

City of Mississauga
Corporate Report



<p>Date: October 11, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: November 12, 2024</p>

Subject

Request to Demolish a Portion of the Heritage Designated Property at 1190 Dixie Road and Amend the Heritage Designation Bylaw Accordingly

Recommendation

1. That the request to demolish the superintendent's cottage at 1190 Dixie Road (Ward 1), as outlined in the Corporate Report from the Commissioner of Community Services, dated October 11, 2024, be approved.
2. That the request to amend the heritage designation by-law to exclude the area of the superintendent's cottage at 1190 Dixie Road (Ward 1), as per the Corporate Report from the Commissioner of Community Services, dated October 11, 2024, be approved conditionally upon the severance of the property.

Executive Summary

- The City designated the subject property under the Ontario Heritage Act in 2010
- After an extensive search, City staff found the Lakeview Golf Course the only feasible location for a much-needed fire station in this area
- The cottage site is the least impactful to the heritage character of the property
- As such, the demolition of the cottage should be approved, and the revision of the heritage designation by-law should also be approved, upon severance of the parcel

Background

The High Park Golf Club established the subject property as a golf course in 1907. The club, then dubbed "Lakeview," built the superintendent's cottage, addressed at 1392 Dixie Road, in 1914. Famed golf course architect Herbert Strong redesigned the course in 1921. The City designated the property under the Ontario Heritage Act in 2010, including the cottage as a heritage attribute.

Comments

City staff propose to remove the vacant superintendent's cottage in order to provide space for a much-needed fire station in this area. The proposal is outlined in the Heritage Impact Assessment (HIA) attached as Appendix 1. As per section 34 of the Ontario Heritage Act, Council permission, in consultation with the City's Heritage Advisory Committee, is required to demolish a heritage attribute. The area of the property that includes the cottage is also proposed to be severed from the golf course.

Over several years, City staff have searched the area extensively for a site to accommodate a fire station, as well as other areas of the golf course. The cottage site is the only option to satisfy location requirements and have the least impact to the "primary" heritage character of the golf course, which is, as per the HIA, the "natural and altered landscape." As such, the demolition should be allowed to proceed and the heritage designation by-law should be amended once the severance has been completed. It is not practical to update the heritage designation by-law until the cottage parcel has been severed.

Engagement and Consultation

The City's Fire and Emergency Services deputed the Heritage Advisory Committee on this matter on October 8, 2024.

Financial Impact

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

Conclusion

City staff propose to demolish the superintendent's cottage at the subject property in order to provide a much-needed fire station for this area. Due to the limited options, and the importance of the Strong designed championship layout and the property's natural heritage, the demolition and exclusion of the cottage site from the heritage designation by-law should be approved, the latter conditional on the severance.

Attachments

Appendix 1: Heritage Impact Assessment



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner