

6985 and 6989 Second Line West

Scoped Heritage Impact Assessment - October 14, 2021, Revised October 28, 2021,
Revised November 3, 2021



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Executive Summary

This *Scoped Heritage Impact Assessment* has been undertaken to determine the impacts of the proposed development of 6985 and 6989 Second Line West. The subject properties abut the Meadowvale Village Heritage Conservation District Plan. The intention of this review is to determine if the alterations to the vacant properties will pose any negative impacts on the heritage resource of Meadowvale Village.

The assessment includes the following evaluations by W.E. Oughtred & Associates Inc.:

- field review of the subject property
- review of existing historical information
- review of existing heritage evaluations
- review of relevant heritage policies
- evaluation of the properties and proposed developments against the Meadowvale Village Heritage Conservation District Plan, 2014

Based on this assessment, it has been determined that, with proposed mitigation measures, no negative influences; be that setting, character and use of the lands, will be realized as a result of the proposed development.

Introduction

This Heritage Impact Assessment is scoped in accordance with direction provided by heritage planning staff at the City of Mississauga. The field review was conducted on October 6th, 2021.

Location & Site Description

The subject properties are located on the north side of Second Line West, east of Old Derry Road West. Both properties abut Meadowvale Village Public school at the rear and are adjacent to Meadowvale Village Community Centre. The subject properties are currently vacant.

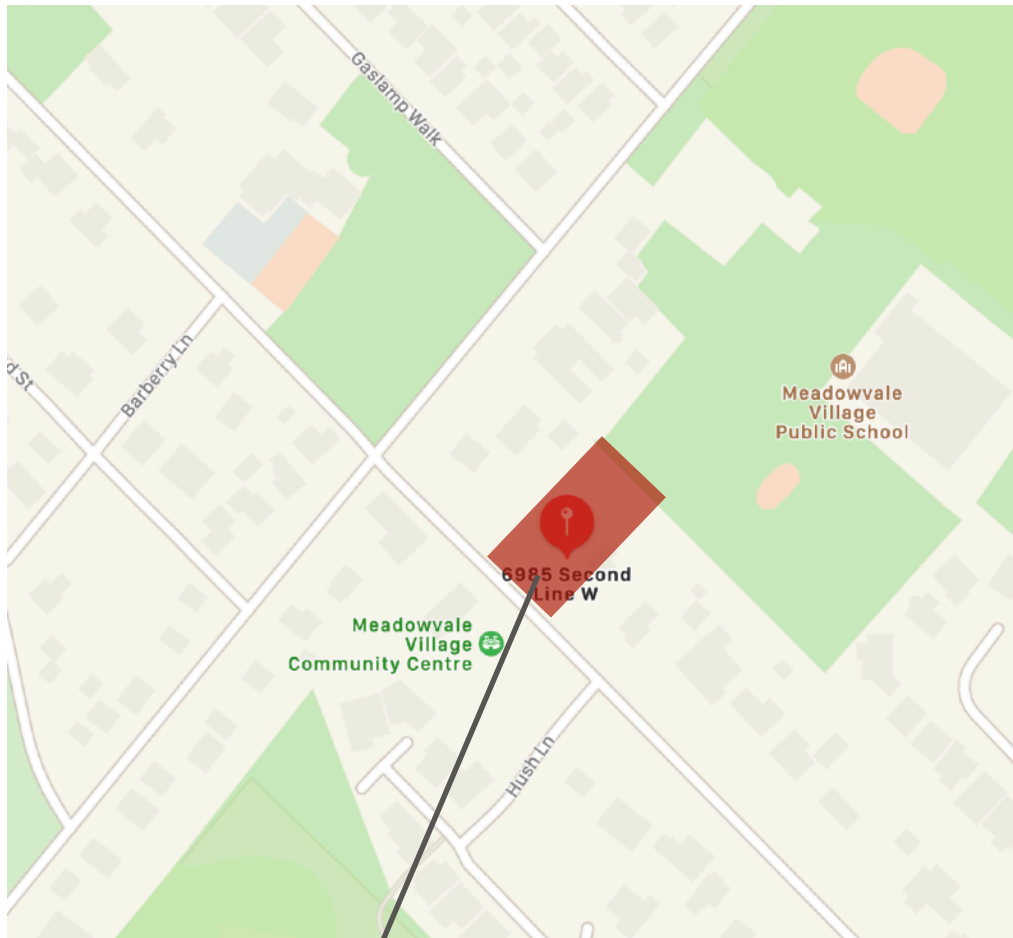


Figure 1: Site Location

Subject properties

In 2017, under Committee of Adjustment File B 17/50, 6985 Second Line West was severed into two lots. The resultant lot, 6989 is the vacant parcel. 6985 Second Line West, the retained lot had a home on the property. A demolition permit was issued under code 19-5764 by the City of Mississauga. The home has since been removed from the property.

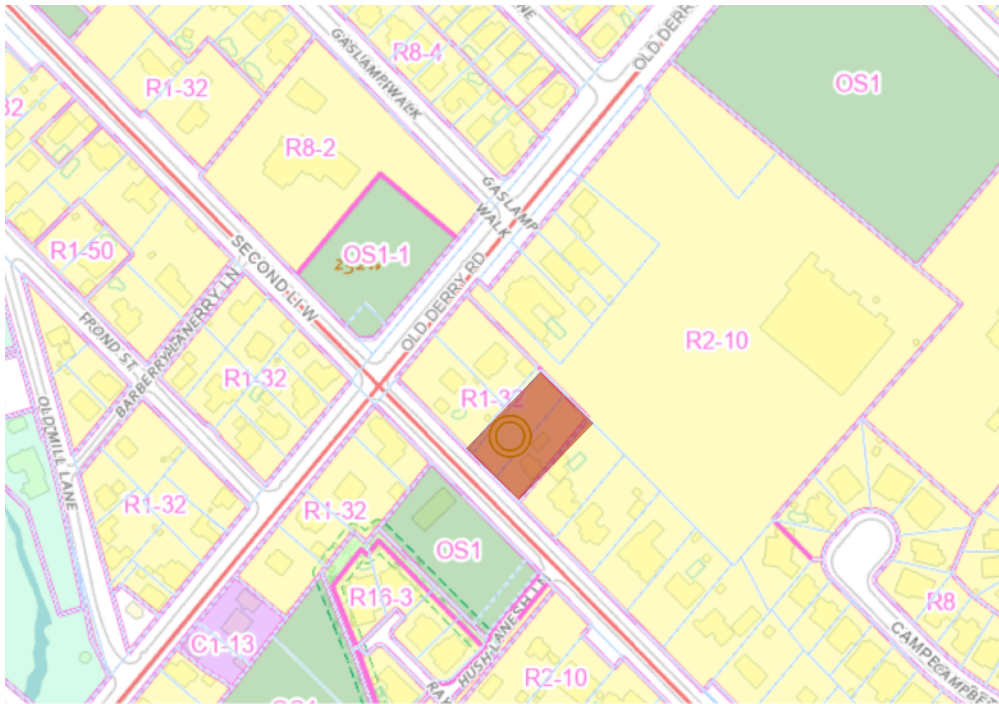


Figure 2: City of Mississauga Mapping



Subject properties are highlighted in red in both the figures 2 & 3.

Figure 3: City of Mississauga Aerial Photo, 2004



Photo 1: Google Street view of subject sites, 2007



Photo 2: Street view of subject sites, 2021

Heritage Designation

The subject properties are located within the Meadowvale Village Neighbourhood Character Area, identified within the Mississauga Official Plan (MOP). Both properties are designated as Residential Low Density I in Schedule 10. “This designation only permits detached dwellings. Section 9 of MOP promotes development with appropriate urban form and site design, regulating that such development is compatible with the existing site conditions, the surrounding context, and the landscape of the character area. The proposed detached dwelling(s) respects the designated and surrounding land use and maintain the general intent and purpose of the the Official Plan”.¹

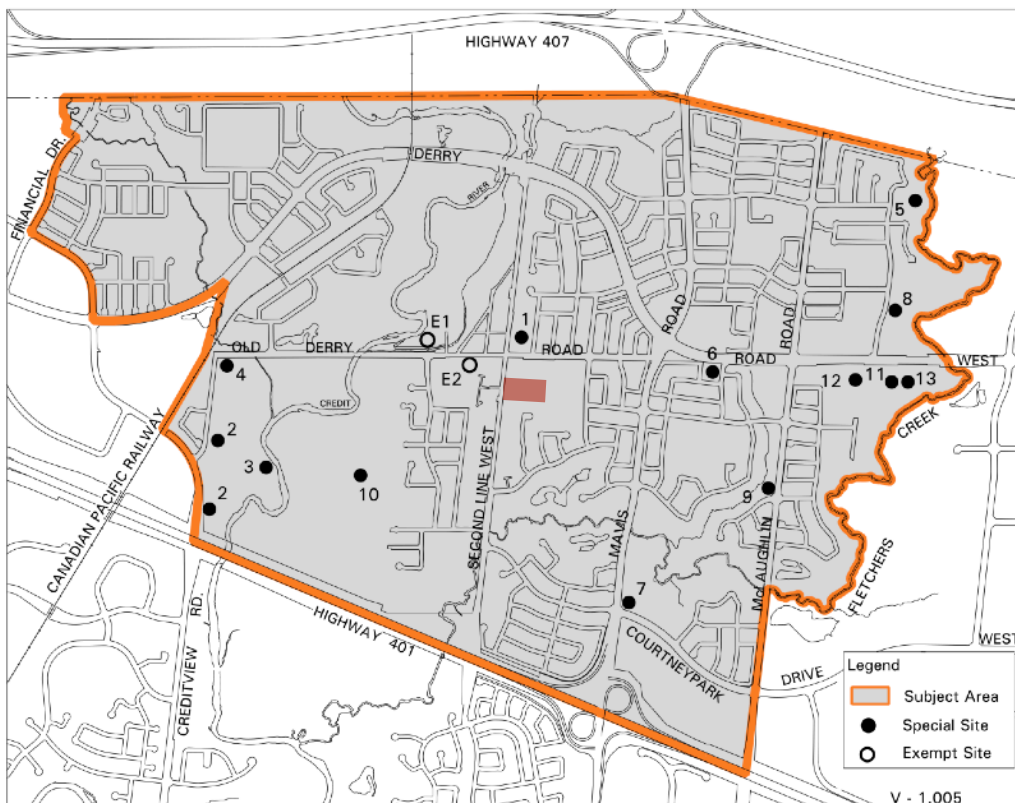


Figure 4: Meadowvale Village Neighbourhood Character Area

Subject properties are highlighted in red in figure 4.

¹ Planning Comments, Minor variance file A157.21 and A136.21

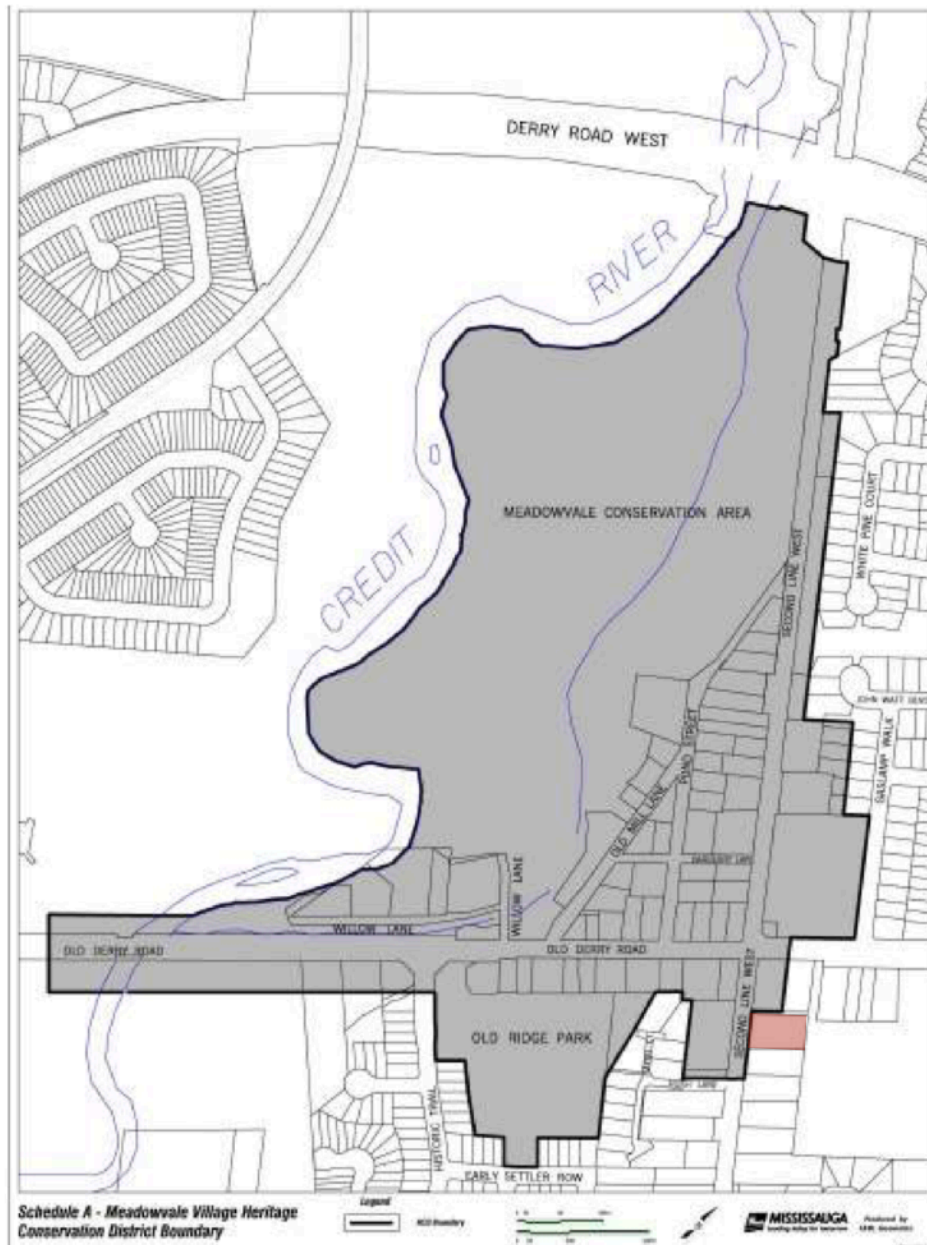


Figure 5: Meadowvale Village Conservation District Boundary²

The subject properties are highlighted in red in figure 5.

² Meadowvale Village Heritage Conservation District Plan, 2014

Proposal - 6985 Second Line West

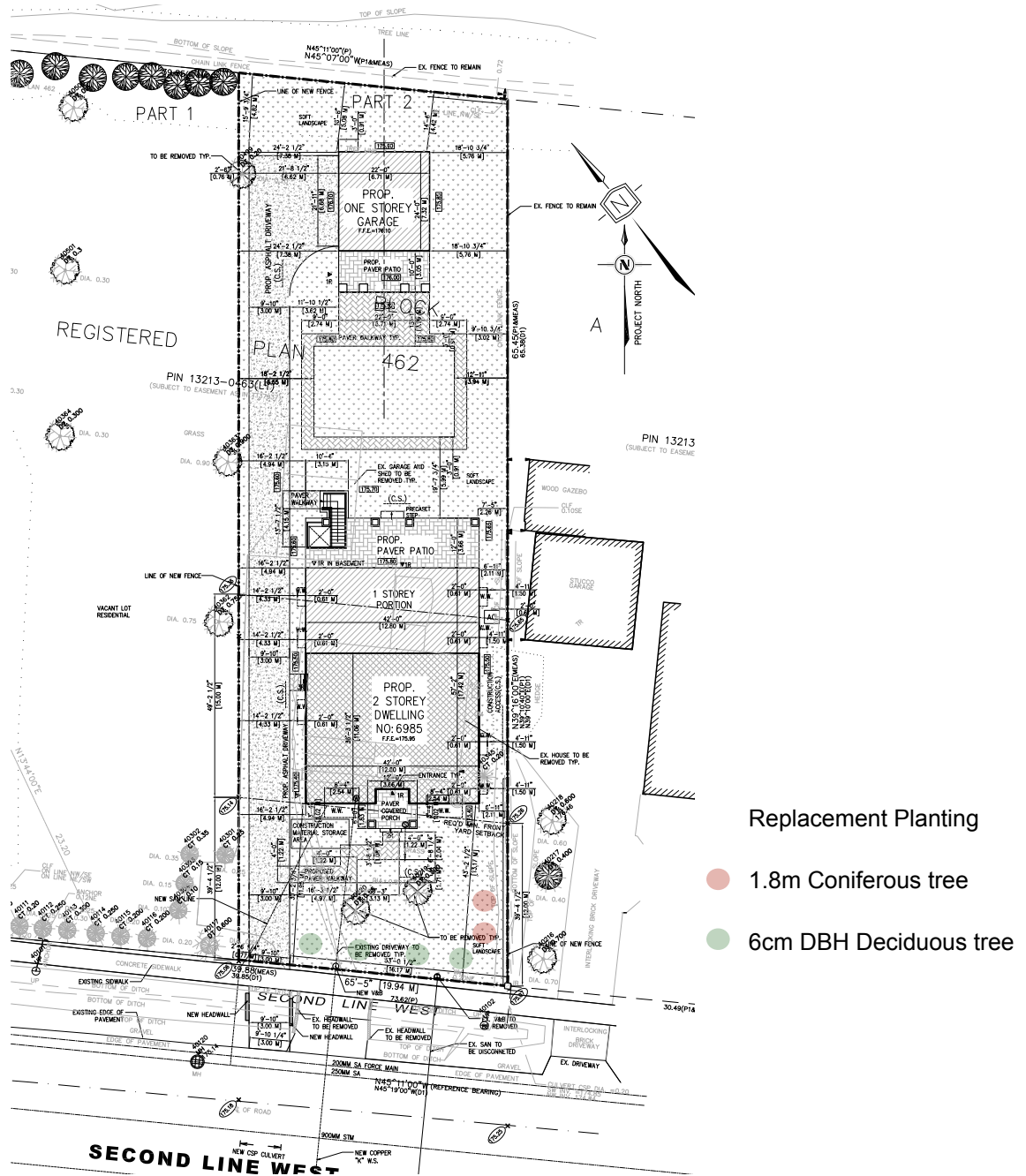


Figure 6: Proposed Site Plan 6985 Second Line West

Figure 7:
Proposed
Front &
Rear
Elevation:
6985
Second
Line W

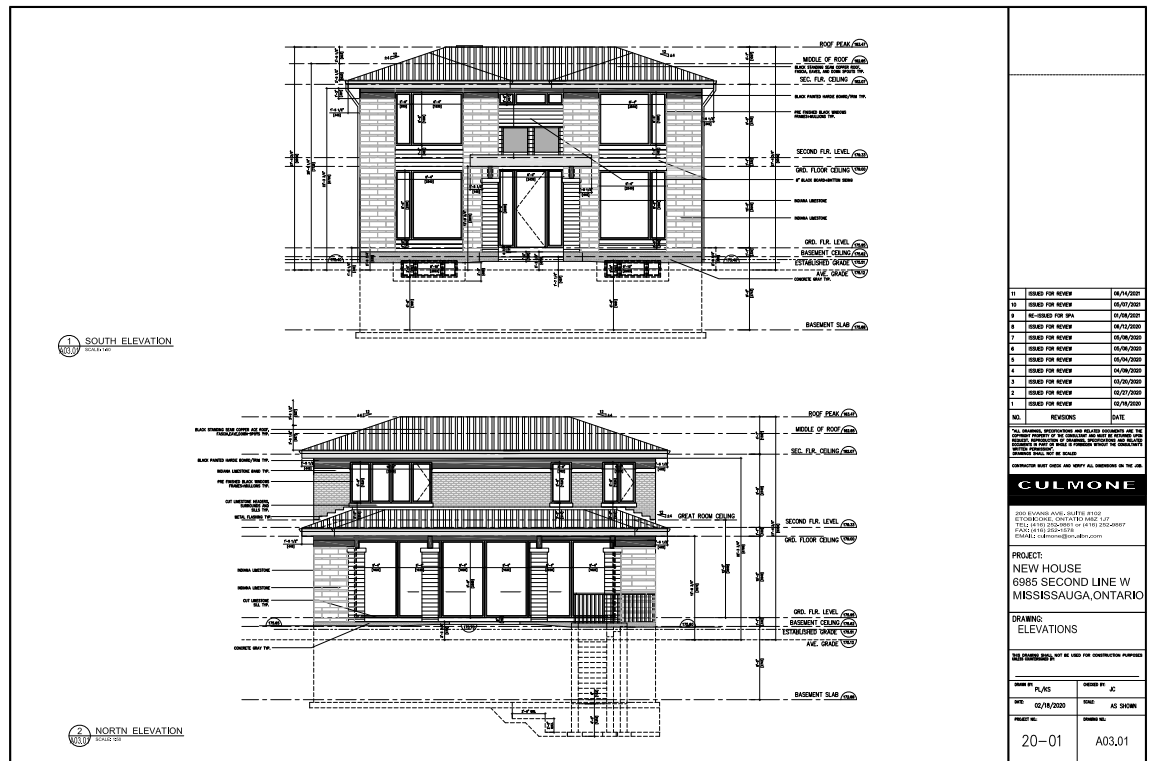


Figure 8: Architect rendering, 6985 Second Line W

The proposal for 6985 Second Line West is the construction of a new single family detached dwelling. 6985 Second Line West is designed in a "Contemporary Style". Wedged between

the historical Meadowvale Village community to the north and the more current community character to the south, this house has been designed to transition to a more contemporary style yet compliment the traditional styles featured in Meadowvale village by incorporating traditional elements and utilizing natural materials. These cladding materials include stone, brick, standing seam metal roofing and wood trim accents.³

³ John Culmone, Architect

Proposal - 6989 Second Line West

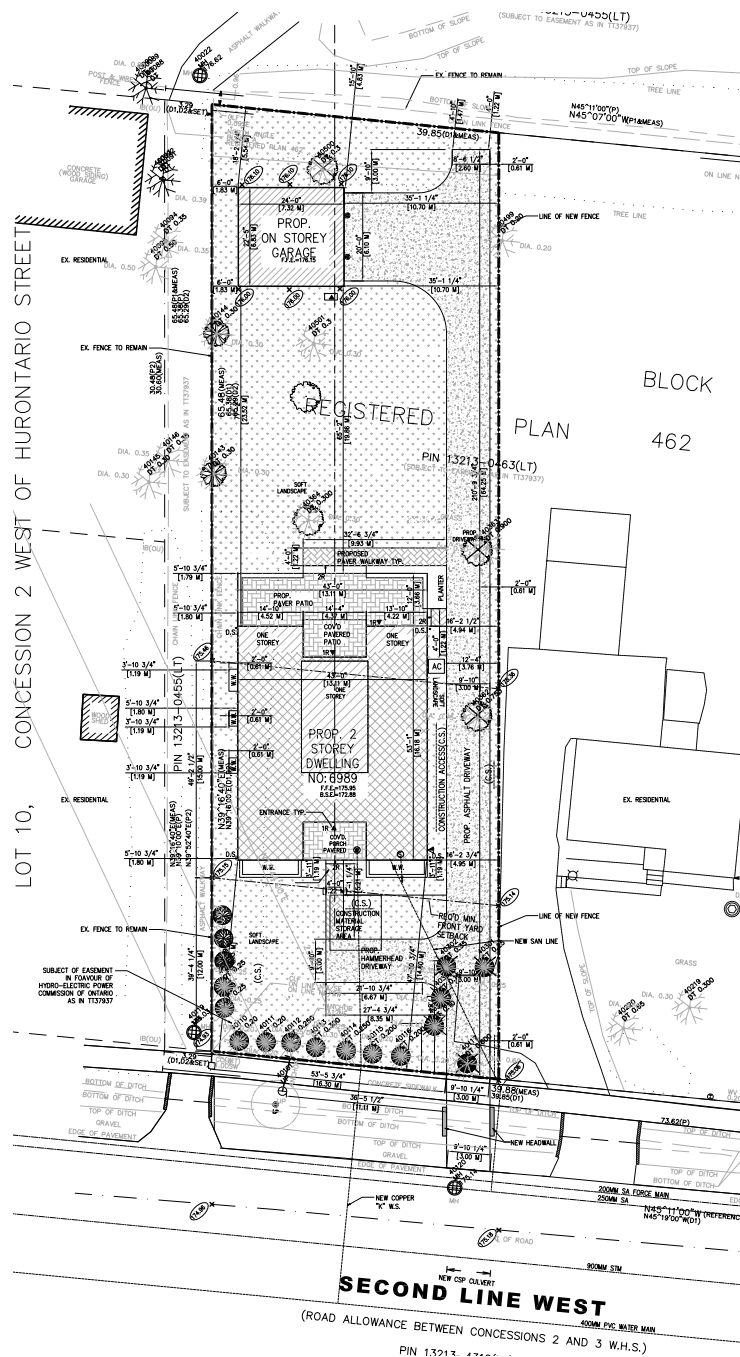


Figure 9: Proposed Site Plan, 6989 Second Line W



Figure 10: Proposed Front Elevation, 6989 Second Line West

Figure 11: Architect rendering, 6989 Second Line West



The proposal for 6989 Second Line West is the construction of a single family detached dwelling. 6989 Second Line West is designed in the “Modern Farmhouse Style”. It is designed to replicate the proportions and geometry of an old farmhouse style but with less ornamentation and detail. The exterior building cladding materials are composed of natural materials including natural stone, board and batten vertical siding, partial standing seam metal roof and wood trim accents.⁴

Excerpts from Heritage Conservation District Plan

The subject properties about the Meadowvale Conservation District, and are subject to the policies contained within it. Part 3, Policy 19 indicates that “Council will consider the impact of proposed changes to properties adjacent to the HCD boundary and will ensure appropriate mitigative measures are in place to minimize adverse impact to the HCD heritage character.”⁵ As such, in this instance, we can apply the criteria listed in Policy 5, objectives of the HCD plan to guide the conservation and change within the district.

a) Maintain and enhance the distinct heritage character of the HCD with emphasis on the following characteristics:

- a) Narrow rural-like roads;*
- b) Any additional new sidewalks may be installed where required to meet accessibility needs, as appropriate;*
- c) Minimal street signage;*
- d) Varied set-back of built form;*
- e) Varied lot size reflecting the retention of the established mid nineteenth century lotting pattern;*
- f) Small buildings of a modest scale and design on large lots;*
- g) Retention all heritage attributes within the HCD and those listed for each individual property;*
- h) Varied, open relationship from one property to another;*
- i) Transparent, or open views, while retaining large diameter trees, from the streetscape to buildings*

⁴ John Culmone, Architect

⁵ Meadowvale village Heritage Conservation District Plan, 2014

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- j) *Retention the original topography;*
 - k) *Mill remnants (foundations, earthworks, former water-ways);*
 - l) *Modest residential landscaping of a rural character*
- B) preserve buildings of historic association and building features and ensure new designs contribute to the HCD's heritage character;*
- C) ensure changes enhance the HCD character;*
- D) encourage ongoing maintenance and protection of properties; and*
- E) involve area residents, property owners, and interested individuals in the ongoing evolution of the HCD.⁶*

⁶ Meadowvale Heritage Conservation District Plan, 2014

Compliance with Heritage District Conservation Plan

Table 1: Compliance with HCD, Section 4.2.4 Guidelines for Substantive Alteration: New Structures

HCD Plan Section	Compliance (yes/no)	Compliance (yes/no)	Comments
	6985	6889	
4.2.4.1 Scale and Location	Yes	Yes	Both homes have been redesigned to reduce the scale. Both homes are oriented so the front of the homes face to street. Front and side yard setbacks to the homes comply with the zoning bylaw. The garages for both homes are fully detached, located to the rear of the home and will not be visible from the street. The foundation of the homes visible at the front is very minimal.
4.2.4.2 Style	Yes	Yes	The proposed homes are appropriate in scale to the properties. Although the homes are more modern in style than other homes in the immediate area, the colours and materials used respect the surrounding historical district. The proposed two car garages are located in the rear yard, and are designed to compliment the proposed homes and act as utilitarian storage / parking garages.
4.2.4.3 Roofline	Yes	Yes	Both roofs are sloped and will exceed and angle of 15%
4.2.2.4 Windows and Shutters	No	No	Wooden framed windows will not be used on the front facades of the home, as metal framed windows lend themselves better to the overall style of the homes. However, the homes are setback significantly from the street and mature landscaping will be maintained as much as possible, as such, the material of the windows will be screened from the street and overall not pose an impact on the neighbourhood. No shutters will be incorporated in to the design.

4.2.4.5 Cladding	Yes & No	Yes & No	The exterior cladding for both homes will be primarily Indiana limestone, with accents of wooden board and batten siding used vertically on 6989 and horizontally on 6985. Again, the homes are setback significantly from the street and mature landscaping will be maintained as much as possible, as such, the material of the windows will be screened from the street and overall not pose an impact on the neighbourhood.
4.2.4.6 Topography	N/A		The topography of the properties will not be altered in any major way. The lots are both relatively flat and will be maintained. Efforts have been made to retain as much vegetation and as many trees as possible and replacement trees will be planed for any trees that are removed.

The subject properties are adjacent to Meadowvale Hall, situated at 6970 Second Line West. Meadowvale Hall is listed as inventory item #13 on the City's Heritage Registry.

The building marks the site of the original schoolhouse built in 1851. A medium pitched gable roof covers the single storey, rectangular structure with rear tail, with returns on the eaves. The stone foundation supports a frame structure, while the front section is sheathed in board & batten, the rear in clapboard. An arcade of ellipses constitutes the frieze on the front section. The front gable end has a simple door flanked by two four over four, double hung sash windows. On the south side of the front section, there are seven bays of six over six double hung sash and four bays on the north, with similar pane configuration. There are five bays of sash at the rear. The chimney was originally external, but was later covered by the addition. The moldings are simple and the exterior has been changed very little, if at all. The interior was upgraded with modern plumbing, a new subfloor structure and flooring circa 1995. Heritage Attributes: - The location, size, shape and form of the schoolhouse that reflects its public use. - The wood board and batten materials and wood windows - Its location within the lot with high visibility to Second Line West and the open green yards to the north and south Statement of Significance: The building that exists today at 6970 Second Line West, was built in 1871 as the second village school building, having

replaced the original 1851 schoolhouse. Known today as the Meadowvale Village Hall, the property has historical significance as it was the only local public school from 1851 to circa 1959. The historical significance continued as the schoolhouse was converted to the Village Hall, used by the community to the present. The structure has architectural significance as it is distinct within the Village HCD and is representative of a one room schoolhouse of the late nineteenth century. Its context is significant as the location has been host to community events for over 100 years with its open green space around the building and high visibility to the streetscape.⁷

Table 2: Impact Analysis against Meadowvale Hall

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	None	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	Not required
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required
Removal of natural heritage features, including trees	None	Not required
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

⁷ City of Mississauga

Streetscapes

Figure 12: Existing Streetscape



Figure 13: Proposed Streetscape



Mitigation Measures

The subject properties are located on the fringe of the boundary of the Meadowvale Village HCD. Situated across the street from the subject properties is Meadowvale Village Hall, a building of architectural significance.

Mitigation measures, outlined in the table below, have been considered to ensure the heritage resources of the adjacent property and the conservation district are not negatively impacted.

Table 3: Mitigation Measures

Potential Impact	Identified Impact	Mitigation
Destruction of any, or part of any, significant heritage attributes or features	N/A	Not required
Alteration that is not sympathetic, or is incompatible with the historic fabric and appearance	None	Not required
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	None	Not required
A change in land use where the change in use negates the property's cultural heritage value	N/A	Not required
Removal of natural heritage features, including trees	None	Not required
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature, or plantings, such as a garden	None	Not required
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	None	Not required
Land disturbances such as change in grade that alter soils, and drainage patterns that adversely affect cultural heritage resources.	None	Not required

Mitigation methods recommended by The Guide to Cultural Heritage Resources in the Land Use Planning Process are identified in Table 2. As both properties are currently vacant, no negative impacts have been identified and as such are not applicable or not required. Further, we have reviewed the report and have compiled Table 3, outlined below, contains further considerations that have been incorporated to avoid or limit the impacts of the proposed development.

Table 4: Additional Mitigation Measures

Strategy	Mitigation Measure
Vegetation screening, fencing	<p>The existing mature trees at 6989 Second Line West between the subject properties and the street will be maintained.</p> <p>The proposal for 6985 Second Line West is the planting of 2, 1.8m tall coniferous trees at the front on east property boundary and 4, 6cm DBH deciduous trees on the street frontage to provide screening.</p>
Buffers	See above
Site Lines	The development of the properties meet the required front yard setbacks and will not impact any site lines.
Facade treatment	Subdued / muted colours have been chosen so as not to provide a 'stark' contrast to adjacent buildings

Conclusions, Recommendations

The single family dwellings proposed for the subject properties, with the recommended mitigation measures, will minimize the impact on the adjacent Heritage Conservation District. Mitigation measures, as noted above, have been considered and no further action is required.

ABOUT THE AUTHOR

William Oughtred of W.E. Oughtred & Associates Inc., is a development and land use consultant who has been practicing in the Mississauga and GTA area for over 30 years. Mr. Oughtred has a Bachelor of Arts from McMaster University. Mr. Oughtred is well versed in both Planning and building procedures and the City of Mississauga Zoning By-law and Official Plan.

Mr. Oughtred specializes in infill development projects. His extensive experience has afforded him the opportunity to see the City evolve and be at the forefront of growing trends

and patterns in land development in Mississauga. He consults regularly on both heritage and urban design for infill projects.

Heritage Impact Statements and Assessments have been completed for many properties in Mississauga, including, but not limited to the properties listed below.

- ❖ 167 Lakeshore Road West
- ❖ 965 Whittier Crescent
- ❖ 1503 Petrie Way
- ❖ 1470 Pinetree Way
- ❖ 2375 Mississauga Road
- ❖ 943 Whittier Crescent
- ❖ 2417 Mississauga Road
- ❖ 1641 Blythe Road

REFERENCES

www5.mississauga.ca/pdfs/Cultural_Landscape_Inventory_Jan05.pdf

<https://www.mississauga.ca/portal/services/property>

Historic_properties.ca

google.com

Ministry of Tourism & Sport, Guide to Cultural Heritage Resources in the Land Use Planning Process

Meadowvale Village Heritage District Conservation Plan