

City of Mississauga  
**Corporate Report**



<p>Date: April 6, 2026</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Andrew Whittemore, M.U.R.P., Commissioner of Planning &amp; Building</p>	<p>Meeting date: April 14, 2026</p>

## Subject

**Request to Demolish a Heritage Listed Property: 1150 Stavebank Road (Ward 1)**

## Recommendation

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 1150 Stavebank Road (Ward 1), as outlined in the Corporate Report dated April 6, 2026 from the Commissioner of Planning & Building be approved.

## Executive Summary

- The property is listed under section 27.3 of the Ontario Heritage Act. Structures or buildings cannot be removed from the Heritage Registry without at least 60 days notice.
- The property owner is looking to demolish the home on 1150 Stavebank Road.
- The consultant has determined the house is not worthy of designation.

## Background

Section 27.3 of the *Ontario Heritage Act* states that structures or buildings on property listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. This legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation.

## Comments

The owner of the subject property has submitted a heritage application to demolish the existing detached dwelling. The subject property is listed on the City's Heritage Register as it forms part of the Mineola Neighbourhood Cultural Heritage Landscape, characterized as a densely treed residential neighbourhood with houses of varying age and architectural style, undulating topography and winding roads. The Heritage Impact Assessment is attached as Appendix 1. The consultant states that the dwelling does not meet the criteria for designation and is not

worthy of heritage designation. The consultant also states the proposed dwelling has been designed with a sensitivity to the topography of the property. It has similar massing characteristics to other homes on Stavebank Road and in the Mineola West neighborhood. The property has limited heritage value, and the new build will have minimal impact the cultural landscape therefor it should be approved.

## **Financial Impact**

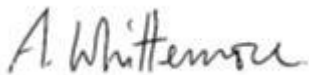
There is no financial impact resulting from the recommendation in this report.

## **Conclusion**

The owner of 1150 Stavebank Road has requested permission to demolish a dwelling on a property that is listed on the City's Heritage Register. The applicant has submitted documentation that provides information, which does not support the buildings' merit for designation under the Ontario Heritage Act, and should therefor be approved.

## **Attachments**

Appendix 1: Heritage Impact Assessment



---

Andrew Whitemore, M.U.R.P., Commissioner of Planning & Building

Prepared by: Andrew Douglas, Heritage Analyst, Indigenous Relations, Heritage & Culture Planning