

City of Mississauga Corporate Report



Date: May 13, 2022 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: June 14, 2022

Subject

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

Recommendation

That the City approve the demolition of a garage at 2700 Lakeshore Road West, known as Harding Waterfront Estate, as per the Corporate Report from the Commissioner of Community Services dated May 13, 2022.

Executive Summary

- Staff are requesting to demolish a garage on the east side of the Harding Waterfront Estate.
- The building is in an advanced state of deterioration.
- The building dates from 1978 – 1984.
- The building does not contribute to the heritage understanding 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 the demolition of a garage and loft on the east side of the Harding Waterfront Estate.

Comments

The proposed alteration is brought forward by Facilities Management & Planning staff, as the garage and loft are in an advanced state of deterioration and poses safety concerns along with potential liability from trespassers and fire hazards.

The garage proposed to be demolished is a 2-storey, gambrel-roof, frame structure on a concrete slab foundation. It is clad in aluminum siding and the roof has asphalt shingles. This building is similar to the type of structure that is often sold in building centers either as plan sets or kits of pre-fabricated components. As per the Heritage Impact Assessment, (Appendix 1) the use of gang nail plates and “Nordfidre Weathertite” sheathing on the building dates it to between 1978 and 1984.

The HIA also indicates the building has no association with the period of cultural heritage interest of the Harding Lakeshore Estate and does not contribute to the understanding of the estate.

Due to the location of the building, the demolition will have no impact to the heritage features of the property. Mitigation measures will be limited to the protection of adjacent trees and ensuring construction traffic maintains a safe distance from the heritage elements of the property.

Heritage staff concur that the impacts to the property are minor in nature and that the demolition should proceed.

Financial Impact

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

Conclusion

Facilities Management & Planning staff have proposed the demolition of the garage on the Harding Waterfront Estate due to its poor condition. This building has no historical value, is not associated with the Estates period of the property, and does not contribute to the cultural heritage interest of the property. This project will have minimal impact to the Harding Waterfront Estate and will reduce liability therefore it should be approved.

Attachments

Appendix 1: Heritage Impact Assessment

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

Jodi Robillos, Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst, Heritage Planning