

City of Mississauga

Memorandum



Date: April 14, 2025

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Indigenous Relations, Heritage & Museums

Meeting date: April 29, 2025

Subject: **Alteration of the Part V Heritage Designated Property at 1059 Old Derry Road (Ward 11)**

Recommendation

That the request to alter the Part V heritage designated property at 1059 Old Derry Road (Ward 11), as per the Corporate Report from the Commissioner of Community Services, dated April 14, 2025, 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 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.

Comments

The property owner proposes two alterations to the property. The first alteration is to renovate the basement of the main dwelling into a secondary unit and the second alteration is to turn an existing structure in the rear of the property into an accessory dwelling unit.

The basement renovation will include the creation of a walk-up entrance on the west side of the building. This basement entrance will be constructed out of concrete with a metal railing. This entrance will be behind an existing fence on the side of the building and not visible from the public realm.

The second proposed alteration is turning an existing structure at the rear of the property into an accessory dwelling unit. To turn this structure into an additional unit the property owner is proposing to replace an existing window and reintroduce two windows into window openings that had previously been covered up. (Appendix 2) These windows match the materials used on the main dwelling windows. Two additional windows will be installed below the peak of the

roof on the Northwest and Southeast elevations. There will also be a replacement door installed, and a new door added to the rear of the structure. This structure is located in the rear of the property and not visible from the public realm.

As these changes will not be visible from the public realm and are not negatively impacting the character of the area, staff are recommending approval.

Financial Impact

There is no financial impact resulting from the recommendation of this report.

Conclusion

The property owner is proposing the addition of a basement walkout for the main dwelling and the creation of an accessory dwelling unit inside a pre-existing secondary structure. These changes are not visible from the public realm and comply with the Meadowvale Village Heritage Conservation District Plan. As such, it should be approved.

Attachments

Appendix 1: Site Plan

Appendix 2: Drawings

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Museums