

City of Mississauga Corporate Report



Date: October 26, 2021 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Acting Commissioner of Community Services	Meeting date: November 9, 2021

Subject

Request to Demolish a Heritage Listed Property: 1220 Stavebank Road (Ward 1)

Recommendation

That the buildings at the property at 1220 Stavebank Road, which is listed on the City's Heritage Register, are 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 Acting Commissioner of Community Services dated October 26, 2021.

Executive Summary

- The owner has submitted application to demolish the buildings at the subject property.
- Property is listed on City's Heritage Register.
- The low stone walls on the property are to be retained.
- The application for demolition of the buildings should be approved.
- Approval of this demolition does not serve as support for any variances.

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 Mineola and Credit River Corridor cultural landscapes. It also includes "low stone walls," a

Cultural Landscape feature at the street edge, and is adjacent to an individually listed heritage property. The Heritage Impact Assessment (HIA) is attached as Appendix 1. (A legible version of the HIA's site plan drawing is attached as Appendix 2. The Arborist Report is attached as Appendix 3.)

It is the consultant's conclusion that the house and outbuildings at 1220 Stavebank Road are not worthy of heritage designation. Staff concurs with this opinion. The low stone walls, which straddle City and private property, are to be retained. Variances for the new construction are proposed. Approval of the demolition of the house and outbuildings does not constitute endorsement of any variances. Rather, the owner is encouraged to comply with the Zoning By-law. The landscaping and urban design related issues are reviewed as part of the Site Plan review process.

Financial Impact

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

Conclusion

The owner of 1220 Stavebank has requested permission to demolish the house and outbuildings 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 buildings' merit for designation under the Ontario Heritage Act.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Site Plan Drawing

Appendix 3: Arborist Report



Jodi Robillos, Acting Commissioner of Community Services

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