

City of Mississauga Corporate Report



<p>Date: July 9, 2020</p> <p>To: Chair and Members of Council</p> <p>From: Shari Lichterman, CPA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: August 5, 2020</p>
--	--

Subject

Request to Alter a Heritage Designated Property: 6671 Ninth Line (Ward 10)

Recommendation

That the request to alter the heritage designated property at 6671 Ninth Line, as per the Corporate Report from Community Services, dated July 9, 2020, be approved with the condition that prior to site plan approval, the applicant enter into a heritage agreement with the City to ensure that the alterations and conservation of the property are completed to the satisfaction of the Director of the Culture Division or designate, including securities totalling half the cost of estimated costs of moving the house to the date that the securities are actually received, until the building is safely moved on its new foundation.

Background

The property located at 6671 Ninth Line, commonly known as the Cordingley House, features a one and a half storey frame heritage house and brick dairy shed. The original portion of the house was built in the 1840s with an expansion in the 1880s. A later single storey sunroom was added to the southern portion of the house.

The City designated the subject property under the *Ontario Heritage Act* in 2015. Section 33 of the Act requires Council permission for alterations likely to affect the property's heritage attributes.

The City is in receipt of an application to shift the house, rehabilitate it, including a change to the built form at the rear, and adaptively re-use the rear brick dairy. The supporting Heritage Impact Assessment and Addendum, Conservation Plan including cost of moving the house and landscapes plan are attached as Appendices 1 thru 4 respectively.

Comments

The proposed alterations for the property include the following:

Cordingely House:

- Demolition of a single storey sun room addition on the south-east corner of the house;

- Cross-bracing and reinforcement of the heritage house;
- Shifting of the house 1.6 m east; and a new foundation;
- Addition of a one and a half storey 600 sq. ft. addition on the east side of the house;
- Conservation and re-location of the bell cote;

Dairy Shed:

- Repair and re-pointing of exterior brick wall;
- Partial new foundation under the garage door;
- Pouring of new internal concrete slab floor;
- Creation of new garage entrance;
- Replacement of existing roof and doors;
- Filling in of windows.

The proposed alterations to the designated property generally conform to the conservation heritage principles as noted in the attached Heritage Impact Assessment and Conservation Plan. The proposed addition to the Cordingley House is located at the rear of the property and is the same height as the house itself, resulting in minimal impacts to views of the house from Ninth Line.

The Heritage Impact Assessment notes the need for a new foundation for the house, as the original is in poor condition and presents a risk to the longevity of the house. The shifting of the house is being carried out to make space for a new driveway and to move the house away from the proposed widening of Ninth Line.

The demolition of the single storey sunroom has minimal impact on the overall heritage value of the property. It is a later addition to the house and has no heritage value itself.

The proposed work plan for the dairy shed consists of slightly more impacts to the heritage of the property with a new garage door aperture being proposed. However, the design does minimize the overall impacts and is sympathetic to the structure.

Overall, the proposed alterations strike a balance between sympathetically modernizing the property while minimizing the impacts to the heritage attributes of the property.

Given the overall scope of the proposed alterations, Staff recommend that the City of Mississauga enter into a heritage agreement with the applicant to ensure that all alterations are carried out as outlined in the approved Conservation Plan (Appendix 3).

Furthermore, as the proposal includes shifting the house, securities are being recommended to ensure that if any damage were to occur as a result of the lifting and moving of the house can be repaired. Typically, securities are tied to the overall costs of restoration and construction. Staff are recommending reduced securities equal to half the amount of the moving costs of the house itself (Appendix 3). This amount of securities is recommended as the overall distance of move is minimal (1.6 m) and the move will place the house on a new and more secure

foundation. Securities would be returned upon a successful inspection by Heritage Planning Staff confirming that the house has been securely placed on its new foundation.

Financial Impact

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

Conclusion

The owner of the subject property proposes to significantly alter the designated heritage property at 6671 Ninth Line. Staff recommend approval of the proposed alterations, along with a heritage agreement to carry out all alterations in keeping with the approved Conservation Plan and the submission of securities equal to half the amount of the overall moving cost of the house.

Attachments

Appendix 1: Heritage Impact Assessment

Appendix 2: Heritage Impact Assessment Addendum

Appendix 3: Conservation Plan

Appendix 4: Landscape Plan



Shari Lichterman, CPA, Commissioner of Community Services

Prepared by: John Dunlop, Manager, Heritage Planning and Indigenous Relations