

City of Mississauga
Corporate Report



<p>Date: May 24, 2024</p>	<p>Originator's files:</p>
<p>To: Chair and Members of the Heritage Advisory Committee</p> <p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: June 18, 2024</p>

Subject

Request to Alter the Heritage Designated Property at 60 Cumberland Drive (Ward 1)

Recommendation

That the request to alter the heritage designated property at 60 Cumberland Drive (Ward 1), as per the report from the Commissioner of Community Services, dated May 24, 2024, be approved.

Executive Summary

- The subject property is designated under the Ontario Heritage Act.
- Alterations to heritage designated property require Council approval, in consultation with the City's Heritage Advisory Committee.
- The owner proposes to integrate the house and attached garage on the subject property into a larger dwelling in a way which conserves the street-facing heritage character of the property.
- The proposal is a substantial change but allows the property to remain a private lakeside dwelling and is therefore recommended for approval.
- The matter was brought forward at the May 14, 2024 Heritage Advisory Committee meeting with the committee deferring the matter for further study.
- The owner of the property has submitted revised designs based on the concerns noted at the prior meeting.

Background

The subject property was designated under the Ontario Heritage Act in January 2024. Section 33 of the Ontario Heritage Act requires that alterations to heritage designated property have Council permission in consultation with the City's Heritage Advisory Committee.

The application came to the committee on May 14, 2024 with the matter being deferred to the current meeting to allow for more time to consider the application. Concerns noted in the prior meeting were the overall size of the addition and its connectivity and interplay with the existing heritage house. It was noted that the heritage elements could be overwhelmed by the modern addition. 3D renderings were requested to further illustrate the proposal.

The applicant has revised the initial designs to provide more space between the heritage house and the addition and bring the addition away from the southeast corner of the house, allowing the corner to be visible and read as a more pronounced as seen in Appendix 2. The 3D renderings of the updated drawings have been provided in Appendix 3.

Comments

The property owner proposes significant changes to the subject lakefront house and attached garage. The proposal is to “integrate [the property’s heritage attributes] into a larger dwelling that retains the character of the International style house and introduces a respectful contemporary layer to the composition,” as per the Conservation Plan, attached as Appendix 1. Only the house façade would be conserved and the second floor of the garage would be rebuilt. As such, the street-facing view would remain largely intact. The ground floor of the garage would be expanded from two to three units, with the additional space at the front. A two-storey component would also be added to the east side of the house; the overall house footprint would increase in depth. All new built form would have “contemporary detailing and cladding materials.”

The additional built form would therefore be complementary yet sympathetic to the character of the original house. This approach, conserving most of the street-facing façade, but building a much larger home, mostly in behind and to the side, “supports the ongoing use of the heritage building as a private dwelling.” As such, staff recommend that the proposal be approved.

The updated design provides greater contrast and clearly places some space between the heritage and modern aspects of the design.

Financial Impact

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

Conclusion

The owner of the subject property proposes to expand the subject house, which is designated under the Ontario Heritage Act. Most of the street face would be conserved. As the proposal maintains the unique character of the house, at a public-facing level, it should be approved.

Attachments

Appendix 1: Conservation Plan

Appendix 2: Updated Drawings

Appendix 3: 3D renderings



Jodi Robillos, Commissioner of Community Services

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