

City of Mississauga Corporate Report



<p>Date: June 4, 2020</p> <p>To: Mayor and Members of Council</p>	<p>Originator's files:</p>
<p>From: Shari Lichterman, CPA, Commissioner of Community Services</p>	<p>Meeting date: July 8, 2020</p>

Subject

Request to Alter a Heritage Designated Property: 13 Thomas Street (Ward 11)

Recommendation

That the proposed alteration of 13 Thomas Street, which is designated under Part IV of the Ontario Heritage Act, as outlined in the Corporate Report dated June 4, 2020 from the Commissioner of Community Services, be approved.

Background

The City designated the subject property under the Ontario Heritage Act in 1978. It is named for the Paterson family who owned the property in the mid nineteenth century. More recently, it was the house of the Mannings Family, beginning in 1960. Mary Manning is well known for her contribution to the historic record of Streetsville. Since Hugh Manning's 2009 passing, the property has changed ownership several times. A denturist purchased it last year and intends to adapt the house to a medical clinic. The proposal and Heritage Impact Assessment are attached as Appendix 1.

Comments

The proposal brings a complementary glass and brick rear two storey addition to the Regency style brick townhouse. The addition includes a green roof patio and basement garden. The existing rear summer kitchen and symmetrical chimneys would be removed to allow for this adaptive re-use. The windows, front door and interior elements, including the floor and baseboards, would be retained.

Similar to the author of the Heritage Impact Assessment, Heritage Planning staff notes the greatest impact in the proposed alteration is the potential loss of the distinguishing design feature of the symmetrical chimneys. The challenge of retaining chimneys without fireplaces is acknowledged and only one might be practically retained in some form. Heritage Planning staff continue to encourage the owner and architect to investigate ways to maintain the chimneys as the plan is refined through the site plan process. Heritage Planning staff further encourage the owner to consider a maintenance program for the chimneys supported through the Designated

Heritage Property Grants program. Overall, the proposal is sympathetic and sensitive to this longstanding landmark at the west end of Streetsville. It should therefore be approved.

Financial Impact

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

Conclusion

The owner of 13 Thomas Street has requested permission to alter the property, which is designated under the Ontario Heritage Act. Because the proposal is generally sympathetic, it should be approved.

Attachments

Appendix 1: Proposal and Heritage Impact Assessment



Shari Lichterman, CPA, Commissioner of Community Services

Prepared by: John Dunlop, Manager, Heritage Planning