

City of Mississauga Corporate Report



Date: October 24, 2023 To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: November 14, 2023

Subject

Request to Demolish a Heritage Listed Property: 1346 Mississauga Road (Ward 2)

Recommendation

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 1346 Mississauga Road (Ward 2), as outlined in the Corporate Report dated October 24, 2023 from the Commissioner of Community Services be approved.

Executive Summary

- The property is listed under section 27.3 of the Ontario Heritage Act. Structures or buildings cannot be removed from the Heritage Registry without at least 60 days notice.
- The property owner is looking to demolish the home on 1346 Mississauga Road.
- The consultant has determined the house is not worthy of designation.
- The proposed dwelling will have no negative impact on the Mississauga Road Scenic Route.

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 detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mississauga Road Scenic Route, noted as one of the City's oldest and most picturesque thoroughfares. The Heritage Impact Assessment is attached as Appendix 1. The consultant

states that the existing home does not illustrate an important phase in Mississauga's social or physical development. Nor does it have any characteristics that contribute to an enhanced understanding of the community or location culture. It is the consultant's conclusion that the house at 1346 Mississauga Road is not worthy of heritage designation.

It is also the consultant's belief that there will be no impact on the adjacent designated property located at 1376 Mississauga road (the Perrin-Bonner-Bluett Residence), as the proposed new dwelling is separated by approximately 32m from the Perrin-Bonner-Bluett Residence. The area between the dwellings is well treed and this will be maintained with the proposed new construction. This setback will ensure a substantial buffer so as not to have any impact on the heritage resource.

The proposed new dwelling is in keeping with the character of the streetscape and the trees along the roadway will be maintained. The property has limited heritage value and the new build will not impact the cultural landscape therefore it should be approved.

Financial Impact

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

Conclusion

The owner of 1346 Mississauga Road has requested permission to demolish a dwelling on a property that is listed on the City's Heritage Register. The applicant has submitted documentation that provides information, which does not support the buildings' merit for designation under the Ontario Heritage Act, and should therefore be approved.

Attachments

Appendix 1: Heritage Impact Assessment



Jodi Robillos, Commissioner of Community Services

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Museums