

# City of Mississauga Corporate Report



Date: December 11, 2023  To: Chair and Members of Heritage Advisory Committee	Originator's files:
From: Jodi Robillos, Commissioner of Community Services	Meeting date: January 9, 2024

## Subject

**Request to Demolish Header House at 2151 Camilla Road (Ward 7)**

## Recommendation

That the request to demolish the Header House located at 2151 Camilla Road (Ward 7) as listed on the City of Mississauga's Heritage Registry, and outlined in the Corporate Report dated December 11, 2023 from the Commissioner of Community Services, be approved.

## Executive Summary

- The subject 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 City is looking to demolish the Header House on the subject property.
- The Header House is severely deteriorating structurally.
- The Header House will be reconstructed and used to interpret the site.

## Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's heritage registry cannot be removed or demolished without at least 60 days' notice to Council. The legislation allows Council to review the property's cultural heritage value to determine if the property merits designation.

## Comments

City staff are proposing to demolish and reconstruct the Header House located within the Handcock Woodlands Park. The Header house is a wood framed structure, which sits on a concrete pad. Currently the roof is severely deteriorated and there is significant deterioration of the structural framing of the roof and walls. The rear concrete block wall is also in poor condition (see Appendix 1).

This building was originally constructed in 1936 and contributes to an understanding of the former use of this property as a commercial nursery and the significant contributions to the horticultural industry made by the Hancock family. It also has significance for its use as temporary housing for Japanese Prisoners of War during World War II.

Due to the poor condition of the building staff are proposing to replicate the structure. The replicated exterior of the building will be in the same location using the as-found record drawings supplemented with historic photographs where original features are missing. The intention is to replicate the appearance of the building after it was enlarged to its current 7-bay configuration with three cold frames at the rear.

Enhancements that will support a range of future uses by the public, including ongoing use as a potting shed, will be integrated into the design. The replicated Header House will have a proper foundation, an upgraded building envelope suitable for year-round use, and an accessible entrance where there is currently a garage door.

The Header House will retain its physical and functional connection with the cold frames attached at the rear. Currently it is not feasible to restore the cold frames to their original condition, but the intention is to retain all of the foundations to provide a record of the original configuration and to build a new greenhouse structure over one of the foundations that approximates the shape and form of the original cold frames. As the building will be reconstructed and used to interpret the site, heritage staff are in agreement with the demolition.

## Financial Impact

There are no financial implications from the recommendations of this report.

## Conclusion

City staff are looking to demolish the Header House of the grounds of Handcock Woodlands Park. The demolition is being recommended due to the poor condition of the building. The building will be reconstructed in the same location so heritage staff are recommending approval.

## Attachments

Appendix 1: Heritage Impact Assessment



Jodi Robillos, Commissioner of Community Services

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