

City of Mississauga
Corporate Report



<p>Date: April 10, 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 & Building</p>	<p>Meeting date: May 12, 2026</p>

Subject

Request to Demolish a Heritage Listed Property: 3284 Mississauga Road (Ward 8)

Recommendation

That the request to demolish the property listed on the City of Mississauga's Heritage Registry located at 3284 Mississauga Road (Ward 8), as outlined in the Corporate Report dated April 10, 2026 from the Commissioner of Planning and 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 3284 Mississauga Road.
- Demolition is being recommended due to the safety concerns regarding the current condition.

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 Mississauga Road Scenic Route, noted as one of the City's oldest and most picturesque thoroughfares. 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. There are no development plans for this property. The request to demolish is being brought forward due to the poor condition of the building and the safety concerns it poses to the community and University of Toronto Mississauga staff. The demolition of the dwelling will have no negative impact on the cultural landscape therefore it should be approved.

Financial Impact

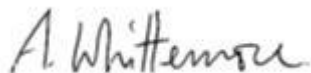
There is no financial impact resulting from the recommendation in this report.

Conclusion

The owner of 3284 Mississauga 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 building's merit for designation under the Ontario Heritage Act, and should therefore 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