
Heritage Advisory Committee

Date

2018/09/11

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members

Councillor George Carlson, Ward 11 (Chair)
Rick Mateljan, Citizen Member (Vice-Chair)
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Matthew N. Wilkinson, Citizen Member

Contact

Mumtaz Alikhan, Legislative Coordinator, Legislative Services
905-615-3200 ext. 5425
mumtaz.alikhan@mississauga.ca

NOTE: To support corporate waste reduction efforts the large appendices in this agenda can be viewed at:
<http://www.mississauga.ca/portal/cityhall/heritageadvisory.ca>

Find it Online

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

-
1. CALL TO ORDER
 2. APPROVAL OF AGENDA
 3. DECLARATION OF CONFLICT OF INTEREST
 4. MINUTES OF PREVIOUS MEETING
 - 4.1. Approval of Minutes of July 10, 2018
 - 4.2. Amendment to Heritage Advisory Committee Minutes of April 10, 2018
 5. DEPUTATIONS
 6. PUBLIC QUESTION PERIOD - 15 Minute Limit (5 Minutes per Speaker)
Pursuant to Section 42 of the Council Procedure By-law 0139-2013, as amended the Heritage Advisory Committee may grant permission to a member of the public to ask a question of the Committee with the following provisions:
 1. The question must pertain to a specific item on the current agenda and the speaker will state which item the question is related.
 2. A person asking a question shall limit any background explanation to two (2) statements, followed by the question.
 3. The total speaking time shall be five (5) minutes maximum per speaker.
 7. MATTERS TO BE CONSIDERED
 - 7.1. Request to Alter a Heritage Designated Property: 39 Peter Street South (Ward 1)
 8. SUBCOMMITTEE UPDATES
 - 8.1. Heritage Designation Sub-Committee
 - 8.2. Public Awareness Sub-Committee
 9. INFORMATION ITEMS
 - 9.1. Conserving Heritage Landscapes Project
 10. OTHER BUSINESS
 11. DATE OF NEXT MEETING
 12. ADJOURNMENT

City of Mississauga
Minutes



Heritage Advisory Committee

Date

2018/07/10

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1 Ontario

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
Rick Mateljan, Citizen Member **(Vice-Chair)**
Councillor Carolyn Parrish, Ward 5
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Robert Cutmore, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member

Members Absent

Lindsay Graves, Citizen Member
Matthew N. Wilkinson, Citizen Member

Staff Present

Joe Muller, Supervisor, Heritage Planning
Paula Wubbenhorst, Heritage Planner, Culture Division
Irena Jurakic, Heritage Analyst
Mumtaz Alikhan, Legislative Coordinator

Find it online

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1. CALL TO ORDER – 9:32 pm
2. APPROVAL OF AGENDA
APPROVED (Councillor C. Parrish)
3. DECLARATION OF CONFLICT OF INTEREST
Rick Mateljan, Citizen Member, declared conflicts with Items 7.2, 7.3 and 7.6.
4. MINUTES OF PREVIOUS MEETING
 - 4.1. Heritage Advisory Committee Minutes - June 5, 2018
APPROVED (R. Cutmore)
5. DEPUTATIONS – Nil.
6. PUBLIC QUESTION PERIOD – Nil.
7. MATTERS TO BE CONSIDERED
 - 7.1. Request to Alter a Heritage Designated Property: 5155 Mississauga Road (Ward 11)

RECOMMENDATION
HAC-0063-2018
That the proposed alteration to 5155 Mississauga Road, as per the Corporate Report from the Commissioner of Community Services, dated June 14, 2018 be approved subject to the following conditions:
 1. 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.
APPROVED (J. Holmes)

At this point, R. Mateljan left the meeting for conflicts with Items 7.2 and 7.3.
 - 7.2. Request to Alter a Heritage Designated Property: 890 Enola Avenue (Ward 1)

RECOMMENDATION

HAC-0064-2018

That the City approve conservation work on the Adamson Barn at the property located at 890 Enola Avenue (Ward 1), as per the Corporate Report from the Commissioner of Community Services dated June 14, 2018.

APPROVED (Councillor C. Parrish)

7.3. Request to Alter a Heritage Designated Property: 1507 Clarkson Road North (Ward 2)

RECOMMENDATION

HAC-0065-2018

That the proposal for the property at 1507 Clarkson Road North, which is designated under Part IV of the Ontario Heritage Act, to repair the veranda, soffit, fascia, eavestroughs and rain water leaders, as outlined in the report from the Commissioner of Community Services, dated June 07, 2018, be approved.

APPROVED (M. Battaglia)

At this point, Mr. Mateljan returned to the meeting.

7.4. Request to Demolish a Heritage Listed Property: 3075 Churchill Avenue (Ward 5)

RECOMMENDATION

HAC-0066-2018

That the property at 3075 Churchill Avenue, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services, dated June 14, 2018.

APPROVED (R. Mateljan)

7.5. Request to Demolish a Heritage Listed Property: 2560 Mindemoya Road (Ward 7)

RECOMMENDATION

HAC-0067-2018

That the property at 2560 Mindemoya Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process.

APPROVED (Councillor C. Parrish)

Rick Mateljan left the meeting for a conflict with Item 7.6.

7.6. Request to Demolish a Heritage Listed Property: 3274 Mississauga Road (Ward 8)

RECOMMENDATION

HAC-0068-2018

That the property at 3274 Mississauga Road, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services dated June 14, 2018.

APPROVED (C. McCuaig)

At this point, Mr. Mateljan returned to the meeting.

7.7. Request to Remove two barns on a Heritage Listed Property: 1200 Old Derry Road (Ward 11)

RECOMMENDATION

HAC-0069-2018

That the owner's request to remove (dismantle and relocate) two 1930s barn structures at 1200 Old Derry Road proceed through the applicable process as per the Corporate Report from the Commissioner of Community Services, dated June 07, 2018.

APPROVED (J. Holmes)

8. SUBCOMMITTEE UPDATES

8.1. Heritage Designation Sub-Committee - Nil.

8.2. Public Awareness Sub-Committee – Nil.

9. INFORMATION ITEMS – Nil.

9.1. New Construction Adjacent to a Listed Property: 1352 Nocturne Court

RECOMMENDATION

HAC-0070-2018

That the Memorandum dated June 22, 2018 from Paul Damaso, Director, Culture Division entitled *New Construction Adjacent to a Listed Property: 1352 Nocturne Court*, be received for information.

RECEIVED (R. Cutmore)

9.2. Resignation from Melissa Stolarz

Councillor Carlson thanked Ms. Stolarz for her service as a Citizen Member on the

Committee over the past year and congratulated her on her new venture.

RECOMMENDATION

HAC-0071-2018

That the resignation from Melissa Stolarz, Citizen Member on the Heritage Advisory Committee dated July 4, 2018, be received.

RECEIVED (Councillor C. Parrish)

10. OTHER BUSINESS – Nil.
11. DATE OF NEXT MEETING – September 11, 2018
12. ADJOURNMENT – 9:40 am

City of Mississauga
Minutes



Amendment required as Item 7.12 was inadvertently left out of these Minutes

Heritage Advisory Committee

Date

2018/04/10

Time

9:30 AM

Location

Civic Centre, Council Chamber,
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

Members Present

Councillor George Carlson, Ward 11 **(Chair)**
Councillor Carolyn Parrish, Ward 5
Robert Cutmore, Citizen Member
Lindsay Graves, Citizen Member
James Holmes, Citizen Member
Cameron McCuaig, Citizen Member
Melissa Stolarz, Citizen Member

Members Absent

Rick Mateljan, Citizen Member **(Vice-Chair)**
Michael Battaglia, Citizen Member
Elizabeth Bjarnason, Citizen Member
Matthew N. Wilkinson, Citizen Member

Staff Present

Joe Muller, Supervisor, Heritage Planning, Culture Division
Paula Wubbenhorst, Heritage Planner, Heritage Planning
Irena Jurakic, Heritage Analyst, Heritage Planning
Mumtaz Alikhan, Legislative Coordinator

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1. CALL TO ORDER – 9:33 am
2. APPROVAL OF AGENDA
APPROVED (R. Cutmore)
3. DECLARATION OF CONFLICT OF INTEREST - Nil
4. MINUTES OF PREVIOUS MEETING
- 4.1. Heritage Advisory Committee Minutes - March 6, 2018
APPROVED (J. Holmes)
5. DEPUTATIONS
6. PUBLIC QUESTION PERIOD – Nil.
7. MATTERS TO BE CONSIDERED
- 7.1. Request to Alter a Heritage Designated Property: 1352 Lakeshore Road East (Ward 1) - Public Artworks

Chloe Catan, Acting Public Art Curator, Culture Division provided an overview of the Small Arms Inspection Building Temporary Public Art requesting permission to install two temporary artworks on the chimney and the roof of the heritage building for a period of two years. Both art installations will be fully reversible and will not compromise the building.

The Chair thanked Ms. Catan for her informative presentation.

RECOMMENDATION

HAC-0037-2018

That the request to install temporary artworks on the chimney and the roof of a Heritage Designated Property located at 1352 Lakeshore Road East, as per the Corporate Report from the Commissioner of Community Services, dated March 23rd, 2018, be approved.

APPROVED (C. McCuaig)

- 7.2. Request to Alter a Heritage Designated Property: 1234 Old River Road (Ward 1)

RECOMMENDATION

HAC-0038-2018

That the proposed alteration of 1234 Old River Road, which is designated under Part IV of the Ontario Heritage Act, be approved, as per the Corporate Report dated March 9th,

2018, entitled “Request to Alter a Heritage Designated Property: 1234 Old River Road (Ward 1)”, from the Commissioner of Community Services.

APPROVED (Councillor Parrish)

7.3. Request to Demolish a Heritage Listed Property: 78 Park Street East (Ward 1)

RECOMMENDATION

HAC-0039-2018

That the property at 78 Park Street East, which is listed on the City’s Heritage Register, is not worthy of heritage designation, and consequently, that the owner’s request to demolish proceed through the applicable process, as per the Corporate Report entitled “Request to Demolish a Heritage Listed Property: 78 Park Street East (Ward 1)”, dated 13th March, 2018 from the Commissioner of Community Services.

APPROVED (L. Graves)

7.4. Request to Demolish a Heritage Listed Property: 7228 Ninth Line (Ward 10)

RECOMMENDATION

HAC-0040-2018

That the property at 7228 Ninth Line, which is listed on the City’s Heritage Register, is not worthy of heritage designation, and consequently, that the owner’s request to demolish proceed through the applicable process, as per the Corporate Report entitled “Request to Demolish a Heritage Listed Property: 7228 Ninth Line (Ward 10)”, dated March 7th, 2018 from the Commissioner of Community Services.

APPROVED (M. Stolarz)

7.5. Request to Demolish a Heritage Listed Property: 560 Shenandoah Drive (Ward 2)

RECOMMENDATION

HAC-0041-2018

That the property at 560 Shenandoah Drive, which is listed on the City’s Heritage Register, is not worthy of heritage designation, and consequently, that the owner’s request to demolish proceed through the applicable process.

APPROVED (C. McCuaig)

7.6. Request to Demolish a Heritage Listed Property: 6685 Century Avenue (Ward 9)

RECOMMENDATION

HAC-0042-2018

That the property at 6685 Century Avenue, which is listed on the City’s Heritage

Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report dated March 6th, 2018 entitled "Request to Demolish a Heritage Listed Property: 6685 Century Avenue (Ward 9), from the Commissioner of Community Services.

APPROVED (M. Stolarz)

7.7. Alterations to a Property adjacent to the Meadowvale Village Heritage Conservation District: 6985 Second Line West (Ward 11)

Michelle Charkow, Goldberg Group, and Alex Temporale, Heritage Architect, ATA Architects Inc., reviewed the Application and the Heritage Impact Assessment. Mr. Temporale spoke to the contextual significance within the character of the area and what would be viable on the site keeping in mind that the subject property is adjacent to the Meadowvale Village Heritage Conservation District (HCD). He noted that there is no evidence that the existing building should be designated under the *Ontario Heritage Act* and the proposal is to build two narrower homes sympathetic to the scale and look of the adjacent Heritage District.

Mr. Holmes noted that the residents within the HCD are opposed to the severance of the subject property. He said that the houses within the HCD are typically smaller in relation to their lots. He also noted that input from the residents of the HCD should be sought. In response, Mr. Temporale offered to make today's presentation to the residents of the Meadowvale Village HCD in order to alleviate misunderstandings on the impacts to the area.

Councillor Carlson stated that even though the subject site is just outside the Meadowvale Village HCD, the proposal is not reflective of the neighbourhood.

The Committee agreed that this matter be referred to the Meadowvale Village Heritage Conservation Advisory Sub-Committee.

RECOMMENDATION

HAC-0043-2018

That the Memorandum dated March 7, 2018 from Paul Damaso, Director, Culture Division, with respect to the alterations to a property adjacent to the Meadowvale Village Heritage Conservation District located at 6985 Second Line West (Ward 11), be referred to the Meadowvale Village Heritage Conservation District Advisory Sub-Committee.

APPROVED (J. Holmes)

7.8. Alterations to a Property designated under the Ontario Heritage Act: 5576 Hurontario Street (Ward 5)

RECOMMENDATION

HAC-0044-2018

That the Memorandum dated March 14, 2018 from Paul Damaso, Director, Culture Division, with respect to alterations to a property designated under the Ontario Heritage Act located at 5576 Hurontario Street (Ward 5) be received for information.

RECEIVED (Councillor C. Parrish)

- 7.9. Alterations to a Property adjacent to a Property designated under the Ontario Heritage Act: 185 Derry Road West (Ward 11)

RECOMMENDATION

HAC-0045-218

That the Memorandum dated March 7, 2018 from Paul Damaso, Director, Culture Division, with respect to alternations to a property designated under the Ontario Heritage Act located at 185 Derry Road West (Ward 11) be received for information.

RECEIVED (J. Holmes)

- 7.10. New Construction on Listed Property: 2351 Mississauga Road

RECOMMENDATION

HAC-0046-2018

That the Memorandum dated March 15, 2018 from Paul Damaso, Director, Culture Division, with respect to new construction on a Listed Property located at 2351 Mississauga Road be received for information.

RECEIVED (Councillor C. Parrish)

- 7.11. Minor Variance Application: 34 John Street South (Ward 1)

R. Cutmore noted that the lot is small and the design of the new addition enhances the area.

RECOMMENDATION

HAC-0047-2018

That the Memorandum dated March 26, 2018 from Paul Damaso, Director, Culture Division, with respect to a Minor Variance Application for the property located at 34 John Street South (Ward 1) be received for information.

RECEIVED (R. Cutmore)

- 7.12. Minor Variance Application: 29 Port Street West (Ward 1)

Robert Denhollander, Resident, addressed the Committee noting that residents had received very little notice of this matter. He stated his understanding that the previously

approved heritage permit was conditional upon the Committee of Adjustment decision. He noted that the Minor Variance Applications were denied on March 8, 2018 by the Committee of Adjustment citing that they are not minor in nature, that the development is not appropriate for the subject property and that they do not meet the intent and purpose of the Zoning By-law and the Official Plan. He stated that as a result of this decision the Heritage Permit should be void and expressed concern that the Applicant is able to modify the application and reapply for variances.

Joe Muller, Supervisor, Heritage Planning, Culture Division, responded that there is room for flexibility where work approved under a heritage permit has been reduced in scope while retaining the same overall design, it can be carried out within the same heritage permit rather than having to submit a new application. He noted that there is no significant change to the overall design for which the heritage permit was issued.

Mr. Denhollander noted that this looks like a thinly disguised tear down and a re-build and there will be no visual component from the street of the 1950s style that will be maintained. He said the size of the proposed garage violates the Zoning By-law and could become a commercial enterprise.

Councillor Carlson advised that there are rules in place that prohibit the operation of commercial businesses from residential properties and that the decision rests with the Committee of Adjustment to ensure that the appropriate by-laws and plans are adhered to with respect to the Minor Variance Applications. He said the heritage aspect is small with emphasis on design and that this is more of a planning application on which the Heritage Advisory Committee has no jurisdiction.

Councillor Parrish advised Mr. Denhollander that the residents need to attend the Committee of Adjustment Hearing on the revised applications as well as contact the Ward 1 Councillor about the concerns expressed today.

Mumtaz Alikhan, Legislative Coordinator, advised that a representative of the residents association can be included on the notification mailing list when agendas of future Heritage Advisory Committee meetings are posted. She said these notifications are issued at least five days prior to meeting dates.

Mr. McCuaig suggested that the Committee conduct an evaluation at its next meeting of the heritage permit process on this application.

RECOMMENDATION

HAC-0048-2018

That the Memorandum dated March 29, 2018 from Paul Damaso, Director, Culture Division, with respect to a Minor Variance Application for the property located at 29 Port Street West (Ward 1) be received for information.

RECEIVED (C. McCuaig)

7.13. 2018 Ontario Heritage Conference - June 7 - 9, 2018**RECOMMENDATION**

HAC-0049-2018

That the Memorandum dated March 20, 2018 from Mumtaz Alikhan, Legislative Coordinator with respect to details of the 2018 Ontario Heritage Conference being held from June 7 to 9, 2018 in Sault Saint Marie, be received.

RECEIVED (R. Cutmore)

8. SUBCOMMITTEE UPDATES – Nil.

9. INFORMATION ITEMS

9.1. Normal tariff fees at Land Registry Offices for Municipal Heritage Committee Members and their assistants

Letter of Authority from Denis Blais, Director, Central Production and Verification Services Branch, Ministry of Government and Consumer Services regarding waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee Members and their assistants, dated March 26, 2018.

RECOMMENDATION

HAC-0050-2018

That the Letter of Authority dated March 26, 2018 from Denis Blais, Director, Central Production and Verification Services Branch, Ministry of Government and Consumer Services with respect to the waiving of normal tariff fees at Land Registry Offices for Municipal Heritage Committee Members and their assistants, be received for information.

RECEIVED (J. Holmes)9.2. Notice of Design and Construction Report Submission - Contract 1 - Queen Elizabeth Way (QEW) Improvements from West of Etobicoke Creek to the East Mall (Contract 1), Ontario Ministry of Transportation and Class Environmental Study - G.W.P.2432-13-00**RECOMMENDATION**

HAC-0048-2018

That the Memorandum dated March 29, 2018 from Paul Damaso, Director, Culture Division, with respect to a Minor Variance Application for the property located at 29 Port Street West (Ward 1) be received for information.

RECEIVED (L. Graves)

10. OTHER BUSINESS

- (a) Mr. McCuaig advised that he is having conversations with the Planning and Building Department and Councillor Ras with respect to the future of 1130 and 1140 Clarkson Road, the original Clarkson general store and post office, as the buildings continue to be idle given the unknown position of Metrolinx regarding an underpass or an overpass in the area.
- (b) Mr. Cutmore spoke to the reopening of the Small Arms building in June, 2018 and the Port Credit Heritage Walks from April to October this year.

11. DATE OF NEXT MEETING - May 8, 2018

12. ADJOURNMENT – 11:12 am

City of Mississauga
Corporate Report



Date: 2018/08/10

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
 Community Services

Originator's files:

Meeting date:
 2018/09/11

Subject

Request to Alter a Heritage Designated Property: 39 Peter Street South (Ward 1)

Recommendation

1. That the proposed alteration to 39 Peter Street South, as per the Corporate Report from the Commissioner of Community Services, dated August 10, 2018 be approved.
2. 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 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 City designated the Old Port Credit Village Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2004. The 2004 plan remains in effect due to an appeal to the Local Planning Appeal Tribunal (LPAT). The subject property is included in the district and identified as a "complementary" property in the plan. As such, the property is subject to the heritage permitting requirements outlined in the plan for this classification.

The owner of the property at 39 Peter Street South has submitted a revised heritage permit application to add an attached garage to the side of the house. The drawings are attached as Appendix 1. The HCD plan indicates that a heritage permit is required for "erection of garages or carports and laying out of new driveways or parking spaces" for complementary properties.

As per section 3.16 of the plan, variances must be reviewed by the Heritage Advisory Committee. A Committee of Adjustment application is required to address a reduction in side-yard setback (1.2m required and 0.47m proposed) and rear-yard setback (7.5m required and 0.91m proposed). Said application has been made to the City with a September 13, 2018 hearing date (attached).

Comments

Guideline 5.15 of the HCD plan states: "Site your garage behind the front wall of the house." The garage is attached but set well back from the house's front wall. As such, the proposal should be approved.

Financial Impact

There is no financial impact.

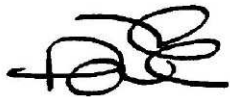
Conclusion

The owner of the subject property proposes an attached garage. The proposed garage is set back from the house's front wall. As such, it should be approved.

Attachments

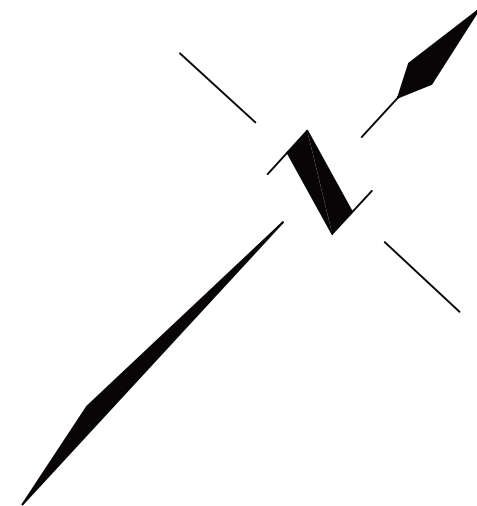
Appendix 1: Drawings

Appendix 2: Committee of Adjustment application



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

Prepared by: Paula Wubbenhorst, Heritage Planner



JRCP
DESIGNS INC.
ARCHITECTURAL DESIGN CONSULTANT

BLOOR STREET, MISSISSAUGA, ONTARIO
(416) 655-0245
email: jrpsdesigns@yahoo.ca
www: jrpsdesigns.com

GENERAL NOTES:

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12

ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

ASSUME SOIL BEARING CAPACITY OF 75 KPA

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	AS PER CITY COMMENTS	JAN 03/18
02	CLIENT DESIGN CHANGES	MAY 23/18
03	GARAGE ADDITION	JUNE 12/18
04	SUBMIT FOR ZONING REVIEW	JUNE 13/18
05	DESIGN CHANGES	JULY 11/18
06	DESIGN CHANGES	JULY 18/18

LEGEND:

SEAL:

FOR ARCHITECTURAL AND STRUCTURAL REVIEW

PROJECT NAME AND ADDRESS:

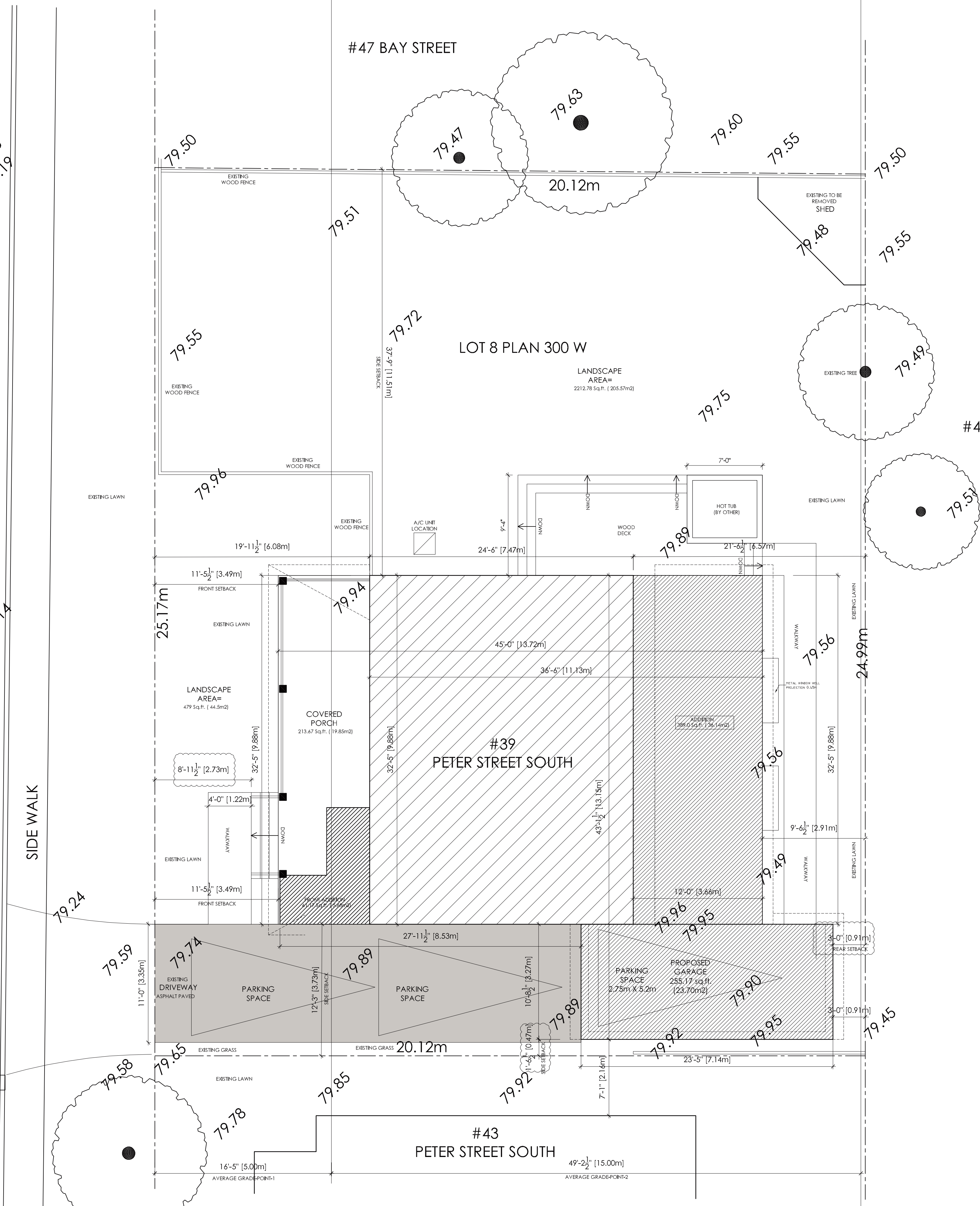
RESIDENCE AT:
39 PETER ST. SOUTH
MISSISSAUGA, ON

SCOPE OF WORKS:
REAR YARD ADDITION

DRAWINGS TITLE		SHEET NO.
SITE PLAN		
DATE	SEPTEMBER 11 2017	A-1
DESIGNED BY: RICHARD	SCALE	
DRAWN BY: RICHARD	NOTED	

AVERAGE GRADE CALCULATIONS	
CENTRELINE OF ROAD	79.31 79.12
FRONT CORNERS	79.59 79.58
5 METRE FROM FRONT YARD	79.51 79.85
15 METRE BEHIND FRONT YARD	79.50 79.45
	635.91
∴ 635.91/8 =79.48 (AVERAGE GRADE)	

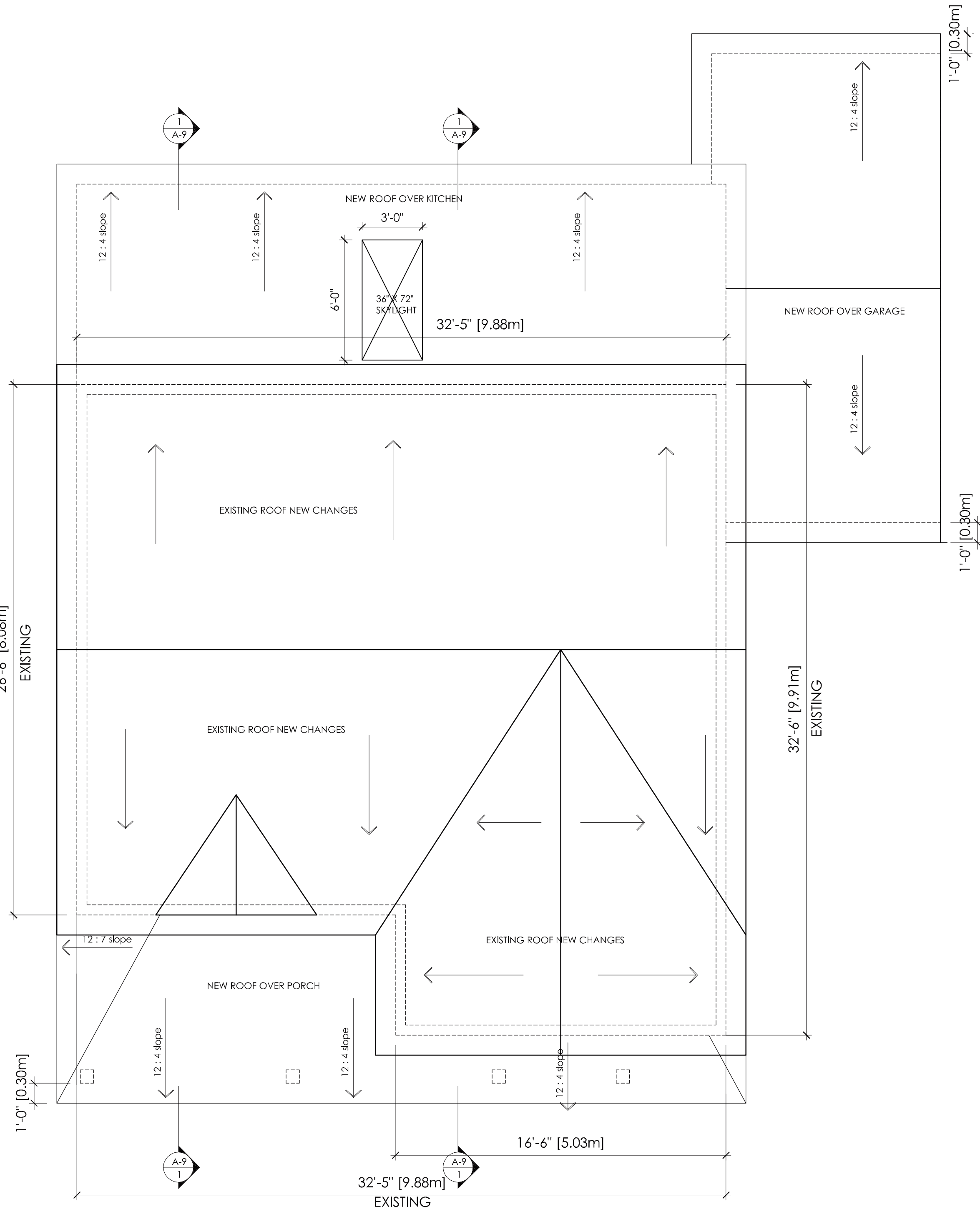
EXISTING SITE STATISTICS:		
DESCRIPTION	BY-LAW	PROPOSED
ZONING	R15-1	
LOT AREA	508.98 sq.m. (5,478.61 sq.ft.)	
PROPOSED LANDSCAPE AREA=250.07 m2 (2691.78 sq.ft.)=49.1%		
TOTAL COVERAGE %	162.87 m2 32.0 %	159.25 m2 (1714.23 sq.ft.) 31.28%
"BUILDING HEIGHT"		
OVERALL	9.0m	8.14m
EAVE	6.8m	6.29m
"BUILDING SETBACKS"		
FRONT	5m	3.49m
SIDE INTERIOR	1.2m	3.73m 11.51m
REAR	7.5m	2.91m
SIDE INTERIOR (GARAGE)	1.2m	0.47m
REAR (GARAGE)		0.91m
" GROSS FLOOR AREA (GFA) "		
EXISTING FIRST FLOOR		73.76m2 (794.00 sq.ft.)
EXISTING SECOND FLOOR		89.0 m2 (958.00 sq.ft.)
PROPOSED REAR ADDITION		36.14 m2 (389 sq.ft.)
PROPOSED ENTRY ADDITION		6.25 m2 (67.36 sq.ft.)
PROPOSED GARAGE		23.70 m2 (255.17 sq.ft.)
TOTAL GFA	44.9%	228.85 m2 (2463.32 sq.ft.)



SITE PLAN

3/16"=1'0"

1
A1



ROOF PLAN

1/4" = -1'0"

2
A3

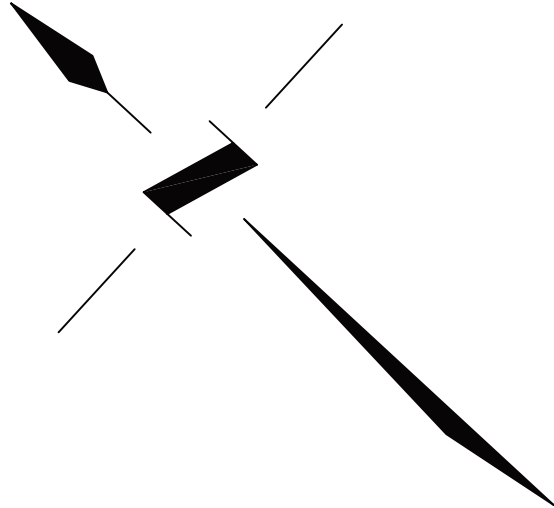
EXISTING ROOF- NO CHANGES
ADDITION NEW ROOF=48m2

SECOND FLOOR PLAN

1/4" = -1'0"

1
A3

NO ALTERATION THIS FLOOR



JRCP
DESIGNS INC.
ARCHITECTURAL DESIGN CONSULTANT

BLOOR STREET, MISSISSAUGA, ONTARIO
(416) 655-0245
email: jrpd designs@yahoo.ca
www: jrpd designs.com

GENERAL NOTES:
THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION SHOWN ON THE DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.
GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE DESIGNER.
CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.
THIS DRAWING IS NOT TO BE SCALED.
ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 332/12
ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.
ASSUME SOIL BEARING CAPACITY OF 75 KPA

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	AS PER CITY COMMENTS	JAN 03/18
02	CLIENT DESIGN CHANGES	MAY 23/18
03	GARAGE ADDITION	JUNE 12/18
04	SUBMIT FOR ZONING REVIEW	JUNE 13/18
05	DESIGN CHANGES	JULY 11/18
06	DESIGN CHANGES	JULY 18/18

LEGEND:

SEAL:

FOR ARCHITECTURAL AND STRUCTURAL REVIEW

PROJECT NAME AND ADDRESS:

RESIDENCE AT:
39 PETER ST. SOUTH
MISSISSAUGA, ON

SCOPE OF WORKS:

REAR YARD ADDITION

DRAWINGS TITLE
SECOND FLOOR
PLAN & ROOF PLAN

DATE
SEPTEMBER 11 2017

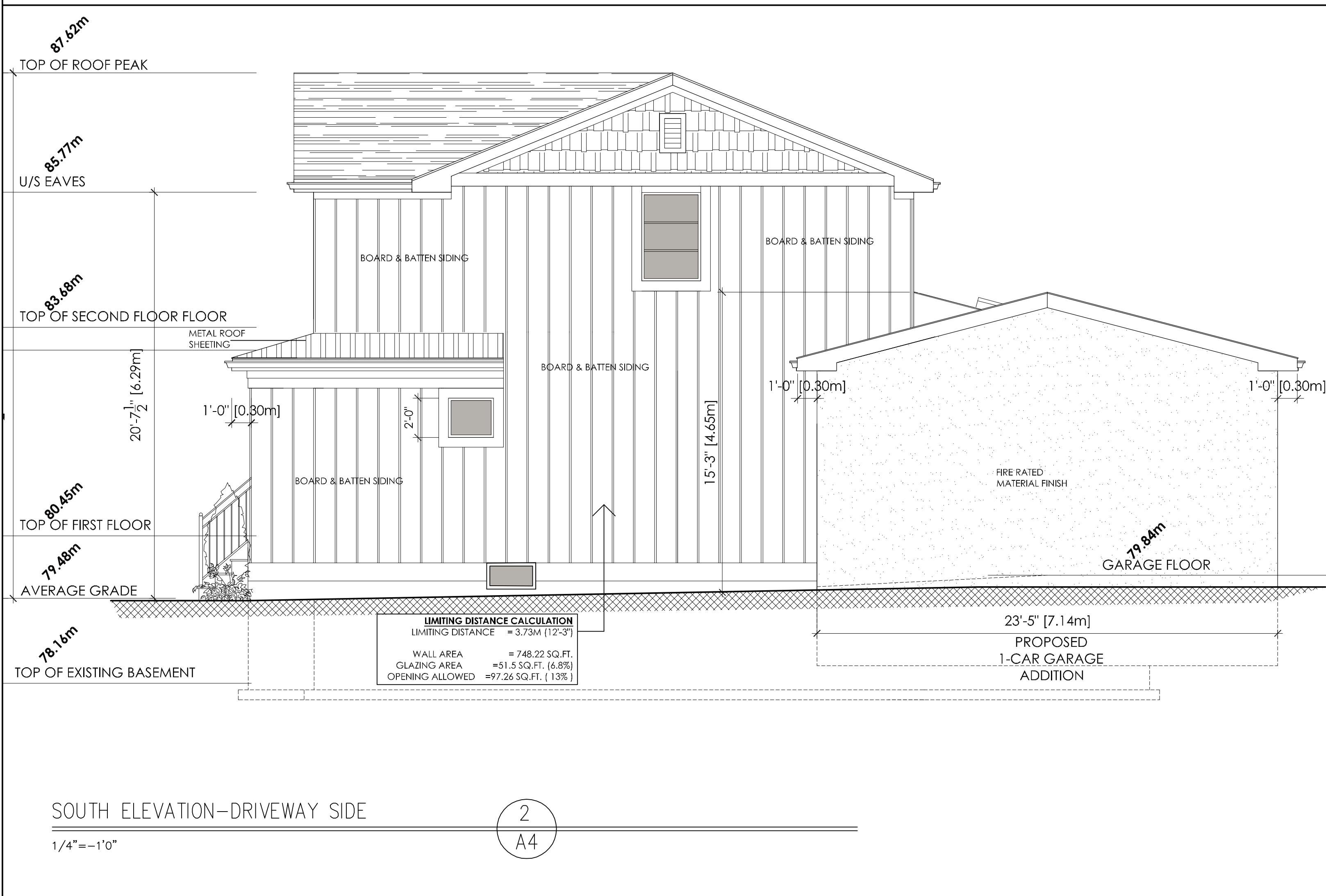
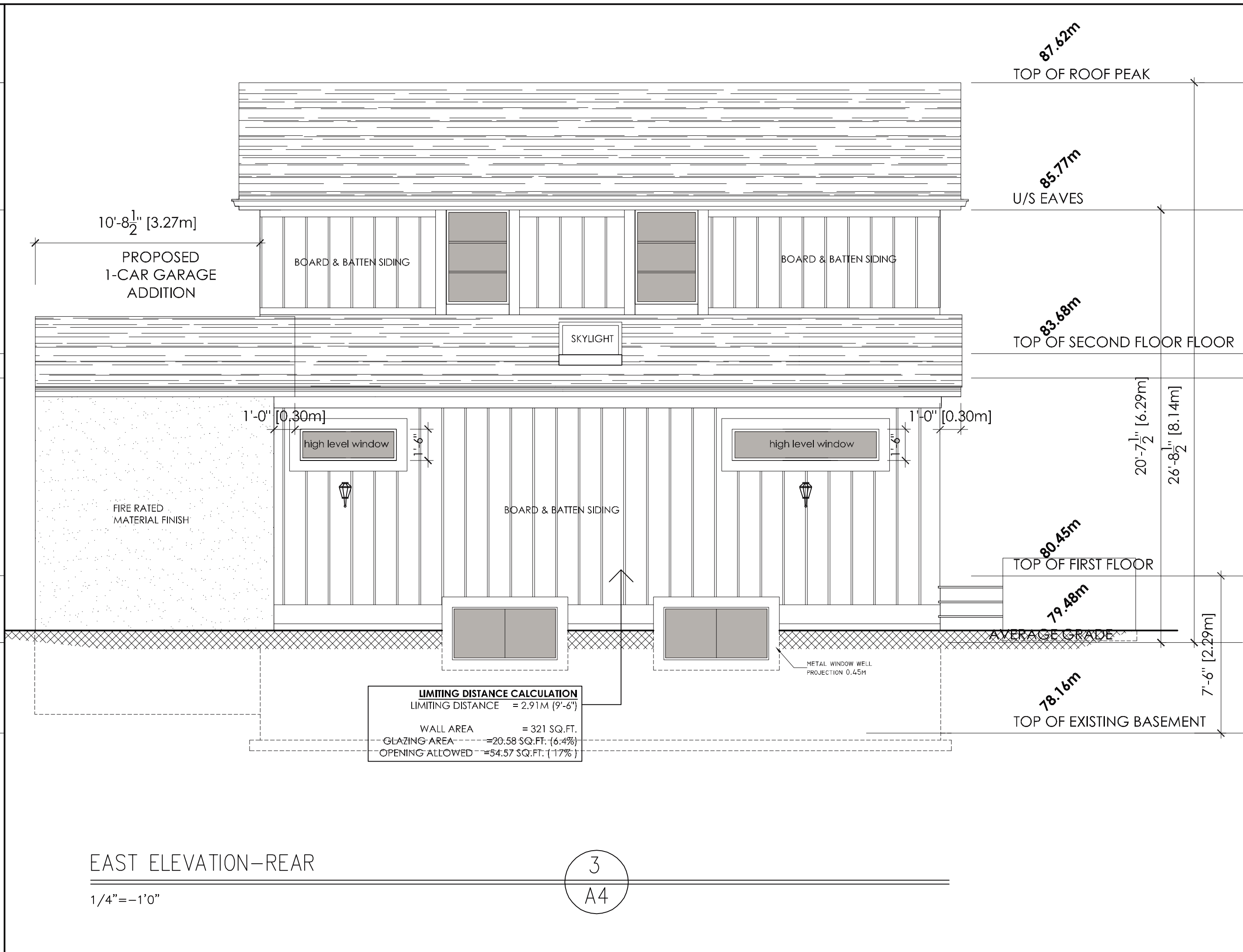
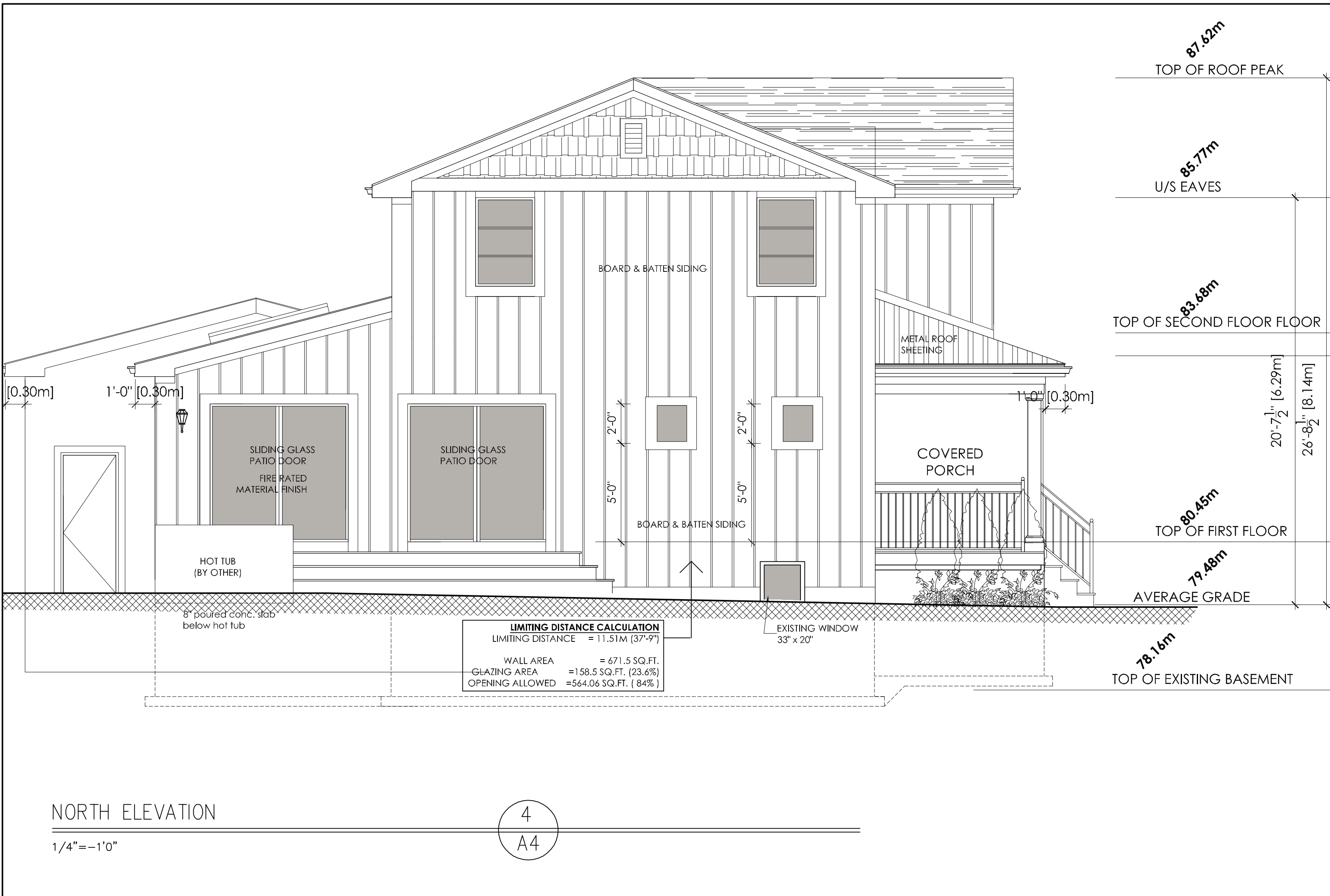
DESIGNED BY: RICHARD
DRAWN BY: RICHARD

SHEET NO.

A-3

SCALE

NOTED



GENERAL NOTES:

THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL, MECHANICAL, ELECTRICAL OR ANY ENGINEERING INFORMATION OBTAINED FROM ANY SOURCE OTHER THAN THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS TO THE DESIGNER BEFORE PROCEEDING WITH THE WORK.

GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT IMMEDIATELY.

CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING IS NOT TO BE SCALED.

ALL CONSTRUCTION TO ADHERE TO THESE PLANS AND SPEC'S AND TO CONFORM TO THE ONTARIO BUILDING CODE AND ALL OTHER APPLICABLE CODES AND REGULATIONS. ANY DEVIATION FROM THESE REQUIREMENTS ARE TO BE TAKEN AS MINIMUM SPECIFICATIONS. ONT. REG. 322/12

ALL LUMBER SHALL BE SPRUCE NO.2 GRADE OR BETTER, UNLESS NOTED OTHERWISE.

ASSUME SOIL BEARING CAPACITY OF 75 KPA

ISSUE DATE AND REVISION LOG		
NO.	REVISION	DATE
01	AS PER CITY COMMENTS	JAN 03/18
02	CLIENT DESIGN CHANGES	MAY 23/18
03	GARAGE ADDITION	JUNE 12/18
04	SUBMIT FOR ZONING REVIEW	JUNE 13/18
05	DESIGN CHANGES	JULY 11/18
06	DESIGN CHANGES	JULY 16/18

LEGEND:

SEAL:

FOR ARCHITECTURAL AND STRUCTURAL REVIEW

PROJECT NAME AND ADDRESS:

RESIDENCE AT:
39 PETER ST. SOUTH
MISSISSAUGA, ON

SCOPE OF WORKS:

REAR YARD ADDITION

DRAWINGS TITLE	SHEET NO.
ELEVATIONS	A-4
DATE	
SEPTEMBER 11 2017	
DESIGNED BY: RICHARD	SCALE
DRAWN BY: RICHARD	NOTED



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

File: "A" 335/18
Ward 1

The Committee has set **Thursday September 13, 2018 at 1:30 pm** in the **Mississauga Civic Centre, COUNCIL CHAMBERS**, 2nd Floor, 300 City Centre Drive, Mississauga, Ontario for the public hearing on the following matter:

are the owners of 39 PETER STREET SOUTH zoned R15-1 - Residential. The applicants request the Committee to approve a minor variance to allow the construction of a garage on the subject property proposing:

- 1. A side yard of 0.47m (approx. 1.54ft) whereas By-law 0225-2007, as amended, requires a minimum side yard of 1.20m (approx. 3.93ft) in this instance; and**
- 2. A rear yard of 0.91m (approx. 2.99ft) whereas By-law 0225-2007, as amended, requires a minimum rear yard of 7.50m (approx. 24.60ft) in this instance.**

This notice is sent to you because you are the applicant, the authorized agent or the assessed owner of a neighbouring property within 60m (200ft) of the subject property. Should you have any comments on the application, you are invited to attend the public hearing to express your views. If it is inconvenient for you to attend the hearing, signed written submissions shall be accepted by the Secretary-Treasurer by fax at (905) 615-3950 or by e-mail at committee.adjustment@mississauga.ca. Please include your name, your address and application number or address of the property you are providing comments on. **To allow all Committee members the opportunity to review and consider your comment in advance of the hearing please submit all comments no later than the Monday before the hearing.**

If you wish to be notified of the decision of the Committee you must submit a written request to the Secretary-Treasurer. This will also entitle you to be advised of any future Ontario Municipal Board proceedings.

For more information on this matter visit www.mississauga.ca/portal/residents/cofa, call 905-615-3200 x2408, or email committee.adjustment@mississauga.ca.

Your comments are collected under the legal authority of the Planning Act R.S.O. 1990, Chapter c.P.13, as amended. Your comments regarding this application become the property of the City of Mississauga and will become part of the decision making process of the application. Pursuant to Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended, public feedback to planning proposals is considered a public record and will be disclosed to any individual (including being posted on the internet) upon request in accordance with Section 27 of the Municipal Freedom of Information and Protection of Privacy Act, R.S.O. 1990, c.M56, as amended. Questions about this collection should be directed to the Secretary-Treasurer, Committee of Adjustment, Office of the City Clerk, 300 City Centre Drive, Mississauga ON L5B 3C1 or (905) 615-3200 x2408.



A335/18
39 Peter St. S.
Lot 8

CONSERVING HERITAGE LANDSCAPES

We need your help to identify places that are unique and valuable to you. Let us know what makes a place special.

Online

yoursay.mississauga.ca/cultural-heritage-landscape-project

By Phone

905-615-3200 Ext. 4061

In Person

Big Ideas Meeting, Saturday, September 29, 1:30-4:30 pm
South Common CC, Gladys Hagen Room,
2233 South Millway

Or Select a Stakeholder Workshop

- Thursday, November 15, 7-9 pm
Malton Hall, 3091 Victory Crescent
- Monday, November 19, 7-9 pm
Kinsmen Hall (Streetsville),
327 Queen Street South
- Monday, November 26, 7-9 pm
Ojibwa C, Huron Park Community Centre,
830 Paisley Boulevard West

Note: RSVP 1 week prior to event
at heritage.planning@mississauga.ca

