

City of Mississauga

Memorandum



Date: November 15, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

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

Meeting date: November 30, 2021

Subject: 6985 and 6989 Second Line West

Recommendation:

That the Meadowvale Village Heritage Conservation District Subcommittee receive this memo for information.

Background:

The subject properties are adjacent to the Meadowvale Village Heritage Conservation District. The properties are not included on the City of Mississauga's Heritage Register. Under the City of Mississauga Official Plan, properties adjacent to heritage properties may require a heritage impact assessment to determine if there are impacts to the adjacent heritage properties resulting from development. Mitigation strategies may be required.

6985 Second Line West was subject to a severance in 2018, creating two properties; 6985 and 6989 Second Line West. Both properties are subject to the City's Site Plan by-law. The site plan applications for both properties required variances to the existing zoning by-laws for the properties and were subject to Committee of Adjustment applications (Appendix 1 and 2).

6985 Second Line West variance were approved on August 28, 2021 and the City subsequently appealed the decision based on the concerns that the development was a potential impact to the Meadowvale Village Heritage Conservation District. The variances for 6989 Second Line West were conditionally approved on September 23, 2021 pending the submission of a complete Heritage Impact Assessment.

Comments:

A complete Heritage Impact Assessment for both properties was submitted on November 3rd, 2021 (Appendix 3). The HIA notes that the designs for both properties would create an impact to the adjacent HCD. Staff note that the final design elements of both houses are not sympathetic to the district.

In order to mitigate the impact of the unsympathetic design of the houses on the village, a series of mitigation measures are recommended:

- The driveway width is reduced to meet the current zoning;
- The existing mature tree line along the front of 6989 Second Line West is to be retained;
- Mature plantings will be added to 9685 Second Line West, along Second Line West.

Maintaining and enhancing the mature trees along Second Line West will enhance the rural streetscape of the road and obscure the unsympathetic houses from view within the district. The muted tones of the cladding of the houses will further disguise their presence from within the HCD.

Staff concur that the mitigation measures should provide a break along the edge of the HCD from the adjacent properties. Once a tree protection strategy has been agreed to, the City will halt its

Conclusion:

The properties at 6985 and 6989 Second Line West are adjacent to the Meadowvale Village Heritage Conservation District. Both properties are undergoing redevelopment and will be subject to houses of a distinctly modern design. In order to mitigate the impacts of these houses on the village, the existing mature tree line of 6989 Second Line West and a new tree line along 6985 Second Line West will be maintained to provide a buffer between the properties and the HCD.

Attachments

Appendix 1: CofA notice for 6985 Second Line West

Appendix 2: CofA notice for 6989 Second Line West

Appendix 3: Heritage Impact Assessment

John Dunlop, Manager, Heritage Planning and Indigenous Relations