



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



December 6, 2012

ONTARIO HERITAGE TRUST

VIA REGISTERED MAIL

Jonathan James, Vice President
City Centre Capital Limited
1 Port Street East, Suite 301
Mississauga, ON L5G 4N1

RECEIVED

Re: HAC Report 9-2012 – Proposed Heritage Designation and Partial Demolition of Heritage Listed Property, Port Credit Post Office, Customs House and Armoury, 31 Lakeshore Road East, Ward 1

The Heritage Advisory Committee at its meeting on November 20, 2012 considered a Corporate Report dated November 7, 2012 regarding the above noted matter and approved the following recommendation:

HAC-0086-2012

That the original 1931 portion of the Port Credit Post Office, Customs House and Armoury be designated under the *Ontario Heritage Act* for its physical/design, historical/associative, and contextual value and that the request to remove the later additions be approved in principle subject to the following conditions:

- (a) That the proponent allow a peer review of the proposal, including the cost list, by a heritage engineer, selected by the Director, Culture Division, to confirm its feasibility and that any further conditions arising from this review be met and adhered to;
- (b) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur to the original portions of the building during construction and while conservation work takes place, to be held until the building is ready for occupancy;
- (c) That the Designation Statement be revised to be clear that the actual metal letters that form the word "Port Credit" above the main entrance are to be included in the list of heritage attributes; and
- (d) That the final drawings of the Port Credit Post Office, Customs House and Armoury located at 31 Lakeshore Road East be subject to further review and comment at an upcoming Heritage Advisory Committee meeting and, if appropriate, that the Heritage Advisory Committee recommend approval of the final drawings to Council, Ward 1
(HAC-0086-2012)

This recommendation was approved by General Committee on November 21, 2012 and subsequently adopted by City Council on November 28, 2012.

Page 1 of 2

From: [Redacted]

3 - 1



Corporate Report

Clerk's File
Originator's File

Heritage Advisory Committee
NOV 20 2012

DATE: November 7, 2012

TO: Chair and Members of the Heritage Advisory Committee
Meeting Date: November 20, 2012

FROM: Paul A. Mitcham, P. Eng, MBA
Commissioner of Community Services

SUBJECT: Proposed Heritage Designation and Partial Demolition of Heritage Listed Property
Port Credit Post Office, Customs House and Armoury
31 Lakeshore Road East
(Ward 1)

RECOMMENDATION: That the original 1931 portion of the Port Credit Post Office, Customs House and Armoury be designated under the *Ontario Heritage Act* for its physical/design, historical/associative and contextual value and that the request to remove the later additions be approved subject to the following conditions:

- (a) That the proponent allow a peer review of the proposal, including the cost list, by a heritage engineer, selected by the Director, Culture Division, to confirm its feasibility and that any further conditions arising from this review be met and adhered to; and
- (b) That a letter of credit, in an amount to be determined by the Director, Culture Division, be provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur to the original portions of the building during construction and while conservation work takes place, to be held until the building is ready for occupancy.

To ensure that these conditions are met, and to follow through with the 2011 resolution to pursue heritage designation, Heritage Planning staff recommend that the property be designated under the *Ontario Heritage Act*. Ontario Regulation 9/06 prescribes the criteria for determining a property's cultural heritage value or interest. The Port Credit Post Office, Customs House and Armoury meets these criteria:

Historical/Associative Value:

The Port Credit Post Office, Customs House & Armoury has historical/associative value for its association with the institution of the federal government and local postal, customs and military activities. It also yields information that contributes to an understanding of the time in which it was built. The original structure demonstrates the work of Thomas Fuller III and Chapman & Oxley, significant Canadian architects.

Contextual Value:

The Port Credit Post Office, Customs House & Armoury has contextual value because it contributed to defining the village's stature. It defines and maintains and supports both the public character of the area and the village core. The building supports the heritage character of the east end of Port Credit. It is physically, functionally, visually and historically linked to its surroundings, which it served.

Physical/Design Value:

The Port Credit Post Office, Customs House & Armoury is a rare example of public Edwardian Classicism in Mississauga.

For the full report, see the Cultural Heritage Assessment, attached as Appendix 8.

FINANCIAL IMPACT: Funding for the peer review is available through the Culture Division's approved 2012 budget.

CONCLUSION: City Centre Capital proposes to demolish the c. 1953 and 1966 west additions to the 1931 Port Credit Post Office, Customs House and Armoury. In their place, a large rectilinear glass block would be installed. The original walls of the 1931 building would be retained and restored with a new roof and floor to accommodate the new use.

Heritage Planning staff recommend that the proposal be approved subject to the conditions outlined in this report, including the designation of the original retained portion of the 1931 building under the *Ontario Heritage Act*.

ATTACHMENTS:

- Appendix 1: Heritage Impact Statement, Kearns Mancini Architects Inc.
- Appendix 2: Heritage Impact Statement, Gillespie Heritage Consulting
- Appendix 3: Site Plan 12/74 Drawings and Elevations
- Appendix 4: Conservation Plan, Kearns Mancini Architects Inc.
- Appendix 5: EllisDon Heritage Walls Cost Estimate
- Appendix 6: EllisDon Heritage Walls Cost Estimate Breakdown
- Appendix 7: Demolition Methodology and Safety Plan
- Appendix 8: Cultural Heritage Assessment, City of Mississauga



Paul A. Mitcham, P.Eng, MBA
Commissioner of Community Services

Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator