HERITAGE IMPACT ASSESSMENT

7059 Second Line West: Proposed Addition

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

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Revised 26 MAR 2026

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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 Rotherlgen 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' out 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 HIISTORIC 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

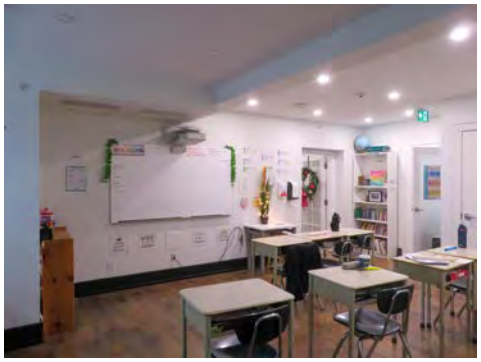
Backhouse Residence (1920), 7059 Second Line West

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



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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 20th 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 19th and early 20th 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 20th 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 20th 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 20th

		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 CONSTRCUTION OF A NEW REAR ADDITION

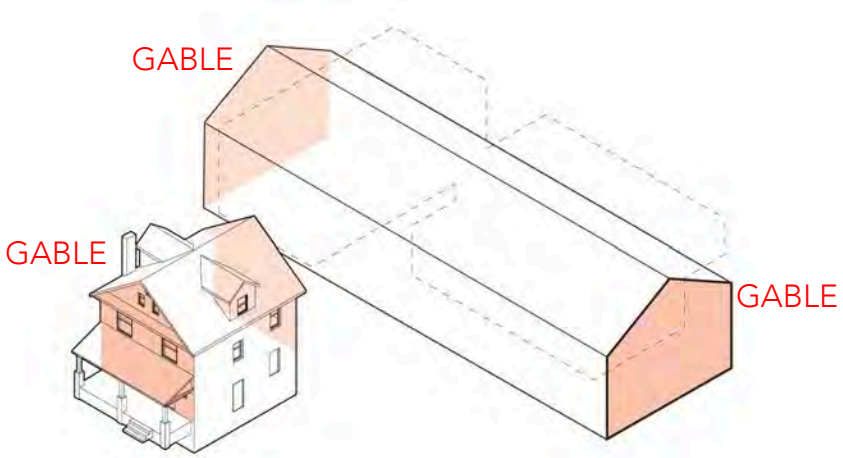
Rotherglen School requires 7 new classrooms to accommodate projected enrolments. The expansion will be accommodated by demolishing the existing one-storey addition at 7059 Second Line West and replacing it with a new 2.5-storey addition with a larger footprint. The new addition will be connected at the 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.

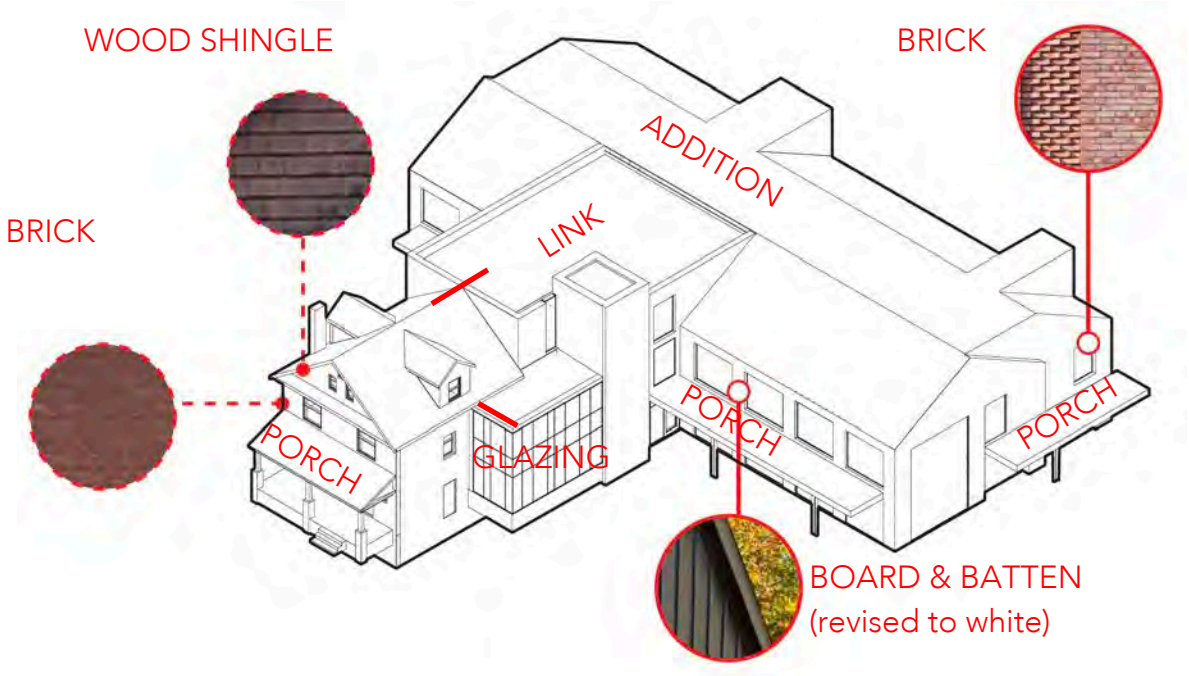
The primary cladding material for the addition is traditional board & batten style siding. Red brick will be used on the rear elevation and for a few key architectural elements to create a dialogue with the heritage building. The addition will feature punched windows. On the ground floor, the addition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



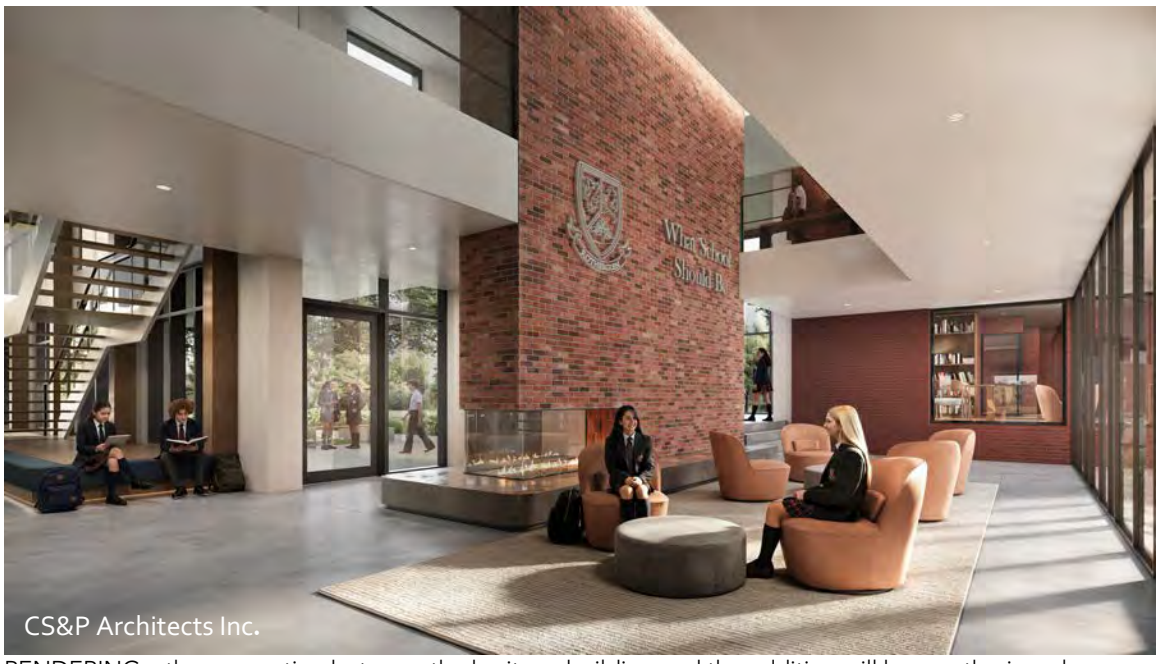
HEIGHT, MASSING & FORM – DESIGN PROCESS – the massing of the addition is set back behind the house and separated by a glazed link – the roof height and roof lope are matched and the gables of the heritage building are referenced in a contemporary manner in the addition [CS&P Architects Inc.]



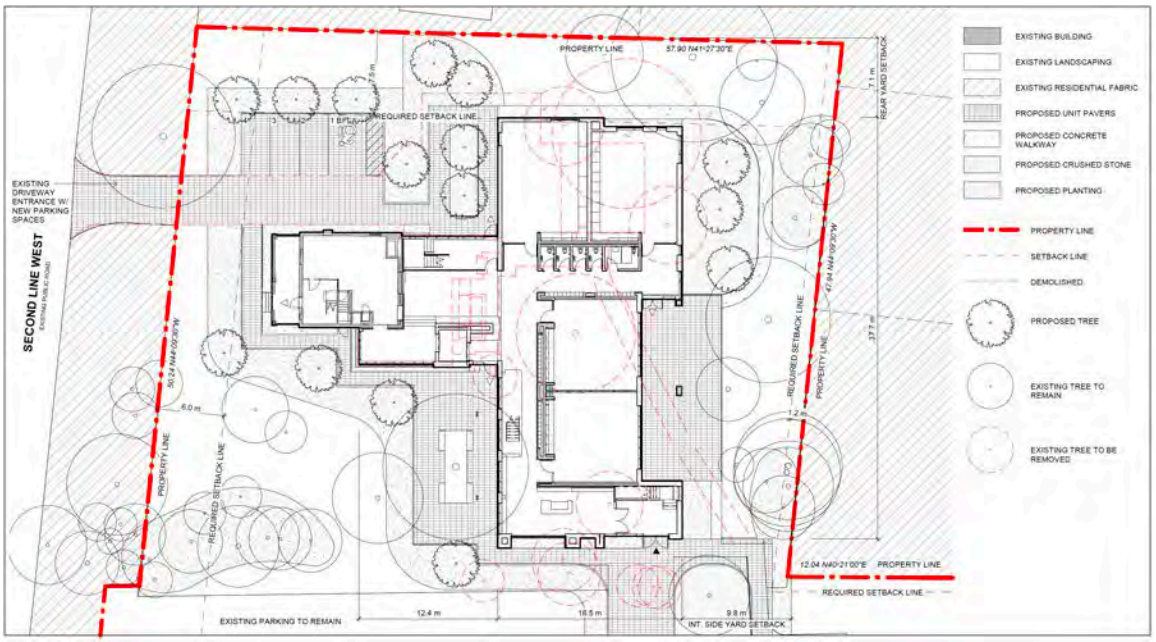
CLADDING MATERIALS – board & batten siding with red brick elements to complement the materiality of the heritage building – the porch element of the heritage building is referenced in a contemporary manner in the addition – the addition has punched window openings instead of floor to ceiling glazing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

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

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



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

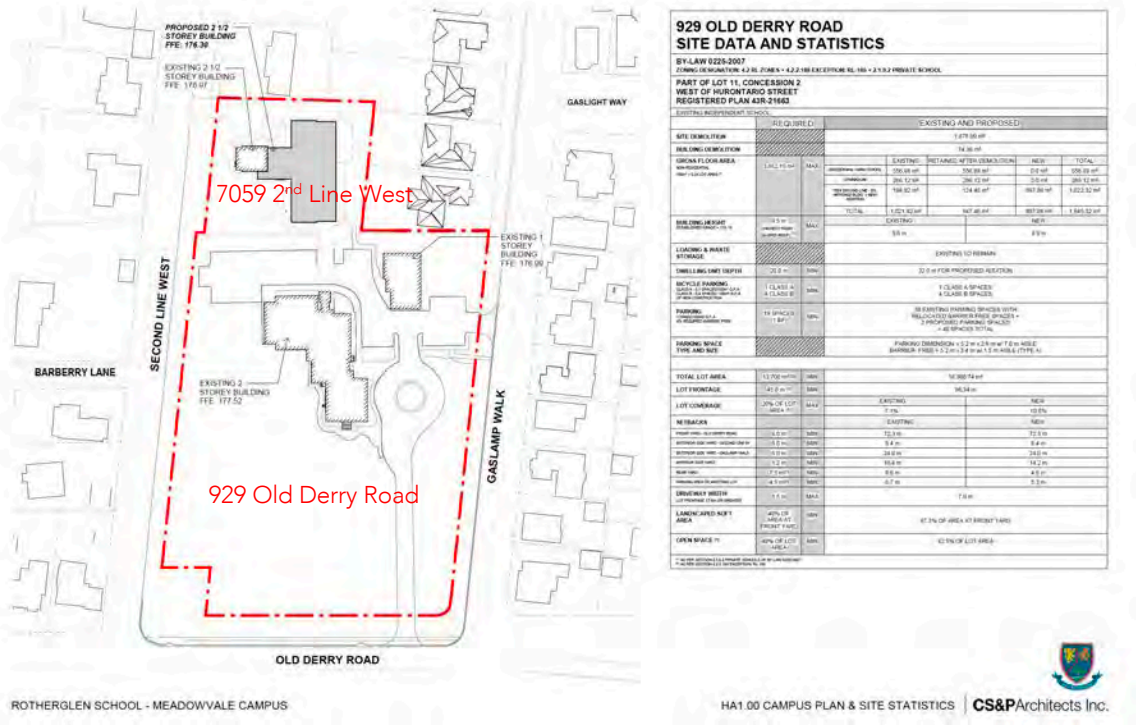
RENDERING – STREETSCAPE VIEW – a view from Second Line West in winter when the site is most exposed – in spring, summer and fall there is mature vegetation on the property that screens views to the addition.

7.0 HERITAGE IMPACT ASSESSMENT

The proposed lot consolidation will not have a negative impact on the Heritage District because it is not being sought in connection to a change of ownership or a change in use of the properties to be consolidated. Both properties are already owned by Rotherglen School and contain buildings that have already been converted for educational use.

The lot consolidation will not alter the way the properties interface with the heritage district in terms of access or circulation. The two properties will continue to be linked internally by a private pedestrian walkway so that vehicular traffic and parking will remain on the main campus and entered from Old Derry Road. The existing driveway at 7059 Second Line West will remain but parking will be limited to 4 spaces so that there will be no increase in traffic on Second Line West and no significant increase in the amount of paving beside the house.

The lot consolidation is required to align the proposed alterations with the zoning by-law because the site statistics are calculated according to the entire 4.5-acre parcel occupied by the school campus. Minimum setbacks from adjacent residential properties will be maintained so that they are not negatively impacted by the new construction. The rear yards of the adjacent residential properties on Gaslamp Walk will provide further buffering.



PROPOSED LOT CONSOLIDATION & SITE STATISTICS for the proposed addition within the context of the 4.5-acre parcel comprised of two adjacent properties at 929 Old Derry Road & 7059 Second Line West owned and operated by the Rotherglen School. The lot consolidation is required to align the proposed expansion with the zoning by-law.

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

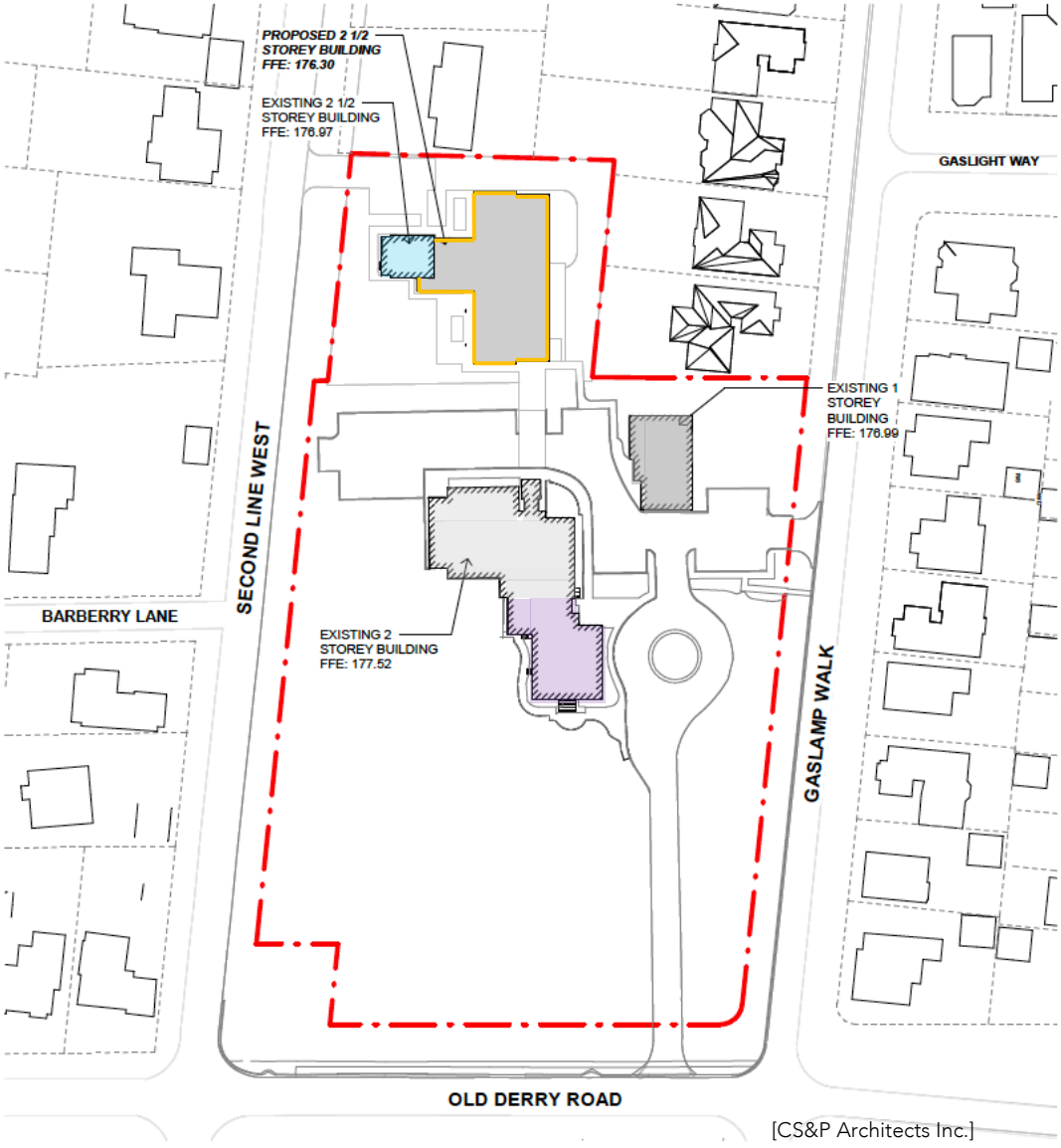
A number of design measures have been successfully employed to minimize the impact of the addition such as:

- the addition is the same height at 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 references 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



[CS&P Architects Inc.]

7059 Second Line West

929 Old Derry Road (Gooderham Mansion)

Proposed Addition

Existing Addition

Gymnasium

Rotherglen campus (4.5 acres)

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 m²				
BUILDING DEMOLITION			74.36 m²				
GROSS FLOOR AREA NON-RESIDENTIAL 190m² + 0.2x LOT AREA (1)	3,862.15 m²	MAX		EXISTING	RETAINED AFTER DEMOLITION	NEW	TOTAL
			GOODERHAM - MAIN SCHOOL	556.88 m²	556.88 m²	0.0 m²	556.88 m²
			GYMNASIUM	266.12 m²	266.12 m²	0.0 m²	266.12 m²
			7059 SECOND LINE - EX. HERITAGE BLDG + NEW ADDITION	198.82 m²	124.46 m²	897.86 m²	1,022.32 m²
			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/100m² G.F.A CLASS B - 0.4 SPACES/ 100m² G.F.A OF NEW CONSTRUCTION	1 CLASS A 4 CLASS B	MIN	1 CLASS A SPACES 4 CLASS B SPACES				
PARKING 1 SPACE/100m2 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 m² (2)	MIN	18,360.74 m²				
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

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	The addition is located at the rear and wraps around one corner at the rear. 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: • 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	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. Renderings have been provided to show that the addition will not overpower or dominate views of the heritage building from the street.
	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	The front entrance to heritage building will continue to be used as a building entrance. A new accessible entrance will be provided in the glazed link.

	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	The addition is set behind the rear wall of the existing house. 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.
	Additions are to be complementary in design, scale, mass and form, but distinguishable from the original building	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: • 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 The design measures that differentiate the addition from the heritage building area: • 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 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 *Ontario Heritage Toolkit (2006)*	IMPACT ASSESSMENT	RECOMMENDATIONS
Destruction of any, or part of any, significant heritage attributes or features	NO IMPACT	NO MITIGATION REQURED 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.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	POTENTIAL IMPACTS	RECOMMENDED MITIGATION Negative impacts can be avoided through careful detailing and execution of connections between the historic fabric and the modern addition. The final architectural drawings should provide further details including: • 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	NO MITIGATION REQUIRED Shadowing is not a concern because the addition is the same height as the heritage building.

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 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:

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 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.

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 DEMOLSIHED – 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

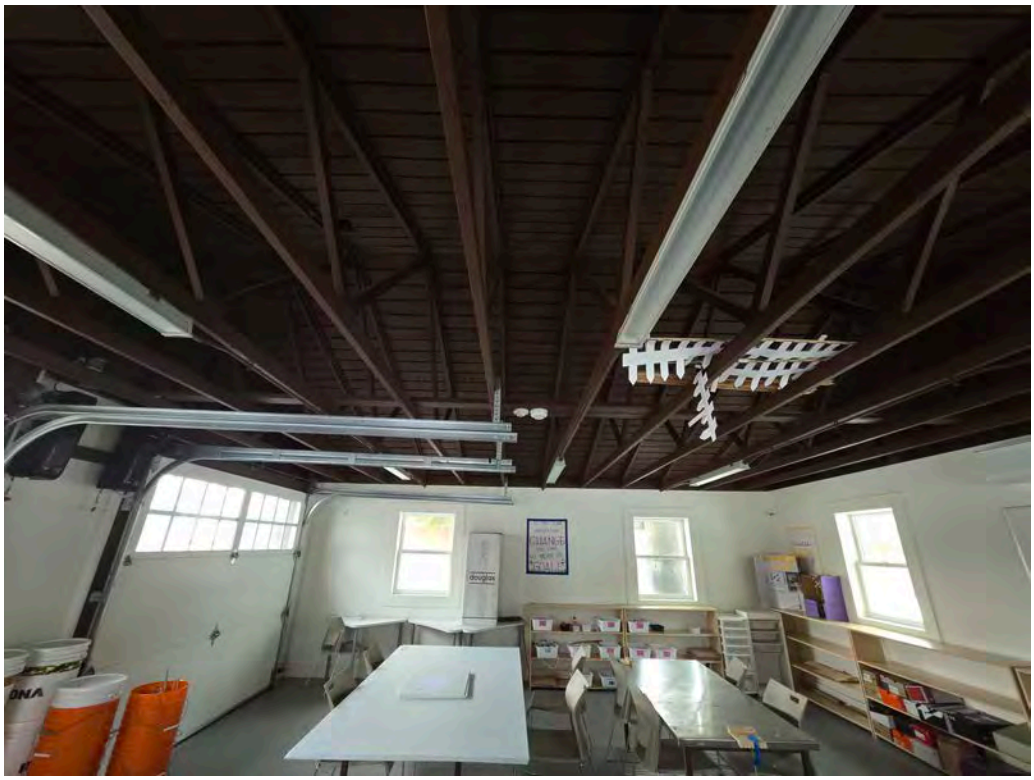
FRONT YARD – the stream that goes through the property is visible on left – site slopes down slightly

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

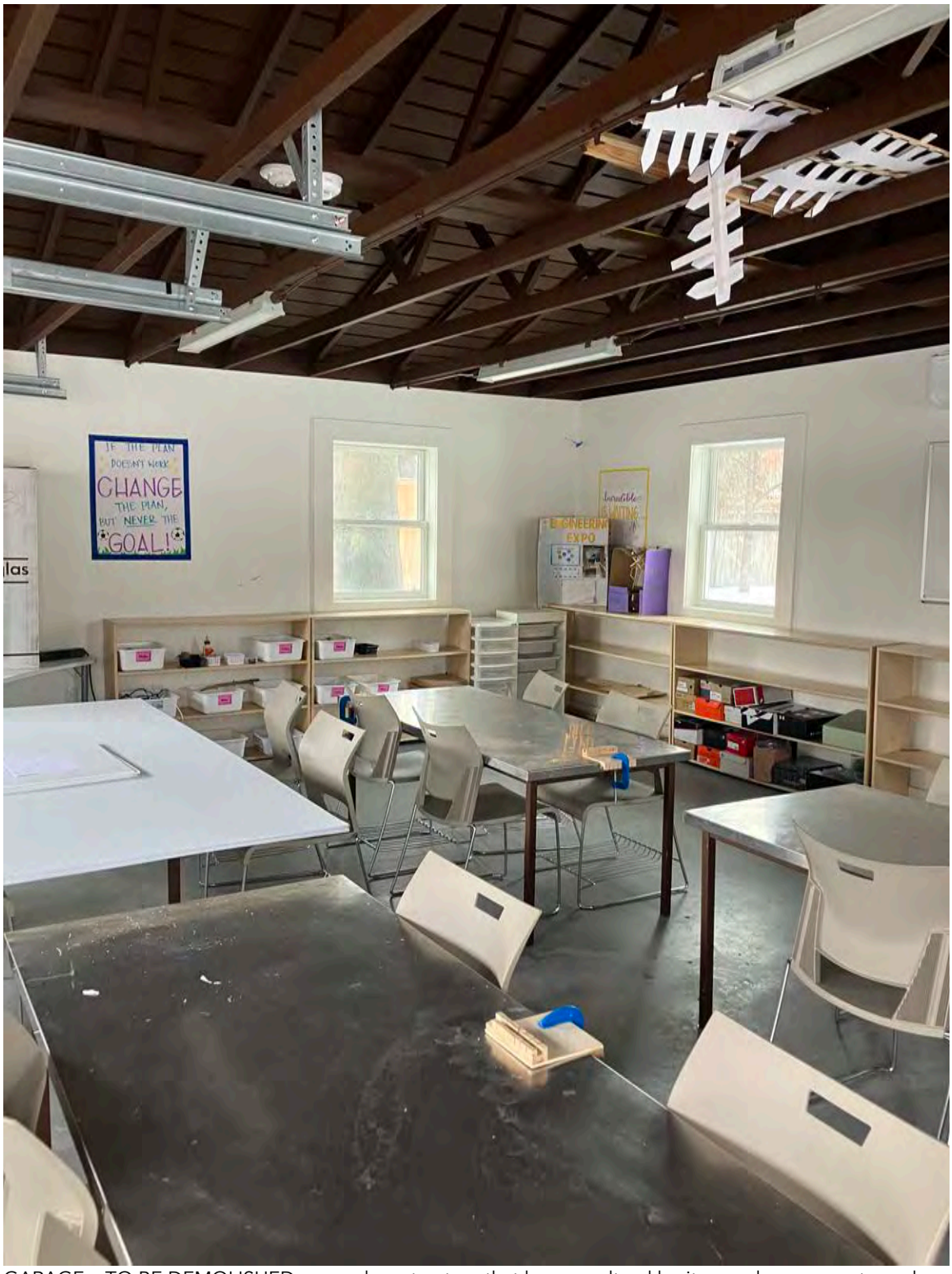
CONTEXT – view to the dwellings across the street from the front yard

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



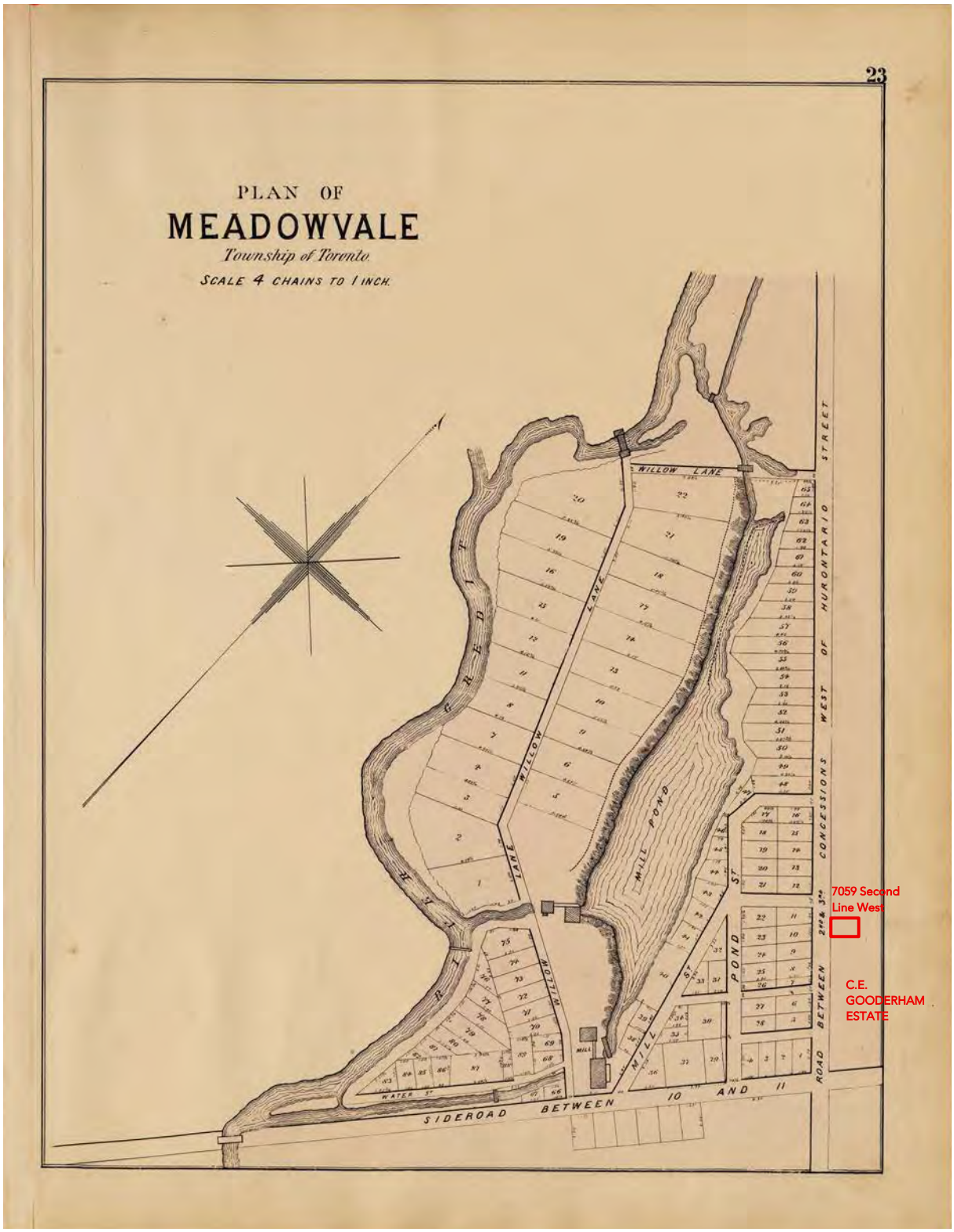
GARAGE – TO BE DEMOLISHED – a modern structure that has no cultural heritage value - concrete pad foundation – exposed roof rafters are modern dimensioned lumber – interior walls are drywall - date of construction estimated to be c.1970s or 1980s



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

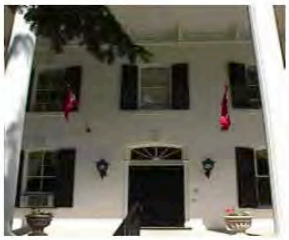
Backhouse Residence, 7059 Second Line West – built c.1920 after part of the Gooderham estate was subdivided for new residential lots on Second Line West

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 ›

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 Gaslammp 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

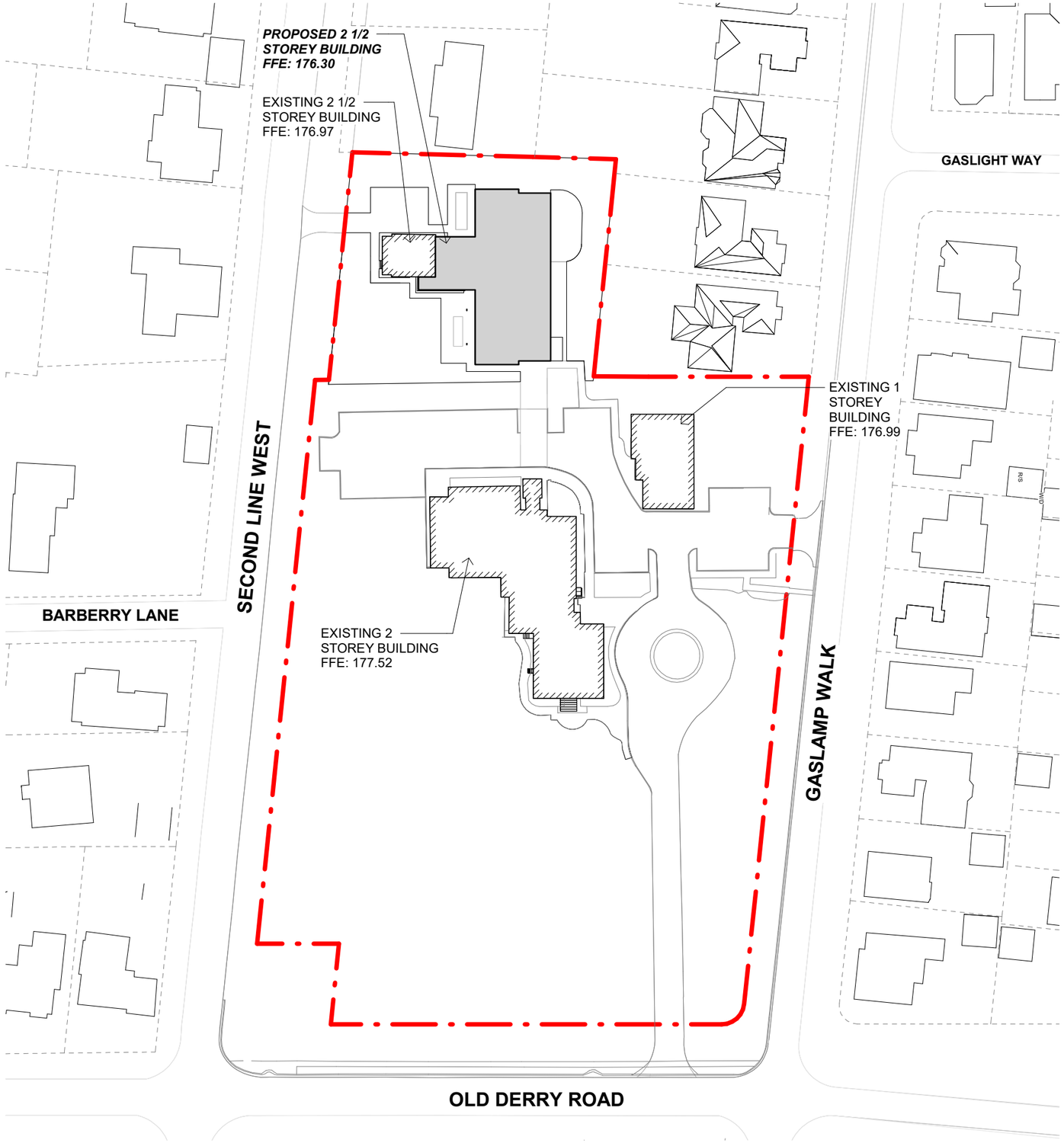
Close X

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

	REQUIRED		EXISTING AND PROPOSED				
SITE DEMOLITION			1,878.90 m²				
BUILDING DEMOLITION			74.36 m²				
GROSS FLOOR AREA NON-RESIDENTIAL 190m² + 0.2x LOT AREA (1)	3,862.15 m²	MAX		EXISTING	RETAINED AFTER DEMOLITION	NEW	TOTAL
			GOODERHAM - MAIN SCHOOL	556.88 m²	556.88 m²	0.0 m²	556.88 m²
			GYMNASIUM	266.12 m²	266.12 m²	0.0 m²	266.12 m²
			7059 SECOND LINE - EX. HERITAGE BLDG + NEW ADDITION	198.82 m²	124.46 m²	897.86 m²	1,022.32 m²
			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/100m² G.F.A CLASS B - 0.4 SPACES/ 100m² G.F.A. OF NEW CONSTRUCTION	1 CLASS A 4 CLASS B	MIN	1 CLASS A SPACES 4 CLASS B SPACES				
PARKING 1 SPACE/100m2 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 m² (2)	MIN	18,360.74 m²				
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

PROPERTY LINE

57.90 N41°27'30"E

7.5 m

REQUIRED SETBACK LINE

4 3 2 1 BF

7.1 m

REAR YARD SETBACK

EXISTING DRIVEWAY ENTRANCE W/ NEW PARKING SPACES

SECOND LINE WEST

EXISTING PUBLIC ROAD

47.94 N44°09'30"W

37.7 m

REQUIRED SETBACK LINE

PROPERTY LINE

50.24 N44°09'30"W

6.0 m

PROPERTY LINE

REQUIRED SETBACK LINE

1.2 m

12.04 N40°21'00"E PROPERTY LINE

REQUIRED SETBACK LINE

EXISTING PARKING TO REMAIN

12.4 m

16.5 m

9.8 m

INT. SIDE YARD SETBACK

EXISTING BUILDING

EXISTING LANDSCAPING

EXISTING RESIDENTIAL FABRIC

PROPOSED UNIT PAVERS

PROPOSED CONCRETE WALKWAY

PROPOSED CRUSHED STONE

PROPOSED PLANTING

PROPERTY LINE

SETBACK LINE

DEMOLISHED

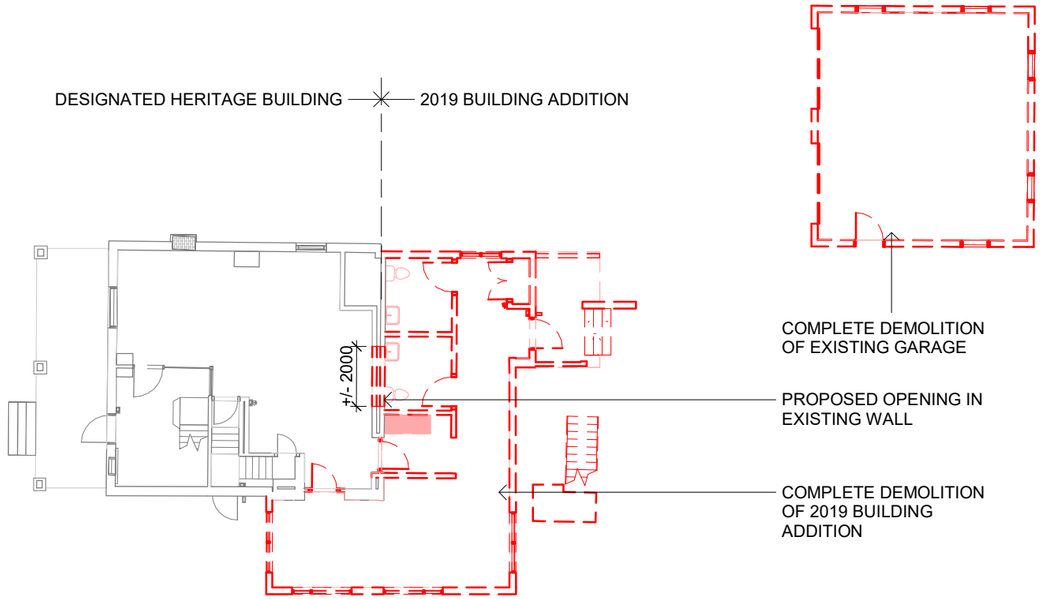
PROPOSED TREE

EXISTING TREE TO REMAIN

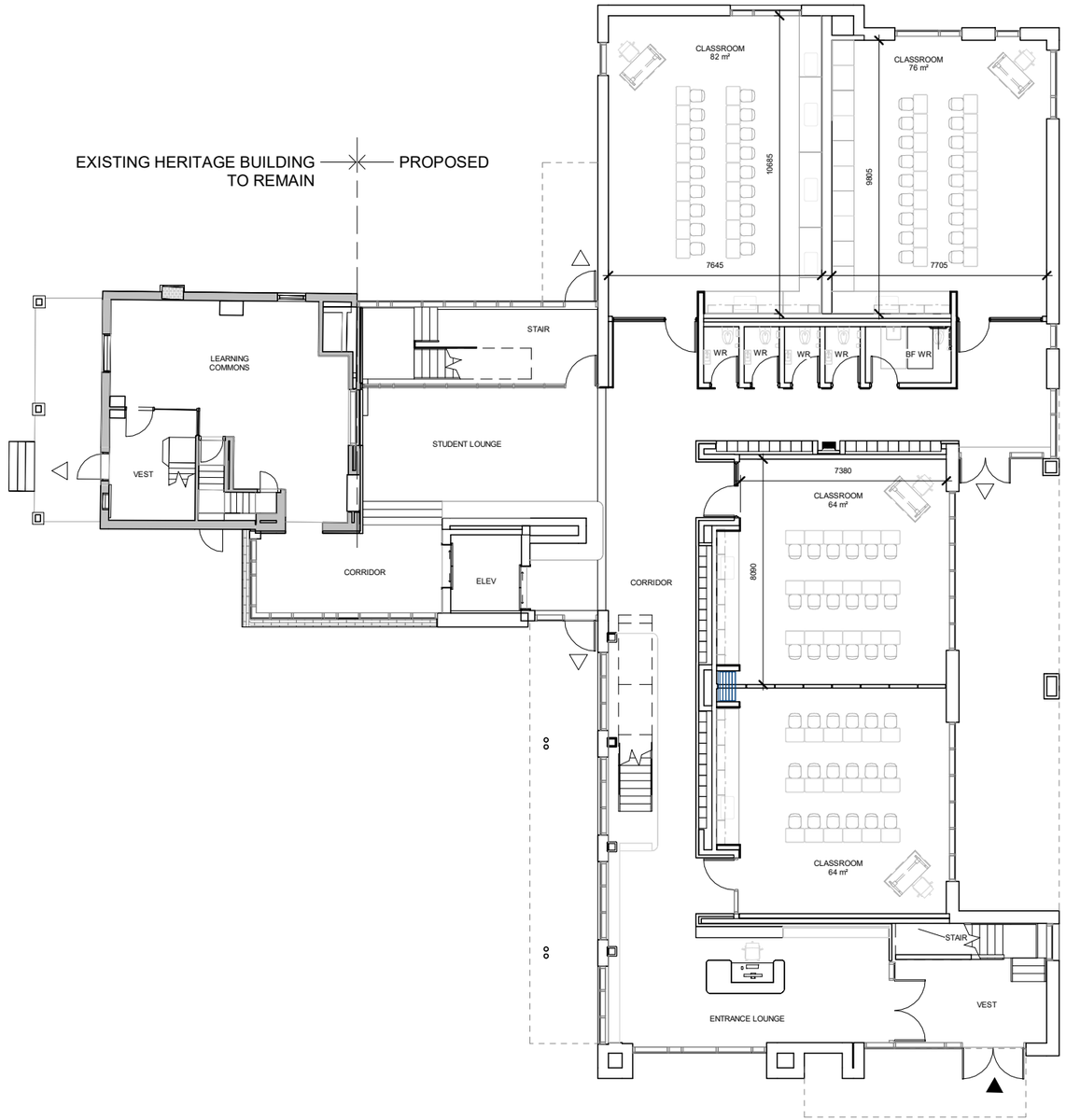
EXISTING TREE TO BE REMOVED

ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS

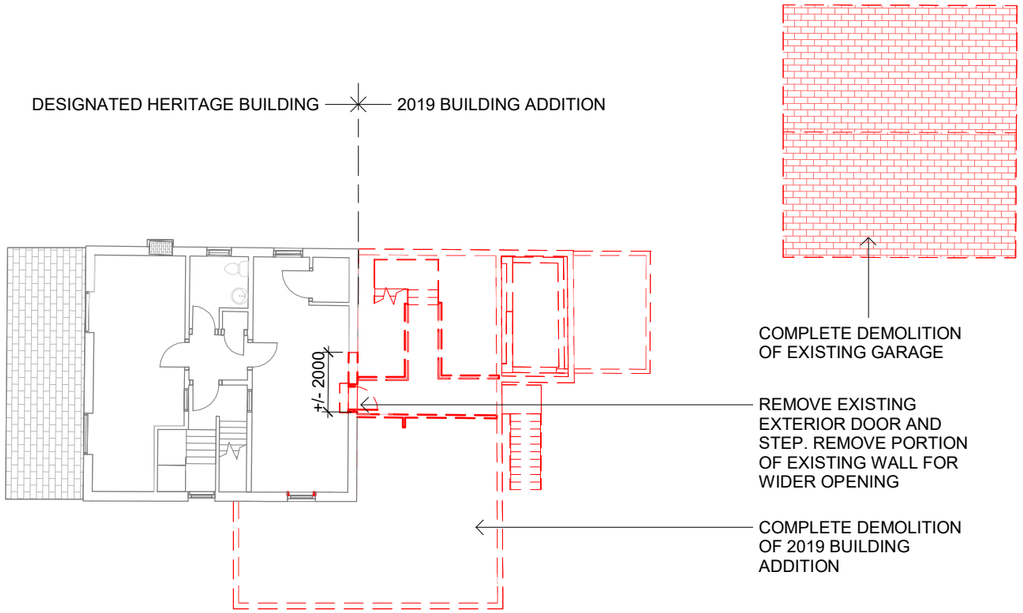
HA1.01 SITE PLAN | CS&PArchitects Inc.



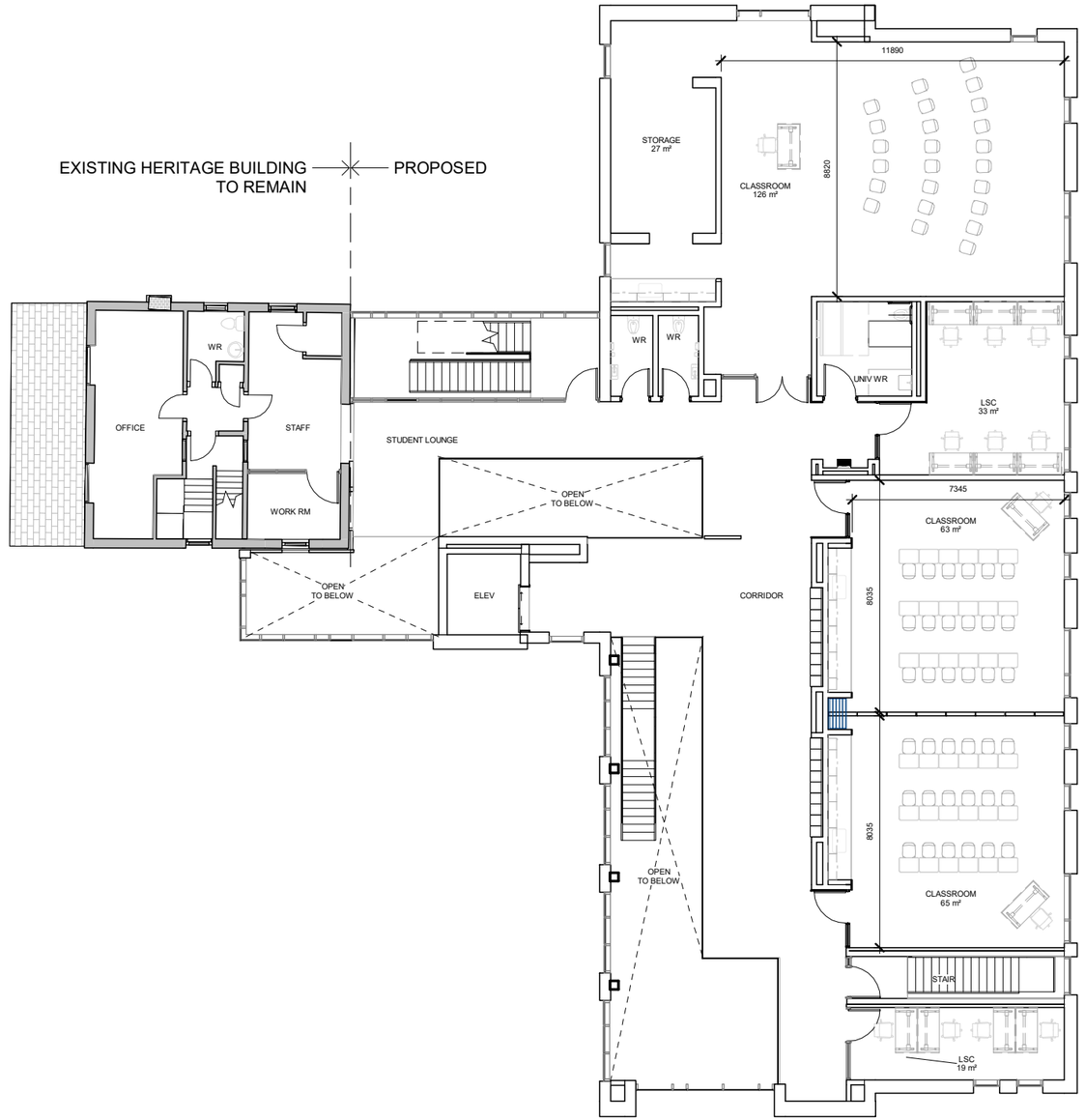
DEMOLITION PLAN



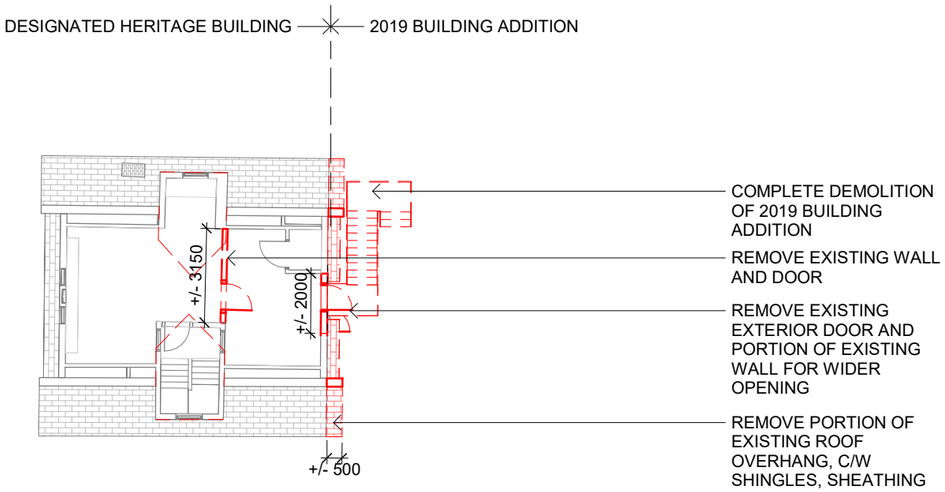
PROPOSED PLAN



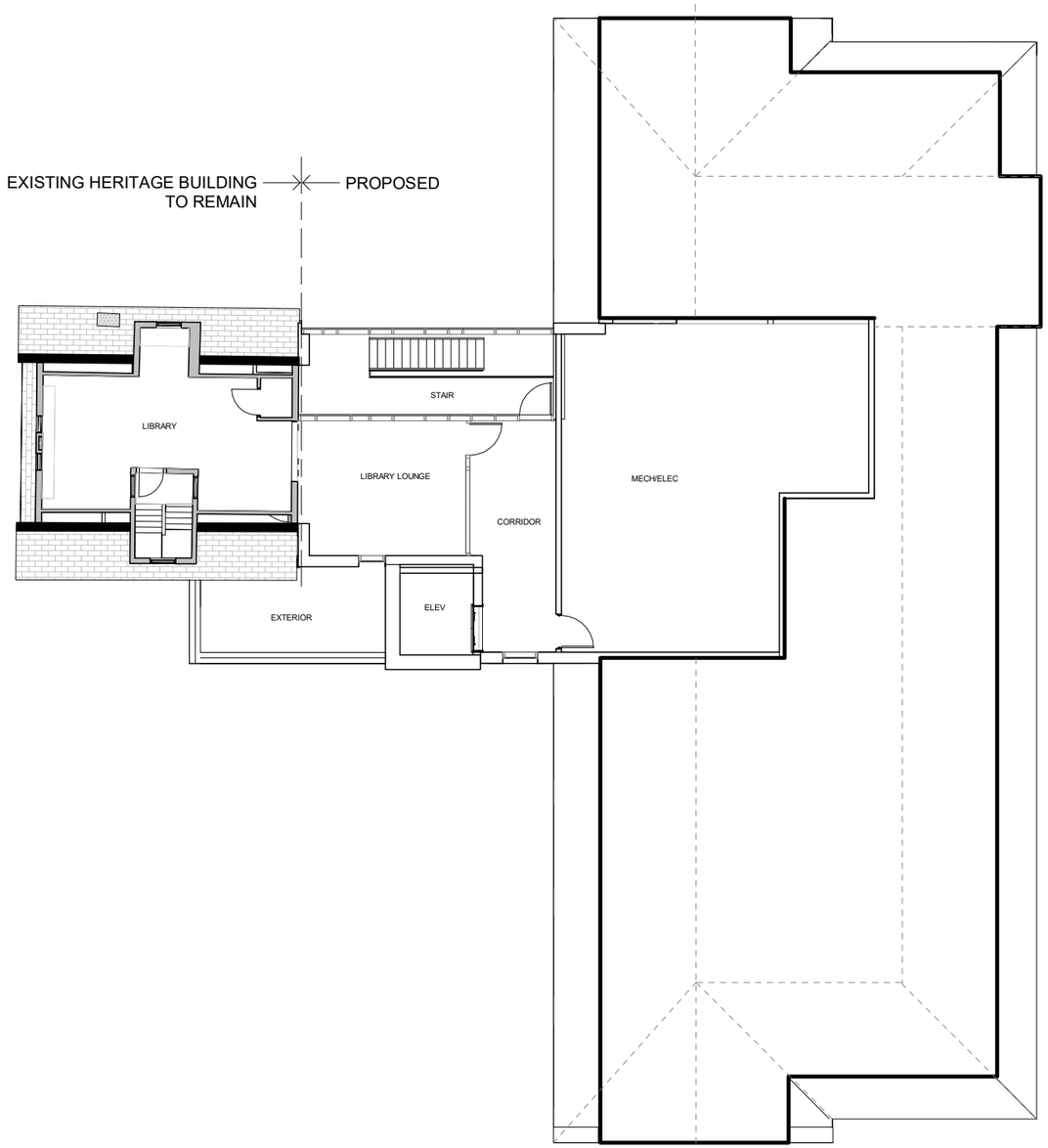
DEMOLITION PLAN



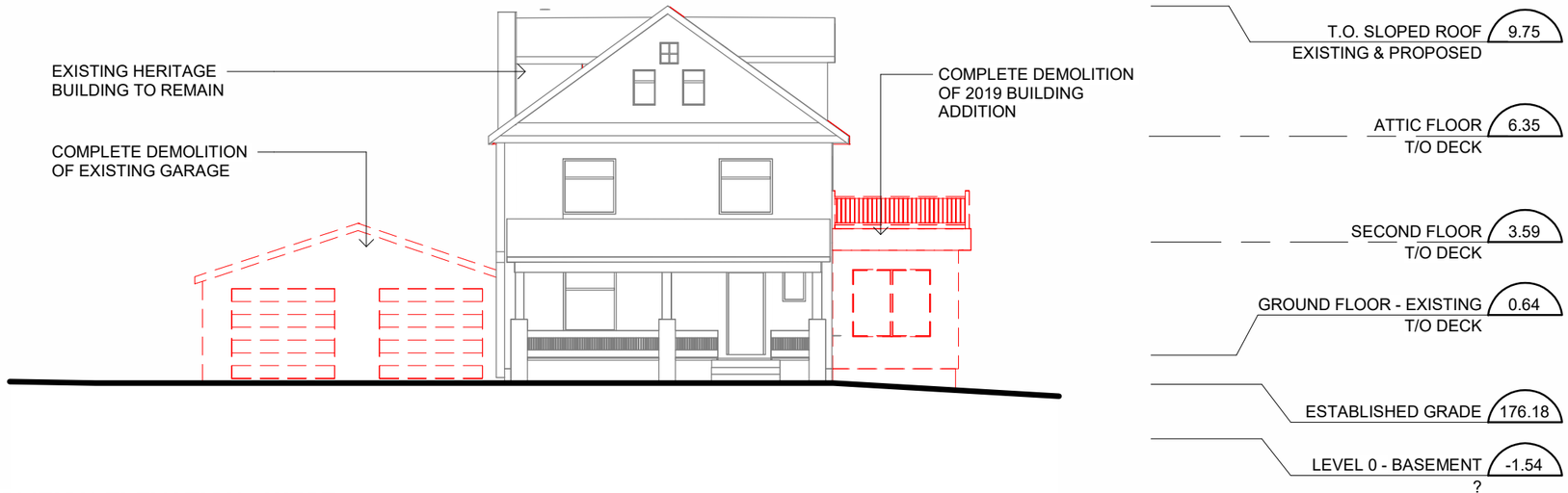
PROPOSED PLAN



DEMOLITION PLAN



PROPOSED PLAN



DEMOLITION ELEVATION - WEST

- 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

MATERIAL LEGEND

PROPOSED ELEVATION - WEST

DEMOLITION ELEVATION - NORTH

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

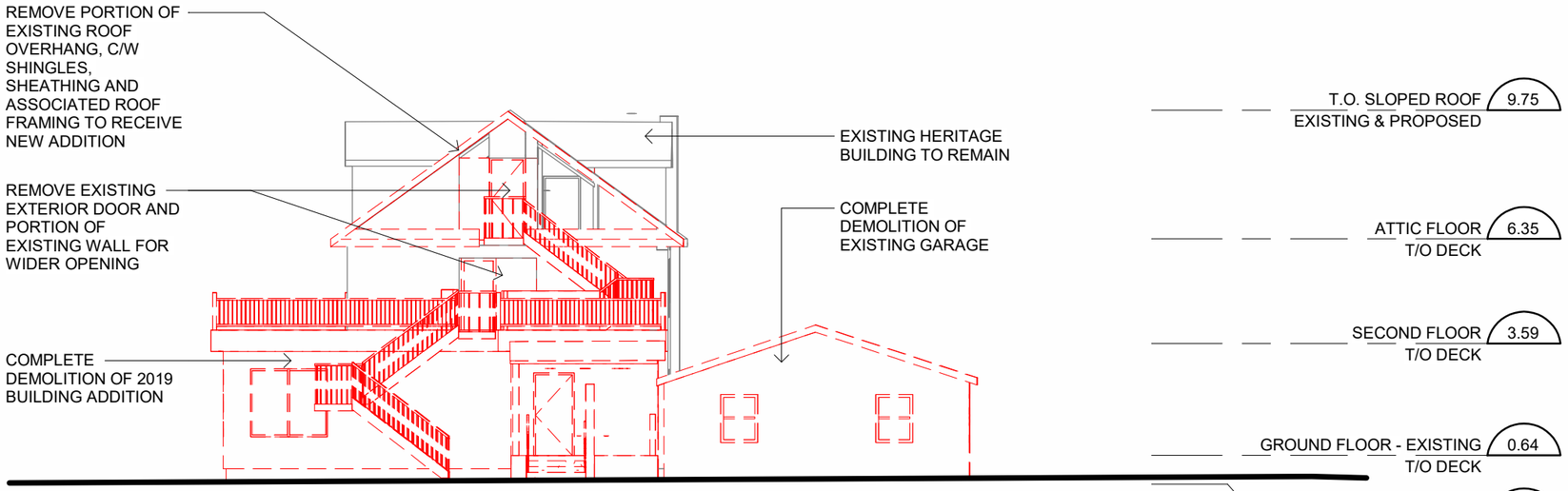
5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

6A ALUMINUM WINDOW W/ VISION GLASS

6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

MATERIAL LEGEND

PROPOSED ELEVATION - NORTH



DEMOLITION ELEVATION - EAST

1 BRICK VENEER

2A BOARD AND BATTEN WOOD SIDING, STAINED

2B TONGUE AND GROOVE WOOD SIDING, STAINED

3 STANDING SEAM METAL ROOF

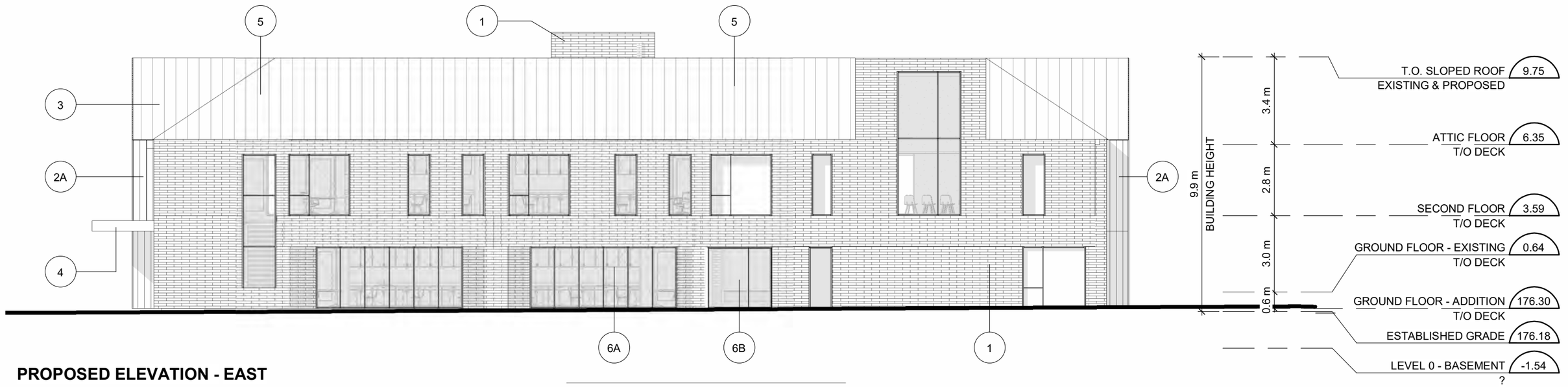
4 METAL CANOPY W/ PAINTED METAL COLUMNS

5 ALUMINUM CURTAIN WALL W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

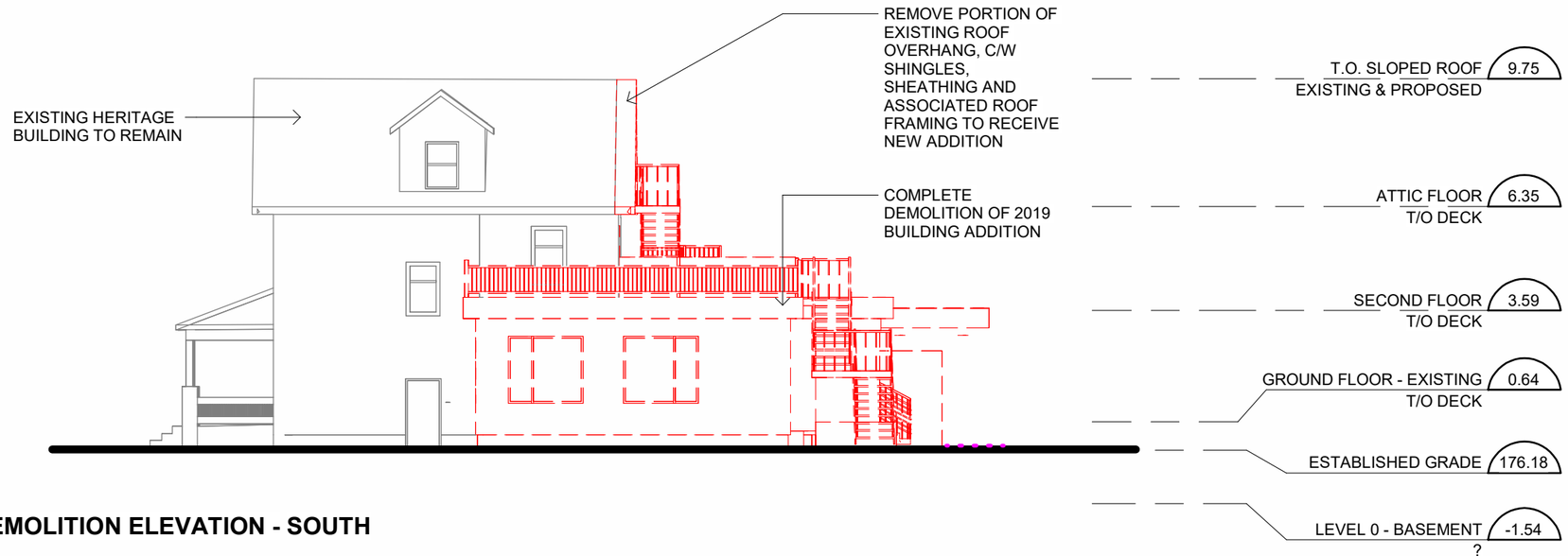
6A ALUMINUM WINDOW W/ VISION GLASS

6B ALUMINUM WINDOW W/ VISION GLASS CW/ BIRD FRIENDLY FRIT

MATERIAL LEGEND



PROPOSED ELEVATION - EAST

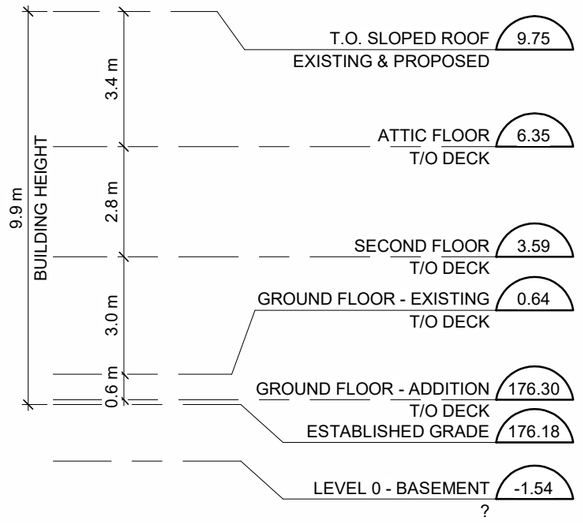


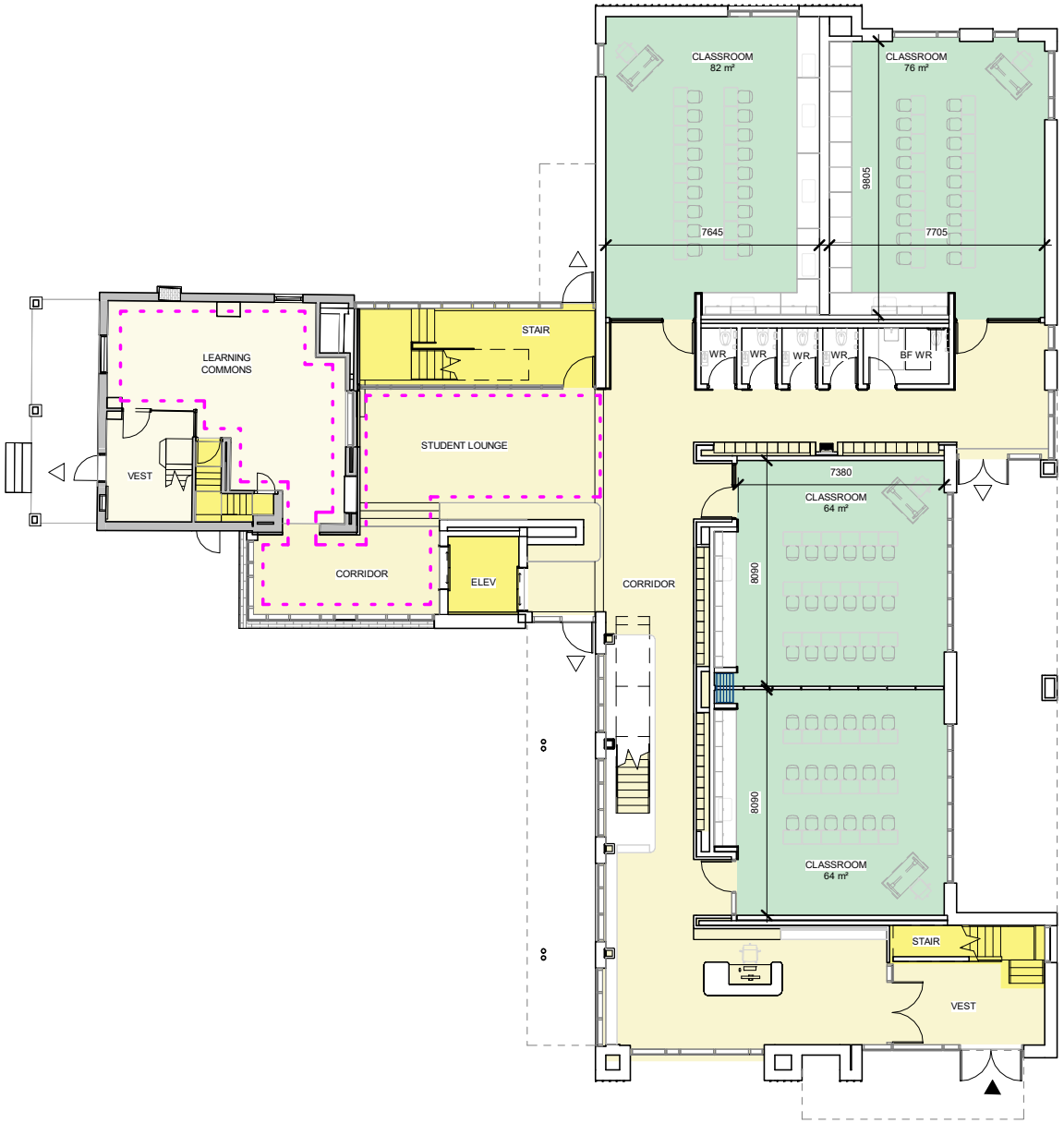
DEMOLITION ELEVATION - SOUTH

- 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

MATERIAL LEGEND

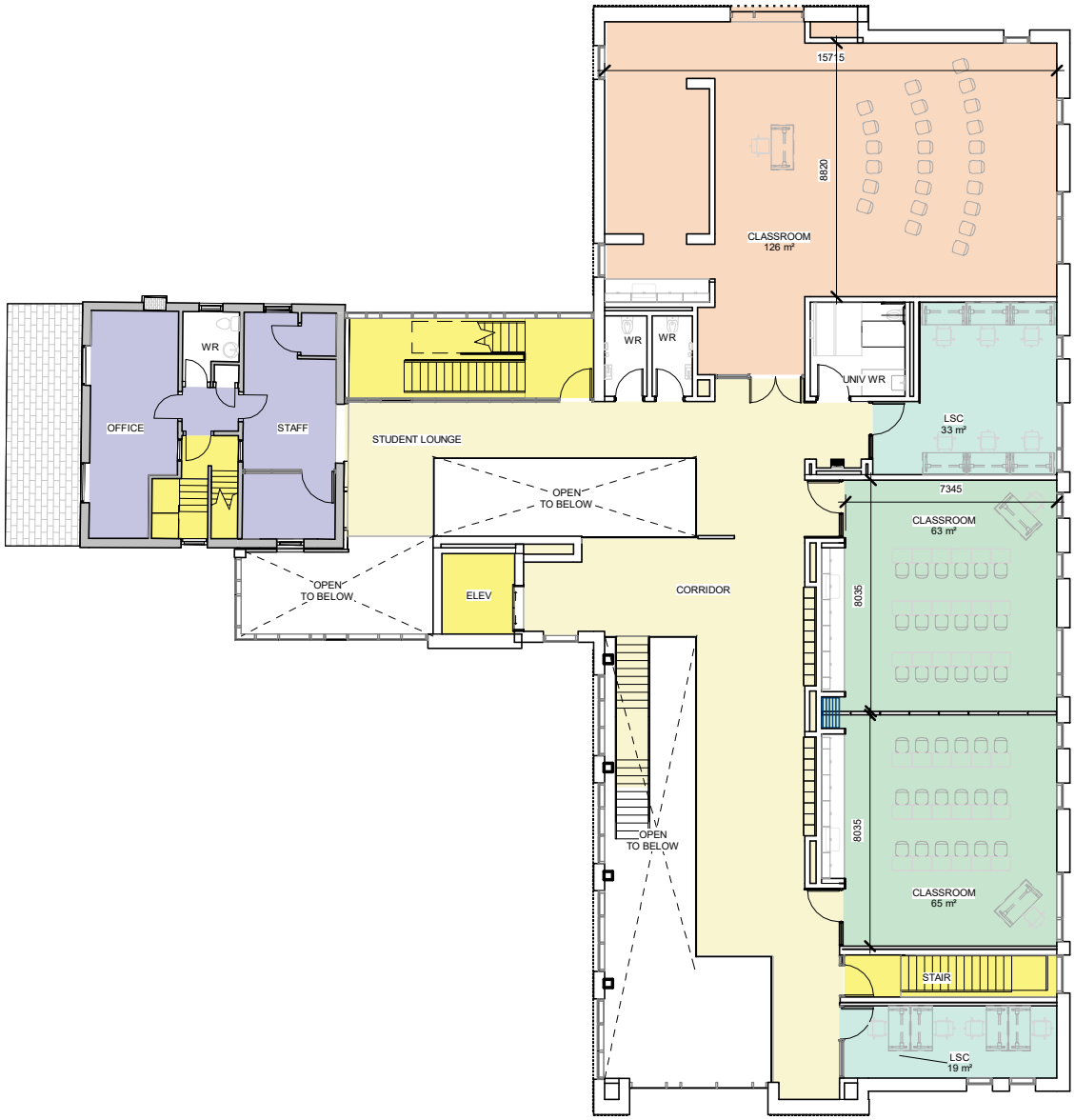
PROPOSED ELEVATION - SOUTH





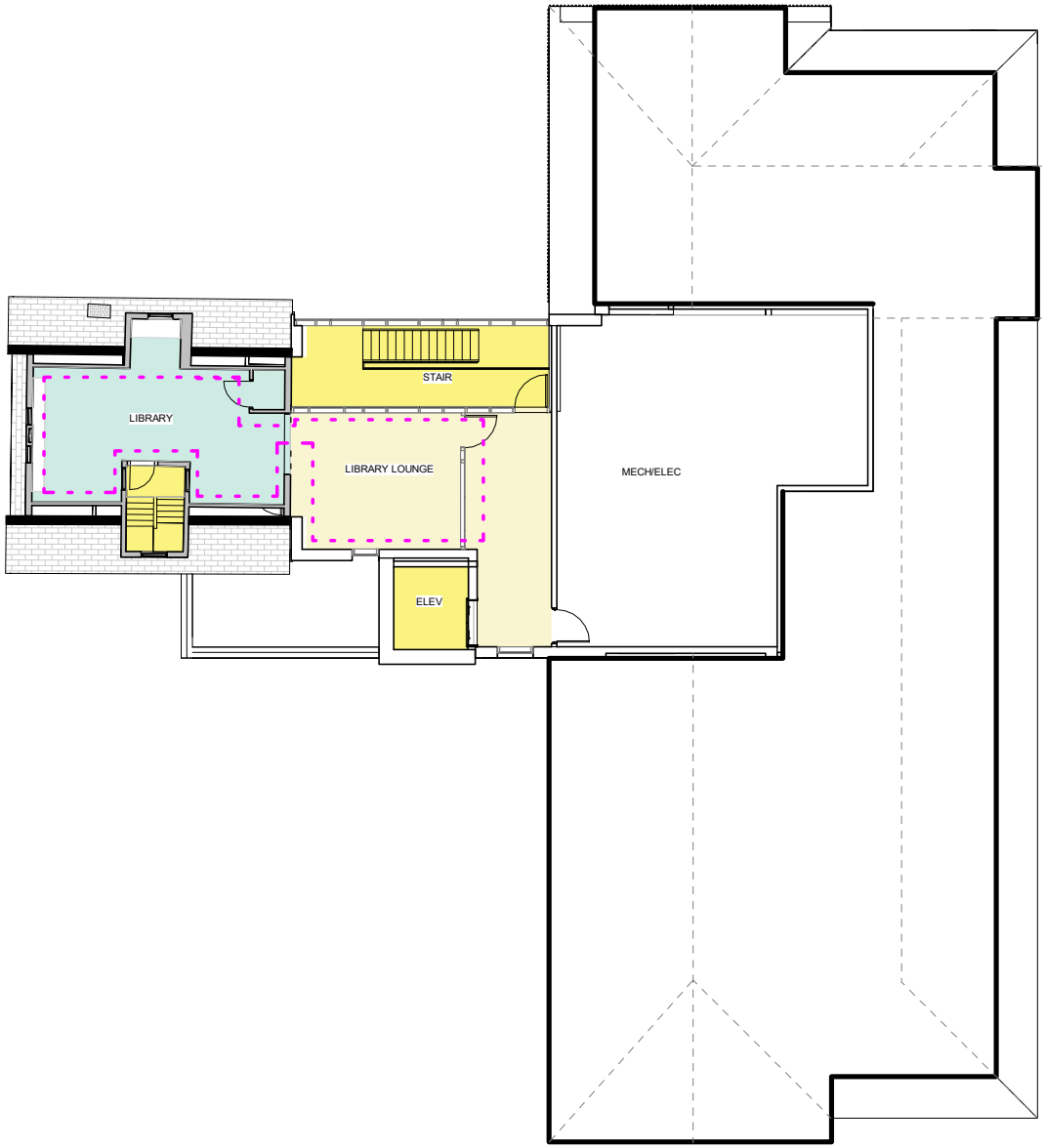
ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS

GROUND FLOOR PLAN | CS&PArchitects Inc.



ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS

SECOND FLOOR PLAN | CS&PArchitects Inc.



ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS

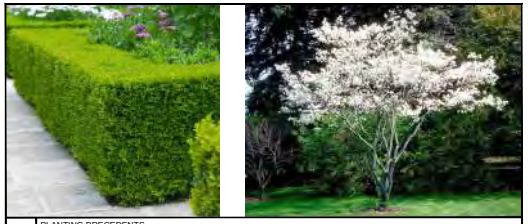
ATTIC FLOOR PLAN

CS&PArchitects Inc.


What School
Should Be

1 LANDSCAPE PLAN

MATERIAL PRECEDENTS



PLANTING PRECEDENTS

ROTHERGLEN SCHOOL - MEADOWVALE CAMPUS

CONCEPT SITE PLAN | 3DG + CS&PArchitects Inc.

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

0 5 10 20 metres

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

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 1026, SECTION 29(3)

LEGEND

- ■ DENOTES A SURVEY MONUMENT FOUND
- □ DENOTES A SURVEY MONUMENT PLANTED
- SIB DENOTES STANDARD IRON BAR
- SSIB 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–21629
- P4 DENOTES PLAN 43R–24408
- P5 DENOTES PLAN 43R–24966
- P6 DENOTES PLAN 43R–36120
- D1 DENOTES INST. No. RO717302
- C1 DENOTES CALCULATED FROM P1 & P5
- C2 DENOTES CALCULATED FROM P3 & D1
- PIN DENOTES PROPERTY IDENTIFICATION NUMBER
- W.H.S. DENOTES WEST OF HURONTARIO STREET
- (OU) DENOTES ORIGIN UNKNOWN
- WIT DENOTES WITNESS
- PC DENOTES POINT OF CURVATURE
- BPED DENOTES BELL PEDESTAL
- BMH DENOTES BELL MANHOLE
- CPED DENOTES CABLE PEDESTAL
- ILB 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
- STMMH DENOTES STORM MANHOLE
- RS DENOTES ROAD SIGN
- BOS DENOTES BOTTOM OF SLOPE
- TOS DENOTES TOP OF SLOPE
- IHH 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 (CGVD28:NOT 1978 SOUTHERN ONTARIO READJUSTMENT)
ON THE NORTH FACE, 0.61 METRES WEST OF THE EAST CORNER OF UNITED CHURCH AT THE SOUTH–WEST CORNER OR 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"W

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 BHERI
ONTARIO LAND SURVEYOR
FOR MACKAY, MACKAY & PETERS LIMITED

E:\(43) Peel\(TWP) Toronto\(WHS) CON 2\LOT 11\25-090\25-090-PS.dwg

MMP
MacKay, MacKay & Peters Limited
LAND SURVEYORS & MAPPERS
SINCE 1906

3380 South Service Road
Unit 101
Burlington, ON
L7N 3J5
(905) 639-1375

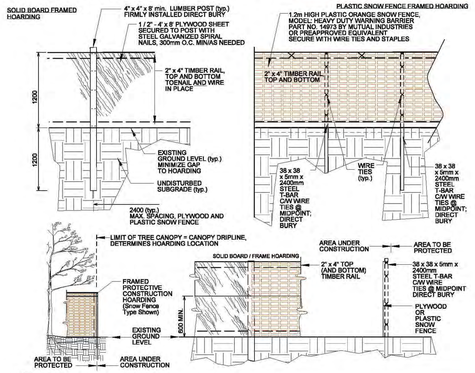
halton@mmplimited.com
mmplimited.com

DRAWN BY:	A.R.
PARTY CHIEF:	A.B.
CHECKED BY:	AB
PROJECT No.:	25–090–PS

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.



NOTE:
1. HOARDING LOCATION AS PER DRAWINGS. HOARDING INSTALLATIONS ARE TO INCLUDE WOVEN GEOTEXTILE FABRIC FOR SEDIMENT CONTROL
2. 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.
3. HOARDING TO BE SUPPLIED, INSTALLED AND MAINTAINED BY THE CONTRACTOR THROUGH ALL PHASES OF WORK ON SITE.
4. THE CONTRACTOR IS TO REMOVE AND DISPOSE THE HOARDING OFF SITE WHEN DIRECTED BY THE (CSPM).
5. ALL WOOD PRODUCTS TO BE NEW AND LUMBER KILN DRIED SPF.
6. ALL FASTENERS TO BE NEW GALVANIZED STEEL AND SECURELY INSTALLED. WIRE TIES MIN 3.5mm DIA. GALVANIZED STEEL.
7. DO NOT ALLOW WATER TO COLLECT AND/OR POND ON EITHER SIDE OF THE HOARDING.
8. WHEN INSTALLING DIRECT BURY TIMBER POSTS AND T-BARS, TAKE CARE TO AVOID VISIBLE AND ASCERTAINABLE TREE ROOTS.
9. PLACE HOARDING AT LIMIT OF TREE CANOPY DRIP LINE OR BEYOND (E.G. FURTHER AWAY FROM TRUNK) OF TREE.
10. HOARDED OFF AREA TO REMAIN UNDISTURBED. NO STOCKPILING, STAGING OR MOVEMENT OF VEHICLES TO OCCUR WITHIN PROTECTED AREA.
11. FOR PROTECTION OF TREE'S AND ROOT SYSTEM, CONTRACTOR MAY BE REQUIRED TO PROVIDE WATERING, MULCHING, FERTILIZING, PRUNING OR OTHER ACTIVITIES TO ENSURE THE HEALTH OF THE TREE(S).
12. ALL MEASUREMENTS IN MILLIMETRES UNLESS NOTED OTHERWISE (E.G. DIMENSIONAL LUMBER).
13. CONTRACTOR RESPONSIBLE FOR LOCATES

N.T.S.

Detail: 02830-6

ORIGINAL DATE: Mar 08/18
REVISION DATE: Mar 08/18

MISSISSAUGA

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.

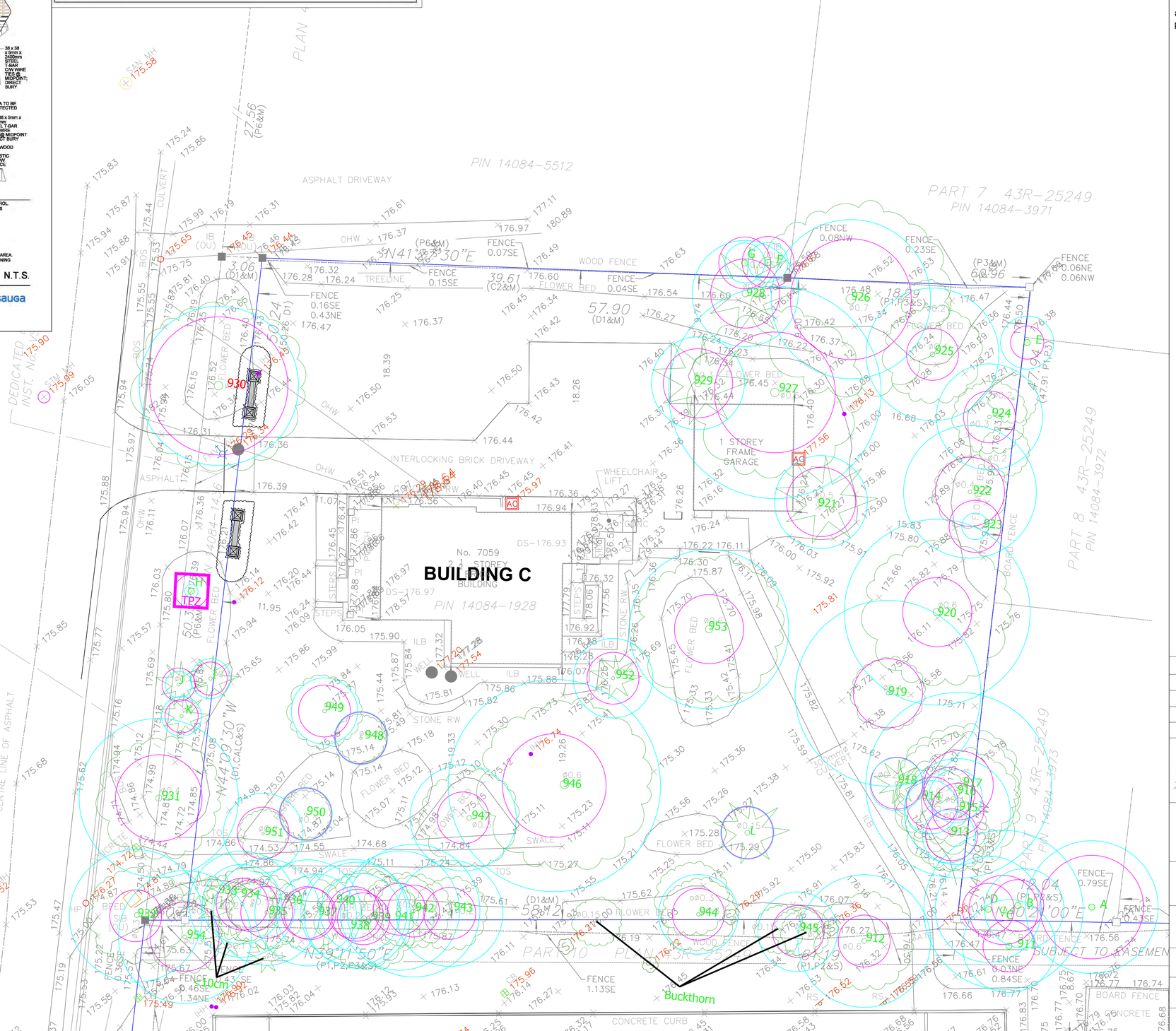
Owner's Signature: _____

Date: _____

Specifications for the Protection and Preservation of Existing Vegetation

The following notes are to be included on all tree preservation plans:

1. 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.
2. 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.
3. The developer or his/her agents shall take every precaution necessary to prevent damage to trees or shrubs to be retained.
4. Where limbs or portions of trees are removed to accommodate construction work, they will be removed carefully in accordance with accepted arboricultural practices.
5. 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.
6. 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.
7. 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.
8. If grades around trees to be protected 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	

MMP LIMITED ONTARIO LAND SURVEYORS SINCE 1906

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

KUNTZ
FORESTRY
CONSULTING Inc.

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

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

937	Norway Maple	*Acer platanoides*	14	G	F	G	0	3	1.5	asymetrical crown (M)	Private	Preserve	
938	Norway Maple	*Acer platanoides*	21	G	G-F	G	0	4	1.8	Sweep(L)	Private	Preserve	
939	Norway Maple	*Acer platanoides*	22	G-F	F-P	G-F	0	4	1.8	Crook(H)	Private	Preserve	
940	Norway Maple	*Acer platanoides*	11	G	G-F	G	0	3	1.5	codominant at 2.3m	Private	Preserve	
941	Norway Maple	*Acer platanoides*	17	G-F	F	G	0	4.5	1.5	leaning (L), sweep(L), asymetrical crown (L)	Private	Preserve	
942	Norway Maple	*Acer platanoides*	19	G	G-F	G	0	5	1.5	asymetrical crown (L)	Private	Preserve	
943	Apple species	*Malus spp.*	24	F	F	G	0	4	1.8	leaning (M), codominant at 2m	Private	Preserve	
944	Norway Maple	*Acer platanoides*	11	G	G	G	0	3	1.5		Private	Preserve	
945	Norway Maple	*Acer platanoides*	17	G	G-F	G	0	3	1.5	Sweep(L)	Private	Preserve	
946	Honey Locust (shademaster)	*Gleditsia triacanthos 'inermis'*	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	*Fagus sylvatica*	24.5	G	G	G	0	4	1.8		Private	Preserve	
948	White Spruce	*Picea glauca*	16	G-F	G-F	G-F	10	2	1.5	Exposed roots (L)	Private	Preserve	
949	Blue Spruce	*Picea pungens*	18	G-F	G-F	G-F	0	2.5	1.5	Sweep(M)	Private	Preserve	
950	Blue Spruce	*Picea pungens*	15	G	G	G	0	2	1.5		Private	Preserve	
951	Smoke Tree	*Cotinus spp.*	11,10	F	F-P	P	80	3	1.5	poor form (H), epicormic branching (H)	Private	Preserve	
952	Sugar Maple	*Acer saccharum*	20	G-F	G	G	0	3	1.5	trunk injury (L)	Private	Preserve	
953	Norway Maple	*Acer platanoides*	32,26	F	G-F	F-P	0	6	2.4	codominant at base, trunk injury (M), deadwood (M)	Private	Preserve	
954	Black Walnut	*Juglans nigra*	33	G	G-F	G	0	5	2.4	crook(L)	Private	Preserve	
A	Swamp White Oak	*Quercus bicolor*	~55	G-F	G-F	G	0	5	3.6	codominant at 1.6m	Neighbour	Preserve	
B	Norway Maple	*Acer platanoides*	~13	G-F	F	G	0	3	1.5	leaning (L), asymetrical crown (M)	Neighbour	Preserve	
C	Manitoba Maple	*Acer negundo*	~38	G-F	F	G	0	6	2.4	leaning (L), poor form (M)	Neighbour	Preserve	
D	Norway Maple	*Acer platanoides*	~23	G	G-F	G	0	4	1.8	asymetrical crown (L)	Neighbour	Preserve	
E	Japanese Maple	*Acer palmatum*	~5	G	G	G	0	2	1.2		Neighbour	Preserve	
F	Eastern White Cedar	*Thuja occidentalis*	~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	*Thuja occidentalis*	~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	*Quercus rubra*	6	G	G	G	0	0.5	1.2		City	Preserve	
I	Blue Spruce	*Picea pungens*	~8	G	G	G	0	1.5	1.2		City	Preserve	
J	Blue Spruce	*Picea pungens*	~7	G	G	G	0	1	1.2		City	Preserve	
K	Blue Spruce	*Picea pungens*	~8	G	G	G	0	1.5	1.2		City	Preserve	
L	Blue Spruce	*Picea pungens*	~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	*Acer saccharum*	74	G	4301	$ 6.73	$ 28,944.72	0.9	0.7	0.7	$ 12,764.62	$ 12,800.00
931	Norway Maple	*Acer platanoides*	47	G-F	1735	$ 4.77	$ 8,275.70	0.8	0.7	0.7	$ 3,244.08	$ 3,200.00
932	Norway Maple	*Acer platanoides*	28	F	616	$ 4.77	$ 2,937.14	0.7	0.7	0.7	$ 1,007.44	$ 1,005.00
H	Red Oak	*Quercus rubra*	6	G	28	$ 8.03	$ 227.04	0.9	0.7	0.7	$ 100.13	$ 522.75
I	Blue Spruce	*Picea pungens*	8	G	50	$ 5.33	$ 267.92	0.9	0.7	0.7	$ 118.15	$ 522.75
J	Blue Spruce	*Picea pungens*	7	G	38	$ 5.33	$ 205.12	0.9	0.7	0.7	$ 90.46	$ 522.75
K	Blue Spruce	*Picea pungens*	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