

# City of Mississauga Corporate Report



Date: September 22, 2022

To: Chair and Members of Heritage Advisory Committee

From: Jodi Robillos, Commissioner of Community Services

Originator's files:

Meeting date:  
November 1, 2022

## Subject

**Request to Alter a Designated Heritage Property: 831 Sunningdale Bend (Ward 2)**

## Recommendation

That the request to alter the property at 831 Sunningdale Bend (Ward 2), as per the Corporate Report from the Commissioner of Community Services, dated September 22, 2022, be approved.

## Executive Summary

- The subject property is designated under Part IV of the Ontario Heritage Act.
- The current property owner proposes to retrofit fourteen sash windows and install new French doors at the rear.
- The proposal is "like for like," same materials and same style, except that the two-over-two windows would be replaced with two-over-one windows to create a more consistent appearance.
- Distinct window styles usually help to communicate the evolution of the house but in this case they do not.
- The proposal is sympathetic to the character of the house and will make it more functional so should therefore be approved.

## Background

Council designated the subject property under the Ontario Heritage Act in 2008. As per Section 33 of the Ontario Heritage Act, permission from Council is required to alter properties designated under Part IV of the Act.

## Comments

The house at the subject property was built in phases over the late nineteenth and early twentieth centuries. Board 'n batten siding and matching roof pitches were employed in attempt to unify the overall appearance. The window styles do not strictly correlate with the three phases. The windows include one-over-one, two-over-two and two-over-one sash windows.

The property owner proposes to retrofit fourteen of these windows and replace three non-original windows at the rear with French doors. All of the new sashes would “like for like,” i.e. same style, same material, save for the two-over-two windows, which would be two-over-one windows in a further attempt to create a more consistent look. The doors would provide more functionality to the home and are not visible from the public realm. The proposal is attached as Appendix 1.

Restoration is not feasible at this time and most of the windows are not operable therefore posing a safety hazard to some degree. The proposal is in keeping with the character of the house and will make it more functional for the current residents; it should therefore be approved.

## Financial Impact

There are no financial implications resulting from the recommendation of this report.

## Conclusion

The property owner proposes to retrofit fourteen sash windows and install French doors where non-original windows currently exist. The proposal is in keeping with the overall heritage character of the home and the needs of the current residents. As such, it should be approved.

## Attachments

Appendix 1: Proposal



Jodi Robillos, Commissioner of Community Services

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