

City of Mississauga
Corporate Report



<p>Date: October 25, 2022</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: December 6, 2022</p>

Subject

Request to Alter a Heritage Designated Property, 271 Queen Street South (Ward 11)

Recommendation

That the request to alter the heritage designated property at 271 Queen Street South, as per the Corporate Report from the Commissioner of Community Services, dated October 25, 2022, be approved.

Executive Summary

- The subject property is designated under Part IV of the Ontario Heritage Act; alterations require a heritage permit.
- In 2020, the City issued a heritage permit for general restorative work.
- Changes, such as new windows, doors and a fire escape, are now proposed to adapt the property to new uses.
- A notable proposed change is the painting of the top half of the front façade to match the red brickwork underneath since the existing cream coloured paint could not be removed without damaging the bricks.
- The proposed changes are sympathetic to the character of the property and should therefore be approved.

Background

The City designated the subject property under Part IV of the Ontario Heritage Act (OHA) in 1983. The City approved [masonry work and window restoration](#) in 2020. Further work is now proposed to adapt the building to a new commercial and residential use. As per section 33 of the OHA, permission from Council is required to alter Part IV designated property.

Comments

The owner proposes additional work as follows:

- Painting masonry of top half of front façade to match red brick of remainder of building, as existing cream coloured paint could not be removed without damaging brick.
- Installing three new windows on rear façade to match shape, style, trim and pattern of windows on other facades.
- New fire escape on north façade, specifically window converted to door and installation of largely freestanding wood stairs.
- Installation of new front doors, paving stones, concrete paving (north side) and landscaping (south side).

The proposal is outlined in the Heritage Impact Assessment addendum attached as Appendix 1 and the landscape and tree protection plans, attached as Appendix 2. All work is sympathetic to the character of the property and, as such, should be approved.

Financial Impact

There are no financial implications resulting from the recommendation of this report.

Conclusion

The owner of the subject property proposes several changes to the property to adapt it to a new use. The proposed work is sympathetic to the heritage character of the property and should therefore be approved.

Attachments

Appendix 1: Heritage Impact Assessment Addendum

Appendix 2: Landscape Plan and Tree Protection Plan



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner