



**Credit Valley  
Conservation**  
inspired by nature



## **7060 Old Mill Lane**

### Urban Design Study

Prepared by: Credit Valley Conservation

**December 2018**  
**Revised June 2019**

## 1.0 | Introduction

Credit Valley Conservation (CVC) is currently pursuing a zoning by-law amendment (OZ 18/004) for 7060 Old Mill Lane. The proposed new zoning (PB1-12, modeled on R1-32) would permit the construction of one detached dwelling and accessory structures (eg. garage). The City of Mississauga has provided coordinated agency comments on the zoning application to CVC. This report addresses six (6) specific comments from Michael Votruba, Urban Designer for the Planning and Building department, City of Mississauga (See Table 1).

Furthermore, this report is in response to a request from the City of Mississauga to complete an urban design summary that outlines the parameters of a potential new dwelling that could be constructed on 7060 Old Mill Lane. This report is structured according to the Terms of Reference outlined by Mr. Votruba via email correspondence with CVC dated May 7, 2018.

The purpose of the 7060 Old Mill Lane Urban Design Study is to highlight potential architectural styles, massing, form and materials for a potential new dwelling at 7060 Old Mill Lane. The examples and recommendations in this study are not meant to be prescriptive of the final built form of the proposed dwelling; rather, it is intended that this document will be read as a guideline to inform future potential development.

**Table 1: City of Mississauga Comments, Planning and Building, Urban Design**

ID	Comment
UD001	OP & OZ - The recommendation report is to note that site plan development applications for the property will be reviewed on the basis of the Meadowvale Village Official Plan Policies (Section 16.17 of the Official Plan) and the design criteria contained within the Meadowvale Village Heritage conservation District Plan, 2014; as well as the development regulations for the R1-32 Zone contained with Zoning By-law 0225-2007.
	<b>CVC Response:</b> Acknowledged.
UD002	Rear Yard Setback - To maintain the character of the existing neighbourhood context increased setbacks are recommended from the rear yard to match the rear setback of the residential lots to the north and south. Align the proposed building envelop to better match the depth of the adjacent lots to the north and south with a similar building footprint and larger rear yard setback of 15.0 meters.
	<b>CVC Response:</b> Acknowledged. In Section 6 of this report, potential site layouts are presented showing a minimum setback of 15m from the rear of the proposed dwelling to the lot line. The proposed layouts show theoretical site plans that match and are compatible with adjacent residential lots. Note that the total proposed development envelope extends beyond the rear wall of the proposed dwelling to allow for the construction of other landscape features.

UD003	<p>Development Envelope - The Meadowvale Conservation District Plan requires development that is modestly sized and has the characteristics of a rural community with low volume lot coverage retaining large diameter trees. According to R1-32 zoning maximum GFA is 160 square meters plus 0.10 times the lot area or 316.9 square meters. It is recommended that the proposed development envelop of 602 square meters be reduced to be consistent with the MCDP and R1-32 Zoning Requirements. Reduce the proposed development area to strategically retain large diameter trees located at the rear of the site.</p> <p><b>CVC Response:</b> Acknowledged. The development envelope has been reduced to 450 square metres, and has been adjusted to retain the large diameter trees located at the rear of the site. The development envelope is appropriately sized to contain a new dwelling with a maximum GFA of 316.9 square metres, an accessory garage structure with a maximum footprint of 50 square metres, and additional landscape features. See proposed site layout maps in Section 6 of this report.</p>
UD004	<p>Side Yard Setback - Note proposed alternate public access is provided north of the property. It is recommended that a greater side yard setback be provided to maintain the natural characteristics of the site and experience of the public access to the Meadowvale Conservation Area. The adjacent lot to the north provides a greater setback to this lot line. Increasing the side yard setback to improve the character of the proposed development and relationship to the adjacent property is recommended. Provide a minimum 7.5 meter setback to the proposed public access. Note that the underlying R1 zoning requires a minimum exterior side yard setback of 7.5 meters.</p> <p><b>CVC Response:</b> The proposed site layouts presented in Section 6 of this report show that the potential new dwelling will have a side yard setback to the north of at least 7.5 metres. A modestly sized garage will have a side yard setback to the north of less than 7.5 metres, but will be appropriately sited on the lot to maintain open views on the lot. Note that the adjacent lot to the north (7070 Old Mill Lane) has a side yard setback of 5.4 metres to the south and 0.9 metres to the north, so the proposed side yard setbacks for a dwelling at 7060 are greater than at 7070.</p>
UD005	<p>Urban Design Summary - As per the Heritage Impact Assessment provided by Su Murdoch Historical Consulting dated August 2017 it is recommended that the future development be designed in the 1840 to 1860 architectural style traditions of Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival. Urban design would to review a design summary with illustrations and photos that describe the design intent of the proposal. In the summary provide the proposed height of the development, slope of roofs, roof type, and proposed architectural features of development. Note that R1-32 does not permit flat roofs and the maximum permitted height is 7.5 meters to the highest roof ridge.</p>

	<b>CVC Response:</b> Acknowledged. The potential new dwelling at 7060 Old Mill Lane should be designed in an appropriate architectural style as outlined in the Heritage Impact Statement. Potential compatible design elements are presented in Section 3 of this report. Further detail on any proposed development on the site, including building height, slope off roof, roof type and architectural features will be presented by a consulting architect during a future site plan submission. At this time, CVC is intending only to confirm zoning amendment and lot line adjustment for 7060 Old Mill Lane in advance of the sale of the property.
UD006	<p>Parking - Note R1-32 requires a maximum driveway width of 3.0 meters and a detached garage with a maximum floor area of 50 square meters. An attached garage is not permitted. Greater detail is required to review the proposed location of the detached garage. Provide the proposed location and all dimensions of the detached garage and driveway on the lot configuration plan and grading plan.</p> <p><b>CVC Response:</b> Acknowledged. See Maps in Section 6 for potential locations of an accessory garage structure. Note that the garage will not extend beyond the front wall of any potential dwelling, and will be sited appropriately to balance the need to retain large diameter maple trees in the rear of the lot, and maintain open views to the east and north of the lot.</p>

## 2.0 | Meadowvale Village HCD Compatibility

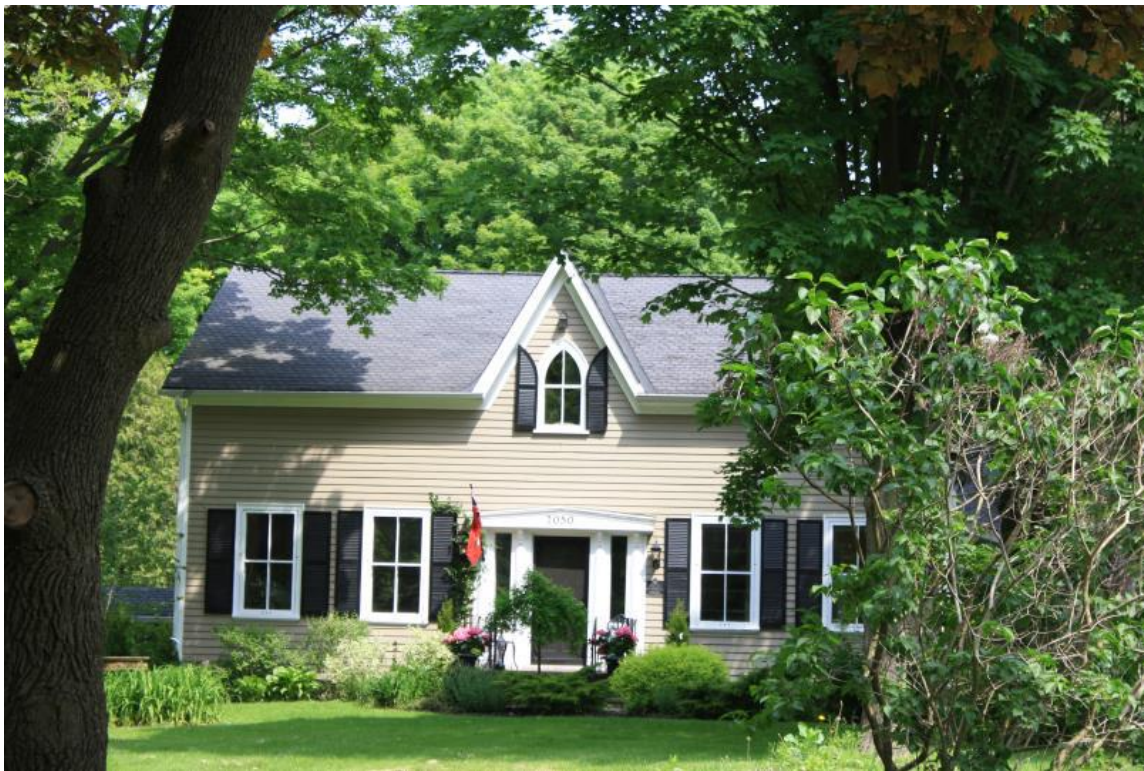
The 2014 Meadowvale Village Heritage Conservation District Plan states that the “style, massing, form, and materials [of new structures] should be subject to the historic pattern of construction throughout the Village” (City of Mississauga, 2014b, p. 52). The style should be reflective of the vernacular style, but not mimic any particular style. Rather, the structure should be reflective of “its own era”. Garages are to be simple and utilitarian.

In the Heritage Impact Assessment prepared for CVC, Su Murdoch states that while the current trend for new structures in the Heritage Conservation District is to construct Victorian Gothic-style dwellings, this building style is not appropriate for 7060 Old Mill Lane considering the “traditional built form in this stretch, [...] arguably the oldest and most significant part of the MHCD.”

Ms. Murdoch points to three nearby dwellings as being built in appropriate and compatible architectural style. Note that these examples are not meant to be prescriptive about the proposed dwelling at 7060 Old Mill Lane, and that the new structure will not mimic these architectural styles, but rather be constructed in a reflective and appropriate style with compatible massing, form, and materials.

The three examples listed in the Heritage Impact Assessment are:

1. 7050 Old Mill Lane (Figure 1)
  - 1840s dwelling
  - broad, 1.5 storey massing
  - design is a blend of the founding style of Upper Canada, Georgian Revival, and an early Gothic Revival style as evident in the pointed gable and lancet window
2. 7070 Old Mill Lane (Figure 2)
  - 1860s dwelling
  - original form influenced by Georgian Revival
  - 2001 makeover is a modern interpretation that has elements of 20th century Arts and Crafts or Craftsman styling
3. 7076 Old Mill Lane (Figure 3)
  - modest, Gothic Revival style dwelling
  - circa 1880 addition to the older west side of Mill Street



**Figure 1: 7050 Old Mill Lane**



**Figure 2: 7070 Old Mill Lane**



**Figure 3: 7076 Old Mill Lane**

### 3.0 | Urban Design Guidelines for New Dwellings, Replacement Housing, and Additions Compatibility

In the Heritage Impact Statement for 7060 Old Mill Lane, Su Murdoch outlines recommended style, form and massing for a new dwelling. The recommendations are as follows:

“To maintain the 1840s to 1860s integrity of this streetscape, the choice of style of any new dwelling at No. 7060 is best rooted in Georgian Revival, Regency, and early Gothic Revival. Each of these styles has the characteristics of balance, symmetry, low profile roofs, and deep eaves, in one to two storey forms. Multi-paned double hung and/or casement style window sashes were standard. The focal point of the front façade is the door case, often with glazed and/or panelled sidelights and transom, side pilasters, moulded cornices. Verandahs or porticos were standard features. Roughcast plaster, horizontal clapboard, and monochromatic brick were common exterior finishes.”  
(Murdoch, 2017 p. 28-29)

Three photographic examples of potential design elements with short descriptions for the new dwelling are provided below. The design elements summarized are as listed in Section 2 (Design Guidelines) of the Urban Design Guidelines for New Dwellings, Replacement Housing, and Additions (City of Mississauga, 2018a).

#### A. Scale and Character

- House design to fit with scale and character of local area
- Repeat designs are discouraged
- New dwellings should fit with scale and character of site and context





**Figures 4, 5, 6. Clockwise from top left: 7057 Pond Street, 7076 Old Mill Lane, 7070 Old Mill Lane**

The above examples feature typical and compatible scale and character. 7057 Pond Street is a new dwelling (in-fill) built in 2003 using compatible scale form and materials. It is a 1.5 storey dwelling, and is set back from the roadway to maintain the open space character of the village. 7076 Old Mill Lane is a 1.5 storey dwelling, with appropriate setbacks and open space to the north of the house. 7070 Old Mill Lane is a 1.5 storey building with a slight setback to allow for open views.

## **B. Massing**

- Preserve and enhance front, rear and side setbacks
- Massing should relate to adjacent lots
- New houses should not have detrimental impact on immediate neighbours





**Figures 7, 8, 9. Clockwise from top left: 7053 Pond Street, 7091 Pond Street, 7050 Second Line West**

The above massing examples show typical massing and built form representative of the open space character of Meadowvale Village. 7053 Pond Street is located on a corner lot and features significant open space to the south of the dwelling. 7091 Pond Street is a 1.5 storey dwelling, featuring a slight setback with mature trees and open space in the front of the lot. 7050 Second Line West has a more shallow setback, but still maintains an open space character through open green space to the north and south of the building.

### **C. Building Height**

- Encourage buildings to be 1 to 2 storeys in height
- Design should de-emphasize height and include elements such as dormers and bay windows
- A single 2-storey wall, or other 2-storey design elements are to be avoided





**Figures 10, 11, 12. Clockwise from top left: 7057 Pond Street, 7135 Pond Street, 7143 Pond Street**

The above building height examples are all 1.5 to 2 storey new buildings that were designed with compatible scale and design features. Design elements such as bay windows and wall dormers, as well as open front porches act to de-emphasize the building height. The above examples are also comparable heights to their adjacent lots.

#### **D. Materials**

- Materials for new construction should be compatible with the existing community
- The following materials were identified in the Heritage Impact Assessment as being compatible with the Georgian Revival, Regency, and early Gothic Revival styles that characterize the village. Note, these examples are not meant to be prescriptive of the final building design:
  - Multi-paned double hung and/or casement style window sashes
  - Focal point at door case, including glazed or panelled sidelights and transom, side pilasters, and moulded cornices
  - Verandahs or porticos
  - Exterior finishes of roughcast plaster, horizontal clapboard, or monochromatic brick





**Figures 13, 14, 15. Clockwise from top left: 7070 Old Mill Lane, 7076 Old Mill Lane, 7025 Pond Street**

The above examples illustrate typical building materials and style that may be incorporated in the proposed new dwelling at 7060 Old Mill Lane. 7070 Old Mill Lane features a stucco / plaster over a stacked plank structure. 7076 Old Mill Lane features an enclosed verandah. 7025 Pond Street is clad in horizontal wood siding, and features an open porch. The porch was recreated, but was recreated in a style that is compatible with the existing house.

#### **E. Grades**

- Grading should be compatible with the finished grades of neighbouring properties
- Existing grades should be maintained if possible, especially adjacent to tree preservation areas





**Figures 16, 17, 18. Clockwise from top left: 7050 Old Mill Lane (c.1976), Intersection of Old Mill Lane and Pond Street, rear yard of 7060 Old Mill Lane, 7070 Old Mill Lane.**

The above examples show examples of typical grades in Meadowvale Village. The top left photo shows 7050 Old Mill Lane in 1976, with a gently sloping grade, mature trees and large open views. The photo of the intersection of Old Mill Lane and Pond Street, near 7060 Old Mill Lane, shows the open space character and gradual grades that characterize the area. 7070 Old Mill Lane show to the open front yard and rural character of the neighbourhood. The bottom right photo shows the current rear yard of 7060 Old Mill Lane, showing the gently sloping grade and sugar maple trees on the lot.

## **F. Garages**

- Garages should be recessed or located in the rear of the property





**Figures 19, 20, 21. Clockwise from top left: 1045 Old Derry Road, 7053 Pond Street (Original Drive Shed c. 1990), 7057 Pond Street.**

The above dwellings feature detached and recessed garages that are typical of Meadowvale Village. The top right photo shows the original drive shed at 7053 Pond Street, which is located in the rear of the lot and incorporated into the existing landscape.

#### **G. Driveways**

- The amount of paved surfaces should be limited
- Paved surfaces should not result in additional parking spaces in front of a dwelling





**Figures 22, 23, 24. Clockwise from top left: 7135 Pond Street, 7143 Pond Street, 1115 Willow Lane.**

The above dwelling examples are all recent infill dwellings, but feature appropriate and in-character recessed garages and unobtrusive driveways that meet the width requirements of the heritage district.

#### **H. Natural Environmental Preservations**

- Existing trees and landscape features (stone walls, fences, hedgerows) should be preserved and protected



**Figures 25, 26, 27. Clockwise from top left: 7057 Pond Street, 7040 Second Line West, 7050 Second Line West (addition).**

The above new dwellings and additions illustrate successful tree and landscape feature preservation. Trees on the existing lot at 7057 Pond Street were preserved. A mature conifer tree and stone landscape feature were preserved at 7040 Second Line West. An addition at 7050 Second Line West was completed in a compatible style and did not adversely impact the natural environment.

## **4.0 | Figure Ground of the Neighbourhood**

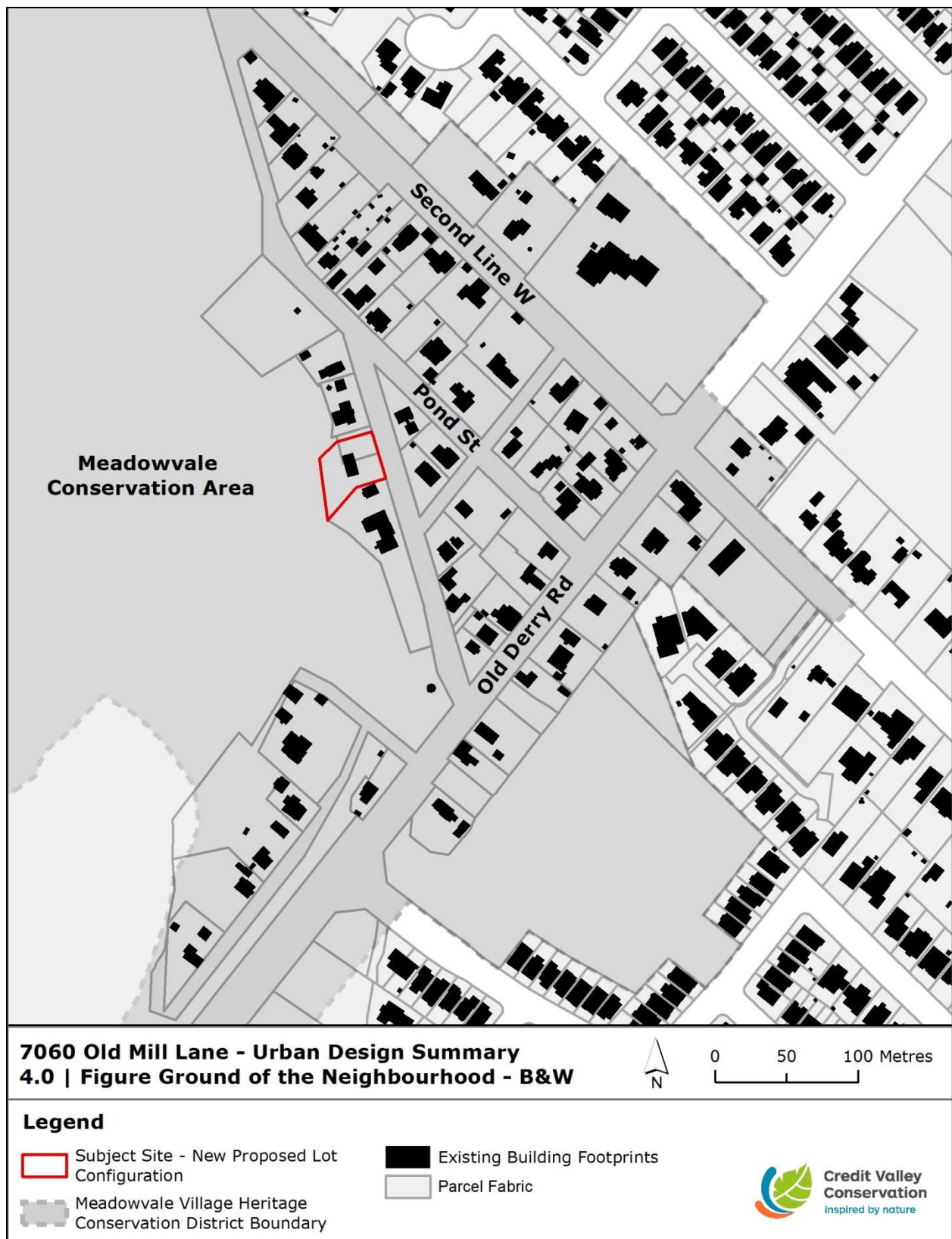
7060 Old Mill Lane is located within the Meadowvale Village Heritage Conservation District Boundary. The property abuts Meadowvale Conservation Area to the west (See Map 1, 2, and 3). There are 3 other dwellings on the west side of Old Mill Lane, each featuring large irregular lots. A one storey frame structure garage current exists on the property, which is used by Credit Valley Conservation (CVC) to house equipment, tools and supplies. The building is recessed deep onto the lot, and there is a large gravel area in front of the structure for CVC service vehicles. The rear of the garage has had previous disturbance associated with maintenance/staging for various CVC programs, including a rear access driveway and garage door with outdoor storage.



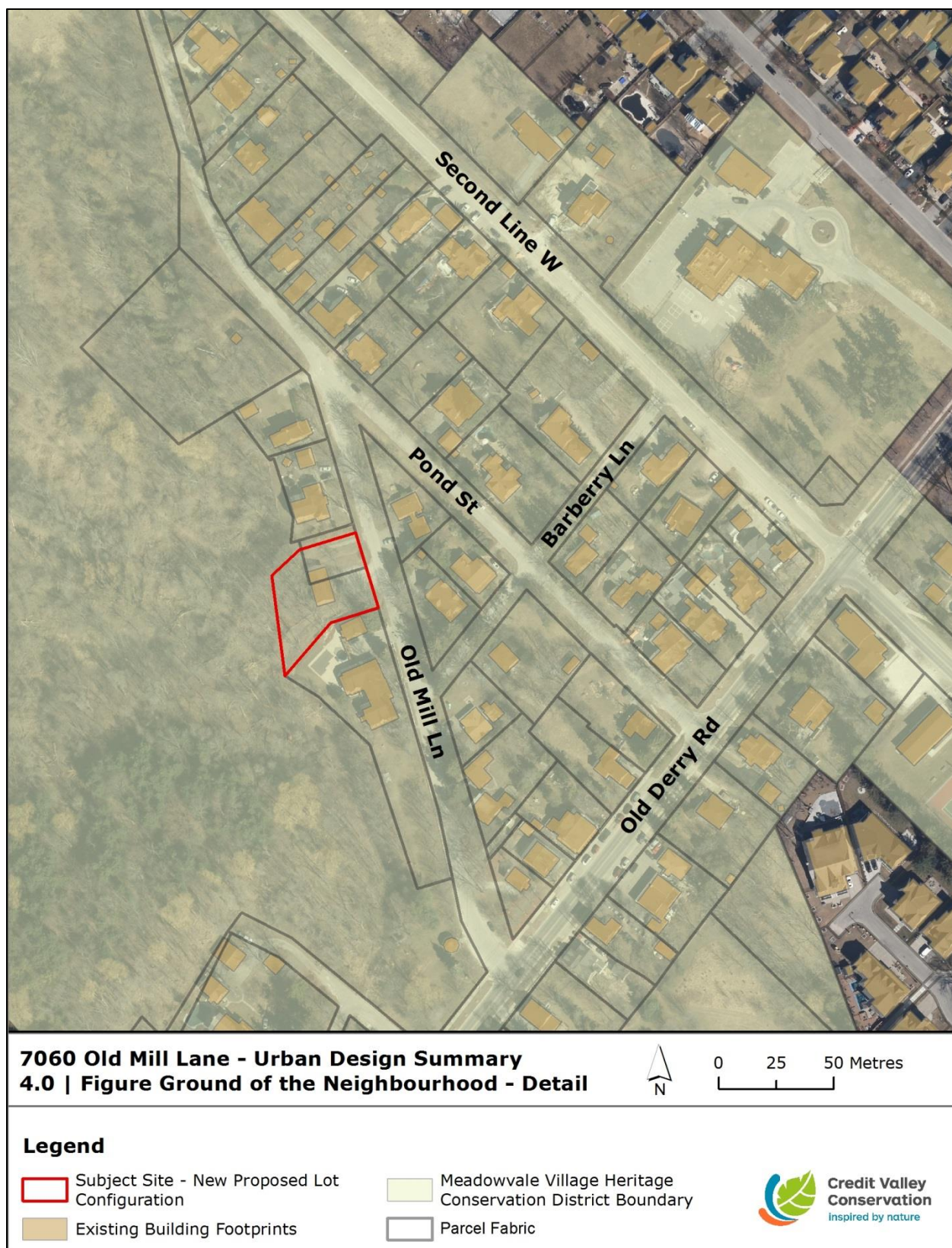
**Figure 28: Rear yard of 7060 Old Mill Lane**



**Map 1: Figure Ground of the Neighbourhood**



**Map 2: Figure Ground of the Neighbourhood Massing Model**



**Map 3: Figure Ground of the Neighbourhood - Detail**

## 5.0 | Figure Ground Analysis of Adjacent Houses

A figure ground analysis of 3 adjacent houses was completed for the following properties:

- Building A: 7070 Old Mill Lane
- Building B: 7057 Pond Street
- Building C: 1033 Barberry Lane

An additional 5 properties were also summarized to provide greater neighbourhood context. There properties are:

- D: 7050 Old Mill Lane
- E: 1045 Barberry Lane
- F: 7076 Old Mill Lane
- G: 7053 Pond Street
- H: 7040 Second Line West

The results of the figure ground analysis are summarized below. Full analysis results are presented in Table 2 and Table 3.

### 5.1 | House Foot Print Areas

The house foot print areas of the adjacent houses range between 130 square metres and 400 square metres, with most dwellings in the range of 200 to 250 square metres. This represents between 10% and 30% of the total lot area, depending on the size of the lot.

The foot print area calculation represents a rough approximation of the first floor area, and is not the same as the Gross Floor Area (GFA). GFA as defined by the City of Mississauga is:

“the sum of the areas of each storey of a building, structure or part thereof, above or below established grade, excluding storage below established grade and a parking structure above or below established grade, measured from the exterior of outside walls, or from the mid-point of common walls” (City of Mississauga, 2018).

Most heritage dwellings in the Meadowvale Heritage District are 1.5 storeys, which would imply that the GFA would be 400 to 500 square metres or greater if there is a furnished basement.

### 5.2 | Lot Open Areas

A review of adjacent properties show that open lot areas, excluding dwellings and accessory structures such as garages range between 600 to 2500 square metres. Open lot area accounts for 65% to 90% of the adjacent lots. Three adjacent lots are above 1500 square metres, allowing for ample open area on the lot.

### **5.3 | Building Depth and Width**

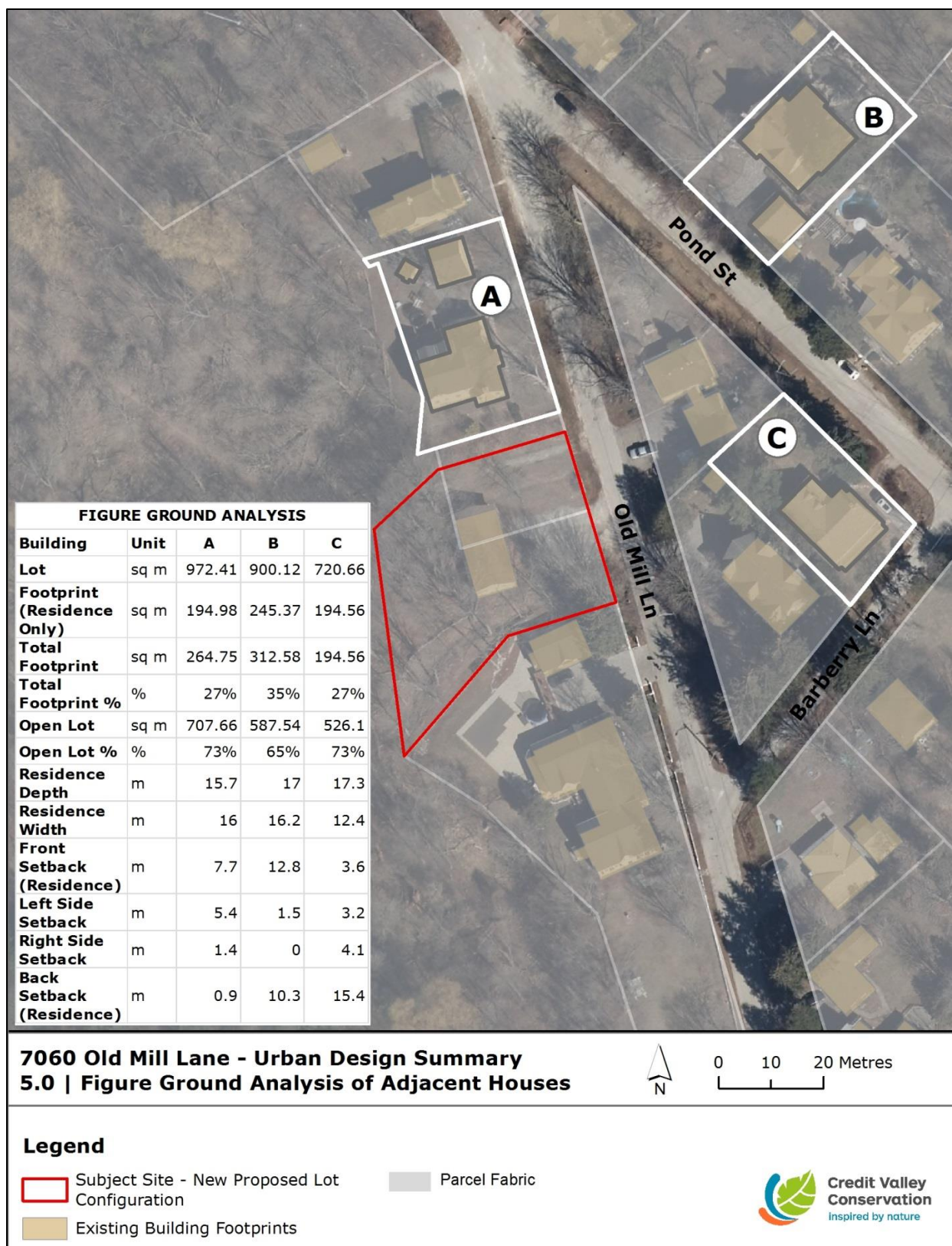
Building depths are around 18 metres, and building widths are variable depending on the lot configuration. Widths are typically around 16 metres, but some dwellings are very narrow (8 metres) or wide (24 metres).

### **5.4 | Setbacks Front, Rear, and Sides**

The front, rear and side setbacks of adjacent properties are highly variable. Front setbacks from the lot line are typically between 4 and 7 metres.

Rear setbacks are highly variable; on larger lots, setbacks are up to 15 metres, but smaller lots can have very shallow setbacks (5 metres to less than 1 metre).

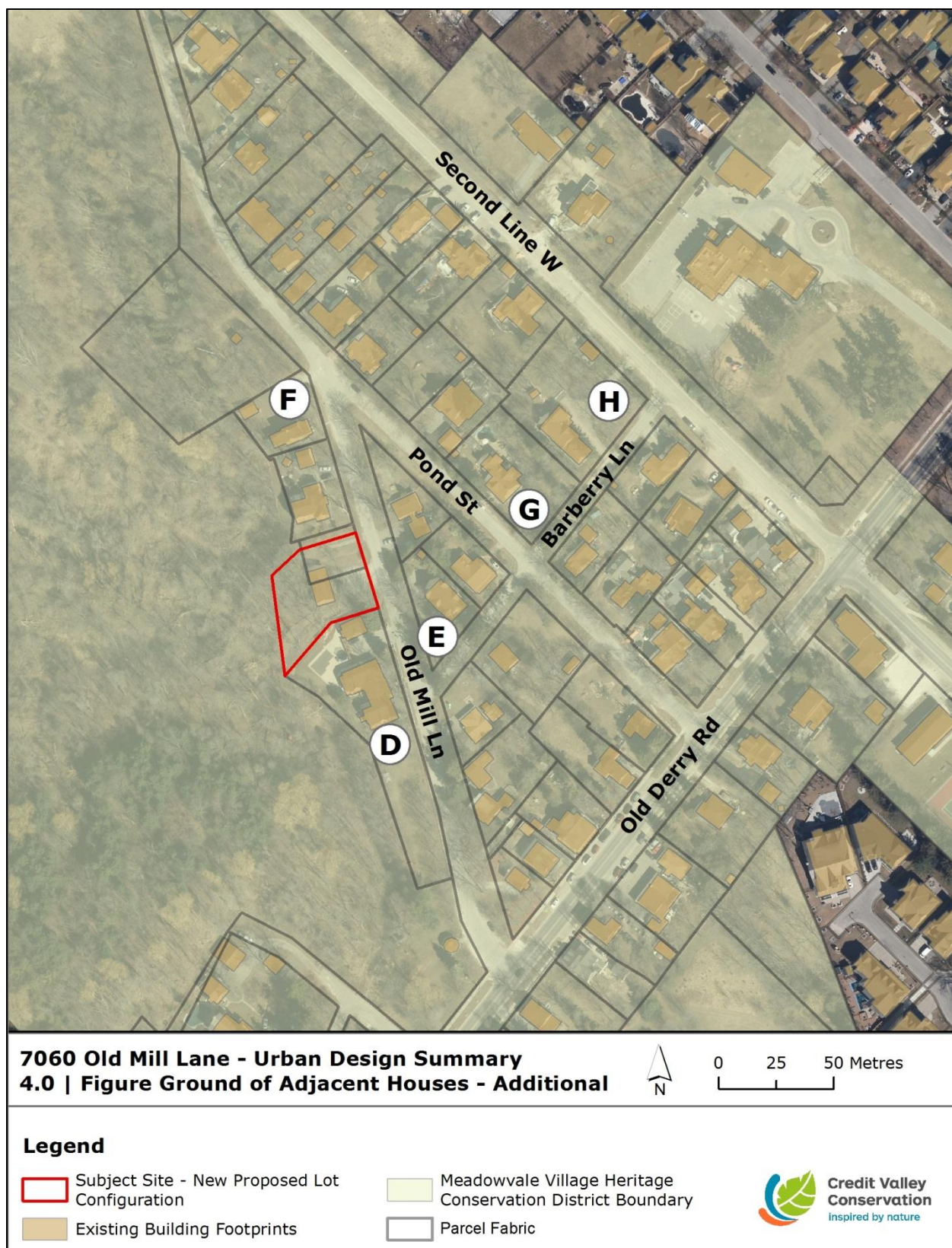
Side setbacks are also highly variable depending on the size of the lot. Some site setbacks are very large (over 20 metres). On smaller lots, side setbacks are very small, typically less than 5 metres, with some lots having minimal or negligible setbacks on either the left or right side.



**Map 4: Figure Ground Analysis of Adjacent Houses – Buildings A - C**

**Table 2: Figure Ground Analysis of Adjacent Houses (See Map 4)**

Address	Description and Heritage Features	Relative to Proposed Lot	Lot Area (sq m)	Open Lot Area (sq m)	Building Footprint (sq m)	Building Depth and Width (m)	Min. Setbacks (m)	Additional Structures (sq m)
<b>Analysis of 3 Adjacent Houses</b>								
Building A: 7070 Old Mill Lane	The Boathouse, c. 1860. Structure, size, shape, massing, form, stack plank construction. Slight setback with open views.	Directly north of proposed lot	972	708 (72.8%)	195 (20.1%)	16 w 15.7 d	Front (7.7) Right (1.4) Left (5.4) Rear (0.9)	57 (5.9%) 12 (1.2%)
Building B: 7057 Pond Street	New lot from Apple Tree Inn, c. 2003. Compatible scale, form and materials. Setback and open space.	One street east of proposed lot	900 <i>(1805 sq m including 7061 Pond)</i>	588 (65.3%)	245 (27.2%)	16.2 w 17 d	Front (12.8) Right (0) Left (1.5) Rear (10.3)	67 (10.8%)
Building C: 1033 Barberry Lane	1832 farmhouse relocated from Richmond Hill. Prior mid-century bungalow demolished in 1998. Typical of 1830 period, stucco finish, window pattern.	One street east of proposed lot	721	526 (73%)	195 (27%)	12.4 w 17.3 d	Front (3.6) Right (4.1) Left (3.2) Rear (15.4)	None



**Map 5: Figure Ground of Adjacent Houses – Additional Buildings D - H**

**Table 3: Figure Ground Analysis of Additional Lots (See Map 5)**

Address	Description and Heritage Features	Relative to Proposed Lot	Lot Area (sq m)	Open Lot Area (sq m)	Building Footprint (sq m)	Building Depth and Width (m)	Min. Setbacks (m)	Additional Structures (sq m)
<b>Additional Adjacent Houses</b>								
D: 7050 Old Mill Lane	Silverthorn House, c. 1844. Materials, style, shape, windows, form. Location on property and open vistas	Directly south of proposed lot	3098	2603 (84.0%)	405 (13.1%)	28 w 18 d	Front (4.6) Right (20.5) Left (71.5) Rear (5.5)	81 (2.6%)
E: 1045 Barberry Lane	Former "three corners" open space, c. 1992. Overall size and location is compatible	Directly to south east of proposed lot	886	696 (78.6%)	177 (20.0%)	16.5 w 11 d	Front (5.8) Right (5.6) Left (16.5) Rear (2.5)	13 (1.4%)
F: 7076 Old Mill Lane	Post Office c. 1880. Size, shape, form, massing, materials. Open space to north and clear view of side façade.	Two properties north of proposed lot	909	738 (81.2%)	131 (14.4%)	8 w 18 d	Front (5.4) Right (17.2) Left (2) Rear (5)	40 (4.4%)
G: 7053 Pond Street	Cheyne / Apple Tree Inn, c. 1858. Shape, form, style, materials, stacked plank construction. Open space to south.	One street east of proposed lot	1728	1511 (87.4%)	208 (12.0%)	19 w 14.5 d	Front (4) Right (20) Left (12) Rear (15)	9 (0.5%)
H: 7040 Second Line West	Former school, c. 1990. Location near original structure, cobble gates, open space to east and north, size, shape, form, materials in vernacular style	Two streets east of proposed lot	2373	2067 (87.1%)	249 (10.5%)	24 w 13 d	Front (28.8) Right (22) Left (5.5) Rear (4.8)	45 (1.9%) 12 (0.5%)

## **6.0 | Figure Grounds of Potential Buildings on 7060 Old Mill Lane**

Three potential site layouts of new dwellings at 7060 Old Mill Lane are presented below. These site layouts are conceptual only and meant to illustrate how potential development may be compatible with new dwelling guidelines and the Heritage Conservation District Plan.

### **6.1 | Site Layout**

To create the potential site layouts, the building footprints of 7070 Old Mill Lane, 7057 Pond Street, and 1033 Barberry Lane were placed on the site (Maps 6, 7, and 8). A modest garage of 41 square metres was also sited on the. The proposed layouts show the dwelling and garage within a 450 square metre development envelope. The development envelope has been modified (i.e. reduced from original submission) to accommodate the retention of a mature sugar maple tree at the rear of the lot. All proposed grading and landscape work would be constrained within the development envelope.

### **6.2 | Maximum Footprint**

According to R1-32 zoning maximum GFA is 160 square meters plus 0.10 times the lot area or 316.9 square meters. Additionally, the maximum floor area of a separate accessory garage structure would be 50 square metres.

In comparison to adjacent dwellings, a gross floor area of 316.9 square metres is very restrictive when accounting for a finished basement and second building storey. To meet these restrictions, a new 1.5 storey dwelling would be confined to a 200 square metre footprint with a minimal basement area.

### **6.3 | Open Areas**

The total adjusted lot area of 7060 Old Mill Lane is 1570 square metres. Open areas (excluding dwelling and garage footprint) are between 1330 square metres and 1300 square metres in the proposed layout. This accounts for 83% to 85% of the total lot area, which is representative of the adjacent lots.

### **6.4 | Setbacks**

The dwelling is setback 9 metres from the front lot line, and at least 15m from the rear lot line. Additionally the dwelling is set back at a minimum of 7.5 metres from the side lot line. The potential garage would have a setback of less than 7.5 metres; however, it is typical of almost all adjacent properties to have a reduced setback for accessory structures. The garage would have a footprint under 50 metres square, and would not extend beyond the front wall of the building, allowing for open views onto the property from either side.



**7060 Old Mill Lane - Urban Design Summary**  
**6.0 | Figure Ground of Potential Buildings - Option 1**



0 5 10 Metres

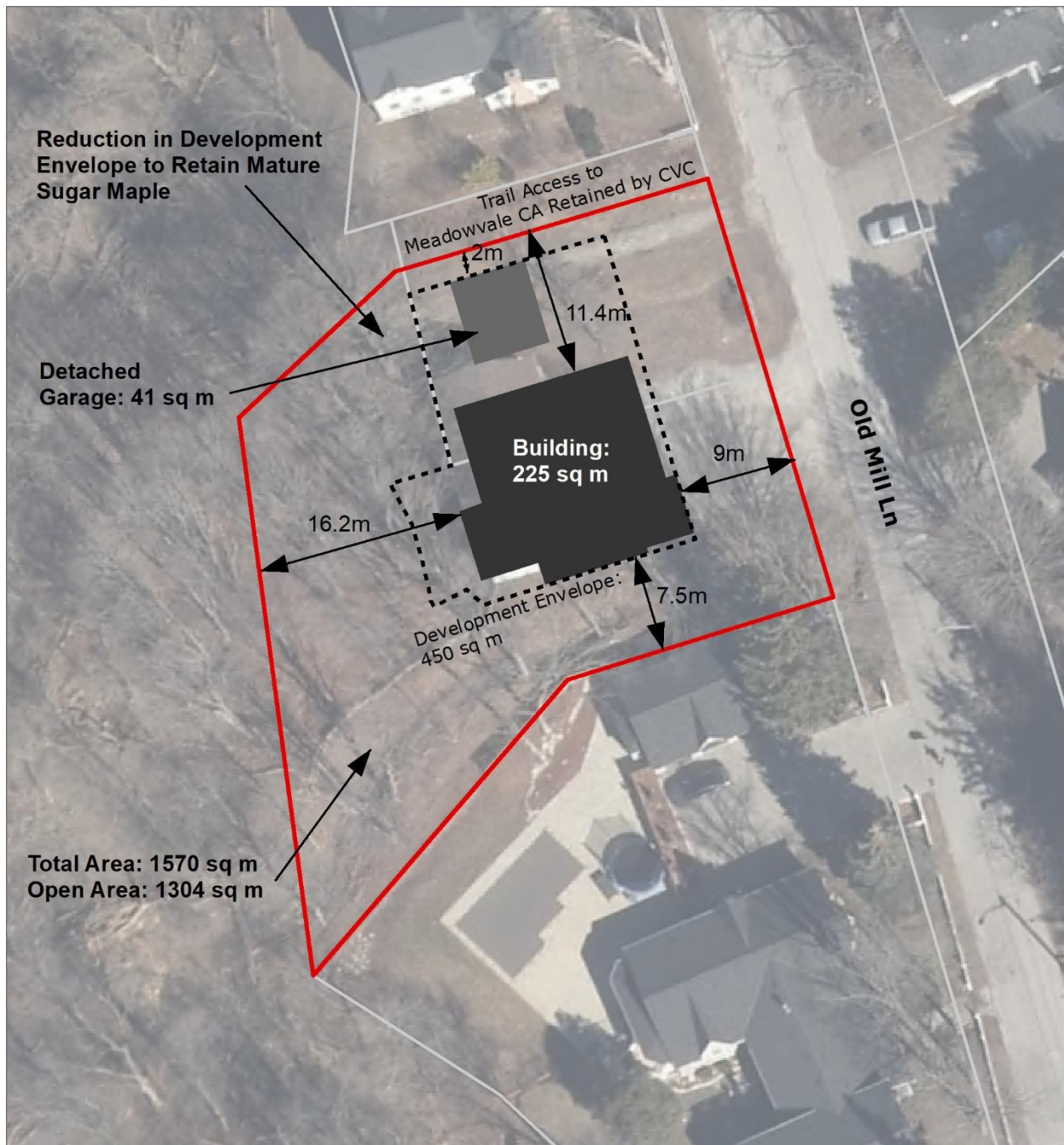
Date Revised: June 2019

 Subject Site - New Proposed Lot Configuration  
 Development Envelope

 Parcel Fabric



**Map 6: Figure Ground Option 1 (Footprint of Building A: 7070 Old Mill Lane)**



**7060 Old Mill Lane - Urban Design Summary**  
**6.0 | Figure Ground of Potential Buildings - Option 2**



0 5 10 Metres

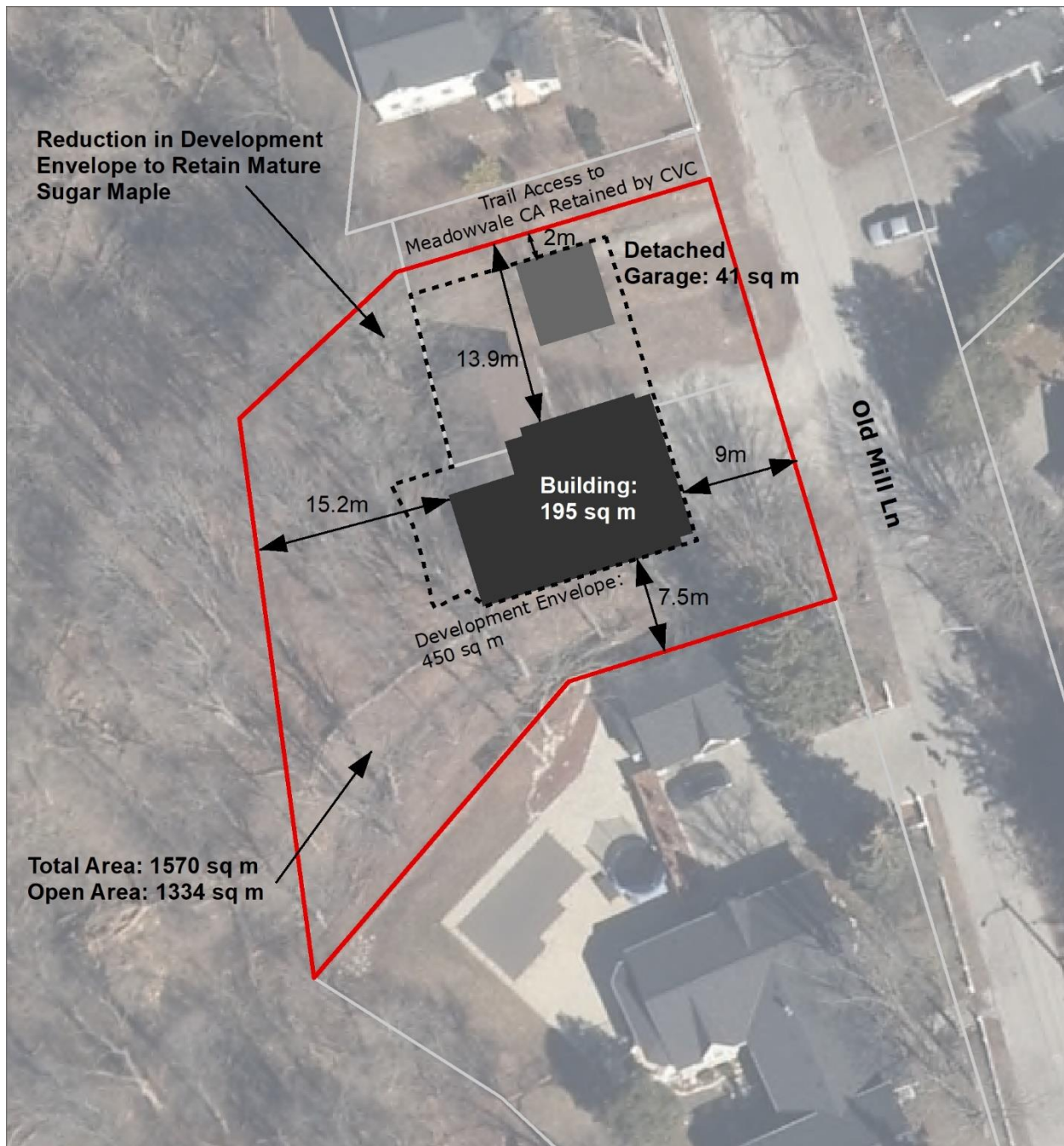
Date Revised: June 2019

 Subject Site - New Proposed Lot Configuration  
 Development Envelope

 Parcel Fabric



**Map 7: Figure Ground Option 2 (Footprint of Building B: 7057 Pond Street)**



**7060 Old Mill Lane - Urban Design Summary  
6.0 | Figure Ground of Potential Buildings - Option 3**



0 5 10 Metres

**Legend**

- Subject Site - New Proposed Lot Configuration
- Development Envelope

  Parcel Fabric

Date Revised: June 2019



**Map 8: Figure Ground Option 3 (Footprint of Building C: 1033 Barberry Lane)**

## 7.0 | Recommendations

This report presents the following recommendations for compliance with the Meadowvale Village HCD, and Replacement housing Urban Design Guidelines:

- A potential new dwelling will have a minimum front setback of 9 metres, rear setback of 15 metres, and side yard setback of 7.5 metres.
- A potential new dwelling will have a GFA of 316.9 square metres.
- A potential new dwelling will be designed in the 1840 to 1860 architectural style traditions of Ontario, with an emphasis on Georgian Revival, Regency, and early Gothic Revival, and will feature style, form, and material that are compatible with other buildings in Meadowvale Village as outlined in Section 3 of this report.
- A potential garage will have a total footprint of less than 50 square metres and will be sited appropriately to maintain open views of the lot, and to reduce impact on large diameter maple trees in the rear of the lot.
- All development will be within the 450 square metre development envelope, and existing large diameter trees and heritage landscape features will be preserved.

## References

City of Mississauga (2014a). Urban Design Guidelines: New Dwellings, Replacement Housing, and Additions

City of Mississauga (2014b). Meadowvale Village Heritage Conservation District Plan, 2014.

City of Mississauga (2014c). Property Inventory, Schedule B.1

City of Mississauga (2014d). Cultural Heritage Assessment of Meadowvale Village and Area, Schedule B.2

City of Mississauga (2018). Definition: Gross Floor Area.

<http://www.mississauga.ca/portal/pb/grossfloorarea>

Su Murdoch (2017). Heritage Impact Assessment: 7060 Old Mill Lane, City of Mississauga.