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**Corporate Services Department  
Legislative Services Division  
Office of the City Clerk**

**City of Mississauga**  
300 City Centre Drive  
MISSISSAUGA ON L5B 3C1



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FAX: 905-615-4181  
www.mississauga.ca

September 16, 2011

**VIA INTEROFFICE MAIL**

Paul Mitcham  
Commissioner of Community Services  
201 City Centre Drive, 9<sup>th</sup> Floor  
Mississauga, ON L5B 4E4

**VIA REGISTERED MAIL**

Jim Leonard  
Registrar, Ontario Heritage Trust  
Heritage Programs and Operation  
10 Adelaide Street East  
Toronto, ON M5C 1J3

Re: Request to alter a Heritage Designated Property, Chappell Estate, 4300 Riverwood Park Lane, Ward 6

The Heritage Advisory Committee at its meeting on August 30, 2011 considered a Corporate Report dated August 2, 2011 regarding the above noted matter and recommended the following:

HAC-0064-2011

That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated August 2, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Ward 6

(HAC-0064-2011)

This recommendation was approved by General Committee on September 7, 2011 and subsequently adopted by City Council on September 14, 2011.

For your information, I have attached the Corporate Report regarding this matter.

Regards,

A handwritten signature in cursive script, reading "Julie Lavertu".

Julie Lavertu, Legislative Coordinator  
City of Mississauga  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext. 5471, [Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

cc. Councillor Ron Starr, Ward 6  
Brenda Breault, Commissioner of Corporate Services  
Susan Burt, Director, Culture  
Elaine Eigl, Heritage Coordinator  
Laura Waldie, Heritage Coordinator  
Ken Owen, Director, Facilities and Property Management  
Darlene Utarid, Program Coordinator



## Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee

**AUG 30 2011**

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**DATE:** August 2, 2011

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: August 30, 2011

**FROM:** Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

**SUBJECT:** Request to Alter a Heritage Designated Property  
Chappell Estate, 4300 Riverwood Park Lane  
(Ward 6)

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**RECOMMENDATION:** That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated August 2, 2011, be approved and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

**BACKGROUND:** The Structure known as the Chappell Estate is located in Riverwood which is a large track of natural parkland south of Burnhamthorpe Road West on the east side of the Credit River. The McDougall and McGrath families here in 1833. The Parker family purchased the property in 1913 and used the site as a summer retreat from their Toronto residence. In 1918 W.R. Percy Parker commissioned A. Shy Mathers, of the Toronto firm Mathers and Haldenby, to design a house to be located on a prominent point of table land between two small tributaries of the Credit River. The house was complete by 1919 and won an architectural award in 1929. The house is constructed of Credit Valley stone and stuccoed at the rear. The roof is a steep pitched hip roof with asphalt shingles and flanged eaves. There is a nine bay asymmetrical facade, while the windows are casement, six and eight

panes, with a plate glass window in the dining room. Noted features of the property include a very large centre stone chimney, formal gardens, extensive landscaping and an attached greenhouse.

Parker's wife Ida dubbed the estate "Riverwood." Percy Parker died in 1936 and Ida lived here until she sold the property to Grace and Hyleard Chappell in 1954. The Chappells retained many of the original features of the property. In 1986, Credit Valley Conservation (CVC) purchased the property. However, the City of Mississauga holds a head lease with CVC and therefore operates and maintains the property. The entire site is significant as a cultural landscape because it retains some of the elements of its rural agrarian past, its proximity to and relationship with the Credit River, natural heritage components and conveys some of the opulent lifestyle of an early twentieth century rural estate. The Chappell Estate was Designated under Part IV of the *Ontario Heritage Act* in 2004 for its architectural, historical and contextual significance.

**COMMENTS:**

In 2010, Moon – Matz Ltd. structural engineers were retained by the City of Mississauga to conduct a Structural Condition Report for the Chappell Estate retaining walls and carport roof. Moon – Matz Ltd. concluded the retaining walls are in poor structural condition and the roof joists and structure on the carport are heavily deteriorated and need replacing. The attached letter from Darlene Utarid, Program Coordinator for the City of Mississauga's Facilities and Property Management (Appendix 1) indicates the need for the rebuilding and repair of the carport roof and retaining walls. In addition, a letter provided by ATA Architects Inc. (Appendix 2) in July 2011, outlines the scope of work being proposed to rebuild and repair the retaining wall and carport roof. ATA Architects proposes the rebuilding of the retaining wall at the corner of the house while the retaining wall located at the entrance to the Estate will be re-pointed. The City of Mississauga's Facilities and Property Management indicate "in-kind" materials will be used in the rebuilding and repair work.

**FINANCIAL IMPACT:** There is no financial impact

**CONCLUSION:**

The proposed alterations on the Chappell Estate include the rebuilding and re-pointing of the retaining walls as well as the replacement of the roof structure on the carport. This proposed work represents significant alterations to these heritage assets and thus requires a Heritage Permit. Heritage staff supports these alterations. The restoration work on the retaining walls will include the reusing of salvageable stone materials from the existing walls. The carport roof will be rebuilt with wood materials for the decking and a new SBS modified bitumen membrane roof will be installed with a new roof drain connecting to the existing downspout.

**ATTACHMENTS:**

- Appendix 1: Letter from Darlene Utarid, Program Coordinator, F&PM Department.
- Appendix 2: Letter of Proposed Work from ATA Architects Inc.
- Appendix 3: Pictures of Chappell Estate Carport and Retaining Walls.
- Appendix 4: Architectural Drawings of Proposed Work.



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Paul A. Mitcham, P.Eng, MBA  
Commissioner of Community Services

*Prepared By: Laura Waldie, Heritage Coordinator*