

City of Mississauga Corporate Report



Date: March 30, 2021

To: Chair and Members of Heritage Advisory Committee

From: Shari Lichterman, CPA, CMA, Commissioner of
Community Services

Originator's files:

Meeting date:
April 13, 2021

Subject

Request to Demolish a Heritage Listed Property: 1427 Dundas Crescent (Ward 6)

Recommendation

That the property at 1427 Dundas Crescent, which is listed on the City's Heritage Register, is not worthy of heritage designation, and consequently, that the owner's request to demolish proceed through the applicable process, as per the Corporate Report from the Commissioner of Community Services dated March 30, 2021.

Executive Summary

- The proposal is to demolish the existing structure at 1427 Dundas Crescent and sever the property into three building lots. The property is listed on the City's Heritage Register.
- The property is located within the Credit River Corridor Cultural Heritage Landscape.
- The existing house is a 20th Century bungalow, and does not meet the criteria for designation under the *Ontario Heritage Act*.
- The severance of the property will have no impact on the Credit River Corridor CHL.

Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Credit River Corridor cultural landscape, recognized as a rare natural landmark. The Heritage Impact Assessment and Arborist Report are attached as Appendices 1 and 2 respectively. It is the consultant's conclusion that the house at 1427 Dundas Crescent is not worthy of heritage designation. Staff concurs with this opinion.

Financial Impact

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

Conclusion

The owner of 1427 Dundas Crescent has requested permission to demolish a structure on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Assessment that provides information which does not support the building's merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Arborist Report



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner