

# 7060 Old Mill Lane

Heritage Impact Assessment

September 16, 2024

Revised, February 7, 2025

## Introduction

This Heritage Impact Assessment (HIA) has been prepared by W.E. Oughtred & Associates Inc. as a requirement for obtaining a heritage permit for the construction of a new home on the subject property. 7060 Old Mill Lane is situated within the Meadowvale Village Heritage Conservation District Plan (MVHCP). This report will demonstrate how the proposal complies with that plan as well as the guidelines produced in the 2019 HIA by Su Murdoch.

This report was prepared in accordance with the City of Mississauga's Terms of Reference for Heritage Impact Assessments (February 22, 2024). A heritage permit to demolish the structure (detached storage garage) was issued by the City under permit HPA 19-41. Included as Appendix 1. The structure has yet to be removed from the property and still stands today.

This report will address how the proposed dwelling complies with the MVHCP and the Su Murdoch HIA. It will not include an assessment of the existing structure, as this was completed in the Su Murdoch Report (SMR). The report is included under Appendix 2.

## Summary Statement

The demolition of the existing utility structure has been approved under permit HPA 19-41. A new demolition permit for the shed has been submitted, as the previous one has expired. The demolition permit is on the agenda for the March 4<sup>th</sup> Meadowvale Village Heritage District Subcommittee agenda. The SMR report concluded that the "heritage attribute is not the garage structure, but its deep setback resulting in a large percentage of "open space" on the site". This attribute will be maintained with the construction of the new home.

The recommendations found within the Meadowvale Heritage Conservation Plan and the Su Murdoch Report for construction of new dwellings have been adhered to. The proposed dwelling will enhance the residential nature of the village.

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### Site Details

Property Address: 7060 Old Mill Lane

Legal Description: Part Lot 41, Plan TOR 5

Lot area: 1,569.98 sqm

Zoning: PB1-12 (Parkway Belt)

General Location: North of Old Derry Road, West of Second Line West



Figure 1: Site Location (City of Mississauga Mapping)

### Site Description

The following is an excerpt from the original Su Murdoch assessment, dated August 2017.

*“The MHCD Plan contains the Statement of Cultural Heritage Value or Interest and Description of Heritage Attributes that apply to the district overall (Appendix A). Each property within the MHCD has been evaluated for its individual contribution to this overall value or interest. The Property Inventory: Schedule B.1 describes the contribution of 7060 Old Mill Lane.*

***Date of Construction:** c. 1970*

### Historical Background:

*This is a very practical and utilitarian structure which was built to house equipment, tools and supplies for the CVC. The CVC acquired their current lands surrounding Meadowvale*

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*Village in 1963 from the last mill owners, Luther and Grace Emerson. The structure was erected in the early 1970s. Its simplicity and practicality allows the building to retain its usefulness while not drawing attention to itself or being out of place within the current building stock of the Village. The structure is well removed from the road edge and is surrounded by mature trees and an old pathway that leads into the CVC lands.*

#### **Description:**

*This frame structure, one storey in height, is a garage, storage and work area owned and utilized by the CVC. It is a utility building finished in manufactured siding. The building is recessed deep onto the lot which provides for a large gravel area to the front of the building for CVC service vehicles. This open space contributes to the nineteenth century character of the Village with large open spaces. To the south of the property is a small watercourse that drains away from the road.*

#### **Heritage Attributes:**

*The location of the building to the rear of the lot provides for a large open space which is representative of the historic open spaces within the nineteenth century character of the Village.*

#### **Statement of Significance:**

*The historic association of this property is with the former mill operation and property owner Francis Silverthorn. The property has significant context in that the setback of the structure provides for a large open space true to the nineteenth century character of the property and Village development contributing to the streetscape.”*



## Proposed Development

A new single family detached dwelling is proposed for the subject property along with a two-car detached garage. The house has been designed with wood siding and a metal roof. Simplified roof lines and architectural details ensure the home is compatible with the Village Character.

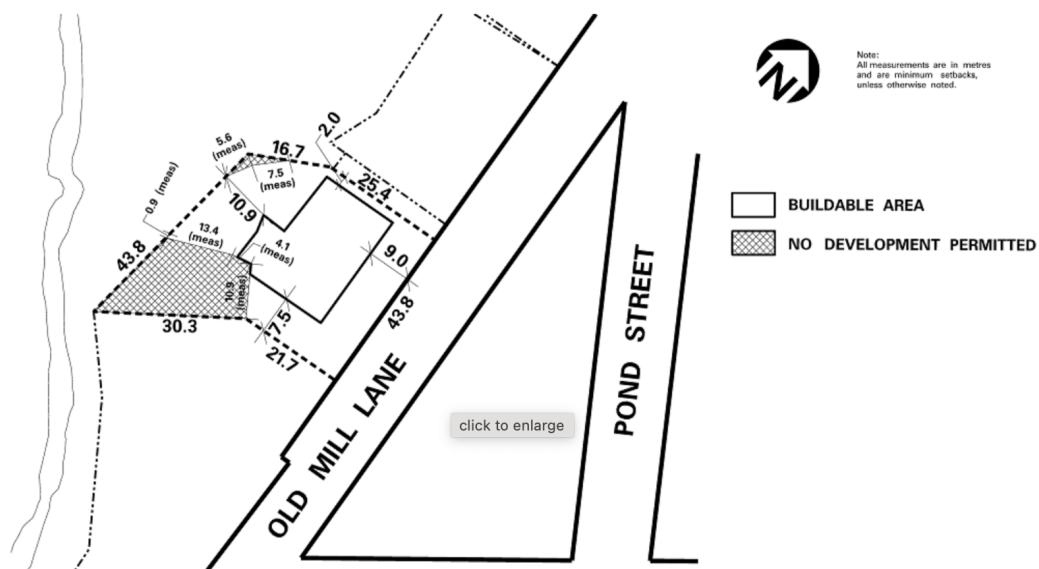
The subject property is zoned PB1-12. This zoning permits one detached dwelling within the buildable area illustrated on Map 53E. The map defines front, rear and side yard setbacks however it does not contain the same requirements as a typical residential zoning. The proposed dwelling is planned to comply with the setbacks and buildable area in Map 53E. Table 1 compares the required minimum setbacks with the proposed setbacks.

The proposed dwelling has been designed by Paul Dachuna Architect, who describes the home as ‘baring some design elements from a modest Early Gothic Revival Cottage with very limited ornamentation’.

11.2.2.12	Exception: PB1-12	Map # 53E	By-law: <a href="#">0247-2020</a>
In a PB1-12 zone the permitted <a href="#">uses</a> and applicable regulations shall be as specified for a PB1 zone except that the following <a href="#">uses</a> /regulations shall apply:			
<b>Additional Permitted Use</b>			
11.2.2.12.1	(1) One <a href="#">detached dwelling</a> and accessory <a href="#">structures</a>		
<b>Regulation</b>			
11.2.2.12.2	All site development plans shall comply with Schedule PB1-12 of this Exception		

Figure 2: City of Mississauga Zoning

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Schedule PB1-12  
Map 53E

Figure 3: Schedule PB1-12

Table 1: Setbacks

Setback	Requirement	Proposed	Compliant?
Front	Min. 9.0m	9.3 (to front porch)	YES
Rear	Min. 10.9m	15.62m (to rear porch)	YES
Side (north)	Min. 2.0m	2.0m (to garage)	YES
Side (south)	Min. 7.5m	7.5m	YES

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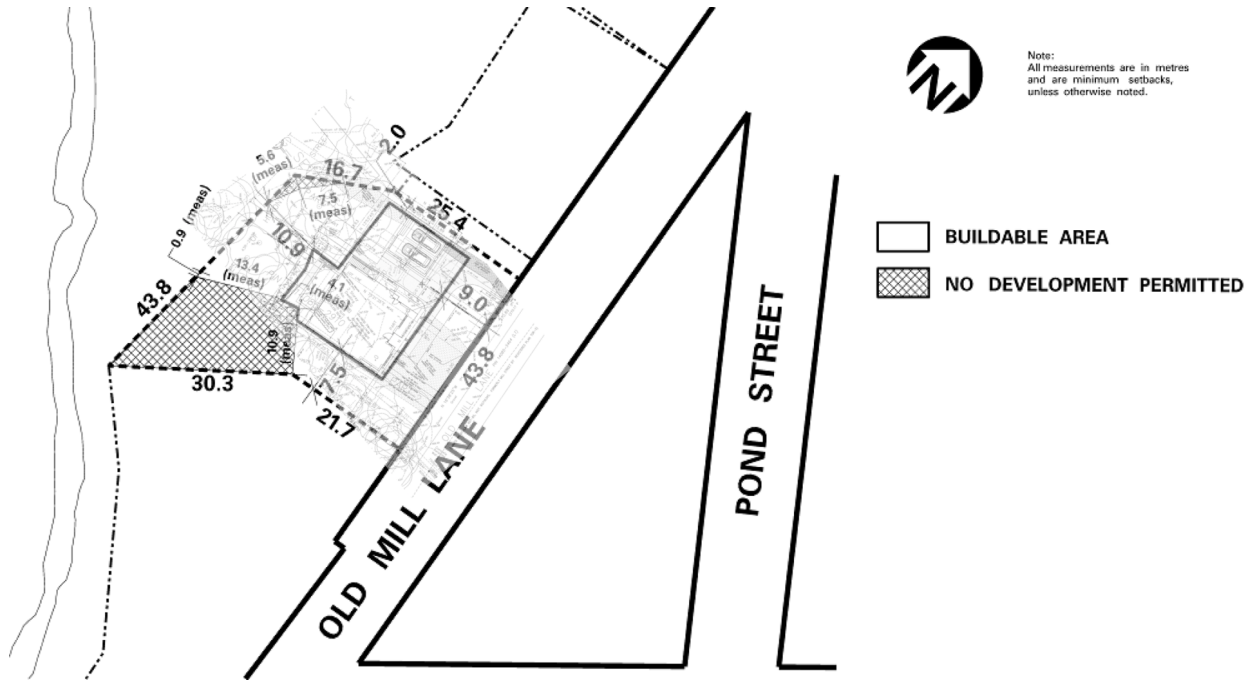


Figure 4: Proposed Development Overlaid with Map 53

The development is within the boundaries permitted.

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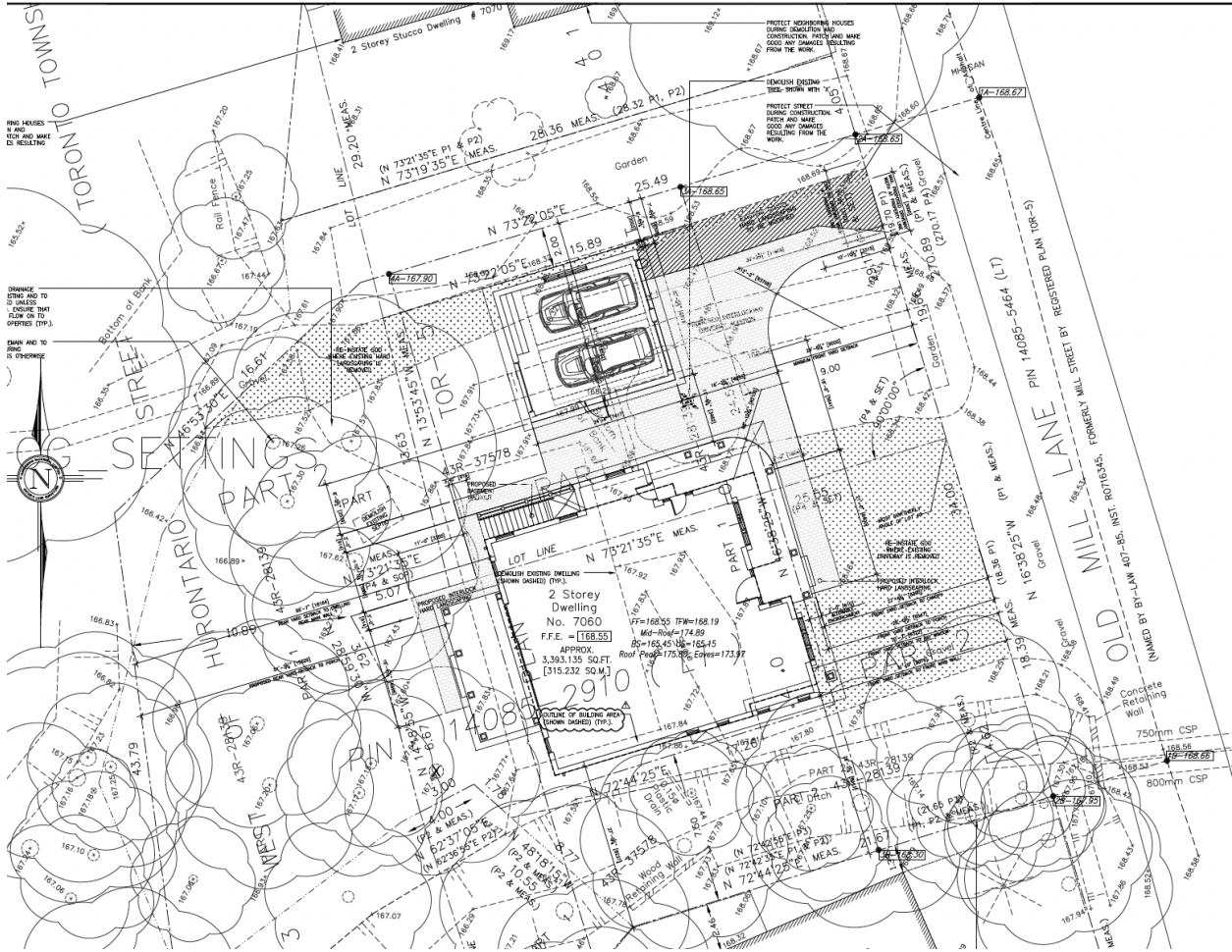


Figure 5: Proposed Site Plan



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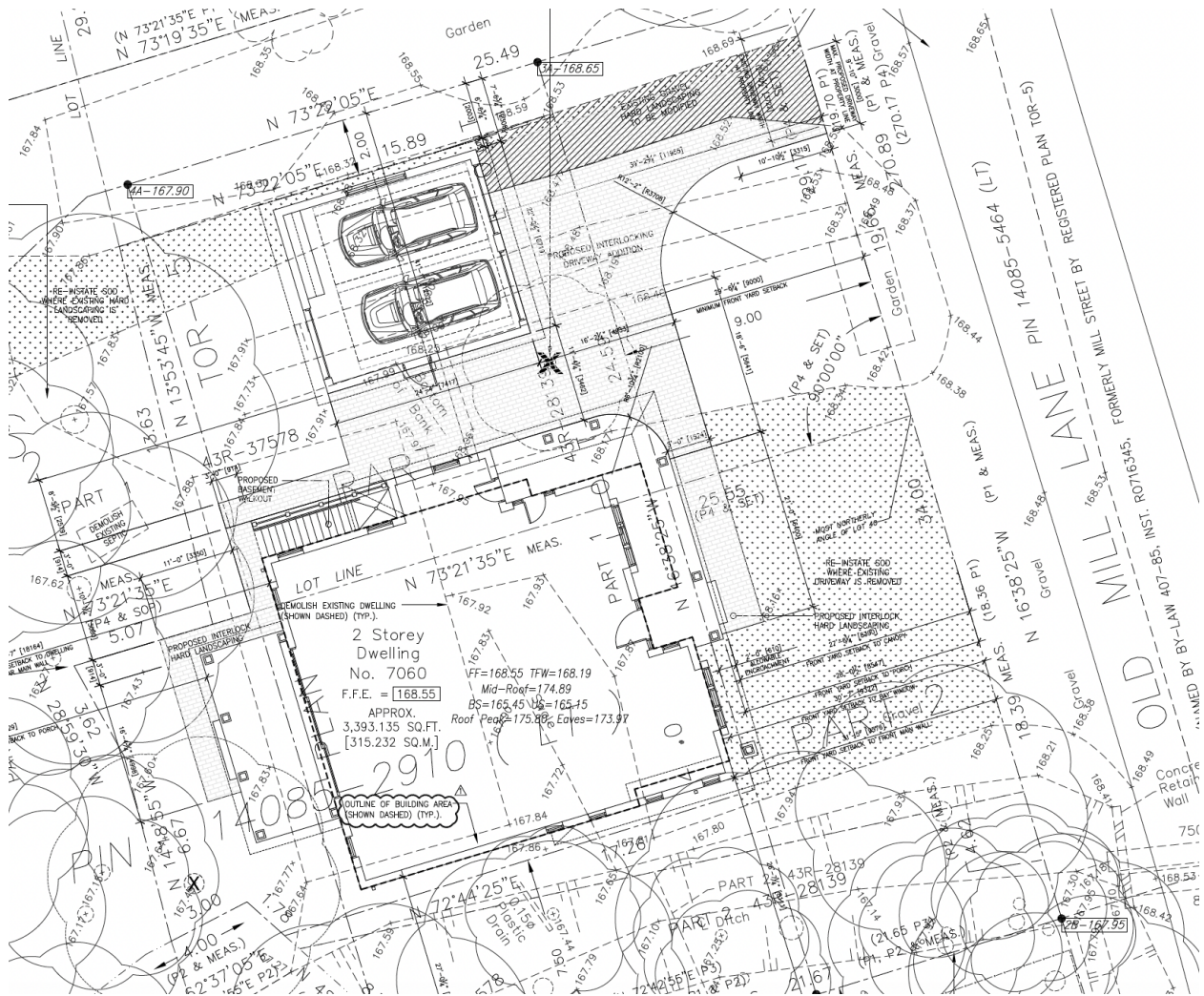


Figure 6: Site Plan Detail

Elevation plans are attached separately

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Streetscapes



*Photo 1: 7070 Old Mill Lane (dwelling to the north)*



*Photo 2: Looking north towards 7070 Old Mill Lane*



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*Photo 3: Looking South towards 7050 Old Mill Lane*

The subject property and the adjacent one to the south are separated and distinguished by a stand of trees that ‘hides’ the house. 7050 Old Mill Lane has a significant front yard setback and faces Old Derry Road.



*Photo 4: Looking north towards 7050 Old Mill Lane*



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*Photo 5: Existing streetscape 7060 Old Mill Lane. 7050 Old Mill Lane is not visible and only a portion of 7070 Old Mill Lane is visible.*





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*Photo 7: 7050 Old Mill Lane (dwelling to the South)*



*Photo 8: 7050 Old Mill Lane (dwelling to the South) with detached garage*

## Compatibility

The SMR (revised 2019) stated in the summary “Based on the findings of this HIA, it is concluded that there will be no loss of cultural heritage value or interest resulting from the removal of the c.1970 garage from this property. The integration of new construction into this mid 19th century streetscape should be possible with careful planning and by applying the design parameters of the Meadowvale Village Heritage Conservation Plan.

The site plan showing the building envelope proposed by CVC, and subsequently revised and reduced based on City comments, is compatible with the Old Mill Lane streetscape and the MHCD (Meadowvale Conservation District). The nine metre setback for the envelope is identical to that of the two adjacent properties. It is cognizant of the important viewscape looking north/northwest from Old Mill Lane at Old Derry Road, across 7050 Old Mill Lane and toward 7070 Old Mill Lane. The side yard allowances are generous enough to maintain the traditional sense of spaciousness at this location. The north side yard is enhanced by the proposed public pathway to the conservation area at the west.

It is recommended that any future development proposal be made aware of the reasoning for the placement of this building envelope. The finished height of the new construction also will need to be considered in the context of this important viewscape, and the proposed zoning by-law limiting height to 7.5m is consistent with the Village character.

Ideally, the new building design should be an interpretation of 1840 to 1860 architectural style traditions in Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival.; the related Urban Design Study illustrates local examples compatibility to site.”

The MVHCP (Meadowvale Village Heritage Conservation Plan), in section 4.2.4 provides guidelines for new structures.

The proposed development has been reviewed against these guidelines in the table below.

**Table 2: Meadowvale Village Heritage Conservation District Plan  
Guidelines for New Structures**

Guideline	Proposal
<b>SCALE &amp; LOCATION</b>	
New construction should be sited on the lot to retain spatial relationships and a sense of open space between structures and neighbouring properties	The building envelope was defined by the zoning by-law. The location of the new dwelling is within this envelope. Contextual placement of the dwelling within the lot allows for generous side and rear yards of open green space.
Residential structures should be oriented to the street in a traditional manner	The dwelling faces the street.
The setback from the street should be a median of neighbouring properties	The building envelope was defined by the zoning by-law The location of the new dwelling is within this envelope. The front yard setback is a median of adjacent properties. Further the setback conforms with zoning by-law requirements.
New built garages, or garage replacements, should be fully detached and set back from the front facade	The proposed garage is detached. It is separated from the main dwelling by a distance of 3.4m. The garage is setback from the main dwelling having a front yard setback of 11.95m vs the house setback of 9.3m.

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<p>The level of the structures foundation above grade should be kept to a minimum.</p>	<p>There is minimal foundation exposure on the front façade. The proposed grading minimizes the foundation exposure.</p>
<p><b>STYLE</b></p>	
<p>Style, massing, form, and materials should be subject to the historic patten of construction throughout the Village</p>	<p>The style of the home has been simplified with minimal architectural features. The exterior cladding is board and batten with windows outlined by a moulding. The porch will maintain a classical look and be built without railings.</p>
<p>New construction should be reflective of the HCS's simplicity of the vernacular style, but not mimic an architectural style, remaining an expression of its own era</p>	<p>The proposed dwelling is in keeping with the HCS's style. It is simplistic without ornamentation for the sake of ornamentation.</p>
<p>Garages should be designed in a style that reflects the simplicity and utilitarian use of a secondary outbuilding.</p>	<p>The proposed garage is detached and is in keeping with the design of the proposed dwelling. The garage has a simple gable roof and carriage style garage doors. There is no ornamentation on the garage.</p>
<p><b>ROOFLINE</b></p>	
<p>The angle of a roof over 15% will be permitted</p>	<p>All roof lines are greater than 15%, with the exception of the 'flat' roof in the centre of the dwelling. However, there are no flat roof features visible on the elevations.</p>
<p><b>WINDOWS and SHUTTERS</b></p>	

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Windows should be of wood construction and consistent with the design and style of the structure	Windows are of wood construction, consistent with the design and style of the structure.
Double pane windows with muntin dividers are permitted.	Noted
Wood shutters, functional in their design, will be permitted.	No shutters are proposed.
Windows and shutters not in view from the public realm may be constructed of materials other than wood.	Not applicable.
<b>CLADDING</b>	
Exterior cladding of rough cast stucco and/or wood siding will be permitted	The exterior will wood siding.

Table 3: Recommended Guidelines for New Structures per Su Murdoch Recommendations

Guideline	Proposal
<b>SCALE AND CHARACTER</b>	
House design to fit with scale and character of local area	The dwelling is in keeping with the scale of its immediate neighbours. The adjacent home at 7050 Old Mill Lane has an approximate GFA of 439 sq.m., whereas the home at 7070 Old Mill Lane has an approximate GFA of 350 sq.m. Both of the adjacent homes have footprints that are longer facing the street than they are in



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	<p>depth. 7050 Old Mill Lane is the beige dwelling in the photo below and 7070 Old Mill Lane is the white house below.</p>  
<p>Repeat designs are discouraged</p>	<p>The owner retained the assistance of an architect to design a dwelling that met the family needs on the inside while meeting the requirements of Meadowvale Heritage on the outside. Several revisions were undertaken to get the house where it is today. This includes the well-proportioned front porch and dormers at the front.</p>
<p>New dwellings should fit with scale and character of site and context</p>	<p>The proposed dwelling will fit the scale and character of the adjacent homes. As per the attached photo examples, the proposed home is in keeping with both the scale and character</p>

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	of those homes. Hardscaping in the front yard has been minimized to be cohesive with adjacent properties.
<b>MASSING</b>	
Preserve and enhance front, rear and side setbacks	The building envelope was defined by the zoning by-law. The location of the new dwelling is within this envelope. The setbacks have been predetermined and maintained. The zoning by-law requires generous front, rear and side yard setbacks, all of which have been maintained to enhance the open greenspace areas on the property.
Massing should relate to adjacent lots	The home has been redesigned to reduce the overall massing. The front façade is more symmetrical, and the dwelling footprint is almost square in overall width and length. The roof and dormers have been simplified reducing ornamentation. The width is comparable to 7070 Old Mill Lane, and narrower to 7050 Old Mill which features a 3-car detached garage.
New houses should not have a detrimental impact on immediate neighbours.	The proposed dwelling will not have any negative impacts on immediate neighbours. Its style, massing and form will complement the adjacent dwellings.
<b>BUILDING HEIGHT</b>	
Encourage buildings to be 1 to 1.5 storeys in height	The proposed dwelling is two storeys in height, although roof lines and dormers have reduced the overall appearance down to 1.5 storeys
Design should de-emphasize height and	A large covered porch/verandah is used to express a consistent horizontal line across the primary façade.

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include elements such as dormers and bay windows	
The angle of a roof over 15% will be permitted	All roof lines are greater than 15%. A modest and simpler primary roof structure is proposed.
<b>WINDOWS and SHUTTERS</b>	
Windows should be of wood construction and consistent with the design and style of the structure	Windows will be wood construction. They are consistent with the design and style of the structure. Windows on the main floor are a four over four style.
Double pane windows with muntin dividers are permitted.	Noted
Wood shutters, functional in their design, will be permitted.	No shutters are proposed.
Windows and shutters not in view from the public realm may be constructed of materials other than wood.	Not applicable.
<b>CLADDING</b>	
Exterior cladding of rough cast stucco and/or wood siding will be permitted	The exterior will be wood siding.



Table 4: Mitigation Measures

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

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	The SMR report stated that “heritage attribute is not the garage structure, but its deep setback resulting in a large percentage of “open space” on the site”	The proposed dwelling is within the building envelope proposed, and as such, the heritage attribute of the open space will be maintained.
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	SMR: The MHCD Inventory entry for No. 7050 notes: “The house is highly visible from Old Mill Lane and Barberry Lane with open green space to the south, shallow setback to the east and open space to the north.” This value is also referenced in the description of heritage attributes: “The location of the house on the property and the open, green views and vistas of the house from both Old Derry Road and Old Mill Lane.”	The generous frontward setback and open space in front will maintain the views and vistas of the adjacent house at 7050.

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<p>Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</p>	<p>SMR: The objective of this building envelope is to not allow new construction to become the backdrop to the highly significant dwelling at No. 7050. One should be able to look north/northwest from Old Derry Road, across No. 7050, and have the illusion of the mid 19th century, when only the mill owner's house and the workers' cottage to the north formed the west side of this stretch of Mill Street. This building envelope may also give the illusion that the "open space" at No. 7060 is being maintained.</p>	<p>The proposed dwelling is situated fully within the approved building envelope. The design proposed is in keeping with the adjacent dwellings.</p>
<p>A change in land use where the change in use negates the property's cultural heritage value</p>	<p>The land use is changing from that of an under-utilized parcel of parkway belt to a residential use.</p>	<p>The cultural value will be maintained with the generous open space in the front yard.</p>
<p>Removal of natural heritage features, including trees</p>	<p>None, no trees will be removed.</p>	<p>Not required</p>
<p>Shadows created that alter the appearance of a heritage attribute or</p>	<p>None</p>	<p>Not required</p>

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change the variability of an associate natural feature, or plantings, such as a garden		
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	The SMR recommended that: The new dwelling does not obstruct the traditional (albeit post 1907) view corridor between the 1840s mill owner's house (No. 7050) and the original front (west) section of the 1860s workers' cottage (No. 7070).	Building within the approved envelope will address this concern. The mature trees on both adjacent properties will ensure this view corridor is maintained.
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

## Conclusions, Recommendations

7060 Old Mill Lane currently contains a one-storey utilitarian structure that was built in the 1970s. The building prioritizes function over style, with simple, practical features and minimal ornamentation. According to Su Murdoch's Heritage Impact Statement, the key heritage attribute is not the structure itself but rather its deep setback from the street. This setback results in a substantial area of open space on the property, which contributes to the overall character of the area. This implies that the open space, rather than the building itself, is of historical or cultural value. The demolition permit, issued by the Heritage Authority, emphasizes that the demolition of the structure is permissible because the building itself is not considered a heritage asset. The focus remains on preserving the open space, which aligns with the broader goals of heritage preservation.

The new dwelling is being designed with consideration for the requirements of the Meadowvale Heritage Conservation District (MHCD). This means that the architectural style, materials, and scale of the new building aim to complement the heritage and character of the surrounding area. The design also considers the recommendations within the Su Murdoch Report (SMR). These recommendations are related to ensuring that the new construction does not detract from the heritage elements of the neighborhood, such as preserving views, open spaces, and historical aesthetics. Mitigation measures have been addressed, ensuring that the proposed construction will enhance the village character of the district. This includes design measures to minimize the visual or cultural impact of the new building on the surrounding heritage environment, such as maintaining the deep setback and using materials that blend with neighboring historic buildings. Finally, the statement confirms that all required heritage considerations have been met, and no further changes to the plans are necessary.

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