

May 14, 2021

By Courier and E-Mail Only to *diana.rusnov@mississauga.ca*

Diana Rusnov
 The City Clerk
 The Corporation of the City of Mississauga
 300 City Centre Drive, 2nd Floor
 Mississauga, ON
 L5B 3C1

Dear Ms. Rusnov:

Re: Notice of Objection
Proposed Designation of the Foreman's House and the Cottage/Owner's Residence (the "Structures") located at 1200 Old Derry Road (the "Property")
Pursuant to Part IV, Section 30.1 of the *Ontario Heritage Act*, R.S.O. 1990, Chapter 0.18 (the "*Act*")
City of Mississauga File No.: CS.08.OLD

We are counsel to Hanlon Glen Homes Inc. and Sinqua Developments Inc. ("**Hanlon**") the owners of the Property. We are in receipt of the April 14, 2021, City of Mississauga (the "**City**") Notice of Intention to Designate (the "**Notice**") the Structures located on the Property under the *Act*.

For context, the City had originally circulated a similar Notice on December 15, 2019 which Hanlon filed an objection to. On April 13, 2021, the Conservation Review Board (the "**Board**") issued a decision dismissing the City's intention to designate as a result of a procedural defect by the City. The Board has since closed the original file, bearing Board file No. CRB2012.

In response to the Notice, and on behalf of our clients, we hereby object to the City's intention to designate the Structures for the reasons, amongst others, provided below.

Hanlon commissioned Golder Associates Ltd. to prepare a Heritage Impact Assessment ("**HIA**") which assessed the Structures from a heritage perspective. The purpose of the HIA was to support Hanlon's application to demolish the Structures (the "**Application**").

The HIA concluded that the Structures do not have cultural heritage values or interests and do not meet the prescribed criteria of O. Reg. 9/06. Furthermore, the HIA confirmed that the demolition of the Structures will not result in adverse impacts to

heritage attributes of another designated structure located on the Property, or to the Credit River Corridor Cultural Heritage Landscape (the "**Landscape**").

In response to the HIA and the Application City staff wrote a Corporate Report dated September 25, 2019 (the "**Report**") to the City's Heritage Advisory Committee for consideration at their meeting of November 5, 2019. In the Report City staff indicated that designation of the Structures is not a viable option to preserve the Landscape. The Report confirms City staff's position that the Structures are not worthy of a heritage designation. Furthermore, the Report's conclusion provides a City staff recommendation that the Application (to demolish the Structures) proceed subject to certain conditions including the provision of an interpretation and commemoration strategy, amongst other things.

Given the Notice, it would appear that the City's Heritage Advisory Committee did not heed the recommendations conveyed by City staff in the Report, which were consistent with the findings of the HIA.

Hanlon remains of the view, consistent with the HIA and the Report, that the designation of the Structures under Part IV of the *Act* is not appropriate as it will, amongst other things, unjustifiably restrict the redevelopment potential of the Property. Hanlon remains prepared to work with the City's Heritage Advisory Committee staff to undertake and prepare a commemoration and interpretation strategy that would be appropriate for the Property.

Hanlon therefore respectfully requests that the Board direct the Heritage Advisory Committee staff to withdraw its intention to designate the Structures under Part IV, s. 30.1 of the *Act*.

Please do not hesitate to contact me should you have any questions.

Yours truly,
DAVIES HOWE LLP



John Alati

JA:am

copy: Messrs. Cary and Nithiyanantham, Golder Associates Ltd.
Client