
Meadowvale Heritage Conservation District Advisory Subcommittee

Date

March 10, 2020

Time

3:00 PM

Location

Meadowvale Village Hall
6970 Second Line West, Mississauga, ON, L5W 1A1

Members

Jim Holmes, Citizen Member (Chair)
Brian Carmody, Citizen Member
Greg Laughton, Citizen Member
Gord MacKinnon, Citizen Member
Rick Mateljan, HAC Representative
John McAskin, Citizen Member
Dave Moir, Citizen Member
Carmela Pierro, Citizen Member
Terry Wilson, Citizen Member
Greg Young, Citizen Member

Contact

Megan Piercey, Legislative Coordinator, Legislative Services
905-615-3200 ext. 4915 – Email: 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

Meadowvale Heritage Conservation District Subcommittee Minutes - August 27, 2019

DEPUTATIONS – Nil

MATTERS TO BE CONSIDERED

1. Request to Alter 1060 Old Derry Road (Ward 11)
Memorandum dated February 24, 2020 from Michael Tunney, Manager,
Culture and Heritage Planning, Culture Division
2. Request to Alter 7076 Old Mill Lane (Ward 11)
Memorandum dated February 24, 2020 from Michael Tunney, Manager,
Culture and Heritage Planning, Culture Division

OTHER BUSINESS

DATE OF NEXT MEETING – April 7, 2020 at 3:00 PM.

ADJOURNMENT

Meadowvale Heritage Conservation District Advisory Subcommittee

Date

August 27, 2019

Time

3:12 PM

Location

Meadowvale Village
1010 Old Derry Road, Mississauga, ON, L5W 1A1

Members Present

Jim Holmes, Citizen Member (Chair)
Terry Wilson, Citizen Member
Brian Carmody, Citizen Member
Greg Laughton, Citizen Member
John McAskin, Citizen Member
David Moir, Citizen Member
Carmela Pierro, Citizen Member
Greg Young, Citizen Member

Members Absent

Rick Mateljan, HAC Representative
Gord MacKinnon, Citizen Member

Staff Present

John Dunlop, Supervisor, Heritage Planning
Megan Piercey, Legislative Coordinator, Legislative Services

Find it online

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

CALL TO ORDER – 3:12 PM

APPROVAL OF AGENDA

APPROVED (G. Young)

DECLARATIONS OF CONFLICT OF INTEREST – Nil

APPROVAL OF PREVIOUS MINUTES

Approval of Minutes of August 6, 2019 Meeting

APPROVED (T. Wilson)

DEPUTATIONS – Nil

MATTERS CONSIDERED

1. Staff Update for 1155 Willow Lane

John Dunlop, Supervisor, Heritage Planning provided the subcommittee with an update on 1155 Willow Lane. Mr. Dunlop noted that the owner planned to remove the metal roof and had been with building inspection and heritage planning staff in regards to replacing the roof. Mr. Dunlop noted that the owner had been requested to have the new roof materials approved by Heritage Planning Staff.

OTHER BUSINESS - Nil

DATE OF NEXT MEETING – October 1, 2019 at 3:00 PM

ADJOURNMENT – 3:58 PM (G. Young)

City of Mississauga

Memorandum



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

From: Michael Tunney, Manager, Culture & Heritage Planning

Date: February 24, 2020

Subject: Request to Alter 1060 Old Derry Road

Meeting Date: March 10, 2020

Recommendation:

That the request to erect a sign on the front façade of 1060 Old Derry Road 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.

Comments:

The subject proposal includes erecting a wood painted sign on the front façade of the property. (See the design and location drawing in Appendices 1 and 2 respectively.) The sign conforms to all requirements in the Meadowvale Village Heritage Conservation Plan, in terms of its materials, location and size.

Conclusion:

The owner of the subject property has applied to erect a sign on the front façade of the structure at 1060 Old Derry Road. The proposal conforms with the Meadowvale Village HCD Plan and should therefore be approved.

Appendices:

Appendix 1: Sign Design
Appendix 2: Sign Location

Michael Tunney
Manager, Cultural and Heritage Planning
Culture Division

M.R.S Realty Inc. Brokerage

Dick Bacchus
Sales Representative

Residential & Commercial Real Estate

647-227-7684 (Cell)

416-743-0544 (Office)

Centum S.R Mortgage Services Inc.

Broker Lic # 11812

Richard Bacchus
Mortgage Agent

Residential & Commercial Mortgages

647-554-7684 (Cell)

647-430-1184 (Office)

**Flower Fence
Property Management**



Residential & Commercial Management

647-229-7684



Digital Marketing Agency

647-226-7684

Permanent Building Signage

**1060 Old Derry Road,
Mississauga, ON L5W 1A1**

**The proposed building signage on the façade
will be located in this general area here:**



City of Mississauga Memorandum



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

From: Michael Tunney, Manager, Culture & Heritage Planning

Date: February 24, 2020

Subject: Request to Alter 7076 Old Mill Lane

Meeting Date: March 10, 2020

Recommendation:

That the request to replace the existing one storey addition with a one and a half storey addition, as well as replace the garage, 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.

Comments:

The property owner has submitted a heritage impact assessment in support of the application (Appendix 1). The subject proposal includes the following alterations;

- Removal of the following modern structural elements; front porch, rear extension and rear deck;
- Removal of existing aluminum siding,
- Demolition of the existing frame garage and replacement with a barge board garage;
- Restoration of the original stucco finish, front bay window and pierced gingerbread barge board in the gable;
- Addition of a new, one and half storey extension on the rear, projecting north and somewhat south, with side gables;
- Addition of a covered porch sheltering a main entrance on the front of the proposed addition;
- Addition of a large deck on the rear of the proposed addition;
- Addition of a stilted Victorian dormer with a gothic window, matching the original on the south roofline.

The proposed addition will be finished with barge board siding, to distinguish it from the original structure. The proposed addition is at the rear of the existing structure and is set back in such a manner and is of an acceptable mass and height that it should not overpower the existing structure. The proposed deck will not be visible from the road. The replacement of the garage is in line with the proposed addition and is the same depth and slightly wider than the current garage.

Conclusion:

The owner of the subject property has applied to replace the existing one storey addition with a one and half storey addition, the demolition and replacement of the garage, the addition of a dormer as well as restoration of an original bay window and original finish to the existing structure. The proposal is found to generally conform with the Meadowvale Village Heritage Conservation District and should therefore be approved.

Appendices:

Appendix 1: Heritage Impact Assessment

Appendix 2: Drawings

Michael Tunney
Manager, Cultural and Heritage Planning
Culture Division

Heritage Impact Statement
7076 Old Mill Lane, Meadowvale Village
City of Mississauga



Existing House, view from the front. The garage is on the adjacent lot.

Paul Oberst, B. Arch., OAA, CAHP
Paul Oberst Architect
February 2020

Engagement:

I am an architect licensed in Ontario, and a professional member of the Canadian Association of Heritage Professionals (CAHP). I was engaged by the owners to produce a heritage impact statement regarding the property at 7076 Old Mill Lane, in Meadowvale Village in the City of Mississauga. I am also engaged to advise the project architect, Chris Wallace.

Contacts:

Heritage Consultant- Paul Oberst Architect 416-504-6497
oberst@bellnet.ca

Owner- Current Owner

Architect- Christopher Wallace Architect 905-753-1122
chris@cwallacearchitect.com

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Appendices

Consultant's CV

1. The Proposal

It is proposed to renovate the existing house at 7076 Old Mill Lane in the Meadowvale Village Heritage Conservation District and to construct additions that will be sympathetic to the architectural and landscape character of the District.

2. Location

The property is located on the west side of Old Mill Lane in Meadowvale Village in the City of Mississauga. The lot line is roughly opposite the intersection of Old Mill Lane and Pond Street. The property is described as Lot 43, Plan Toronto-5, and it bears the Roll Number of 21-05-040-098-20100-0000.

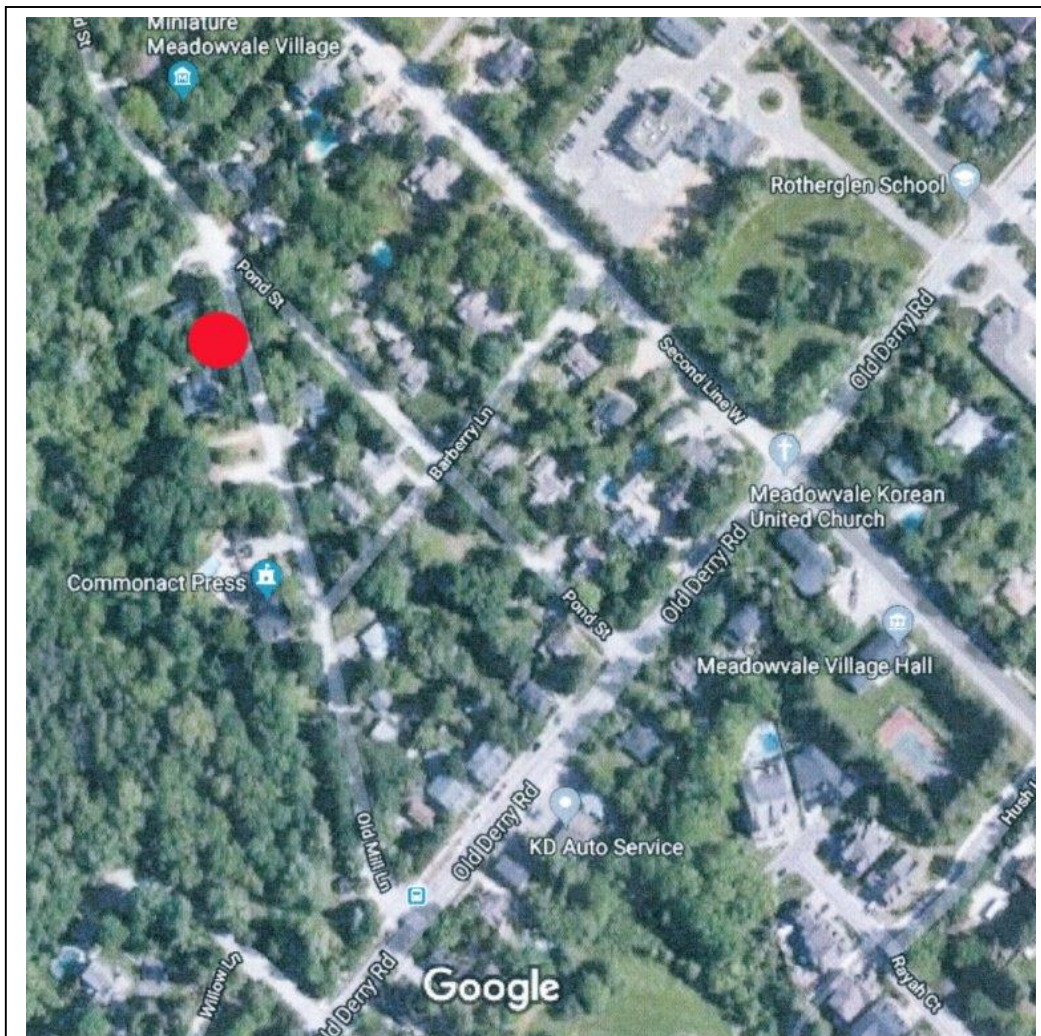


Figure 1. Aerial photo. Location of the house is indicated with the red dot.

3. Historical Background

3.1 Overview: Meadowvale Village is a historic settlement near the northern boundary of Mississauga, about 3 km west of Hurontario Street. It is located on the banks of the Credit River, at the intersection of two original concession roads, Second Line Road and the Sideroad, between Lots 10 & 11, now called Old Derry Road. Farming settlement began in 1819 with the arrival of John Beatty. As in many early Ontario settlements, the proximity of a road to a watercourse provided the opportunity for development of a water-powered milling industry. In 1838, John Simpson built the first successful sawmill in Meadowvale, a few years after James Crawford's attempted mill had faltered. Milling became the economic engine of the village, and milling activity continued for more than a century.

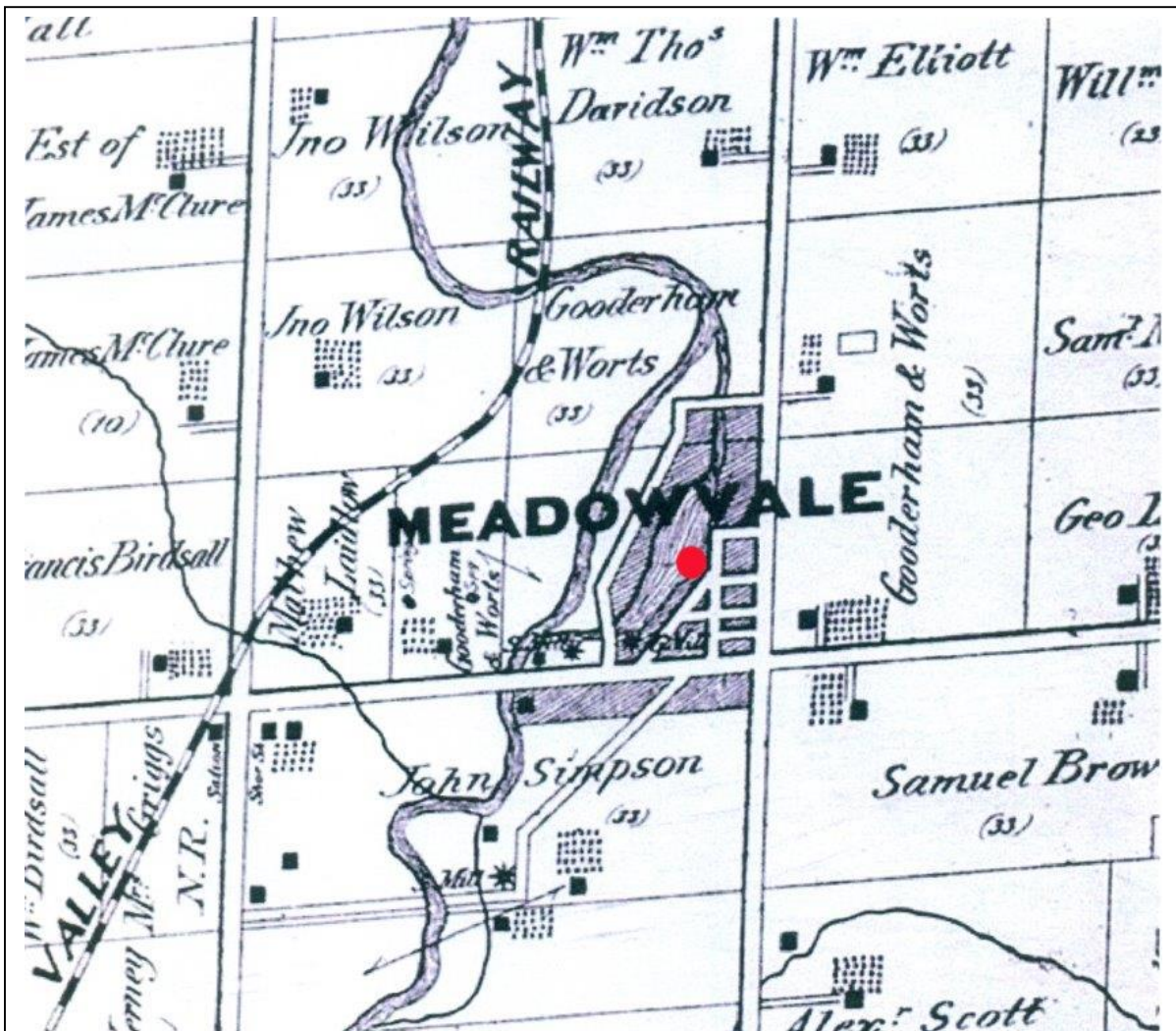


Figure 2. From 1877 Peel County Atlas. Houses on farms are shown individually, but within the village, the settled area is shaded, without showing individual buildings. Red dot is approximate site of the subject property. Two sawmills and a grist mill are shown on this map.

3.2 Lot 43: Francis Silverthorn came to Meadowvale around 1836, and became a significant figure in the history of the Village, constructing and operating a grist mill, a sawmill, and a stave factory, and acquiring numerous landholdings. In 1856 he commissioned a survey by Arthur Bristow, dividing his lands north of the sideroad (now Old Derry Road) and west of the concession road (now Second Line West). The plan was entitled “Plan of Building and Park Lots in Meadowvale”, registered on July 1, 1856 as Toronto Township Plan 5 (abbreviated today as PL TOR5). The current 7076 Old Mill Lane is on Lot 43, which is visible in Figure 3 just south of the intersection of Pond Street and Old Mill Lane.

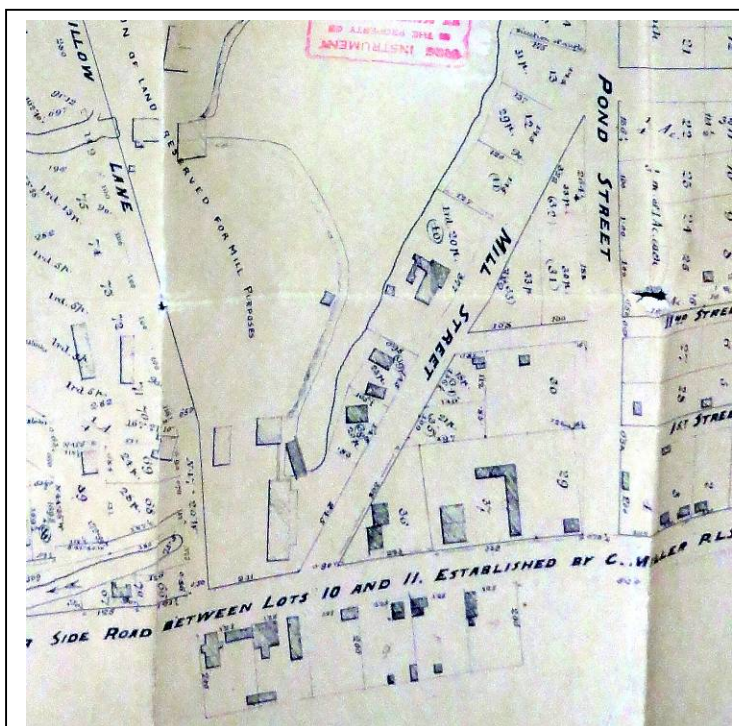


Figure 3. Detail from the Bristow Survey. The Silverthorn Mill is the large building west of Mill Street.

3.3 Historical Uses of the Lot: According to the District inventory, the house is a “late nineteenth century structure that has changed little over the years”. It notes that it was the village post office between 1977 and 1981. It is believed to be the Robert Golden house, as sketched by Harry Spiers for his 1904 booklet *A Souvenir of the Village of Meadowvale on the Credit*. This attribution is supported by title research: In 1889 the property was purchased by Eleanor Pearson, widow, and Ellen Mary Golden, wife of Robert Golden. Ellen Mary Golden took full possession in 1907. The full chain of title appears below.

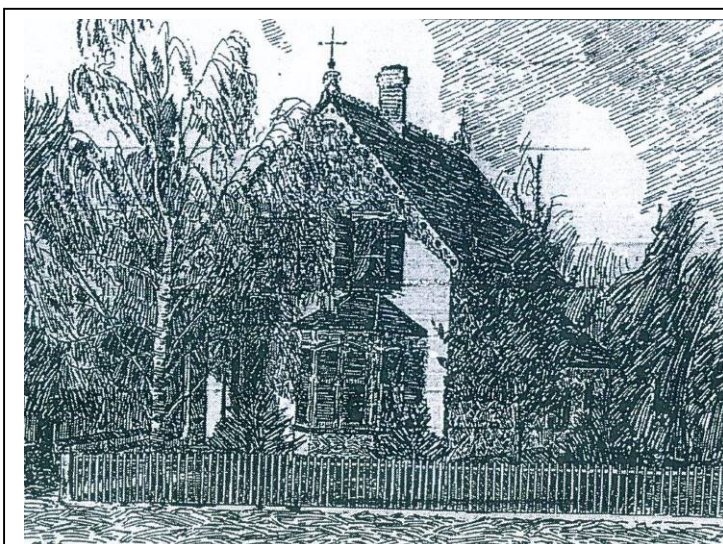


Figure 4. Residence of R. Golden by Harry Spiers, 1904. From *A Souvenir of the Village of Meadowvale on the Credit*.

CHAIN OF TITLE RE PIN 14085-0238 – 7076 OLD MILL LANE, MISSISSAUGA:

Patent - 23 July 1821? Crown to John Beatty;
24570 Bargain & Sale - 7 May 1845 Beatty to James Crawford; (75 acres)
42849 Grant- 12 Aug 1847 James Crawford to Aaron Silverthorn & Francis Silverthorn; (167 acres)
43290 Mtg.- 18 Feb 1852 Frances James Silverthorn to John Wilmot;
5018 Ass't of Mtg.- 15 Mar 1858 John Wilmot to James G. Worts;
TOR-5- 7 July 1856 Plan; (This is the registration of the Bristow Survey)
3402 B & S 7 - July 1881 ...Worts to Thomas Elliott; (This is first citation of Lot 43, TOR5.)
6224 B & S - 3 Oct 1887 ...Elliott to Robert N. Irwin;
6909 B & S - 13 Aug 1889 ...Irwin to Eleanor Pearson and Ellen Mary Golden, wife of Robert Golden;
12659 B & S - 24 Apr 1907 ...Pearson to Ellen Mary Golden;
14198 Grant - 14 Nov 1910 ...Golden to William D. Orr;
26073 Grant - 28 Apr 1925 Estate of William D. Orr to Samuel J. McClure;
41462 Grant - 16 Jan 1942 ...McClure to Margaret E. Copeland;
50515 Grant - 5 Aug 1947 ...Copeland to Frances I. Copeland and Hugh A. Copeland;
121660 Grant - 5 Aug 1959 ...Copelands to Joy Ogle and James P. Ogle; ...2
PR968511 Transmission - 24 Nov 2005 ...Ogles to James Christopher Ogle;
PR968782 Transfer - 24 Nov 2005 ...Ogle to Brian Leslie Hughes;
PR1286334 Transfer - June 29 2007 ...Hughes to Tatiana Orlova;
PR3498421 Transfer - 5 Jul 2019 ...Orlova to Current Owner.

3.4 Current Conditions on the Lot:

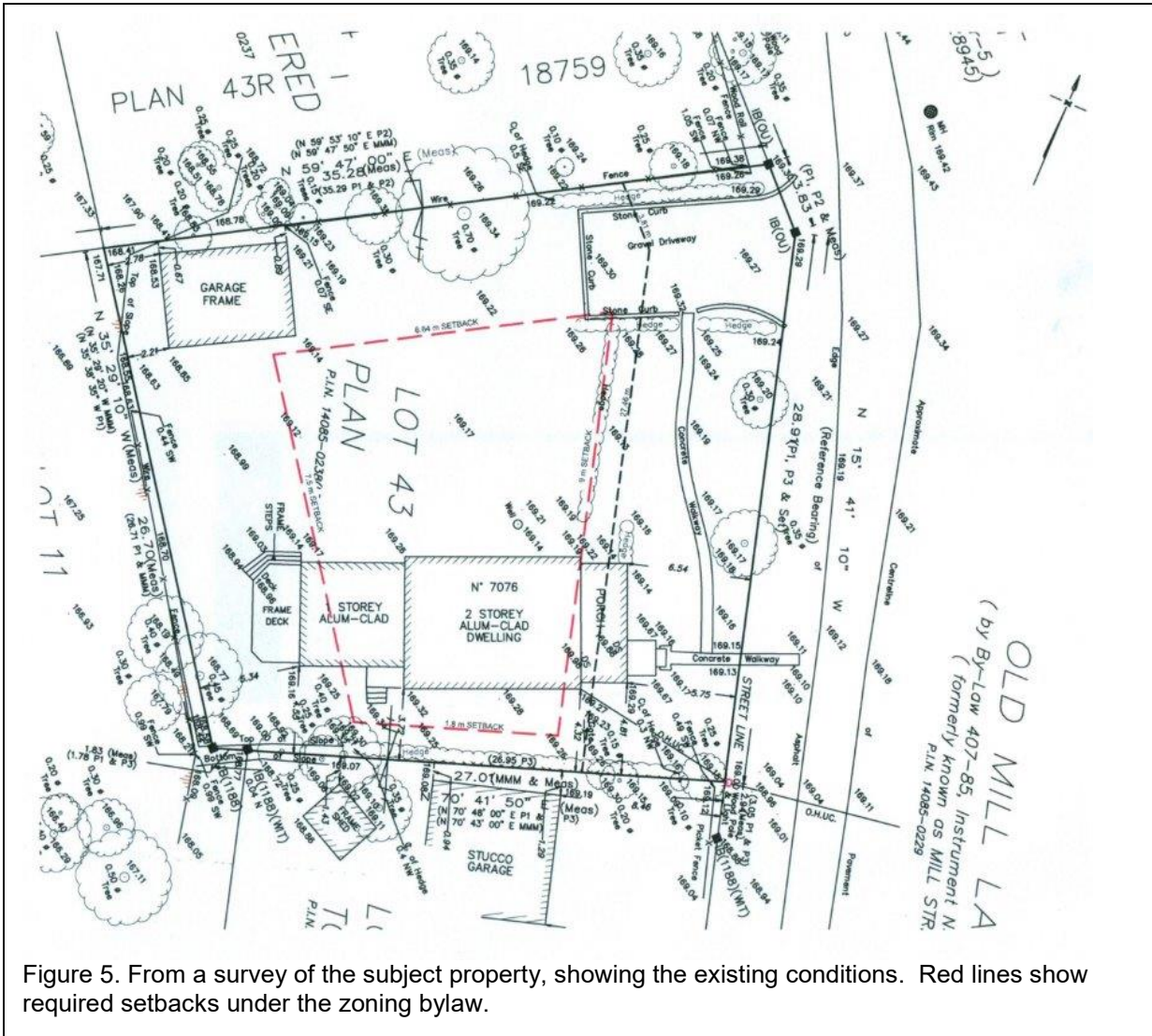


Figure 5. From a survey of the subject property, showing the existing conditions. Red lines show required setbacks under the zoning bylaw.

Lot 43 contains the existing dwelling near the southern lot line, and a frame shed (called a garage on the survey above) near the northwestern corner of the lot. There is a parking pad at the north eastern corner of the lot. There is a mature maple near the centre of the front lot line, and mature trees on the north and west (rear) lot line. Smaller trees and shrubs are mixed in along the boundaries. The hedges shown on the survey above are rather unruly, or currently missing.

4. Current Development Controls

4.1 Official Plan

a) The Mississauga Official Plan designates the land use of the subject property as Residential Low Density I. This designation allows Detached Dwellings, Semi-detached Dwellings, and Duplex Dwellings.

b) The Mississauga Official Plan designates the subject property as within the Meadowvale Village Neighbourhood. There are precincts within it, and the subject property is located in the Village Precinct, which includes all of the Heritage Conservation District and additional land to the south. The Neighbourhood plan specifies:

Under the heading of Site Development Standards

16.17.1.26. The development of properties within the Heritage Conservation District and the Village Precinct will be subject to site plan control. In the case of the Heritage Conservation District, development of properties will require the approval of the local Architectural Conservation Advisory Committee (LACAC) in accordance with the *Meadowvale Village Heritage Conservation District Plan*.

Under the heading of Buildings and Spaces

16.17.1.28 Buildings and Spaces Policies apply to all lands within the Meadowvale Village Character Area. In applying the following policies, the effect of buildings and spaces on the surrounding environment should be considered equally with the function and aesthetic appeal of the site itself:

- a. Sites within the Heritage Conservation District will be subject to the policies of the *Meadowvale Village Heritage Conservation District Plan* and *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District*.

4.2 Zoning Bylaw 0225-2007, enacting by-law BL 0308/11

The subject property is zoned R1-32. R1 designation allows only detached dwellings. Among the requirements of this designation, interior lots must have minimum frontage of 22.5m and a minimum area of 750 sq m. Interior lots have minimum setbacks of 9.0m front, 7.5m rear, side yards of 1.8m on one side and 4.2m on the other. Coverage is limited to 25%.

Additionally, in an R1-32 zone the following uses/regulations shall apply:

Regulations

4.2.2.32.1 The regulations of Sentence 3.1.1.7.1 of this By-law shall not Apply (this concerns surface treatment of driveways).

4.2.2.32.2 Minimum lot area=1050 sq m.

4.2.2.32.3 Minimum combined width of side yards for 2 storey building=27% of frontage.

4.2.2.32.4 A flat roof shall not be permitted.

4.2.2.32.5 Maximum height - highest ridge: sloped roof=7.0 m.

4.2.2.32.6 Maximum gross floor area=160 sq m plus 0.10 x lot area.

4.2.2.32.7 An attached garage shall not be permitted.

4.2.2.32.8 Maximum floor area of detached garage=50 sq m.

4.2.2.32.9 Maximum projection of the front garage face of a detached garage beyond any portion of the first floor front wall or exterior side wall=0.0m.

4.2.2.32.10 Maximum driveway width=6.0m

5. The Existing Buildings

The existing house is a modest two-storey front-gable frame building, with a one-storey rear extension. The basic form is as shown in the 1904 Harry Spiers drawing in Figure 4. Since then, an enclosed front verandah has been added, with the entry—with sidelights and a transom—on the left. Also added is a narrow rear deck. The house has been clad in metal siding—mostly vertical, with horizontal clapboard near the bottom. The foundation of the house is fieldstone, that of the verandah is moraine stone cobbles. Windows are 2/2 double-hung. The second storey window on the south elevation is a pointed arch in a steep gable—both typical of Gothic revival. Other windows have flat heads under segmental trim.

The garage is a front-gabled wood-frame structure.



Figure 6. Front (east) elevation.



Figure 7. Rear view from southwest, showing one-storey tail and rear deck..



Figure 8. North elevation.



Figure 9. View from southeast.



Figure 10. Front (east) elevation of shed/garage.

6. Heritage Evaluation of the Existing Buildings

The District Inventory evaluates the dwelling as follows:

Heritage Attributes:

- The size, shape, form, massing and materials of this original building which contributes to the nineteenth century character of the village HCD
- The location of the house on the property which allows for open space to the north of the house and clear views to the front and side facades

Statement of Significance:

The property at 7076 Old Mill Lane has significance in that it (is) believed to be one of the residences drawn by artist Henry (sic) Spiers who illustrated and wrote the 1904 “Souvenir of Meadowvale”. The structure has architectural significance as it is representative of the vernacular frame structures of the area in its size, shape, form and massing, although few in number within the Village. The property has contextual significance in that it is situated on Old Mill Lane and once would have backed onto Willow Lake. The house has setbacks that allow for a high visibility on its south, east and north facades.

In my professional opinion, this evaluation is correct. The inventory notes that it served as the Village Post Office from 1977 to 1981, but this is not significant in the 200-year history of the Village. The property is part of the development of the Bristow Plan for Meadowvale house lots, and the chain of title fairly well establishes that it was once the home of Robert Golden which was drawn and published by Harry Spiers. It is representative of contemporary homes in scale, form, and original materiality, and contributes to the 19th century character of the Village. This contribution is enhanced by the clear views provided, particularly on the front and north side prospects.



Figure 11. Stucco house at 7015 Pond Street. This little cottage has a large board-and-batten addition at the rear.



Figure 12. Stucco House at 1033 Barberry and board-and batten house at 1045 beyond.

All three of the houses shown above are within 150m of the subject property.

6.1 Worthiness for Part IV Designation

Ontario Regulation 9/06 sets out the criteria for designation, referenced in Section 29(1)(a) of the *Ontario Heritage Act* as a requirement for designation under Part IV of the Act.

The Regulation states that “A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:”

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.
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 a 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.
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. O. Reg. 9/06, s. 1 (2).

My evaluation of the subject property, on the basis of these criteria follows:

1. i, The existing house is not a rare, unique, or early example of its style, type, expression, material or construction method. As with any building, it is representative of something, but this is not a criterion to be applied lightly.
1. ii, The craftsmanship or artistic merit of the house is not high.
1. iii, There is no demonstration of technical or scientific achievement in the building.
2. i, There is no direct association with a theme, event, belief, activity, organization or institution that is significant to the Meadowvale community. There is an association with the person of artist Harry Spiers, who is believed to have included a drawing of the house in his 1904 pamphlet (24 pages) *A Souvenir of the Village of Meadowvale on the Credit*.
2. ii, The house does not yield or have potential to yield significant information about the community or its culture.
2. iii, There is no identified architect, artist, builder, designer, or theorist.

3. i, The identified character of the area is based on its 19th century development. The existing building helps support that character. It has undergone fewer alterations of form than most of its nearby neighbours, although the exterior material is modern. The Inventory notes it as a “representative of the vernacular frame structures of the area in its size, shape, form and massing,” but also notes that there are few such buildings “within the Village”.

3. ii, The house is linked to its surroundings by virtue of having aged in place without much change. But it should be noted that the surroundings have changed: no mill, no pond.

3. iii, The building is not a landmark.

Ontario Regulation 9/06 states that a property “may be designated” if it meets any one of nine listed criteria. Not must be designated, or even should be designated. In other words, the criteria are necessary but not sufficient for designation without further consideration.

The Ministry’s *Heritage Property Evaluation* (page 21) notes that

“This does not mean that the property is only evaluated within “one” category in order to allow for protection. When more categories are applied, more is learned about the property and its relative cultural heritage value or interest. As a result, a more valid decision regarding heritage conservation measures can be made.”

In my professional opinion, the property at 7076 Old Mill Lane in the Village of Meadowvale has cultural heritage interest, but does not meet the threshold for designation under Part IV of the Ontario Heritage Act. In my opinion, the protection afforded by its existing designation under Part V is appropriate.

7. The Proposal in Detail

The owners and their architect propose to alter the existing dwelling, by removing the modern metal siding, the later front porch addition, and the rear extension and deck. On the front elevation, the features shown in the Harry Spiers sketch will be restored: stucco finish, bay window, left side entry door, and pierced gingerbread barge board on the gable. On the north elevation a stilted Victorian dormer with a gothic window, matching the original on the south will be added to the roofline. At the rear of the house, a new side-gable addition will be constructed, projecting slightly to the south, and substantially to the north. The north projection will include a shed-roof porch sheltering the new main entrance on the north side of the original house. The addition will have a true board-and-batten exterior finish, distinguishing it from the original building. The main front wall of the addition is set back from the front of the original building by 9.6m (30'-6") giving prominence to the original form of the house. Interior arrangements are substantially altered, creating a modern layout.

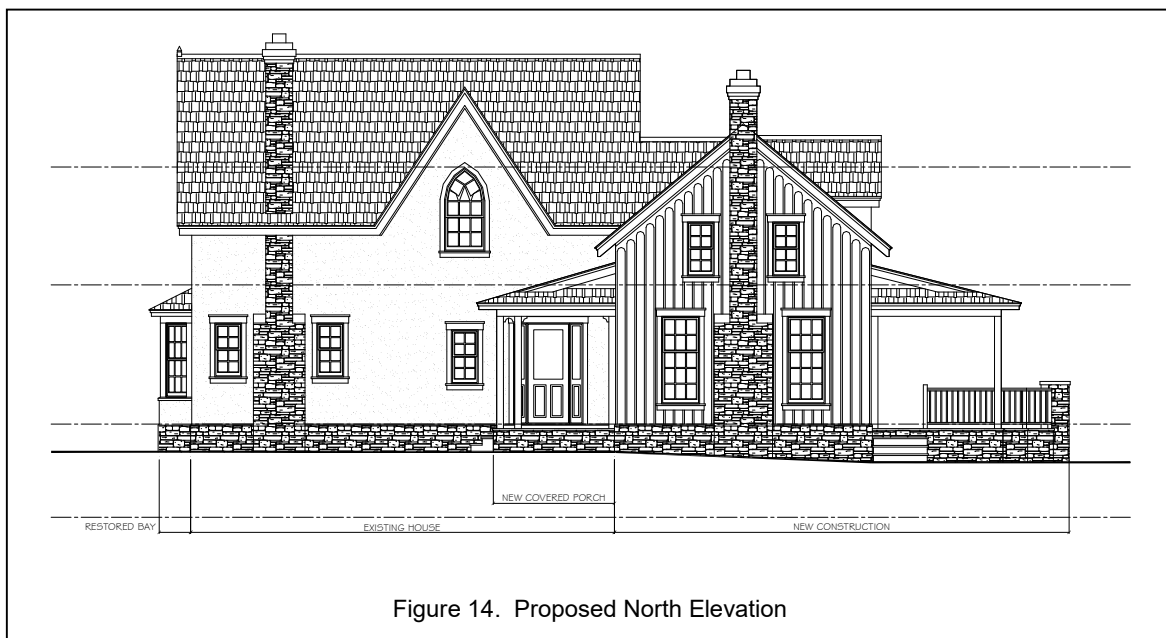




Figure 15. Proposed Rear (north) Elevation



Figure 16. Proposed South Elevation

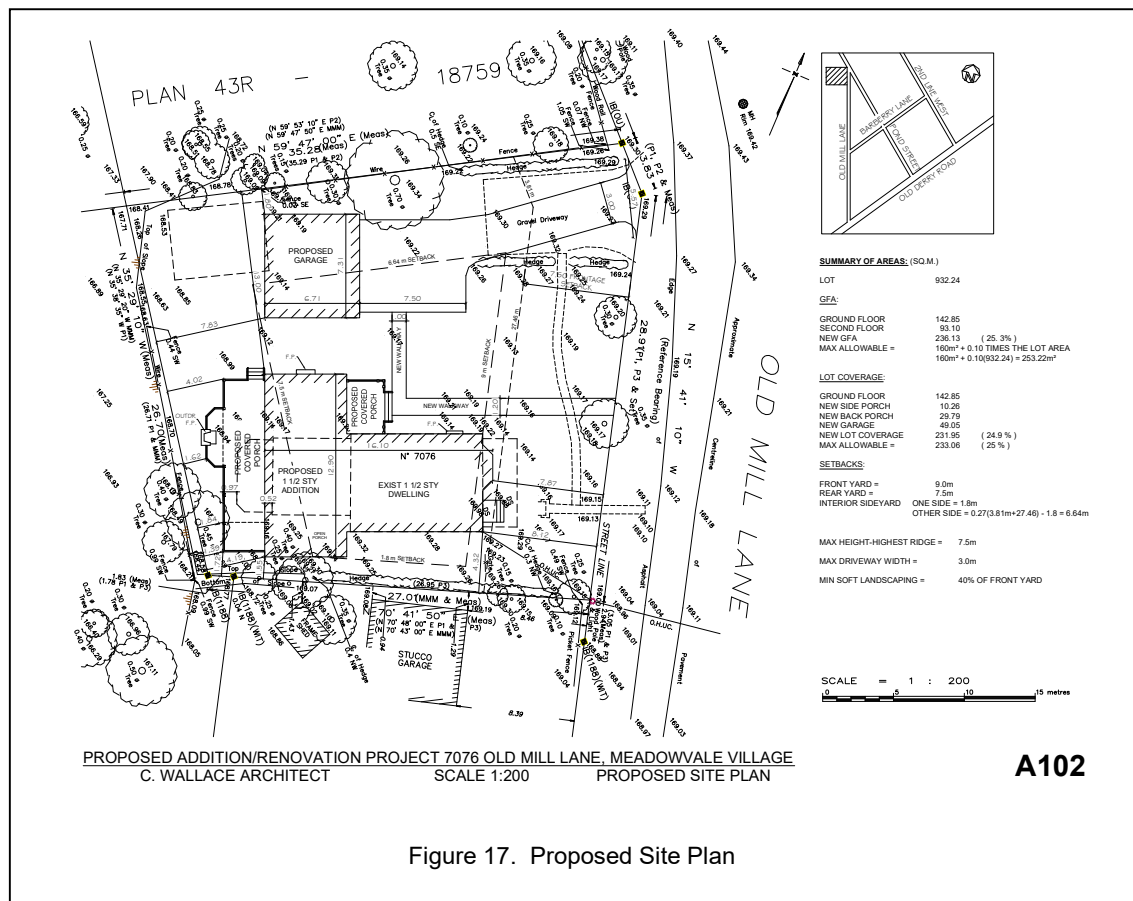


Figure 17. Proposed Site Plan

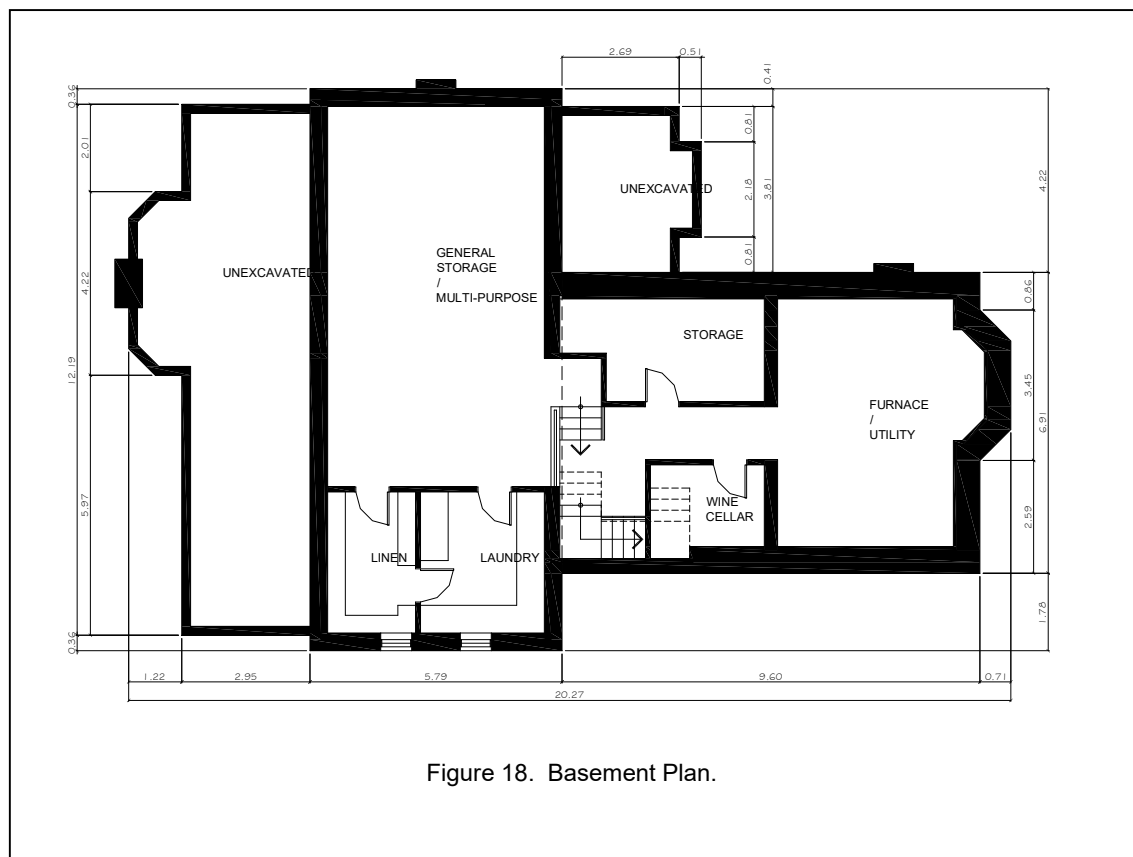
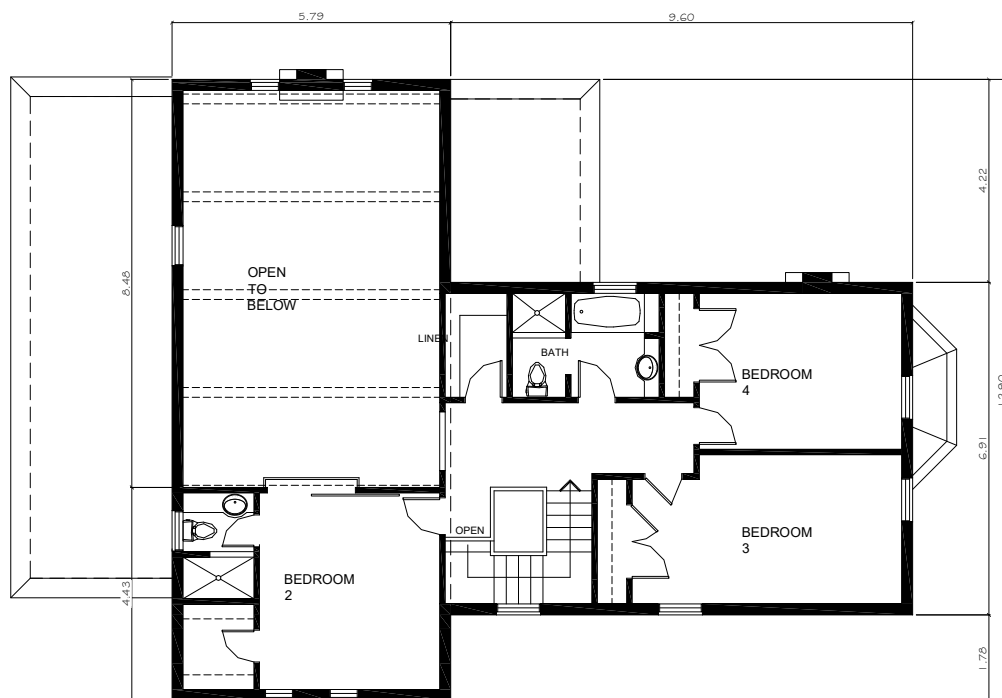
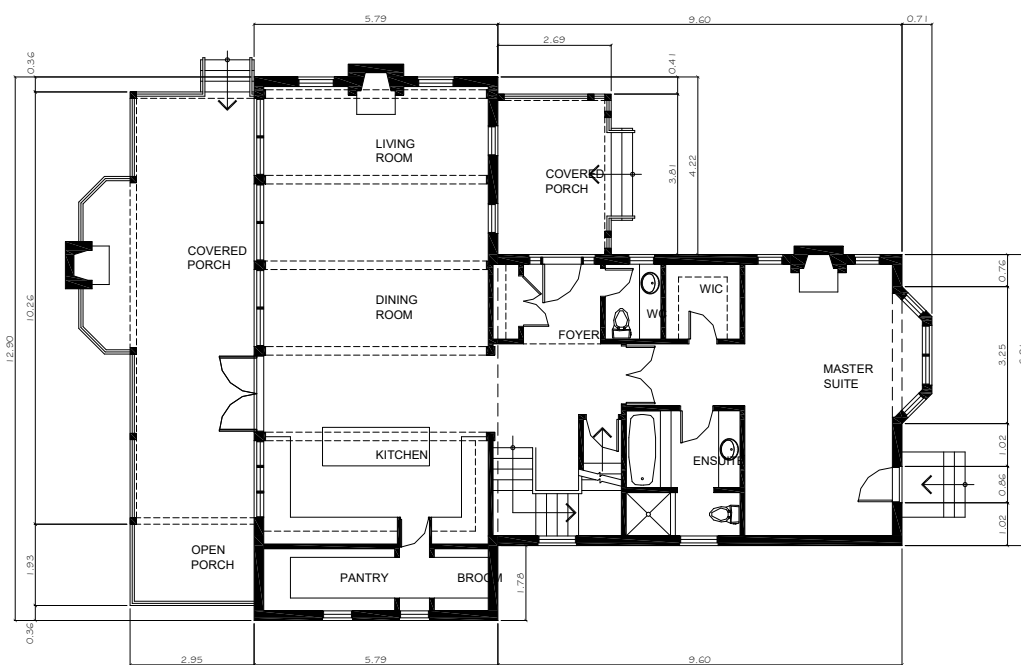


Figure 18. Basement Plan.



8. Heritage Evaluation of the Proposal

8.1. To Conserve the District Character

The Ministry of Tourism Culture and Sport describes the function of Heritage Conservation Districts in the first section of its Heritage Toolkit book *Heritage Conservation Districts: A Guide to Designation Under the Ontario Heritage Act*:

District designation enables the council of a municipality to manage and guide future change in the district, through the adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area's special character. (emphasis added.)

In other words, the Ministry recognizes that districts change. The aim is not to conserve every element in the area, but to conserve the area's overall character.

It has been common, therefore, for Heritage Conservation District Plans to make a statement about what that character is. Since the 2005 amendments to the Ontario Heritage Act, Plans have been required to contain "a statement explaining the cultural heritage value or interest of the heritage conservation district". The Toolkit describes this statement as follows:

The statement of cultural heritage value describes the heritage values that contribute to the special identity and character of the district that should be protected. A clear statement will help to promote understanding of the values and attributes and will assist decision-makers in ensuring that future changes and interventions contribute to, rather than detract from, the character of the area. Statements should be brief and succinct and should relate specifically to the identified values and attributes of the district.

The 2003 *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District*, describes the character of the Village:

The historic village of Meadowvale is situated on land first worked by Irish immigrants in 1819. Loggers were attracted to the stands of white pine, and by 1836, the village boasted a sawmill and 250 people. The town reached its greatest size just 30 years later when the Toronto-base distillery firm Gooderham and Worts purchased land, timber and mills to produce whisky barrels. The mill, millpond, and raceway gave shape to the town; though the mill is long gone, the historic road patterns and many period houses remain. Meadowvale derives its fundamental character from that era. (emphasis added.)

The *Meadowvale Village Heritage Conservation District Plan, 2014* expands on this with a **Description of Heritage Attributes**:

- a significant location, adjacent to the Credit River, in a cultural heritage landscape of integrated natural and cultural heritage elements within the river's low floodplain to the gentle sloping ridge;
- an ecological feature of the floodplain meadow on the Credit River which has existed for hundreds of years;
- a land pattern that retains the layout and plan of lots since the mid nineteenth century;
- a spatial organization of narrow soft landscaped streets with no shoulder, mature trees and a visual relationship that blends from public to private space among front and side yards void of privacy fencing;
- long term tradition of streetscapes with no formalized parking, sidewalks (except on Old Derry Road), basic signage and limited modest lighting;

- 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, materials and massing perspective;
- a common use of stacked plank construction with exterior stucco finish or wood siding, one-and-a-half storeys and limited use of brick;
- structures of compatible size, shape, form and style, although not necessarily of historic significance, contribute to the overall character of the village;
- visual identity of rural character roadway entry points to the village from the west on Old Derry Road and from the north along Second Line West, and the open green space of Old Ridge Park to the south;
- individual properties of particular character and significance are identified in “The Meadowvale Village Heritage Conservation District Plan Review List of Properties”.

Note: Items underlined above are characteristics supported by the proposal.

8.2 Consultant’s Assessment

In my professional opinion, the proposed alterations to the property at 7076 Old Mill Lane, in the Meadowvale Village Heritage Conservation District, merits approval. It conserves the heritage character of the District, in the context of its location on Old Mill Lane.

- The proposal improves the compatibility of the building with the heritage character of the District. The building, as it exists, has maintained its basic form, but has suffered incompatible alterations in the addition of the enclosed front porch, the installation of metal siding, and the removal of the gingerbread bargeboard and original front bay window.
- The spatial character is conserved, with the proposed addition being modest in size and set well back toward the rear of the building.
- The existing garage/shed, which is not served by the driveway, is being replaced by a new garage, of a traditional size and form, in a more useful location and configuration.
- The character of the landscaping is conserved.
- The architectural style and materiality of the proposal is compatible with historic styles found in the District, without mimicking them. The 1 ½-storey form is explicitly listed as one of the District’s heritage attributes in the Phase 1 Report.
- The exterior finish of the existing portion of the house is stucco, in keeping with the appearance shown in the Spiers drawing. The exterior finish of the new addition is board and batten, which has local precedent, and distinguishes the new work from the original, in keeping with the seventh of the Ministry’s *Eight Guiding Principles in the Conservation of Built Heritage Properties*.
- The proposal produces a sustainable use as a modern single-family dwelling. This is in keeping with Clause 9 of the ICOMOS *Charter for the Conservation of Historic Towns and Urban Areas* (commonly known as the *Washington Charter*): “The improvement of housing should be one of the basic objectives of conservation.” In my professional opinion the Washington Charter is applicable to Ontario’s Heritage Conservation Districts.

9. Bibliography

City of Mississauga: *Conservation Principles and Design Guidelines for the Meadowvale Village Heritage Conservation District* 2003

City of Mississauga: *Meadowvale Village Heritage Conservation District Plan, 2014*

City of Mississauga: *Meadowvale Village Heritage Conservation District Plan, 2014 Property Inventory, Schedule B.1*

City of Mississauga: *Meadowvale Village Heritage Conservation District Plan Review, Draft Design Guidelines and Policies, 2013*

ICOMOS: *Charter for the Conservation of Historic Towns and Urban Areas*, 1987

Ontario: *Ontario Heritage Act*, R.S.O. 1990, Chapter O. 18, as amended.

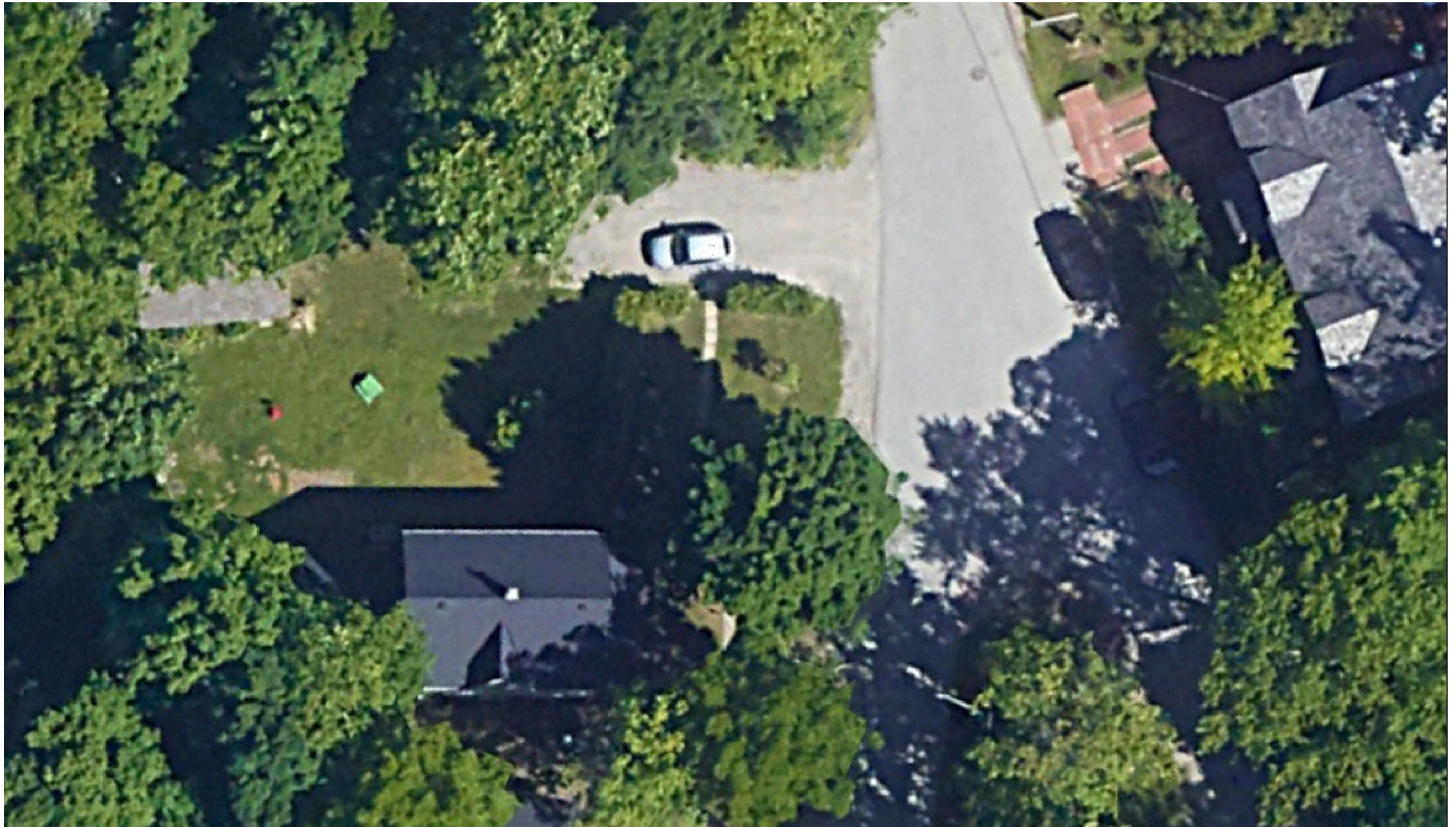
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Ontario Ministry of Tourism, Culture and Sport: *Ontario Heritage Toolkit, Heritage Conservation Districts*, Queen's Printer for Ontario, 2006.

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*, second edition. Queen's Printer, 2010

<u>DRAWING LIST:</u>	
A100	AIRPHOTO
A101	AS SKETCHED IN 1904
A102	EXISTING SURVEY/SITE PLAN
A103	PROPOSED SITE PLAN
A104	COLOURED SITE PLAN
A200	BASEMENT PLAN
A201	1ST FLOOR PLAN
A202	2ND FLOOR PLAN
A203	ROOF PLAN
A300	EAST ELEVATION (FRONT)
A301	NORTH ELEVATION
A302	WEST ELEVATION
A303	SOUTH ELEVATION
A400	SECTION A
A401	SECTION B
A402	SECTION C
A403	SECTION D

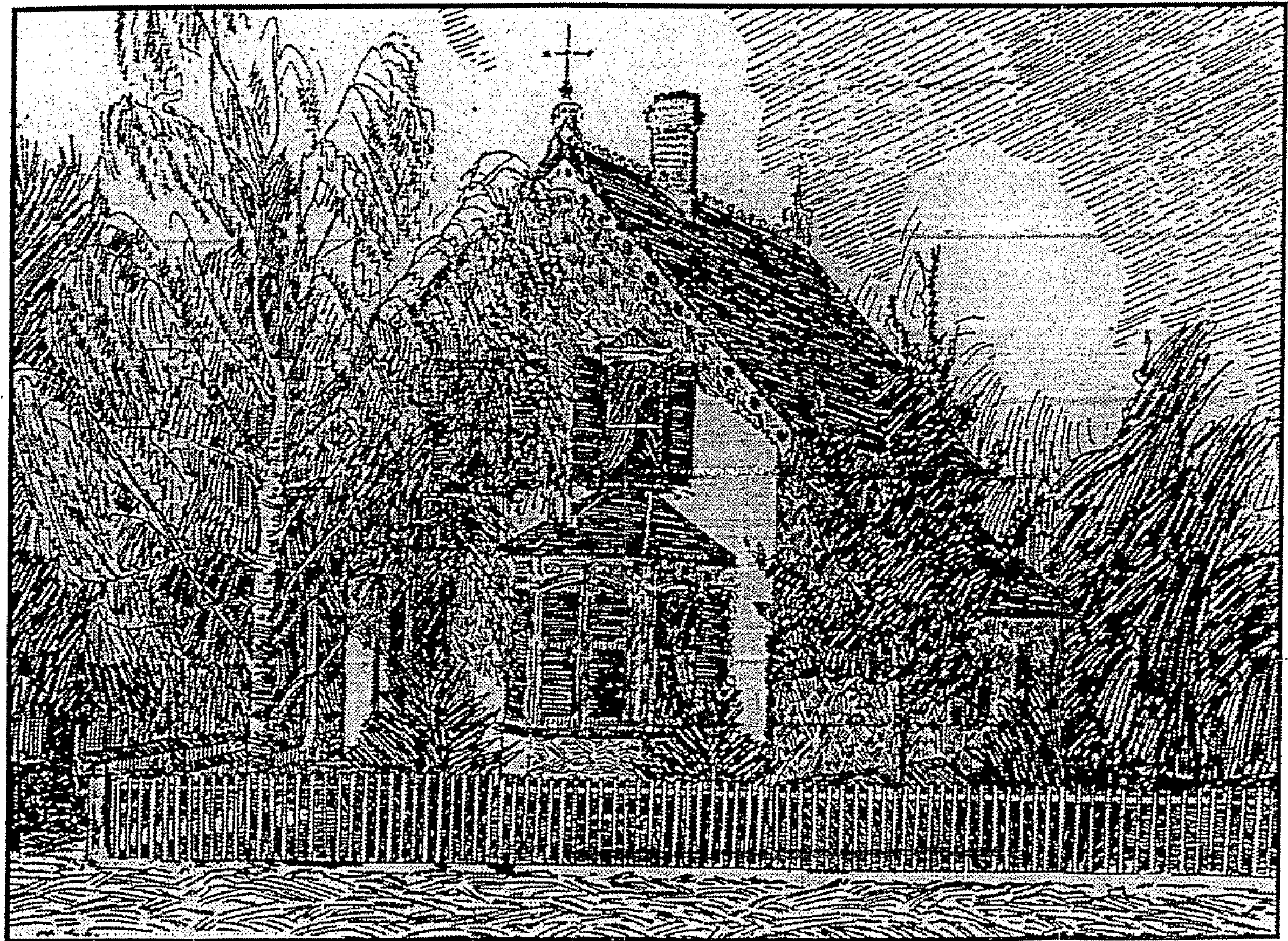


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1/16" = 1'-0"

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
AIR PHOTO - EXISTING CONITIONS

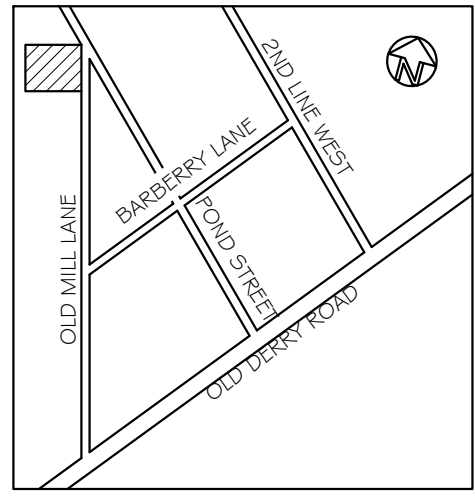
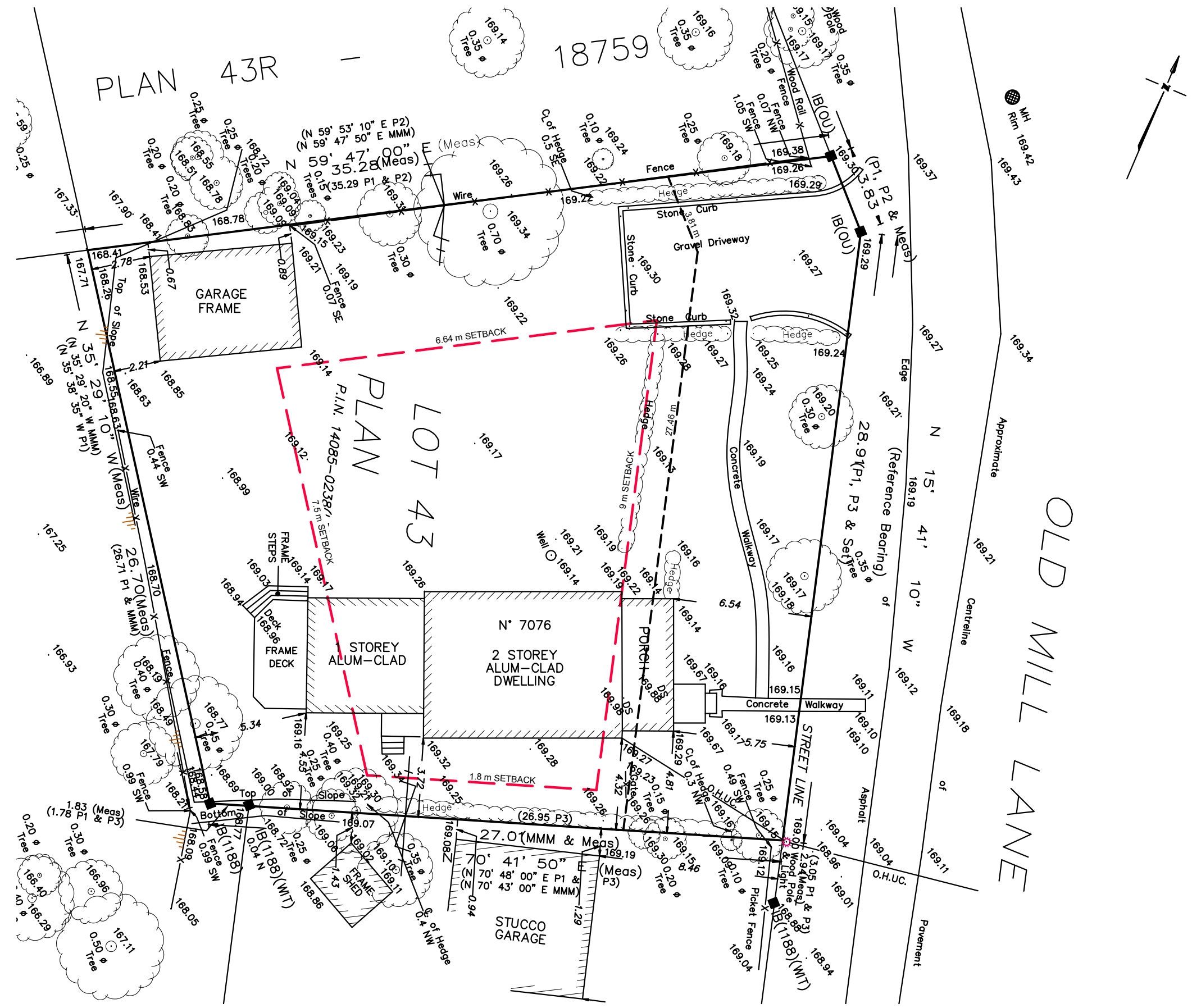
A100



PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
7076 OLD MILL LANE - AS SKETCHED IN 1905

A101



SUMMARY OF AREAS: (SQ.M.)

LOT	932.24
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GFA:

GROUND FLOOR	109.36
SECOND FLOOR	64.41
EXISTING GFA	173.77 18.6 %
MAX ALLOWABLE =	160m ² + 0.10 TIMES THE LOT AREA
	160m ² + 0.10(932.24) = 253.22m ²

LOT COVERAGE:

GROUND FLOOR	109.36
GARAGE	33.07
EXISTING LOT COVERAGE	142.43 15.3 %
MAX ALLOWABLE =	233.06 25 %

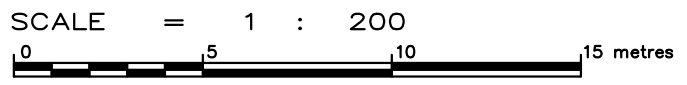
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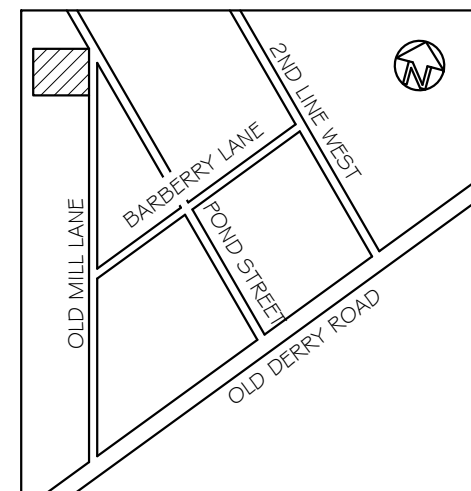
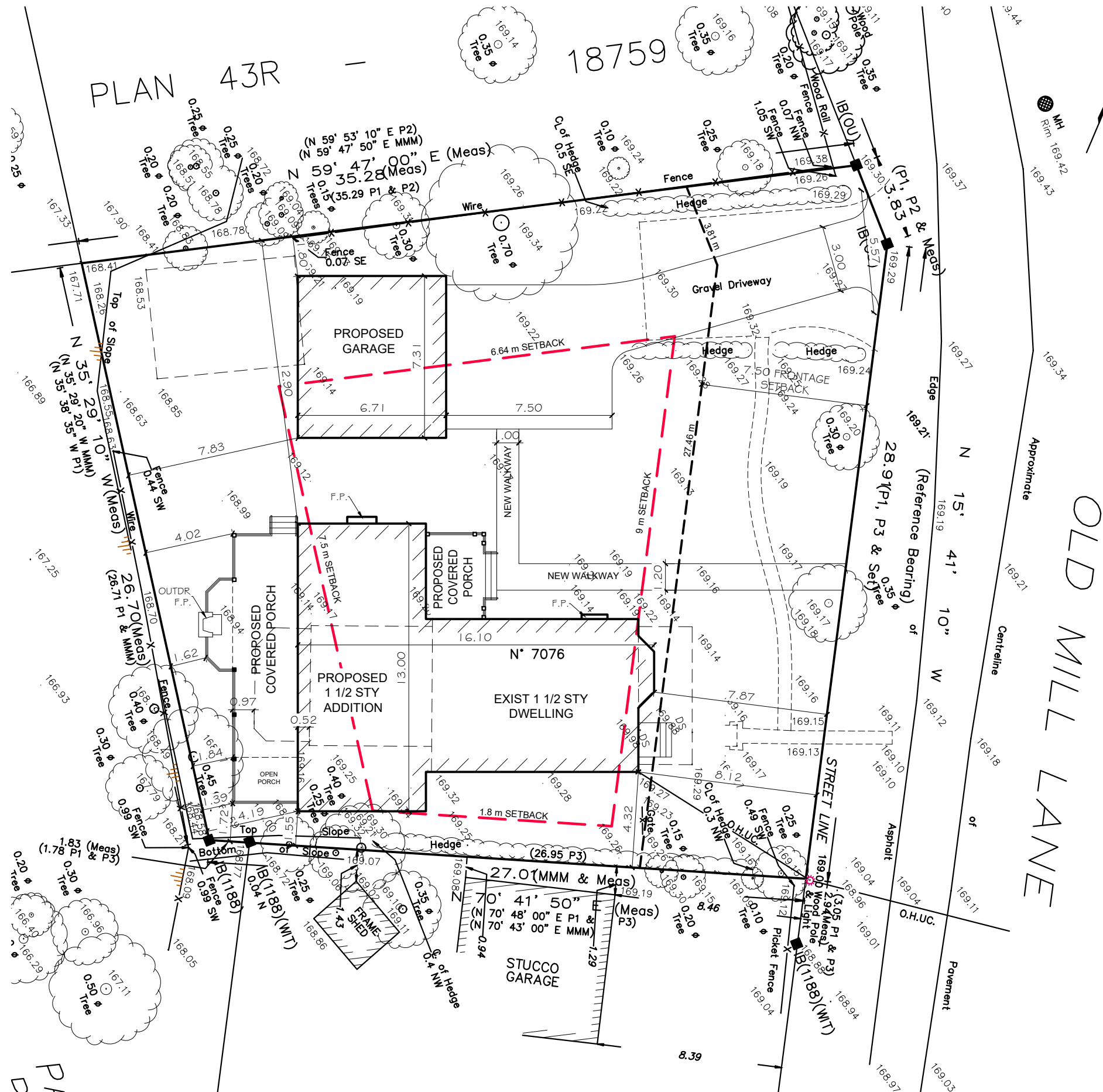
FRONT YARD =	9.0m
REAR YARD =	7.5m
INTERIOR SIDEYARD	ONE SIDE = 1.8m
	OTHER SIDE = .27(3.81m+27.46) - 1.8 = 6.64m

MAX HEIGHT-HIGHEST RIDGE = 7.5m

MAX DRIVEWAY WIDTH = 3.0m

MIN SOFT LANDSCAPING = 40% OF FRONT YARD





SUMMARY OF AREAS: (SQ.M.)

LOT	932.24
GFA:	
GROUND FLOOR	143.53
SECOND FLOOR	93.50
NEW GFA	237.03 (25.4%)
MAX ALLOWABLE =	160m ² + 0.10 TIMES THE LOT AREA
	160m ² + 0.10(932.24) = 253.22m ²

LOT COVERAGE:

GROUND FLOOR	143.53
NEW SIDE PORCH	10.53
NEW BACK PORCH	41.00
NEW GARAGE	49.05
NEW LOT COVERAGE	244.11 (26.2%)
MAX ALLOWABLE =	233.06 (25%)

SETBACKS:

FRONT YARD =	9.0m
REAR YARD =	7.5m
INTERIOR SIDEYARD	ONE SIDE = 1.8m
	OTHER SIDE = 0.27(3.81m+27.46) - 1.8 = 6.64m

MAX HEIGHT-HIGHEST RIDGE = 7.5m

MAX DRIVEWAY WIDTH = 3.0m

MIN SOFT LANDSCAPING = 40% OF FRONT YARD

SCALE = 1 : 200

PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:200

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
PROPOSED SITE PLAN

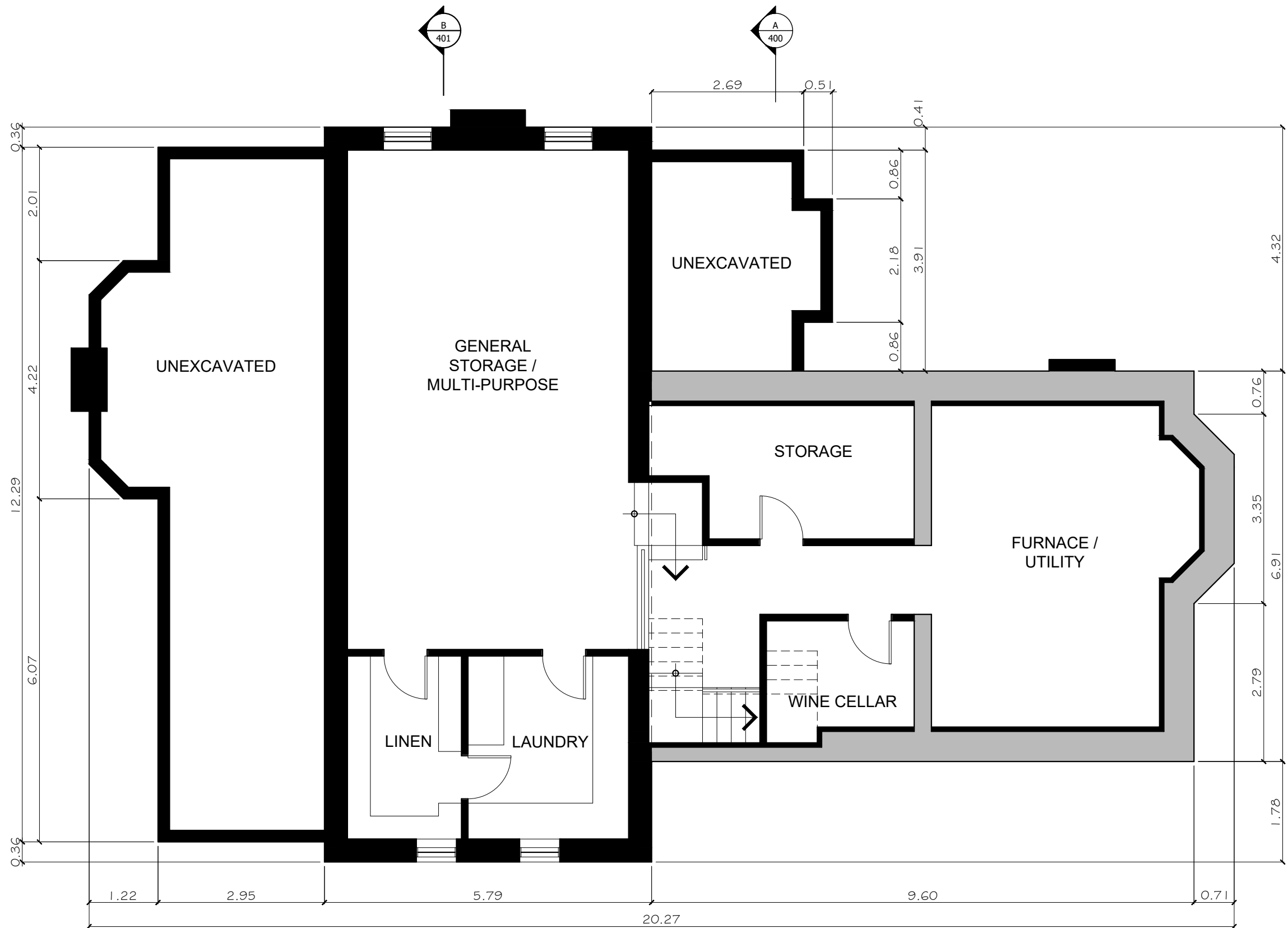
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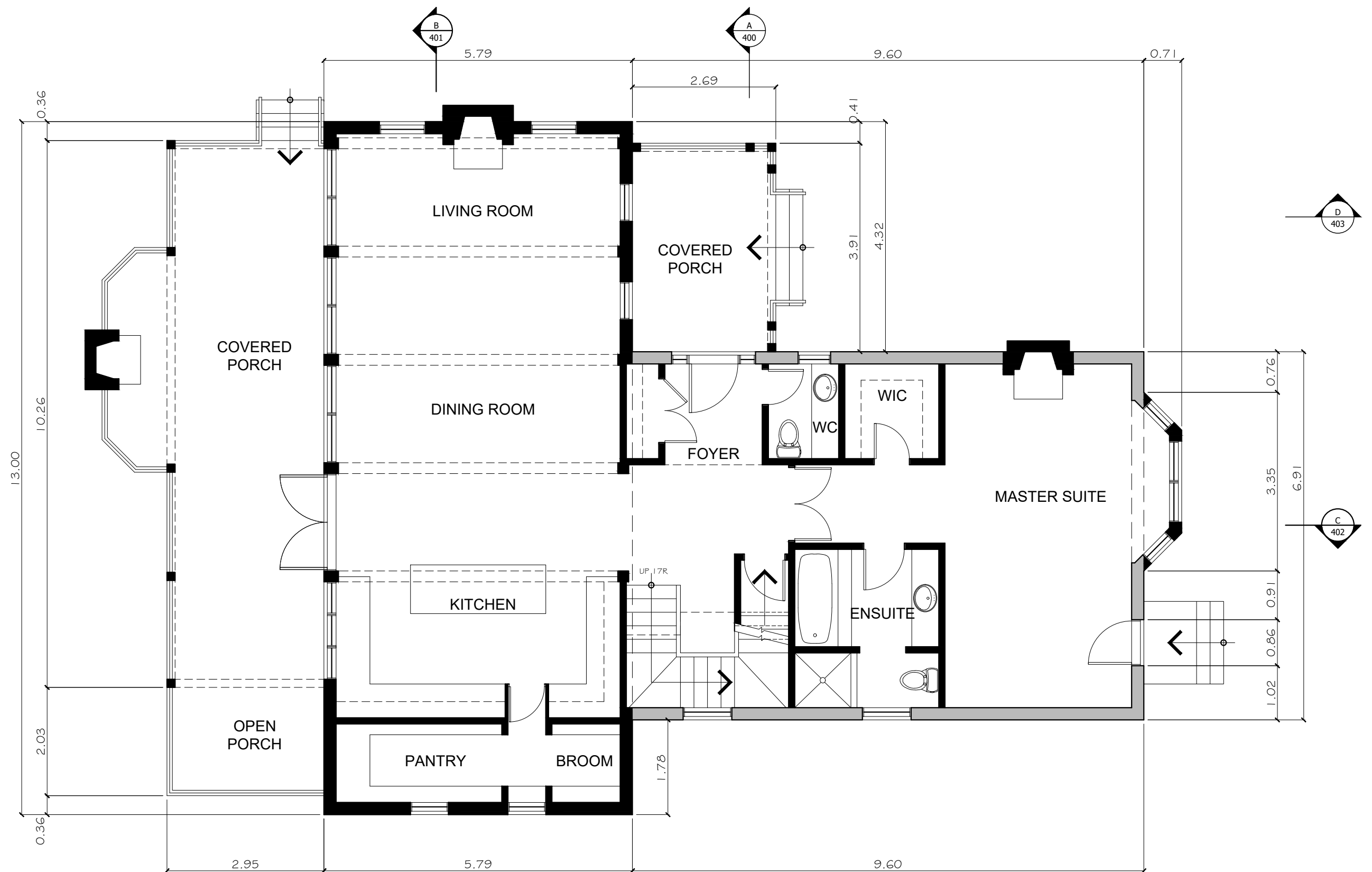


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SCALE 1/16"=1'-0" SITE PLAN

A104



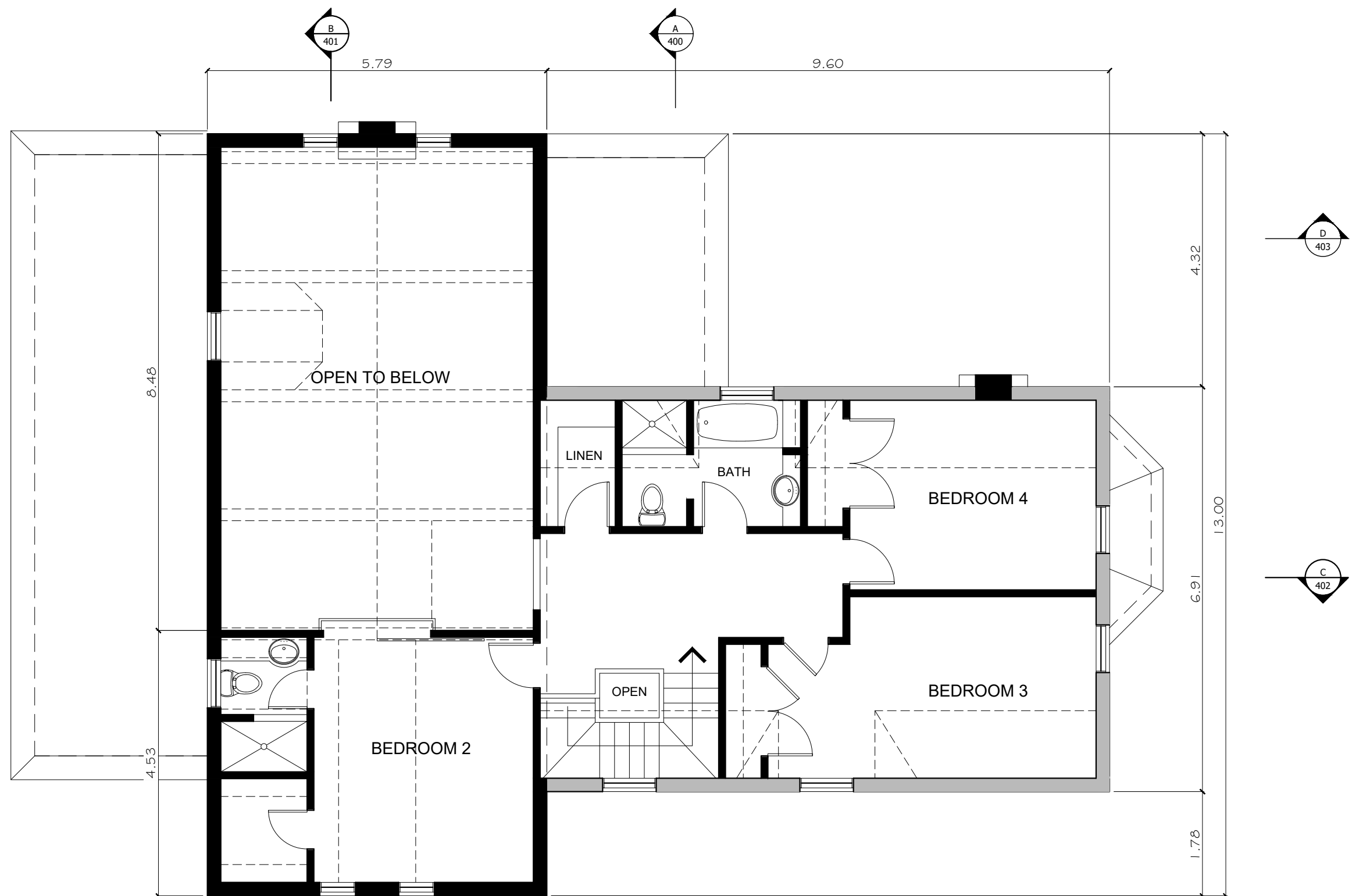


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
GROUND FLOOR PLAN

A201

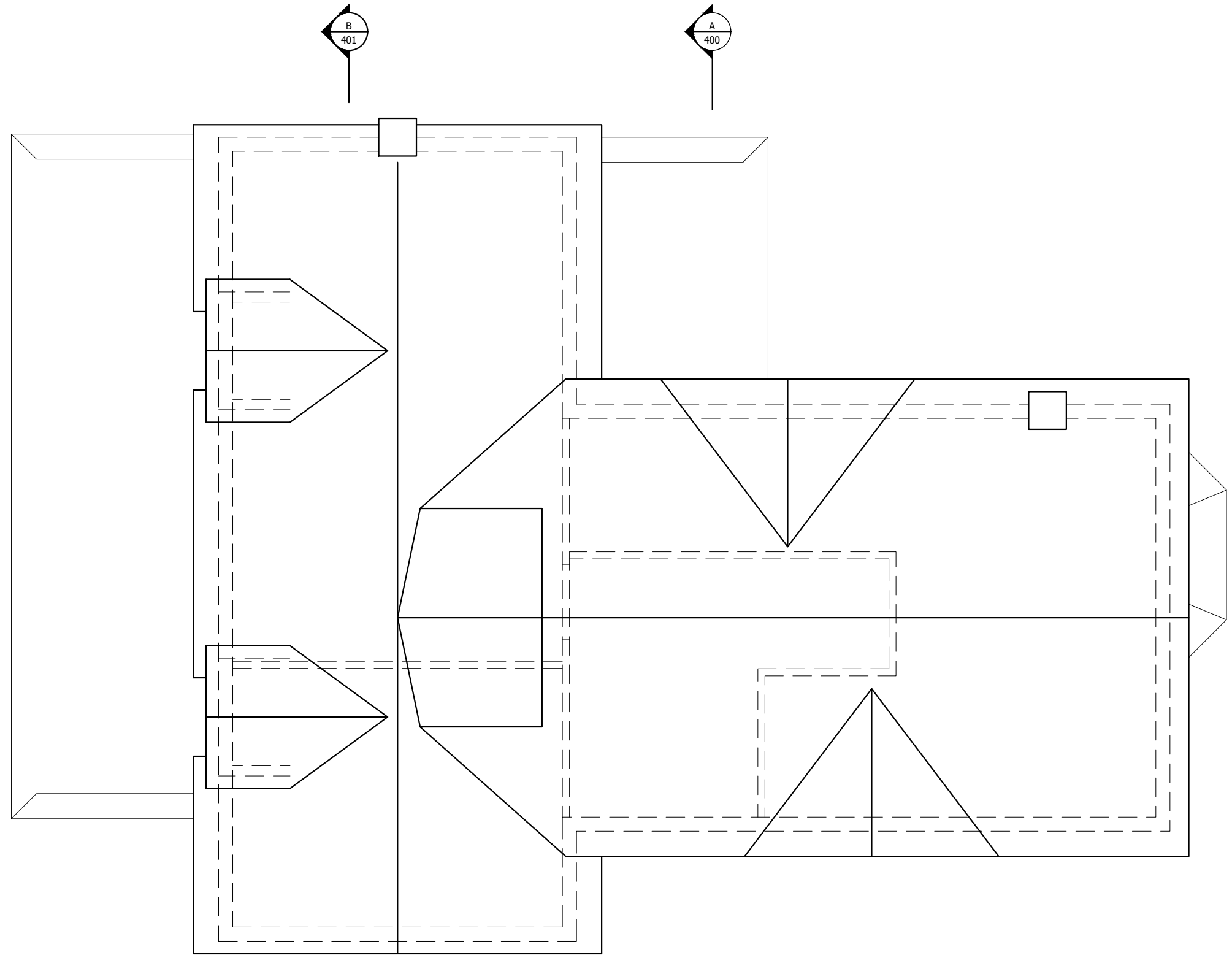


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SECOND FLOOR PLAN

A202



PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
ROOF PLAN

A203



PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
EAST ELEVATION

A300



PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
NORTH ELEVATION

A301



PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
WEST ELEVATION

A302

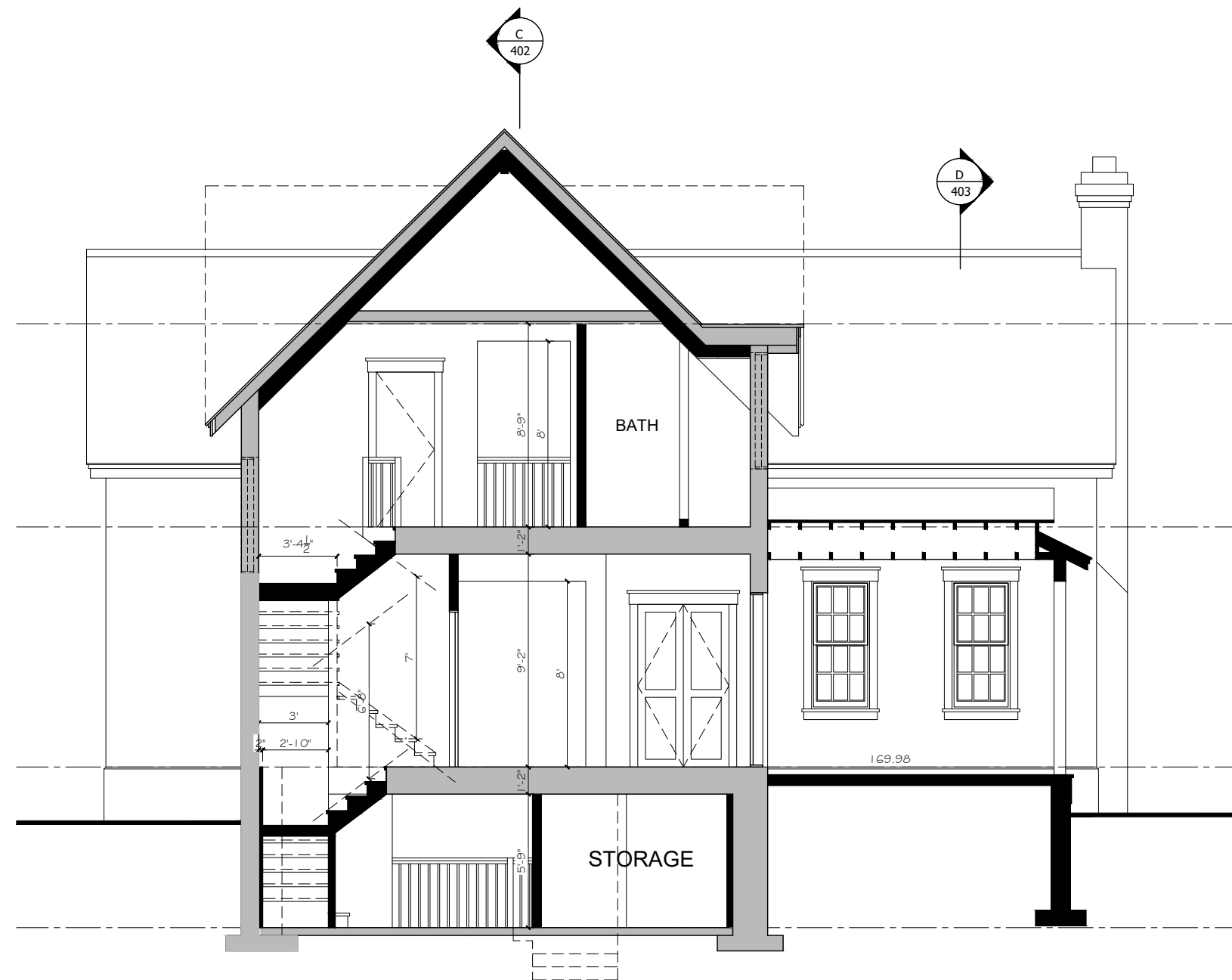


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SOUTH ELEVATION

A303

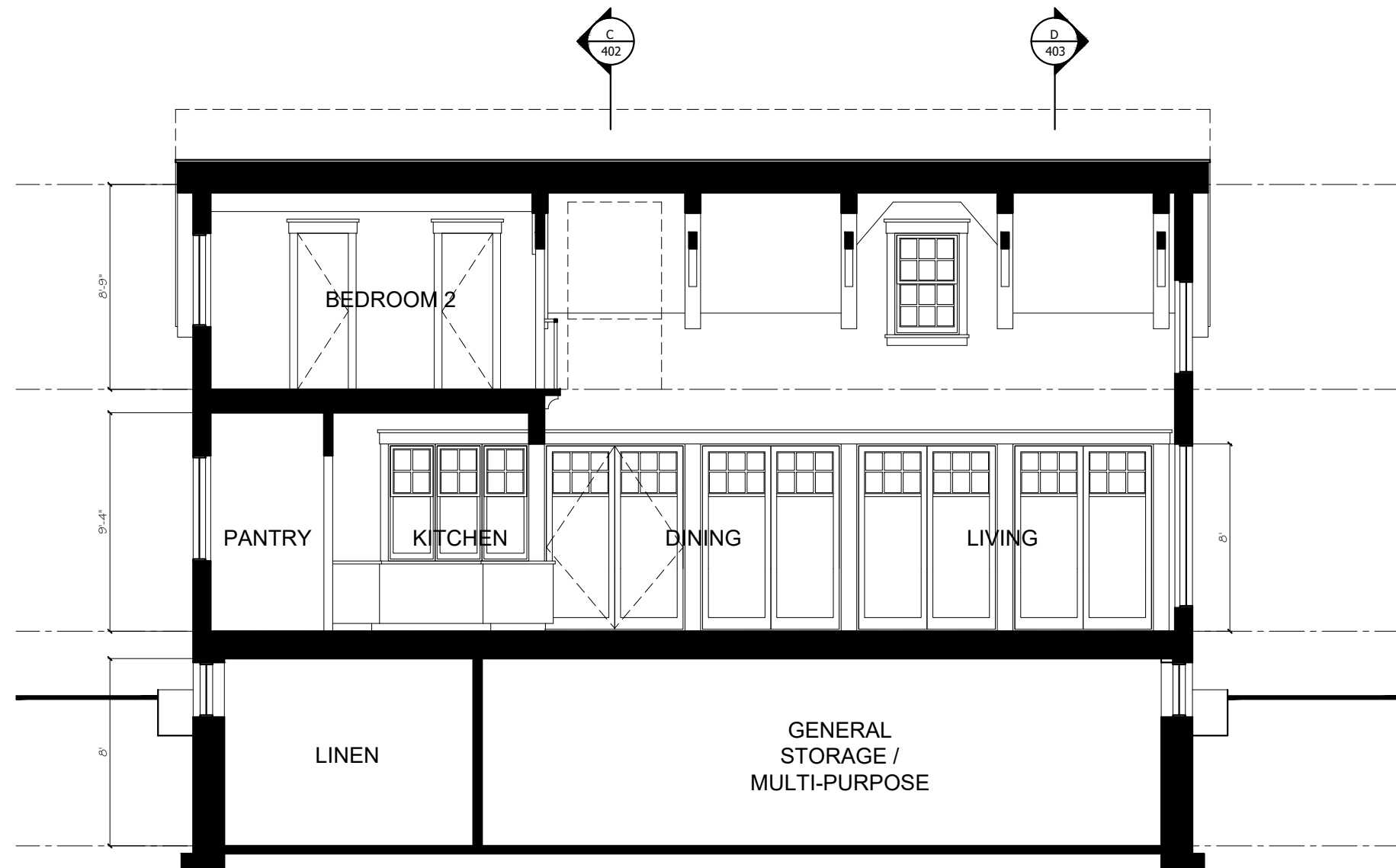


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SECTION A

A400

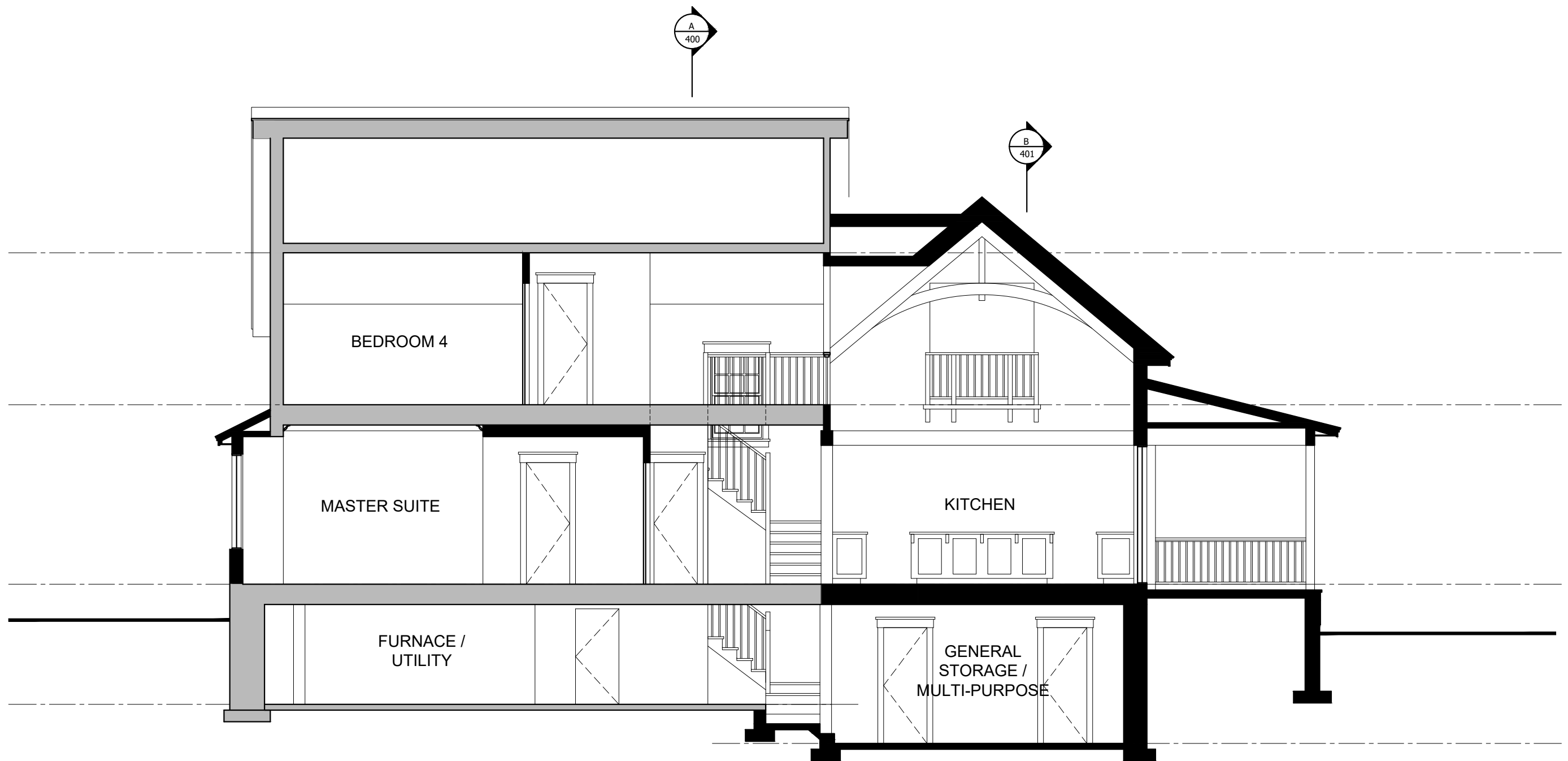


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SECTION B

A401

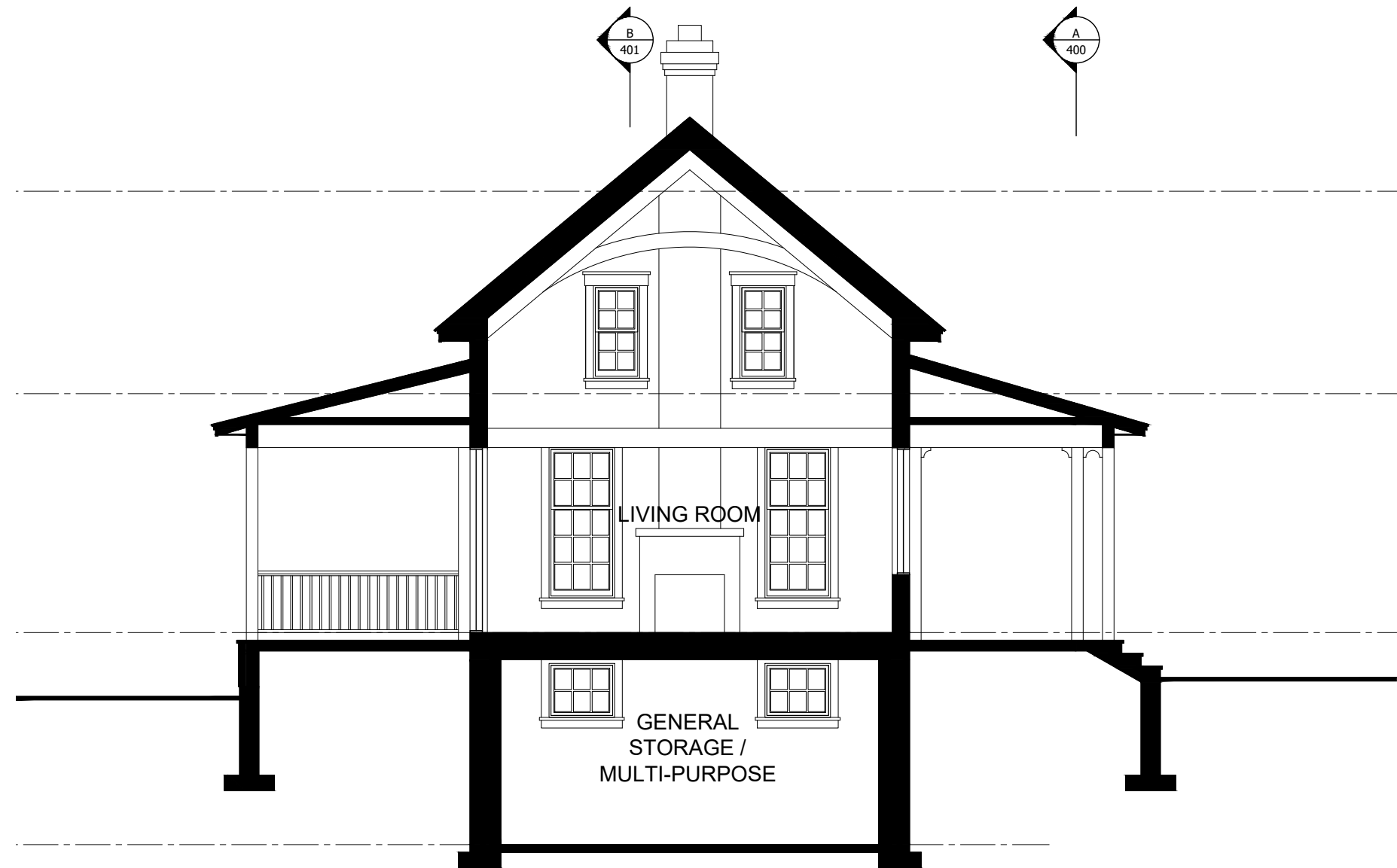


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

SCALE 1:75

, 7076 OLD MILL LANE, MEADOWVALE VILLAGE
SECTION C

A402

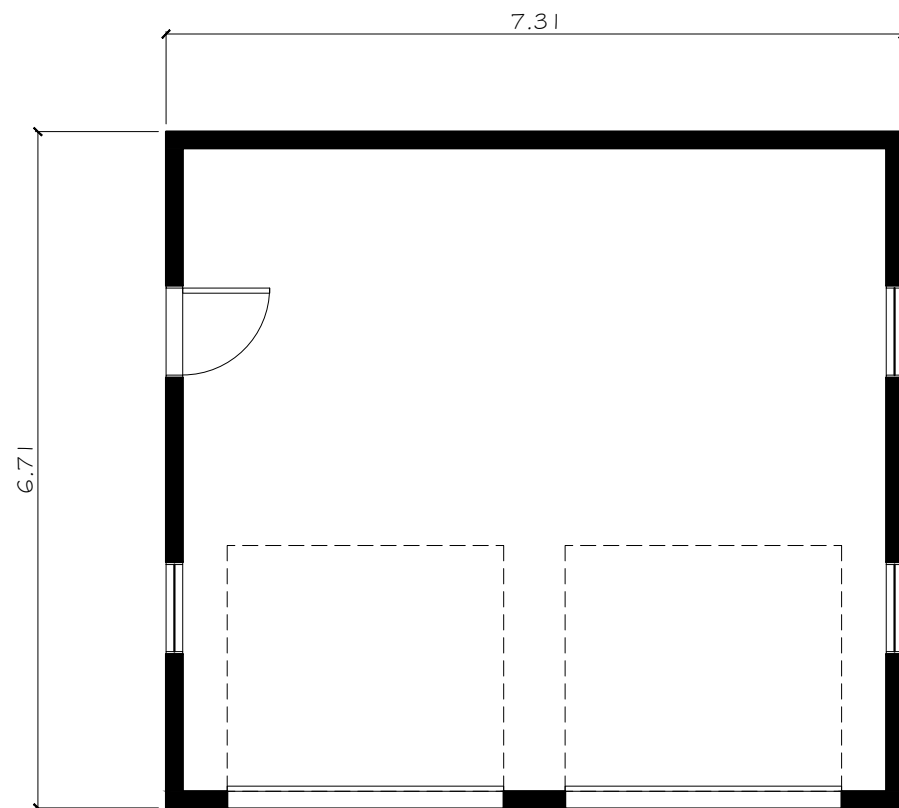


PROPOSED ADDITION/RENOVATION PROJECT FOR MS.
C. WALLACE ARCHITECT

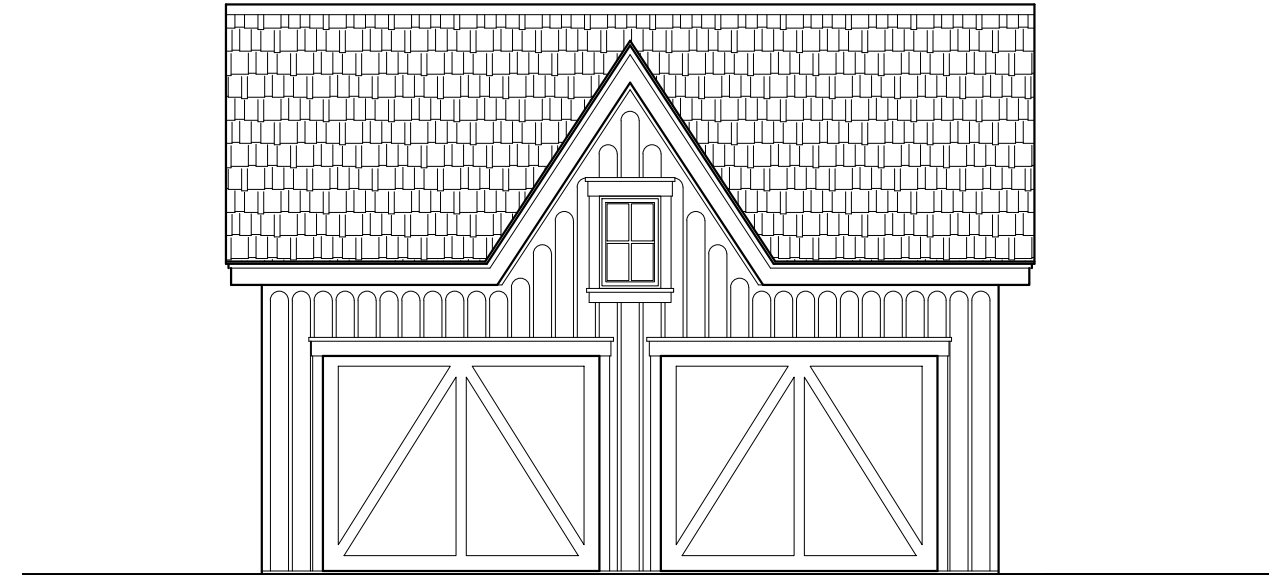
SCALE 1:75

7076 OLD MILL LANE, MEADOWVALE VILLAGE
SECTION D

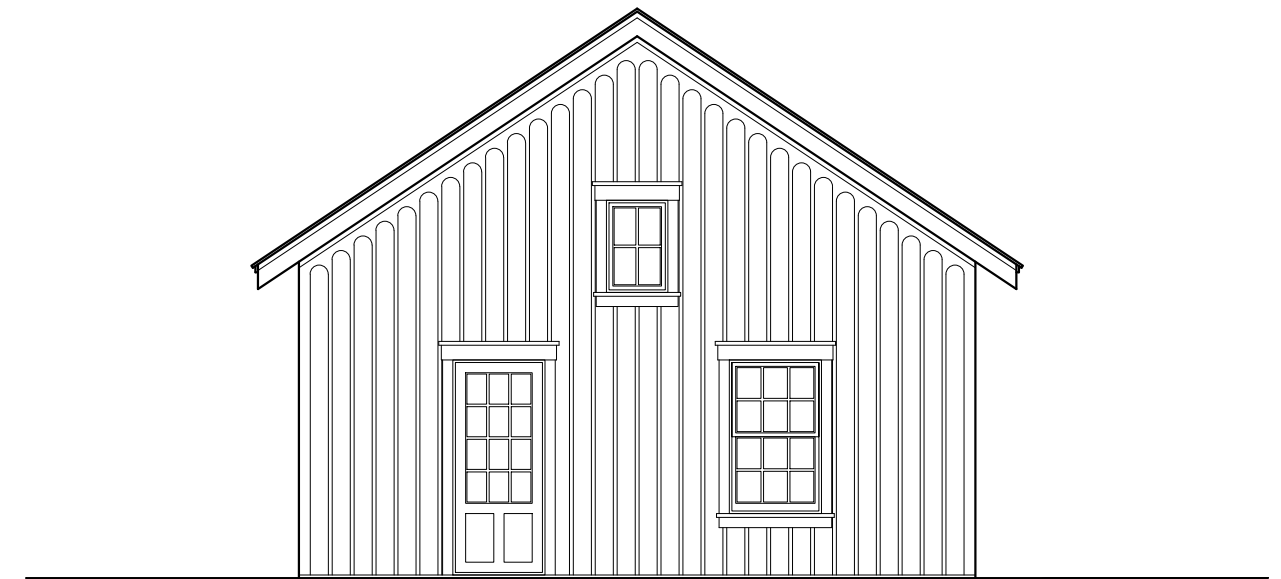
A403



FLOOR PLAN



FRONT (EAST) ELEVATION



SOUTH ELEVATION