

City of Mississauga Corporate Report



Date: August 10, 2022 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: September 6, 2022

Subject

Request to Alter a Designated Heritage Property, 1695 The Collegeway (Ward 8)

Recommendation

That the request to alter the property at 1695 The Collegeway, as per the report from the Commissioner of Community Services, dated August 10, 2022, be approved.

Executive Summary

- The subject property is designated under Part IV of the Ontario Heritage Act.
- The owner proposes to replace all of the windows with fibreglass replicas.
- The proposed replica looks similar to windows made of the preferred traditional material of wood.
- Since windows are not specified in the heritage designation by-law, and the proposed windows are a reasonable replica, they should be approved with the caveat that restoration still be considered rather than replacement for any original windows.

Background

Council designated the subject 1920s property under Part IV of the Ontario Heritage Act in 1985. (The designation by-law is attached as Appendix 1.) 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 property owner proposes to replace all of the windows on the main house and carriage house with fibreglass windows replicating the original 1920s look. Photos of the existing window opening types are attached as Appendix 2. The proposed windows are Marvin Infinity windows.

See the product specifications attached as Appendix 3 with notations about which window formats apply. Fibreglass is proposed rather than traditional wood to “reduce [...] maintenance” and “extend the life” of the replacement. A video outlining the window product is available here: <https://www.youtube.com/watch?v=Hw1ds0phl0Q>. Any original wood windows should be restored rather than replaced. (See attached tip sheet from the U.S. National Trust for Historic Preservation, Appendix 4). As the windows are not mentioned in the heritage designation by-law and the specific proposed fibreglass replacement windows are a decent replica, the proposal should be approved with the caveat that restoration of any original windows be considered.

Financial Impact

There are no financial implications resulting from the recommendations in this report. A matching heritage designated property grant has been approved for this property to install replica wood windows (account 21133). Fibreglass windows are not eligible for the grant program as it is not an original material. As such, if the proposed work is carried out in fibreglass, additional grant funding may become available for another project.

Conclusion

The property owner wishes to install fiberglass replica windows to replace all windows on the main house and carriage house at the subject property. Fibreglass is not a traditional material and the owner is encouraged to restore rather than replace any original windows. However, since the windows are not specifically outlined in the heritage designation by-law, and the replacement is a reasonable replica, the proposal should be approved.

Attachments

- Appendix 1: Heritage Designation By-law
- Appendix 2: Photos of Existing Windows
- Appendix 3: Proposed Window Specifications
- Appendix 4: Historic Wood Windows Tip Sheet, U.S. National Trust for Historic Preservation



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner