

City of Mississauga  
**Memorandum**



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Date: July 12, 2022  
To: Chair and Members of Meadowvale Village HCD Subcommittee.  
From: John Dunlop, Manager of Heritage Planning & Indigenous relations  
Meeting date: August 9, 2022  
Subject: **Request to Alter 7004 Second Line West**

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**Recommendation:**

That the memorandum from John Dunlop, Manager, Heritage Planning and Indigenous Relations, entitled "Request to Alter 7004 Second Line West", dated July 12, 2022, be approved.

**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 property owner is proposing a second unit in the basement of the house. This would include a new walk out stair and entranceway attached to the basement and the addition of two parking spots to the right of the garage.

The basement entrance way would be located on the north side of the property with a door matching the existing front door (See Appendix 1). The proposed stairs will slant westwards away from the Second Line West. The two additional parking spots will be gravel and within the property boundary. All three alterations constitute substantive alterations under the HCD plan. Staff have met with, discussed these alterations with the property owner, and encouraged an expansion of the existing driveway as to reduce any potential street parking. Staff note that the basement walkout would have a minimal impact to the character of the property and village and that the proposal is in keeping with recent Provincial policies encouraging increased housing options. Combined, the alterations are a minimal impact to the property and village.

**Conclusion:**

The property owner has applied to add a new walk out stair and entranceway to the north side of the house as well as two additional parking spots. The proposal conforms with the Meadowvale Village HCD character and should therefore be approved.

**Attachments**

Appendix 1: Site Plan

Prepared by: Andrew Douglas, Heritage Analyst, Heritage Planning