
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

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

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 7089 Second Line West
Memorandum dated July 19, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.
2. Request to Alter 1066 Old Derry Road
Memorandum dated July 20, 2017 from Mark Warrack, Manager, Culture and Heritage Planning, Culture Division.

OTHER BUSINESS

DATE OF NEXT MEETING – September 12, 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



To: Chair and Members of the Meadowvale Village Heritage Conservation District Subcommittee

From: Mark Warrack, Manager, Culture & Heritage Planning

Date: July 19, 2017

Subject: Request to Alter 7089 Second Line West

Meeting Date: August 1, 2017

Recommendation:

That the request to alter the property at 7089 Second Line West, as per the attached Heritage Impact Assessment be approved with the following conditions:

- 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. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

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 HCD Plan, 2014 and substantive changes identified in said plan require a heritage permit. The subject proposal is for a new dwelling. A Heritage Impact Study, by Strickland Mateljan Design + Architecture, outlines the proposal. It is attached as Appendix 1. The proposal is also subject to other City approvals such as, but not limited to, Site Plan approval, Committee of Adjustment and a building permit.

Comments:

The proposal is for a two storey house, detached garage and pool. As per Strickland Mateljan: "The premise of the house design is that it is intended to recall an assembly of buildings typical of a rural farm development." There is a two story "element [...] intended to recall a rural Ontario barn," "a one storey element of more refined detailing intended to recall a residential component," and a garage "intended to recall an agricultural outbuilding." They are all "visually connected" by facing a common "courtyard-like feature, [...] the driveway and pedestrian access to the home."

Six variances from the Zoning by-law have been noted through the site plan process. They are attached as Appendix 2. It is important to note that the Zoning by-law was designed to align with the vision of the 2014 revision of the Meadowvale Village Heritage Conservation District Plan.

The HCD Plan outlines a number of criteria upon which to evaluate a heritage permit application. These include the following:

- a) Impact to individual heritage property attributes;
- b) Impact to the HCD's form, scale, density and character;
- c) Impact to the immediate streetscapes;
- d) Impact to abutting properties;
- e) Visibility from the public realm;
- f) Degree of change to existing lot grade; and
- g) Quality of proposal, including but not limited to:
 - Compliance to Design Guidelines
 - Compliance to applicable City by-laws
 - Retention, restoration and reuse of original materials

Each of these criteria will be examined below.

Criteria	Evaluation
Impact to individual heritage property attributes	The property formed part of 7079 Second Line West when the 2014 Meadowvale Village HCD plan was adopted. The open space noted for 7079 Second Line West would be the applicable heritage attribute. Although a new dwelling and garage are proposed, there is still open space on the property. The property was severed in 2015.
Impact to the HCD's form, scale, density and character	<p>General heritage attributes of note include:</p> <ul style="list-style-type: none"> • A consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village. • Later twentieth century residential styles that are compatible with the district character from a scale, materiality and massing perspective. • Structures of compatible size, shape, form and style, many of which are modest historical residences, contribute to the overall character of the Village <p>The proposed infill is relatively simple in shape, form, style and materiality. It is also modest in architectural detail. The size and scale are somewhat concerning. The height and gross floor area exceeds that allowed by the Zoning by-law. However, the context here is unique, at the end of the village on the east side of Second Line West. Because of this, and the fact that most of the bulk and height is at the rear of the property, an exception may be made. To assist in having the detached garage read as a secondary outbuilding it should be made smaller to reduce the massing, which is at the front of the property.</p>
Impact to the immediate streetscapes	The HCD Plan's "Heritage Conservation Context" (Part 2) notes that: "The positioning of various modest sized structures on the lot differs throughout the Village. This is a characteristic of the development of this rural community over time, as opposed to a more urban, standardized and conventional setback."

	The proposed house is closer to the street than permitted by the Zoning by-law. However, as it is the last house in the district on the east side of Second Line West, and as per the characteristic varied positioning of houses, noted above, the concern is limited to the variance requirement.
Impact to abutting properties	Only parts of the proposed dwelling and garage are close to the adjoining properties on either side. There is still a lot of visual separation between the properties. However, reducing the impact of the garage as a small secondary structure would assist in this regard.
Visibility from the public realm	The proposal is visible from Second Line West, with the garage at the front of the property.
Degree of change to existing lot grade	Changes to lot grade are minimal.
Compliance to Design Guidelines	The proposal's siting on the lot retains a sense of open space and is oriented to the street in a traditional manner. The proposal is reflective of the HCD's simplicity yet remains an expression of its own era. Wood windows and wood siding are proposed. Permeable paving is proposed for the driveway. The garage is detached; however it is not set back from the front façade due to property constraints.
Compliance to applicable City by-laws	The application is being vetted through the site plan process and will require variances, a pool permit and a building permit at minimum. Pool fencing has not been included in the proposal. It should comply with the design guidelines and is subject to a clearance to alter at minimum.
Retention, restoration and reuse of original materials	N/A

There is concern with the proposed garage. Section 4.2.3.2 of the plan states that: "Outbuildings, including garages and greenhouses, should be detached and located at the rear, or on an inconspicuous side of the building, and be limited in size and scale to complement the main structure and neighbouring properties." Section 4.2.4.2 of the plan states that: "Garages should be designed in a style that reflects the simplicity and utilitarian use of a secondary outbuilding."

Due to the vast dripline of the tree at the southeast corner of the property, the garage cannot be set back further. However, in attempts to minimize the appearance of the garage, it should be reduced so that the height does not exceed the Zoning by-law and the width of the driveway does not exceed six metres, the typical width of a two car garage.

Since the Site Plan application, Committee of Adjustment application and building permit applications are outstanding to be resolved, other issues and confirmation of variances cannot be provided at this time by other departments. The Meadowvale Village Heritage Conservation District Plan is supported by current zoning by-law provisions for the area. Therefore, the proposed may be approved conditionally only with the caveat that a new heritage permit application will be required if changes result from the review of other departments.

Conclusion:

The owner of the subject property has applied to construct a house on this vacant lot. The proposal includes three simple components, including a garage at the front of the property, and a pool at the rear. There are some concerns with the massing of the dwelling, in particular the garage, which should have a more secondary appearance to comply with the Meadowvale Village HCD plan. The proposal should be approved with the conditions outlined at the beginning of this memorandum, which include minimizing the garage and abutting driveway.

Appendices:

Appendix 1: Heritage Impact Study, Strickland Mateljan Design + Architecture

Appendix 2: Zoning By-law Variances

Mark Warrack
Manager, Cultural and Heritage Planning
Culture Division

JULY, 2017

*HERITAGE IMPACT STUDY
IMPACT OF PROPOSED DEVELOPMENT
7089 SECOND LINE W., MISSISSAUGA*



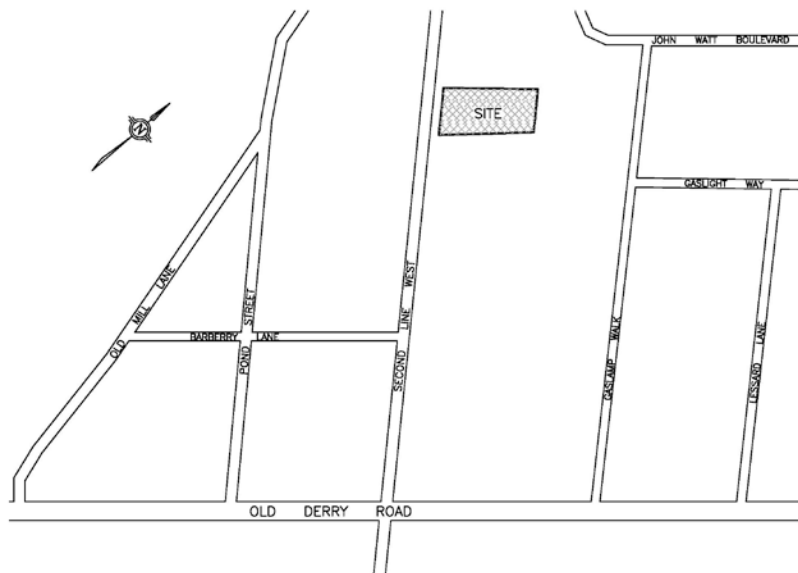
Overview:

This report is prepared to address the proposed development of the property at 7089 Second Line W., Mississauga, ON. This property is presently vacant, having been severed from the neighbouring 7079 Second Line W. The owners wish to develop this as a new single family residence.

Rick Mateljan of Strickland Mateljan Design Associates Ltd. was engaged by the property owner to comment on an original design by David Small Designs and to complete a Heritage Impact Study to assess the impact of this development.

A Chain of Title search was performed by Stephen Nott Conveyancing Services.¹

Key map:



Meadowvale Village - Overview:

Meadowvale Village was first settled in 1819 when 26 United Empire Loyalist families emigrated from New York State and took advantage of government land grants in this area. The land was at that time covered by pine forest but the settlers quickly understood the agricultural promise of the land and the community prospered. By the 1850's there were several mills, two hotels, a wagon shop, foundry and a school.²

¹ In some cases the dates in recorded histories vary from those in the title search document – where there is a conflict the title search dates are used

² A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)

The village retained its character and many of its original buildings through the 20th century. In 1980, in the face of a proposal to widen Derry Rd. West, demolish some original buildings and irreparably change the character of the community, local residents succeeded in having this designated Ontario's first Heritage Conservation District.

Terms of Reference

The City required terms of reference are as follows:

1. A detailed site history to include a listing of owners from the Land Registry Office, and a history of the site use(s). However, please note that due to the Freedom of Information and Protection of Privacy Act, current property owner information must not be included. As such, Heritage Planning will request that current property owner personal information be redacted to ensure the reports comply with the Act.

2. A complete listing and full written description of all existing structures, natural or man-made, on the property. Specific mention must be made of all the heritage resources on the subject property which include, but are not limited to: structures, buildings, building elements (like fences and gates), building materials, architectural and interior finishes, natural heritage elements, landscaping, and archaeological resources. The description will also include a chronological history of the structure(s) developments, such as additions, removals, conversions, alterations etc.

The report will include a clear statement of the conclusions regarding the significance and heritage attributes of the cultural heritage resource.

A location map must be provided, with indications of existing land use, zoning, as well as the zoning and land use of adjacent properties.

3. Documentation of the existing conditions related to the heritage resource will include:

-Current legible internal photographs, external photographs from each elevation.

Please note that due to the Freedom of Information and Protection of Privacy Act, photographs should not contain people or highlight personal possessions. The purpose of the photographs is to capture architectural features and building materials.

-Measured drawings, including elevations, floor plans, and a site plan or survey, at an appropriate scale for the given application, indicating the context in which the heritage resource is situated.

-Historical photos, drawings, or other archival material that may be available or relevant.

The applicant must provide a description of all relevant municipal or agency requirements which will be applied to the subject property, and when implemented may supplement, supersede and/or affect the conservation of heritage resources (i.e. Building Code requirements, Zoning requirements, Transportation and Works requirements.)

4. An outline of the proposed development, its context and how it will impact the heritage resource and neighbouring properties will be provided. This may include such issues as the pattern of lots, roadways, setbacks, massing, relationship to natural and built heritage features, recommended building materials, etc. The outline should address the influence of the development on the setting, character and use of lands on the subject property and adjacent lands. If the property forms part of a Heritage Conservation District, the proposal must be analysed in terms of its compliance with the Heritage Conservation District Plan.

Note: An architectural drawing indicating the subject property streetscape with properties to either side of the subject lands must be provided. The purpose of this drawing is to provide a schematic view of how the new construction is oriented and integrates with the adjacent properties from a streetscape perspective. The drawing must therefore show, within the limits of defined property lines, an outline of the building mass of the subject property and the existing neighbouring properties, along with significant trees or any

other landscape or landform features. A composite photograph may accomplish the same purpose with a schematic of the proposed building drawn in.

5. Full architectural drawings, by a licensed architect or accredited architectural designer, showing all four elevations of the proposed development must be included for major alterations and new construction.

6. An assessment of alternative development options and mitigation measures that should be considered in order to avoid or limit the negative impact on the cultural heritage resources. Methods of minimizing or avoiding negative impact on a cultural heritage resource as stated in the Ontario Heritage Tool Kit (InfoSheet #5, Ministry of Culture) include, but are not limited to:

- Alternative development approaches*
- Isolating development and site alteration from the significant built and natural heritage features and vistas*
- Design guidelines that harmonize mass, setback, setting and materials*
- Limiting height and density*
- Allowing only compatible infill and additions*
- Reversible alterations*

These alternate forms of development options presented in the Heritage Impact Assessment must be evaluated and assessed by the heritage consultant writing the report as to the best option to proceed with and the reasons why that particular option has been chosen.

7. A summary of conservation principles and how they will be used must be included. The conservation principles may be found in publications such as: Parks Canada – Standards and Guidelines for the Conservation of Historic Places in Canada; Eight Guiding Principles in the Conservation of Historic Properties, Ontario Ministry of Culture. (Both publications are available online.)

8. Proposed demolition/alterations must be explained as to the loss of cultural heritage value interests in the site and the impact on the streetscape and sense of place.

9. When a property cannot be conserved, alternatives will be considered for salvage mitigation. Only when other options can be demonstrated not to be viable will options such as relocation, ruinification, or symbolic conservation be considered.

Relocation of a heritage resource may indicate a move within or beyond the subject property. The appropriate context of the resource must be considered in relocation. Ruinification allows for the exterior only of a structure to be maintained on a site. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.

All recommendations shall be as specific as possible indicating the exact location of the preferred option, site plan, building elevations, materials, landscaping, and any impact on neighbouring properties, if relevant.

Summary Statement and Conservation Recommendations:

The summary should provide a full description of:

- The significance and heritage attributes of the cultural heritage resource, including the reference to a listing on the Heritage Register, or designation by-law if it is applicable*
- The identification of any impact that the proposed development will have on the cultural heritage resource*

- An explanation of what conservation or mitigative measures, or alternative development, or site alteration approaches are recommended
- Clarification as to why conservation or mitigative measures, or alternative development or site alteration approaches are not appropriate

Mandatory Recommendation:

The consultant must write a recommendation as to whether the subject property is worthy of heritage designation in accordance with the heritage designation criteria per Regulation 9/06, Ontario Heritage Act. Should the consultant not support heritage designation then it must be clearly stated as to why the subject property does not meet the criteria as stated in Regulation 9/06.

The following questions must be answered in the final recommendation of the report:

-Does the property meet the criteria for heritage designation under the Ontario Regulation 9/06, Ontario Heritage Act?

-If the subject property does not meet the criteria for heritage designation then it must be clearly stated as to why it does not

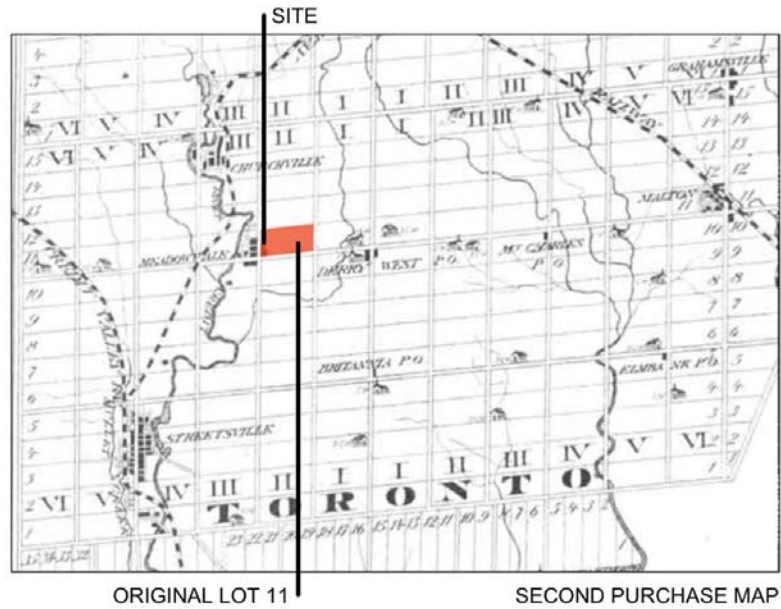
-Regardless of the failure to meet criteria for heritage designation, does the property warrant conservation as per the definition in the Provincial Policy Statement:

Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Please note that failure to provide a clear recommendation as per the significance and direction of the identified cultural heritage resource will result in the rejection of the Heritage Impact Assessment.

Site History:

7089 Second Line W. is part of the original Lot 11, Concession 2, west of Hurontario Street that was created by the Second Purchase of Land from the Mississauga First Nation in 1818 and surveyed by Timothy Street and Richard Bristol. Lot 11, Concession 2 is a 200 acre parcel that is bounded by modern day Second Line West and McLaughlin Road to the west and east, and Old Derry Rd. to the south. The northern boundary is no longer recognizable but it is approximately half-way between Old Derry Rd. and Highway 407.



The history of Meadowdale Village begins with an original group of 26 families that settled this area under the leadership of United Empire Loyalist John Beatty. Beatty, born in Ireland but living in New York City, in 1817 petitioned the Lieutenant-Governor of Upper Canada for a grant of land for himself

and his community. His efforts were successful and in 1818 5,000 acres in Toronto Township were set aside “for the reception of about 150 families . . . in the rear of Toronto Township”³.

Beatty’s group left New York by caravan on May 1, 1819. They reached Toronto (then York) on May 28th and stayed for a while until their land grants were approved and then they headed west to what was known at the time as Toronto Township. Beatty’s grant was all of Lots 11 and 12, Concession 3, West of Hurontario Street. This comprised about 400 acres and consisted of the area now bounded by Old Derry Rd., Second Line West, Creditview Rd. and Highway 407.

The law at the time required that within 18 months of taking a claim of land the recipient had to erect a dwelling on the property, clear and fence 5 acres of land and clear the roadway in front of the property. The land was covered with white pine forest and the soil was suitable for agriculture and the early farmers were successful. The situation changed, however, with the arrival in the community of Francis Silverthorne. Also of United Empire Loyalist stock, Silverthorne set about to create a lumber and grist mill operation using power from the Credit River. By 1845 he had the mill in operation. It was known as Meadowvale Mills⁴.

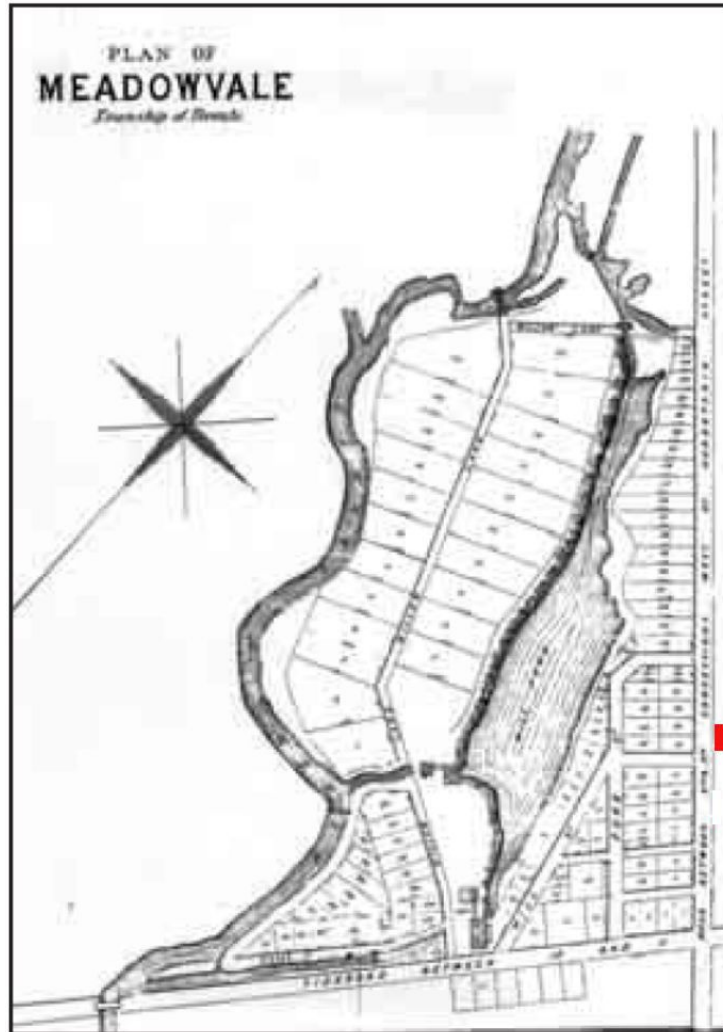


Meadowvale Mills c. 1930

³ Surveyor-General Thomas Rideout to Lieutenant-Governor Peregrine Maitland, quoted in Hicks, Kathleen, Meadowvale: Mills to Millennium, Chapter 3

⁴ Hicks, xvii

Silverthorne continued to increase his land holdings locally and built houses for his workers and a store and by 1856 the beginning of a community was sufficiently established that he had surveyor Arthur Bristow draw a plan for a village that he wanted to create. The Silverthorne Plan of 1856 laid out what is now known as the Village of Meadowvale.



Silverthorne's Plan of 1856. 7089 Second Line W. is indicated by the red box, just off the plan margin

In 1861 the Gooderham family of Toronto acquired the Silverthorne milling operations and in 1865 they purchased all of Silverthorne's land holdings as well as all of Lot 11, Concession 2 WHS (which includes the present 7089 Second Line West), giving them considerable land holdings surrounding the community. The Gooderhams were prominent in the milling and alcohol industries and their coming to Meadowvale inaugurated an era of prosperity in the Village.⁵

In 1870 the Gooderham family built a 10,000 sq. ft. Italianate mansion on Lot 11, Concession 2 WHS. This home, the most significant structure in Meadowvale and now a Part IV designated building, was

⁵ Hicks, p.64

sold by the family in 1884 and has gone through a variety of owners and uses.⁶ Presently it functions as the Meadowvale Elementary Campus of Rotherglen School.



Gooderham Mansion c. 1900⁷

The subject site at 7089 Second Line W. was part of the original west half of Lot 11 granted by the Crown to Hugh Bell in 1851. The property at that time comprised 100 acres. In 1865 Bell sold it in its entirety to William Gooderham for the sum of \$3300. Bell had mortgaged the property twice, in 1859 for \$700 and in 1863 for a further \$900 so presumably there were some improvements made to the property during this time. The property was leased by William to George Gooderham in 1870 for the sum of \$800 per year, then sold by William to Charles Horace Gooderham in 1876. The price of that transaction was not recorded. It was still a 100 acre parcel at that time. In 1884 the property was transferred to Charles' cousin George Gooderham and shortly thereafter a 6 acre parcel comprising the Gooderham mansion lands was divided off at the south-west corner of the property and sold to Angelique H. Douglas. The remaining lands, now 94 acres, were sold by George Gooderham to Steven George South in 1910. The purchase price was \$11,000.⁸ This ended the Gooderham ownership of the property and their association with Meadowvale Village.

In 1918 or 1919 the South family built the 2 ½ -storey brick Edwardian house that still stands at 7059 Second Line W.

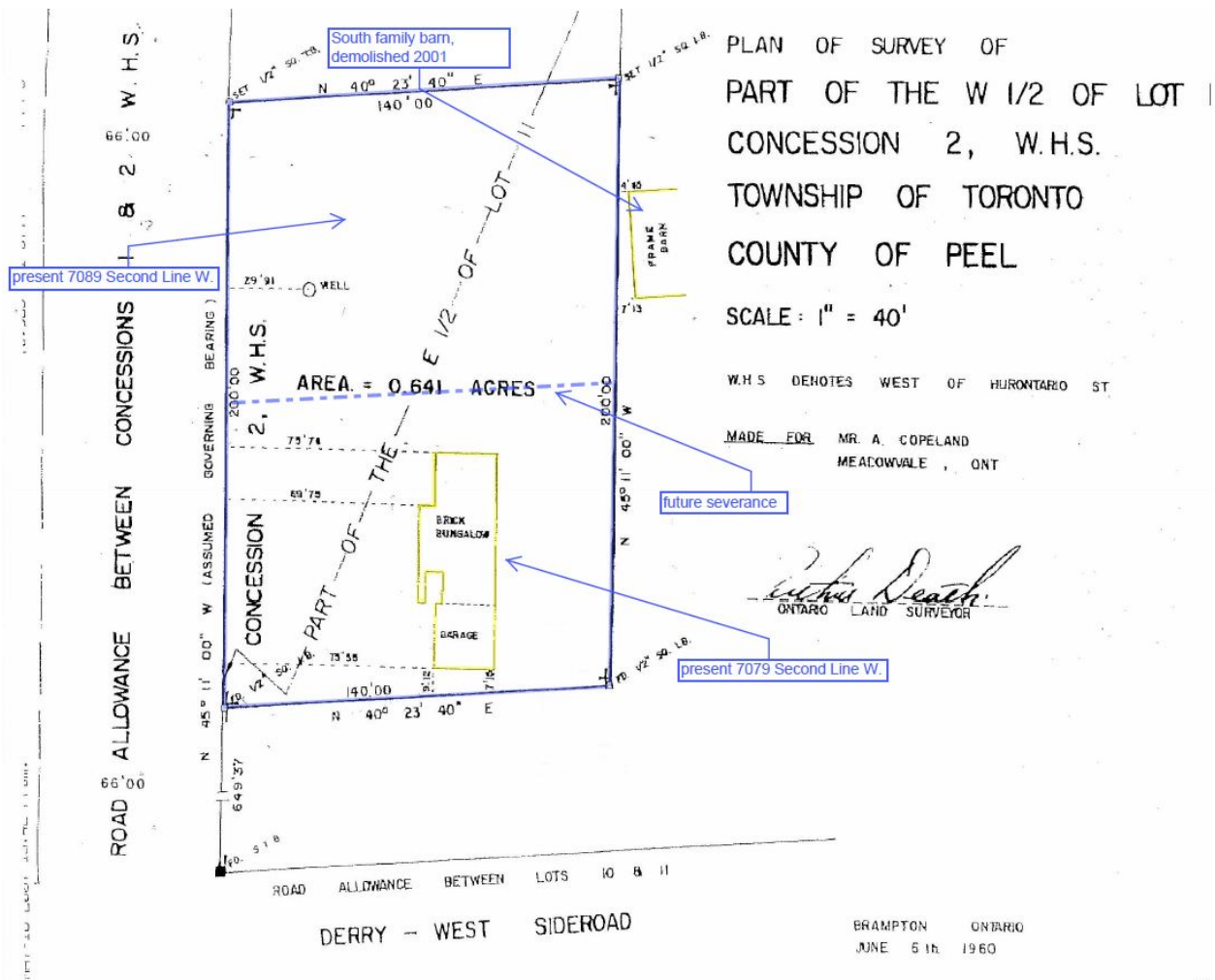
Steven George South died about 1936 and the property passed to his son, Harold. During the 1950's and '60's Harold divided and sold off parts of the property, first to the Meadowvale Development Company Ltd., then to individual purchasers. In 1960 he severed a parcel 200' wide x 140' deep just to the north of his residence for his daughter Francis and her husband Hugh Copeland. The original survey from that date shows a 1-storey brick house already standing on the property. This is the present 7079

⁶ Hicks, p.76

⁷ Heritage Mississauga Photo archive

⁸ Hicks, p. 109

Second Line W. The size of the lot and the location of the house makes obvious that there was an intention that another lot could be created north of this house.



1960 Survey showing creation of 7079 and future 7089 Second Line W.

In 2015 the present owners divided this property to create two lots; the present 7079 Second Line W. and a new property now known as 7089 Second Line W.

Existing conditions on-site:

The site is north of Old Derry Rd. West on the east side of Second Line West.



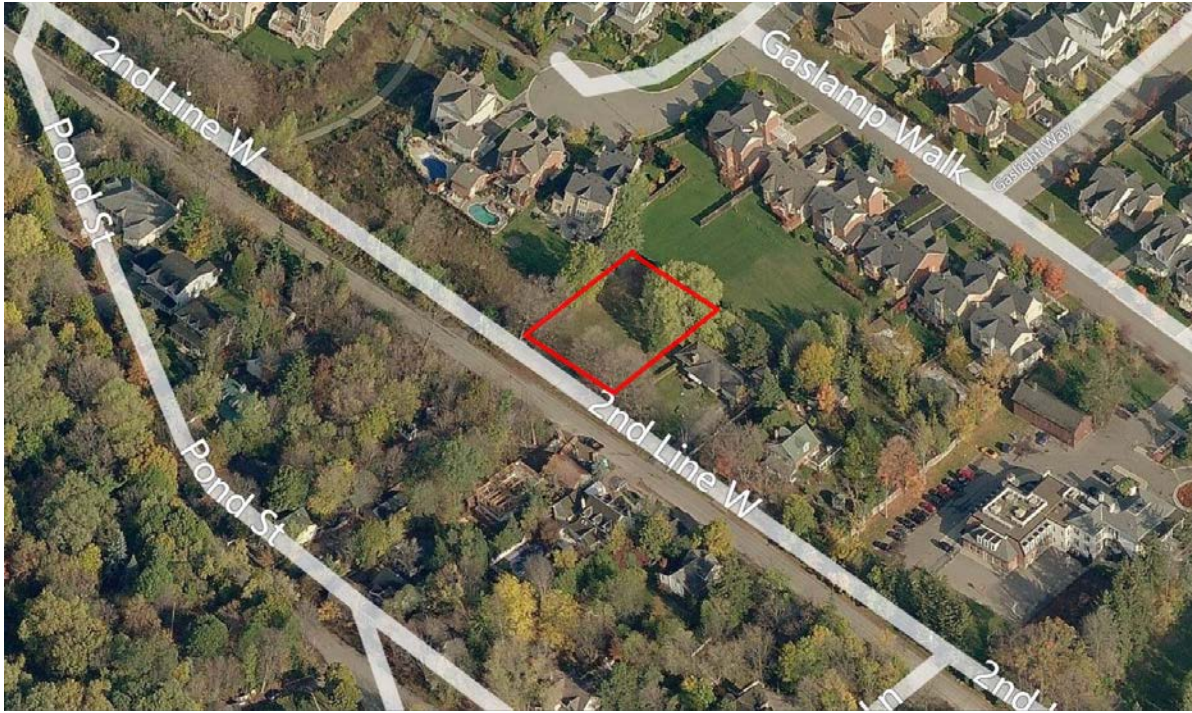
Site from street looking north. White fence is northerly property boundary. Note modern subdivision behind and to north



Site from street looking south. Note 7079 Second Line W. (1960 construction) at right.

The subject property is parallelogram-shaped approx. 30m wide x 42m deep. The site is generally flat with a +/- 1m fall from east to west and further +/- 1m fall from the westerly property line to the street.

There are some major trees around the perimeter of the site and one major tree at the south-east corner but it is otherwise unremarkable. It is notable as one of the few vacant lots extant in the Village.



Air Photo showing site outlined in red – note former Gooderham mansion at right, newer subdivisions at top right, Meadowvale village at lower left

Site Context:

The site is located on the east side of Second Line W., north of Old Derry Rd. This is at the north-easterly boundary of the Heritage Conservation District and a location of lesser prominence in the Village. To the north and east are newer homes on John Watt Blvd. and White Pine Crt., part of a 1990's subdivision built in faux-heritage style. To the south is the one-storey brick ranch style bungalow that was constructed in 1960 for Francis (nee South) and Hugh Copeland.⁹ To the west, across Second Line W., is the core of the Village of Meadowvale.

This site has cultural heritage interest because of its relationship to the Gooderham family and their contribution to Meadowvale. Prior to that it was considered to be outside of the village – both Silverthorne's Map of Meadowvale and the 1856 Bristow Survey of Meadowvale show Second Line W. as the easterly boundary of the Village and do not include the properties along the east side of the road.

⁹ Hicks, p.110



Context facing north on Second Line W. Site is at right



Context facing South on Second Line W. Site is at left

Analysis:

The City of Mississauga Heritage Register statement of Architectural Significance for 7089 Second Line W. records as follows:

In 2016, this property was severed from the adjacent property, located at 7079 Second Line West. It is significant for its historic association with the Gooderham and South families

The Meadowvale Village HCD Property Inventory (2014) pre-dates the severance of the property so there is no direct mention of it but it is referred to in the description of 7079 Second Line W.:

*The property at 7079 Second Line West has an historic association with the Gooderham and South families. The residential structure has a compatible architectural scale and form to the Village character. The context is significant in that the house location on the lot has **retained an open green space to the west and north facades** of the building to the roadway in keeping with the Village nineteenth century character of small, modest structures on large lots.*

The predominant cultural heritage value of this site is then:

- the relationship to the Gooderham and South families
- the character of open space that it creates

Proposal:

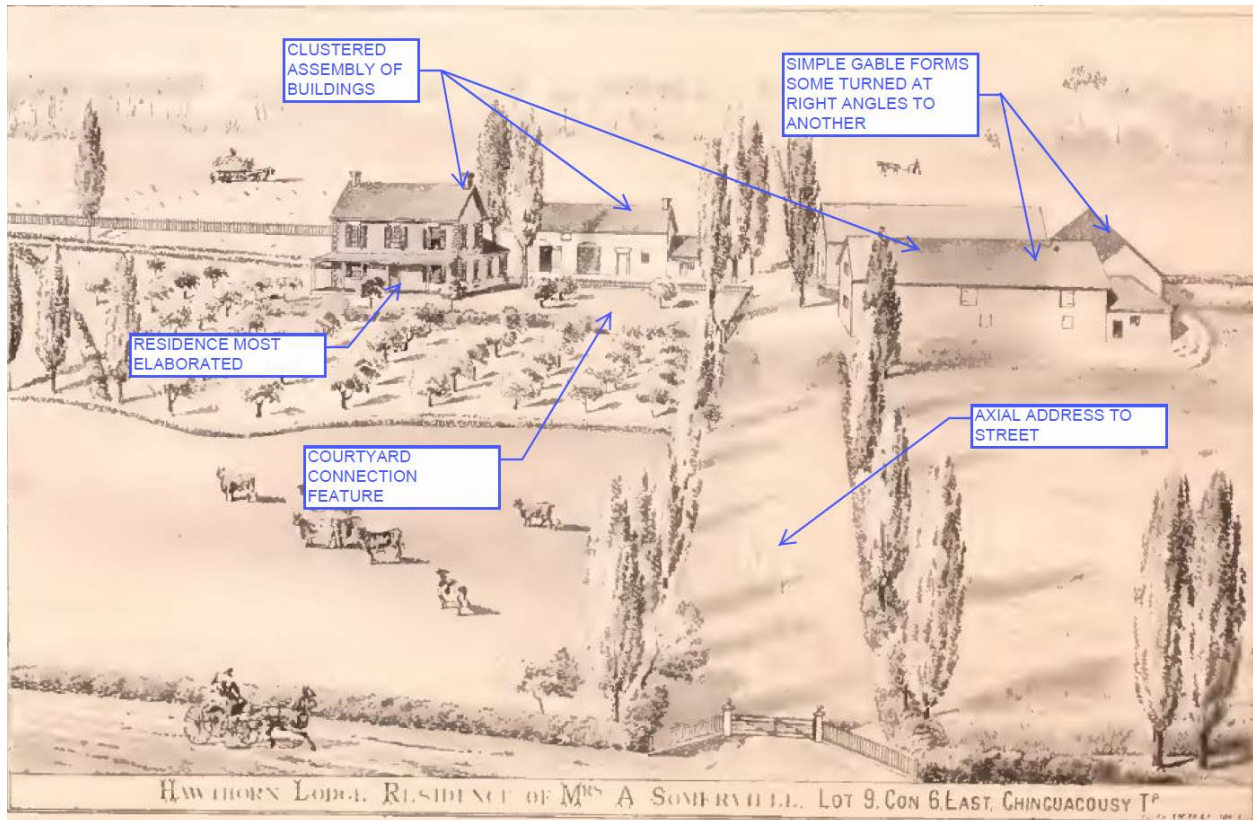
The proposal is to construct a new house 2-storey house with detached garage on this site. The house is approx. 3,800 sq. ft. in gross floor area with a detached garage approx. 500 sq. ft. located in the southerly side yard.

The premise of the house design is that it is intended to recall an assembly of buildings typical of a rural farm development. There are three identifiable components to the design – the rearmost 2-storey element of very simple massing and detailing intended to recall a rural Ontario barn – attached to this but visually separate a one-storey element of more refined detailing intended to recall a residential component – and visually and physically detached from these a garage intended to recall an agricultural outbuilding such as would have been used for equipment storage. These distinct elements are visually connected by the fact that they all face a common courtyard-like feature, which in this case serves as the driveway and pedestrian access to the home.



Artist rendering of proposed new residence and garage

The choice of finishes and colours has been designed to further this agricultural theme – traditional barn red for the rear two-storey element and for the garage and deep green for the residential element. A simple corrugated metal roof is common to all elements as is classic white trim. These are unifying elements that tie together the various components and create a cohesive design.



Typical arrangement of farm and residential buildings from the Atlas of Peel County

The proposal is very much an interpretation of a classic southern Ontario rural landscape as evidenced by an analysis of a typical farm arrangement depicted in the Atlas of Peel County. Many of the fundamental elements depicted in this scene are present in the proposal, including the arrangement of simple, gable formed buildings with roofs randomly parallel and perpendicular to the street, a simple axial driveway approach, residential building more architecturally elaborated than the other buildings, courtyard common to all buildings, etc.

The intent with this proposal is not to create a false narrative by pretending that these are historic buildings but rather to interpret them in a sophisticated way to recall a simple, rural development.

New home designs that reflect agricultural themes are common in rural communities in Ontario and the United States. See Appendix for some typical examples.

Zoning By-Law and other Municipal considerations:

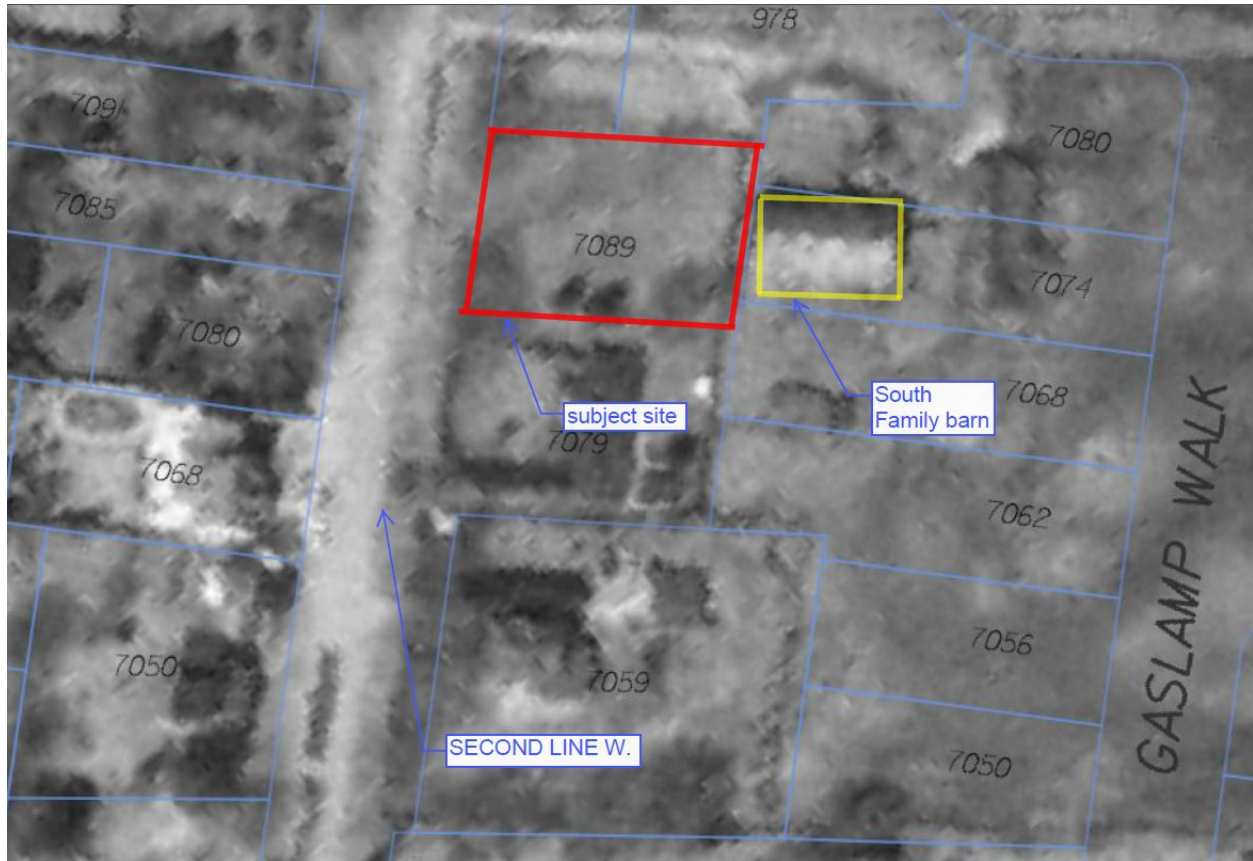
The subject property is zoned R1-32 under the City Zoning By-law 0225-2007. This is a fairly restrictive by-law that is specific to the Old Meadowvale Village area only.

The proposal meets the applicable zoning by-law with the exception of minor variances required in respect of gross floor area, building height (for the rear-most part of the building only), combined width of side yard setback and driveway width.

There are no approvals required from the Credit Valley Conservation Authority or any other authority having jurisdiction.

South Family Barn:

The proposal draws significant inspiration from the South Family barn that once stood just west of the subject site.



1992 Air photo showing subject site and location of former South Family barn (demolished 2001)

The South Family barn has an interesting history. It was purchased from Wesley Watson of Lakeview and transported by horse and wagon to Meadowvale, where it was erected on a new foundation of moulded concrete block.¹⁰ The date of this is unclear. The barn stood in this location until 2001 when it was demolished to make way for the new subdivision along Gaslamp Walk.

¹⁰ Hicks, p. 110



South Family barn - north-west oblique angle (note white fence – this is northerly boundary of the subject property and is still present in contemporary photographs)



7079 Second Line W. and South Family barn in context - likely 1960's photograph

History of Agricultural Landscapes in Meadowvale Village:

As a community with a rich agricultural tradition it is not surprising that a number of farms, barns and agricultural landscapes figure into its history.

Among these are the Steen family farm and barn which survived until about 1984¹¹, the Gooderham Farm, the McCracken barn, Weylie barn, the Henry Brown barn¹², the Simpson Farm (later known as Sanford Farm)¹³, Davidson barn¹⁴, and Silverthorn barn¹⁵.



Simpson Farm (later Sanford Farm) from the Illustrated History of Peel County, 1877

¹¹ Hicks, p. 9

¹² Hicks, p. 22

¹³ Hicks, p. 28

¹⁴ Hicks, p. 31

¹⁵ Hicks, p. 35



Sanford Farm



Steen Farm c. 1900



Steen Farm



Gooderham Farm



Weylie Farm

Meadowvale Village Heritage Conservation District Plan:

The proposal meets the intent of the Meadowvale Village Heritage Conservation District Plan (2014), as regards massing, materials, detailing and general design principles (see Appendix).

Standards and Guidelines for the Conservation of Historic Places in Canada:

The proposal meets the intent of the *Standards and Guidelines* as regards alterations in Heritage Conservation Districts (see Appendix).

Conservation Principles¹⁶:

Respect for documentary evidence: the proposal does not involve conservation of an existing heritage resource but documentary evidence was considered as regards the nature and history of agricultural landscapes and farm type buildings in the community

Respect for the original location: not applicable: no re-location of a heritage resource is proposed.

Respect for historic material: not applicable: no repair or replacement of historic material is proposed.

Respect for original fabric: not applicable: no loss of original fabric is proposed.

Reversibility: not applicable: no reversal of this proposal would ever be contemplated.

¹⁶ Ontario Heritage Trust: "Eight Guiding Principles in the Conservation of Heritage Properties"

Legibility: The proposed construction is demonstrably different from the original heritage buildings in the community.

Maintenance: The proposed construction makes use of quality materials that will require no more than regular, expected maintenance.

Alternative Design Options:

This project has been under design for some time and has undergone numerous changes after consultation with members of the community, Heritage Staff and among the project team. The basic principles have remained the same but a number of options for access and parking have been explored and the building has gotten smaller in size and height as the design has evolved. Required zoning by-law variances have also been reduced. The evolved design represents the product of much consultation and evolution and is much changed from the first iteration.

Summary Statement and Conservation Recommendations:

This project is one of the few opportunities in the Village to build a new house where none has existed before. The location is also notable because it is located at the edge of the Heritage Conservation District and abutting a subdivision of much newer and larger homes. As such, the design must be approached from a number of perspectives – as a design that will compliment the Conservation District and adhere to the requirements of the District Plan but not create a false narrative by pretending to be an old building when it is not – and as a design that will create an appropriate transition between the Conservation District and the new residential community.

The proposed design achieves these objectives by taking an iconic Ontario and Meadowvale landscape – a farm property consisting of home, barn and outbuildings – and re-interpreting it to create the design basis for the new building. It clearly does not intend to appear old but equally clearly tries to draw its inspiration from the heritage of the community. The materials, windows, colours and detailing of the proposal equally are inspired by local tradition but are of their own time and do not mimic. By presenting itself as a series of interconnected components it breaks down its building mass and promotes views through the site.

This property of itself possesses limited heritage importance to the community for the reasons previously described – that it has always been vacant, is located on the margins of the Conservation District, was not part of the original Village and was severed off from a building that was itself built in the mid 20th century. As such the development will have no impact on any identifiable heritage resource and no mitigation measures are required.

Mandatory Recommendation:

The property must be evaluated under the criteria for designation under Ontario Regulation 9/06, *Ontario Heritage Act*. This is the part of the Act that allows designation of individual designations (Part IV designations). The criteria area:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method.
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.

Analysis: The property is presently vacant and none of the above are applicable. It is in no way unique, rare or representative of high achievement.

2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to the community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

Analysis: The property has associations with the Gooderham family, who were significant to the community. This importance is limited in this case because the property at the time they owned it was vacant and part of a larger farm. The South family and their descendants that owned the land in conjunction with the properties to the south were long term residents but of no greater significance to the community than any other resident.

3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Analysis: The property is not in a significant location in the community and is in no way a landmark. Because of its location and the fact that it has never been built on it supports the character of the area relatively less than do the majority of houses in the Village.

Conclusion:

The property at 7089 Second Line W. has limited architectural, contextual and historical value and would not be worthy of Part IV designation.

Provincial Policy Statement:

Under the Provincial Policy Statement,

“Conserved: means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained.”

Analysis:

Under this definition, and by virtue of its presence in a Heritage Conservation District, the existing property at 7089 Second Line W. does warrant conservation.

Bibliography:

Hicks, Kathleen A., Meadowvale: Mills to Millineum,
 A Heritage Tour – Meadowvale Village (Heritage Mississauga)(pamphlet)(undated)
 Heritage Mississauga Images database
 City of Mississauga – Historic Images Database
 City of Mississauga – Building Department records
 Directory of the County of Peel 1873-1874
 Websites: as noted

Appendices:

- commentary on Meadowvale Village Heritage Conservation District Plan 2014
- commentary on the Standards and Guidelines for the Conservation of Historic Places in Canada
- images of similar agricultural themed new houses
- proposed building elevations
- proposed site plan
- proposed streetscape
- chain of title

Appendix - Meadowvale Village Heritage Conservation District Plan 2014:

Following is an examination of this proposal against the criteria found in section 4.2.4 of that Plan:

4.2.4.1 Scale and Location

- *New construction should be sited on the lot to retain spatial relationships and a sense of open space between structures and neighbouring properties*

The proposal is designed as three separate elements with space between them. Two of the elements connect via a glass breezeway type connection but this connection is visually minimal. The idea of creating open spaces around the constituent buildings was a major factor in the design.

- *Residential structures should be oriented to the street in a traditional manner*

The front door of the proposed dwelling faces the street in a traditional manner. The garage doors are sideways facing to make them not prominent in the streetscape. The general orientation of the building is traditional.

- *The setback from the street should be a median of neighbouring properties*

There is no neighbouring property to the north. The existing building to the south is set back unusually far from the street. The proposal exceeds the by-law front yard setback requirement but due to the program requirements of the building it was not possible to match the setback of the building to the south.

- *New built garages, or garage replacements, should be fully detached and set back from the front façade*

The proposed garage is fully detached and in the same line as the front wall of the residence. It was not practical to push it further back because of the driveway configuration and because of the existing tree at the south-east corner of the site.

- *The level of a structure's foundation above grade should be kept to a minimum*

The floor level is set low and there is no exposed foundation.

4.2.4.2 Style

- *Style, massing, form, and materials should be subject to the historic pattern of construction throughout the Village*

The proposal draws from forms, massing and materials present in the village or know to have formerly existed.

- *New construction should be reflective of the HCD's simplicity of the vernacular style, but not mimic an architectural style, remaining an expression of its own era*

The proposal seeks to interpret the simplicity and vernacular architecture of the Village in a way that does not attempt to mimic historic architecture but to create its own expression.

- *Garages should be designed in a style that reflects the simplicity and utilitarian use of a secondary outbuilding*

The proposed garage is a simple and utilitarian design that is visually secondary to the residence.

4.2.4.3 Roofline

- *The angle of a roof over 15% will be permitted*

The proposed roof angle is over 15%.

4.2.4.4 Windows and Shutters

- *Windows should be of wood construction and consistent with the design and style of the structure*
- *Double pane windows with muntin dividers are permitted*

A mix of wood double hung and casement windows are proposed. These are simulated divided lite type with muntin dividers on the exterior of the glass pane

- *Wood shutters, functional in their design, will be permitted*

Wood shutters are proposed on the southerly family room doors only. These are the appropriate width for the doors they flank and feature a rolling shutter detail. They are functional in their design.

- *Windows and shutters not in view from the public realm may be constructed of materials other than wood.*

All windows are proposed to be wood.

4.2.4.5 Cladding

- *Exterior cladding of rough cast stucco and/or wood siding will be permitted*

Wood siding and trims are proposed.

4.2.4.6 Topography

- *Existing topography, natural drainage, mature vegetation and large diameter trees should be retained*

No mature trees are proposed to be removed due to development impacts. The existing topography is generally flat except at the entrance to the property and this will be maintained. Natural drainage patterns will be maintained.

- *The alteration to a site's topography or landscape of up to 7% slope, in keeping with the City's Accessibility Standards Regulation, is permitted*

Proposed slopes are less than 7%.

Appendix: Commentary on *Standards and Guidelines for the Conservation of Historic Places in Canada*

The *Standards and Guidelines* deals in only a limited extent to issues concerning the placement of new buildings into existing Cultural Landscapes or Heritage Conservation Districts (the *Standards and Guidelines* views these categories equally).

The relevant sections are:

4.1 Guidelines for Cultural Landscapes, including Heritage Districts:

4.1.3 Land Patterns

Recommended: Designing a new feature when required by a new use that does not obscure, damage or destroy character-defining land patterns, such as locating a new road along the edge of a forest.

The predominant land pattern in the Village are “town” type lots approximately 50’ wide, although there are wide variations in width and depth. The proposal is located on a lot approximately 100’ wide (the lot is already legally in existence and is not the subject of this proposal). The subject lot is consistent with the prevailing lotting pattern in the community and constructing a new residence on this lot will not affect existing character-defining land patterns.

4.1.4 Spatial Organization

Recommended: Designing a new feature when required by a new use that is compatible with the character-defining spatial organization.

The proposal is designed to reflect traditional agricultural spatial organizations of residence and outbuildings.

4.1.5 Visual Relationships

Recommended: Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building

The proposal does reflect typical building setbacks, heights and densities prevalent in the community. It requires some Committee of Adjustment variances as regards zoning by-law provisions but these are generally technical in nature and driven by the uniqueness of the design – ie the combined width of setback variance is due to the modular character of the design. The existing built form of the community is very diverse and many existing buildings to meet meet the zoning by-law.

4.1.6 Circulation

Recommended: Designing and installing a new circulation feature, when required by a new use, that is compatible with the heritage value of the historic place, including controlling and limiting new access points and intersections along an historic road.

The Proposal creates one additional 3m residential driveway accessing the existing road. This is an entirely typical condition and will not affect the heritage value of the community.

4.1.7 Ecological Features

Recommended: Introducing a new element, when required by a new use, that does not have a negative impact on the heritage value and condition of the ecological feature.

There are no significant ecological features on the property. The project is designed to respect a large, existing tree at the south-east corner of the site.

4.1.8 Vegetation

Recommended: Introducing new vegetation, when required by a new use, to ensure that the heritage value of the cultural landscape is preserved, including planting a hedge to screen new construction.

The property is well screened by existing major trees along the west (road) and north sides of the property. The proposal includes one additional tree on the north side and two on the west side of the property. No other screening is required.

4.1.9 Landforms

Recommended: Designing a new feature when required by a new use that is compatible with the character-defining landform.

The site is generally flat and rectangular with no significant landforms.

4.1.10 Water Features

Recommended: Designing and installing a new water feature, when required, by a new use in a way that preserves the cultural landscape's heritage value. For example, locating a new retention basin in a secondary or non-character-defining space.

There are no water features proposed.

Appendix – examples of other agricultural themed new houses



Vincent Burin Architects - Connecticut USA



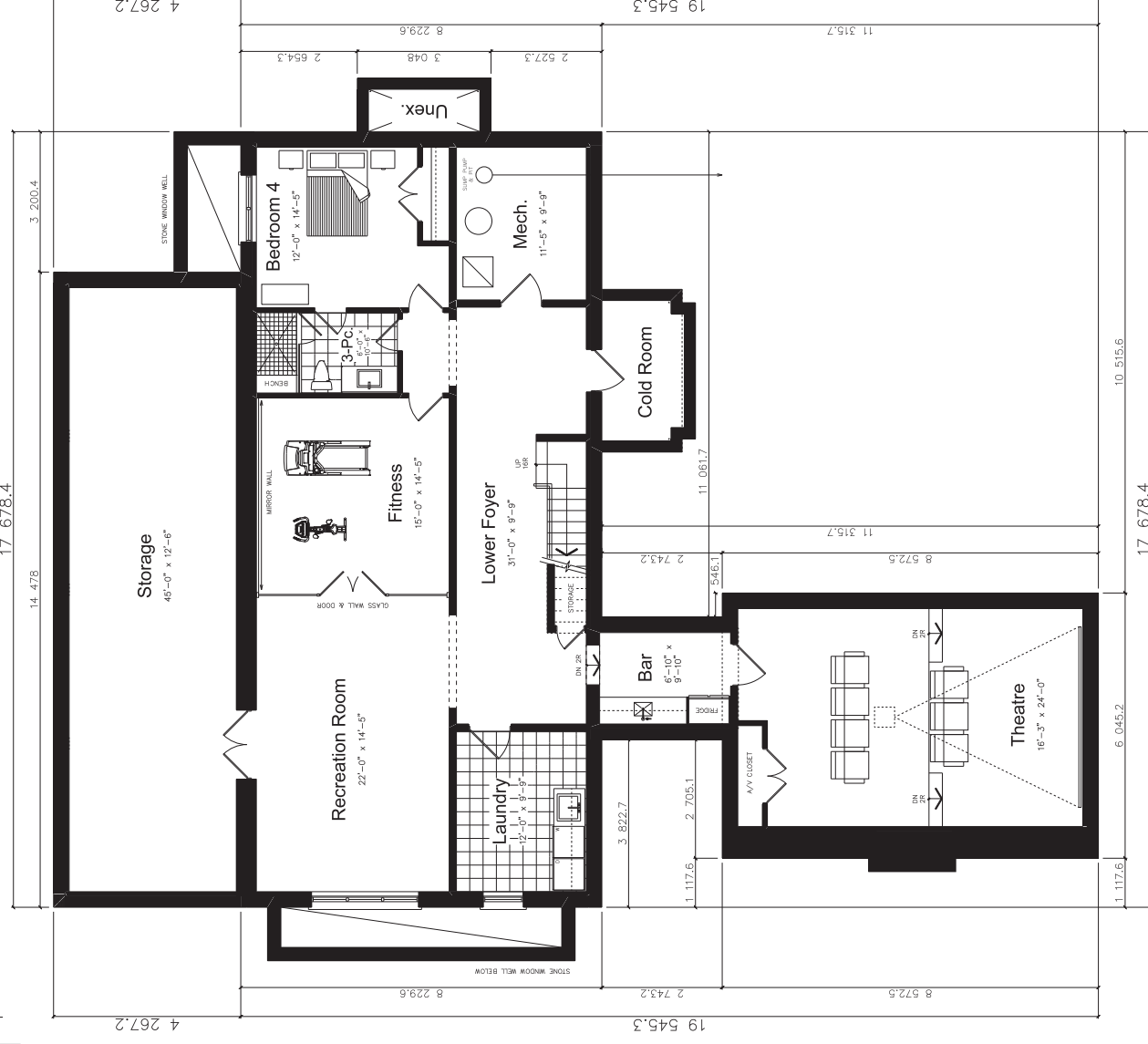
Yankee Post and Beam, New Hampshire USA



Yankee Post and Beam, Massachusetts USA

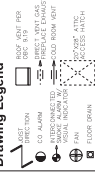


Yankee Post and Beam, New Hampshire USA



Basement Plan

Drawing Legend



DO NOT SCALE DRAWINGS

NOTE:

NOTE:

- 1) Contractor to check all dimensions, specifications, ect. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer.
- 2) These plans are to remain the property of the designer and must be returned upon request. These plans are not to be used on any other location without the written approval of the designer.
- 3) All works to be in accordance with the ONTARIO BUILDING CODE.

2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.

3) All works to be in accordance with the ONTARIO BUILDING CODE.

36

3			
---	--	--	--

1	MAR 16/17	ISSUED FOR APPROVALS
---	-----------	----------------------

no.	date	revision / comment
-----	------	--------------------

project: Custom Residence

Residence

7089 Second Line West

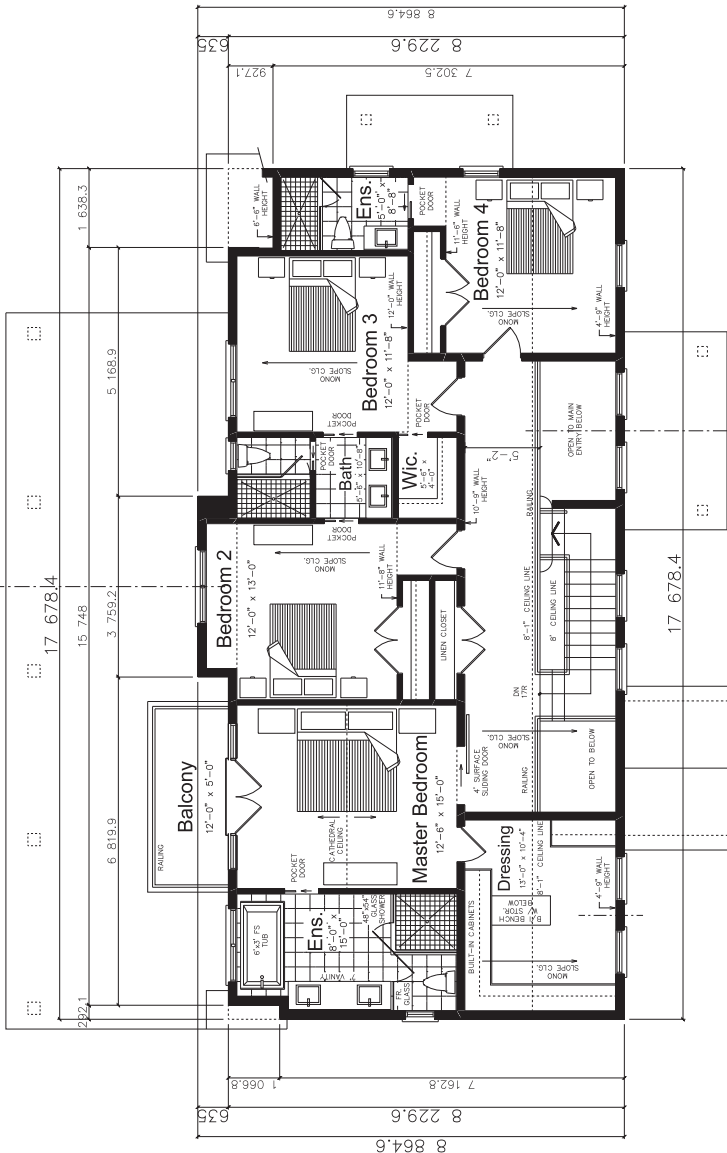
PART OF LOT 11, CONCESSION 2
WEST OF HURONTARIO STREET

CITY OF MISSISSAUGA, REGION OF PEEL

drawing:

Basement Plan

scale: $\frac{1:50}{}$



Drawing Legend	
	1/2\"/>
	1/4\"/>
	1/8\"/>
	1/16\"/>
	1/32\"/>
	1/64\"/>
	1/128\"/>
	1/256\"/>
	1/512\"/>
	1/1024\"/>
	1/2048\"/>
	1/4096\"/>
	1/8192\"/>
	1/16384\"/>
	1/32768\"/>
	1/65536\"/>
	1/131072\"/>
	1/262144\"/>
	1/524288\"/>
	1/1048576\"/>
	1/2097152\"/>
	1/4194304\"/>
	1/8388608\"/>
	1/16777216\"/>
	1/33554432\"/>
	1/67108864\"/>
	1/134217728\"/>
	1/268435456\"/>
	1/536870912\"/>
	1/1073741824\"/>
	1/2147483648\"/>
	1/4294967296\"/>
	1/8589934592\"/>
	1/17179869184\"/>
	1/34359738368\"/>
	1/68719476736\"/>
	1/137438953472\"/>
	1/274877906944\"/>
	1/549755813888\"/>
	1/1099511627776\"/>
	1/2199023255552\"/>
	1/4398046511104\"/>
	1/8796093022208\"/>
	1/17592186044416\"/>
	1/35184372088832\"/>
	1/70368744177664\"/>
	1/140737488355328\"/>
	1/281474976710656\"/>
	1/562949953421312\"/>
	1/1125899906842624\"/>
	1/2251799813685248\"/>
	1/4503599627370496\"/>
	1/9007199254740992\"/>
	1/18014398509481984\"/>
	1/36028797018963968\"/>
	1/72057594037927936\"/>
	1/144115188075855872\"/>
	1/288230376151711744\"/>
	1/576460752303423488\"/>
	1/1152921504606846976\"/>
	1/2305843009213693952\"/>
	1/4611686018427387904\"/>
	1/9223372036854775808\"/>
	1/18446744073709551616\"/>
	1/36893488147419103232\"/>
	1/73786976294838206464\"/>
	1/147573952589676412928\"/>
	1/295147905179352825856\"/>
	1/590295810358705651712\"/>
	1/1180591620717411303424\"/>
	1/2361183241434822606848\"/>
	1/4722366482869645213696\"/>
	1/9444732965739290427392\"/>
	1/18889465931478580854784\"/>
	1/37778931862957161709568\"/>
	1/75557863725914323419136\"/>
	1/151115727451828646838272\"/>
	1/302231454903657293676544\"/>
	1/604462909807314587353088\"/>
	1/1208925819614629174706176\"/>
	1/2417851639229258349412352\"/>
	1/4835703278458516698824704\"/>
	1/9671406556917033397649408\"/>
	1/19342813113834066795298816\"/>
	1/38685626227668133590597632\"/>
	1/77371252455336267181195264\"/>
	1/154742504910672534362390528\"/>
	1/309485009821345068724781056\"/>
	1/618970019642690137449562112\"/>
	1/1237940039285380274899124224\"/>
	1/2475880078570760549798248448\"/>
	1/4951760157141521099596496896\"/>
	1/9903520314283042199192993792\"/>
	1/19807040628566084398385987584\"/>
	1/39614081257132168796771975168\"/>
	1/79228162514264337593543950336\"/>
	1/158456325028528675187087900672\"/>
	1/316912650057057350374175801344\"/>
	1/633825300114114700748351602688\"/>
	1/1267650600228229401496703205376\"/>
	1/2535301200456458802993406410752\"/>
	1/5070602400912917605986812821504\"/>
	1/10141204801825835211973625643008\"/>
	1/20282409603651670423947251286016\"/>
	1/40564819207303340847894502572032\"/>
	1/81129638414606681695789005144064\"/>
	1/162259276829213363391578010288128\"/>
	1/324518553658426726783156020576256\"/>
	1/649037107316853453566312041152512\"/>
	1/1298074214633706907132624082305024\"/>
	1/2596148429267413814265248164610048\"/>
	1/5192296858534827628530496329220096\"/>
	1/10384593717069655257060992658440192\"/>
	1/20769187434139310514121985316880384\"/>
	1/41538374868278621028243970633760768\"/>
	1/83076749736557242056487941267521536\"/>
	1/166153499473114484112975882535043072\"/>
	1/332306998946228968225951765070086144\"/>
	1/664613997892457936451903530140172288\"/>
	1/1329227995784915872903807060280344576\"/>
	1/2658455991569831745807614120560689152\"/>
	1/5316911983139663491615228241121378304\"/>
	1/10633823966279326983230456482242756608\"/>
	1/21267647932558653966460912964485513216\"/>
	1/42535295865117307932921825928971026432\"/>
	1/85070591730234615865843651857942052864\"/>
	1/170141183460469231731687303715884105728\"/>
	1/340282366920938463463374607431768211456\"/>
	1/680564733841876926926749214863536422912\"/>
	1/1361129467683753853853498429727072845824\"/>
	1/2722258935367507707706996859454145691536\"/>
	1/5444517870735015415413993718908291383072\"/>
	1/10889035741470030830827987437816582766144\"/>
	1/21778071482940061661655974875633165532288\"/>
	1/43556142965880123323311949751266331064576\"/>
	1/87112285931760246646623899502532662129152\"/>
	1/174224571863520493293247799005065242558304\"/>
	1/348449143727040986586495598010130485116608\"/>
	1/696898287454081973172991196020260970233216\"/>
	1/1393796574908163946345982392040521940466432\"/>
	1/2787593149816327892691964784081043880932864\"/>
	1/5575186299632655785383929568162087761865728\"/>
	1/11150372599265311570767859136324175523731456\"/>
	1/22300745198530623141535718272648351047462912\"/>
	1/44601490397061246283071436545296702094925824\"/>
	1/89202980794122492566142873090593404189851648\"/>
	1/178405961588244985132285746181186808379703296\"/>
	1/356811923176489970264571492362373616759406592\"/>
	1/713623846352979940529142984724747233518813184\"/>
	1/1427247692705959881058285969449494467037626368\"/>
	1/2854495385411919762116571938898988934075252736\"/>
	1/5708990770823839524233143877797977868150505472\"/>
	1/11417981541647679048466287755595955736301010944\"/>
	1/22835963083295358096932575511191911472602021888\"/>
	1/45671926166590716193865151022383822945204043776\"/>
	1/91343852333181432387730302044767645890408087552\"/>
	1/182687704666362864775460604089535291780816175104\"/>
	1/365375409332725729550921208179070583561632350208\"/>
	1/730750818665451459101842416358141167123264700416\"/>



Front Elevation

DO NOT SCALE DRAWINGS

NOTE:

- 1) Contractor to check all dimensions, specifications, ect. on site and shall be responsible for reporting any discrepancy to the engineer and/or designer

- 2) These plans are to remain the property of the designer and must be returned upon request. These plans must not be used in any other location without the written approval of the designer.
- 3) All works to be in accordance with the ONTARIO BUILDING CODE.

3) All works to be in accordance with the ONTARIO BUILDING CODE

no.	date	revision / comment
1	MAR 14/17	ISSUED FOR APPROVALS

project:

Custom Residence

Residence

7089 Second Line West

PART OF LOT 11, CONCESSION 2
WEST OF HURONTARIO STREET

CITY OF MISSISSAUGA, REGION OF PEEL

drawing:

Front & Right-Side Elevations

scale: 1:50
date: MAR 2017
drawn by: JD
14-1097

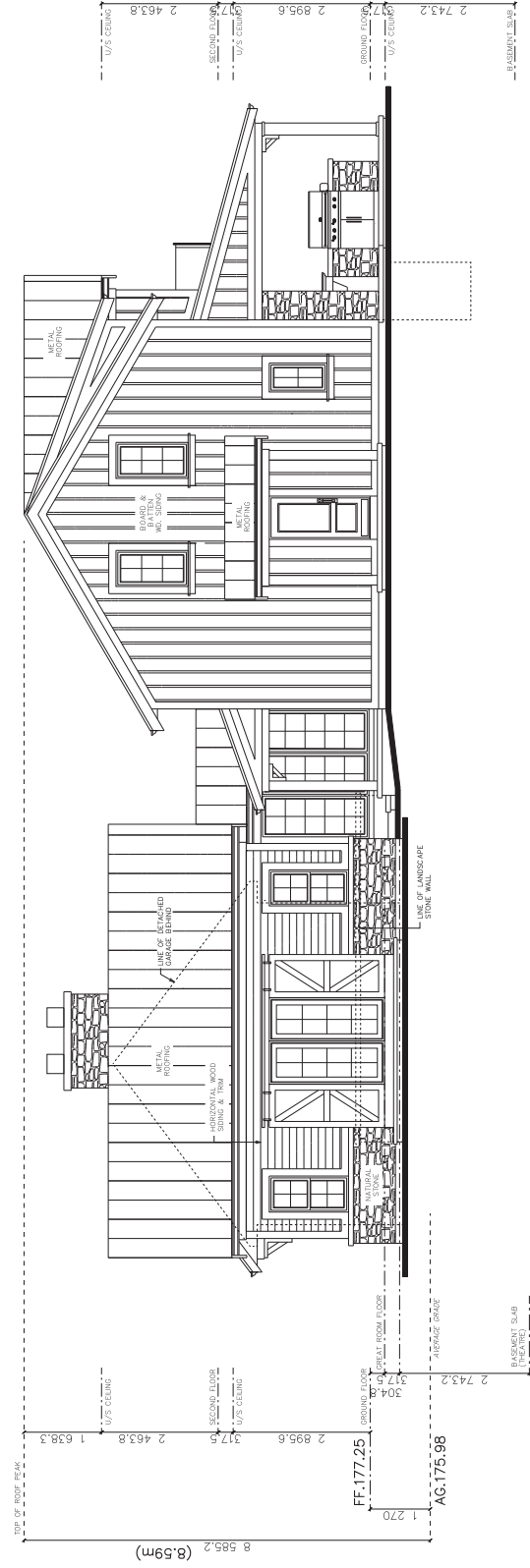
1:50

MAR

10

20

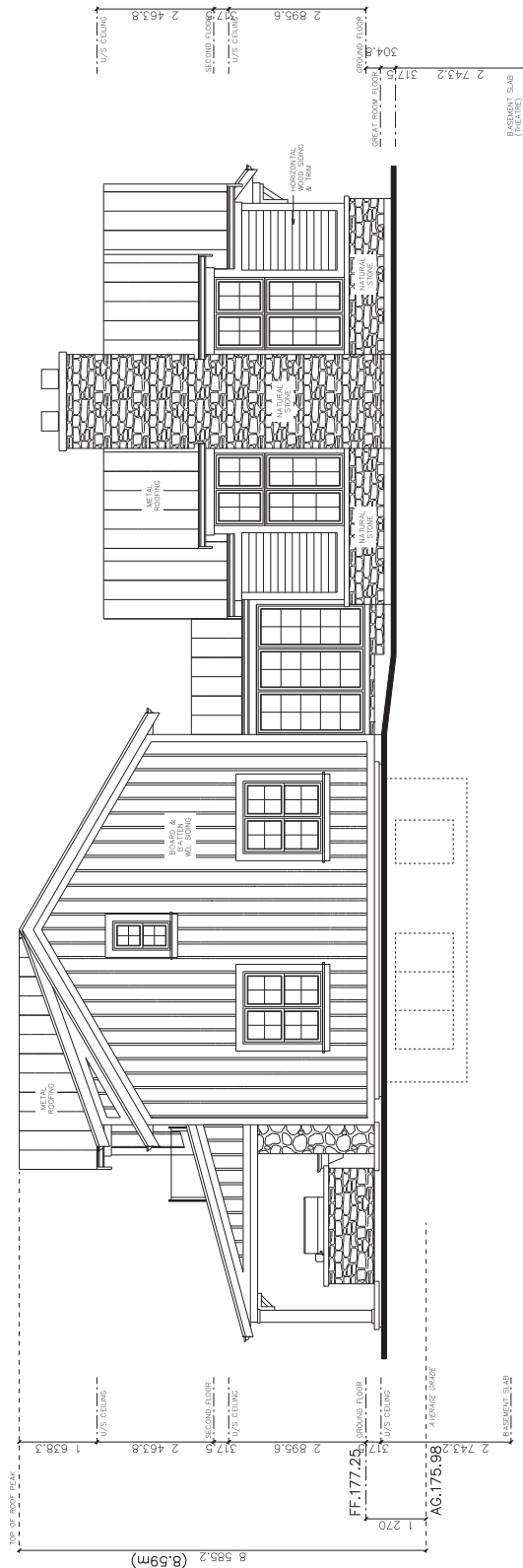
14-



Right-Side Elevation



Rear Elevation



Left-Side Elevation

DO NOT SCALE DRAWINGS

NOTE:

- 1) Contractor to check all dimensions, specifications, etc. on site and report any discrepancies to the engineer and/or designer.
- 2) These plans are to remain the property of the architect and are not to be used for any other purpose without the written approval of the architect.
- 3) All works to be in accordance with the ONTARIO BUILDING CODE.

NO.	DATE	REVISION / COMMENT
1	MAR 14/17	ISSUED FOR APPROVALS
2	NOV 14/17	REVISION / COMMENT

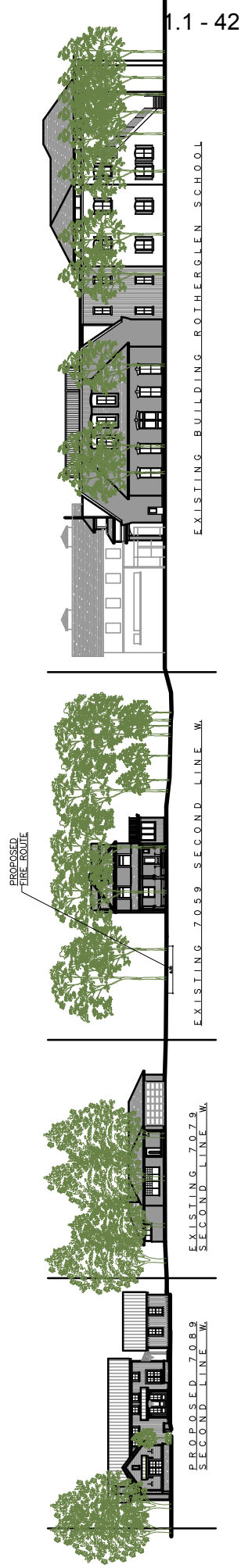
Project: Custom Residence
Residence
7089 Second Line West
PART OF LOT 11, CONFESSION 2
WEST OF HURONTARIO STREET
CITY OF MISSISSAUGA, REGION OF YEEH

drawings:

Rear & Left-Side Elevations

scale:	1:50
date:	MAR 2017
drawn by:	JD
proj. no.:	14-1097





1.1 - 42

Chain of Title for PINs 14084-5511 (LT) & 14084-5512 Part Lot 11, Con 2 WHS Tor Twp designated as Parts 1 & 2, 43R36120 7079 (7089) Second Line West, Mississauga			
Deed #	Date	Transferor	Transferee
Patent	April 12 1851	The Crown	Hugh Bell
13803	Oct 23 1865	Hugh Bell	William Gooderham
2147	March 20 1877	Wm. Gooderham Sr.	Horace Gooderham
3889	April 9 1883	C. H. Gooderham	George Gooderham
13892	March 31 1910	George Gooderham	Stephen G. South
37446	Nov 24 1936	Stephen G. South Estate	Harold South
TT13213	Oct 12 1960	Harold South	Frances Isabel Copeland Hugh Alexander Copeland
PR1351519 14084-5512	Oct 10 2007	Frances Isabel Copeland Hugh Alexander Copeland	
PR2786248 Part 1, 43R36120 14084-5511	Sept 9 2015		
Deeds attached: TT132123, PR1351519, PR2786248			
Plans attached: 43R36120			
Title Chain from Crown by abstract name. Instruments not reviewed.			
For Summary purposes only.			
For further details see Abstracts attached.			

Zoning By-law Variances Noted through Site Plan Review

- Excessive driveway width. A maximum of 3 m is permitted, whereas 6.81 m is proposed
- Excessive detached garage height – highest ridge. A maximum 4.6 m is permitted, whereas 5.83 m is proposed
- Excessive GFA-infill residential. A maximum 302.12 m² is permitted, whereas 353.7m² is proposed
- Excessive height – highest ridge. A maximum 7.5 m is permitted, whereas 8.59 m is proposed
- Insufficient combined width of side yard. A minimum 27% is required (9.01 m), whereas only 21.5% (7.19 m) is proposed
- Insufficient front yard. A minimum 12 m is required, whereas 10.29 m is proposed

City of Mississauga

Memorandum



To: Chair and Members of the Meadowvale Village Heritage Conservation District Subcommittee

From: Mark Warrack, Manager, Culture & Heritage Planning

Date: July 20, 2017

Subject: Request to Alter 1066 Old Derry Road

Meeting Date: August 1, 2017

Recommendation:

- 1) That the request to revise the materials of the exterior finishes to modern materials be approved on the condition that the unpainted wood trims be painted.
- 2) That the request to enclose the rear porch be approved on the condition that the rear wall elevation be revised to match the previously approved (HAC-0043-2015) rear wall elevation, specifically, the horizontal siding, pair of traditional doors and traditional sash window.
- 3) 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. The applicant is required to contact heritage planning at that time to review the changes prior to obtaining other approvals and commencing construction.

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 HCD Plan, 2014 and substantive changes identified in said plan require a heritage permit.

The City issued a conditional approval for an infill dwelling in 2015. See item 3 here: http://www7.mississauga.ca/documents/agendas/committees/heritage/2015/HAC_Agenda_2015_07_21.pdf. The applicant fulfilled the condition - to reduce the front yard setback - in 2016. In contravention of both the Ontario Heritage Act and the Building Code Act, the house has been built but does not comply with the approved plans.

Planning & Building issued the following orders to comply:

- January 2017: "Exterior finishes not constructed in accordance to approved permit drawings. Specifically, windows, siding, soffit, fascia, and columns have changed from wood and constructed with vinyl, aluminium and/or pvc products."
- June 2017: "Unenclosed rear extension in accordance to permit documents. Exterior rear porch has been enclosed with walls to create an interior finished space."

The approved rear elevation (HAC-0043-2015) is attached as Appendix 1 for ease of reference. A Heritage Impact Study (HIS) addendum, by Strickland Mateljan Design + Architecture, outlines the changes now proposed and already built. The addendum is

attached as Appendix 2. The proposal is also subject to other City approvals such as, but not limited to, Site Plan approval, Committee of Adjustment and a building permit.

Comments:

The subject property backs onto Old Ridge Park, meaning all four sides of the house are visible from the public realm. The Meadowvale Village HCD plan requires wood windows and rough cast stucco and/or wood siding for new structures. The heritage attributes specific to this property include the following: "The lot is in the main commercial core of the Village and future built structure must respect the streetscape with respect to building setbacks, style, size, shape, massing, form and materials." As such, traditional materials are important for this infill.

The City recently approved vinyl windows for the house at 1059 Old Derry Road, kitty corner to 1066 Old Derry Road, because the intervention at 1059 was technically an addition. Modern materials are permitted on additions to mark the new intervention. Given that modern materials were permitted in such close proximity to 1066 Old Derry Road and the fact that the entire house at 1066 Old Derry Road is an intervention where the work has already been completed, Heritage Planning accepts the situation and regretfully recommends that the modern materials be approved in this case. However, the added wood trims require painting.

The owner of 1066 Old Derry Road has also revised the application for the rear of the property in order to seek permission for alterations that do not match approved plans. The rear porch has been enclosed, with a modern sliding glass door facing the backyard. The approved rear elevation includes a traditional open air porch fronting a wall clad in horizontal siding punctured by traditional doors and sash window.

There are no provisions regarding doors in the HCD plan guidelines for new structures; however, "the design guidelines and policies in [all the other] sections apply to all new structures unless stated otherwise." Section 4.2.3.6 of the plan states that "Doors on an addition should be of traditional design which is typical to that style of building." Section 4.2.1.8 of the plan states that "French doors will be permitted where they cannot be viewed from the public realm" and includes an image of a door presumably with a large single pane of glass that is noted as "inappropriate [...] if viewed from the public realm." As stated previously, the subject property backs onto a public park, so the rear is visible from the public realm.

While the plan allows some latitude in terms of the use of non-traditional materials, in terms of design, there is less latitude. Heritage attributes of the district include: "a consistency of building types, modest in architectural detail, vernacular style and size, reflecting the nineteenth century development of a milling village."

The additional GFA does not comply with the Zoning by-law. More concerning, however, is the style of the doors/windows at the rear elevation. In order to correct the situation, an approval to enclose the porch should be conditional on its redesign to match the approved rear wall, albeit, pushed further out to the rear, in place of the previously approved open air porch. This would be contingent on the other City approvals as outlined above.

Conclusion:

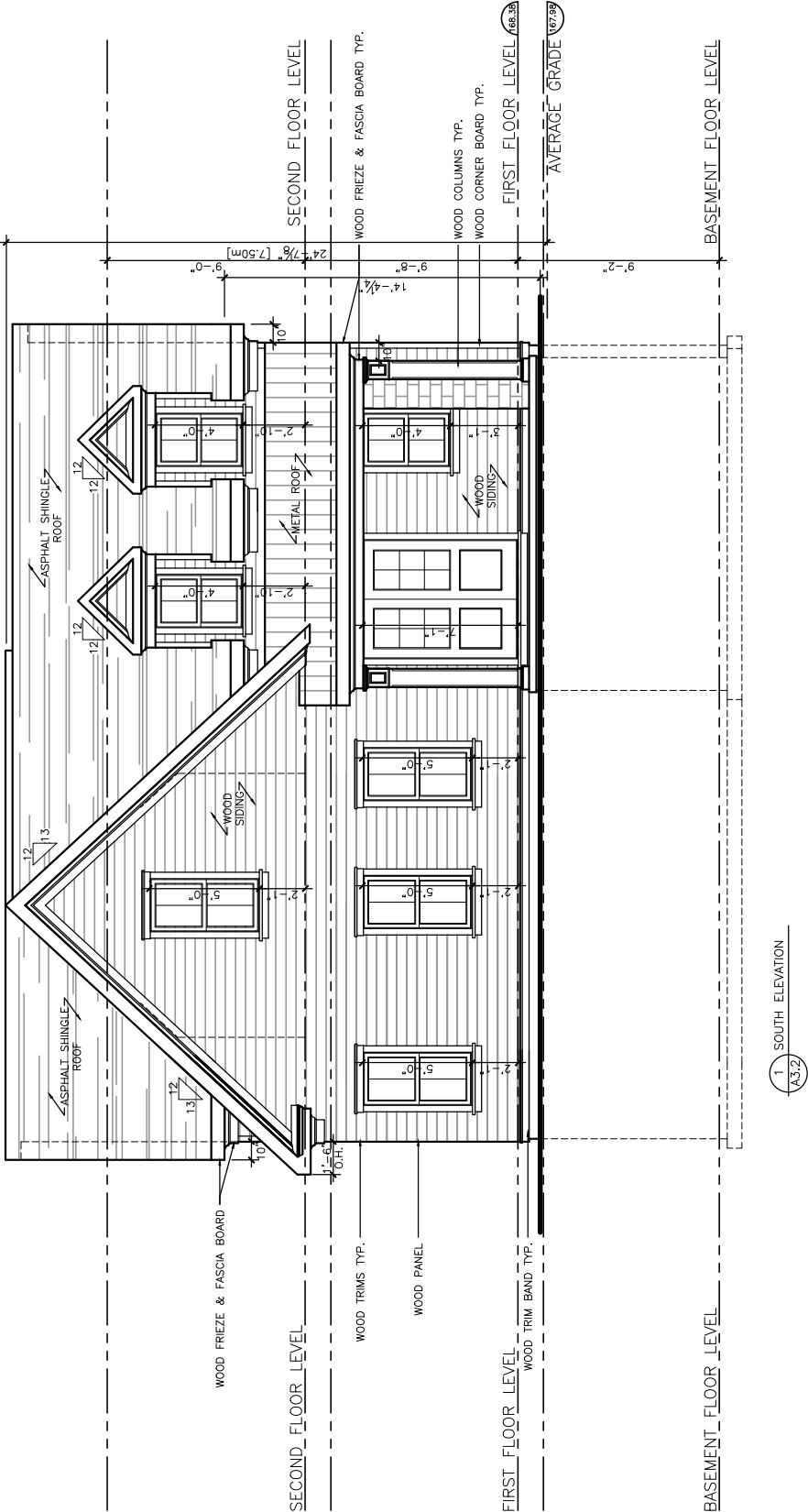
The owner of the subject property has constructed a house that does not comply with the drawings approved through the heritage permit, site plan nor building permit process. The exterior finishes and rear enclosed porch do not comply with the approved drawings. As such, the owner has applied for a revision to the existing heritage permit to allow these constructed changes. The modern materials should be approved on the condition that any unpainted wood trims be painted. The enclosed porch should only be approved on the condition that it be revised to be consistent with the approved rear wall elevation in place of the open air porch.

Appendices:

Appendix 1: Approved rear elevation (HAC-0043-2015)

Appendix 2: Heritage Impact Study addendum, Strickland Mateljan Design + Architecture

Mark Warrack
Manager, Cultural and Heritage Planning
Culture Division



RESIDENCE
REAR ELEVATION 1/8"=1'-0"
1066 OLD DERRY ROAD, MISSISSAUGA
JUNE 24, 2015



July 10, 2017

Re: 1066 Old Derry Rd.
Addendum to HIS

Background:

The property owner received authorization under Site Plan Approval SPI 14 177, Heritage Permit HPA 15 43 and Building Permit BP 9 NEW 15 6625 to construct a new dwelling at 1066 Old Derry Rd., Mississauga.

Subsequently he was issued an Order to Comply by the City of Mississauga because it appeared that the construction of the dwelling was not in accordance with the issued permits, in particular:

- vinyl siding material had been installed in place of the specified wood or Hardie board siding material as specified in the permit drawings and HIS
- vinyl windows with internal muntins had been installed in place of the wood windows with simulated divided lites (wood muntins on the glass surface) as specified in the permit drawings and HIS
- vinyl porch columns and other trims had been installed in place of the wood columns and trims as specified in the permit drawings and HIS
- the proposed covered porch on the rear elevation of the home had been converted to habitable space
- sliding door units had been installed on the rear elevation of the home

Subsequent to the Order the owner installed solid wood trims around the front facing windows.

Following is a commentary on these issues as regards the applicable sections of the Meadowvale Village Heritage Conservation District Plan, 2014 (the "District Plan") and the Zoning By-law.

1. Windows:

The District Plan requires that in new construction:

(4.2.4.4) windows should be wood construction and consistent with design and style of structure . . . double pane windows with muntin dividers are permitted . . . windows and shutters not in view from the public realm may be constructed of materials other than wood

District Plan (3.2.1 Policy 9) allows that replacement of existing windows in existing buildings is a non-substantive alteration (under certain conditions) and where the retention of original materials is not possible

new windows will be permitted where the following conditions are satisfied . . . wood faced muntins are incorporated if originals are being replaced . . . constructed from wood, although

may be faced with metal and/or vinyl . . . windows and storm windows, which cannot be viewed from the public realm, may be constructed of materials other than wood

Summary:

Vinyl windows with integral muntin dividers are not permitted under the District Plan. Vinyl windows are allowed in areas not visible from the public realm in new and existing construction. Vinyl clad windows are allowed in existing buildings including in areas visible from the public realm but not in new construction.

2. Doors

The District Plan does not specifically comment on requirements for doors in new construction.

The District Plan comments on doors in existing buildings (4.2.1.8) and notes that new doors should maintain the “original style and design” of the existing. The Plan notes that “French patio doors will be permitted where they cannot be viewed from the public realm”. The Plan also illustrates one door type that is considered not appropriate.



Inappropriate door style as shown in District Plan (4.2.1.8)

The District Plan (4.2.3.6) allows that as regards doors in existing buildings “modern materials may be used, however they should have the visual appearance of traditional materials”.

Summary:

The District Plan allows modern door material in existing construction even when it can be viewed from the public realm but allows French patio doors only when they cannot be seen from the public realm. The District Plan does not allow large sheet glass doors in existing construction in any circumstance. Doors in new construction are never specifically discussed.

3. Cladding

The District Plan requires that in new construction:

(4.2.4.5) exterior cladding of rough cast stucco and/or wood siding will be permitted

The District Plan (3.2.1 Policy 9) allows that replacement of existing cladding in existing buildings is a non-substantive alteration (under certain conditions) and where the retention of original materials is not possible

(4.2.1.5) one of the following alternative materials will be permitted . . . stucco . . . concrete block . . . wood with the original board dimensions . . . vinyl or aluminum siding (if an original material)

(4.2.3.7) cladding should be of a traditional design that is typical to the style of building . . . modern materials may be used, however, they should have the visual appearance of traditional materials

Summary:

Vinyl cladding in a traditional design is allowed in existing construction but not in new construction. Note that there is an apparent conflict in the District Plan here. (4.2.1.5) refers to vinyl or aluminum siding being permitted if it is an original material only (there are some later-built houses in the Village that would have had these materials originally installed) but (4.2.3.7) allows them in all instances as long as they “have the visual appearance of traditional materials”.

4. Trims

The District Plan does not speak directly to the issue of trims in new construction.

The District Plan specifies that as regards additions:

(4.2.3.8) modern materials may be used, however, they should have the visual appearance of traditional materials.

Summary:

Vinyl and aluminum trims are allowed in existing buildings. Trims in new construction are never specifically discussed.

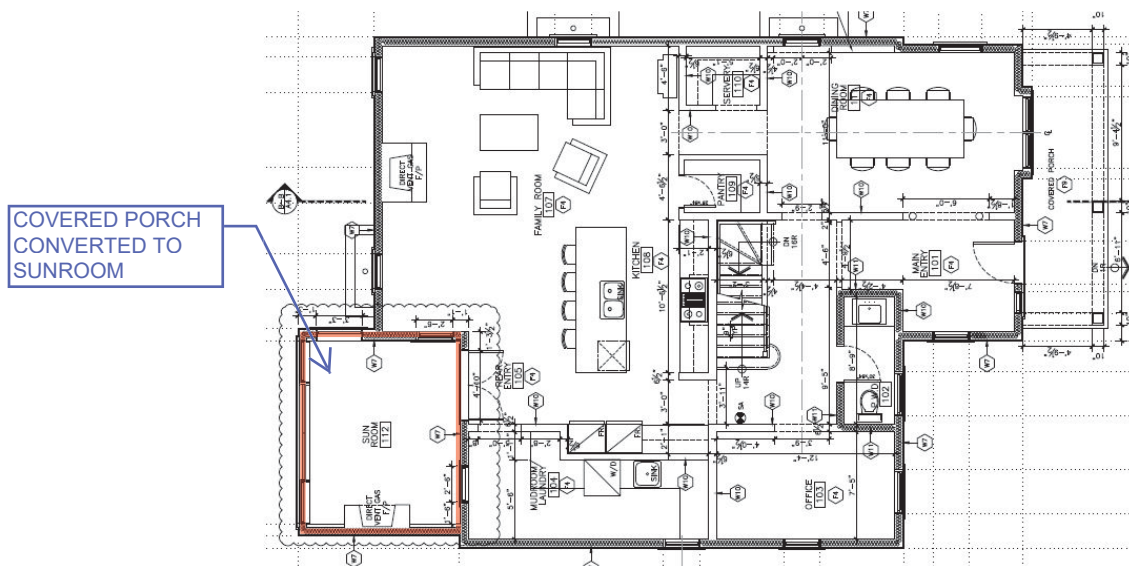
5. Zoning By-law

CAV A 324-14 allowed a total gross floor area of 242.46 m² when the zoning by-law allowed a maximum of 231.85 m² in this instance.

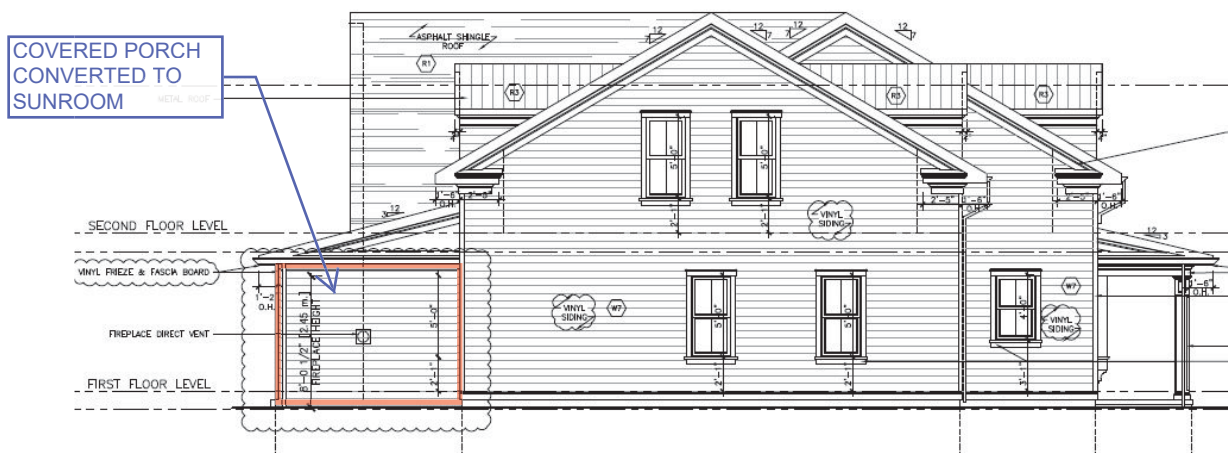
The enclosing of the rear porch adds a further 15.37 m² for a total of 257.83 m² gross floor area. A further Committee of Adjustment variance will be required to allow this.

Summary and Conclusion:

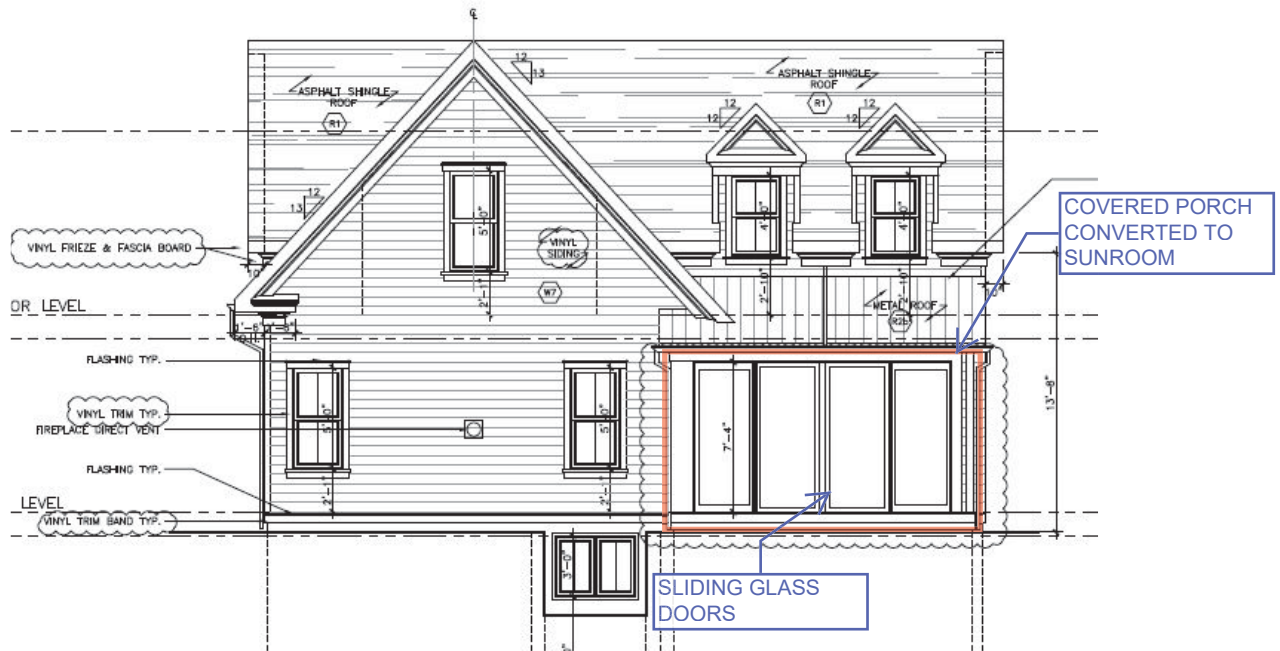
- the use of vinyl siding in this instance is not allowable under the District Plan but would have been allowable if this had been a renovation of an existing building
- the use of vinyl windows in areas visible from the public realm is not allowable under the District Plan under any scenario
- the patio doors installed as part of the porch enclosure, are not regulated under the District Plan because this is new construction but would not have been permitted if this was a renovation of an existing building
- the vinyl porch columns and other trims are not regulated under the District Plan because this is new construction but would have been permitted if this was a renovation
- a Committee of Adjustment variance for additional gross floor area will be required



Main Floor Plan showing enclosed porch area



Side elevation showing enclosed porch area



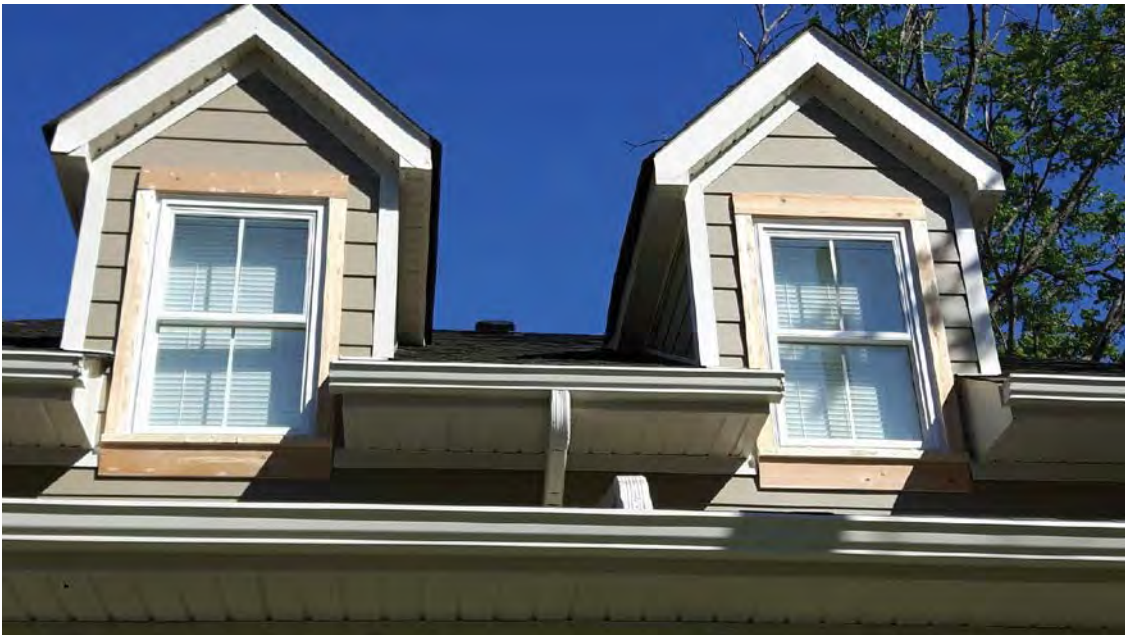
Rear elevation showing enclosed porch area



Front elevation showing vinyl siding, vinyl windows with wood trims (some not yet painted), vinyl porch columns



Detail of front Oriel window showing vinyl window with wood trim



Detail of front dormers



Detail of enclosed porch showing area of side elevation filled in, new sliding glass door



Rear elevation showing enclosed porch and sliding glass door