

City of Mississauga Corporate Report



Date: 7/26/2022

To: Chair and Members of Heritage Advisory Committee

From: Jodi Robillos, Commissioner of Community Services

Originator's files:

Meeting date:
September 6, 2022

Subject

Request to Demolish a Heritage Listed Property: 1171 Stavebank Road (Ward 1)

Recommendation

That the property at 1171 Stavebank Road, which 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 Commissioner of Community Services dated July 26, 2022.

Executive Summary

- The property owner has submitted an application to demolish the subject property.
- The property is listed on the City's Heritage Register.
- The property does not have sufficient cultural heritage value to be designated under the Ontario Heritage Act; as such it should be allowed to be removed.
- The property was previously considered by HAC in 2013 and the property was deemed to not have sufficient heritage value for designation. All permits obtained in 2013 have since expired.
- An addendum to the original HIA has been provided showing minimal impact of the new proposed dwelling.

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 subject property is listed on the City's Heritage Register as it forms part of the Mineola Neighbourhood Cultural Landscape. A Heritage Impact Assessment (HIA) was brought forward to the Heritage Advisory Committee on May 28, 2013 (Appendix 1) requesting demolition of the dwelling. At that time HAC deemed the property was not worthy of designate. The 2013 demolition permit expired in 2018 so an addendum to the 2013 Heritage Impact Assessment (Appendix 2) was provided with updated changes to the proposed dwelling. The addendum states that the new structure will have no impacts on the Cultural Heritage Landscape. Staff disagree with this statement, as two trees will be removed from the front of the property, however the impact will be mitigated through the planting of new trees.

Financial Impact

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

Conclusion

The owner of 1171 Stavebank Road has requested permission to demolish the subject property. The applicant has submitted a Heritage Impact Assessment that demonstrates the property does not merit designation under the Ontario Heritage Act. An addendum has also been provided showing that any impact to the cultural landscape has been mitigated. As such, the demolition should be allowed to proceed.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Heritage Impact Assessment Addendum

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

Jodi Robillos, Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst, Heritage Planning