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ONTARIO HERITAGE TRUST

OCT 27 2011

RECEIVED for tomorrow



October 26, 2011

VIA INTEROFFICE MAIL

Paul Mitcham
Commissioner of Community Services
201 City Centre Drive, 9th 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 October 25, 2011 considered a Corporate Report dated September 27, 2011 regarding the above noted matter and recommended the following:

HAC-0086-2011

That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated September 27, 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-0086-2011)

This recommendation was adopted by City Council on October 26, 2011.

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

Regards,

Julie Lavertu, Legislative Coordinator
City of Mississauga
Legislative Services Division, Office of the City Clerk
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cc. Councillor Ron Starr, Ward 6
Brenda Breault, Commissioner of Corporate Services
Susan Burt, Director, Culture Division
Elaine Eigl, Heritage Coordinator
Ken Owen, Director, Facilities and Property Management
Darlene Utarid, Project Coordinator
Laura Waldie, Heritage Coordinator
Paula Wubbenhorst, Acting Senior Heritage Coordinator



Corporate Report

Clerk's Files

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Heritage Advisory Committee

OCT 25 2011

DATE: September 27, 2011

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: October 25, 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)**

RECOMMENDATION: That the request to make alterations to the Chappell Estate as described in the report from the Commissioner of Community Services, dated September 27, 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, located in Riverwood , 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 were the first to settle 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 Alvin Sherlock Mathers, of the Toronto architectural 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. It is currently used as office and public space by the Riverwood Conservancy and staff from the City of Mississauga.

COMMENTS:

Each year, the City of Mississauga assigns Capital Funding towards accessibility upgrades of city-owned facilities to ensure that these buildings are fully accessible to visitors and staff with mobility concerns. In August 2010, a review team consisting of Facilities and Property Management staff members, and the Accessibility Coordinator, determined that the addition of a ramp near the terrace of the Chappell Estate was a priority for 2011.

In August 2010, Radeff Architects Inc. was retained by the City of Mississauga to design the ramp addition to the terrace of the Chappell Estate. 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 addition of this accessibility ramp. In addition, a letter provided by Radeff Architect Inc. (Appendix 2) outlines the scope of work being proposed to construct the accessibility ramp. Both Radeff Architect Inc. and the City of Mississauga's Facilities and Property Management indicate that materials which are both complimentary and sympathetic to the overall heritage and architectural character of the Chappell Estate will be used.

Two options for the ramp and railings have been proposed. One option (Appendix 3) suggests materials of stainless steel and glass railings mounted on a cement platform. The second option (Appendix 4) suggests black powder coated steel bars mounted on a cement ramp. Both options meet the Ontario Building Code and Provincial Accessibility requirements, however, heritage staff and Facilities and Property Management recommend Option 2, as these materials proposed are more complimentary to the existing heritage qualities of the Chappell Estate. Architectural drawings of the proposed work and existing photos of the Chappell Estate terrace as also included (Appendix 5 and 6).

FINANCIAL IMPACT: There is no financial impact

CONCLUSION: The proposed alterations of the Chappell Estate entails the building of an accessibility ramp and railings to allow access into the building for visitors and staff with mobility concerns. This proposed work represents a significant enough alteration to require a Heritage Permit. Heritage staff fully supports these alterations in order to make this building accessible to all, and recommends Option 2 as being the most complimentary option for the existing heritage attributes of the Chappell Estate.

ATTACHMENTS:

- Appendix 1: Letter from Darlene Utarid, Program Coordinator, F&PM Division
- Appendix 2: Letter of Proposed Work from Radeff Architect Inc.
- Appendix 3: Ramp Elevation Option 1
- Appendix 4: Ramp Elevation Option 2
- Appendix 5: Photographs of Chappell Estate Terrace
- Appendix 6: Architectural Drawings of Proposed Work



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

Prepared By: Laura Waldie, Heritage Coordinator