

City of Mississauga
Corporate Report



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| <p>Date: September 24, 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: October 8, 2024</p> |

Subject

Objection to Heritage Designation, 3625 Cawthra Road (Ward 3)

Recommendation

That the property at 3625 Cawthra Road (Ward 3) be designated for its design, historical and associative and contextual value and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto as outlined in the Corporate Report dated September 24, 2024 from the Commissioner of Community Services.

Executive Summary

- The Notice of Intent to Designate was issued on July 10, 2024, after a recommendation to designate at the Heritage Advisory Committee on June 18, 2024, and Council decision to designate on June 26, 2024.
- The Notice of Objection to designate the property was received August 7, 2024.
- Staff have reviewed the objection and make note that the concerns contained within the objection refer to the wording of the bylaw.
- The bylaw was subsequently edited and is approved by the property owner and City staff.
- The Heritage Designation bylaw with the new wording will go to Council for adoption prior to November 7th, 2024.

Background

The property at 3625 Cawthra Road was reviewed for heritage designation as part of the City's response to the More Homes Built Faster Act, which amended the Ontario Heritage Act to limit listed properties on the City's Heritage Register to a two-year period, unless those properties are designated. Heritage Planning staff are currently completing the review, evaluation and analysis of all properties listed on the City's Heritage Register and are bringing forward all candidates which meet the criteria for designation under Ontario Regulations 9/06 and 569/22.

The property at 3625 Cawthra Road was identified as property that meets the criteria based on its physical, design, historical, associative and contextual value noted in the draft designation statement, Appendix 1.

The Heritage Advisory Committee recommended designation on June 18, 2024, with Council approving the recommendation on June 26, 2024. The Notice of Intent to Designate, issued under S 29(3) of the Ontario Heritage Act was published on July 10, 2024. A Notice of Objection to the designation was received on August 7, 2024, Appendix 2. Under Section 29(5) of the Ontario Heritage Act, a person who objects may do so by issuing notice within the proscribed timelines to the City Clerk. This objection was received within said timelines. Section 29(6) of the Act requires Council to consider the objection and make a decision whether or not to withdraw the Notice of Intent to Designate within 90 days of the proscribed timelines noted above.

Comments

Staff have met with the property owners to better understand their concerns. Based on these discussions staff are revising the draft Designation Statement to indicate that only the 1977 ashlar marble three storey church building itself contains heritage attributes and the rest of the property does not. Staff have also removed mention of the architect being a prominent member of the Ukrainian community following further information from the community. There are several other wording and sentence changes which have been requested by the property owner and agreed to by staff. The by-law has been amended to reflect these changes and is attached as Appendix 1.

Engagement and Consultation

Heritage Planning staff have had multiple conversations with the agents representing the property owner and discussed the requested changes to the bylaw. The bylaw wording went through several rounds of editing to arrive at its final version, which is approved by the property owner and their agents, as well as Heritage Planning.

Financial Impact

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

Conclusion

A Notice of Objection to the designation of 3625 Cawthra Road has been received. Staff have reviewed the Notice of Objection, revised the draft by-law based on the contests of the Notice of Objection and conversations with the property owner. Staff recommend that the designation of the property proceed.

Attachments

Appendix 1: Draft Designation Statement (Revised)

Appendix 2: Notice of Objection



Jodi Robillos, Commissioner of Community Services

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