

City of Mississauga Corporate Report



<p>Date: April 27, 2021</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: May 11, 2021</p>
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Subject

Request to Alter a Heritage Designated Property: 1190 Dixie Road (Ward 1)

Recommendation

That the request to alter the heritage designated property at 1190 Dixie Road, as per the Corporate Report from the Commissioner of Community Services dated April 27, 2021, be approved.

Executive Summary

- Applewood Creek requires erosion control for public health and safety.
- The preferred option, naturalizing the creek, will alter the Lakeview Golf Course, which is designated under the Ontario Heritage Act.
- A number of changes are proposed as part of the creek naturalization plan; however, they will not alter the original course layout.
- Among the proposed changes are: the planting of replacement trees; changes to some tees, greens and fairways; and the installation of new bridges.
- The proposed changes will improve aesthetics and playability.
- Because the layout will be retained, and a natural creek is desired, the proposal should be approved.

Background

Council designated the subject property, Lakeview Golf Course, under Part IV of the Ontario Heritage Act in 2010. Section 33 of the Act requires permission from Council in order to make alterations to a property designated under Part IV of the Act.

Comments

The City's Infrastructure Planning and Engineering Services Division seeks to provide erosion control to Applewood Creek, which runs through the centre of the golf course. The gabion walls that currently line the creek are at the 'end of their lifecycle'. Consultants considered three options, including taking no action, which would not have been viable due to the health and safety risk this would pose. Naturalizing the creek was the preferred option as it would "improve aesthetics and enhance playability." (See Design Brief attached as Appendix 1.)

Naturalizing the creek, which includes realigning parts of it, will impact the property's heritage attributes. Heritage attributes include the mature trees, vegetation, course layout and "the placement and orientation of the original tees, fairways, greens, bunkers and other hazards." (See Heritage Impact Assessment attached as Appendix 2.)

Golf course architect Cam Tyers has ensured that the original Herbert Strong layout will be preserved. The proposed changes are outlined in the drawings, attached as Appendix 3, and addressed in the other two appendices. Some tees, greens, fairways, cart paths and bridges will be modified. Many of the elements that will be impacted are not original to the course and/or the changes will be reversible if they are found to be original elements at a later date. Some mature trees will be lost but new trees will be planted. New bridges are also proposed.

The proposed changes have been reviewed carefully against available documentation on the history of the course. The changes will impact details of the course but the original layout will be retained. Moreover, the proposed changes will beautify the course by restoring the creek, which is central to its design. As such, the proposal should be approved.

Financial Impact

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

The proposed work is managed by the City's Infrastructure Planning and Engineering Services Division through an existing capital project (PN 18-135) with a budget of approximately \$12.5 million (\$9.4M approved and \$3.1M forecasted) over two years.

Conclusion

The Transportation and Works Department proposes to renew Applewood Creek and therefore alter the Lakeview Golf Course, which is designated under the Ontario Heritage Act. The original course layout will be retained. Other heritage attributes are proposed to be modified but, overall, the course will be improved. As such, the proposal should be approved.

Attachments

Appendix 1: Design Brief

Appendix 2: Heritage Impact Assessment

Appendix 3: Drawings



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner