

City of Mississauga Corporate Report



Date: October 27, 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 Structure on a Heritage Listed Property: Garage at 25 Thomas Street (Ward 11)

Recommendation

1. That the garage at 25 Thomas Street, which forms part of a property that 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 Acting Commissioner of Community Services dated October 27, 2021.
2. That the design of the proposed infill be modified so that the height of the transition block does not exceed the roof overhang level of 25 Thomas Street.

Executive Summary

- The property owner has submitted an application to demolish the garage at the subject property, which is listed on the City's Heritage Register.
- The applicant proposes a three-storey residential building primarily at the adjacent property at 263 Victoria Street, also heritage listed, but attached at the rear of 25 Thomas Street.
- The application to demolish the garage should be approved.
- The owner is strongly encouraged to modify the design so that the infill connecting to 25 Thomas Street does not compete; the transition block should join under the roof overhang level of 25 Thomas Street, rather than exceed the height of the heritage home.

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 garage at the subject property. The subject property is listed on the City's Heritage Register. The property consists of a 19th century brick two-storey house with a 1990s stucco addition and a detached frame garage at the rear. As per the Heritage Impact Assessment (HIA), attached as Appendix 1, local builder William George Congdon built the original house circa 1888. According to the HIA, the house merits designation under the Ontario Heritage Act for its architectural, historical and contextual value. It is a "unique example in Streetsville of a late 19th century dwelling that combines a Georgian house form updated with Richardson Romanesque detailing." According to the report, the frame outbuilding was constructed in the early twentieth century and does not merit heritage designation. Staff concur with this opinion.

In addition to the removal of the outbuilding, the stucco addition is proposed for removal to allow for the addition of a large three-storey multiunit residential building. This infill will primarily fall on the adjacent property at 263 Victoria Street, also heritage listed, and requires the removal of its "addition" to accommodate parking.

The HIA states that: "heritage staff concurred that the height, massing and setbacks being proposed were compatible with on-site and adjacent cultural heritage resources and no significant changes were requested." While the attached stairwell is now proposed to be perpendicular rather than parallel to the house at 25 Thomas Street, this does not sufficiently address staff concerns to provide more breathing room to the house. The new infill should not impede on the heritage house and should not necessitate significant changes to its characteristic hip roof. As per the Streetsville Design Guidelines: "Building additions should not compete with or dominate the original structure." It is best practice for additions to not exceed the height of the main building. As such, the infill's stairwell should be relocated so that the top part of the transition block joins under the heritage home's roof overhang.

As the impacted properties are not currently designated under the Ontario Heritage Act, a heritage permit is not required for the new construction. However, the consultant has suggested various conditions that Heritage Planning staff would request through the site plan process.

Financial Impact

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

Conclusion

The owner of the property at 25 Thomas Street has requested permission to demolish the garage. The property is listed on the City's Heritage Register and merits designation under the

Ontario Heritage Act. However, the garage is not considered a potential heritage attribute and should be allowed to be removed. However, the proposed infill should be modified so that the transition block that is proposed to connect to the 19th century portion of the house is lower in height.

Attachments

Appendix 1: Heritage Impact Assessment

A handwritten signature in black ink, appearing to read "Jodi Robillos", is written over a horizontal line.

Jodi Robillos, Acting Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner