

City of Mississauga

Memorandum



Date: 2021/03/23

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

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting Date: 2021/04/06

Subject: Request to Alter 1133 Willow Lane

Recommendation:

That the request to alter the outbuilding located at 1133 Willow Lane 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 property owner has retroactively submitted a work plan for the outbuilding located at 1133 Willow Lane. The owner was not aware that the outbuilding was covered under the 2014 Meadowvale Village Heritage Conservation District Plan policies and was advised by staff that a complete work plan was required for review in order to determine compliance with the HCD policies.

The work plan is attached in Appendix 1. The work plan involves recladding the outbuilding in barn board, replacing the former double barn doors with a single door entrance and replacing all existing windows.

Comments:

Staff have reviewed the submitted work plan and note that the recladding is in keeping with the HCD policies but that the single door and window replacement are not in keeping with the guidelines. The replacement of doors and windows is considered a substantive alteration and requires a permit.

Upon further consultation the owner has submitted a single barn door entrance to cover the single door entrance (Appendix 2). Replacement of the double doors with a single door will allow for better security of the building and allow for its continued use. The addition of the single barn door is found to compliment the previous door design.

The windows remain a concern and the owner continues to contemplate options on how to achieve compliance.

Staff have reviewed the work plan and changes and concur that they fit with the character of the Village. Staff will continue to work with the property owner regarding the windows.

Conclusion:

The owner of the subject property has applied replace a double barn door on the outbuilding with a single barn door entry. The owner has installed windows which are not in keeping with the HCD policy. Staff continue to work with the owner and a new permit application will be submitted for the windows once a solution is found.

John Dunlop, Manager Heritage Planning and Indigenous Relations