

City of Mississauga

Memorandum



Date: May 25, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting date: June 8, 2021

Subject: **Willow Lane Guide Rail- Update**

Recommendation:

1. That the memorandum entitled Willow Lane Guide Rail-Update from John Dunlop, Manager of Heritage Planning & Indigenous Relations, dated May 25, 2021, be received.
2. That the City's Transportation Infrastructure department proceed with the design and layout of a replaced Willow Lane guiderail as per Alternative 1 of the WSP Memo dated April 30, 2021.

Background:

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014 and non-substantive changes that do not comply with the design guidelines also require a heritage permit.

The City's Transportation & Works Department (T&W) commissioned an inspection of the Willow Lane Culvert in 2017 as part of their continual review of all City infrastructure. The survey resulted in recommendations to rehabilitate the culvert and upgrade the traffic safety system.

Subsequent condition surveys prepared for the City did not properly identify the heritage status of the culvert and the overall rehabilitation project was completed in 2019. A joint review of the project by staff from the Transportation Infrastructure Department and Heritage Planning Department determined that the project was not in compliance with the Meadowvale Village Heritage Conservation District Plan, 2014.

The District Plan notes that substantive alterations within the District, including within the public realm, require a heritage permit application prior to completion. Substantive alterations include any changes to a property which significantly alters its appearance.

The rehabilitation work on the culvert itself involved the replacement of the gabion wall with armor stone, replacement of the deck surface of the culvert and the rehabilitation of the traffic

barriers on the culvert. The traffic safety improvements included an expansion of the guide rail system to the south of the culvert. Guide rails had previously been limited to the northeast and northwest sides of the culvert. This work was completed in order to maintain the City's infrastructure in good condition and to comply with the Province's Roadside Design Manual, which provides standards and policies regarding the safe design of roads.

After an initial review of the HIA prepared for the project, the Meadowvale Village Heritage Subcommittee requested that the City and their consultant, WSP, explore all options at providing a guiderail which met safety standards and limited any impacts to the heritage character of the village.

WP provided an update memo to the previous HIA in April, 2021 (Appendix 1). In the memo, they provide several alternatives to the current guide rail, including full replacement with a wooden system which meets sufficient safety standards, a concrete/stone wall, or disguising the current rail with vinyl wrappings and vegetation.

Comments:

Transportation Infrastructure submitted the HIA update memo to Heritage Planning, along with a memo outlining their concern for unknown additional costs related to any replacement alternative outlined in the update memo (Appendix 2). Heritage Planning have reviewed the options and agreed to update the subcommittee for discussions. On review of the memo, Heritage Planning Staff have noted that Alternative 1 is the preferred option as it best compliments heritage character of the village. However, as the overall costs and design are unknown, Heritage Planning Staff recommend taking this step and providing all information to the subcommittee prior to any final decisions being taken.

Conclusion:

City of Mississauga's Transportation Infrastructure Department carried out a rehabilitation project on the Willow Lane culvert in 2019. The heritage status of the project was not properly identified in the reports commissioned to provide a scope of work for the rehabilitation project. This resulted in no heritage application submitted for this project. A review of the project after completion has resulted in the completion of an HIA, which recommends the balancing of the need to maintain the culvert in good condition and the heritage character of Meadowvale Village. An update memo, completed at the request of the heritage subcommittee, outlines all available options which seek to balance the safety requirements for the infrastructure with the character of the village.

Attachments

Appendix 1: HIA alternatives memo

Appendix 2: Infrastructure memo

Prepared by: John Dunlop, Manager, Heritage Planning and Indigenous Relations