

City of Mississauga
Corporate Report



<p>Date: February 18, 2022</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: March 8, 2022</p>

Subject

Request to Alter a Heritage Designated Property: 7053 Pond Street (Ward 11)

Recommendation

That the request to add four new windows to a designated heritage property: 7053 Pond Street as per the Corporate Report dated February 18, 2022 from the Commissioner of Community Services, be approved.

Executive Summary

- The property is designated under Part V of the *Ontario Heritage Act*. Alterations to designated properties requires a heritage permit.
- The property owner is seeking to build a new detached garage on the property.
- The proposed garage is a one and half storey, facing Pond Street. It is a new build, as there was no prior garage on the property.
- The proposed garage meets the policies for a new build outlined in the Meadowvale Heritage District Conservation Plan.

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 owner of the subject property proposes a new garage for the property. Submitted drawings for the proposed garage are in Appendix 1. The garage is a new build, as the former coach house for the Apple Tree Inn was located on the now adjacent property and was demolished in the 1990s. The new garage is a one and a half storey structure with a sloped roof, dormer and is proposed to be finished in board and batten. A thorough description of the garage and its impact to the property and village are within the corresponding HIA (Appendix 2). Upon receiving the HIA, Heritage Planning staff asked for further justification on the pergola, which was provide as a supplement addendum to the HIA (Appendix 3). It is the opinion of Heritage staff that the garage is located in the best location on the property for a garage. Staff note that the impacts to the property and village are extremely minor in nature, that the proposed garage meets the criteria of the MVHCD and that it compliments the Apple Tree Inn.

Financial Impact

There are no financial impacts resulting from the Recommendations in this report.

Conclusion

The property owner has applied to build a new garage on the property of the Apple Tree Inn. The proposal conforms with the Meadowvale Village HCD character and should therefore be approved.

Attachments

- Appendix 1: Drawings
- Appendix 2: Heritage Impact Assessment
- Appendix 3: HIA addendum



Jodi Robillos, Commissioner of Community Services

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