

City of Mississauga Corporate Report



<p>Date: September 8, 2020</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: September 22, 2020</p>
--	--

Subject

Request to demolish outbuildings and landscape features on a Heritage Listed Property: 1503 Petrie Way (Ward 2)

Recommendation

That the outbuildings and built landscape features at the property at 1503 Petrie Way, which is listed on the City's Heritage Register, are 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 September 8, 2020.

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 owner of the subject property has submitted a heritage application to demolish the existing outbuildings and landscape features. The subject property is listed on the City's Heritage Register. It contains a unique Bungalow style boulder house built by William H. Trenwith in the late 1920s.

The Committee of Adjustment granted conditional approval to sever the west part of the lot, which contains outbuildings and landscape features that complement the house but are more contemporary. Specifically these include a detached garage built in 1974 and a well house, stone pillars and fencing walls built in 1990.

A Heritage Impact Assessment, produced to support the severance, is attached as Appendix 1. The house will be retained and the property subject to further review once the proposal for the new detached dwelling on the severed lot and the new detached garage on the retained lot are

developed. Once the severance is finalized the heritage status of the subject property will be reduced to the retained lot.

While the house may merit designation under the Ontario Heritage Act, the outbuildings and landscape features have limited cultural heritage value and are not recommended for designation under the Ontario Heritage Act.

Financial Impact

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

Conclusion

The owner of 1503 Petrie Way has requested permission to demolish the outbuildings and built landscape features on a property that is listed on the City's Heritage Register. The applicant has submitted a Heritage Impact Assessment to document the property and assess the severance proposal. While the house may merit designation under the Ontario Heritage Act, the outbuildings and landscape features are not recommended for heritage designation and should therefore be allowed to be removed.

Attachments

Appendix 1: Heritage Impact Assessment



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner