

# City of Mississauga Corporate Report



Date: December 8, 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

**Demolition of Storage Shed at 1352 Lakeshore Road East (Ward 1)**

## Recommendation

That the request to demolish a storage shed located on the heritage designated property at 1352 Lakeshore Road East (Ward 1), as outlined in the Corporate Report dated December 8, 2023 from the Commissioner of Community Services, be approved.

## Executive Summary

- The subject property is designated under Part IV of the Ontario Heritage Act.
- Section 33 of the Act states that Council permission is required to alter the property.
- Proposing the demolition of the storage shed immediately behind the Small Arms Inspection Building
- The demolition of the shed will allow for increased flexibility of the site.

## Background

Council designated the Small Arms Inspection Building at the subject property under Part IV of the Ontario Heritage Act (OHA) in 2009. As per Section 33 of the OHA Council's permission is required to alter the property.

## Comments

City staff are proposing to demolish and remove the storage building located immediately south of the Small Arms Inspection building (SAIB). The building is to be removed to extend the rear parking area which will add the required parking to support the stage 2 redevelopment of the Small Arms Inspection Building. It will also allow tenants to have more flexible on using and connecting outdoor spaces for festivals and events.

The storage shed is one of three remaining buildings from the Second World War, which includes the SAIB and the water tower.

The storage building is a 1-storey, flat-roof, metal-clad structure on a concrete block foundation. It is approximately 26' wide x 26' long and 12' high. There is an overhead drive-in door and person-door on the east elevation. There one small window located high up on the north and south elevations and two small windows on the west elevation. The building is generally in fair condition with no apparent structural or other issues. It could easily be made serviceable if desired.

As a remnant of the original WW2 construction it embodies unmistakable heritage value, however in the context of how the site has developed and the removals that have already taken place the loss of this building must be viewed as not highly significant. The removal of the main factory building, the other office buildings that once occupied the site and the women's dormitory previously located across Lakeshore Road were far more significant in shaping the development of this heritage resource than the removal of the storage building will be. The building is located entirely behind the SAIB, is not visible from the street and has of itself no known historical significance. Although original, every indication is that it was never a significant building on the site. More information can be found in the attached Heritage Impact Assessment (Appendix 1). Based on this and the added benefits to tenants that the removal will facilitate, heritage staff recommend that the demolition of the building be approved.

## Financial Impact

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

## Conclusion

City staff are looking to demolish the storage shed at the rear of the Small Arms Building. This demolition will allow for increased parking at the rear of the building and more flexibility in how the outdoor space can be used to support the redevelopment of the site. 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 & Museums