

**Heritage Permit Application  
264 Queen Street South**

On October 10, 2017, the City of Mississauga issued site plan approval for a proposed rear addition to the existing heritage building at 264 Queen Street South under file SPM 12/189 W11. A Heritage Property Permit was approved under file HPA 17 38. The development proposal also included restoration of the existing building. The existing building consists of an original structure that was constructed in approximate 1900 and two rear additions constructed later. On the plans submitted with this application, the original rear addition is labeled “First Addition”. The second rear addition has now been demolished as it was poorly constructed, the foundation was compromised and it had been the subject of a fire at some point. As a result, the owner decided to entirely remove the second addition. The new addition that has been constructed includes the area of the demolished second addition as well as additional building area to the rear of the second addition.

The property owner has now substantially completed construction of the new addition and restoration of the original building and first addition. However, the as-built construction varies from the plans approved under SPM 12/189 W11, as follows:

1. West (Rear) Elevation

In the area of the new addition, two second storey windows have been installed. The approved plans did not show windows on the second storey. A second entry door has been constructed at grade level. The approved plans show only one entry door at grade level on the rear elevation. The additional door leads to a boiler room.

2. North (Side) Elevation

The plans approved in 2017 show that the existing building including the original structure and the first and second additions were to be retained and most of the existing brick work on the north side of the existing building was to be retained and repaired. As noted, the second addition has now been completely demolished. Bricks that were in good condition were retained, reversed and reused on the north side of the original building. New bricks were used to re-clad the first addition. The new bricks match those that have been used on the new rear addition.

The plans that were approved in 2017 showed an existing window on the ground floor level of the second addition as being blocked in with fixed wood shutters to be installed over the patch. However, since that area of the building was rebuilt, there was no visible patch over the window and the shutters have not been installed.

3. South (Side) Elevation

As noted previously, the second addition area was entirely removed. The as-constructed new addition area contains three windows at the ground floor level. Each window consists of three small panes over one large pane. The approved drawings show one window (three over one) on the ground floor of the new addition. Further, a glass entry door with transom window that was proposed for the south side of the rear addition has not been constructed. The proposed door was relocated to the west (rear) elevation in order to make room for the two new windows at the ground floor level. Finally, approved drawings show an array of four windows on the second storey of the side porch. These windows are shown as consisting of three small panes over one

large pane. However, only two windows have been installed in the space. The windows installed consist of three small panes over one large pane. The property owner advises that there was room for only two windows at this location.

4. East (Front) Elevation

The approved drawings show an array of four windows on the second floor of the front elevation of the side porch. The windows shown consist of 3 small panes over one large pane. Only two windows have been installed in this space. The installed windows consist of three small panes over one large pane. The property owner advises that there was only room to install two windows at this location.