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## Meadowvale Heritage Conservation District Advisory Sub-Committee

**Date**

June 6, 2017

**Time**

1:30 p.m.

**Location**

Meadowvale Village Hall, 6970 Second Line West, Mississauga

**Members**

Jim Holmes, Citizen Member (Chair)  
Terry Wilson, Citizen Member (Vice Chair)  
Brian Carmody, Citizen Member  
Janet Clewes, Citizen Member  
Gord MacKinnon, Citizen Member  
John McAskin, Citizen Member  
David Moir, Citizen Member  
Colleen Newmarch, Citizen Member  
Greg Young, Citizen Member  
David Dodaro, HAC Representative  
Rick Mateljan, HAC Representative

**Contact**

Mumtaz Alikhan, Legislative Coordinator, Legislative Services  
905-615-3200 ext. 5425/ Fax 905-615-4181 / Email [mumtaz.alikhan@mississauga.ca](mailto:mumtaz.alikhan@mississauga.ca)

**NOTE:** To support corporate waste reduction efforts large appendices in agenda will not be printed. The appendices can be viewed at:  
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>.

**Find it online**

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

CALL TO ORDER

APPROVAL OF AGENDA

DECLARATIONS OF CONFLICT OF INTEREST

APPROVAL OF PREVIOUS MINUTES

Approval of Minutes of April 4, 2017 Meeting

DEPUTATIONS – Nil

MATTERS TO BE CONSIDERED

1. Request to Alter 7080 Gaslamp Walk  
Memorandum dated May 31, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.
2. Request to Alter 929 Old Derry Road  
Memorandum dated May 31, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.

OTHER BUSINESS

DATE OF NEXT MEETING – August 1, 2017.

ADJOURNMENT

## Meadowvale Heritage Conservation District Advisory Sub-Committee

**Date**

April 4, 2017

**Time**

1:33 p.m.

**Location**

Meadowvale Village Hall, 6970 Second Line West, Mississauga

**Members Present**

Jim Holmes, Citizen Member (Chair)  
Terry Wilson, Citizen Member (Vice-Chair)  
Brian Carmody, Citizen Member  
Gord MacKinnon, Citizen Member  
David Moir, Citizen Member  
Greg Young, Citizen Member

**Members Absent**

John McAskin, Citizen Member  
David Dodaro, HAC Representative  
Janet Clewes, Citizen Member  
Colleen Newmarch, Citizen Member

**Staff Present**

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division  
Cecilia Nin Hernandez, Heritage Coordinator, Culture Division  
Karen Morden, Legislative Coordinator, Legislative Services Division

**Find it online**

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

CALL TO ORDER – 1:33 PM

APPROVAL OF AGENDA

**APPROVED** (G. MacKinnon)

DECLARATIONS OF CONFLICT OF INTEREST - Nil

APPROVAL OF PREVIOUS MINUTES

Approval of Minutes of June 7, 2016 Meeting

**APPROVED** (G. Young)

DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Request to Alter 1059 Old Derry Road

Paula Wubbenhorst, Senior Heritage Coordinator briefly reviewed the application.

No further discussion took place on this matter.

**RECOMMENDATION**

MVHCDA-0001/2017

That the request to alter the property at 1059 Old Derry Road be approved, as described in the Memorandum dated March 29, 2017 from Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division.

**APPROVED** (D. Moir)

2. Request to Alter 7059 Second Line West

Cecilia Nin Hernandez, Heritage Coordinator provided a brief overview of the application.

Rick Mateljan, Architect, Strickland Mateljan, provided an in-depth description of the application, noting the revisions on the application.

Brian Carmody, Citizen Member, spoke to the ownership of the property, noting that two separate corporations were present on the site and expressed concerns with regard to potential future changes to the property, such as expanding the parking lot, and the linking of the properties along the walkway. Ms. Nin Hernandez noted that the owner would have to make an application to do that. Mr. Mateljan advised that a gate would be installed along the walkway, limiting access.

Discussion amongst Members consisted of parking concerns, traffic concerns on Second Line West, pick up and drop off from school concerns, and possible signage on Second Line West, preventing stopping and parking of any sort.

A member of the public spoke to concerns about possible future expansion of the school, parking concerns, and trees and shrubs that had been cut down on the site. Further, the resident inquired about installing a lock on the gate separating the properties along the walkway to prevent parents from parking on Second Line West while picking up their children from school.

Members agreed with the recommended approval and wished to have the following concerns noted:

1. Replacement of trees and shrubs cut down or removed from the site, to maintain the residential character of the neighbourhood;
2. The walkway would provide a link only, to be open when school is operating and locked at all other times;
3. There should never be a road that connects the buildings;
4. There should not be a drop-off or pick-up zone on Second Line West.

**Recommendation**

MVCHDA-02/2017

That the request to alter the property at 7059 Second Line West be approved with the following conditions:

- a. That the proposed driveway be revised to reflect a reduction in driveway width to 4 metres, or 3 metres flanked with a sidewalk flush with the paving material of the driveway
- b. That permeable materials are supported for the driveway and flanking sidewalk
- c. That if any changes result from other City review and approval requirements, such as, but not limited to, building permit, committee of adjustment or site plan approval, a new heritage permit application will be required. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

**OTHER BUSINESS**

1. Jim Holmes, Chair spoke regarding a large purple clothing drop-off box that was placed in the neighbourhood by a charitable organization and inquired about having it removed. Paula Wubbenhorst, Senior Heritage Coordinator, noted that the matter would have to go through By-law Enforcement and/or Legal.
2. Discussion arose about the fence on Greg Young's (Citizen Member) property. Mr. Young was advised that an application would have to be submitted.

**DATE OF NEXT MEETING** – Tuesday, May 9, 2017

**ADJOURNMENT** – 3:04 p.m.

# City of Mississauga

## Memorandum



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Date: 2017/05/31

To: Meadowvale Village Heritage Conservation District Subcommittee

From: Mark Warrack, Manager, Cultural and Heritage Planning, Culture Division

Meeting Date: 2017/06/06

Subject: Request to Alter 7080 Gaslamp Walk

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**Recommendation:**

1. That the Memorandum dated May 31, 2017 from Mark Warrack, Manager, Cultural and Heritage Planning, entitled *Request to Alter 7080 Gaslamp Walk* to install an in-ground pool as depicted in the Appendix 1 and 2, be received, and;
2. That the Meadowvale Village Heritage Conservation District Subcommittee recommends that the Heritage Advisory Committee consider approval of the request.

**Background:**

The subject property is designated under Part V of the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village Heritage Conservation District Plan, 2014 and substantive changes identified in said plan require a heritage permit. The subject proposal is for an in-ground pool located in the rear yard of the property.

Policy 13 of the Meadowvale Village Heritage District Plan, states that “installation of pools and water features” constitute a substantive alteration. Substantive alterations will be evaluated as per Policy 14, including consideration of impact to individual property, HCD’s form, scale, density and character, immediate streetscape, abutting properties, visibility from public realm, degree of change to existing lot grade and including but not limited to the following: compliance to section 4.2.1 of HCD Plan, retention, restoration and reuse of original materials and features.

**Comments:**

The proposed in-ground pool extension will not be visible from the public realm being internal to the subject property. Fences already exist on the property and are proposed to remain. There is no visual impact to the adjacent properties given that the grade is not elevated or pronounced, the subject property borders the HCD and is only partially within the district boundary. The proposed pool location within the property actually straddles the HCD boundary, as it is estimated to be located approximately half within and half outside the district boundary as per the designation by-law schedule A (HCD Plan page 3).

**Conclusion:**

The proposal complies with the Heritage District Plan having no adverse impact to the heritage district’s character therefore it should be approved.

**Attachments (optional)**

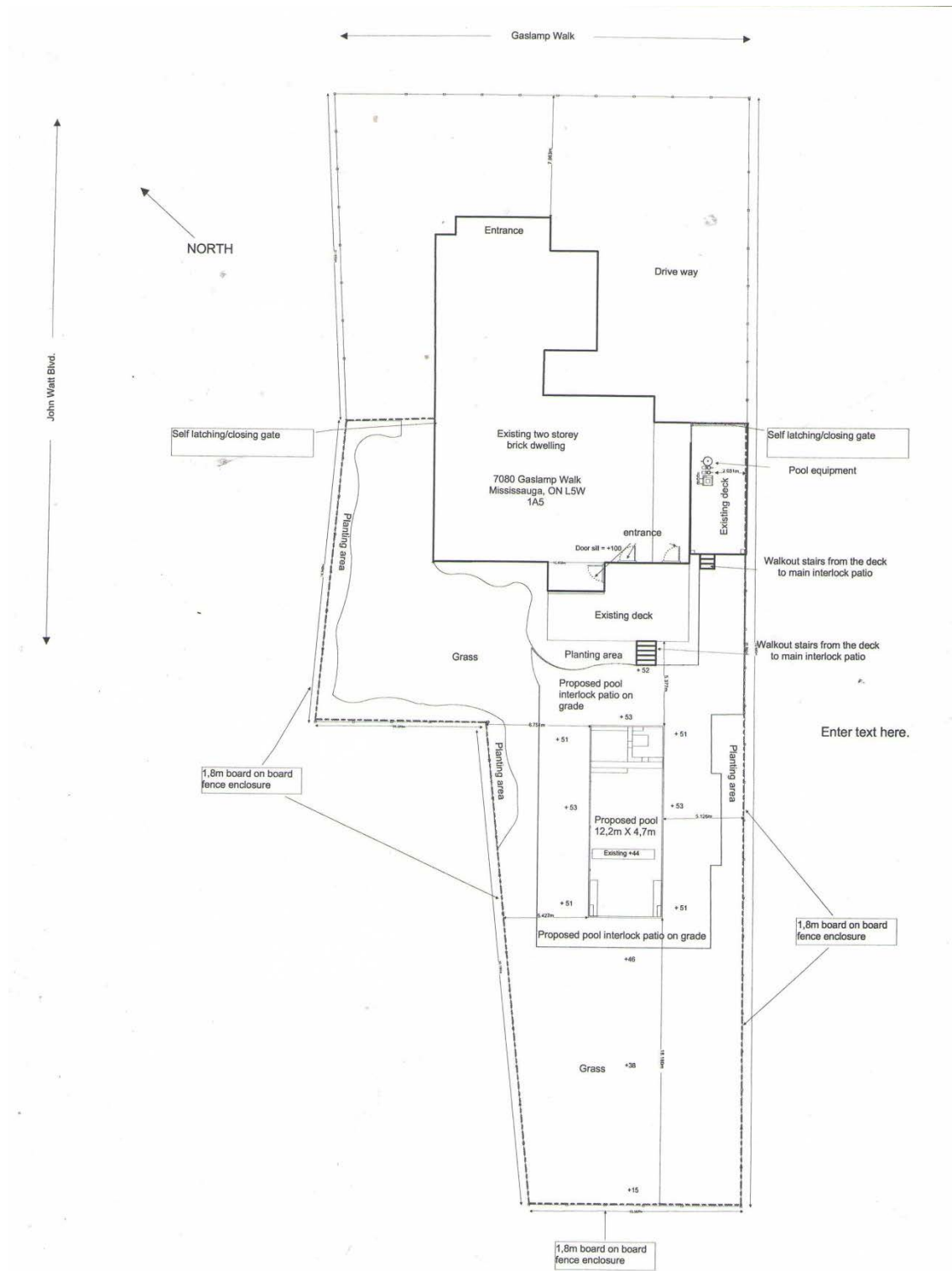
Appendix 1: Site Plan Drawing

Appendix 2: Photos of the property

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Mark Warrack, Manager, Cultural and Heritage Planning  
Culture Division

Appendix 1





Appendix 2







# City of Mississauga

## Memorandum




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Date: 2017/05/31

To: Meadowvale Village Heritage Conservation District Subcommittee

From: Mark Warrack, Manager, Cultural and Heritage Planning, Culture Division

Meeting Date: 2017/06/06

Subject: Request to Alter 929 Old Derry Road West

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### Recommendation:

1. That the Memorandum dated May 31, 2017 from Mark Warrack, Manager, Cultural and Heritage Planning, entitled Request to Alter 929 Old Derry Road West to extend an existing paved walkway to provide a hard surface pedestrian connection to lead to the adjacent property at 7059 Second Line West, be received, and;
2. That the Meadowvale Village Heritage Conservation District Subcommittee recommends that the Heritage Advisory Committee consider approval of the request.

### Background:

The subject property is designated under Part V of the *Ontario Heritage Act* as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village Heritage Conservation District Plan, 2014 and substantive changes identified in said plan require a heritage permit. The subject proposal is for the extension of an existing paved walkway to provide a hard surface pedestrian connection to lead to the adjacent property at 7059 Second Line West.

Policy 13 of the Meadowvale Village Heritage District Plan notes that “changes to lot grade, excavation and the placement of fill which alter a property’s landform” constitute a substantive alteration. The proposed walkway would require such changes to the property’s landform. Substantive alterations will be evaluated as per Policy 14, including consideration of impact to individual property, HCD’s form, scale, density and character, immediate streetscape, abutting properties, visibility from public realm, degree of change to existing lot grade and including but not limited to the following: compliance to section 4.2.1 of HCD Plan, retention, restoration and reuse of original materials and features.

The applicant has confirmed that neither a development application nor a building permit is required for the proposed walkway.

### Comments:

The proposed walkway will be the continuation of an existing walkway finished with unit pavers and it will use the same materials. The proposed walkway extension will not be visible from the public realm being internal to the subject property. The impact to the abutting property was anticipated by a recently approved proposal for the adjacent property at 7059 Second Line West, which included a walkway connection and a gate at the location where the walkway meets the joint property line. Both properties are under the same ownership. The walkway does not significantly alter the existing grade.

**Conclusion:**

The proposal complies with the Heritage District Plan having no adverse impact to the Heritage District character therefore it should be approved.

**Attachments**

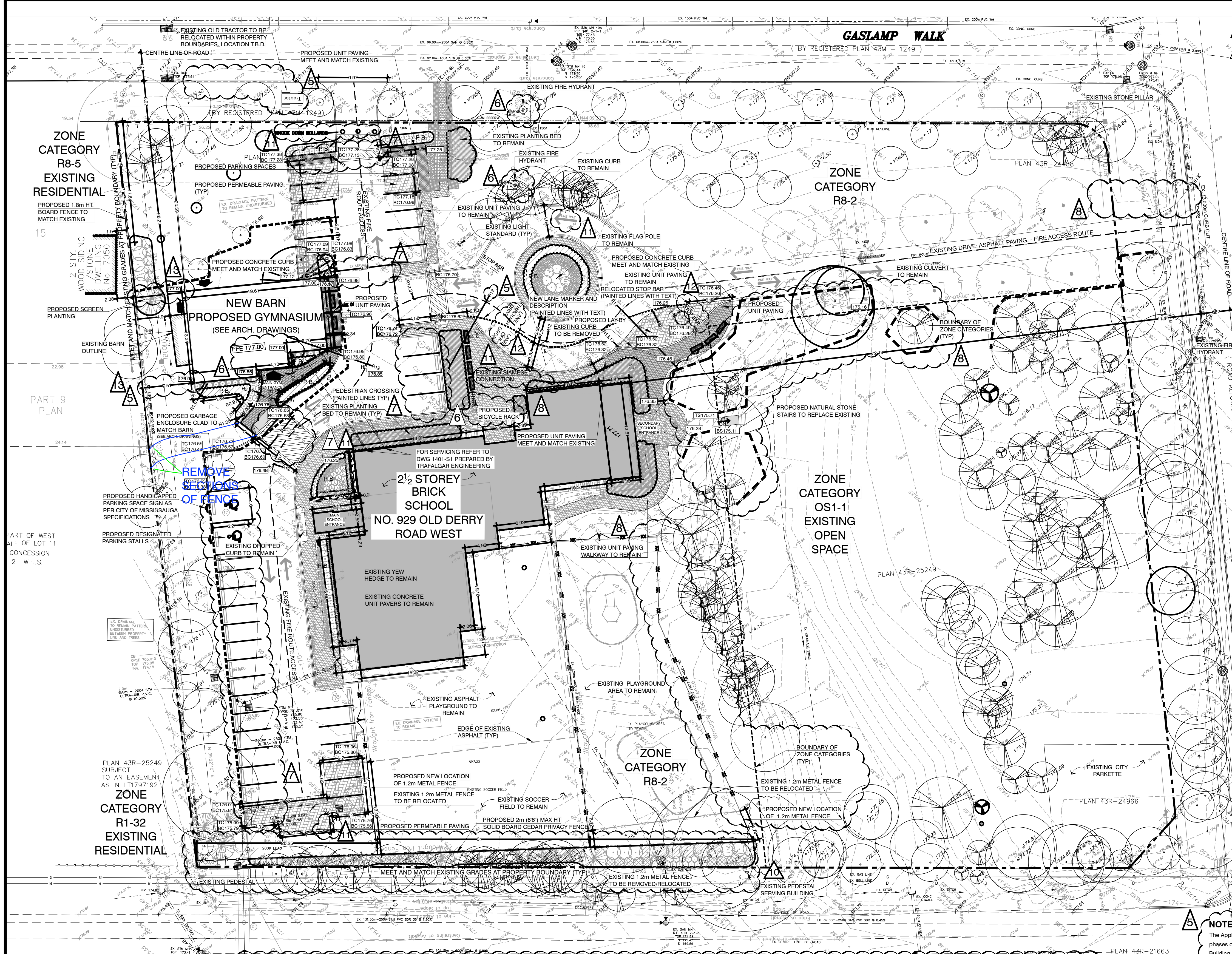
Appendix 1: Site Plan Drawing

Appendix 2: Proposal Description by Strickland Mateljan Design and Architecture

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Mark Warrack, Manager, Cultural and Heritage Planning, Culture Division





**CITY OF MISSISSAUGA NOTES:**

All exterior lighting will be directed onto the site and will not infringe upon the adjacent properties.

All roof top mechanical units shall be screened from view by the applicant.

Parking spaces reserved for people with disabilities must be identified by a sign, installed at the applicant's expense, in accordance with the design specifications of Figure 1 to Schedule 1 of By-law 134-83.

The applicant will be responsible for ensuring that all plans conform to Transport Canada's restrictions.

Grades will be met within a 33% maximum slope at the property lines and within the site.

All damaged areas are to be reinstated with topsoil and sod prior to the release of securities.

Signage shown on the site development plans is for information purposes only. All signs will be subject to the provisions of Sign By-law 0054-2002, as amended, and a separate sign application will be required through the Building Division.

Any fencing adjacent to municipal lands is to be located 15 cm (6.0 in.) inside the property line.

**NOTES:**

Fire access route will be designed to support a load of not less than 11,363 kg, per axle and have a change in gradient of not more than 1 in 12.5 over a minimum distance of 15m.

The fire route will be designated as per Bylaw 1036-81 as amended.

All surface drainage will be self contained, collected and discharged at a location to be approved prior to the issuance of a building permit.

The portions of the driveway within the municipal boulevard will be paved by the applicant.

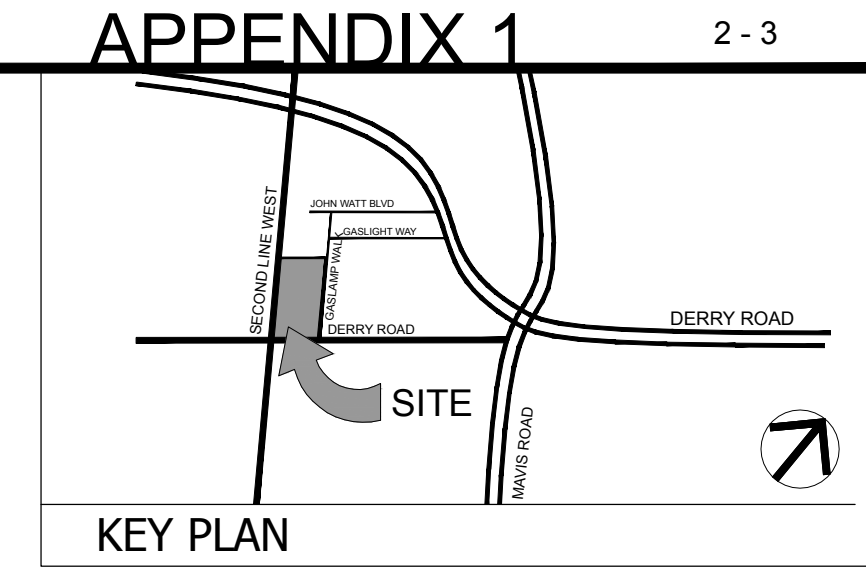
All proposed curbing at the entrances to the site is to stop at the property line or at the municipal sidewalk.

All excess excavated material will be removed from the site.

The existing drainage pattern will be maintained except where noted.

**NOTE:**  
EXISTING GRADES TO BE READ IN CONJUNCTION WITH PROPOSED GRADES SHOWN ON THE GRADING PLAN, SHEET L-4.

**NOTE:**  
SEE SHEET TP-1 FOR HOARDING LOCATION AND TP-2 FOR HOARDING DETAILS.  
SEE SHEET L-3 FOR CONSTRUCTION STORAGE AND TRADES PARKING.  
SEE SHEET L-4 FOR PROPOSED GRADES.



- LEGEND:**
- PROPERTY LINE
  - ZONE BOUNDARY
  - PAIGE WIRE TREE PROTECTION HOARDING (162 lin m)
  - SOLID BOARD TREE PROTECTION HOARDING (135 lin m)
  - EXISTING TREE TO REMAIN
  - EXISTING TREE TO BE REMOVED
  - EXISTING UNIT PAVING TO REMAIN
  - PROPOSED UNIT PAVING
  - PROPOSED PERMEABLE PAVING
  - PROPOSED PLANTING BED
  - WOOD FENCE ENTRY FEATURE
  - PROPOSED BENCH
  - EXISTING GRADES
  - EXISTING COUNTOURS
  - EXISTING FIRE ACCESS ROUTE
  - EXISTING FIRE HYDRANT

BASE INFORMATION SUPPLIED IN PAPER FORM BY CLIENT. DIGITAL FILES RECEIVED BY MICHAEL SPAZIANI ARCHITECT INC. SURVEY INFORMATION RECEIVED JAN 15, 2009 FROM DAVID HORWOOD LIMITED FILE NAME: 7067\_TOPO-3.dwg

NO.	REVISIONS	DATE:
1	ISSUED FOR DISCUSSION	NOV 17, 2008
2	ISSUED FOR SPA	MAR 5, 2009
3	BUILDING RELOCATED AS PER COMMENTS	MAY 9, 2009
4	LAWN RE-GRADING REMOVED	MAY 11, 2009
5	REVISED AS PER CITY COMMENTS	JUNE 9, 2009
6	REVISED AS PER CITY COMMENTS	JULY 23, 2009
7	REVISED PAVING/PARKING AS PER COMMENTS	AUG 19, 2009
8	REVISED AS PER CITY COMMENTS	SEPT 16, 2009
9	REVISED FENCE/BUFFER AS PER COMMENTS	OCT 16, 2009
10	REVISED WOOD FENCE AS PER COMMENTS	OCT 28, 2009
11	REVISED AS PER TRAFFIC SAFETY COMMENTS	MAR 9, 2010
12	REVISED AS PER TRAFFIC SAFETY COMMENTS	APRIL 16, 2010
13	REVISED BUILDING LOCATION PER CLIENT	JULY 27, 2010

CLIENT: MARK LANIGAN (OWNER)  
**ROTHERGLEN SCHOOL**  
929 OLD DERRY ROAD  
MISSISSAUGA, ONTARIO  
P: 905-565-8707 F: 905-565-0485

PROJECT TITLE: **ROTHERGLEN SCHOOL**  
FILE APPLICATION # - SP 09/034 W11  
COMMITTEE OF ADJUSTMENT # - A/301/09  
related files SP00/097 and SP03/100

SCALE:	1:300m
DRAWN BY:	MP
DESIGN BY:	HS
CHECKED BY:	RE
DATE:	OCT. 14, 2008
PROJECT NO:	08-018

**ICON Architects Inc.**

201-5000 Dufferin Street, Toronto, Ontario M3H 5T5 T&F: 416-840-9279

SHEET TITLE: **SITE PLAN**

PART OF LOT 11, CONCESSION 2, WEST OF HURONTARIO STREET (GEOGRAPHIC TOWNSHIP OF TORONTO, COUNTY OF PEE) CITY OF MISSISSAUGA, REGIONAL MUNICIPALITY OF PEE

SHEET NO: **SP-1**

STAMP: \_\_\_\_\_

REVISION NO: 13

NORTH

ZONING BY- LAW 225-2007	BY- LAW REQUIREMENT	PROVIDED ON SITE
PROPERTY ZONE (1)	R1 to R16, RM1 to RM9 and RA1 to RA5, C1 to C4, CC1 to CC4, OS1, OS2 and I zones.	EXCEPTION R8-2 and OS1-1
LOT TYPE		CORNER LOT
MINIMUM LOT AREA - CORNER LOT AS PER REGULATION 4.4.2.2	13,700 M <sup>2</sup> (1.37 ha)	15349 M <sup>2</sup> (1.53 ha) TOTAL LOT AREA.
MAXIMUM LOT COVERAGE (2)	20% FOR PRIVATE SCHOOLS 20% OF R8-2 zone = 2093 M <sup>2</sup> MAX	EX. BUILDING COVERAGE = 923 M <sup>2</sup> PRO. BUILDING COVERAGE = 240 M <sup>2</sup> TOTAL LOT COVERAGE = 1163 M <sup>2</sup>
MAXIMUM GROSS FLOOR AREA (3)	1500 M <sup>2</sup>	1500 M <sup>2</sup> ; 1260 M <sup>2</sup> EXISTING and 240 M <sup>2</sup> PROPOSED.
NUMBER OF PARKING SPACES (4)	1 SPACE PER 100 M <sup>2</sup> (gross floor area) EX. BUILDING REQUIREMENTS = 15 PROP. BUILDING REQUIREMENTS = 3 18 INCLUDING 1 DESIGNATED SPACE & DAYCARE	41 INCLUDING 2 DESIGNATED SPACES

NOTES:

(1) AS PER ZONING BY-LAW, EXCEPTION R8-2	(3) AS PER R8-2 PROVISIONS
(2) 20% OF R8-2 ZONE AREA WHERE PROPOSED GYM IS LOCATED. OS1-1 DOES NOT APPLY	(4) AS PER PROVIDED SCHOOL PLANS

ZONING BY- LAW 225-2007	BY- LAW REQUIREMENT	PROVIDED ON SITE
MINIMUM SETBACK OF A PARKING AREA TO A RESIDENTIAL ZONE	4.5M	4.57M
MINIMUM LOT FRONTAGE.	45M	108.35M
MINIMUM FRONT YARD.	7.5M	72.2M
MINIMUM SIDE YARD. (Both Sides)	10.8M	24.5M on east and 69M on the west.
MINIMUM REAR YARD.	7.5M	7.5M
MINIMUM BUILDING HEIGHT TO THE HIGHEST RIDGE.	9.5M	8.98M
MINIMUM OPEN SPACE.	40% of the LOT AREA in the R8-2 ZONE = 4186M <sup>2</sup>	6936 M <sup>2</sup>
MAXIMUM VEHICULAR PAVING.	N/A	2363 M <sup>2</sup>

NOTES:

MAXIMUM GROSS FLOOR AREA NOT APPLICABLE TO SPACES BELOW GRADE, SUCH AS BASEMENT.

M<sup>2</sup> STANDS FOR SQUARE METER

SF STANDS FOR SQUARE FEET

GFA STANDS FOR GROSS FLOOR AREA

**NOTES:**

The Applicant is responsible for ensuring that fire 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 (2) years following completion of all site works.

Signature of Owner/Applicant: \_\_\_\_\_

I hereby certify that this drawing conforms in all respects to the site development plans as approved by the City of Mississauga under file number SP 09/034 W11 and related files SP 00/097 and SP 03/100.

Signature of Architect/Engineer: \_\_\_\_\_

The City of Mississauga requires that all working drawings submitted to the Building Division as part of an application for the issuance of a building permit shall be certified by the architect or engineer as being true and correct in accordance with the provisions of the City of Mississauga Building Act.

**NOT FOR CONSTRUCTION**  
ISSUED FOR REVIEW & COMMENTS ONLY





May 8, 2017

## **Rotherglen School Walkway proposal – 929 Old Derry Rd., Mississauga ON**

### **1. Introduction**

-An executive summary of the scope of the project:

*The proposal is to create a new permeable paver walkway approx. 15m long X 2.3m wide to connect an existing walkway on this property to a proposed new walkway on the neighbouring property at 7059 Old Derry Rd. W.*

*Note: 929 Old Derry Rd. is a 1.5 ha site containing several buildings, parking and driveway areas and open spaces. This document comments only that portion of the site affected by the proposed walkway.*

-Background information to document the context of the proposal:

*Site Plan application SP 16-149 W11 (7059 Old Derry Rd. W.)*

- Identification of the property owner and stakeholders, current and proposed use

*Rotherglen School, Meadowvale Elementary Campus. The buildings currently function as a private school providing instruction up to and including grade 8.*

### **2. Project Description**

Property Description:

- Identify the location, municipal address and provide an appropriate location map

*Part of Lot 11, Concession 2, West of Hurontario St.  
929 Old Derry Rd. West, Mississauga.*



*Key Plan*

- Documentation of the existing conditions to include recent specialized photograph documentation, measured drawings, site plan, identification of site features such as topography, landscaping or other on-site features



*View looking south at proposed walkway*



*View looking north at proposed walkway*

- Landscape inventory and documentation will include a site plan, views and vistas, water features, tree location and species, land forms, geological formations, fences, walls, berms, pathways, or any other landscape features

*The proposed walkway is located on the northerly boundary of the property adjacent to the existing gymnasium and garbage storage area. There are no significant views or vistas into or out of the property associated with this location. There are no water features, significant land or geological formations associated with this area. There is a typical wood board fence across the northerly boundary of the property. This is not proposed to be altered except where a gated access will be created at the end of the proposed walkway.*



79 Wilson St., Suite 301 • Oakville, ON L6K 3G4 • Phone: 905 842 2848 • [www.smda.ca](http://www.smda.ca)

- Identification of neighbouring properties, including any built form or features, required to illustrate the context of the subject property

*To the north and east are single family dwellings in a faux-heritage subdivision built approximately 20 years ago. To the west is the Old Meadowvale Heritage Conservation District. To the north-west is 7059 Second Line W., a property recently acquired by the school which the proposed path is proposed to access.*

- Summary of the history of the property outlining its development over time within a timeframe context

*The main building on the site is known as the Gooderham mansion. This is an Italianate structure approximately 10,000 sq. ft. built as a single family home in 1870. It has subsequently been used for a number of other purposes and currently functions as the Meadowvale Campus of Rotherglen School. There are major additions to the north and west to effect this.*



*Gooderham Mansion c. 1900*



*Gooderham mansion - Rotherglen School today*



- Documentation of land ownership from the original Crown Grant and subsequent records from the land registry office

*Not applicable. The history of this building has been widely researched and reported*

**B) Significance:**

- Statement of cultural heritage value or interest

*City of Mississauga Statement of Cultural Heritage value:*

*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 Gaslamp 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.*

- Identification of the cultural heritage attributes and values of the property structures and landscape features

*See above*

- Identification of any recognized significance, such as a heritage designation by- law, historic plaque, etc.

*The property is part of the Old Meadowvale Heritage Conservation District.*

### C) Planning and Policy Status:

- Provide details of the current land use and related Official Plan policies and Zoning

*The property is zoned R8-2 and OS1-1 under the Mississauga Zoning By-law 0225-2007.*

- Identify any regulatory requirements (e.g. heritage designation, flood plain requirements, etc.)

*Heritage designation is noted above. There are no flood plain or Conservation issues. The proposed walkway is allowed under the zoning by-law.*

### 3. Project Objectives

- Outline what is to be achieved by this project

*The intention of the project is to a pathway to connect the campus of Rotherglen school with the property at 7059 Second Line W.*

- Provide short term and long term goals and objectives

*Short term and long terms goals are similar – to allow a pedestrian connection between these properties*

- Proposed solutions for conservation of the property's heritage attributes

*The proposed pathway is located at an insignificant edge of the property far from the character defining elements of the site. There are already many paths, parking lots and built landscape features on the property and this will mesh seamlessly with these. There will be no impact to the heritage attributes of the property because of this pathway.*

- Provide the conservation policies to be used in this project (i.e. what conservation principles will be used to ensure long term conservation, maintenance, monitoring, and sustainable use of the property)

*Not applicable. The long term use and conservation of the property is not affected by this proposal.*

#### 4. Statement of Heritage Intent

- An explanation is required that proposes the reasoning and considerations behind the choice of conservation treatments.

*The proposed pathway is located at an inconspicuous part of the property and joins an already existing path. There is minimal impact to the site.*

- Statement as to why one period of restoration over another was selected, rationale for new interventions, background resources used such as principles and conventions of heritage conservation.

*As above, the intervention is minimal. There is no restoration or conservation.*

- Statement as to the recording, inventory and disposition/retention of moveable cultural heritage resources (e.g. artifacts, archival material, salvaged material) and its incorporation into the conservation project.

*Not applicable.*

#### 5. Condition Assessment of the Cultural Heritage Resource(s)

- Condition report of the cultural heritage resource(s) and specific attributes, identifying any deficiencies or concerns.

*The condition of the area where the walkway is proposed is good. The adjacent structures are all modern elements to facilitate the school use.*

- Detailed recommendations to mediate and prevent further deterioration. Direction as to use or change in use and how that relates to conserving the heritage attributes.

*Not applicable.*

- Outline opportunities and constraints with relation to all aspects of the project (i.e. budget, planning issues, public access, long term needs)

*Not applicable.*

- Recommendations for conservation treatments that reference the framework provided in Parks Canada Standards and Guidelines for the Conservation of Historic Places In Canada.

*Not applicable.*

## 6. Building System and Legal Considerations

- Statement to explain the building and site use from a practical, logistical and legal perspective

*The site presently functions as a private school and has done so since about 2000. The use is allowed by the zoning by-law. There is no proposed change to the building or site use as a result of this pathway.*

- Input from structural, mechanical, electrical, planning, geotechnical, trades, and all other required fields of expertise to ensure the project is viable and sustainable. Building and site system review may include:

- Site Work (e.g. landscaping, drainage, servicing)

*Skira & Associates are the civil engineering consultants on this project. They have extensive experience in the Mississauga area.*

- Trees, shrubs, other plantings,

*Not applicable.*

- Archaeological concerns and mitigation

*Not applicable.*

- Structural elements (e.g. foundation, load bearing)

*Not applicable.*

- Building Envelope (roof, wall cladding, window type), Ontario Building Code, Accessibility

*SMDA and Belinda Jones Architect are the architectural consultants on the project*

- Mechanical, Plumbing, Electrical

*Not applicable*

- Finishes and Hardware

*The walkway is proposed to be permeable paver per the requirements of the Meadowvale HCD District Plan*

- Fire Safety and Suppression

*Not applicable*

- Environmental Considerations, Lighting, Signage and Wayfinding, Security

*No significant environmental considerations are expected. There is no requirement for lighting, signage, wayfinding or wayfinding as part of this proposal. There will be a locking gate installed where the path meets the 7059 Second Line W. property to prevent unauthorized use or entry.*

- Legal Considerations (e.g. easements, encroachments, leasing, etc.)

*The present owners are also the proposed operators of the building. There are no leasing arrangements. There are no encroachments. There is an easement for drainage in this area in favour of the City of Mississauga although the City has indicated that they have no issues.*

## 7. Work Plan

- Timeline to describe, in chronological order, to meet the objectives and goals Statement as to specialized trades or skills that will be required to complete the work

The work will consist of:

- removal of existing sod and topsoil*
- preparation of sub-grade*
- installation of pavers*

*The work will require qualified local trades but nothing particularly specialized. It is not expected that it will be difficult to find trades to execute the work.*

- Proposed budget to meet and sustain the goals and timeline; long term and short term maintenance schedule

*The budget has not been finalized*

- Monitoring schedule, process and identify those responsible for monitoring

*The professionals noted above will be responsible for review during the construction period.*

## 8. Qualifications

- Heritage Conservation Management Plans will only be prepared by accredited, qualified professionals with demonstrated experience in the field of heritage conservation

*A CV for Rick Mateljan is attached.*

- Conservation Plans are usually a multidiscipline exercise whereby all consultants on the project must demonstrate accredited professionalism, experience and knowledge in their chosen field of expertise

*All of the consultants are appropriately licensed in Ontario and have experience on similar projects.*

## 9. Additional Information

- Bibliography of all documentation resources
- List of consultants and other professionals related to the project

*The Consultant team is named above.*

10. Additional Reports that may be required:

- Archaeological report, Arborist's report, Structural engineering report

*Not applicable.*

- Any other report that City staff may require to assess the project

11. Approval Authority

The City of Mississauga will be the approval authority for a Heritage Conservation Management Plan

Contact Information:

Inquiries regarding the submission and requirements of a Heritage Conservation Management Plan should be addressed to Heritage Planning, Culture Division, City of Mississauga

Email: [culture.division@mississauga.ca](mailto:culture.division@mississauga.ca)