

City of Mississauga
Memorandum



Date: September 9, 2025

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Indigenous Relations, Culture & Heritage Planning

Meeting date: September 23, 2025

Subject: Alteration of the Part V Heritage Designated Property at 1155 Willow Lane
(Ward 11)

Recommendation

That the request to alter the Part V heritage designated property at 1155 Willow Lane (Ward 11), as per the Memorandum from the Manager of Indigenous Relations, Culture and Heritage Planning, dated September 9, 2025, be approved.

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 is seeking approval for a covered porch and wooden deck
- This proposal is in keeping with the heritage character of the HCD

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 is looking for approval for a covered porch and wooded deck. The covered porch and deck are installed on the north side of the dwelling (Appendix 1). The porch and deck are constructed of wood with a metal roof over the porch. All materials match the existing materials on the dwelling. As this addition will not negatively impact the character of the area staff recommend approval.

The porch and deck were constructed prior to issuance of a heritage permit. However, as the addition is compliant with the character of the district and the policies within the district plan, staff are recommending approval.

Conclusion

The property owner is seeking approval for a covered porch and deck. This alteration is in compliance with the Meadowvale Village Heritage Conservation District Plan. As such, it should be approved.

Attachments

Appendix1: Site Plan

Prepared by: Andrew Douglas, Heritage Analyst, Heritage Planning