

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

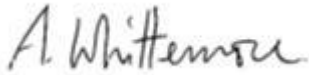
There is no financial impact resulting from the recommendation of this report.

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

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