

City of Mississauga  
**Corporate Report**



<p>Date: March 19, 2025</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Nadia Paladino, Acting Commissioner of Community Services</p>	<p>Meeting date: April 8, 2025</p>

## Subject

**Redevelopment of the Part V Heritage Designated Property at 7060 Old Mill Lane (Ward 11)**

## Recommendation

That the request to alter the Part V heritage designated property at 7060 Old Mill Lane (Ward 11), as per the Corporate Report from the Commissioner of Community Services, dated March 19, 2024, be approved with the following conditions:

- 1) That the windows in the second storey dormer be six-over-six as per the HCD plan;
- 2) That the front porch be widened by 0.5 metres, and
- 3) That the house be shifted forward to preserve existing trees within the rear yard pending approval of a variance.

## Executive Summary

- 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)
- The applicant proposes to replace the extant building with a new two storey house
- The proposal complies with the HCD Plan
- The property has site specific zoning to maintain the open views that exist in front of the current utilitarian structure
- At the request of the subcommittee, three conditions have been placed on the permit.

## 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 Heritage Conservation District 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.

In 2019, Council approved the demolition of the subject property. Under Heritage By-law 0078-2018, heritage permits are valid for five years. The property has changed hands and the structure has not yet been demolished; the 2019 heritage permit has expired.

## Comments

The property owner proposes to demolish the existing structure as per the original permit. The Heritage Impact Assessment is attached as Appendix 1. It is the consultant's conclusion that there will be no loss of cultural heritage value or interest if the property is demolished. Staff concur. As such, the property owner should be allowed to proceed with the demolition.

The owner also proposes a new dwelling and detached garage. The Meadowvale Village HCD Subcommittee reviewed the proposal at its meeting on March 4, 2025. The Subcommittee recommended conditional approval with modifications to two windows and a deeper veranda. The changes are reflected in the final drawings attached as Appendix 2. The Heritage Impact Assessment addendum is attached as Appendix 3.

The proposed built form is set back from Old Mill Lane, as dictated by the site-specific zoning, in order to maintain the open views in this area. It should be noted that the application would also require a variance as the house has been shifted 1.5 metres towards the street to save trees at the rear. This modification is due to a request of the community. (The variance is now two metres due to the deepened veranda.)

The proposed two storey house includes traditional materials: wood siding, board 'n batten, metal roof on the garage; and traditional vocabulary: gables, sash and multipaned windows and a veranda; without mimicking a specific historical design. Staff have worked with the consultant to limit the ornamentation and reduce the proposed hardscaping, in compliance with the "modest" character of the HCD and the Credit Valley Conservation's 2019 Urban Design Study respectively.

The proposal complies with the Meadowvale Village Heritage Conservation District Plan. As such, staff recommend that it be approved.

## Financial Impact

There is not financial impact resulting from the recommendation of this report.

## Conclusion

A redevelopment is proposed at the subject property. The design retains some of the large open space along Old Mill Lane and complies with the Meadowvale Village Heritage Conservation District Plan. As such, it should be approved.

## Attachments

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



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Nadia Paladino, Acting Commissioner of Community Services

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