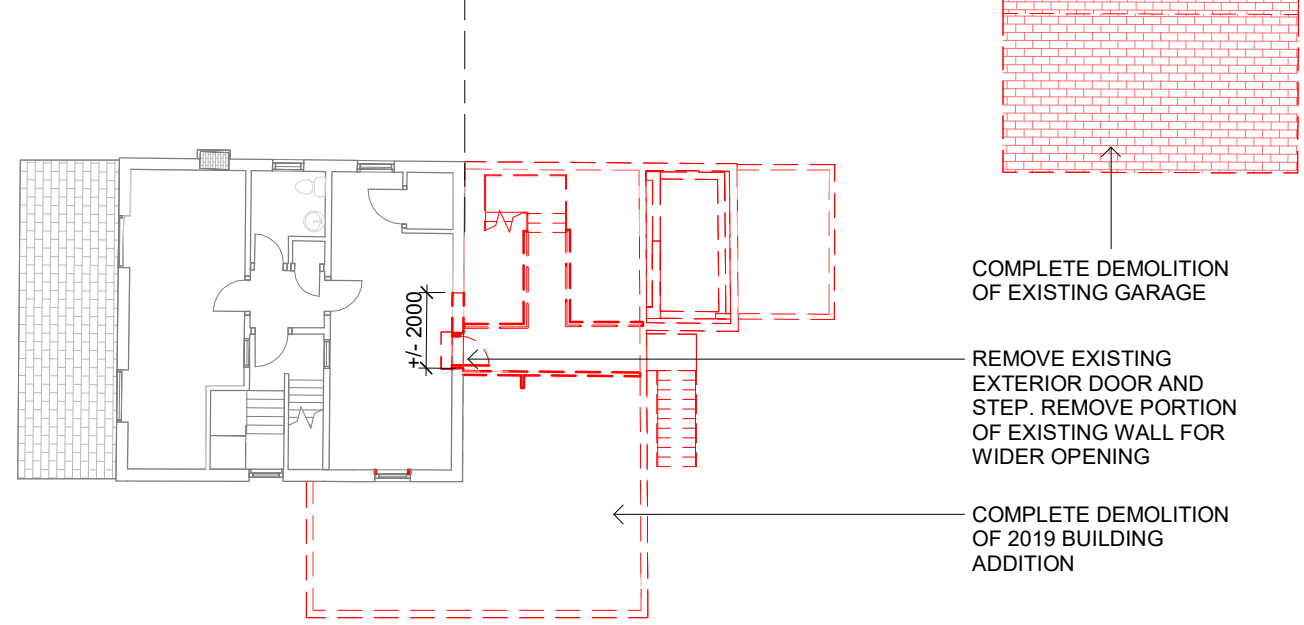
DEMOLITION PLAN



PROPOSED PLAN

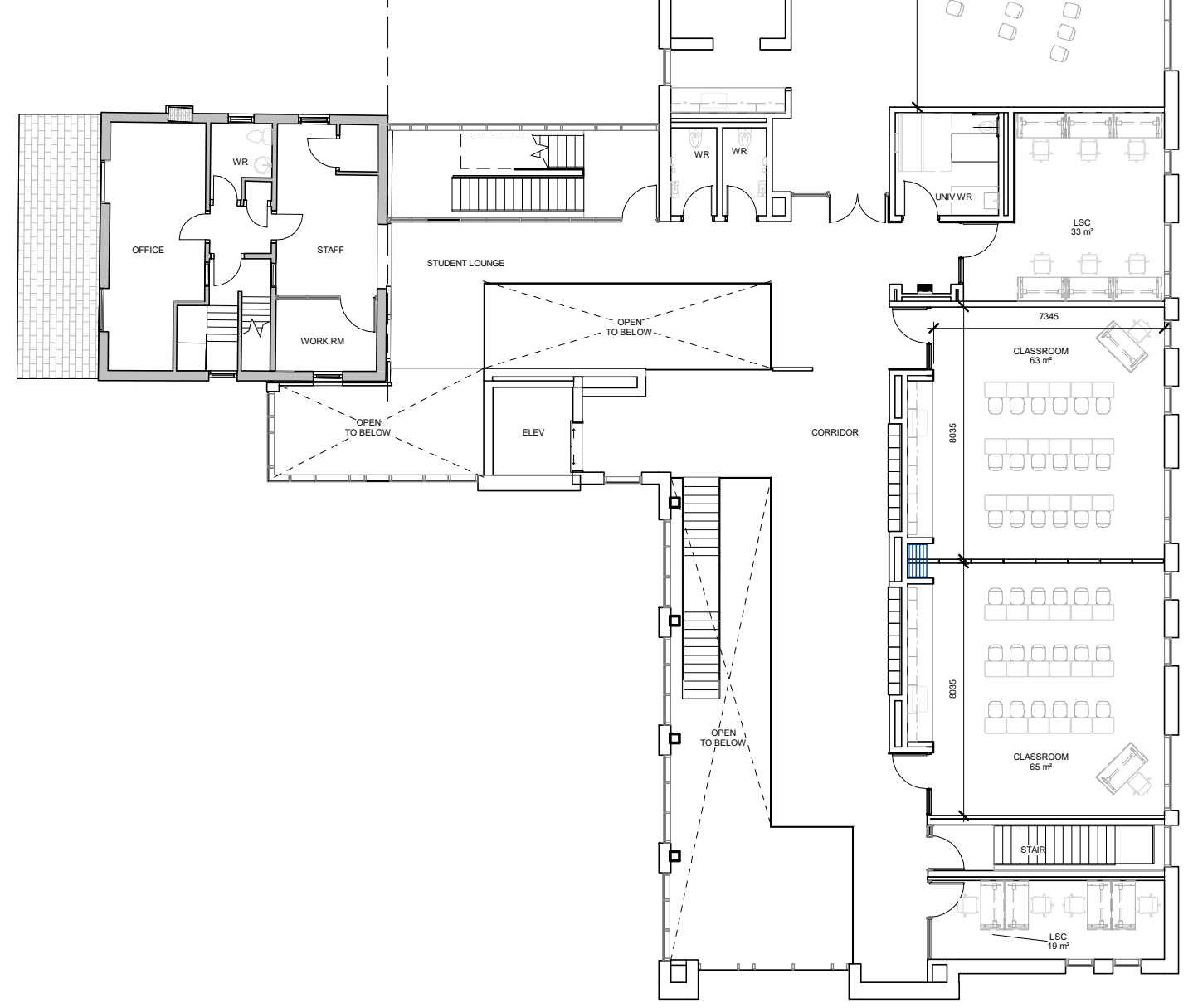


DESIGNATED HERITAGE BUILDING — 2019 BUILDING ADDITION



DEMOLITION PLAN

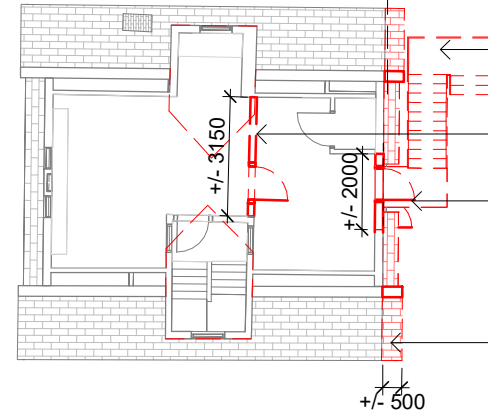
EXISTING HERITAGE BUILDING TO REMAIN — PROPOSED



PROPOSED PLAN



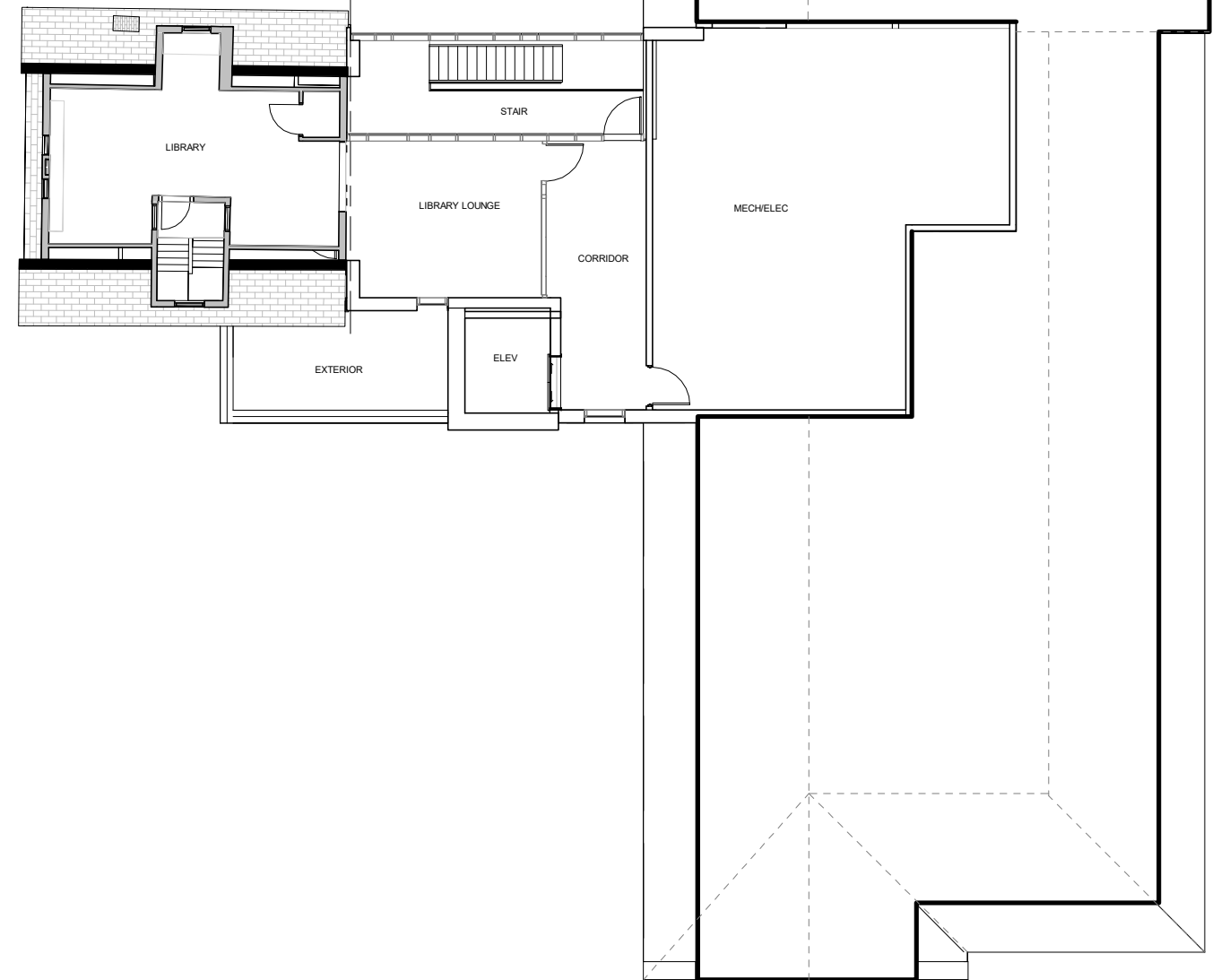
DESIGNATED HERITAGE BUILDING — 2019 BUILDING ADDITION



- COMPLETE DEMOLITION OF 2019 BUILDING ADDITION
- REMOVE EXISTING WALL AND DOOR
- REMOVE EXISTING EXTERIOR DOOR AND PORTION OF EXISTING WALL FOR WIDER OPENING
- REMOVE PORTION OF EXISTING ROOF OVERHANG, C/W SHINGLES, SHEATHING AND ASSOCIATED ROOF FRAMING TO RECEIVE NEW ADDITION

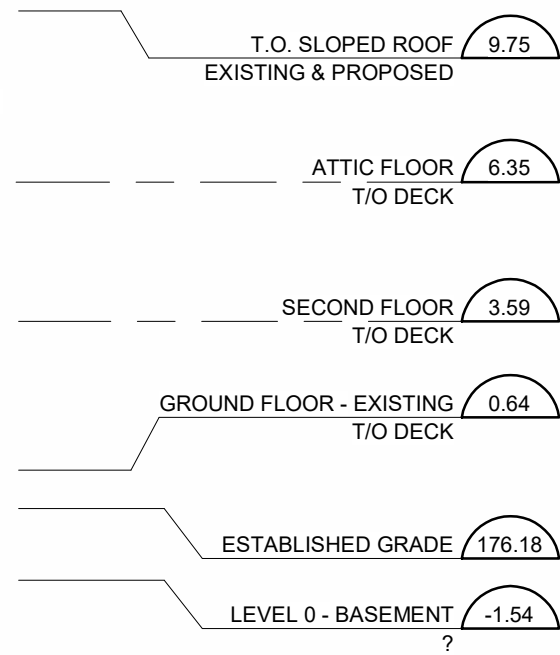
DEMOLITION PLAN

EXISTING HERITAGE BUILDING TO REMAIN — PROPOSED



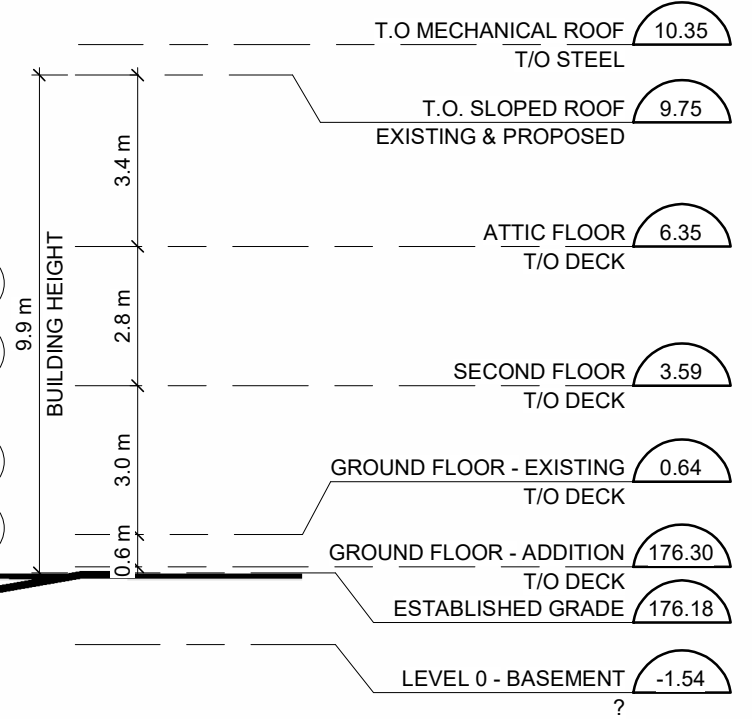
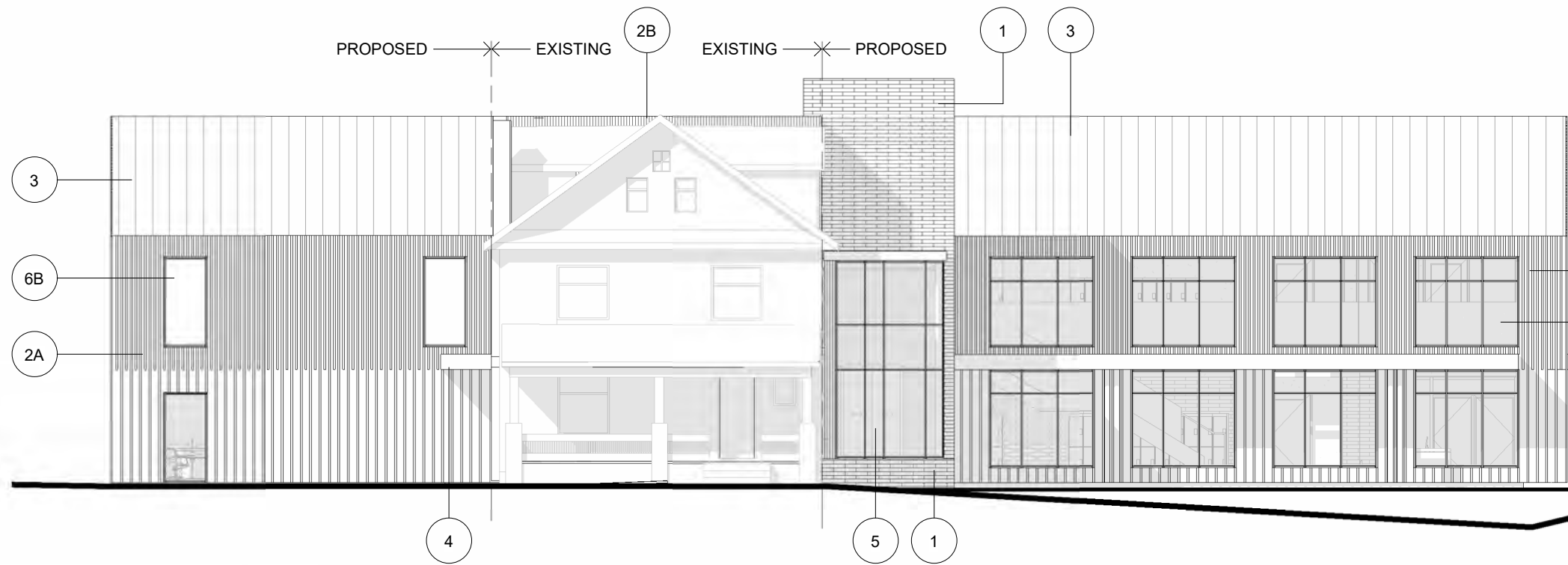
PROPOSED PLAN





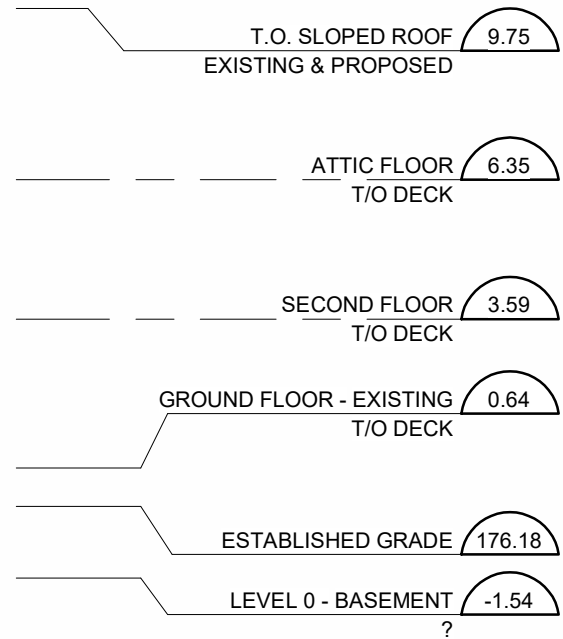
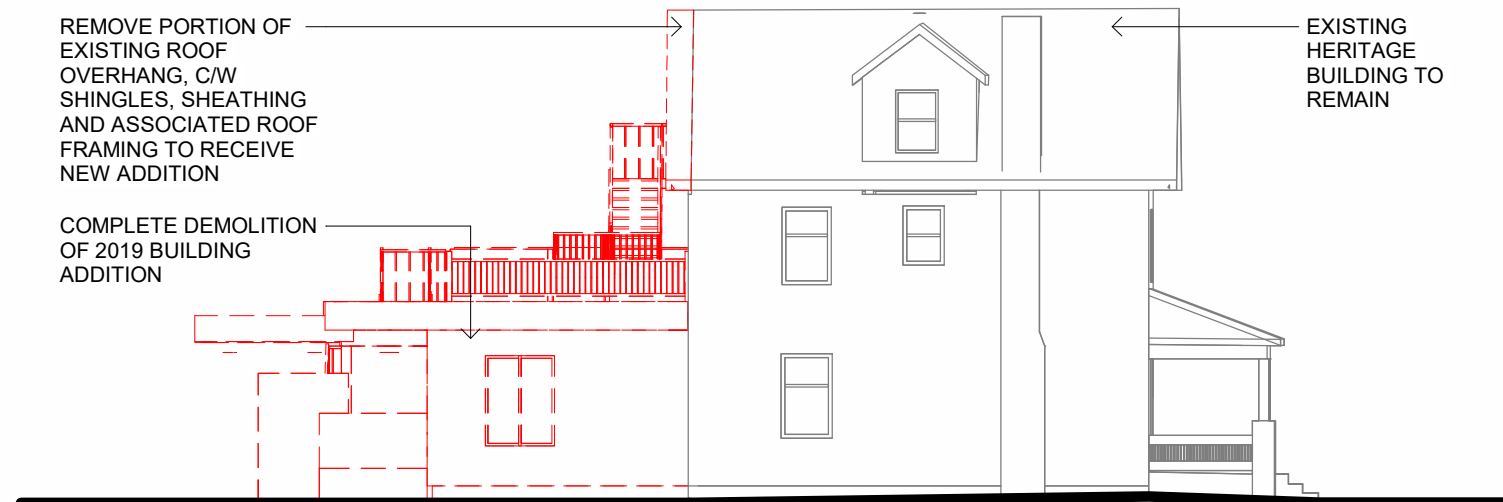
- MATERIAL LEGEND**
- 1 BRICK VENEER
 - 2A BOARD AND BATTEN WOOD SIDING, STAINED
 - 2B TONGUE AND GROOVE WOOD SIDING, STAINED
 - 3 STANDING SEAM METAL ROOF
 - 4 METAL CANOPY W/ PAINTED METAL COLUMNS
 - 5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT
 - 6A ALUMINUM WINDOW W/ VISION GLASS
 - 6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

DEMOLITION ELEVATION - WEST



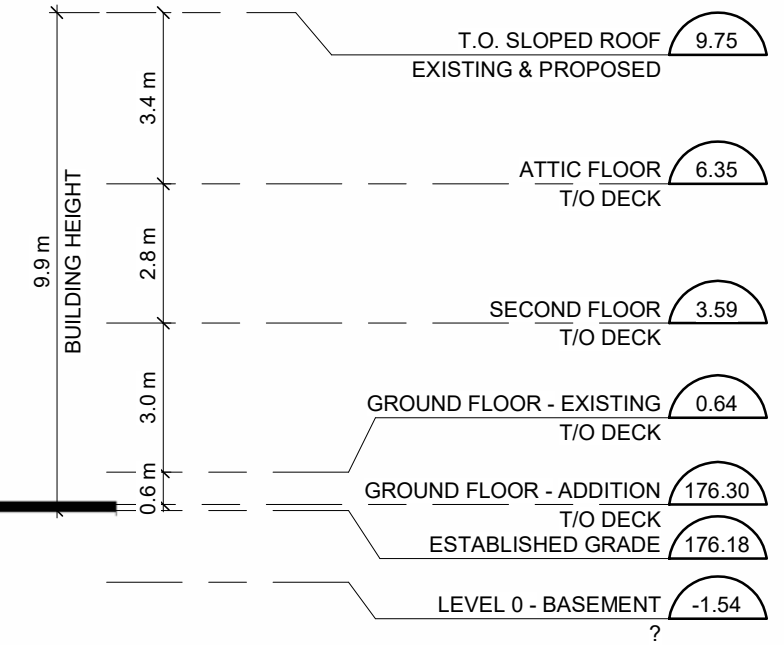
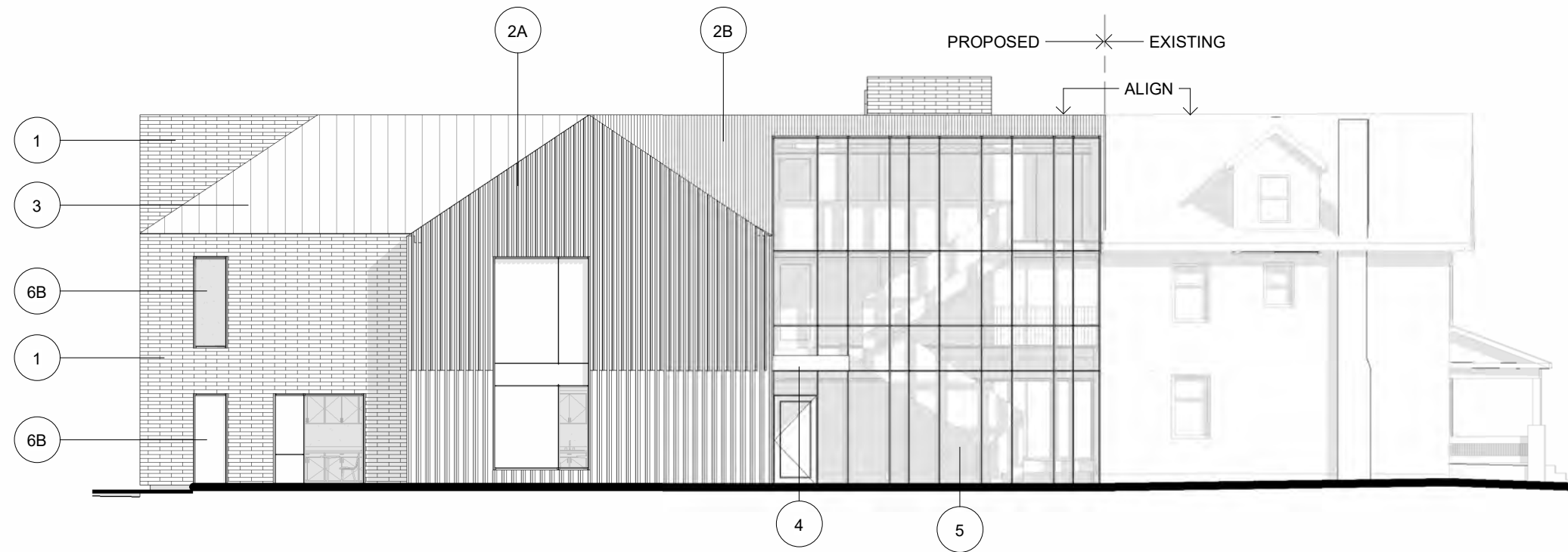
PROPOSED ELEVATION - WEST





- MATERIAL LEGEND**
- 1 BRICK VENEER
 - 2A BOARD AND BATTEN WOOD SIDING, STAINED
 - 2B TONGUE AND GROOVE WOOD SIDING, STAINED
 - 3 STANDING SEAM METAL ROOF
 - 4 METAL CANOPY W/ PAINTED METAL COLUMNS
 - 5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT
 - 6A ALUMINUM WINDOW W/ VISION GLASS
 - 6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

DEMOLITION ELEVATION - NORTH



PROPOSED ELEVATION - NORTH



REMOVE PORTION OF EXISTING ROOF OVERHANG, C/W SHINGLES, SHEATHING AND ASSOCIATED ROOF FRAMING TO RECEIVE NEW ADDITION

REMOVE EXISTING EXTERIOR DOOR AND PORTION OF EXISTING WALL FOR WIDER OPENING

COMPLETE DEMOLITION OF 2019 BUILDING ADDITION

EXISTING HERITAGE BUILDING TO REMAIN

COMPLETE DEMOLITION OF EXISTING GARAGE

T.O. SLOPED ROOF EXISTING & PROPOSED 9.75

ATTIC FLOOR T/O DECK 6.35

SECOND FLOOR T/O DECK 3.59

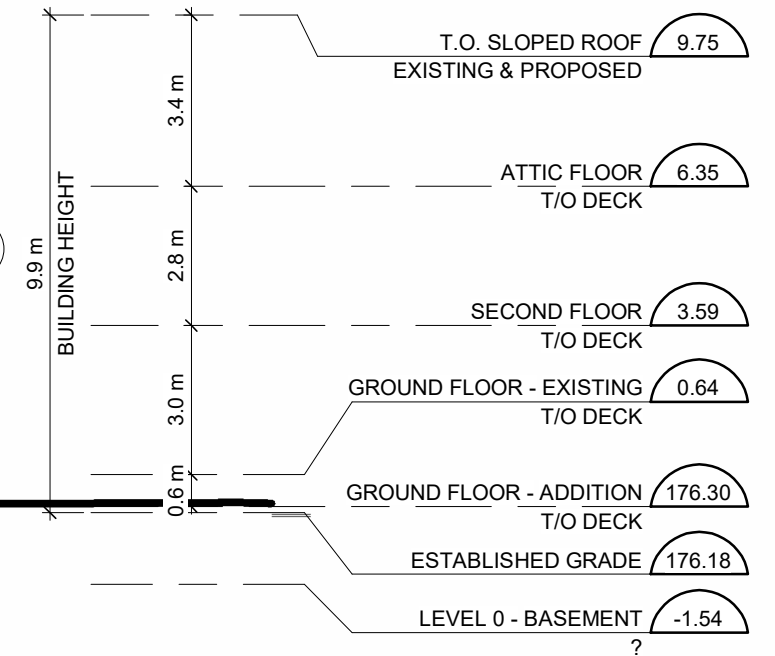
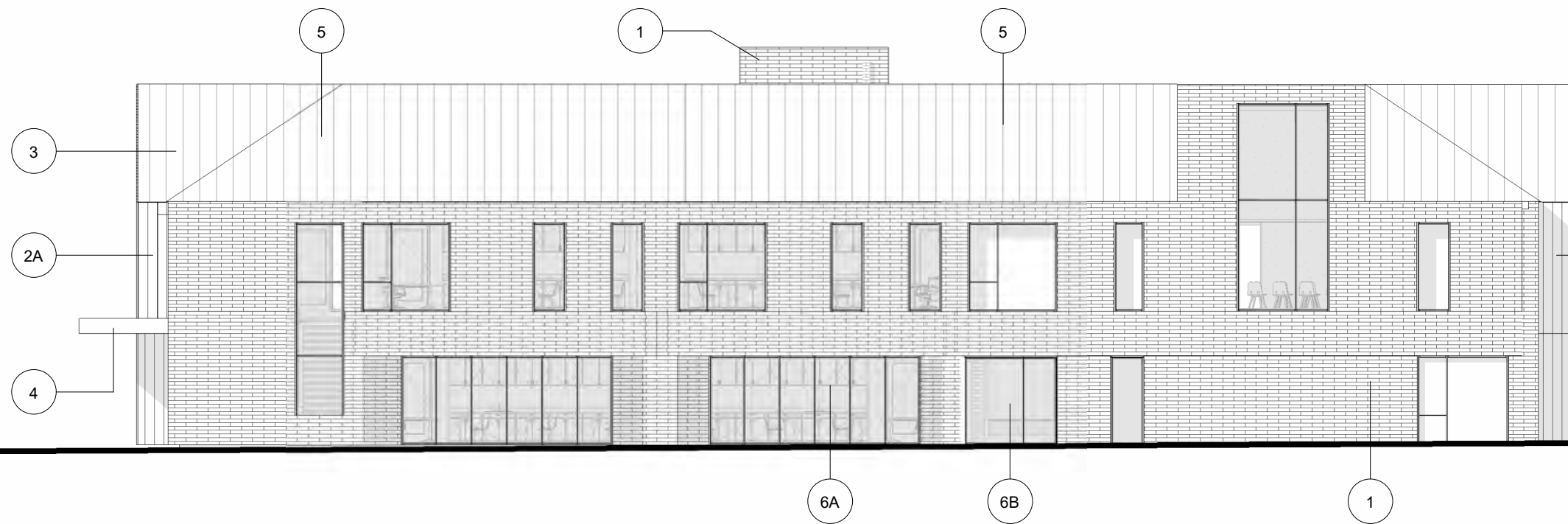
GROUND FLOOR - EXISTING T/O DECK 0.64

ESTABLISHED GRADE 176.18

LEVEL 0 - BASEMENT -1.54

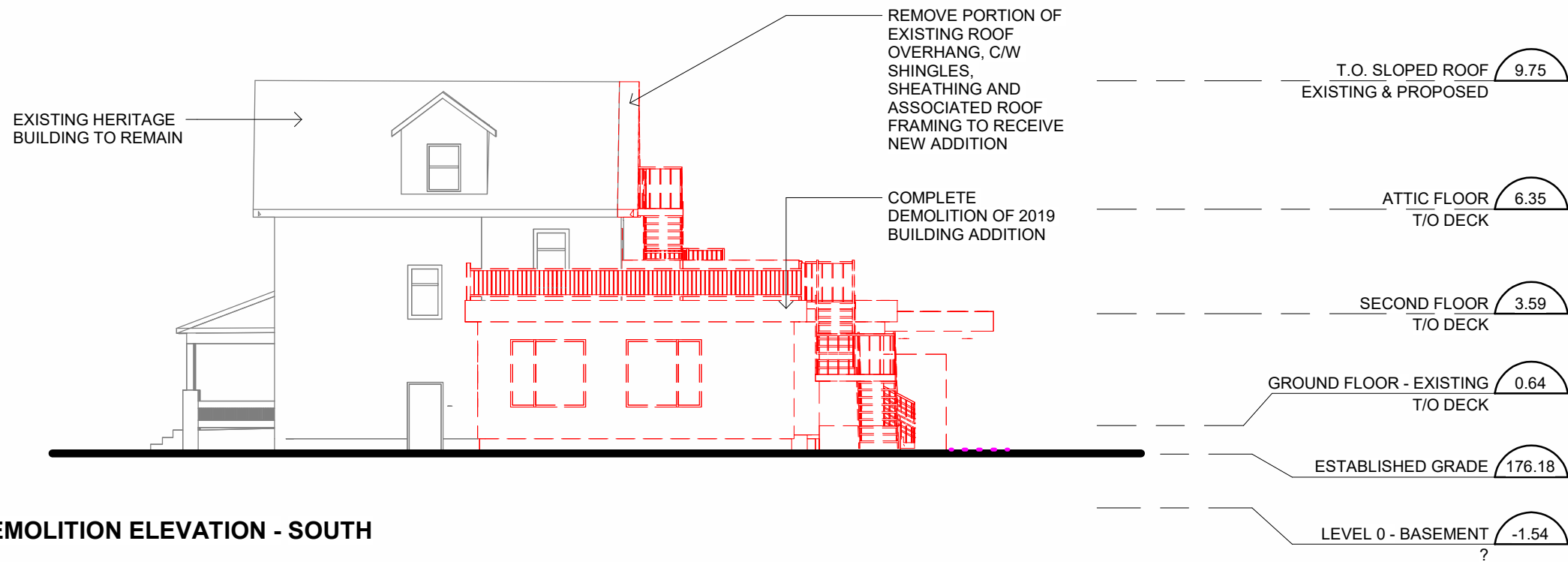
- MATERIAL LEGEND**
- 1 BRICK VENEER
 - 2A BOARD AND BATTEN WOOD SIDING, STAINED
 - 2B TONGUE AND GROOVE WOOD SIDING, STAINED
 - 3 STANDING SEAM METAL ROOF
 - 4 METAL CANOPY W/ PAINTED METAL COLUMNS
 - 5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT
 - 6A ALUMINUM WINDOW W/ VISION GLASS
 - 6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

DEMOLITION ELEVATION - EAST



PROPOSED ELEVATION - EAST



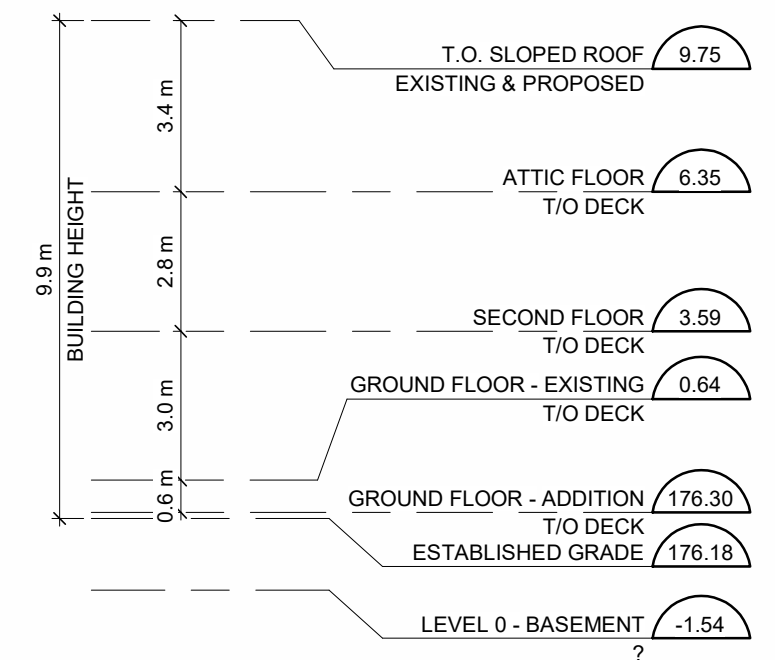


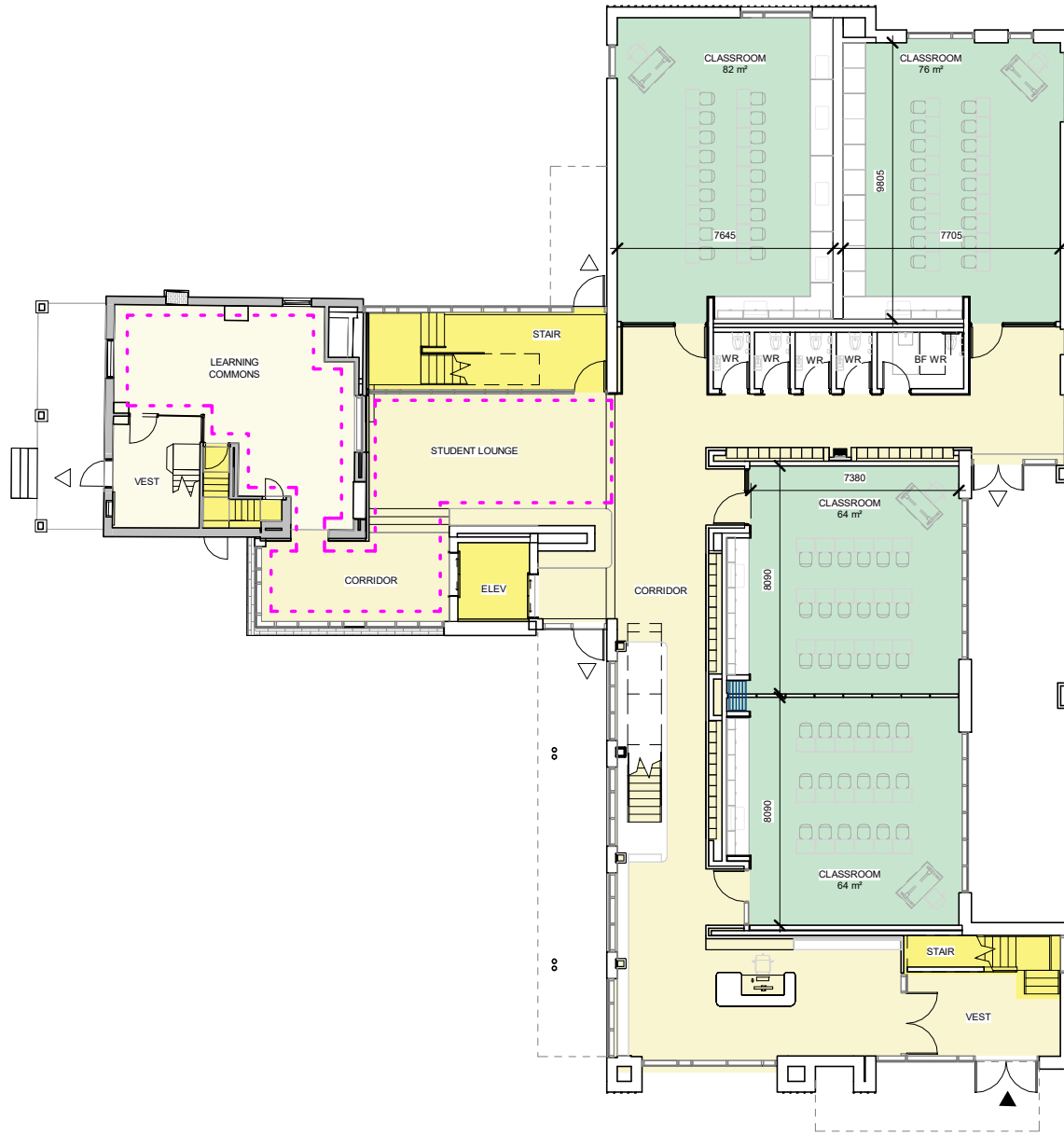
DEMOLITION ELEVATION - SOUTH

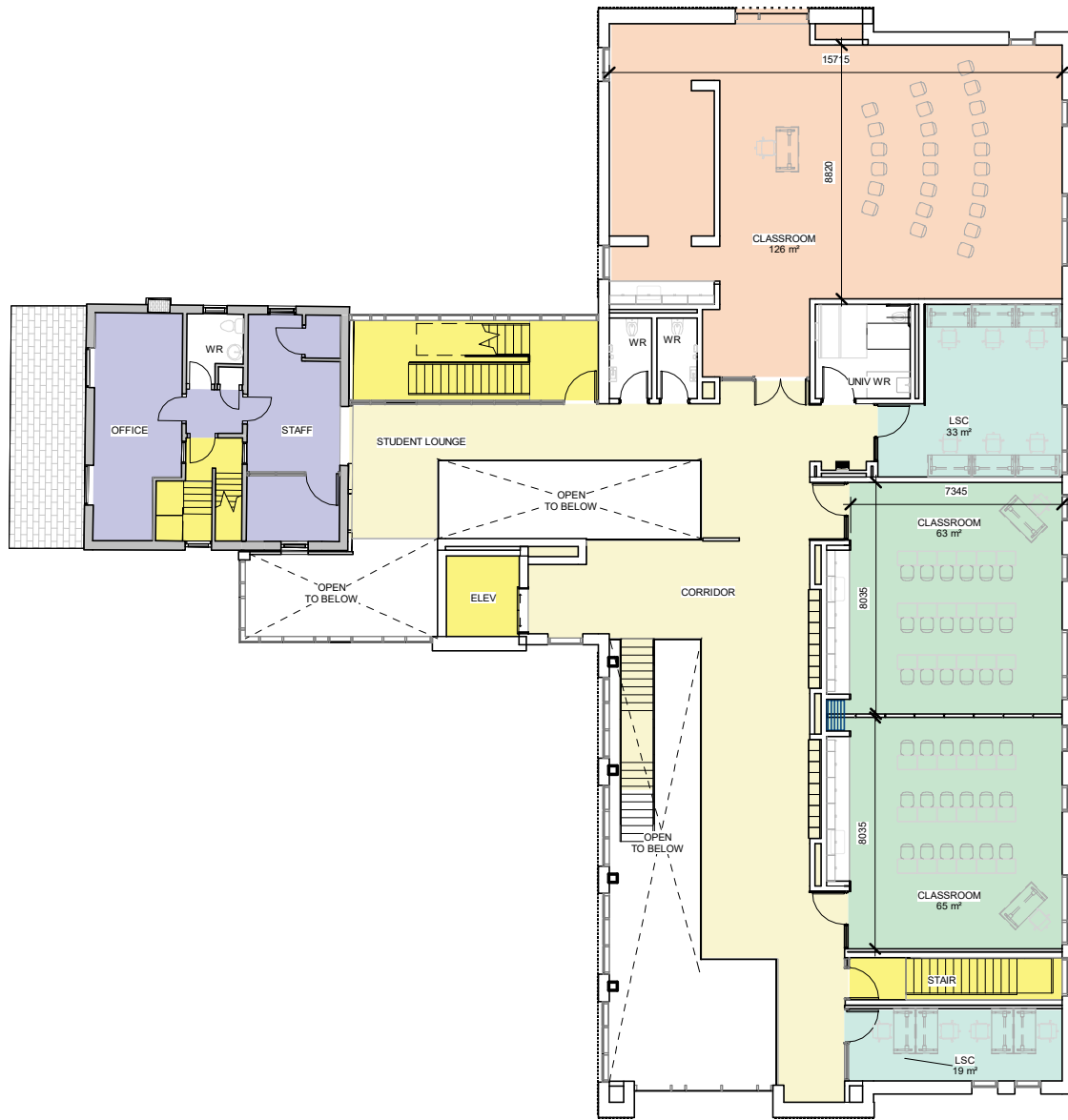
- MATERIAL LEGEND**
- 1 BRICK VENEER
 - 2A BOARD AND BATTEN WOOD SIDING, STAINED
 - 2B TONGUE AND GROOVE WOOD SIDING, STAINED
 - 3 STANDING SEAM METAL ROOF
 - 4 METAL CANOPY W/ PAINTED METAL COLUMNS
 - 5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT
 - 6A ALUMINUM WINDOW W/ VISION GLASS
 - 6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

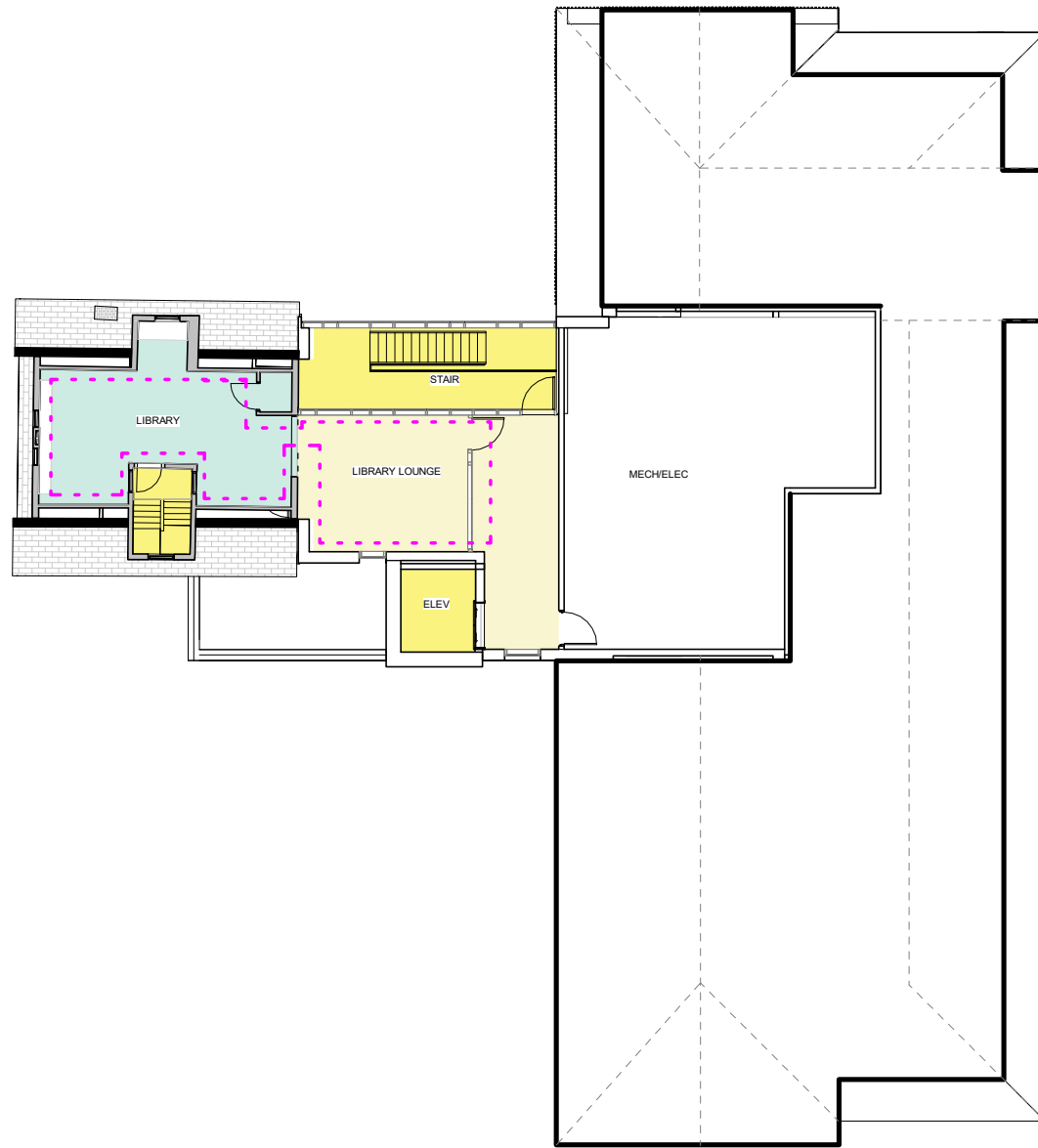


PROPOSED ELEVATION - SOUTH











ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS





ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS





ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS



CS&PArchitects Inc.



ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS



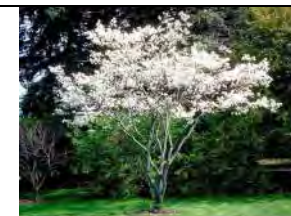
CS&PArchitects Inc.







MATERIAL PRECEDENTS



PLANTING PRECEDENTS



PLAN OF SURVEY WITH TOPOGRAPHY OF
PART OF
LOT 11
CONCESSION 2
WEST OF HURONTARIO STREET
GEOGRAPHIC TOWNSHIP OF TORONTO
NOW IN THE
CITY OF MISSISSAUGA
REGIONAL MUNICIPALITY OF PEEL
SCALE 1 : 300

THE INTENDED PLOT SIZE OF THIS PLAN IS 775mm IN WIDTH BY 895mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300 (INCLUDING 15mm BEYOND EACH BORDER)

MackAY, MacKAY & PETERS LIMITED - ONTARIO LAND SURVEYORS
© 2025 This Plan of Survey with Topography is protected under the Copyright Act of Canada. The unauthorized reproduction, publication, distribution (including the sale of the survey product regardless of monetary compensation), alteration or use, in whole or in part is strictly prohibited without the written permission of MackAY, MacKAY & PETERS LIMITED.

MackAY, MacKAY & PETERS LIMITED grants 1376842 ONTARIO INC. ("The Client") any copyright retained by "The Client" permission to use "Original Copies" of this Plan of Survey with Topography in transactions and/or applications for "The Client"

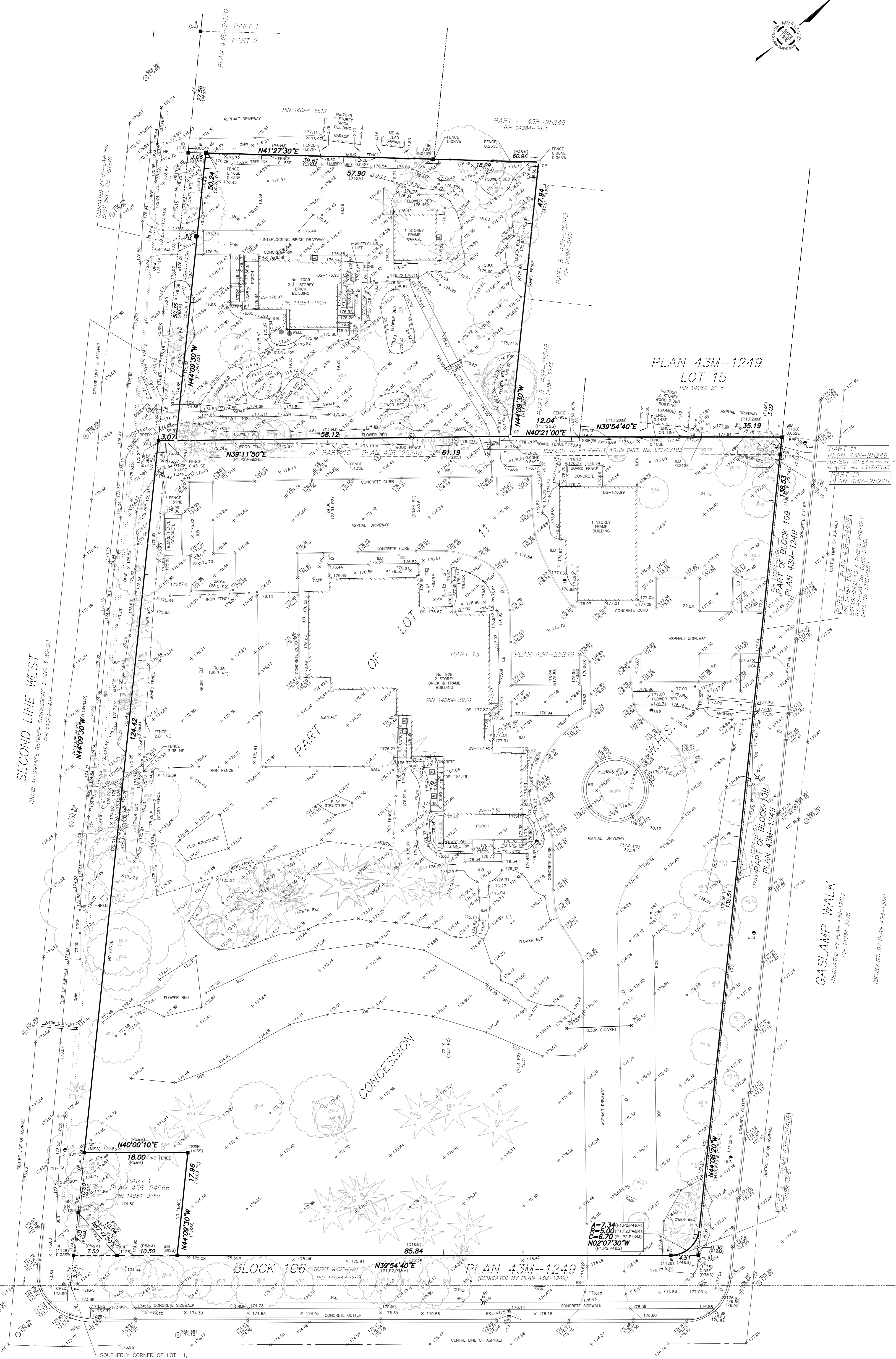
METRIC DISTANCES SHOWN HEREON ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-106860

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1028, SECTION 29(3)

LEGEND

- DENOTES A SURVEY MONUMENT FOUND
 - DENOTES A SURVEY MONUMENT PLANTED
 - SIB DENOTES STANDARD IRON BAR
 - SIBS DENOTES SHORT STANDARD IRON BAR
 - CC DENOTES CUT CROSS
 - CP DENOTES CONCRETE PIN
 - IB DENOTES IRON BAR
 - P1 DENOTES PLAN 43R-25249
 - P2 DENOTES PLAN BY DAVID HORWOOD LTD. DATED AUGUST 3, 2004
 - P3 DENOTES PLAN 43R-21628
 - P4 DENOTES PLAN 43R-24408
 - P5 DENOTES PLAN 43R-24966
 - P6 DENOTES PLAN 43R-36120
 - D1 DENOTES INST. No. R0713302
 - C1 DENOTES CALCULATED FROM P1 & P5
 - C2 DENOTES CALCULATED FROM P3 & D1
 - PI DENOTES PROPERTY IDENTIFICATION NUMBER
 - W.H.S. DENOTES WEST OF HURONTARIO STREET
 - (OU) DENOTES ORIGIN UNKNOWN
 - WT DENOTES WITNESS
 - PC DENOTES POINT OF CURVATURE
 - BRFD DENOTES BELL PEDESTAL
 - BMH DENOTES BELL MANHOLE
 - CPED DENOTES CABLE PEDESTAL
 - LB DENOTES INTERLOCKING BRICK
 - GM DENOTES GAS METER
 - HP DENOTES HYDRO POLE
 - GUY DENOTES GUY WIRE
 - ULS DENOTES UTILITY LIGHT STANDARD
 - AC DENOTES AIR CONDITIONER
 - RW DENOTES RETAINING WALL
 - SANMH DENOTES SANITARY MANHOLE
 - STMH DENOTES STORM MANHOLE
 - RS DENOTES ROAD SIGN
 - BOS DENOTES BOTTOM OF SLOPE
 - TOS DENOTES TOP OF SLOPE
 - BH DENOTES IRRIGATION HAND HOLE
 - FHV DENOTES FIRE HYDRANT VALVE
 - WVC DENOTES WATER VALVE CHAMBER
 - FH DENOTES FIRE HYDRANT
 - WSV DENOTES WATER SERVICE VALVE
 - PI DENOTES PILLAR
 - OHW DENOTES OVERHEAD WIRES
 - CB DENOTES CATCH BASIN
 - OH DENOTES OVERHANG
 - DENOTES DECIDUOUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METERS
 - DENOTES CONIFEROUS TREE SCALED TO CANOPY, TRUNK SIZE SHOWN IN METERS
 - DENOTES SHRUB
 - DENOTES TREE STUMP
- ALL BUILDING TIES ARE TO FOUNDATION AND ARE PERPENDICULAR TO PROPERTY LINES UNLESS OTHERWISE NOTED
- A ROTATION OF 01°01'40" HAS BEEN APPLIED TO BEARINGS ON P6



BENCHMARK NOTE
CITY OF MISSISSAUGA BENCHMARK No. 241
ELEVATION = 174.317 METRES (CGVD2011 1978 SOUTHERN ONTARIO READJUSTMENT)
ON THE NORTH FACE, 0.61 METRES WEST OF THE EAST CORNER OF UNITED CHURCH AT THE SOUTH-WEST CORNER OF DERRY ROAD WEST AND SECOND LINE WEST

BEARING REFERENCE
BEARINGS ARE MTM GRID BEARINGS AND ARE REFERRED TO THE NORTHEASTERLY LIMIT OF SECOND LINE WEST AS SHOWN ON PLAN 43R-25249 HAVING A BEARING OF N44°09'30\"/>

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT,
THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF JUNE, 2025.

JUNE 18, 2025
DATE
AISAR BHARI
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

MMP
MackAY, MacKAY & PETERS LIMITED
LAND SURVEYORS & MAPPERS
SINCE 1909

3380 South Service Road
Burlington, ON
L7R 3J9
(905) 639-1375
halton@mmplimited.com
mmplimited.com

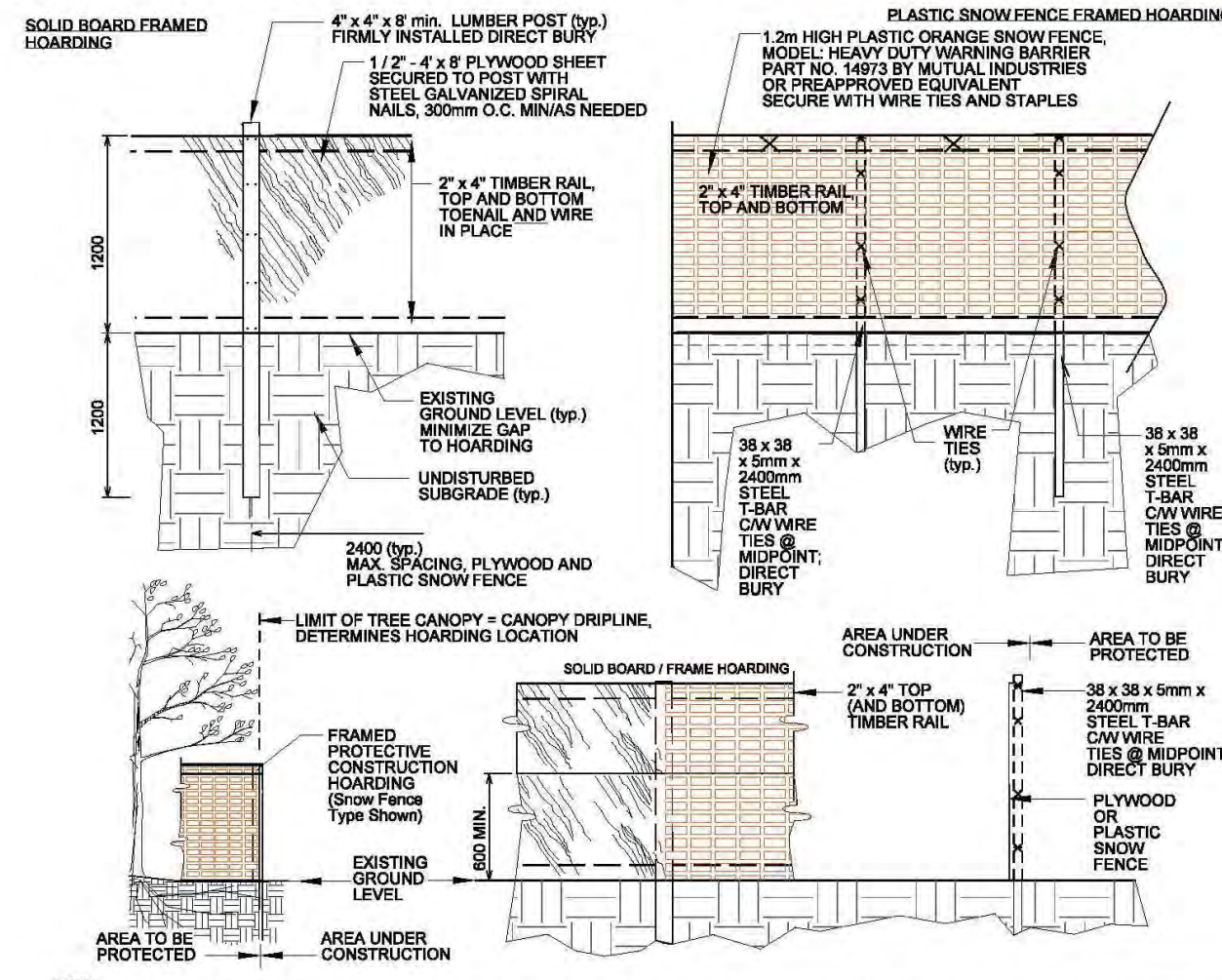
DRAWN BY: A.B.
PARTY CHIEF: A.B.
CHECKED BY: P.G.
PROJECT No.: 25-090-PS

KNOWN AS **OLD DERRY ROAD**
(ALSO KNOWN AS DERRY ROAD WEST)
(BY REGION OF PEEL BY-LAW 104-95, INST. No. R01113778)
(ROAD ALLOWANCE BETWEEN LOTS 10 AND 11, CONCESSION 2 W.H.S.)
PIN 14084-2016

02830-6

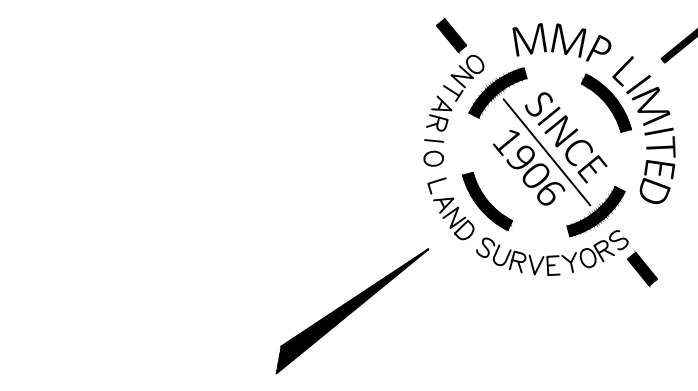
Hoarding
Framed Protective Construction Hoarding
Solid Board- Plastic Snow Fence

NOTE:
TO BE USED AS A GUIDELINE ONLY
NOT TO SCALE. REMOVE CITY TITLE BLOCK
AND REDRAW TO REPRESENT SITE SPECIFIC
CONDITIONS. ALL SITE SPECIFIC CONDITIONS
ARE TO BE CONFIRMED BY THE PROJECT
CONSULTANT.



- NOTES:**
- HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL.
 - NO MOBILIZATION OR CONSTRUCTION WORK TO OCCUR UNTIL HOARDING HAS BEEN INSPECTED AND APPROVED BY COMMUNITY SERVICES PROJECT MANAGER (CSPM). CONTRACTOR TO ARRANGE FOR A HOARDING INSPECTION WITH CSPM, 48 HOUR NOTICE REQUIRED.
 - HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
 - THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE CSPM.
 - ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPT.
 - ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
 - DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
 - WHEN INSTALLING DIRECT BURY TIES TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
 - PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNKS OF TREE).
 - HOARDING OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
 - FOR PROTECTION OF TREES AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREES.
 - ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
 - CONTRACTOR RESPONSIBLE FOR LOCATES.

Detail: 02830-6 ORIGINAL DATE: Mar 08/18 REVISION DATE: Mar 08/18



Tree Protection Note:
The applicant is responsible for ensuring that tree protection hoarding is maintained throughout all phases of demolition and construction in the location and condition as approved by the Planning and Building Department. No materials (building materials, soil, etc.) may be stockpiled within the area of hoarding. Failure to maintain the hoarding as originally approved or the storage of materials within the hoarding will be cause for the Letter of Credit to be held for two years following completion of all site works. Hoarding must be inspected prior to the removal of any tree hoarding from the site.

Owner's Signature: _____
Date: _____

- Specifications for the Protection and Preservation of Existing Vegetation**
The following notes are to be included on all tree preservation plans:
- All existing trees, which are to remain, shall be fully protected with hoarding to City standards, erected beyond their "drip line" prior to the issuance of the Erosion and Sediment Control Permit, to the satisfaction of the Community Services Department. Groups of trees and other existing plantings to be protected, shall be treated in a like manner with hoarding around the entire clump(s). Areas within the protective fencing shall remain undisturbed and shall not be used for the storage of building materials or equipment.
 - No rigging cables shall be wrapped around or installed in trees. Surplus soil, equipment, debris or materials shall not be placed over root systems of the trees within the protective fencing. No contaminants will be dumped or flushed where feeder roots of trees exist.
 - The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
 - Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.
 - Where root systems of trees are exposed directly adjacent to or damaged by construction work, they shall be trimmed neatly and the area backfilled with appropriate material to prevent desiccation.
 - Where necessary, the trees will be given an overall pruning to restore the balance between roots and top growth or to restore the appearance of the trees.
 - Trees that have died or have been damaged beyond repair, shall be removed and replaced by the owner at the developer's own expense with trees of a size and species as approved by the Community Services Department.
 - If grades around trees are likely to change, the owner shall be required to take such precautions as dry welling, retaining walls and root feeding, to the satisfaction of the Community Services Department.

LEGEND

- Tree Inventory**
Refer to Table 1 of report dated 13 August 2025 for tree inventory information. Trees greater than 10cm DBH on and within six metres of the disturbance limit were included in the inventory.
- Tree Removals**
The removal of 1 tree will be required to accommodate the proposed development, as indicated with RED labels.
- Tree Preservation**
The preservation of all other trees will be possible with the use of appropriate tree protection measures. Trees identified for preservation are indicated with GREEN labels.
- Tree Label (GREEN), preservation recommended **X**
 - Tree Label (RED), removal required **X**
 - Minimum Tree Protection Zone (mTPZ) of Tree Identified for Preservation (MAGENTA circle)
 - Minimum Tree Protection Zone (mTPZ) of Tree Identified for Removal (RED circle)
 - Dripline Estimated by KFCI (CYAN circle)
 - Surveyed Tree Location
 - Tree Location Estimated by KFCI (GREEN circle)
 - Property Boundary
 - Location of Solid Board Tree Preservation Fencing (thick solid MAGENTA)

No.	Issue/Revisions	Date	By
1	Report Submission	13 Aug. '25	IB

Base Data: MacKay, MacKay & Peters Limited (Topo)

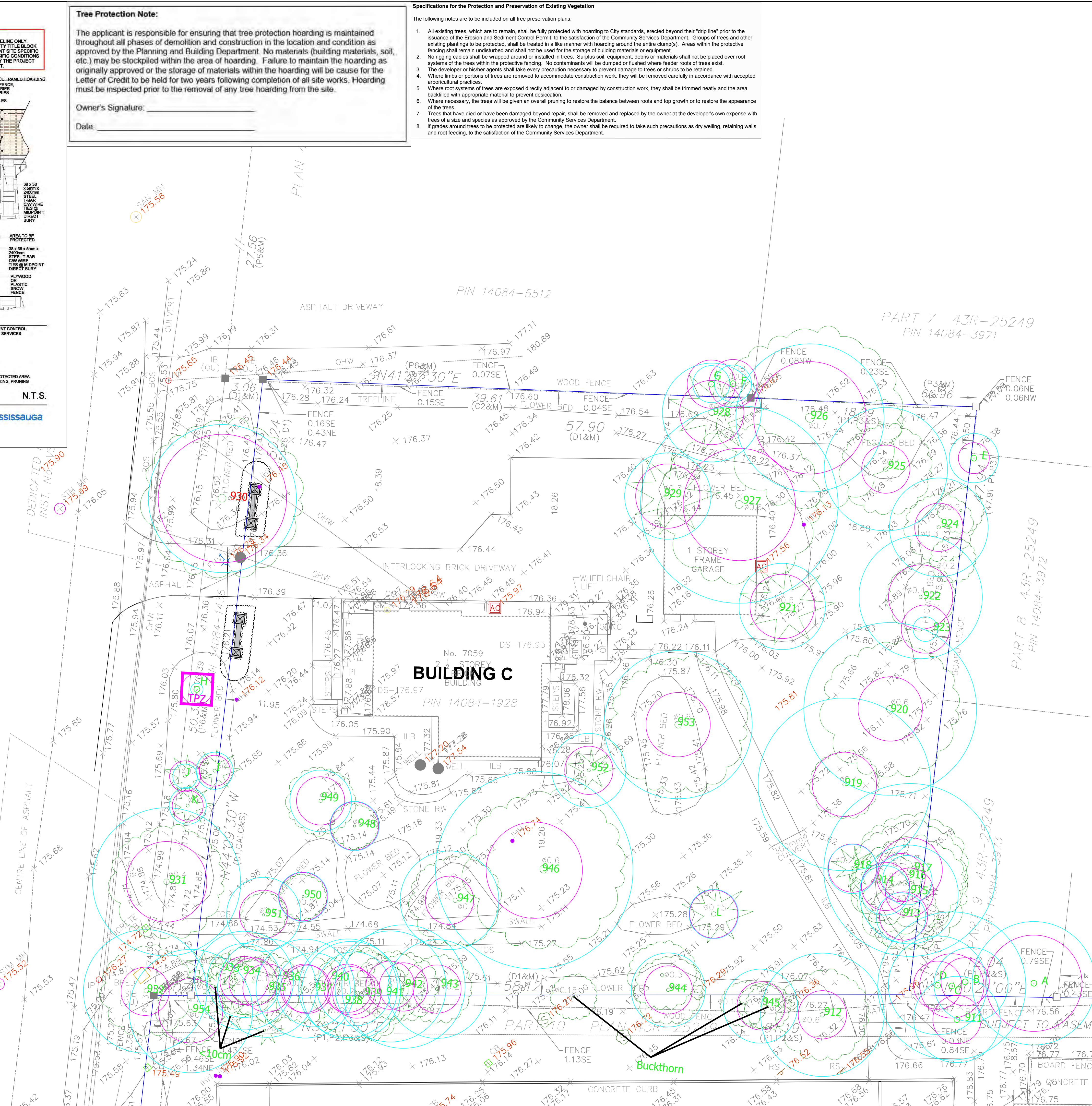
KUNTZ FORESTRY CONSULTING Inc.
146 Lakeshore Road West
PO Box 1267 Lakeshore W PO
Oakville ON L6K 0B3
T 289.837.1871
e: consult@kuntzforestry.ca
web: www.kuntzforestry.ca

Client
SDG Landscape Architects
761 Brant Street, Suite 202
Burlington ON L7R 2H7

Property
7059 Second Line West
Mississauga, Ontario

Tree Inventory and Preservation Plan

Project	P4639	Figure	1
Date	13 August 2025		
Scale	1:150		



**Tree Inventory and Preservation Plan
7059 Second Line West
Mississauga, Ontario**

prepared for

**SDG Landscape Architects
761 Brant Street, Suite 202
Burlington ON L7R 2H7**

prepared by



PO Box 1267 Lakeshore W PO
146 Lakeshore Road West
Oakville ON L6K 0B3
289.837.1871
www.kuntzforestry.ca
consult@kuntzforestry.ca

13 August 2025

KUNTZ FORESTRY CONSULTING INC. Project P4639

Introduction

Kuntz Forestry Consulting Inc. was retained by SDG Landscape Architects to complete a Tree Inventory and Preservation Plan for the proposed development at 7059 Second Line West in Mississauga, Ontario. The subject property is located on the northeast corner of Old Derry Road and Second Line West, within a residential area.

The work plan for this tree preservation study included the following:

- Prepare an inventory of tree resources greater than 10 cm DBH on and within six metres of the disturbance limit and trees of all sizes within the right-of-way;
- Evaluate potential tree saving opportunities based on proposed development plans, and;
- Document the findings in a Tree Inventory and Preservation Plan.

The results of the evaluation are provided below.

Methodology

Tree Inventory

The tree inventory was conducted on 14 July 2025. Trees greater than 10 cm DBH on and within six metres of the subject property and trees of all sizes within the right-of-way were included in the inventory. Tree resources were located using the topographic survey provided for the subject property and estimations made from known points in the field. Trees were tagged with the numbers 911-954. Trees that could not be tagged were identified with the letters A-L.

Tree resources were assessed utilizing the following parameters:

Tree # – Number assigned to trees that corresponds to Figure 1.

Species – Common and botanical names provided in the inventory table.

DBH – Diameter (cm) at breast height, measured at 1.4m above the ground.

Condition – Condition of tree considering trunk integrity (TI), crown structure (CS) and crown vigor (CV). Condition ratings include poor (P), fair (F), and good (G).

Crown Dieback – Percentage of dead branches within the crown.

Dripline – Crown radius (m).

Comments – Any other relevant tree condition information.

Refer to Table 1 for the detailed tree inventory and Figure 1 for the locations of the trees. See Appendix A for site photographs.

Tree Valuation

A valuation was calculated for City-owned trees. The values were calculated using the Trunk Formula Technique. This method is described in the Guide for Plant Appraisal, 10th Edition (CTLA 2018). The Ontario Supplement (2021) provides regionally relevant data pertaining to species-specific basic costs for trees.

Trunk Formula Technique

This method is used for trees that are larger than what is commonly available for transplant from a nursery. The Unit Tree Cost of the replacement tree is derived from a survey of nurseries or supplied by the Regional Plant Appraisal Council and published within the Ontario Supplement (2021). The species-specific Unit Tree Costs have been calculated within the Ontario Supplement (2021) and these Unit Tree Costs have been used for the calculation.

The Basic Tree Cost is calculated by multiplying the Unit Tree Cost by the cross-sectional area of the subject tree. For multi-stemmed trees, the appraised trunk area considers the cross-sectional area of all stems. The Appraised Value is calculated by multiplying the Basic Reproduction Cost by the three depreciation factors (Condition Rating, Functional Limitation Rating, and External Limitation Rating, as described in the Guide).

The appraised value is therefore calculated using the following equation:

Basic Tree Cost = Appraised Tree Trunk Area X Unit Tree Cost

Appraised Value = Basic Tree Cost X Condition Rating X Functional Limitation Rating X External Limitation Rating

Functional Limitation Ratings and External Limitation Ratings are calculated according to the methods outlined in the guide. Condition Ratings were calculated based on the assessed condition of the trees on the site and in accordance with the guide. The final values were rounded to the nearest \$100 for values greater than \$2000, and to the nearest \$5 for values less than \$2000.

Where trees were valued at less than the City of Mississauga's minimum value per tree, the minimum value per tree of \$522.75 was assigned.

Refer to Table 2 for the individual tree value computation.

Existing Site Conditions

The subject property is currently occupied by a 2-storey brick building, surface parking and outdoor amenity spaces. Tree resources exist in the form of landscape trees and self-seeded volunteers. Refer to Figure 1 for the existing site conditions.

Tree Resources

The inventory documented a total of 56 trees on and within six metres of the subject property. Tree resources were comprised of Apple (*Malus spp.*), Black Walnut (*Juglans nigra*), Eastern White Cedar (*Thuja occidentalis*), European Beech (*Fagus sylvatica*), Thornless Honey Locust (*Gleditsia triacanthos 'inermis'*), Japanese Maple (*Acer palmatum*), Little Leaf Linden (*Tilia cordata*), Norway Maple (*Acer platanoides*), Manitoba Maple (*Acer negundo*), Scots Pine (*Pinus sylvestris*), Red Oak (*Quercus rubra*), Silver Maple (*Acer saccharinum*), Sugar Maple (*Acer saccharum*), Smoke Tree (*Cotinus spp.*), Swamp White Oak (*Quercus bicolor*), White Elm (*Ulmus americana*), and White Spruce (*Picea glauca*).

Refer to Table 1 for the detailed tree inventory and Figure 1 for the location of trees reported in the tree inventory. See Appendix A for site photographs.

Proposed Development

The proposed development includes the construction of freestanding masonry walls supported by pillars. Refer to Figure 1 for the proposed site plan.

Discussion

The following sections provide a discussion and analysis of tree impacts and tree preservation relative to the proposed work and existing conditions.

Development Impacts / Tree Removal

The removal of Tree 930 will be required to accommodate the proposed development. Significant encroachment into the minimum tree protection zone (mTPZ) of Tree 930 is required to accommodate the masonry wall and pillars such that it would not be expected to tolerate the injury.

Tree 930 is located within the right-of-way. A permit will be required prior to the removal of this tree. Refer to Figure 1 for the location of the tree identified for removal.

Tree Preservation

The preservation of all other trees will be possible with the use of appropriate tree protection measures as indicated on Figure 1. Tree protection measures must be implemented prior to construction to ensure tree resources designated for retention are not impacted.

Tree Valuation

Tree valuations were calculated for City-owned Trees 930-932, and H-K. The total appraised value of these trees was calculated at \$19,096.00. Refer to Table 2 for the individual tree valuation computations.

Replacement Plantings

The City of Mississauga requires replacement plantings to compensate for the removal of public and private trees. The ratio of the required replacement plantings per tree is below:

DBH of Tree Identified for Removal (cm)	Number of Replacement Plantings Required
6-15	1
16-30	2
31-45	3
46-60	4
61-75	5
76-90	6
91-105	7
106-120	8
>120	9

A total of five (5) replacement plantings will be required within the subject property to compensate for the removal of Tree 930. Refer to Table 1 for tree replacement requirements per individual tree removal.

Summary and Recommendations

Kuntz Forestry Consulting Inc. was retained by SDG Landscape Architects to complete a Tree Inventory and Preservation Plan for the proposed construction at 7059 Second Line West in Mississauga, Ontario. A tree inventory was conducted and reviewed in the context of the proposed site plan.

The findings of the study indicate a total of 56 trees on and within six metres of the subject property. The removal of one (1) tree will be required to accommodate the proposed construction. The remaining 55 trees can be preserved provided proper tree protection measures are implemented as per Figure 1.

The following recommendations are suggested to minimize impacts to trees identified for preservation. Refer to Figure 1 for tree preservation fencing locations, general Tree Protection Plan Notes, and tree preservation fence details.

- Tree protection barriers and fencing should be erected at locations as prescribed on Figure 1. All tree protection measures should follow the guidelines as set out in the tree preservation plan notes and the tree preservation fencing detail.
- No construction activity including surface treatments, excavations of any kind, storage of materials or vehicles, unless specifically outlined above, is permitted within the area identified on Figure 1 as a tree protection zone (TPZ) at any time during or after construction.
- Branches and roots that extend beyond prescribed tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with Good Arboricultural Standards.
- Site visits pre, during, and post construction are recommended by either a certified consulting arborist (I.S.A.) or registered professional forester (R.P.F.) to ensure proper utilization of tree protection barriers. Trees should also be inspected for damage incurred during construction to ensure appropriate pruning or other measures are implemented.

Respectfully Submitted,
Kuntz Forestry Consulting Inc.

Isaac Baik

Isaac Baik, H.B.Sc. Conservation Biology
Arborist, Ecologist
ISA Certified Arborist #ON-2685A
Email: isaac.baik@kuntzforestry.ca
Phone: 289-837-1871 ext. 106

Limitations of Assessment

Only the tree(s) identified in this report were included in the inventory. The assessment of the trees presented in this report has been made using accepted arboricultural techniques. These may include a visual examination taken from the ground of all the above-ground parts of the tree for structural defects, scars, external indications of decay such as fungal fruiting bodies, evidence of attack by insects, discoloured foliage, the condition of any visible root structures, the degree of lean (if any), the general condition of the trees and the identification of potentially hazardous trees or recommendations for removal (if applicable). Where trees could not be directly accessed (i.e. due to obstructions, and/or on neighbouring properties), trees were assessed as accurately as possible from nearby vantage points.

Locations of trees provided in the report are determined as accurately as possible based on the best information available. If official survey information is not provided, tree locations in the report may not be exact. Where KFCI's in-house GPS unit is used (if applicable), tree locations are accurate only to the extent that the technology allows, which can be variable based on satellite available, RTK network / cell coverage, canopy coverage, and/or projection transformation limitations. In this case, if trees occur on or near property boundaries, an official site survey may be required to determine ownership utilizing specialized survey protocol to gain precise location.

Furthermore, recommendations made in this report are based on the development plans that have been provided at the time of reporting. These recommendations may no longer be applicable should changes be made to the development plan and/or grading, servicing, or landscaping plans following report submission.

Notwithstanding the recommendations and conclusions made in this report, it must be recognized that trees are living organisms, and their health and vigor constantly change over time. They are not immune to changes in site conditions or seasonal variations in the weather conditions. Any tree will fail if the forces applied to the tree exceed the strength of the tree or its parts.

Although every effort has been made to ensure that this assessment is reasonably accurate, the trees should be re-assessed periodically. The assessment presented in this report is valid at the time of inspection.

Table 1. Tree Inventory

Location: 7059 Second Line West, Mississauga

Date: 14 July 2025

Surveyors: IB

Tree #	Common Name	Scientific Name	DBH	TI	CS	CV	CDB	DL	mTPZ	Comments	Owner	Action	Comp.
911	Norway Maple	<i>Acer platanoides</i>	14	G	G-F	G	0	3.5	1.5	Crook(L)	Private	Preserve	
912	Norway Maple	<i>Acer platanoides</i>	24,24,24	F	F	F	20	5	1.8	codominant at base, Leaf scorch (M)	Private	Preserve	
913	Scots Pine	<i>Pinus sylvestris</i>	18.5	G-F	F-P	F-P	50	2	1.5	poor form (H)	Private	Preserve	
914	Scots Pine	<i>Pinus sylvestris</i>	19	G-F	F	G-F	0	2	1.5	crook(M)	Private	Preserve	
915	Manitoba Maple	<i>Acer negundo</i>	23,14,12	F-P	F	G	0	4	1.8	codominant at base, leaning (H)	Private	Preserve	
916	Scots Pine	<i>Pinus sylvestris</i>	26	F	F-P	G-F	0	2	1.8	Sweep(H)	Private	Preserve	
917	Manitoba Maple	<i>Acer negundo</i>	36	F	F	G	0	7	2.4	leaning (M)	Private	Preserve	
918	Blue Spruce	<i>Picea pungens</i>	19.5	G-F	G-F	G	0	2	1.5	trunk injury (L), asymmetrical crown (L)	Private	Preserve	
919	White Elm	<i>Ulmus americana</i>	30	G	F	F	0	7	2.4	crook(L), sparse crown (L)	Private	Preserve	
920	Silver Maple	<i>Acer saccharinum</i>	36,36.5	F	G-F	G	0	7	2.4	Strangling root (M), codominant at 2m, leaning (L)	Private	Preserve	
921	Blue Spruce	<i>Picea pungens</i>	36	G	G	G	0	3.5	2.4		Private	Preserve	
922	Manitoba Maple	<i>Acer negundo</i>	35	G	G-F	G	0	5	2.4	codominant at 1.7m	Private	Preserve	
923	Scots Pine	<i>Pinus sylvestris</i>	12	G-F	F-P	P	90	1	1.5	poor form (H), almost dead	Private	Preserve	
924	Scots Pine	<i>Pinus sylvestris</i>	29	F	F	F	0	4	1.8	Sweep(H)	Private	Preserve	
925	Manitoba Maple	<i>Acer negundo</i>	29	G-F	F-P	G	0	5	1.8	leaning (L), codominant at 2.1m, poor form (M)	Private	Preserve	
926	Little-leaf Linden	<i>Tilia cordata</i>	62	G	G-F	G	0	6	4.2	codominant at 2.3m	Private	Preserve	
927	Red Oak	<i>Quercus rubra</i>	63	G	G-F	G	0	8	4.2	codominant at 3m	Private	Preserve	
928	Blue Spruce	<i>Picea pungens</i>	38	G-F	G	G	0	4	2.4	Sweep(L)	Private	Preserve	
929	Blue Spruce	<i>Picea pungens</i>	31	G	G	F	20	3.5	2.4		Private	Preserve	
930	Sugar Maple	<i>Acer saccharum</i>	74	G	G	G	0	6	4.8		City	Remove	5
931	Norway Maple	<i>Acer platanoides</i>	47	G	G-F	G	0	6	3	Crook(L)	City	Preserve	
932	Norway Maple	<i>Acer platanoides</i>	28	F	F	G	0	5	1.8	leaning (M), codominant at 2m, poor form (L)	City	Preserve	
933	Norway Maple	<i>Acer platanoides</i>	19	G	G-F	G-F	0	4	1.5	Crook(L)	Private	Preserve	
934	Norway Maple	<i>Acer platanoides</i>	14	G	G-F	G-F	0	3	1.5	asymmetrical crown (L)	Private	Preserve	
935	Norway Maple	<i>Acer platanoides</i>	17	G	G-F	G	0	4	1.5		Private	Preserve	
936	Norway Maple	<i>Acer platanoides</i>	21	G-F	G	G	0	4	1.8	Sweep(L)	Private	Preserve	

937	Norway Maple	<i>Acer platanoides</i>	14	G	F	G	0	3	1.5	asymmetrical crown (M)	Private	Preserve
938	Norway Maple	<i>Acer platanoides</i>	21	G	G-F	G	0	4	1.8	Sweep(L)	Private	Preserve
939	Norway Maple	<i>Acer platanoides</i>	22	G-F	F-P	G-F	0	4	1.8	Crook(H)	Private	Preserve
940	Norway Maple	<i>Acer platanoides</i>	11	G	G-F	G	0	3	1.5	codominant at 2.3m	Private	Preserve
941	Norway Maple	<i>Acer platanoides</i>	17	G-F	F	G	0	4.5	1.5	leaning (L), sweep(L), asymmetrical crown (L)	Private	Preserve
942	Norway Maple	<i>Acer platanoides</i>	19	G	G-F	G	0	5	1.5	asymmetrical crown (L)	Private	Preserve
943	Apple species	<i>Malus spp.</i>	24	F	F	G	0	4	1.8	leaning (M), codominant at 2m	Private	Preserve
944	Norway Maple	<i>Acer platanoides</i>	11	G	G	G	0	3	1.5		Private	Preserve
945	Norway Maple	<i>Acer platanoides</i>	17	G	G-F	G	0	3	1.5	Sweep(L)	Private	Preserve
946	Honey Locust (shademaster)	<i>Gleditsia triacanthos 'inermis'</i>	55	G	G-F	G	0	8	3.6	codominant at 3m, epicormic branching (M), pruning wounds (L), broken branches (M)	Private	Preserve
947	European Beech	<i>Fagus sylvatica</i>	24.5	G	G	G	0	4	1.8		Private	Preserve
948	White Spruce	<i>Picea glauca</i>	16	G-F	G-F	G-F	10	2	1.5	Exposed roots (L)	Private	Preserve
949	Blue Spruce	<i>Picea pungens</i>	18	G-F	G-F	G-F	0	2.5	1.5	Sweep(M)	Private	Preserve
950	Blue Spruce	<i>Picea pungens</i>	15	G	G	G	0	2	1.5		Private	Preserve
951	Smoke Tree	<i>Cotinus spp.</i>	11,10	F	F-P	P	80	3	1.5	poor form (H), epicormic branching (H)	Private	Preserve
952	Sugar Maple	<i>Acer saccharum</i>	20	G-F	G	G	0	3	1.5	trunk injury (L)	Private	Preserve
953	Norway Maple	<i>Acer platanoides</i>	32,26	F	G-F	F-P	0	6	2.4	codominant at base, trunk injury (M), deadwood (M)	Private	Preserve
954	Black Walnut	<i>Juglans nigra</i>	33	G	G-F	G	0	5	2.4	crook(L)	Private	Preserve
A	Swamp White Oak	<i>Quercus bicolor</i>	~55	G-F	G-F	G	0	5	3.6	codominant at 1.6m	Neighbour	Preserve
B	Norway Maple	<i>Acer platanoides</i>	~13	G-F	F	G	0	3	1.5	leaning (L), asymmetrical crown (M)	Neighbour	Preserve
C	Manitoba Maple	<i>Acer negundo</i>	~38	G-F	F	G	0	6	2.4	leaning (L), poor form (M)	Neighbour	Preserve
D	Norway Maple	<i>Acer platanoides</i>	~23	G	G-F	G	0	4	1.8	asymmetrical crown (L)	Neighbour	Preserve
E	Japanese Maple	<i>Acer palmatum</i>	~5	G	G	G	0	2	1.2		Neighbour	Preserve
F	Eastern White Cedar	<i>Thuja occidentalis</i>	~11,9,5	F	G-F	G-F	0	1.5	1.5	codominant at base. 0.3m from fence	Neighbour	Preserve
G	Eastern White Cedar	<i>Thuja occidentalis</i>	~10,8	G-F	G-F	G-F	0	1.5	1.5	codominant at base, 0.3m from fence	Neighbour	Preserve
H	Red Oak	<i>Quercus rubra</i>	6	G	G	G	0	0.5	1.2		City	Preserve
I	Blue Spruce	<i>Picea pungens</i>	~8	G	G	G	0	1.5	1.2		City	Preserve
J	Blue Spruce	<i>Picea pungens</i>	~7	G	G	G	0	1	1.2		City	Preserve
K	Blue Spruce	<i>Picea pungens</i>	~8	G	G	G	0	1.5	1.2		City	Preserve
L	Blue Spruce	<i>Picea pungens</i>	~13	G	G	G	0	2	1.5		Private	Preserve

Codes			
DBH		Diameter at Breast Height	(cm)
TI		Trunk Integrity	(G, F, P)
CS		Crown Structure	(G, F, P)
CV		Crown Vigor	(G, F, P)
CDB		Crown Die Back	(%)
DL		Dripline in radius	(m)
mTPZ		minimum Tree Protection Zone	(m)
Comp.		Compensation	
~ = estimate; (VL) = very light; (L) = light; (M) = moderate; (H) = heavy; (VH) = very heavy			

Table 2. City-Owned Tree Valuation

Location: 7059 Second Line West, Mississauga

Tree #	Common Name	Scientific Name	DBH	OC	Appraised Trunk Area (cm ²)	Unit Tree Cost (RPAC) (\$/cm ²)	Basic Tree Cost (\$)	Depreciation			Appraised Tree Value	Adjusted Tree Value
								Condition Rating (%)	Functional Limitation Rating (%)	External Limitation Rating (%)		
930	Sugar Maple	<i>Acer saccharum</i>	74	G	4301	\$ 6.73	\$ 28,944.72	0.9	0.7	0.7	\$ 12,764.62	\$ 12,800.00
931	Norway Maple	<i>Acer platanoides</i>	47	G-F	1735	\$ 4.77	\$ 8,275.70	0.8	0.7	0.7	\$ 3,244.08	\$ 3,200.00
932	Norway Maple	<i>Acer platanoides</i>	28	F	616	\$ 4.77	\$ 2,937.14	0.7	0.7	0.7	\$ 1,007.44	\$ 1,005.00
H	Red Oak	<i>Quercus rubra</i>	6	G	28	\$ 8.03	\$ 227.04	0.9	0.7	0.7	\$ 100.13	\$ 522.75
I	Blue Spruce	<i>Picea pungens</i>	8	G	50	\$ 5.33	\$ 267.92	0.9	0.7	0.7	\$ 118.15	\$ 522.75
J	Blue Spruce	<i>Picea pungens</i>	7	G	38	\$ 5.33	\$ 205.12	0.9	0.7	0.7	\$ 90.46	\$ 522.75
K	Blue Spruce	<i>Picea pungens</i>	8	G	50	\$ 5.33	\$ 267.92	0.9	0.7	0.7	\$ 118.15	\$ 522.75
Total											\$ 19,096.00	

Codes		
DBH	Diameter at Breast Height	(cm)
OC	Overall Condition	(G, F, P)
~ = estimate; G = good; F = fair; P = poor; D = dead		

Appendix A: Photographs



Image 1: Trees 913-919



Image 2: Trees 920-926



Image 3. Trees 927-929



Image 4: Tree 930



Image 5: Trees H-K and 931



Image 6: Trees 948-951



Image 7: Trees L, 946, 952, and 953



Image 8: Trees 912, 932-945, and 954

City of Mississauga Corporate Report



<p>Date: April 10, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 12, 2026</p>

Subject

Request to Demolish a Heritage Listed Property: 3284 Mississauga Road (Ward 8)

Recommendation

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 3284 Mississauga Road (Ward 8), as outlined in the Corporate Report dated April 10, 2026 from the Commissioner of Planning and Building be approved.

Executive Summary

- The property is listed under section 27.3 of the Ontario Heritage Act. Structures or buildings cannot be removed from the Heritage Registry without at least 60 days notice.
- The property owner is looking to demolish the home on 3284 Mississauga Road.
- Demolition is being recommended due to the safety concerns regarding the current condition.

Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route, noted as one of the City's oldest and most picturesque thoroughfares. The Heritage Impact Assessment is attached as Appendix 1. The consultant states that the dwelling does not meet the criteria for designation and is not worthy of heritage

designation. There are no development plans for this property. The request to demolish is being brought forward due to the poor condition of the building and the safety concerns it poses to the community and University of Toronto Mississauga staff. The demolition of the dwelling will have no negative impact on the cultural landscape therefore it should be approved.

Financial Impact

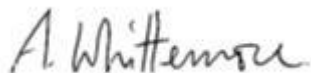
There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 3284 Mississauga Road has requested permission to demolish a dwelling on a property that is listed on the City's Heritage Register. The applicant has submitted documentation that provides information which does not support the building's merit for designation under the Ontario Heritage Act, and should therefore be approved.

Attachments

Appendix 1: Heritage Impact Assessment



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Culture Planning



SCOPED HERITAGE IMPACT ASSESSMENT

3284 MISSISSAUGA RD., MISSISSAUGA ON

Author: Rick Mateljan Lic Tech OAA CAHP

March 31, 2026

Land Acknowledgement:

We acknowledge the lands, which constitute the present-day City of Mississauga as being part of the Treaty Lands and Traditional Territory of the Mississaugas of the Credit First Nation, Haudenosaunee and the Huron-Wendat First Nation. We recognize the ancestors of these peoples as the inhabitants of these lands since time immemorial. The City of Mississauga is home to First Nations, Métis and Inuit peoples.

1.0 Introduction

This Heritage Impact Statement deals with an existing building at 3284 Mississauga Rd., Mississauga ON. It is required to support a Demolition Permit application to allow the demolition of the building and the clearing of the property. No development is proposed at this time, and following demolition the site will remain vacant until a development proposal is determined. The purpose of the demolition is that the building is not presently occupied, would require significant effort to return it to occupancy and this is not a reasonable option given that development of the site will take place in the foreseeable future.

The Governing Council of the University of Toronto, acting through the University of Toronto Mississauga (UTM) owns this building and several adjacent buildings. Their desire is to create a land assembly for future development of their campus but the form of that development is not determined at the present time.

The site is located in the Mississauga Road Scenic Route Cultural Landscape recognized and regulated by the City of Mississauga.

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

“Mississauga Road is one of Mississauga’s oldest north-south transportation corridors and has historically connected some of the City’s oldest communities, including Port Credit, Erindale, and Streetsville. While the roadway extends the entire north-south extent of Mississauga, the Mississauga Road C.H.L. runs from Lakeshore Road West in the south to Britannia Road in the north. In the southern half of the C.H.L., the road follows an Indigenous trail along the top of bank of the Credit River. This C.H.L. is known for its scenic quality with views to the Credit River and associated valley, varied topography and land use, significant residential neighbourhoods, and mature trees and natural vegetation..”

(Conserving Heritage Landscapes – Cultural Heritage Landscape Project – ASI Heritage Consultants)

1.1 Terms of Reference

The City requires that at a minimum a Cultural Landscape Heritage Impact Statement must include the following (note items indicated with a ~~strike through~~ are not required in this instance per City of Mississauga Heritage Staff):

1. General requirements:

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

2. Property information:

- ~~-list of property owners from Land Registry Office~~
- ~~-building construction date, builder, architect/designer, landscape architect and personal histories~~
- current property owner information must be redacted
- research must be sufficient to make recommendation #6
- The City of Mississauga recognizes the historic and continued use of the land now known as Mississauga by the Mississaugas of the Credit First Nation, the Haudenosaunee Confederacy the Huron-Wendat and Wyandotte Nations. As such all HIAs must include recognition of Indigenous history and settlement and where appropriate, address Indigenous cultural heritage interests in the surrounding area. Specific attention should be paid to possible traditional use areas as well as sacred and other sites, which could exist on or near the property.

3. Arborist Report

- When trees are a heritage attribute, and it is also required as part of the site plan process, an arborist report is required. Current property owner information must be redacted.

4. Impact of Development or Site Alteration:

- destruction of any, or part of any, significant heritage attributes or features
- removal of natural features, including trees
- alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden
- isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- direct or indirect obstruction of significant views or vistas within, from, or of built and natural features

*-a change in land use where the change in use negates the property's cultural heritage value
-land disturbances such as change in grade that alter soils and drainage patterns that adversely affect cultural heritage resources*

5. Mitigation Measures:

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

6. Recommendation:

*-the consultant should provide a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act
-The following questions must be answered in the final recommendation of the report:
-Does the property meet the criteria for heritage designation under 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.*

7. Qualifications:

-The qualifications and background of the person completing the HIA 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 list for any literature cited, and a list of people contacted during the study and referenced in the report.

1.2 Addressing the Cultural Landscape or Feature Criteria:

(criteria specific to Mississauga Road Scenic Route Cultural Landscape)

Cultural Heritage Value:

*-Design/Physical Value: Is a rare, unique, representative or early example of a landscape
-Design/Physical Value: Aesthetic/Scenic reasons
-Historical/Associative Value: Direct association with a theme, event, person, etc.
-Historical/Associative Value: Contributes to an understanding of a community/culture
-Contextual Value: Important in defining character of an area*

-Contextual Value: Historically, physically, functionally or visually linked to surroundings

Community Value:

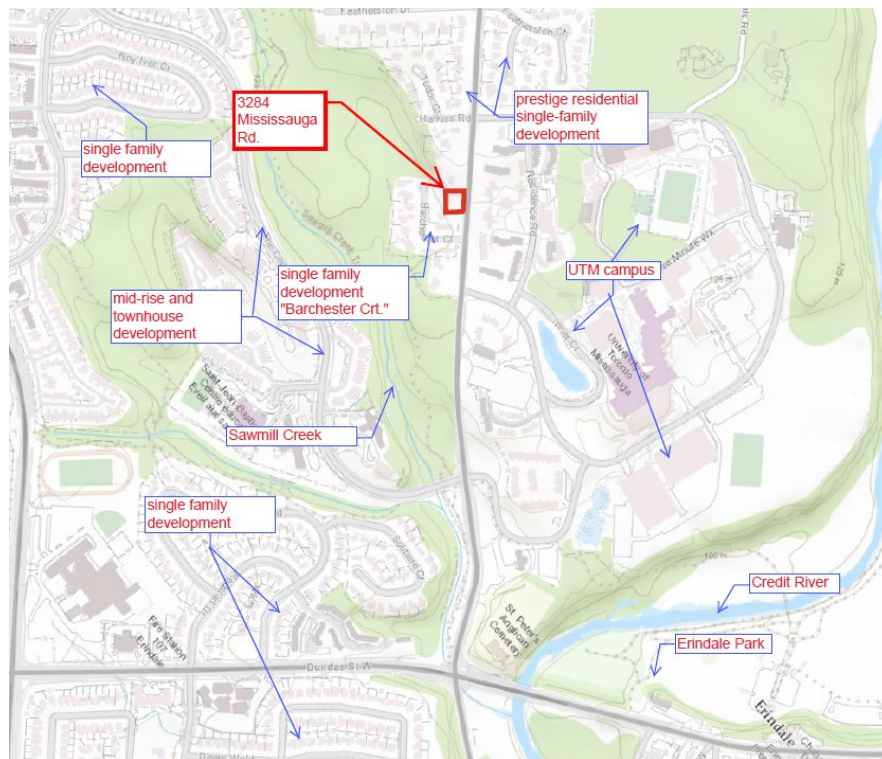
- Pride and Stewardship
- Public Space
- Local History
- Genius Loci
- Tourism
- Planning

Historical Integrity:

- Land Use
- Built Elements
- Vegetation
- Cultural Relationship
- Natural Features
- Natural Relationships
- Views

2.0. General Requirements

Location map:



Site Plan:

SITE PLAN SHOWING EXISTING CONDITIONS

Property owners:

The Governing Council of the University of Toronto, acting through the University of Toronto Mississauga is the present property owner. Per City of Mississauga staff detail of previous property owners is not required in this scoped report.

Context:

The site is bordered by Mississauga Rd. and the UTM campus to the east, by the newer single family home development of Barchester Crt. to the west, and by older single family development on Mississauga Rd. to the north and south.

Existing conditions on site:

This is a traditional lot approx. 30m wide x 53 m deep along the west side of Mississauga Rd., north of Dundas St. W. The site is large but otherwise unremarkable. The property is relatively flat in the front yard but then drops toward the rear of the site. A topographic survey reveals that the site drops approx 6m from the high point at the north-east corner of the site to the low point at the south-west corner of the site. The property is moderately treed, appearing to be a mix of residual original forest and newer specimen planting. There is only one structure on the property, a single family home with attached garage.

Existing home:

This is a one-storey brick dwelling with stone base that was likely built in the 1950's or early 1960's. This configuration was typically known as a "ranch bungalow" and was very common in suburban developments across North America in the post-WW2 period. There is an original enclosed garage on the north side. Windows and doors are newer replacements but the home appears otherwise to be as built. The rear elevation is siding covered – this may be original or covering original brick. The home takes advantage of the sloping site by featuring a walkout basement at the rear. The property is presently vacant and is in a moderate to advanced state of disrepair. The site is treed as noted above but there are no significant natural features apparent.

The house appears not to have been inhabited for some time. There is significant mould visible on the basement walls and it appears that the basement has flooded repeatedly. Water marks are visible on the basement floor and walls. The furnace is an older oil burner with tank located in the basement. This may still operate but for efficiency and practicality it should be replaced if there was any intention to inhabit the home. On the exterior, deterioration of the bricks was noted especially at the chimney. The home could be returned to occupiable condition but significant removal of the mould and remediation of the structure would be required, as well as the above-noted new furnace and exterior brick repairs. Together this work would represent a significant cost. This is not really an economically viable option on a site where development is pending. There is no practical reason that the building be maintained.



FRONT ELEVATION



REAR ELEVATION



TYPICAL BASEMENT FLOOR. NOTE ENGINEERED WOOD FLOOR DAMAGED FROM FLOODING



TYPICAL BEDROOM



BASEMENT SHOWING WATER STAINING, MOULD



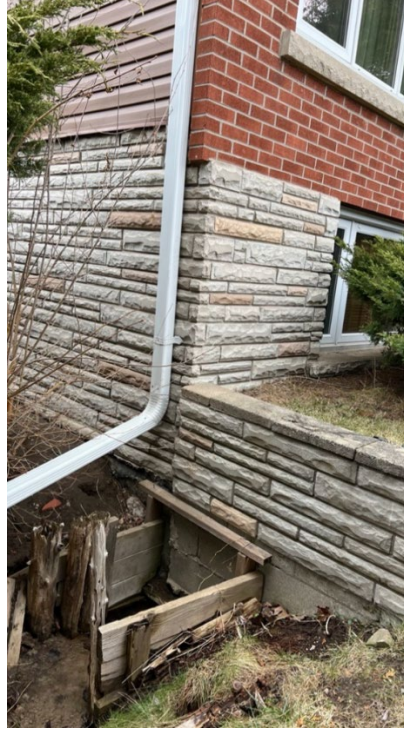
BASEMENT FLOOR WATER DAMAGE



BASEMENT CABINETRY WATER DAMAGED



WATER STAINING AND STANDING WATER ON THE BASEMENT FLOOR. WATER APPEARS TO BE COMING FROM DAMAGED AREA AT RIGHT



WOOD BOARDS APPEAR TO BE PART OF AN ATTEMPTED NON-PROFESSIONAL BASEMENT REPAIR BY A PREVIOUS OWNER. WATER LEAKS ON THE INTERIOR VISIBLE IN THIS AREA



ANTIQUATED OIL BURNING FURNACE



BRICK CHIMNEY DETERIORATION

2.1 Site History

Per City of Mississauga staff analysis of site history is not required in this scoped report. The City of Mississauga building department records do not contain any permit information for this property.

2.11 Pre-Contact History

Although there is significant First Nations history associated with the Credit River, there is no known history associated with this site. Maps of known Pre-Contact Archaeological Sites, Cultural Affiliations and known Archaic Sites do not show any relationship to this site¹

3.0 The proposal

Per City of Mississauga staff analysis of proposed development is not required in this scoped report. As indicated above, no development is proposed at this time.

¹ Dieterman, F. A. (2002). *Mississauga: The First 10,000 Years*

3.1 Cultural Heritage Analysis

The existing house is an intact example of mid 20th century residential architecture. There is some cultural interest here but homes of this type were built in great numbers in the post WW2 period and many still exist. They are neither rare nor remarkable.

3.2 Views

There are no significant views into or out of the property.

3.3. Landscape Analysis

There is minimal designed landscaping consisting of a driveway, some various walkways and shrubbery around the house. None of this is remarkable or unusual.

3.4 Mitigation Measures

Given that no development is proposed at this time, there are no mitigation measures necessary to consider. The site will be returned to its natural condition until such time as there is a development proposal.

4.0 Addressing the Mississauga Road Scenic Route Cultural Landscape Feature or Criteria

Cultural Heritage Value or Interest: (Ontario Heritage Act 9/06 criteria)

1. The landscape has design value or physical value because it:

- i. is a rare, unique, representative or early example of a landscape (style, trend, movement, school of theory, type, expression, material use or construction method, settlement pattern, time period or lifeway)
- ii. displays a high degree of design or aesthetic appeal/scenic quality, or
- iii. demonstrates a high degree of technical or scientific achievement.

Analysis: *Minimal impact. The building to be demolished is typical of many thousands of such dwellings that were popular during the mid 20th century and were built extensively across suburban and semi-rural Ontario. As such it is part of an identifiable trend and group, but it is neither rare, unique or representative in a significant way. Buildings of this type rarely displayed high levels of craftsmanship or technical achievement and none is apparent here.*

The removal of the existing building represents a loss of building fabric on the street but not to a significant extent.

2. The landscape has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,

- ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: *Minimal impact. The house proposed to be removed is a remnant of the original development of the site and part of the mid-20th century formative period of development of Mississauga and its removal represents a loss of this history but there is nothing to indicate that this house is of any greater interest than the many surviving examples of this style elsewhere in the City.*

The property has associative value because of its association with the infilling and sub-urbanization of Mississauga in general and Mississauga Rd., in particular during the mid-20th century. This value is very limited, however, because it is shared by so many buildings on the street and in the greater community. There is no known association with any builder, designer or theorist important to the community.

3. The landscape has contextual value because it:

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

Analysis: *Minimal impact. The streetscape along this part of Mississauga Rd. reflects a layering of architectural styles as the original mid-20th century homes have been replaced by newer and larger homes.*

By virtue of its history and method of development, Mississauga Rd. exhibits a wide variety of architectural styles and building forms. This has been exacerbated in recent years because of a steady attrition of early and mid-20th century dwellings and the area must be considered to be transitional in nature.

The existing building cannot be considered to be singularly important in defining, maintaining or supporting the character of the area. It is not physically, functionally, visually or historically linked to its surroundings. It is not a landmark.

Community Value:

Pride and Stewardship: The community demonstrates a high degree of pride and stewardship in the area (heritage designations, plaques, voluntary upkeep)

***Analysis:** This community does demonstrate a high degree of pride and stewardship in this area but nothing significantly associated with this building. This building has not been inhabited for some time and would require significant effort to return it to occupancy.*

Public Space: The area is a site of frequent or longstanding public gatherings or events

***Analysis:** Not applicable. There is no history of public use.*

Local History: the place is written about in local histories or spoken about through local stories or lore

***Analysis:** The majority of development in this area is mid-20th century. There is no significant written local history or lore.*

Genius Loci: People refer to the area as having a distinctive atmosphere or pervading 'sense of place'

***Analysis:** There is a distinctive atmosphere about this place and it is generally regarded as being a premium residential area comprised of wealthy homes on generous lots. The presence of UTM is a significant factor in the distinctiveness of this place. The building proposed to be demolished does not contribute to this and it's removal will not affect the sense of place.*

Tourism: The area is promoted as a tourist destination

***Analysis:** Not applicable. There is no tourist element here.*

Planning: The area has been identified through another planning process as being unique

***Analysis:** This area is identified as unique in the Mississauga Official Plan because of the presence of the UTM campus.*

Historical Integrity:

Land Use: The landscape has had continuity in use and/or a compatible use (agricultural, commercial, residential, or institutional)

***Analysis:** There is a continuity of use since the mid-20th century.*

Built Elements: The buildings and other built elements (fences, walls, paths, bridges, corrals, pens, garden features, lighting, sidewalks, fountains, piers, etc.) have survived in their historic form in relatively sound condition.

Analysis: *Not applicable. There are no built elements on the site with the exception of the building proposed to be demolished.*

Vegetative Elements: plantings (hedgerows, windows, gardens, shade trees, etc.) are still evident and their traditional relationship to buildings, lanes, roadways, walks and fields are still discernable.

Analysis: *Not applicable. The extant vegetative elements are associated with this individual property. There are no vegetative elements that transcend individual lots.*

Cultural Relationships: The relationships between historic buildings and other built and designed elements (yards, fields, paths, parks, gardens, etc.) are intact

Analysis: *Not applicable. There are no designed elements in this community that transcend individual lots.*

Natural Features: Prominent natural features (cliff, stream, vegetation, landform, physiography, soils, etc.) remain intact

Analysis: *The prominent features on this site are the remnant original forest and the naturally sloping site. These are not affected by the proposed building demolition.*

Natural Relationships: The historical relationships to prominent natural features still exist both for the site as a whole and within the site

Analysis: *Not applicable. There are no significant historical relationships to the natural features. The proposed building demolition does not change any relationship that might exist.*

Views: the existing views of and within the site can be closely compared to the same view in the past (certain views may have been captured in historic photos)

Analysis: *Not applicable. There are no extant significant views in this part of the Landscape.*

Conclusion:

The existing building at 3284 Mississauga Rd. is of minimal associative, contextual and architectural value. None of these individually or collectively rise to the level that it meets the requirements for designation under Part IV of the Ontario Heritage Act.

The building is not able to be inhabited in its present condition. The effort required to return it to use would be significant requiring costly water remediation efforts, replacement of the furnace and exterior brick repair. This is not a practical option given that development on the site is expected in the foreseeable future. Demolition is a reasonable course of action.

5.0 Provincial Policy Statement:

Under the Provincial Policy Statement,

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

Analysis:

Under this definition, 3284 Mississauga Rd. does not warrant conservation.

Appendix 1: CV for Rick Mateljan

Appendix 2: Property Survey

Appendix 3: Floor Plans

RICK MATELJAN B. A. Lic. Tech. OAA CAHP
 118 – 482 South Service Rd. E., Oakville, ON
 (t) 416 315 4567 (e) rick.mateljan@smda.ca

curriculum vitae

Education:

Trinity College, University of Toronto

- B. A. (4 year) (Specialist English, Specialist History)

Ryerson Polytechnic University

- detailing of residential and institutional buildings, OBC, technical and presentation drawing

Royal Architectural Institute of Canada Syllabus Program

- program of architectural education through practical and design studio experience

Employment:

2010 - Present

SMDA Architects Ltd. (Partner)

- (formerly Strickland Mateljan Design Associates Ltd.(2010-2018), formerly SMDA Design Ltd.(2019-2025)
- architectural design practice specializing in custom residential and small commercial /institutional projects, land development consultation, residential infill, adaptive re-use, heritage conservation
- contract administration, tendering, site review for private and institutional clients
- heritage and urban design consulting for complex infill projects
- responsible for management, business development, marketing and project delivery
- extensive experience with building technical issues, integration of building systems, barrier-free issues, change of use issues, Ontario Building Code
- extensive experience in multi-disciplinary team environments
- extensive experience in municipal approvals, heritage approvals
- Ontario Association of Architects licence with terms, conditions and limitations
- qualified to give expert testimony on matters of Urban Design and Heritage Conservation to Ontario Local Planning Appeal Tribunal (LPAT) (2019)

2001 - 2010

Gren Weis Architect and Associates, Designer and Project Manager

- design, design development, conceptual, working and presentation drawings, project co-ordination, site review, liaison with authorities having jurisdiction
- extensive client, consultant and building site involvement
- specialist at Municipal Approvals, Site Plan and Re-zoning approvals
- specialist at renovation and conservation of Heritage buildings, infill developments in Heritage communities

1993-2001

Diversified Design Corporation, Owner

- conceptual design, design development, working drawings, approvals for custom residential, institutional and commercial projects
- construction management and hands-on construction

Recent professional development:

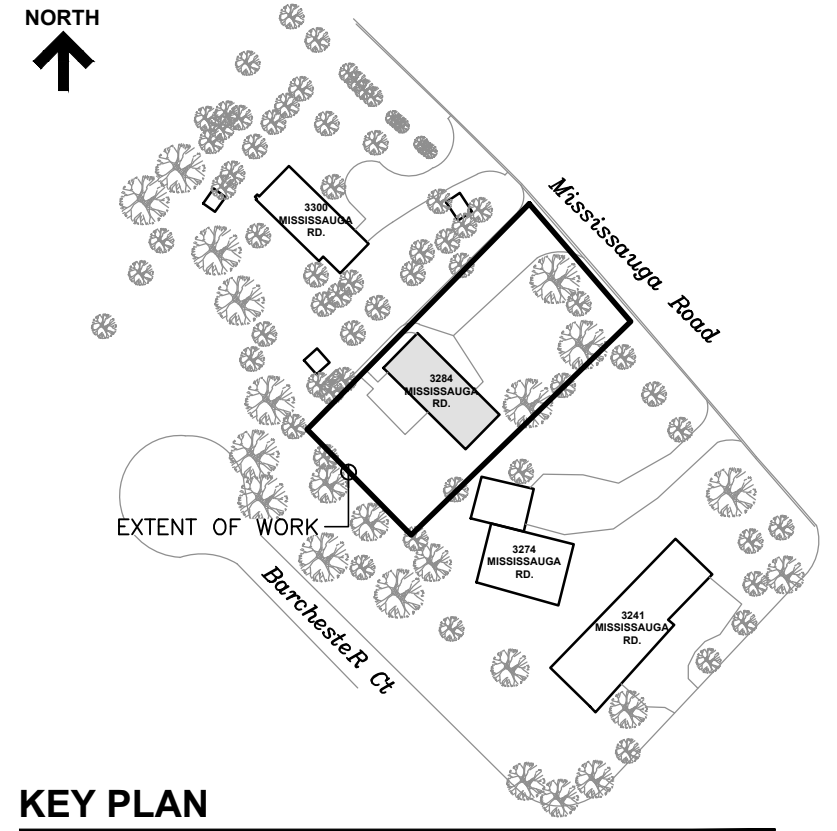
2022	Canadian Association of Heritage Professionals (Building Specialist)
2019	OAA Conference, Quebec City PQ
2018	Ontario Heritage Association Conference, Sault St. Marie ON
2017	RAIC/OAA Conference, Ottawa ON
2017	Ontario Heritage Association Conference, Ottawa ON
2012	OAA – Admission Course
2011	Ontario Heritage Association Conference, Cobourg ON
2010	Georgian College – “Small Buildings”
2010	Successfully completed Ministry of Municipal Affairs and Housing “Small Buildings” and “Designer Legal” examinations
2010	Successfully completed OACETT professional practice exam
2008	First appearance before the Ontario Municipal Board
2007	OAA – Heritage Conservation in Practice
2006	RAIC – Standards and Guidelines for the Conservation of Historic Places in Canada

Activities:

2022-present	Member, OAA Integration Committee
2016-2019	Member, OAA Practice Committee
2015-present	Guest critic, Centennial College Architectural Technology Program
2014-2015	Guest critic, University of Waterloo Architectural Practice Program
2012-2022	Member, Board of Directors, OAAAS (President from 2018)
2011-2016	Member and contributing writer, Editorial Committee, OAA Perspectives magazine
2008-2015	Member, Board of Directors of Oakville Galleries (President 2011-2013)
2007-2020	Member, Mississauga Heritage Advisory Committee (vice-chair 2015-2019), member of the Heritage Award jury and Heritage Property Grant Panel
1995-2001	Member, Oakville Local Architectural Conservation Advisory Committee and Oakville Heritage Review Committee (Chair from 1998)
2001-2004	Alternate Member, Oakville Committee of Adjustment (appointed but never called to serve)

Memberships:

Ontario Association of Architects (OAA)
 Canadian Association of Heritage Professionals (CAHP)
 (former) Ontario Association of Applied Architectural Sciences (OAAAS)



KEY PLAN

No.	Revision	Date	By
1.	"PROGRESS SET"	Mar. 4, 26	J.H.

Drawing Notes

- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
- Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

Seal

Project Name
**3284 Mississauga Rd.
Mississauga, Ontario**

BUILDING DEMOLITION

Sheet Title

3324 MISSISSAUGA RD. - FLOOR PLANS

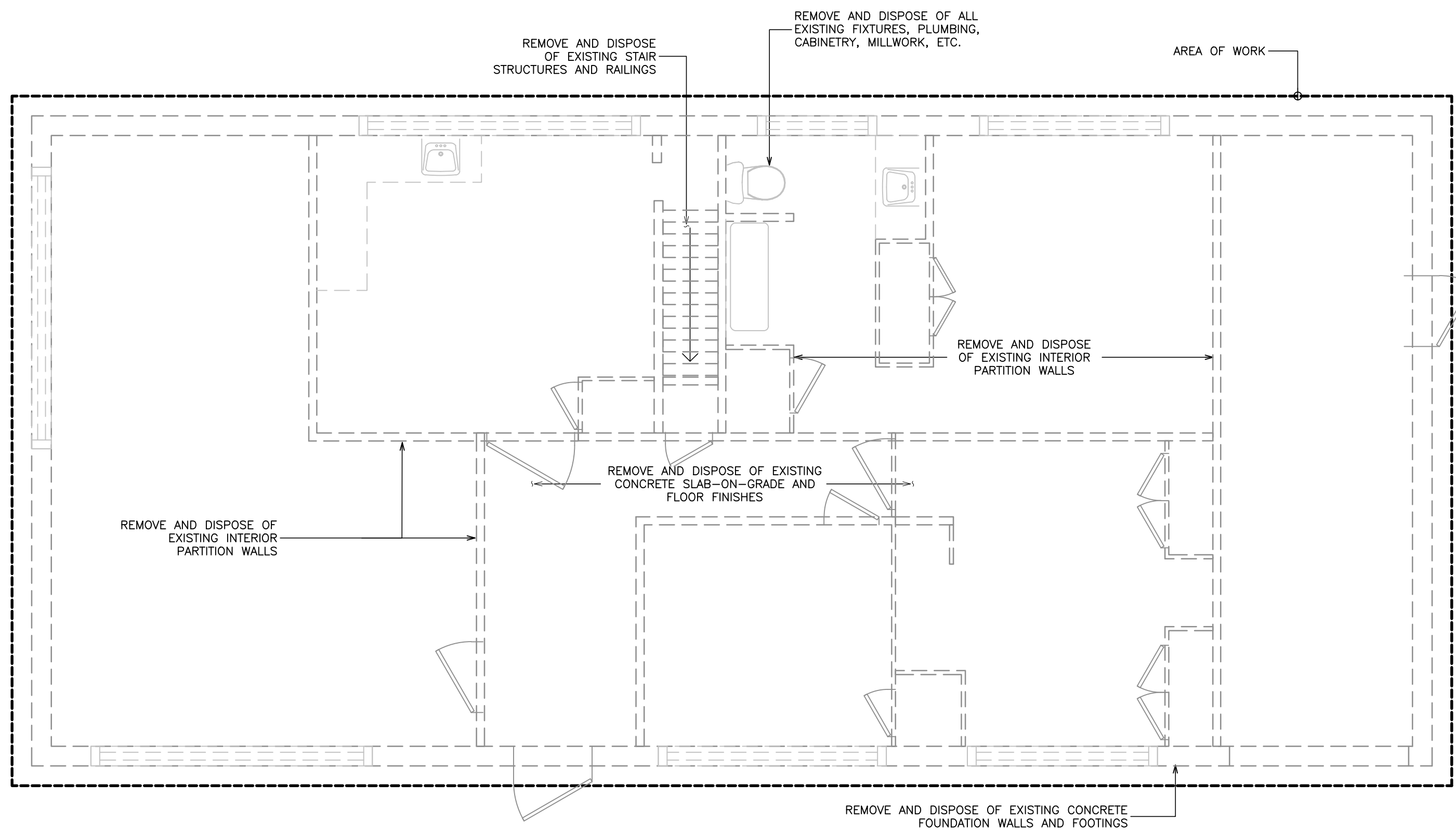
Drawn By **R.T.** Scale **1:50**

Designed By **J.H.** Date **March, 2026**

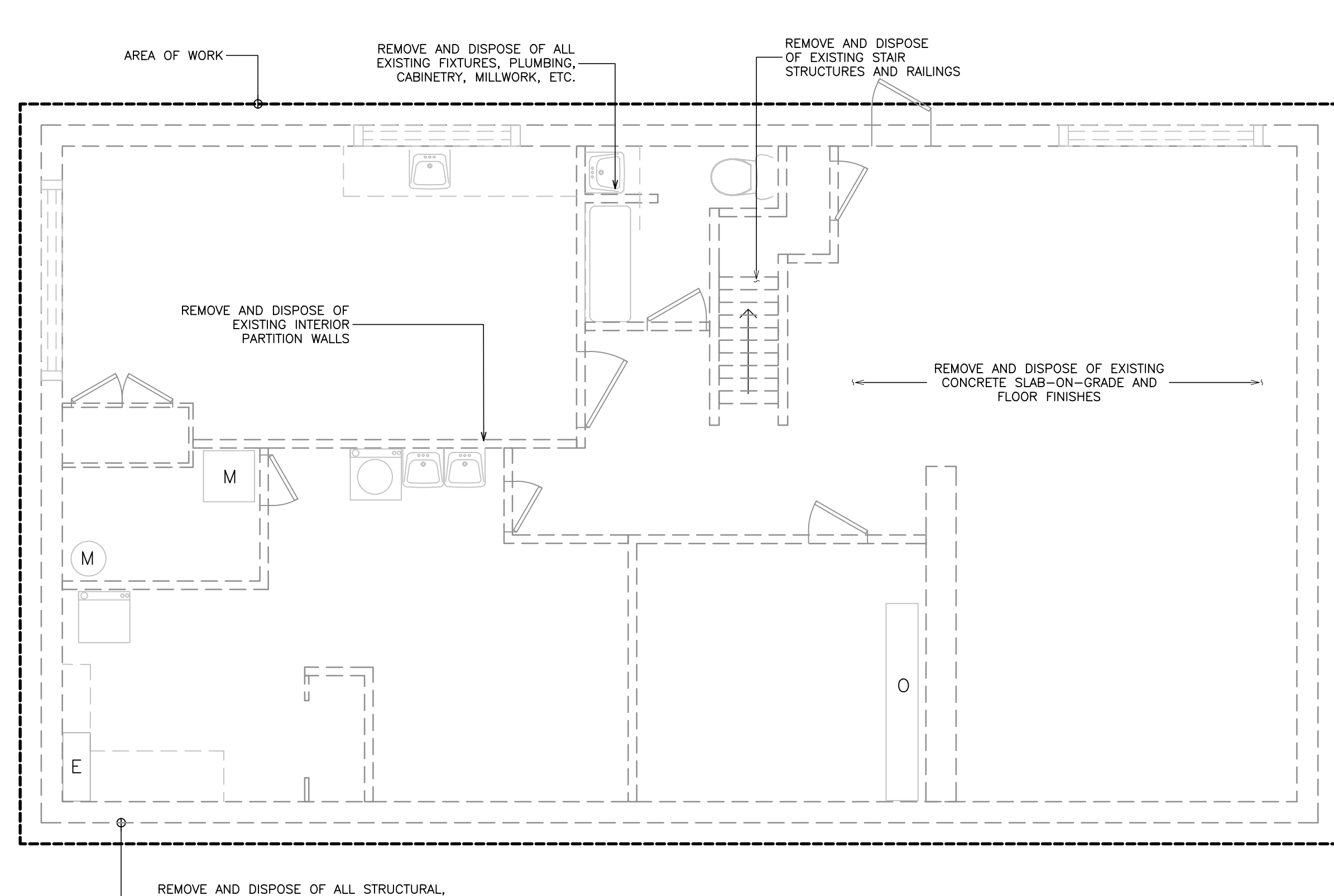
RJC Project Number **TOR.144077.0001**

Sheet Number **D5** Revision

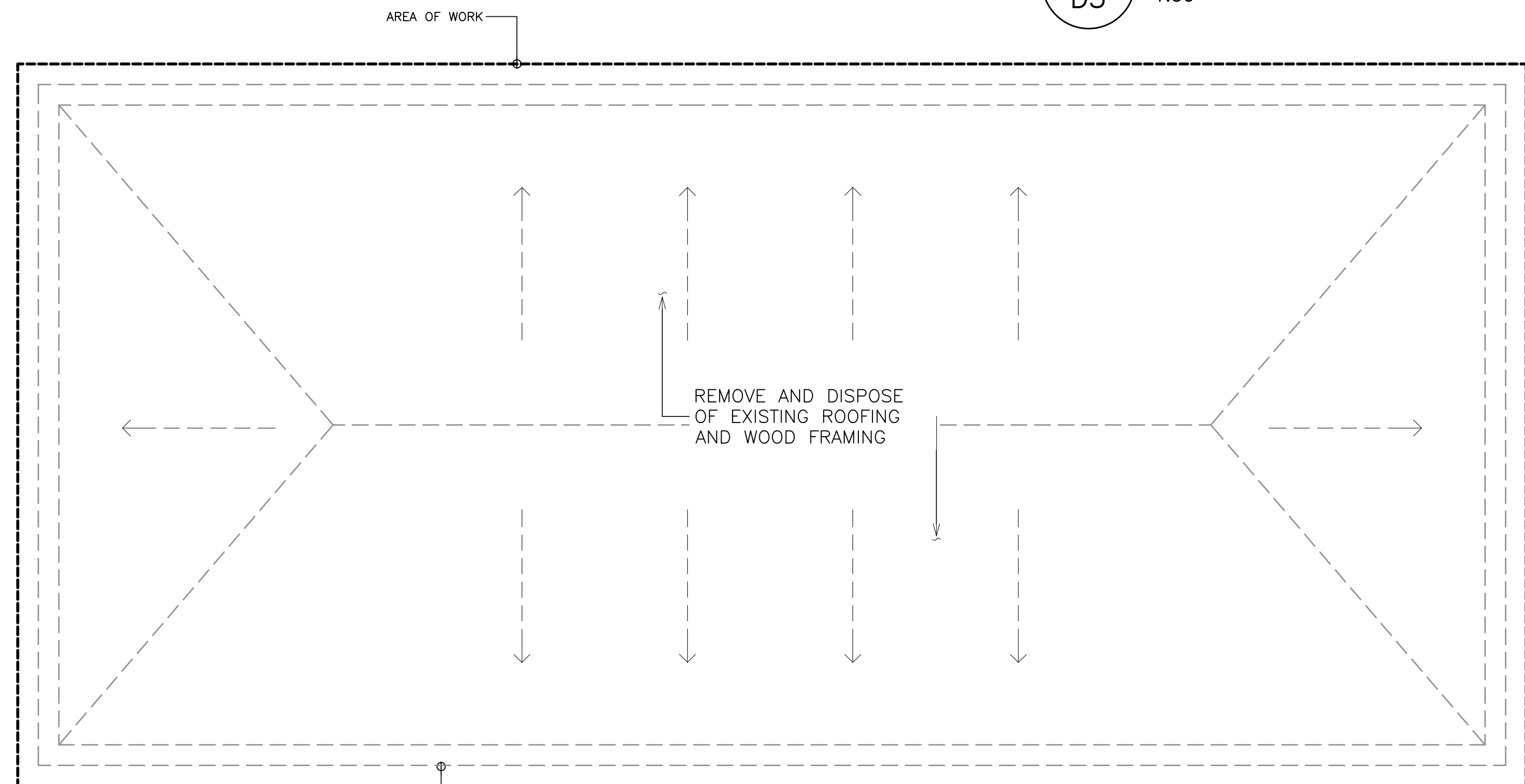
D5



2
D3
3284 MISSISSAUGA RD - GROUND FLOOR PLAN
1:50



1
D3
3284 MISSISSAUGA RD - BASEMENT PLAN
1:50



3
D3
3284 MISSISSAUGA RD - ROOF PLAN
1:50

- DEMOLITION NOTES:**
- ABATE ALL DESIGNATED SUBSTANCES AS PER PRE-DEMOLITION DSS.
 - REMOVE AND DISPOSE OF ALL EXISTING DEBRIS AND WASTE PRODUCTS THAT ARE PRESENT IN THE WORK AREA.
 - REMOVE AND DISPOSE OF ALL EXISTING CABINETS, MILLWORK, APPLIANCES, SINKS, TOILETS, BATH TUBS, ETC.
 - REMOVE AND DISPOSE OF ALL ARCHITECTURAL FINISHES INCLUDING EXISTING FLOORING, WALL FINISHES, AND FIREPLACES.
 - REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL AND ELECTRICAL SERVICES INCLUDING LIGHTING, PLUMBING, HVAC, ETC.
 - REMOVE AND DISPOSE OF ALL EXISTING STRUCTURAL ELEMENTS INCLUDING ROOF, FLOOR, AND WALL FRAMING AND FOUNDATIONS.

LEGEND:

E	ELECTRICAL PANEL
O	OIL TANK
M M	MECHANICAL EQUIPMENT
Washing Machine Symbol	WASHING MACHINE
Dryer Symbol	DRYER

City of Mississauga
Corporate Report



<p>Date: April 23, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning & Building</p>	<p>Meeting date: May 12, 2026</p>

Subject

Request to Name a City Asset- Red Rundle Park

Recommendation

That the request to name a City Asset, Red Rundle Park, as per the Corporate Report from the Commissioner of Planning & Building, dated April 23, 2026, be approved.

Executive Summary

- The City looks to name a newly created park in Streetsville "Red Rundle Park".
- This name was previously approved for the park in the 1980s.
- The current procedure for asset naming is undergoing review however the name has been previously approved and meets all previously adopted policies regarding asset naming.
- Staff are recommending approval of the name.

Background

The Parks and Forestry Division have created a new park in Streetsville which staff are proposing the name Red Rundle Park.

A previous recommendation for the creation and naming of this park was approved under a previous iteration of the Heritage Advisory Committee, the Local Architectural Conservation Advisory Committee, but was not enacted. Staff are seeking to renew this previous recommendation under the current iteration of the Heritage Advisory Committee.

The asset naming policy and process is currently being refreshed, however operational changes such as new parks and new roads continue to be brought forward for approval under the previously approved 2022 process. Briefly, the process includes a staff review of any proposed

naming, community engagement, and having the matter reviewed by the Heritage Advisory Committee to ensure a thoroughly transparent and publicly accessible and informed process. The name is currently posted on the City website and is available for comment.

Present Status

The park is located East of Church Street and North of Water Street in Streetsville (Appendix 1). This is a new park which does not have a name.

Comments

Staff are recommending the new park be named after Chester “Red” Rundle, who owned a property directly across from the parkette. Mr. Rundle was an active community supporter, volunteer fire fighter and was responsible for the creation and maintenance of this parkette during his lifetime. He created the gardens, conducted regular maintenance and installed the windmill. A plaque recognizing Mr. Rundle is already located in the park.

As noted, the original recommendation for a new park with the name ‘Red Rundle’ was first brought forward and approved in the 1980s but not enacted. The Parks and Forestry Division has created a new park parcel as noted in Appendix 1 which allows for a culmination of the original recommendation.

Engagement and Consultation

The proposed naming is being communicated through the City’s website and will be posted for a total of 30 days as per the new procedure. No objections have been registered with regards to this proposed naming.

Financial Impact

There are no financial implications resulting from the recommendation of this report.

Conclusion

The staff review of this proposed naming has determined that it meets all criteria for all naming policies and procedures. It is recommended that this naming be approved.

Attachments

Appendix 1: Location Map



Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Culture Planning



New Park From Timothy Street Park



Legend

- Address Text
- Property Boundaries

© 2021 Queen's Printer for Ontario and its licensors. May not be reproduced without permission.
 Aerial Imagery provided by Teranet Inc. and Nearmap US, Inc.
 Aerial Imagery provided by First Base Solutions Inc.
 Parcel Data © Teranet Inc.

1: 564



WGS_1984_Web_Mercator_Auxiliary_Sphere
 © 2021 The City of Mississauga 4-23-2026

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS IS NOT A PLAN OF SURVEY

Notes

P-549-BND-1 compeky 2723627
 X = new address location

REPORT 1 - 2026

To: CHAIR AND MEMBERS OF THE HERITAGE ADVISORY COMMITTEE

The Meadowvale Village Heritage Conservation District Subcommittee presents its first report for 2026 and recommends:

MVHCD-0001-2026

That the deputation and presentation of Sonya Buba, Project Leader, Transportation and David Hiatt, P. Eng., CIMA with respect to Old Derry Road and Old Creditview Road Class Environmental Assessment Study, be received.

(MVHCD-0001-2026)

MVHCD-0002-2026

That the deputation and associated presentation by Megan Hobson, Heritage Planner, Hobson Built Heritage with respect to item 8.1 Alteration to the Heritage Designated Property at 7059 Second Line West and 929 Old Derry Road (Ward 11), be received.

(MVHCD-0002-2026)

MVHCD-0003-2026

That the recommendations outlined in the Memorandum from John Dunlop, Manager, Indigenous Relations, Culture and Heritage Planning dated March 31, 2026 with respect to the request to alter the Part V heritage designated property at 7059 Second Line West (Ward 11), not be approved.

(MVHCD-0003-2026)

(Ward 11)

MVHCD-0004-2026

That the memorandum dated April 13, 2026 from John Dunlop, Manager of Indigenous Relations, Culture and Heritage Planning with respect to the replacement garage at 7025 Pond Street (Ward 11), be approved.

(MVHCD-0004-2026)

(Ward 11)