

City of Mississauga

Corporate Report



Date: May 25, 2021

To: Chair and Members of Heritage Advisory Committee

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

Originator's files:

Meeting date:
June 8, 2021

Subject

Request to Alter a Heritage Designated Property: 264 Queen Street South (Ward 11)

Recommendation

That the request to alter the heritage designated property at 264 Queen Street South as per the Corporate Report from the Commissioner of Community Services dated May 25, 2021, be approved.

Executive Summary

- Council designated the subject property in 2014 and approved alterations in 2017.
- Since that time, additional alterations that were not approved have been made, including changes to original features of the building.
- These changes were made due to condition of the building fabric that were revealed during construction.
- While the loss of these original features is concerning, overall the streetscape has improved. As such, the proposal should be approved.

Background

264 Queen Street South, the T.I. Bowie Medical Hall, was designated by Council under Part IV of the Ontario Heritage Act in 2014. Section 33 of the Act requires permission from Council in order to make alterations to property designated under Part IV of Act.

Comments

The City issued a heritage permit for alterations and a rear addition to the building in 2017, item 7.3 [here](#). In 2020 it was found that some of the work did not comply with the approved heritage permit. Notably, the north brick wall was replaced rather than repaired due to structural hazards discovered during construction.

Heritage Planning staff conducted several onsite inspections of the property in cooperation with the City's Building department to view the progress and discuss the unapproved alterations with the property owner. Staff required a resubmission of an updated plan of all alterations for review and to update the existing heritage permit.

In addition to the changes to the brick wall described above, changes from the approved plans were made to windows and doors, including openings. The modifications are outlined in the appendices attached. Original windows were removed because they were "rotten." The changes are generally sympathetic to the character of the building and the streetscape has improved. As such, the changes should be approved.

Financial Impact

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

Conclusion

Further changes from those approved in 2017 have been made to the subject property. Some original elements that were meant to be restored rather than replaced have been lost. However, overall, the building has been revitalized and the character retained. As such, the revisions should be approved.

Attachments

Appendix 1: Scope of Work

Appendix 2: Revised Drawings

Appendix 3: Photos of Existing Condition



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner