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## Meadowvale Heritage Conservation District Advisory Sub-Committee

**Date**

May 28, 2019

**Time**

1:30 p.m.

**Location**

Civic Centre, Committee Room B – Second Floor,  
300 City Centre Drive, Mississauga, Ontario, L5B 3C1

**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

Greg Young, Citizen Member

Rick Mateljan, HAC Representative

**Contact**

Megan Piercey, Legislative Coordinator, Legislative Services

905-615-3200 ext. 4915 – Email: [megan.piercey@mississauga.ca](mailto:megan.piercey@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 – Nil

DEPUTATIONS – Nil

MATTERS TO BE CONSIDERED

1. Request to Alter 1050 Old Derry Road East  
Memorandum dated May 21, 2019 from Michael Tunney, Manager, Culture and Heritage Planning, Culture Division
2. Request to Alter 7059 Second Line West  
Memorandum dated May 21, 2019 from Michael Tunney Manager, Culture and Heritage Planning, Culture Division

OTHER BUSINESS

DATE OF NEXT MEETING – August 6, 2019 at 1:30 pm.

ADJOURNMENT

City of Mississauga  
**Memorandum**



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Date: 2019/05/21

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

From: Michael Tunney, Manager, Culture and Heritage Planning

Meeting Date: 2019/05/28

Subject: Request to Alter 1050 Old Derry Road

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**Recommendation:**

That the request to alter the property at 1050 Old Derry Road, as described in the memorandum from Michael Tunney, Manager, Culture and Heritage Planning, dated May 21, 2019, be approved.

**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 non-substantive changes that do not comply with the design guidelines also require a heritage permit.

The owner of the property has submitted an application to pave the existing driveway with asphalt.

**Comments:**

The Meadowvale Village HCD plan (MVHCD plan) describes 1050 Old Derry Road East as a modest one storey red brick veneer structure. It is modest in scale, shape and form on a large lot. Its heritage attributes include the scale, shape and form, its three-over-one windows and its location in relation to Old Derry Road and generous open greens spaces on the lot.

The MVHCD plan design guidelines note that the use and installation of permeable paving methods are permitted. As the proposal is for a non-permeable paved driveway, a heritage permit is required. The current owner of the property met with Heritage Planning staff on-site and discussed the need for better drainage on the driveway and sidewalk adjacent to the property. The paving of the driveway will prevent water from 'pooling' at the end of the driveway where it freezes in the winter, creating a safety concern. The work plan for the paving is attached in Appendix 1.

Given the safety concern and recognized concern for surface drainage Heritage Planning staff recommend approval.

**Conclusion:**

The owner of the property has applied for a heritage permit to modify the property by paving the driveway. The proposal will not impact character of the dwelling and will help provide further longevity to it. As such, the proposal should be approved.

**Attachments**

Appendix 1: Work Plan

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Michael Tunney, Manager, Culture and Heritage Planning



# NATALE PAVING INC.

9 Duval Drive, Toronto, Ontario M6L 2J9  
 NatalePaving@gmail.com | NatalePavingInc.ca

Joe  Marco  Mike   
 416.678.2823 647.866.6757 647.769.5353

No. 5302  
 MAP# \_\_\_\_\_

## CONTRACT

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
 Address: 1050 OLD DERRY RD Phone: \_\_\_\_\_  
 City: MISSISSAUGA, ONTARIO Phone: \_\_\_\_\_  
 Date: MAY 17TH 2019  
 We are pleased to submit to you all labor, material and equipment required for performance of the following address 1050 OLD DERRY RD. Owner: \_\_\_\_\_  
 To be commenced on or about April May June July Aug. Sept. Oct.

## DESCRIPTION and SPECIFICATIONS

- Remove Asphalt & Dispose Up to 4" Only
  - Concrete Removal & Dispose up to 4" & No Rebar
  - Excavation
  - New Extension Excavation
  - Crushed Stone Required
  - Regrade & Compact Stone
  - Hot Mix Asphalt
  - Interlocking / Stone
  - RESURFACE pad low areas till grade & roll. Sweep & apply tackcoat for bond. Pave with 2" hot mix asphalt.
- WATER BOX ON DRIVEWAY**  YES  NO

Comments:

HL3 ASPHALT GRADE  
 TOTAL SQ FT = 1,116 SQ FT

PRICE	\$	_____
HST	\$	_____
FULL PRICE	\$	_____
DEPOSIT	\$	_____
PRICE <input type="checkbox"/> Cash <input type="checkbox"/> Cheque	\$	_____
BALANCE ON COMPLETION	\$	_____

### SKETCH AREA

(All measurements are approximate)

2% Interest per month if balance not received on completion of work

Month	Date	Cash	Cheque

**Natale Paving Inc. is not responsible for locates of services (Hydro, Bell, Gas and Cable etc.). Please call 1-800-400-2255. Any other kind of underground services, Natale Paving Inc. is not responsible.**

## ALL WORK AND MATERIALS GUARANTEED ONE YEAR.

If the foregoing meets with your acceptance, kindly sign and return the attached copy of our proposal which thereupon becomes a contract between us. Upon its receipt the foregoing is understood. Deposit is non-refundable, payment shall be made on completion unless otherwise agreed upon. Owner of property is responsible for any kind of permits and property lines. Authorizing individual of this contract is responsible for contacting the utility companies and other service providers and informing them of work to be performed at the above mentioned location. Natale Paving Inc. is not responsible for any damage caused during the work duration. Certain areas are not accessible by asphalt machinery and work will be performed manually. Therefore, the surface finish will differ slightly. Damage caused by owner's negligence, including gasoline and oil spills, denting from chairs, ladders, tree roots, tire marks, etc. is not the responsibility of Natale Paving Inc. Pavement failure due to subsoil sinkage is not guaranteed. After completion of contracted work, Natale Paving Inc. will not be responsible for any damage to paved surfaces caused by heavy vehicles, heavily loaded vehicles and equipment/machinery. Upon preparation of any kind of work either asphalt or bricks, homeowner is bound under legal obligations to Natale Paving Inc. The paving will remain the property of Natale Paving Inc. until final payment has been received at this office. The paving can be redeemed without permission of the assignee if payments are not paid agreed upon this contract. Natale Paving Inc. is not responsible for damage occurred on any type of driveway curb already installed by owner of property, sidewalks, garage floors, surrounding Landscape, Soil, Shrubs, Trees etc. Natale Paving Inc. is not responsible for any foundation leaks prior to and after completion of driveway. Natale Paving Inc. is not responsible for delays due to transportation or weather conditions. Natale Paving Inc. is not responsible for broken water box shut off valves. Any concrete work performed by Natale Paving Inc. is not guaranteed against stress crack. Any NSF or stop payment of cheque will be charged \$85.00. Home owner shall notify Natale Paving Inc. of any garage door damage prior to the commencing of work. It is the responsibility of the homeowner to notify Natale Paving Inc. of any damage to property existing prior to commencing of work (ex: dented garage door or a broke brick etc.) Full inspection of work and surrounding property is to take place within 24 hours by the owner. Any concerns to be reported immediately. Any complaints to be in writing and a photo copy of the contract to be sent to our office. Any repair work is repaired only either by burning and or saw cut and patch in the repair area specified.

\_\_\_\_\_  
 CUSTOMER'S SIGNATURE

By Marco Natale  
 Natale Paving Inc.

City of Mississauga  
**Memorandum**



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Date: 2019/05/21

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

From: Michael Tunney, Manager, Culture and Heritage Planning

Meeting Date: 2019/05/28

Subject: Request to Alter 7059 Second Line West

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**Recommendation:**

That the request to alter the property at 7059 Second Line West, as described in the memorandum from Michael Tunney, Manager, Culture and Heritage Planning, dated May 21, 2019, be approved.

**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. Non-substantive changes that do not comply with the design guidelines also require a heritage permit.

The City issued a heritage permit for alterations to the property to adapt it for use as a learning centre for the adjacent Rotherglen School in 2017. The proposal is shown as item 7.2 here: [https://www7.mississauga.ca/documents/committees/heritage/2017/2017\\_05\\_09\\_HAC\\_Agenda.pdf](https://www7.mississauga.ca/documents/committees/heritage/2017/2017_05_09_HAC_Agenda.pdf).

The owner, the Rotherglen School Meadowvale Campus, now submits an application for the following alterations:

- To amend the original 2017 application to address alterations of the windows on the southern addition of the building; as well as a new roof guard and fence; and
- A new roof cover and columns at the rear door to cover the accessibility lift.

The windows on the southern addition, as well as the roof guard and the fence have already been constructed on the property. A justification for their design is included in an addendum to the 2017 Heritage Impact Assessment (HIA) and is attached in Appendix 1. The cover for the accessibility lift is a new proposed alteration to the property. Drawings for all the alterations are included in Appendix 2.

**Comments:**

7059 Second Line West is noted in the Meadowvale Village HCD plan (MVHCD plan) as being a two storey red brick house that is the only example of the Edwardian style within the Village HCD. The house remains fairly true to its original shape, form and design. Its heritage attributes

include its original shape, form, massing, design and materials and its location and landscaping of mature trees and open green space on all sides.

The MVHCD plan speaks to new window design that will be compatible with the original in terms of proportions, rhythm and scale and that the style of new windows on an addition should be consistent with the original structure in form, size and alignment.

The MVHCD plan further speaks to new fencing being permitted when the fencing is sited within the boundary of the private property, is constructed of fence materials which currently exist within the Village and complies with City by-laws.

The MVHCD plan does not address roof guards per se, however the design guidelines for non-substantive alterations clearly stressed that any alterations must not impact the heritage attributes of the property.

The MVHCD plan speaks to substantive alterations through additions, although it does not speak directly with regards to covers for accessibility lifts. However, the proposed addition is in keeping with the plan as it does not impact the roofline, is located at the rear of the building and cannot be seen from the front, and is of a scale and design in keeping with the overall heritage characteristics of the house.

**Conclusion:**

The owner of the property has applied for a heritage permit to amend the previous 2017 heritage permit with regards to the windows on the southern addition, as well as the fence, roof guard and accessibility lift cover. The proposal complies with the HCD plan as a justification demonstrating that there are no impacts to the heritage attributes is included and should therefore be approved.

**Attachments**

Appendix 1: Addendum to 2017 HIA

Appendix 2: Drawings

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Michael Tunney, Manager, Culture and Heritage Planning



**Addendum to *Heritage Impact Study – Impact of Proposed Renovation* dated November, 2016, revised March 21, 2017**

This addendum is prepared to address several changes that were made during the construction of this project from the time of the original Heritage and Building Permit in 2017 to the completion of construction in late 2018.

1. **Westerly window in 1990 addition element at south.** The original permit drawings show a three-gang window in this location but a two-gang window of the same dimensions was installed instead. The original “pre-renovation” window was also three-gang.



ORIGINAL DRAWING FROM 2017 HERITAGE APPROVAL



2016 PHOTOGRAPH SHOWING ORIGINAL CONDITION

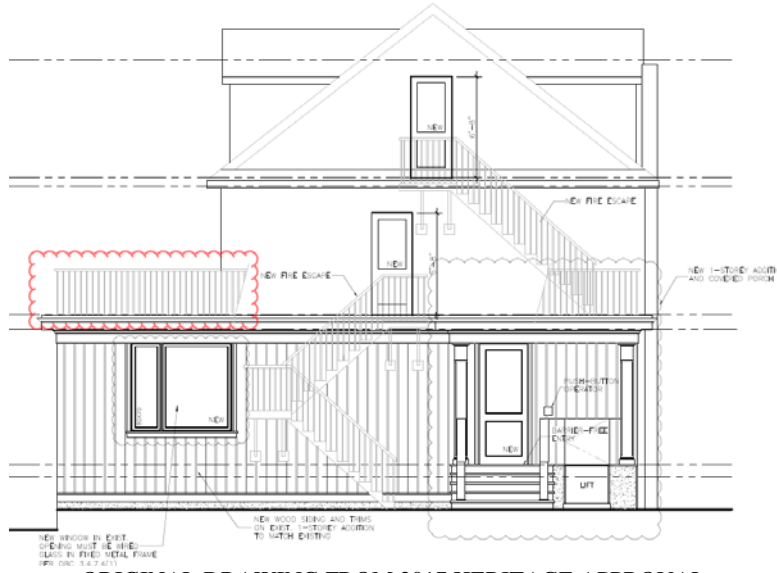




2018 PHOTOGRAPH SHOWING AS-BUILT CONDITION

**Rationale/explanation:** The construction drawings called for the existing window at this location to be replaced with a fire-rated wired glass window with a steel frame (the fire rating was required to protect the basement exit door located adjacent to the window) but there were difficulties sourcing such a window and the contractor opted instead to install a regular window protected by a sprinkler inside. This also meets the fire rating requirement. The decision to order the two-gang and not three was inadvertent and made in the confusion of changing suppliers. The proportions of the two-gang window are actually closer to the proportions of the other windows in the front elevation (principally the second floor windows) and in my opinion are appropriate in this case.

2. **Diamond motif in decorative flat roof guard.** The original permit drawings show a guard on the 1990 flat roof made of simple repetitive vertical members. This was also the original condition (likely the as-built condition from 1990). What was installed was a decorative guard with an open diamond motif.



ORIGINAL DRAWING FROM 2017 HERITAGE APPROVAL



2016 PHOTOGRAPH SHOWING ORIGINAL CONDITION



2018 PHOTOGRAPH SHOWING AS-BUILT CONDITION

**Rationale/explanation:** The original conditions was that there was a terrace on the flat roof and the guard with vertical members was a building code requirement. With the renovations and the addition of the exterior stair/fire escape the building code requirement was no longer an issue because the exterior stair had its own guard. The contractor on his own initiative decided to install a decorative element in place of the former guard.

Heritage practice is generally not supportive of the addition of decorative elements such as this on heritage buildings unless supported by documentary evidence, which is not the case here. The Meadowvale District HCD Plan 2014 states that:

*• New railings and staircases should be constructed in a design that is consistent with the style of the building and in the Village*

The diamond motif implemented here is a classic design but one not typically associated with Meadowvale Village, nevertheless here it has been installed on what is clearly a newer part of the building and does not negatively impact any of the heritage attributes of the building. I recommend that it be allowed to remain.

3. **Perimeter fencing.** The original condition of the property was that there was some newer wood fencing along the south and east property lines. There was no fencing on the north and west property lines. The contractor decided on his own initiative to install perimeter fencing in a diamond pattern along the north and west sides of the property.



2016 PHOTOGRAPH SHOWING ORIGINAL CONDITION – NO PERIMETER FENCING



2018 PHOTOGRAPH SHOWING AS-BUILT CONDITION – PERIMETER FENCING



2018 PHOTOGRAPH SHOWING DETAIL OF FLAT ROOF GUARD AND RELATIONSHIP TO PERIMETER FENCING

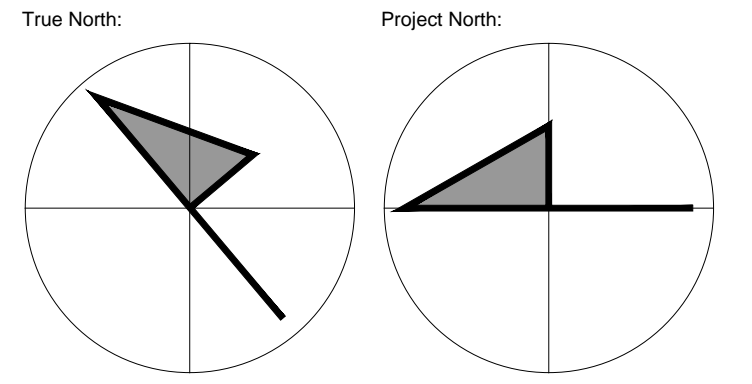
**RATIONALE/EXPLANATION:** The contractor's choice of the diamond pattern fencing and flat roof guard was intentionally done to create a relationship between these two elements and to unify the building and site. The diamond pattern fencing is typically associated with horse farms and

is not really appropriate in the Meadowvale context. The Meadowvale District HCD Plan 2014 states that:

*Fencing, in keeping with traditional fencing styles within the Village, when required for safety and security, will be permitted where the following conditions are satisfied:*

- sited within the boundary of the private property*
- constructed of fence materials which currently exist within the Village*
- complies with City by-laws*

The fencing installed here is not a traditional style within the Village but it constructed of traditional materials (wood) and does comply with City by-laws. Given that it has been installed some distance away from the heritage building and does not negatively impact any of the heritage attributes of the building. I recommend that it be allowed to remain.



Key Plan:  
SP 16/149 W11

No.	Date	Issued/Revision	By:
22	Jan 15/19	Heritage Re-submission	R.M.
21	Feb 06/18	Per Client's comments	K.A.
20	Dec 19/17	Addressing the heritage comments	K.A.
19	Nov 15/17	Addressing the City's comments	K.A.
18	Nov 07/17	Accessory building issue	K.A.
17	October 03/17	Addressing the City's comments	K.A.
16	August 14/17	Addressing the City's comments	A.B.

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Structural Engineer:

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Project: 7059 Second Line West, Mississauga ON

**Rotherglen School**  
**Meadowvale Campus**  
1 Storey Addition and Conversion of Existing 3-Storey  
Dwelling Into Learning Centre

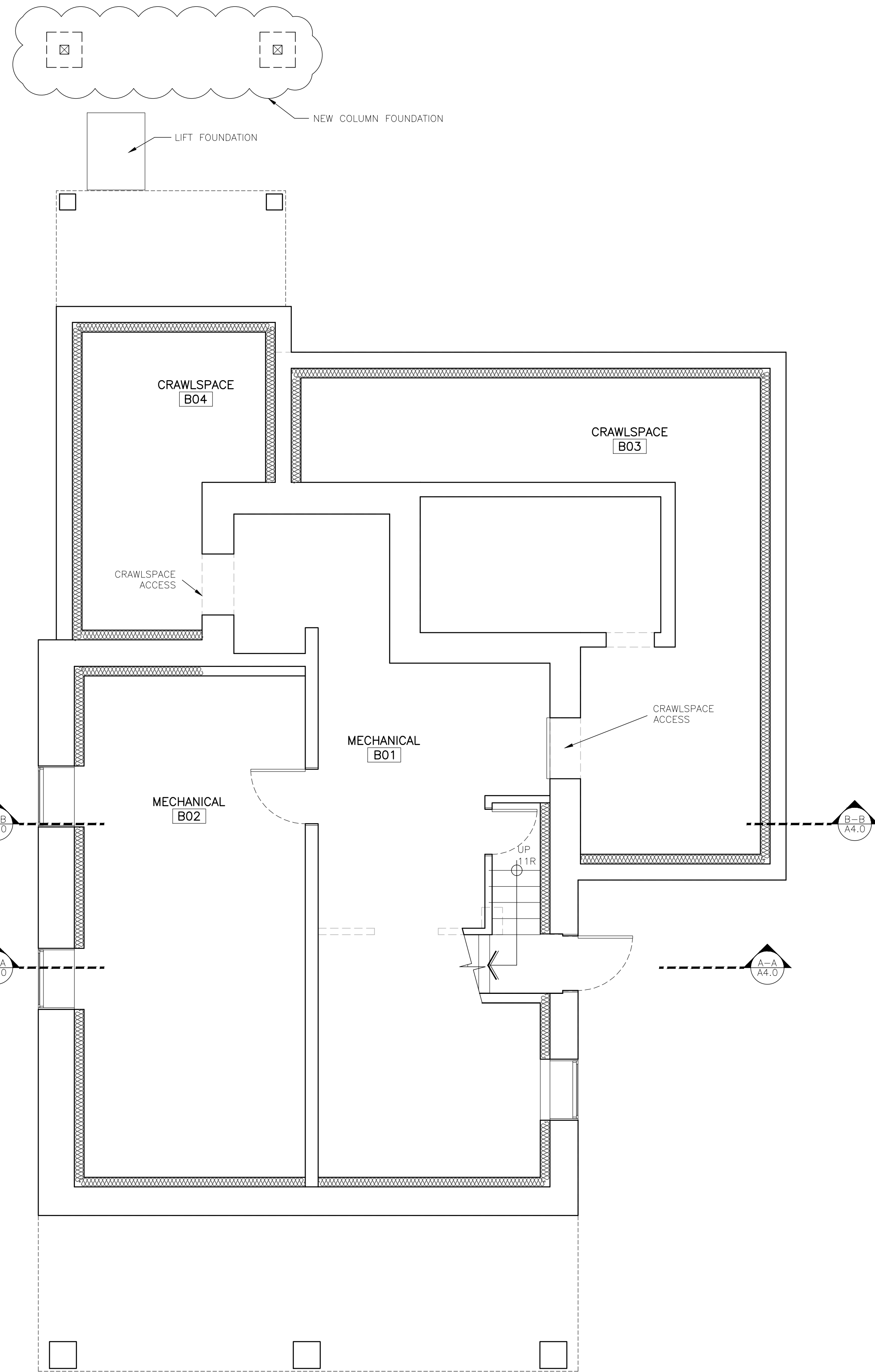
Sheet Title:

**Basement Floor Plan**  
**First Floor Plan**

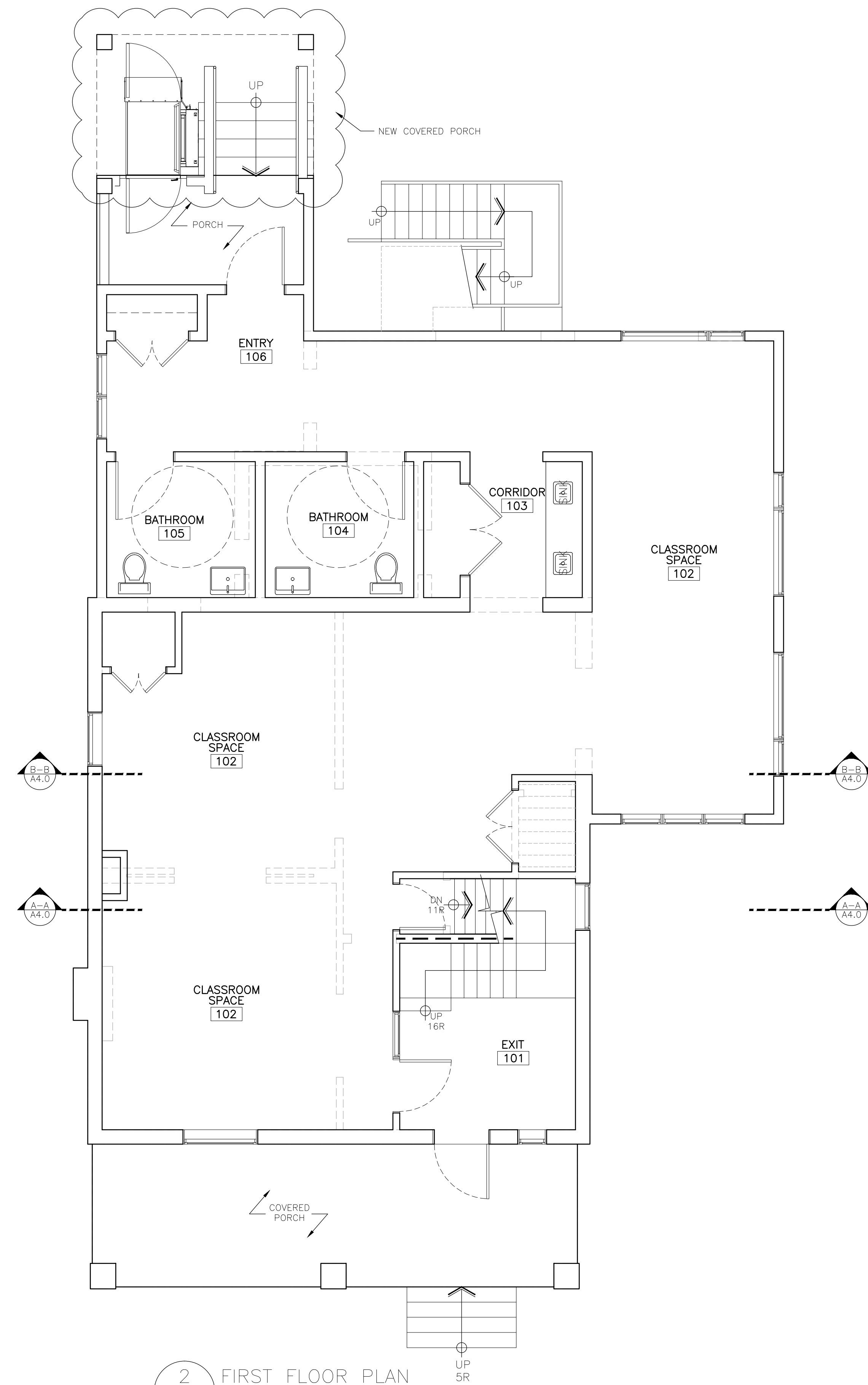
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1/4"=1'-0"	Aug 2016	16.16

Drawing No:

**A002.0**



1 BASEMENT PLAN  
A2.0



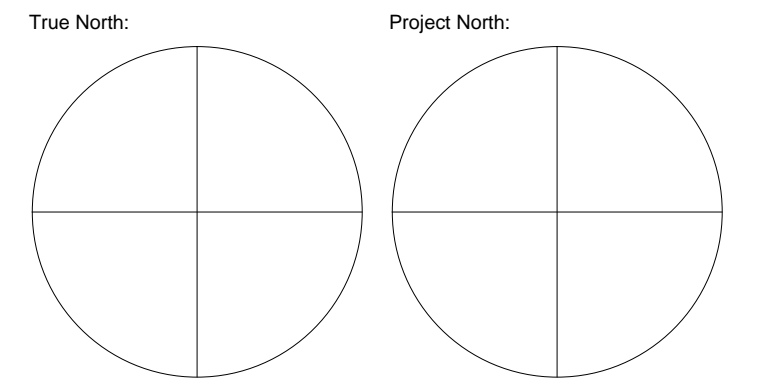
2 FIRST FLOOR PLAN  
A2.0



1 FRONT ELEVATION  
A3.0



2 NORTH ELEVATION  
A3.0



Key Plan:  
SP 16/149 W11

22	Jan 15/19	Heritage Re-submission	R.M.
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Project: 7059 Second Line West, Mississauga ON

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Meadowvale Campus**  
1 Storey Addition and Conversion of Existing 3-Storey  
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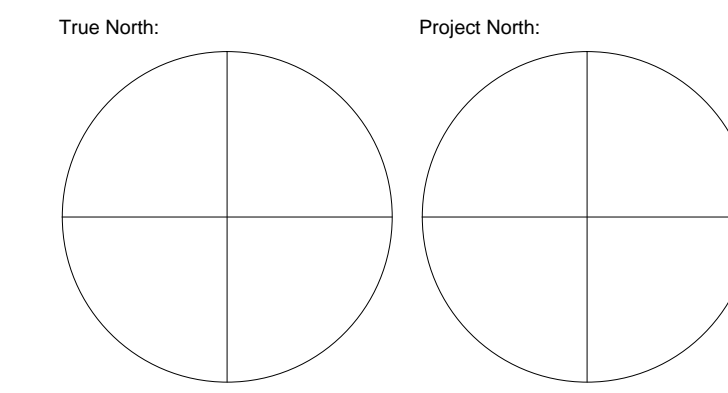
Sheet Title:

Front Elevation  
North Elevation

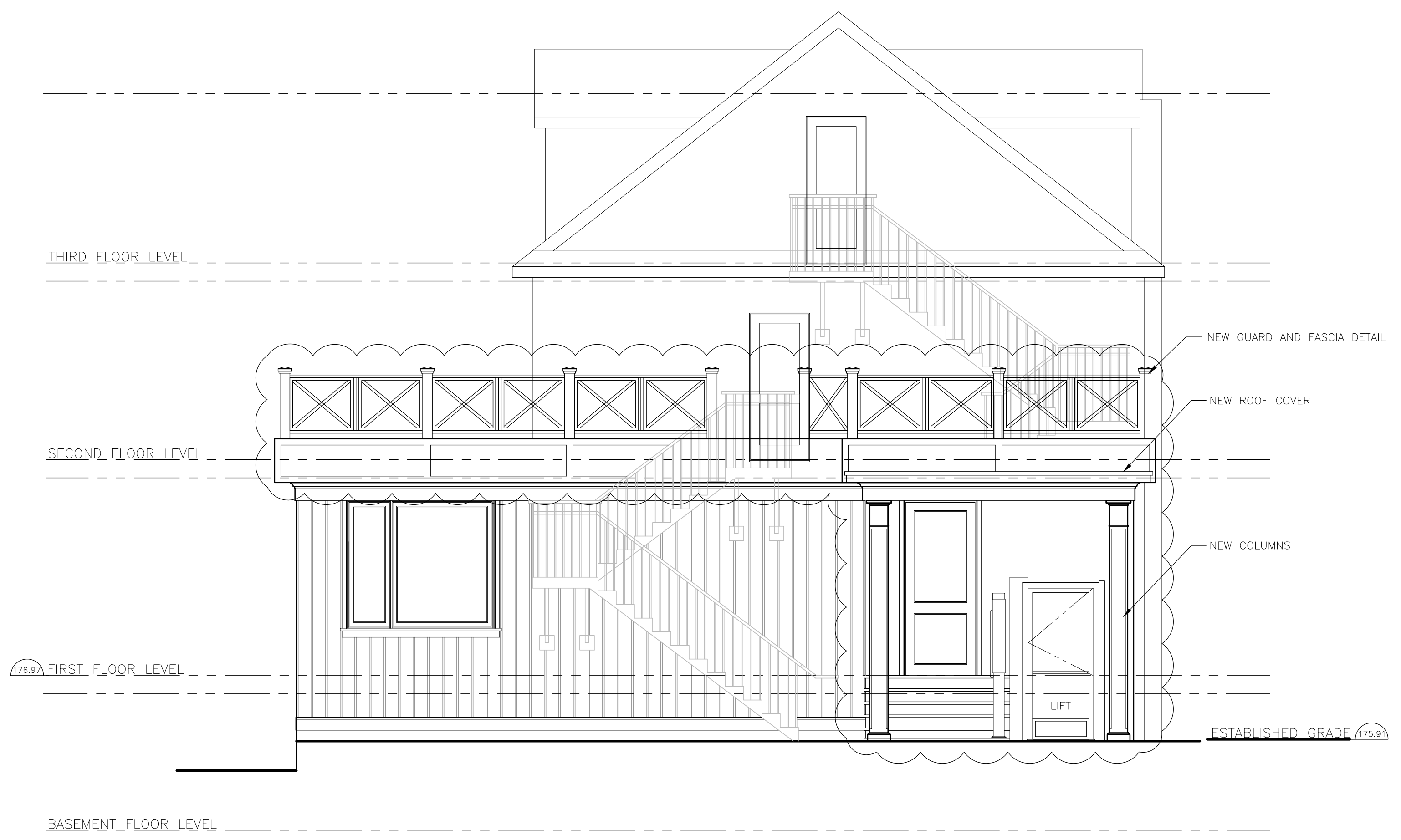
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1/4"=1'-0"	Aug 2016	16.16

Drawing No:

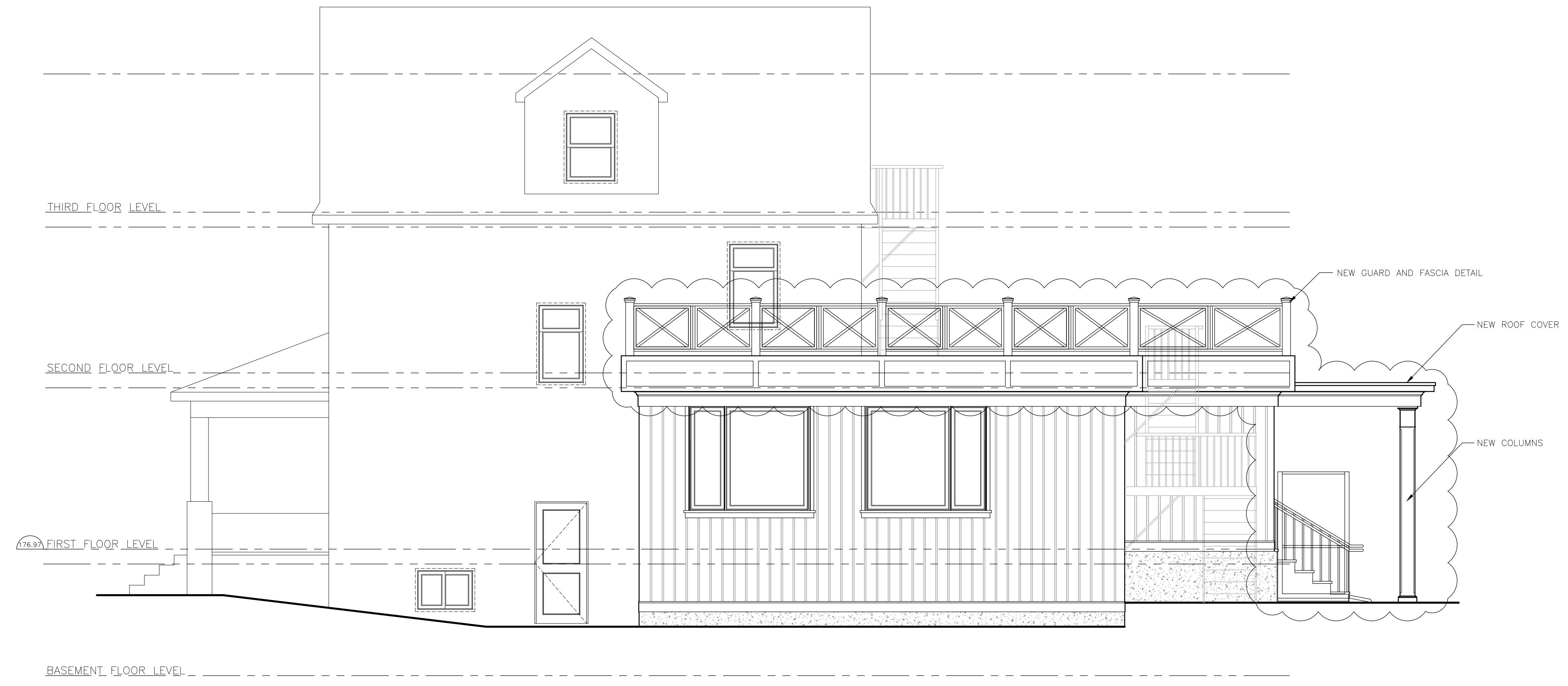
**A003.0**



Key Plan:  
SP 16/149 W11



1 EAST ELEVATION  
A3.1



2 SOUTH ELEVATION  
A3.1

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22	Jan 15/19	Heritage Re-submission	R.M.
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Project: 7059 Second Line West, Mississauga ON  
**Rotherglen School Meadowvale Campus**  
1 Storey Addition and Conversion of Existing 3-Storey Dwelling Into Learning Centre

Sheet Title:  
**East Elevation South Elevation**

Scale:	Date:	Project No:
1/4"=1'-0"	Aug 2016	16.16

Drawing No:  
**A003.1**