

City of Mississauga Corporate Report



Date: 2020/02/20

To: Chair and Members of Heritage Advisory Committee

From: Paul Mitcham, P. Eng, MBA, Commissioner of
Community Services

Originator's files:

Meeting date:
2020/03/10

Subject

Request to Alter a Heritage Designated Property: 2700 Lakeshore Road West (Ward 2)

Recommendation

That the City approve the temporary alteration to the designated property at 2700 Lakeshore Road West, known as Harding Estate, as a temporary measure with a defined duration for its use, as per the Corporate Report from the Commissioner of Community Services dated February 20, 2020.

Report Highlights

- The property operator, with permission from the property owner (the City of Mississauga), has submitted an application to replace the temporary tent structure with a new style of temporary tent.
- The current tent is at the end of its life span and can no longer be used. It was intended as a temporary solution events space to determine the feasibility of using the property as an events venue.
- The proposed tent is larger than the existing tent, and would have a frame erected year-round, although it would not be permanently in place and could be reversed.
- Staff concur with the submitted heritage impact assessment amendment that the proposed tent only be used on a temporary basis as it is not sympathetic to the heritage attributes of the property.

Background

Charles Powell Bell commissioned the current estate in the early twentieth century. Unfortunately, in 1938, the year of its completion, Bell died prematurely. His widowed wife Kathleen Harding remarried millionaire financier and philanthropist James Arthur Gairdner. The

couple moved back into the subject estate after World War II. Stories relayed by their descendants paint an idealistic image of privileged country life in this home.

The City of Mississauga took ownership of the estate and property in 1999, and created a program of restoration and adaptive reuse in 2012 to begin operating the property as an events venue. The property, in its entirety, was designated under Part IV of the Ontario Heritage Act in 2009. Section 33 of the Act requires permission from Council in order to make alterations to property designated under Part IV of the Act.

The proposed alteration includes replacing the temporary seasonal event tent with a temporary solar system tent structure.

Comments

The proposed alteration is brought forward by Pegasus Waterfront Corporation (the property operator), who has a lease and operation agreement with the City of Mississauga. The property is owned by the City and the terms of the agreement are that any alterations are to be proposed by Pegasus Waterfront Corporation.

The current temporary tent structure came as a recommendation from the 2012 adaptive re-use program and the heritage impact assessment submitted in support of the program. The use of the property as an events venue necessitated a larger event space than could be provided in either the Coach House or the Estate House without either structure undergoing significant alteration. It was further determined that the event space should be temporary, until the feasibility of a more permanent space in the property could be determined.

The temporary tent structure requires replacement and the applicant seeks to replace the approved tent structure with a different temporary 'solar system tent structure'. The applicant has submitted an amendment to the 2012 heritage impact assessment (Appendix 1), which notes that the proposed tent would consist of an aluminum frame which would remain year-round, and which would be enclosed by glass panels for seasonal use throughout the spring, summer and fall.

The proposed tent is larger than the existing temporary tent structure however it was selected as its mass, height and transparency would minimize its impact to the adjacent heritage structures (Appendix 2).

The heritage impact assessment amendment notes that the proposed tent should only be considered as a temporary solution. The heritage impact assessment amendment also notes that the existing tent requires replacement and a new tent is required by the beginning of April to accommodate the upcoming events season.

Staff note that the heritage impact assessment amendment notes that the proposed tent is not an ideal solution, and only suggests its use as temporary alteration as it is a reversible alteration to the property. The recommended conservation strategy included in the amendment provides

guidance towards a permanent structure for the events space within the property, which concurs with the original recommendations from the 2012 heritage impact assessment.

Staff concur that this proposed alteration should only be approved as a temporary measure, as it is neither contextually nor architecturally sympathetic to the heritage property.

Financial Impact

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

Conclusion

The applicant has applied for a heritage permit to replace the temporary tent structure at Harding Estates. The proposed tent structure is not sympathetic to the heritage attributes of the property. Staff recommends that the alteration be approved provided;

- The proposed tent be used as a temporary measure with a defined duration for its use; and
- The City of Mississauga, in cooperation with the property operator, determine the feasibility of constructing a permanent events structure to service the ongoing use of the property.

Attachments

Appendix 1: Appendix 1: Heritage Impact Assessment Amendment

Appendix 2: Appendix 2: Drawings



Paul Mitcham, P. Eng, MBA, Commissioner of Community Services

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