

Heritage Impact Assessment: Conformity with Heritage Conservation District Plan

**Residence - Addition
1050 Old Derry Road,
Mississauga (Meadowvale), Ontario**



Prepared for:

The Property Owner

Prepared By:

Vincent J. Santamaura, Architect Inc.
23 November 2023
Project No. 2023-31



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1.0 Executive Summary

The Property Owner and his family live at 1050 Old Derry Rd, E Part of Lot 10, Concession 3, WHS, City of Mississauga, Regional Municipality of Peel, Ontario. The property is located on the south side of Old Derry Rd east of Old Mill Lane and west of Pond Street. The Property Owner wishes to renovate the home to meet their living needs. They propose interior alterations and a one storey exterior addition to the rear.

The property at 1050 Old Derry Rd is located within the Meadowvale Village Heritage Conservation District (MVHCD). As the property is located within the MVHCD, a Heritage Impact Assessment (HIA) is required to be performed to establish whether the proposed addition is in compliance with the MVHCD Plan's policies and guidelines for building additions within the MVHCD.

The Property Owner has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's compliance with the MVHCD Plan. The HIA performs a review of the proposed design against the policies and guidelines listed in the MVHCD.

Following its review and analysis, Vincent J. Santamaura, Architect Inc., CAHP presents the following Recommendations regarding the compliance of the proposed design with the Meadowvale Village Heritage Conservation District Plan:

With respect to the proposed Addition to the Home at 1050 Old Derry Road, it is recommended that:

- 1) The Addition to the Home is in general compliance with the Objectives and Guidelines of the Meadowvale Village Heritage Conservation District Plan;
- 2) The Addition to the Home does not negatively impact the Heritage character of the Meadowvale Village Heritage Conservation District Plan;
- 3) The Addition to the Home be approved.

2.0 Introduction

2.1 Overview

The Property Owner and his family live at 1050 Old Derry Rd, E Part of Lot 10, Concession 3, City of Mississauga, Regional Municipality of Peel, Ontario. The property is located on the south side of Old Derry Rd., east of Old Mill Lane and west of Pond Street. It has an area of approximately 0.105 ha. (0.259ac.). It's northerly frontage along Old Derry Rd. is approximately 36.26m and has a southerly depth of approximately 38.37m along the eastern property line and 39.65m along the western property line. The property has existing single detached residential lots on its north, and east sides: an auto repair/service garage to the west, and backs onto Heritage Trail Park (formerly Old Ridge Park) to the south.

The family wishes to renovate the home to meet their increased living needs. They propose interior alterations and an exterior addition at the rear.

The property at 1050 Old Derry Rd is located within the Meadowvale Village Heritage Conservation District (MVHCD). As the property is located within the MVHCD, a Heritage Impact Assessment (HIA) is required to be performed to establish whether the proposed addition is in compliance with the MVHCD Plan's policies and guidelines for building additions within the MVHCD.

The Property Owner has retained Vincent J. Santamaura, Architect Inc., CAHP to prepare a scoped Heritage Impact Assessment to assess the proposed work's compliance with the MVHCD Plan.

2.2 Associated Documents

This Heritage Impact Assessment (HIA) has been prepared with regard to the following governing documents:

- Provincial Policy Statement,
- *The Ontario Heritage Act, R.S.O. 1990, c.o.18*
- Credit Valley Conservation Authority
- Region of Peel Official Plan 2022
- The City of Mississauga Official Plan, 2015 (2023 Consolidation),
- City of Mississauga, Zoning By-law 0225-2007, as amended
- City of Mississauga, Meadowvale Village Heritage Conservation District Plan, 2014,
- City of Mississauga, Heritage Impact Assessments Terms of Reference, 2017,
- The Ontario Building Code 2012.

As a scoped HIA, the report will focus solely on the Policies and Guidelines in the Meadowvale Village Heritage Conservation District Plan.

3.0 Present Owner Contact Information:

The Property Owner
1050 Old Derry Road,
Mississauga (Meadowvale), ON.
L5W 1A1

Site Documentation

4.1 Site Inventory

4.1.1 Site Location – 1050 Old Derry Road

The Home is located in the centre of the old village of Meadowvale Village on the south side of Old Derry Road. The lot dates back to the mid 1850's and the early fabric of the village, while the home, itself, was built in the 1940's.

The property has an area of approximately 0.105 ha. (0.259ac.). It's northerly frontage along Old Derry Rd. is approximately 36.26m and has a southerly depth of approximately 38.37m along the eastern property line and 39.65m along the western property line.

The buildings on the site consist of a one storey single detached residential home. The property has existing single detached residential lots on its north, and east sides: an auto repair/service garage to the west, and backs onto Heritage Trail Park (formerly Old Ridge Park) to the south. It is screened from the street by mature coniferous and deciduous trees.



4.1.1.A - Aerial Photograph - Context



4.1.1.B - Aerial Photograph - Property

4.1.2 Site Identification:

The parcel of land is defined as:

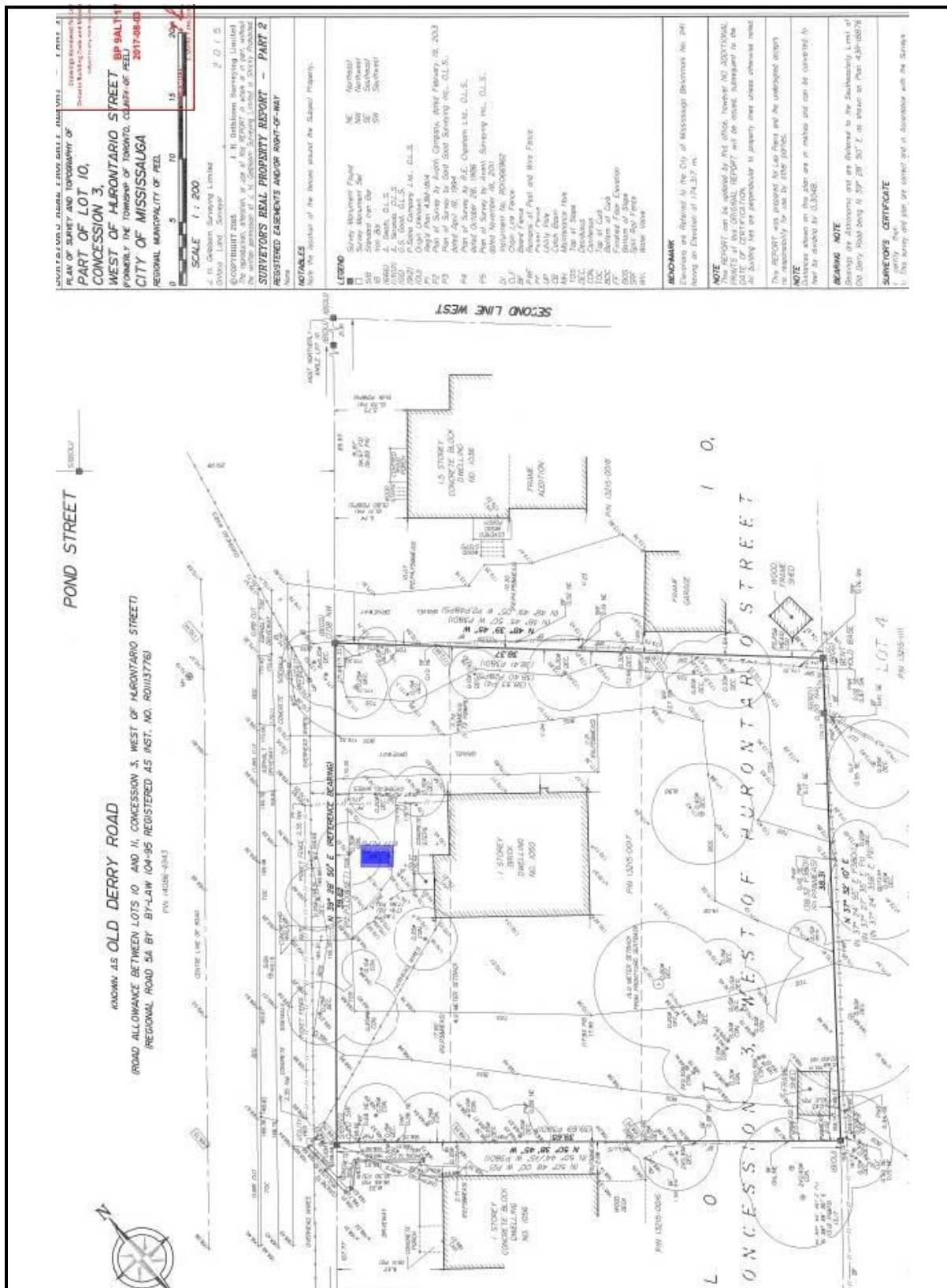
E Part of Lot 10, Concession 3,
EHS,
City of Mississauga,
Regional Municipality of Peel.

The lot is addressed as:

1050 Old Derry Road

Tax Roll Number:

05-04-0-098-23600-0000



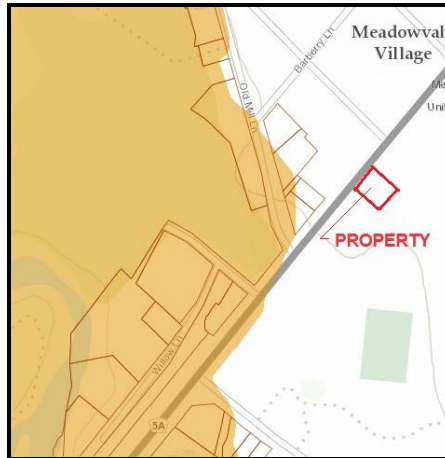
4.1.2.A - Survey – Topographical

4.1.3 Current Applicable Designations:

The Legislation and Authorities having jurisdiction below may override Heritage concerns and recommendations included in this Heritage Impact Assessment. The lot is currently designated as follows:

4.1.3.1 Credit Valley Conservation Authority

a. Non-Regulated Area



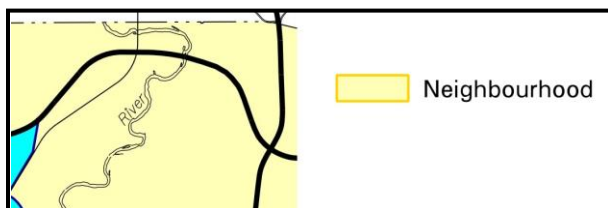
4.1.3.2 Region of Peel Official Plan 2022:

b. Urban System



4.1.3.3 Mississauga Official Plan

▪ Neighbourhood



4.1.3.4 City of Mississauga Zoning By-Law 0225-2007

c. R1-32 – Residential 1 except. 32



4.1.3.5 Heritage Designations:

4.1.3.5.1 City of Mississauga Heritage Inventory:

1050 Old Derry Road– Not Listed;

4.1.3.5.2 Meadowvale Village Heritage Conservation District Plan - 2014:

1050 Old Derry Road – included

4.1.4 Site Access

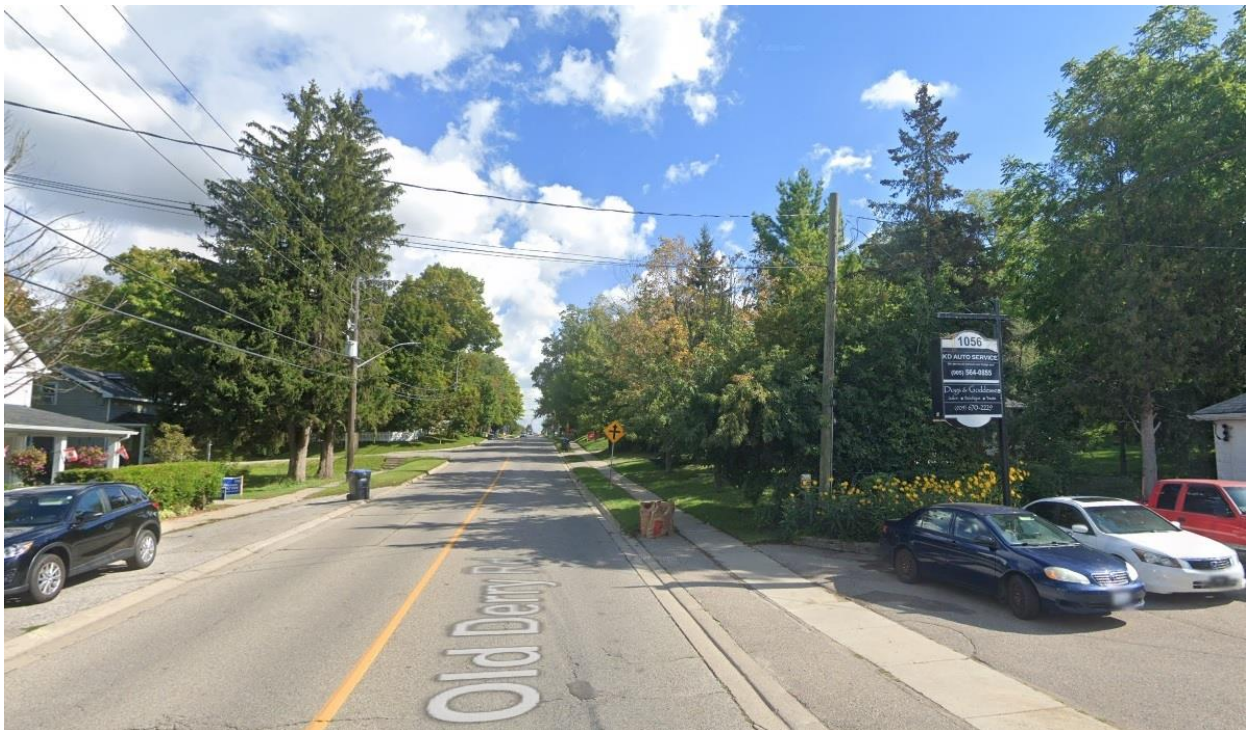
The property addresses Old Derry Rd. Old Derry Rd. east-west through Meadowvale Village before crossing the Credit River. The home sits approximately 7.70m back from the street line. It is aligned more or less with its neighbouring homes' front walls. It has an existing east side yard setback of 11.21m and a westerly one of 17.80m. An existing, single width, asphalt driveway leads the north side of the home to a parking space beside the home.



4.1.4.A - Driveway Access



4.1.4.B - Approach from the east



4.1.4.C - Approach from the north to south

4.1.5 Existing Buildings & Structures

The buildings on the property at 1050 Old Derry Rd. consist of a one storey residence with its principal façade facing north, facing the street.

4.1.5.1 The Home

The home is a one storey dwelling with a basement and no garage. It is of wood frame construction clad with masonry with an asphalt shingled, wood framed roof. The front entrance has an uncovered stoop. Windows are generous in size.

The ground floor plan has a kitchen at the front with a dining room behind. A living room is located beside the kitchen to the east with 2 bedrooms to the rear. A bathroom room is centrally located in the floor plan. A basement is located below the ground floor. It has a Recreation Room, Guest bedroom, Laundry and furnace room.

The ground floor overall dimensions 9.75m wide x 11.14m deep (32'0" x 36'-5"). The existing ground floor area of the home is 99.00m² (1065 sf).



4.1.5.1.A - Existing East (Front) Elevation



4.1.5.1.B – View from Northeast



4.1.5.1.C – Existing North (Left) Elevation



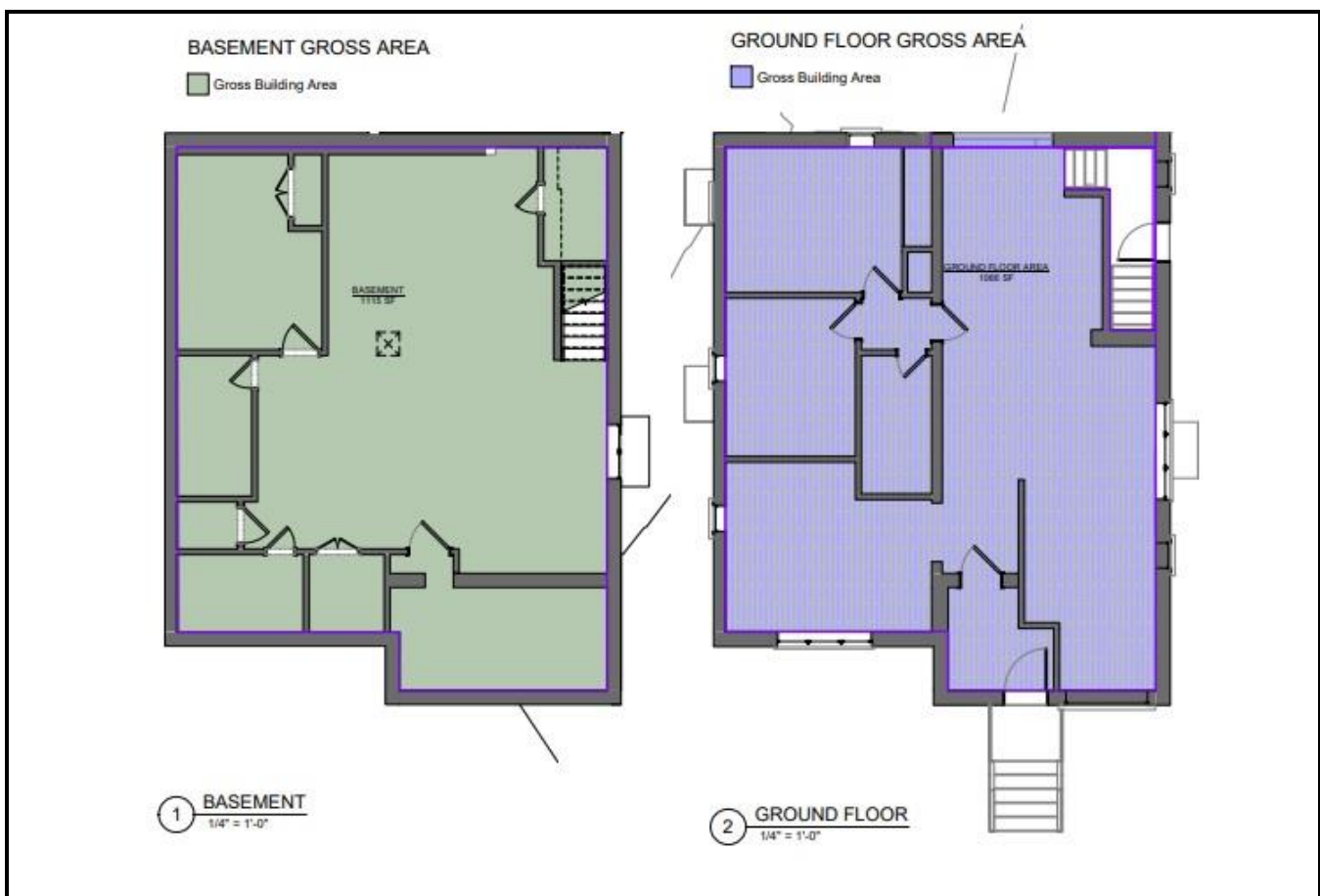
4.1.5.1.D - Existing South (Rear) Elevation



4.1.5.E – Existing view from Southwest



4.1.5.F – Existing West Elevation



4.1.5.1.G - Existing Floor Plans

5.0 Proposal Description

5.1 Scope of Work:

The Property Owner and family have lived in Meadowvale Village for some time. They like the area, but need space for their growing family. The modern-day living requirements of the family require an updating of the building to meet their needs. The Property Owner has retained QBS Architects Inc. to prepare the design and drawings.

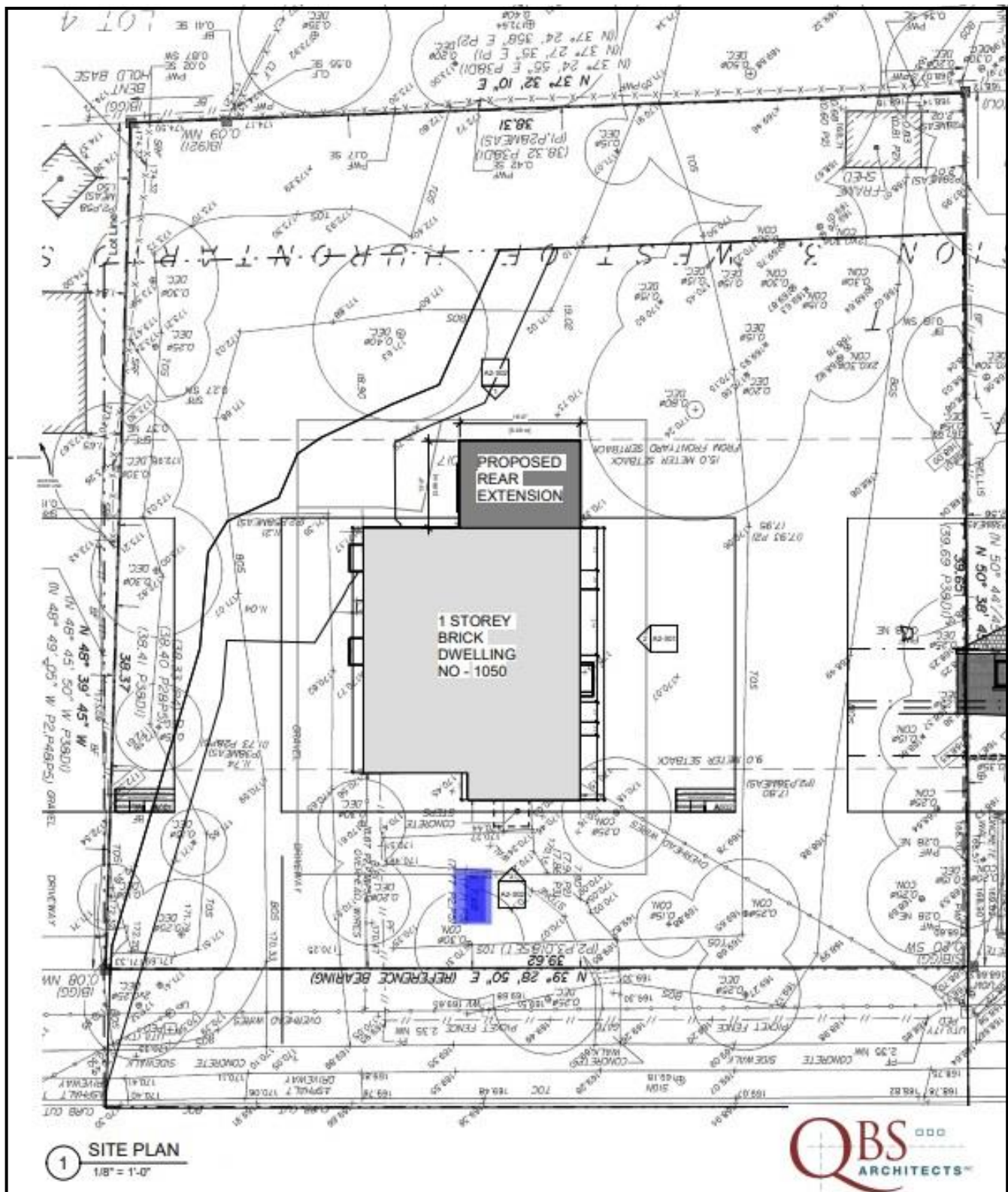
Space programming goals are to:

- Refinish the ground floor;
- Add a Dining Room;
- Upgrade the plumbing and mechanical facilities;
- Follow the Meadowvale Village HCD Plan and, specifically, the guidelines for Substantial Alterations.

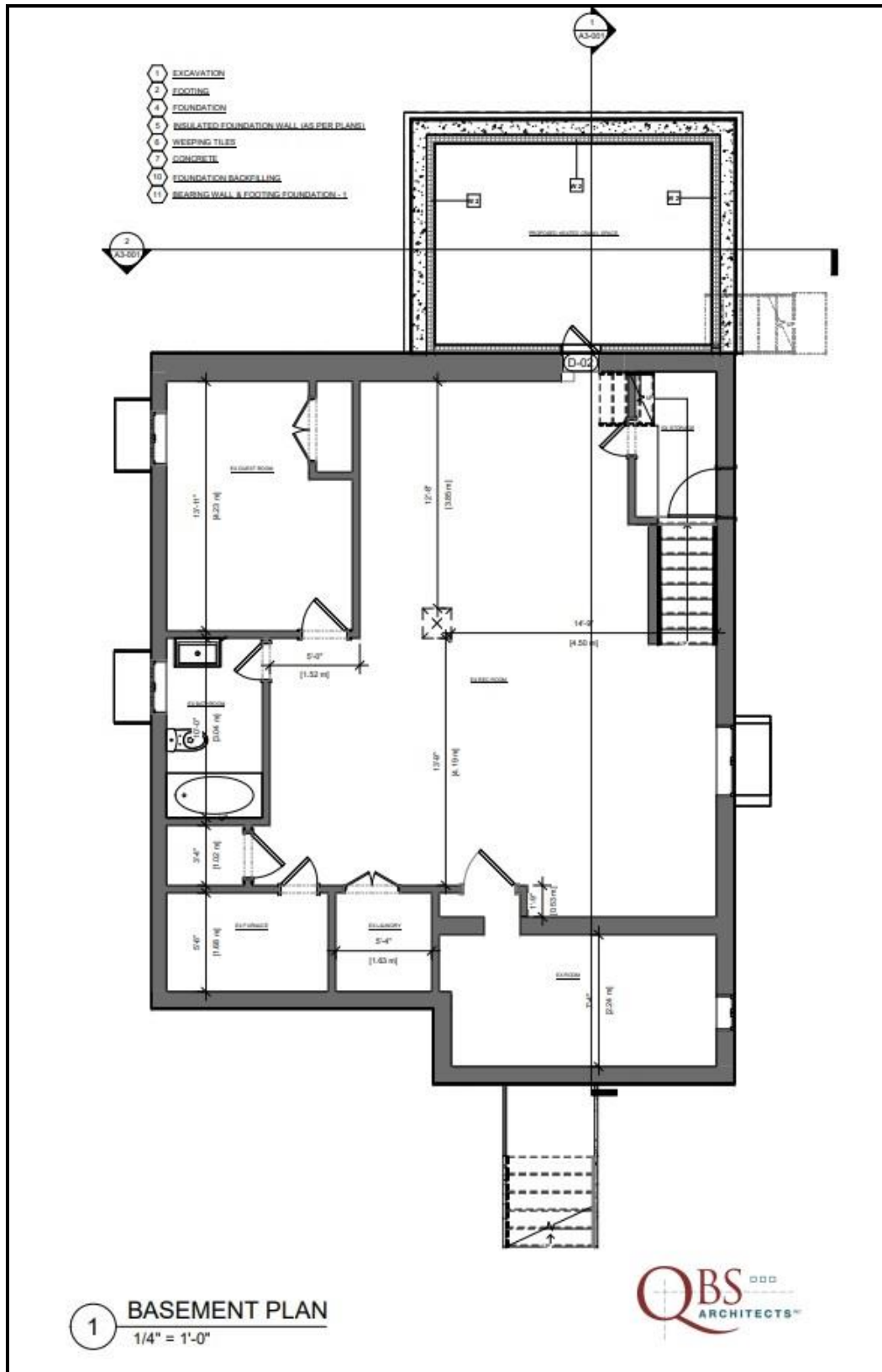
The design solution begins by proposing the demolition of part of the existing, non-original, rear deck. A one storey addition with the dimensions of 3.99m wide x 5.49m deep is proposed across part of the rear of the home. There are no changes to the existing front yard or side yard setbacks. The addition covers approximately half of the width of the house at the rear, and is located so as to be a dining room as an extension of the living spaces behind the kitchen. All existing windows remain unchanged. Only the rear patio door is proposed to be removed to permit access into the new dining room. The addition proposes a patio door to the east, two windows to the south and a window to the west. 2 small skylights are proposed on the addition roof to permit light into the existing home.

The new massing of the addition is proposed to be in keeping with the existing structure. A hipped roof is proposed for the new addition which will marry into the existing roof and have a ridge at a much lower height than the existing ridge line of the home. The addition will be largely not visible from the street. Given the small nature of the addition and the existing asymmetry of the ground floor plan, the lining up of the west wall of the addition with the existing side wall of the home is in keeping with the original design intent of the home.

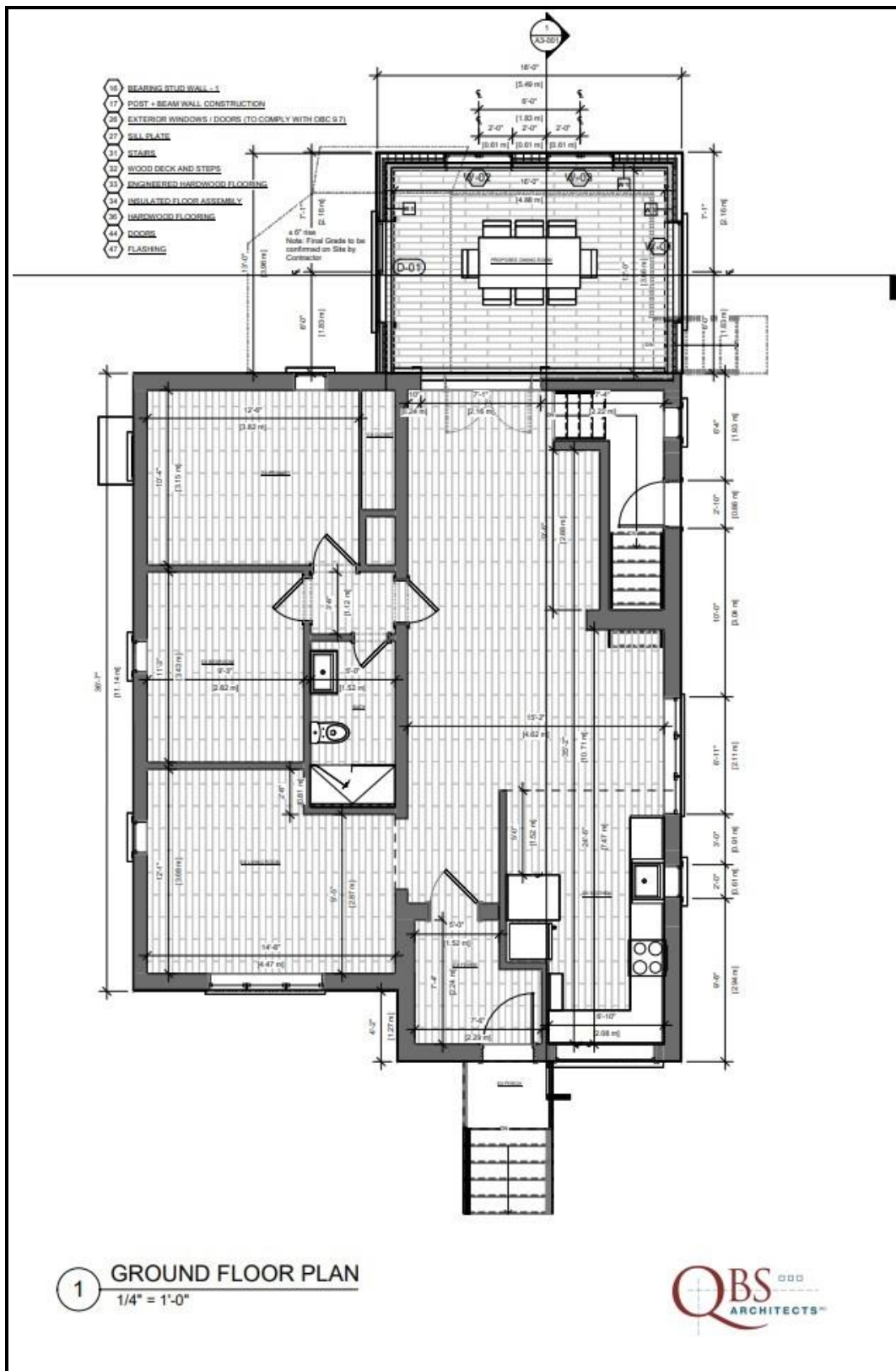
For larger drawings, refer to the Architectural Drawings package submitted with the application.



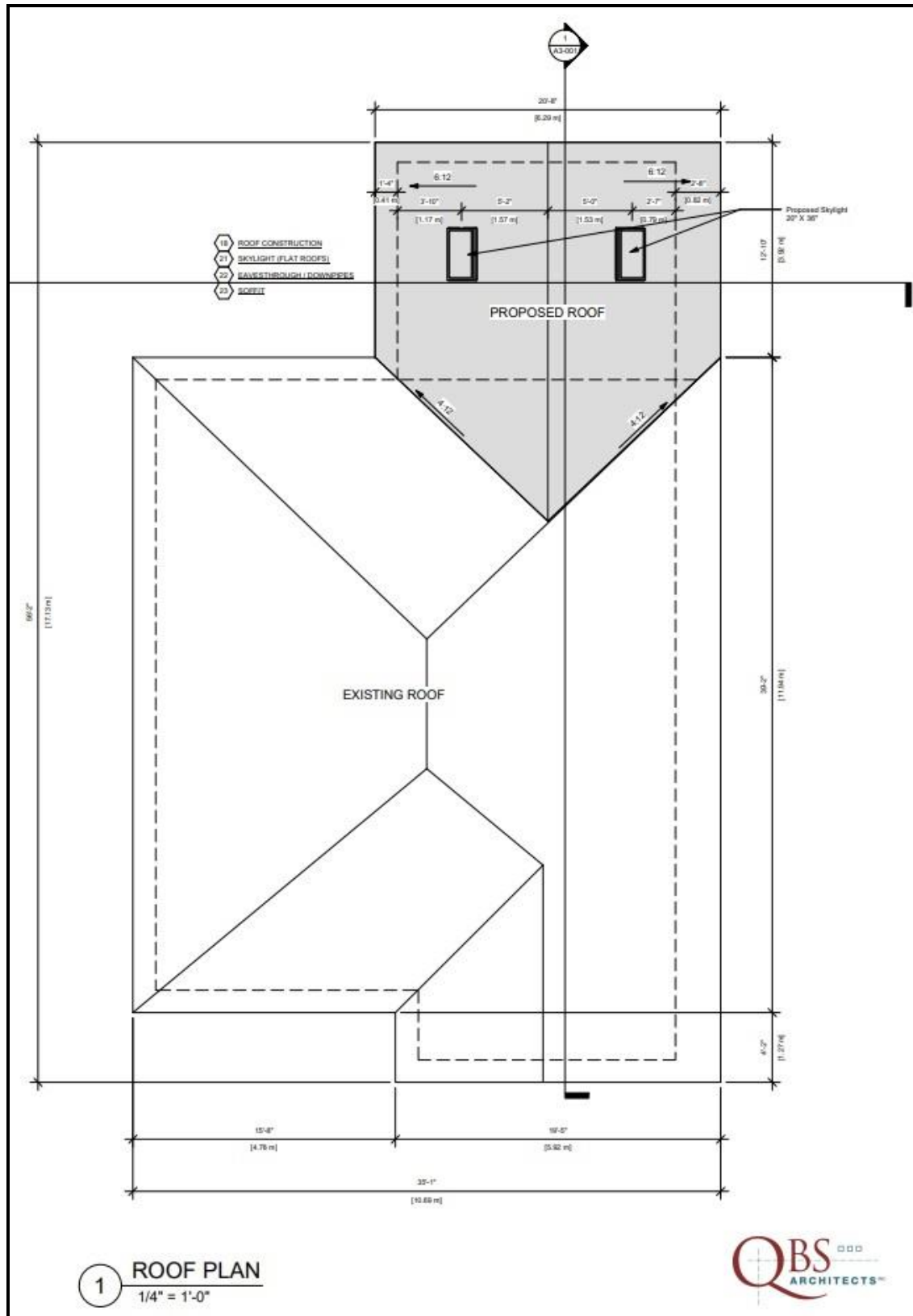
5.1.A – Proposed Site Plan



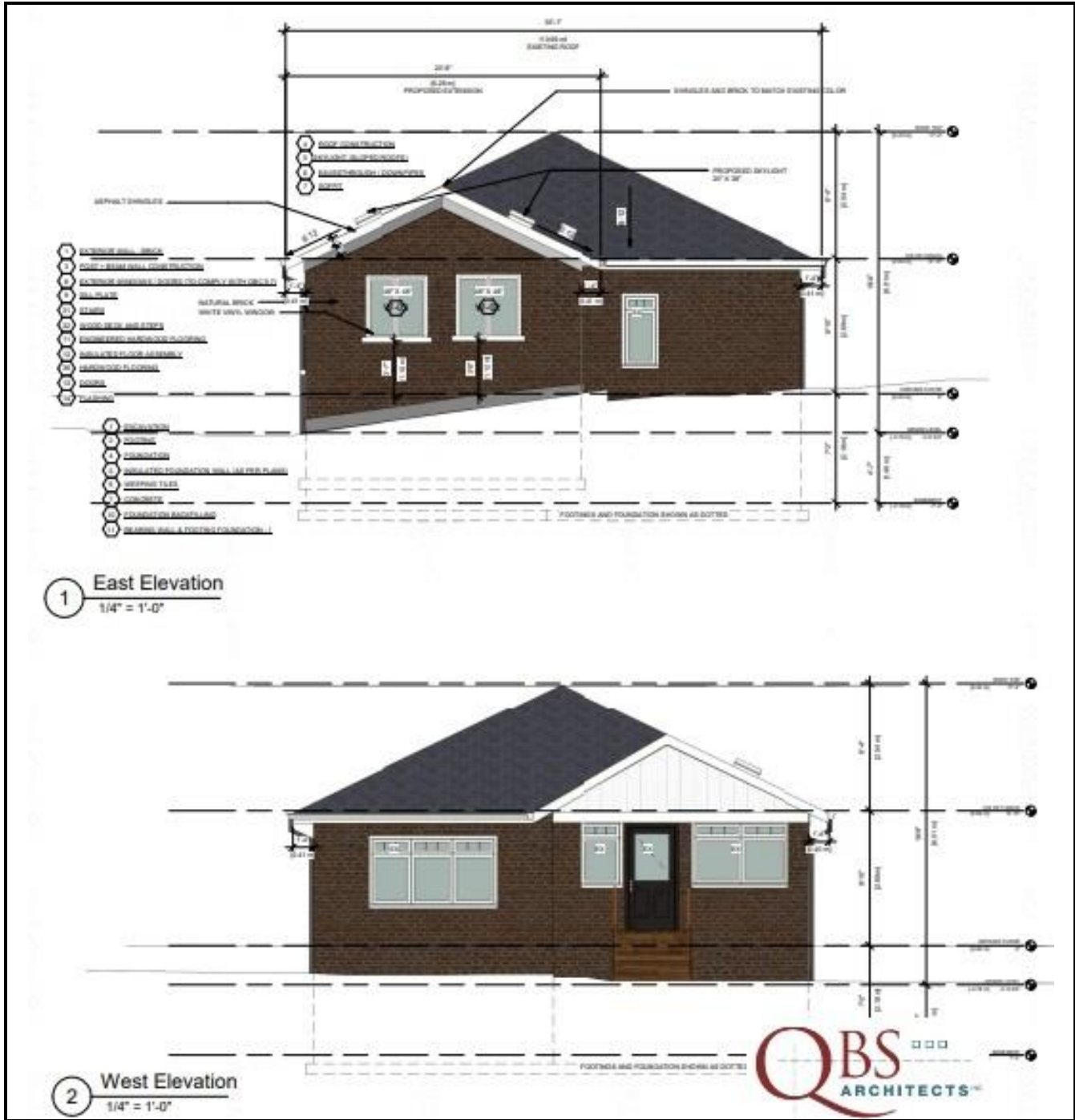
5.1.B – Proposed Basement Plan – no changes



5.1.C – Proposed Ground Floor Plan – addition only

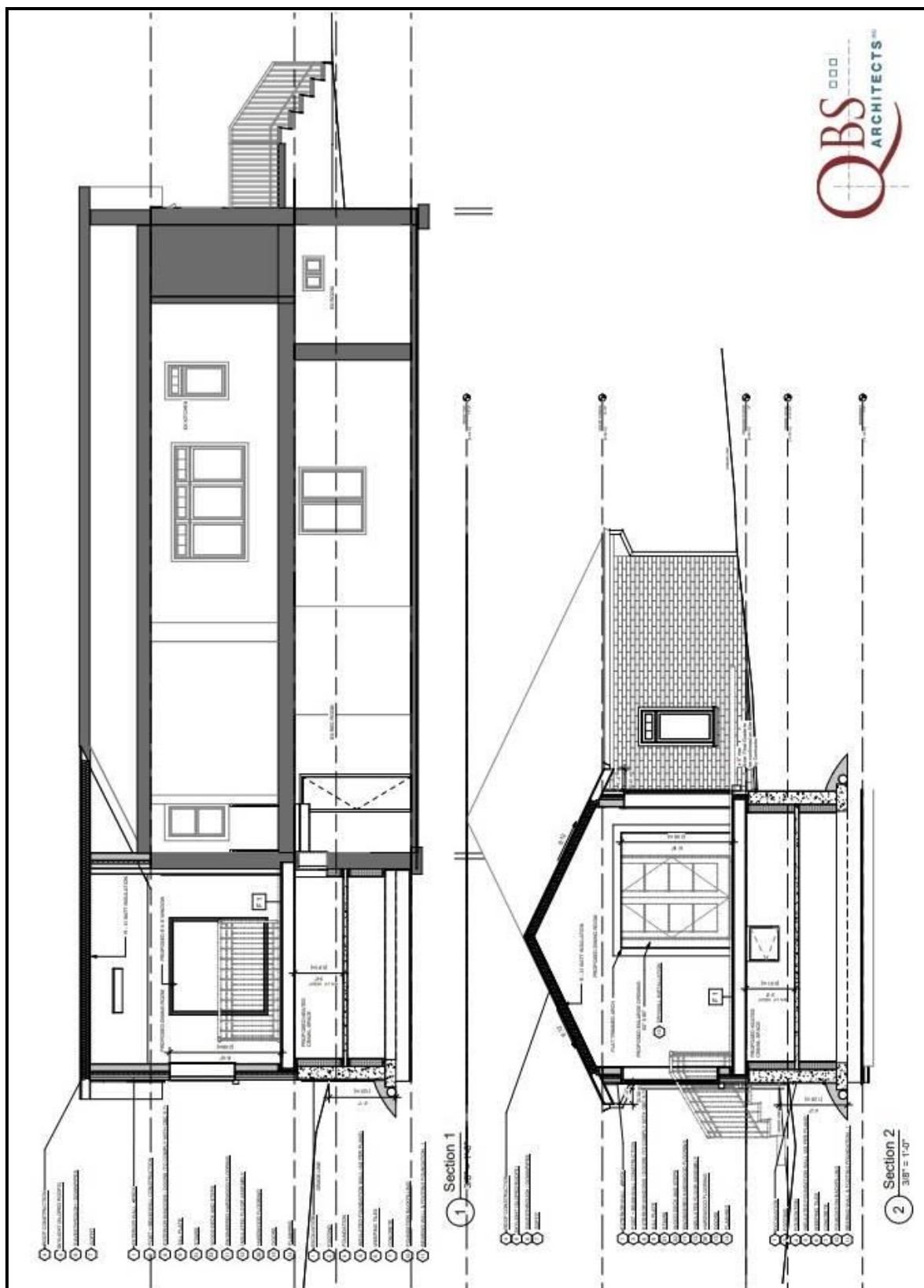


5.1.D – Proposed Roof Floor – addition only

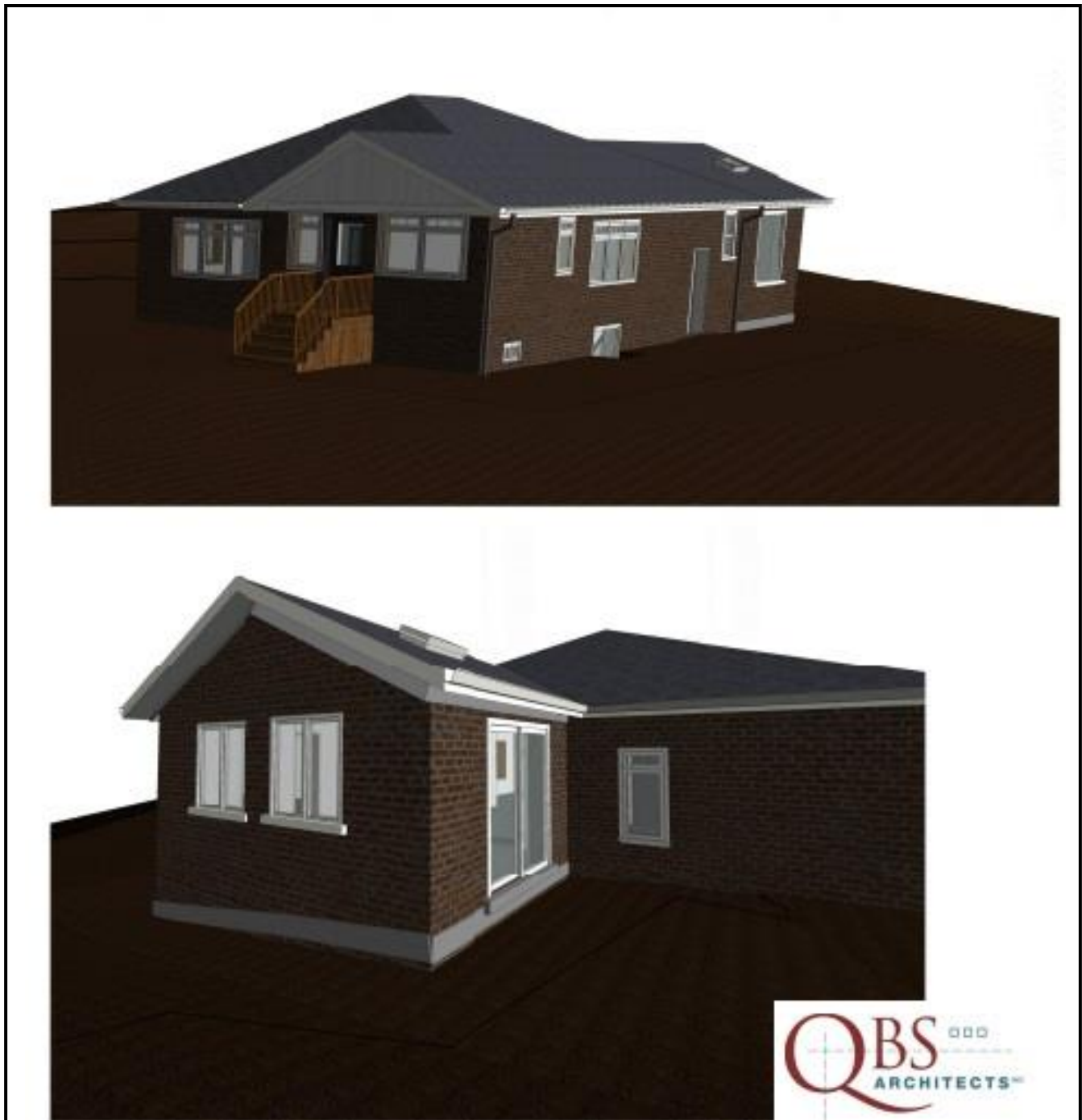


5.1.E – Existing Front and Proposed Rear Elevations

5.1.F – Proposed Left and Right Elevations



5.1.G – Proposed Building Sections



5.1.H – Proposed 3D Modelling

The proposed material palette consists of the following:

Roof : Asphalt Shingles colour and pattern to match existing

Soffit, Gutters and Downspouts: Pre-finished Aluminum colours to match existing

Windows: Energy efficient Vinyl windows coloured to match existing

Door: Energy efficient Vinyl door coloured to match existing

Cladding: Masonry coloured to match existing



5.1.L – Proposed Material Palette Board

6.0 Heritage Impact Assessment

6.1 Applicable Meadowvale Village Heritage Conservation District Plan Policies and Guidelines

In an effort to preserve the historic character one of the city's early villages, the City of Mississauga enacted the Meadowvale Village Heritage District Conservation Plan in 1980 and updated the MVHCD Plan in 2014. While the MVHCD Plan encourages the preservation of as much of the Heritage value of the community as possible, it recognizes that communities are constantly growing and evolving. Foreseeing this activity, the MVHCD Plan has policies and guidelines to guide proposed work needing to be done on existing and new buildings.

6.1.1 - General Policy Statements of the MVHCD are stated in Section 3.1 :

Policy 5: Council will adopt the following 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:

- i. Narrow rural-like roads;*
- ii. Any addition of new sidewalks may be installed where required to meet accessibility needs, as appropriate;*
- iii. Minimal street signage;*
- iv. Varied set-back of built form;*
- v. Varied lot size reflecting the retention of the established mid nineteenth century lotting pattern;*
- vi. Small buildings of a modest scale and design on large lots;*
- vii. Retention of all heritage attributes within the HCD and those listed for each individual property;*
- viii. Varied, open relationship from one property to another;*
- ix. Transparent, or open views, while retaining large diameter trees, from the streetscape to buildings;*
- x. Retention of the original topography;*
- xi. Mill remnants (foundations, earthworks, former water-ways);*
- xii. 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 .

6.1.2 – Policy Property Alteration Statements are listed Section 3.2.

Policy 7: Under Part V of the Ontario Heritage Act, Council will consider requests to alter a historically and contextually sensitive property in the Village.

Policy 8: Council will adopt a ‘non-substantive’ and ‘substantive’ class of alterations to distinguish alterations requiring a Heritage Property Permit from those which do not.

6.1.3 – Substantive Alteration Policy Statements are listed in Section 3.2.2

Policy 13: Council will define a substantive alteration to a property designated under Part V of the Ontario Heritage Act as one which irrevocably alters the appearance of the property. It involves one or more of the elements listed in (a) through (n):

- a) Increases to Gross Floor Area of the primary residence;*
- b) Increases to the primary residence’s building height, width and depth;*
- c) Changes to primary residence’s foundation structure;*
- d) Changes to the primary residence’s roof structure;*
- e) Additions of a sunroom, solarium, porch and/or verandah to a primary residence;*
- f) New windows, dormers, or doors where they did not originally exist on the primary residence;*
- g) Enlarged window or door openings of the primary residence;*
- h) Removal of an existing and/or replacement of a new primary residence;*
- i) Addition of/to an accessory building, including pre-fabricated buildings, occupying an area greater than 10 square metres (108 square feet)*
- j) Reconfigured lot boundary;*
- k) Changes to lot grade, excavation and the placement of fill which alter a property’s landform;*
- l) Increases to driveway width, new and/or relocation of the property’s access and egress;*
- m) Installation of pools and water features; and*
- n) Any proposal which does not satisfy Policy 8, nor is identified in Policy 12.*

Policy 14: Council will consider (a) through (g) when evaluating substantive alterations to properties within the district boundary designated under Part V of the Ontario Heritage Act:

- a) impact to individual heritage property attributes as generally described in Part 2 and in Schedule B.1;*
- b) impact to the HCD’s form, scale, density and character as described in Part 2 and in Schedule B.1;*
- c) impact to the immediate streetscapes;*
- d) impact to abutting properties;*
- e) visibility from the public realm;*
- f) degree of change to existing lot grade; and*
- g) quality of proposal, including but not limited to:*
 - 1. compliance to Design Guidelines in Section 4.2.1;*
 - 2. compliance to applicable City by-laws;*

3. retention, restoration and reuse of original materials;
4. restoration of original features; and
5. the use of materials as outlined in Part 4.

Policy 15: Council will adopt the Heritage Property Permit process as outlined in Part 4, which may be amended from time to time, in support of Policy 14. Further, Council will amend and adopt the Heritage By-law in support of the process, as defined.

6.1.4 – Design Guidelines for Substantive Alterations

Section 4.2.2 defines criteria for Substantive Alterations to buildings in the HCD:

A substantive alteration is one which irrevocably alters the general appearance of an existing structure (including dwelling and outbuildings) or to the appearance of the larger property. It involves installing, renovating, repairing, and/or replacing one or more of the elements listed in (a) through (n):

- a) Increases to Gross Floor Area of the primary residence;*
- b) Increases to the existing structure's building height, width and depth;*
- c) Changes to the existing structure's foundation structure;*
- d) Changes to the existing structure's roof structure;*
- e) Additions of a sunroom, solarium, porch and/or verandah to the existing structure;*
- f) New windows, dormers, or doors where they did not originally exist;*
- g) Enlarged window or door openings of the existing structure;*
- h) Removal of an existing and/or replacement of a new primary structure;*
- i) Addition of/to an accessory building, including pre-fabricated buildings, occupying an area greater than 10 square metres (108 square feet);*
- j) Reconfigured lot boundary;*
- k) Changes to lot grade, excavation and the placement of fill which alter a property's landform and natural vegetative characteristics;*
- City of Mississauga – Culture Division, Community Services Page 46*
- l) Increases to driveway width, new and/or relocation of the property's access and egress;*
- m) Installation of pools and water features; and*
- n) Any proposal which does not satisfy Policy 4, nor is identified in Policy 7.*

Section 4.2.3 sets out guidelines for Substantive Alterations - Additions to buildings:

The following Guidelines provide advice on how best to add desired space to an existing structure. The Guidelines for a non-substantive alteration also apply to additions.

4.2.3.1 Scale

- *Width to length ratio of principle structure or additions should be consistent with designs found within the Village*

4.2.3.2 Location

- *Exterior additions should be located at the rear, or on an inconspicuous side of the building, limited in size and scale to complement the existing building and neighbouring properties*
- *Outbuildings, including garages and greenhouses, should be detached and located at the rear, or on an inconspicuous side of the building, and be limited in size and scale to complement the main structure and neighbouring properties*
- *Additions at the rear should always be slightly lower than the existing roof line and stepped in at the sides in order not to overpower or dominate the existing building and the view from the street. Additions so constructed will also tend to be more compatible with adjoining properties*
- *Additions are best set back as deeply as possible from the existing front wall plane in order to be unobtrusive to the streetscape and differentiate the addition from the older structure*
- *The existing building shall maintain a dominant street presence with opportunities for landscaping in the addition's setback area*
- *A primary pedestrian and accessible access from the street shall be encouraged*
- *Corner properties should have an equal proportion of architectural details, such as traditional windows and doors, on both street fronting façades*

4.2.3.3 Roofline

- *The style and pitch of an existing roofline will be retained*
- *New roof dormers should be located at the side or rear rather than the principal façades, and their size, shape and form should be similar to any original dormer(s) to the structure or within the Village*

4.2.3.4 Roofing

- *Roofing materials should be of a style traditionally found within the Village, including wood shingles, metal and asphalt shingles*

4.2.3.5 Windows

- *Windows important to the architectural character of the building, or in view of the public realm, will be retained and not blocked or removed as part of an addition*
- *New window design will be compatible with the original in terms of proportions, rhythm and scale*
- *Modern materials may be used; however, they should have the visual appearance of traditional materials*

- *The style of new windows on an addition should be consistent with the windows of the original structure in form, size and alignment, unless they cannot be viewed from the public realm*
- *Windows should be vertically oriented with a minimum width to height ratio of 1:1 $\frac{3}{4}$*

4.2.3.6 Doors

- *Doors on an addition should be of a traditional design which is typical to that style of building*
- *Modern materials may be used; however, they should have the visual appearance of traditional materials*

4.2.3.7 Cladding

- *Cladding should be of a traditional design that is typical to the style of building*
- *Cladding materials on an addition should be different from the existing building*
- *Modern materials may be used, however, they should have the visual appearance of traditional materials.*

4.2.3.8 Trim

- *The removal of original trim on an existing structure should be minimal when constructing an addition*
- *Modern materials may be used, however, they should have the visual appearance of traditional materials.*

4.2.3.9 Shutters

- *Shutters added to an addition should be of a design which is typical to the style of the original building and to the Village*
- *Modern materials may be used, however, they should have the visual appearance of traditional materials.*

4.2.3.10 Stairs, Verandahs, Porches and Balconies

- *The replacement (whole or partial) of existing porches, verandahs, stairs or balconies should be discouraged except in the case of substantial deterioration, in which case the replacement should be designed and constructed in the original style*
- *New railings and staircases should be constructed in a design that is consistent with the style of the building and in the Village*

4.2.3.11 Scale

- *The design of an addition which does not alter the structure's original orientation and main entrance will be permitted*
- *The design should be of an appropriate scale to the existing structure and kept to areas away from the main façades*

- *Additions are to be complementary in design, scale, mass and form, but distinguishable from the original building*
- *Additions should allow for the retention of as much of the original structure as possible*

6.2 Heritage Conformity Assessment – “Substantive Alteration”

The MVHCD Plan requires any work on properties to be in keeping with the Heritage character of the District. The proposed work is defined as a “Substantive Alteration”.

The design of the addition to the home at 1050 Old Derry Rd. has been undertaken with consideration given to the Guidelines listed in the MVHCD Plan. The Property Owners have done their best to balance the design solution with requirements of the building program, the MVHCD guidelines and with those of other Authorities having jurisdiction.

The proposed design has been generated with attention to the W VHCD design guidelines:

- 1) Site Plan – The Addition is proposed to the rear of the property and largely not visible from the street line. The existing front yard setback remains unchanged. This approach minimizes the impact of the Addition on the street and is aided by the screening of views into the site by the mature trees along the property frontage;
- 2) Side yard setbacks – the Addition is inset in on one side of the existing home but, in order to create an efficient floor plan design, follows the line of the other existing exterior wall, thereby making the addition appear as part of the existing home. The existing side yard setbacks remain unchanged and views between the homes have been maintained as proposed in the MVHCD Plan. The view of the addition is the screened by the mature trees along the property frontage;
- 3) Rear Yard Setback – the Addition projects towards the rear property, but complies with the zoning by-law standards and is largely not visible from the street;
- 4) Scale: the scale of the addition and building is in keeping with those in the MVHCD;
- 5) Location:
 - a. the addition is located at the rear, and limited in size and scale to complement the existing building and neighbouring properties;
 - b. is lower than the existing roof line and stepped in on one side in order not to overpower or dominate the existing building and the view from the street;

- c. is set back as deeply as possible from the existing front wall plane in order to be unobtrusive to the streetscape and differentiate the addition from the older structure;
- d. the view of the addition is the screened by the mature trees along the property frontage;

6) Roofline:

- a. the style and pitch of the existing roofline is retained;
- b. no roof dormers are proposed; flat skylights are located at the rear of the home and are not visible from the street;

7) Roofing: the roofing material proposed is asphalt shingles as found in the MVHCD to match the existing;

8) Windows:

- a. windows on the front and side will be retained and not blocked or removed as part of an addition;
- b. new window design will be compatible with the original in terms of proportions, rhythm and scale;
- c. Modern energy efficient materials are proposed, and will have the visual appearance of traditional materials;
- d. new windows on an addition will be consistent with the windows of the original structure in form, size and alignment, but will be designed to be reflective of this time as they cannot be viewed from the public realm;
- e. Windows will be vertically oriented with an approximate minimum width to height ratio of 1:1 $\frac{3}{4}$;

9) Doors

- a. Doors on an addition will be of a traditional design which is typical to that style of building;
- b. Modern energy efficient materials are proposed, and will have the visual appearance of traditional materials;

10) Trim

- a. The removal of original trim on an existing structure will be minimal when constructing an addition and not on the front and sides of the home;
- b. Modern materials are proposed and will have the visual appearance of traditional materials.

11) Shutters – there are no shutters on the existing home and none are proposed;

- 12) Stairs, Verandahs, Porches and Balconies – there are no new stairs, verandahs or balconies proposed at the front and sides of the existing home;
- 13) Cladding – As a small building, the matching of the exterior cladding with that of the original is in keeping with the original design style of the home. The marriage of the addition with the existing home will appear as that the addition is integral to the home.

7.0 Summary Statements and Recommendations

7.1 The Substantive Addition at 1050 Old Derry Road:

The property at 1050 Old Derry Road is located within the Meadowvale Village Heritage Conservation District. The proposed design solution to addition to the home at 1050 Old Derry Road has been undertaken with consideration to the Guidelines listed in the MVHCD Plan.

The Addition to the Home at 1050 Old Derry Road is proposed to be execute the MVHCD Plan Guidelines in the following manner:

- 1) the Addition is located to the rear of the property and screened from the street by mature trees thereby not affecting the street frontage;
- 2) the Addition is set in on one side of home but follows the other line of the existing home;
- 3) the Addition is into the rear yard thereby preserving the existing front yard and streetscape character;
- 4) the proposed scale of the Addition is in keeping with those in the MVHCD;
- 5) the Addition is located at the rear, and limited in size and scale to complement the existing building and neighbouring properties;
- 6) the Addition is lower in height than the existing roof line and stepped in on one side in order not to overpower or dominate the existing building and the view from the street;
- 7) is set back as deeply as possible from the existing front wall plane in order to be unobtrusive to the streetscape and differentiate the addition from the older structure;
- 8) the view of the addition is the screened by the mature trees along the property frontage;

- 9) the style and pitch of the existing roofline is retained;
- 10) no roof dormers are proposed; flat skylights are located at the rear of the home and not visible from the street;
- 11) the roofing material proposed is asphalt shingles which matched the existing building and as found in the MVHCD;
- 12) windows on the front and side will be retained and not blocked or removed as part of an addition;
- 13) new window design will be compatible with the original in terms of proportions, rhythm and scale, though of this time;
- 14) Modern energy efficient materials are proposed, and will have the visual appearance of traditional materials;
- 15) new windows on the addition will be consistent with the windows of the original structure in form, size and alignment, though they cannot be viewed from the public realm;
- 16) windows will be vertically oriented with an approximate minimum width to height ratio of 1:1 $\frac{3}{4}$;
- 17) doors on an addition should be of a traditional design which is typical to that style of building;
- 18) modern energy efficient materials are proposed, and will have the visual appearance of traditional materials;
- 19) the matching of the exterior cladding with that of the original is in keeping with the original design style of the home.

The above components of the proposed design solution illustrate the attention to the WVHCD Plan Guidelines paid by the Property Owner and their Architects. They have not only created a project which satisfies the Client's spatial needs but also successfully fits the proposed Addition into the Meadowvale Village HCD.

8.0 Mandatory Recommendations:

8.1 Mandatory Recommendation regarding the Addition to the Property at 1050 Old Derry Road in the Meadowvale Village Heritage Conservation District:

With respect to the proposed Addition to the Home at 1050 Old Derry Road, it is recommended that:

- 1) The Addition to the Home is in general compliance with the Objectives and Guidelines of the Meadowvale Village Heritage Conservation District Plan;
- 2) The Addition to the Home does not negatively impact the Heritage character of the Meadowvale Village HCD;
- 3) The Addition to the Home be approved.

9.0 Authourship

Report Prepared By:

VINCENT J. SANTAMAURA, ARCHITECT INC.

Date:

23 November 2023



Vincent J. Santamaura, B. Arch, OAA, MRAIC, CaBGC, CAHP
Principal Architect

Appendix 1: Biography of Authour:

SELECTED PROFESSIONAL RESUME

Vincent J. Santamaura, B. Arch, MOAA, MRAIC

Overview:

Vincent has evolved his over to 35 years of experience in the Construction Industry from Vincent J. Santamaura, Architect into a founding partner of SRN Architects Inc. A creative designer, familiar with a variety of Building systems, and the Building and Approvals process, he applies his knowledge to solving the building needs of his clients.

Trained and registered as an Architect, Vincent graduated from the University of Toronto. He has been active in the Greater Toronto Area – from downtown infill housing to new communities to historic renovations, adaptive re-use to high-rise. Vincent has worked for award winning architectural firms and has run his own practice. He has worked for a large land developer/home builder as Staff Architect and Community Planner where he was responsible for designing new communities, lotting modules and commercial and residential unit forms. Fully versed in the grand picture, Vincent applies his knowledge and experience back into the urban and architectural design fields.

Familiar with a variety of building systems, Vincent is comfortable designing in steel frame, cast-in place concrete or wood or light gauge steel framing. His design solutions balance urban concerns, client needs, and budget demands. Sustainability has always been an interest of Vincent's since his university days having been involved in passive energy design since the first oil crisis, and this has led to an interest in building envelope systems and an exploration of the new techniques. Fundamentally, though, it is the satisfaction of the client's needs that drives the building design solution and the delivery of it on time and on budget.

Vincent derives a large amount of his design inspiration from our Ontario Heritage. He's been the Chair of the Uxbridge LACAC and has been active in the preservation efforts of the Foster Memorial and the Lucy Maud Montgomery House, both in Leaskdale. He designed the York/Durham Heritage Railway/Go Train Station in Stouffville, and renovations to the Goodwood Town Hall (1875) and the Uxbridge Music Hall (1901). With these works, Vincent has developed strong interpersonal skills interacting with various communities, committees and municipal governments. This sensitivity to the existing built (and social) environment ensures that any design intervention will respect its neighbours.

Keenly aware of the complex issues and interests in building communities, Vincent uses his design skills, his consensus building skills and his experience to arrive at a balanced solution to any design challenge.

Education:

2001 to present – OAA Professional Development Continuing Education Course Certificates
 1986 to 1989 – AutoCAD Certificate courses, Ontario CADD/CAM Centre, Cambridge, Ontario
 1985 – Construction Specifications Course, CSC, Toronto
 1983 – Bachelor of Architecture, University of Toronto

Professional Memberships:

2012 to 2017 – Member, Alberta Association of Architects
 2010 to present – Member, Building Specialist, Canadian Association of Heritage Professionals
 1981 to present – Member, Ontario Association of Architects, Registered 1989
 1983 to present – Member, Royal Architectural Institute of Canada

Community Memberships:

2015 to 2018 – Member, Heritage Whitby/LACAC, Town of Whitby
 2009 to 2012 – involved in Local Architectural Conservation Advisory Committee to the Town of Whitby
 1993 to 1996 – Member/Chairman, Heritage Uxbridge/LACAC, Town of Uxbridge
 – involved in Local Architectural Conservation Advisory Committee to the Town of Uxbridge
 1993 to 2002 – Member, Friends of the Foster Memorial, Town of Uxbridge
 – involved in the fund raising, preservation and designation efforts for the Foster Memorial in the Town of Uxbridge
 1994 to 2002 – Member, York/Durham Heritage Railway Association, Stouffville
 – involved in the running of the heritage railway between Stouffville and Uxbridge
 1995 to 1998 – Member, Celebration of the Arts Committee, Town of Uxbridge
 – involved in organizing the annual Cultural Celebration in the Town of Uxbridge

Professional Activities and Selected Projects:

Expert Witness – Heritage Matters:

Expert Witness – Architecture/Site Planning/Urban Design: Ontario Municipal Board -
 Recognized as an **Expert** in Architecture, Site Planning and Urban Design by the Ontario Municipal Board for Testimony during Heathwood Homes Appeal of the City of Toronto By-Law no. 2017-62.

Expert Witness – Heritage Matters: Ontario Municipal Board -
 Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Dunbar Homes Appeal of the City of Mississauga Refusal to Enact By-Law no. 0225-2007

Expert Witness – Heritage Matters: Ontario Municipal Board
 Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Testimony for Vitmont Holding Inc Appeal of the Town of Aurora Non-Decision on Site Plan for 15160 Yonge Street & No. 5 Tyler Street, Aurora

Expert Witness – Heritage Matters: Ontario Municipal Board -
 Recognized as an **Expert** in Heritage Matters by the Ontario Municipal Board for Testimony during Ballantry Homes Appeal of the Town of Markham By-Law no. 2006-78

Heritage Impact Statements/Reports:



Heritage Impact Statement/Preservation Plan – 68 Daisy Street, City of Toronto (Etobicoke):
Architect/Heritage Architect who analyzed and authored a Heritage Impact Assessment and

Preservation Plan for the Vincent Massey Public School on the impact of a new cluster of townhouses proposed around it in the City of Toronto.

Heritage Impact Statement – 4583, 4589 & 4601 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a new cluster of homes on the Credit River Cultural Landscape (Heritage Registered Inventory) and the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.

Heritage Impact Assessment - 6 Mann Street, Clarington (Bowmanville):

Architect/Heritage Architect who analyzed and authored a Heritage Impact Assessment for the impact of an infill project of three single detached homes in the Town of Clarington (Bowmanville).

Heritage Impact Statement – 4390 Mississauga Road, City of Mississauga:

Analyzed and authored a Heritage Impact Statement for the impact of a proposed semi-detached and townhouse development on the Mississauga Road Scenic Route (Heritage Register Inventory) in the City of Mississauga.



Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Wright House and the McGillivray-Shore House

8161 & 8177 Kipling Avenue, City of Vaughan:
Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the re-location and renovation of two Designated Homes and the impact of a proposed stacked townhouse project in the

Woodbridge Heritage Conservation District, in the City of Vaughan. **(2017 Vaughan Urban Design Award Winner)**

Heritage Impact Statement –

10056 & 10068 Keele Street, City of Vaughan:

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement for a proposed townhouse project in the Maple Heritage Conservation District, in the City of Vaughan.

Heritage Impact Statement/Preservation Plan - Stiver Tenant House

9721 Kennedy Road, City of Markham

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement Preservation plan for the re-location, renovation, and addition of a Designated Stiver Tenant Home project in the Town of Markham. (on-going)



Cultural Heritage Impact Review Assessment/Preservation Plan – The Thomas Watson House

8934 Huntington Road, City of Vaughan:

Architect/Heritage Architect who analyzed and authored a Cultural Heritage Impact Statement and Preservation plan for the renovation of a formerly Designated Home as part of the proposed Arlington Estate Banquet Hall re-development project in the City of Vaughan.

Heritage Impact Assessment/Preservation Plan – 6 & 12 Durham Street , Town of Whitby:

Architect/Heritage Architect Analyzed and authored a Heritage Impact Assessment and prepared a Preservation plan for the re-location,

renovation, and addition of two homes of Heritage value as part of “Olde Whitby-The Mews” redevelopment project in the Town of Whitby (Brooklin).

Restoration:



The Music Hall (1901), Uxbridge:

Architect for the renovation of the cultural centre of the thriving artistic life of Uxbridge since 1901. The facilities of the Historically Designated Music Hall were updated, and the stage was restored.

Adaptive Re-Use:



11 Woodlawn Avenue, Toronto:

Project Architect for a conversion of a church building into condominium suites. The existing 4,000 sf building shell had another 8,000 sf of building area inserted into its envelope to create six luxury 2-storey units.

Mixed Use Projects:



Old Brooklin-The Mews, Brooklin:

Architect/Heritage Architect for the infill and extension of downtown Brooklin’s Heritage District’s main street with a mixed-use project using traditional living above retail programming and local heritage architectural styles.

Institutional:



Go Transit Stouffville and York Durham Heritage Railway Terminus, Stouffville:

Architect for the Heritage inspired Go Transit Station Stouffville which also acts as a terminus station for the York Durham Heritage Railway line between Stouffville and Uxbridge.

Commercial:



10 Richmond Street, Maple:

Architect for a commercial infill building in Downtown Maple's Heritage, currently approved by the City of Vaughan Heritage Committee, the Maple Streetscape Committee and City of Vaughan Council.

Architectural Control Guidelines:

Spring Creek, Waterdown:

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Edwardian, Queen Anne, Arts & Crafts and Canadiana styles in this heritage inspired residential community.

Kleinburg Estates, Vaughan (Kleinburg):

Control Architect who created Architectural Control Guidelines which selected all components for the accurate re-creation of Georgian, Queen Anne, Second Empire and Victorian styles in this residential community in the Heritage Conservation District of Kleinburg.

End of Report