
(Approved November 28, 2017)

Meadowvale Heritage Conservation District Advisory Sub-Committee

Date

August 1, 2017

Time

1:30 p.m.

Location

Meadowvale Village Hall, 6970 Second Line West, Mississauga

Members Present

Jim Holmes, Citizen Member (Chair)
Terry Wilson, Citizen Member (Vice-Chair)
Councillor George Carlson Ward 11 (Ex-officio)
Brian Carmody, Citizen Member
John McAskin, Citizen Member
Colleen Newmarch, Citizen Member
Greg Young, Citizen Member

Members Absent

Janet Clewes, Citizen Member
David Dodaro, HAC Representative
Gord MacKinnon, Citizen Member
Rick Mateljan, HAC Representative
David Moir, Citizen Member

Staff Present

Mark Warrack, Manager, Culture and Heritage Planning, Culture Division
Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division
Sacha Smith, Legislative Coordinator, Legislative Services Division
Trish Sarnicki, Legislative Coordinator, Legislative Services Division

Find it online

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

CALL TO ORDER – 1:30 PM

APPROVAL OF AGENDA

APPROVED (G. Young)

DECLARATIONS OF CONFLICT OF INTEREST – Nil

APPROVAL OF PREVIOUS MINUTES

Approval of Minutes of April 4, 2017 Meeting

APPROVED (C. Newmarch)

DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Request to Alter 7089 Second Line West

David Brown, Planning Consultant, Planning Solutions, provided a brief description of the application, noting the revisions on the application.

Jim Holmes, Chair, noted concerns with the property, regarding the area below the front window of the home, the stone facing, and the front entrance to the residence.

Members questioned the possibility of amending the current roof of the residence to a barn-style roof, but had reservations as to whether this would look appropriate.

Mr. Brown noted that a barn structure, in terms of a typical barn is taller and that the residence is shorter, thus, with the size of the building, it would not be appropriate.

Terry Wilson questioned whether there were any other features that could be included to make the residence look like a traditional farmhouse.

Mr. Brown noted that the intent of the original design of the residence was not a farmhouse, however, adjustments had been made to the residence regarding the northerly elevations (left side), the reworking of the chimney, and that the structure had been reduced in size from its original concept.

Members discussed concerns regarding the appearance of the entrance to the residence, the awning, as well as the stone foundation, the door, and the side lights.

Paula Wubbenhorst, Senior Heritage Coordinator, Culture Division, responded that the stone facing had already been reduced, and proposed that it could be reduced further. Mark Warrack, Manager, Culture and Heritage Planning, suggested that the side lights could be made smaller.

Mr. Wilson proposed the elimination of the stone facing.

Mr. Brown said that the awning could be changed to a sloped roof facing the street to match the other northerly side, noting that the slopes may not be exact, but could be similar.

Members agreed that the stone facing be eliminated and that the awning be removed.

RECOMMENDATION

MVCHDA-03-2017

That the Meadowvale Heritage Conservation District Advisory Subcommittee supports the following conditions with respect to the request to alter the property at 7089 Second Line West:

1. That the garage height be reduced to comply with the Zoning by-law;
2. That the garage width be reduced so that the driveway width does not exceed six metres, the typical width of a two car garage;
3. That final building permit drawings be submitted to Heritage Planning noting all material information, including window materials;
4. 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 may be required and that the applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction;
5. That the stone facing be eliminated;
6. That the awning on the front window on the north section be eliminated;
7. That the sidelights on either side of the front door on the front elevation be reduced to one single pane column on each side;
8. That the awning over the main entrance be revised to a pitched roof over the porch.

APPROVED (B. Carmody)

2. Request to Alter 1066 Old Derry Road

Brian Carmody noted that approval of the vinyl siding material of the property should be an exception, not a rule. Mr. Warrack and Ms. Wubbenhorst agreed.

Subcommittee Members were concerned that building inspectors are not visiting properties early enough during construction as well as during multiple phases of construction. Ms. Wubbenhorst noted that the property owners had been issued an order to comply in early January. Mr. Warrack said that it would be helpful if Subcommittee Members notified the City of such issues by calling 311.

Fadi Abounassar, Owner of the property, noted that similar proposals have been permitted with other dwellings in the neighbourhood, thereby creating a precedent.

RECOMMENDATION

MVCHDA-04-2017

That the Meadowvale Heritage Conservation District Advisory Subcommittee supports the following conditions with respect to the request to alter the property at 1066 Old Derry Road be approved, as described in the Memorandum dated July 20, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.

APPROVED (C. Newmarch)

OTHER BUSINESS - Nil

DATE OF NEXT MEETING – September 12, 2017.

ADJOURNMENT – 2:11 p.m.