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October 15, 2012

**VIA REGISTERED MAIL**

Michael Spaziani, Principal  
Michael Spaziani Architect Inc.  
6 Helene Street North  
Mississauga, ON L5G 3B2

**VIA REGISTERED MAIL**

John D. Rogers  
John D. Rogers & Associates Inc.  
34 Thomas Street  
Mississauga, ON L5M 1Y5

Re: HAC Report 8-2012 – Request to Alter a Heritage Designated Property, McClure-Lafferty House, 2075 Syntex Court (formerly 2075 Derry Road West), Ward 9

The Heritage Advisory Committee at its meeting on September 18, 2012 considered a Corporate Report dated August 21, 2012 regarding the above noted matter and approved the following recommendation:

HAC-0076-2012

That the request to alter the McClure-Lafferty House property, at 2075 Syntex Court, by relocating it within its current property lot, as described in the Corporate Report dated August 21, 2012 from the Commissioner of Community Services be approved, subject to compliance, to the satisfaction of the Director, Culture Division, with the following conditions:

- (a) The acceptance by Heritage staff of a Conservation Plan by a qualified heritage consultant, which must include an itemized list of the costs to both relocate and conserve the house;
- (b) A detailed plan outlining the full process to be used in moving the structure and that reflects, as a minimum, any relevant recommendations in the Heritage Impact Statement and Conservation Plan, and the move be conducted by an experienced and credible heritage moving company, subject to approval by Heritage staff;
- (c) Written agreement from the owner to the revision of the designation by-law, to current Ministry standards, following the relocation;
- (d) A Heritage Easement Agreement binding the moving plan and conservation plan, including long-term maintenance of the property;
- (e) A letter of credit, in an amount to be determined by the Director, Culture Division, provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur during the move and while conservation work takes place, before the House is ready for occupancy; and
- (f) All approvals of development applications and approval of the Site Plan including documented reconciliation of grading issues on the proposed development site must be obtained from the City of Mississauga in advance of relocation.

Ward 9  
(HAC-0076-2012)

This recommendation was approved by General Committee on October 3, 2012 and subsequently adopted by City Council on October 10, 2012.

For your reference, I have attached the Corporate Report regarding this matter.

Regards,

*Julie J. Lavertu*

Julie Lavertu, Legislative Coordinator  
City of Mississauga  
Legislative Services Division, Office of the City Clerk  
905-615-3200, ext. 5471; [Julie.Lavertu@mississauga.ca](mailto:Julie.Lavertu@mississauga.ca)

cc (by email). Councillor Pat Saito, Ward 9  
Susan Burt, Director, Culture  
Elaine Eigl, Heritage Coordinator  
Paul Mitcham, Commissioner, Community Services  
Paula Wubbenhorst, Acting Senior Heritage Coordinator

cc (by reg. mail). Jim Leonard, Registrar, Ontario Heritage Trust, Heritage Programs and  
Operation, 10 Adelaide Street East, Toronto, ON, M5C 1J3 (via registered  
mail)  
Tom Pinkham, Senior Director, Asset Management, GWL Realty Advisors, 33  
Yonge Street, Suite 300, Toronto, ON, M5E 1G4 (via registered mail)

encl. Corporate Report dated August 21, 2012 from the Commissioner of Community  
Services



## Corporate Report

Clerk's Files

Originator's  
Files

Heritage Advisory Committee

SEP 18 2012

**DATE:** August 21, 2012

**TO:** Chair and Members of the Heritage Advisory Committee  
Meeting Date: September 18, 2012

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

**SUBJECT:** **Request to Alter a Heritage Designated Property**  
**McClure-Lafferty House**  
**2075 Syntex Court (formerly 2075 Derry Road West)**  
**(Ward 9)**

**RECOMMENDATION:** That the request to alter the McClure-Lafferty House property, at 2075 Syntex Court, by relocating it within its current property lot, as described in the report from the Commissioner of Community Services, dated August 21, 2012, be approved, subject to compliance, to the satisfaction of the Director, Culture Division, with all conditions outlined in this report.

**REPORT  
HIGHLIGHTS:**

- Great West Life proposes to move the vacant McClure-Lafferty House 53 metres south, within the property.
- The house has not been actively used for over twenty years despite efforts to retain a tenant for commercial use.
- In order to ensure the future viability of this heritage asset through an adaptive reuse, Heritage Planning staff recommend that the relocation be approved subject to conditions similar to those imposed on other comparable situations.

- The acceptance by Heritage staff of a Conservation Plan by a qualified heritage consultant, which must include an itemized list of the costs to both relocate and conserve the house;
- A detailed plan outlining the full process to be used in moving the structure and that reflects, as a minimum, any relevant recommendations in the Heritage Impact Statement and Conservation Plan, and the move be conducted by an experienced and credible heritage moving company, subject to approval by Heritage staff;
- Written agreement from the owner to revise the designation by-law, to current Ministry standards, following the relocation;
- A Heritage Easement Agreement binding the moving plan and conservation plan, including long-term maintenance of the property;
- A letter of credit, in an amount to be determined by the Director, Culture Division, provided to the City of Mississauga to cover the cost of replacing and/or restoring any damage that may occur during the move and while conservation work takes place, before the House is ready for occupancy; and
- All approvals of development applications and approval of the Site Plan including documented reconciliation of grading issues on the proposed development site must be obtained from the City of Mississauga in advance of relocation.

Adaptive re-use is supported in principle. However, as alluded to previously, any changes to the house, besides the relocation, are subject to review once they are solidified.

**FINANCIAL IMPACT:** There is no financial impact.

**CONCLUSION:** Great West Life has applied for a heritage permit for the relocation and adaptive re-use of the McClure-Lafferty House. Although the preferred option for any heritage structure is to have it remain *in situ*,

occasionally there are situations which require a relocation to ensure the future viability of the heritage asset. As this House has remained vacant for a number of years and efforts to find a tenant for it have been unsuccessful, staff recommend approval to relocate the House fifty three metres closer to the Syntex Court, subject to the conditions outlined in this report. Any alterations above and beyond relocation are subject to a further heritage permit.

**ATTACHMENTS:**

- Appendix 1: Location Map
- Appendix 2: Images of the Property
- Appendix 3: Heritage Impact Statement 2009
- Appendix 4: Heritage Impact Statement addendum 2012
- Appendix 5: Submitted photos with approximations of the proposed relocated house



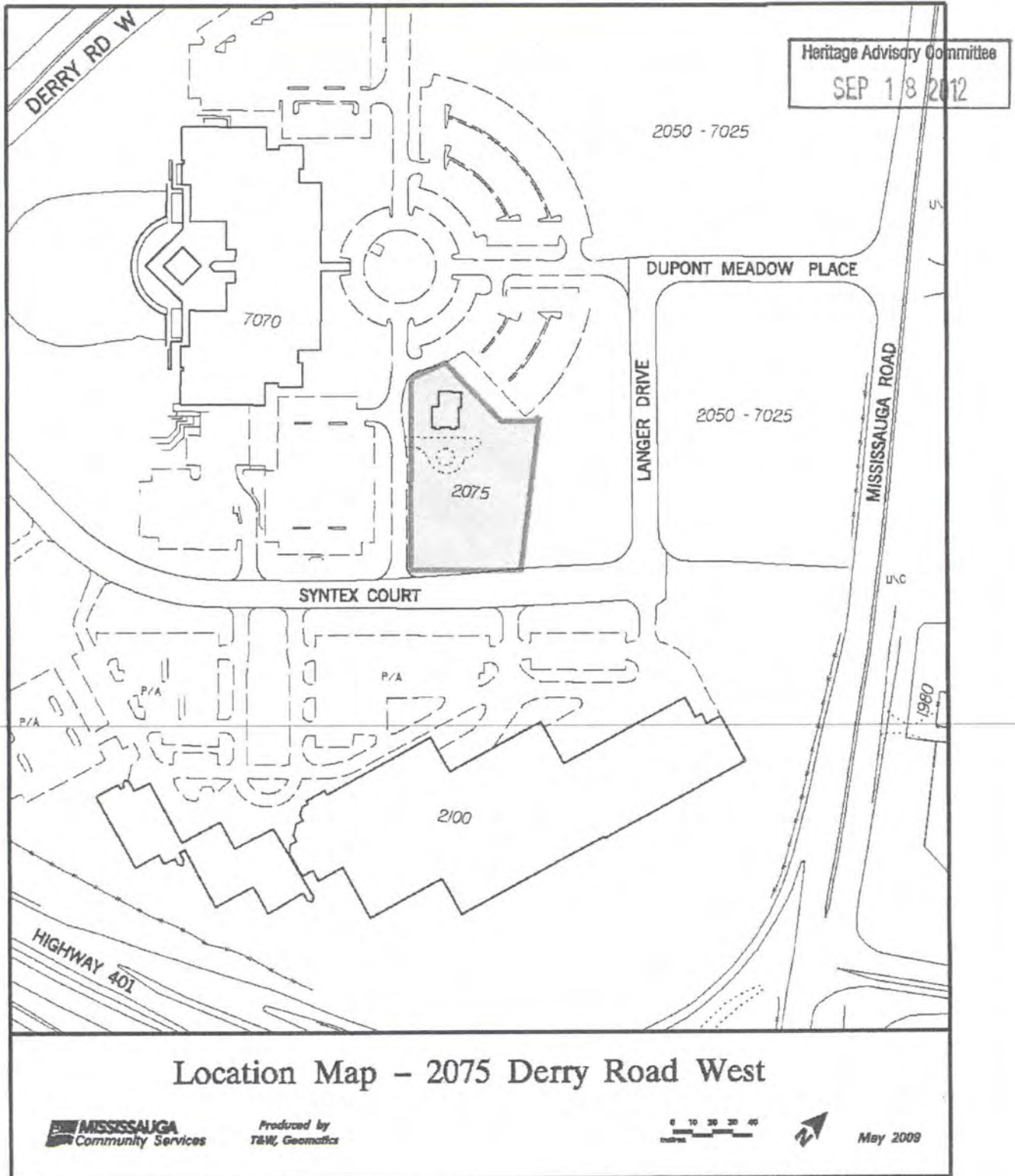
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Paul A. Mitcham, P. Eng, MBA  
Commissioner of Community Services

*Prepared By: P. Wubbenhorst, Acting Senior Heritage Coordinator*

Appendix 1

Item 2, Appendix 1  
Heritage Advisory Committee  
Agenda – September 18, 2012



Appendix 2

Item 2, Appendix 2  
Heritage Advisory Committee  
Agenda – September 18, 2012

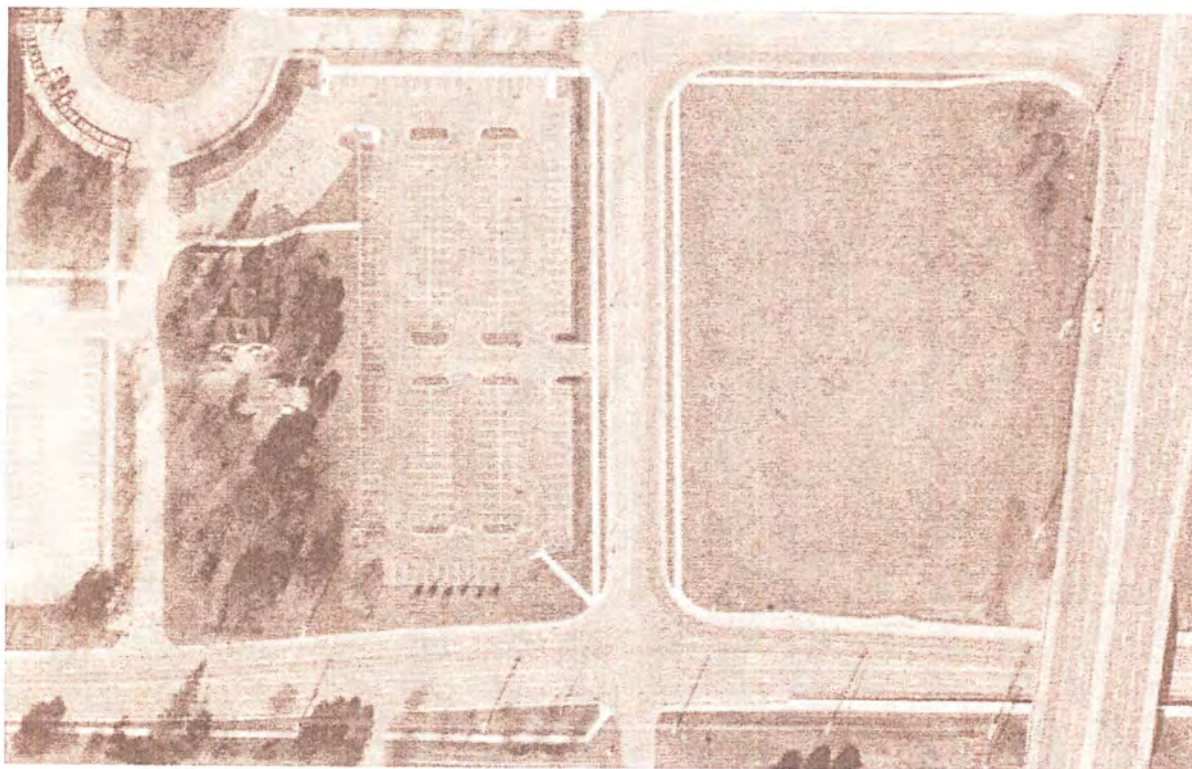


Heritage Advisory Committee  
SEP 18 2012

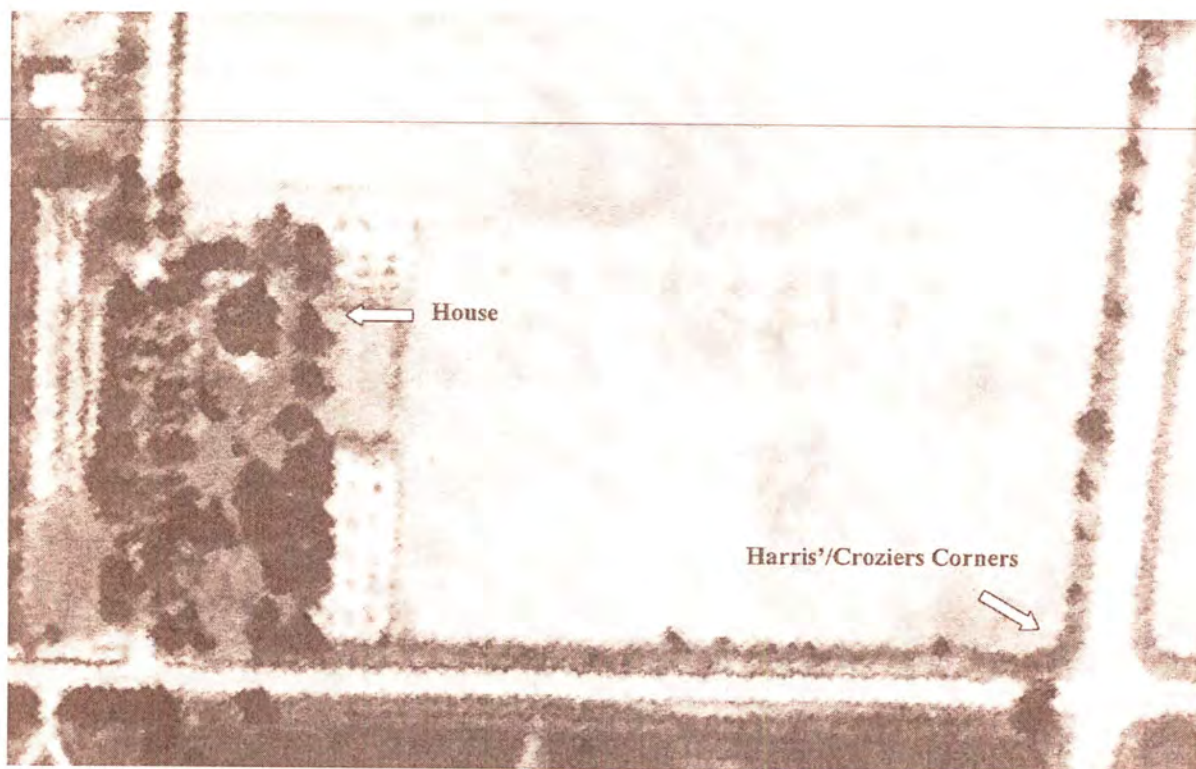
View of McClure-Lafferty House from Syntex Court, 2009



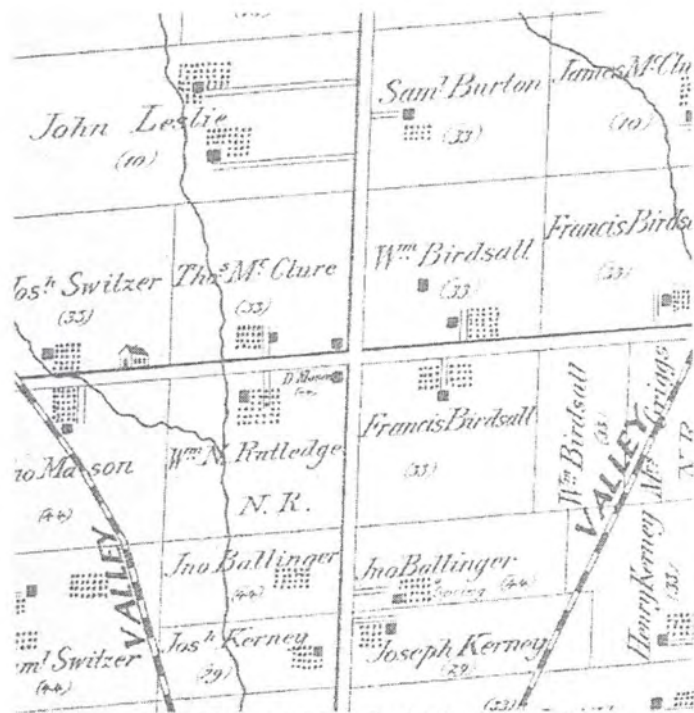
View to Syntex Court from McClure-Lafferty House, 2009



Aerial View of McClure-Lafferty House, 2012



Aerial View of McClure-Lafferty House, 1954



1877 Walker & Miles Peel Atlas (Excerpt)