

ASI



Conserving Heritage Landscapes

Heritage Advisory Committee Meeting

October 12, 2021

Project Team



Archaeological Services Inc. (ASI)



The Landplan Studio Inc.



SGL Planning and Design



Fotenn Planning and Design



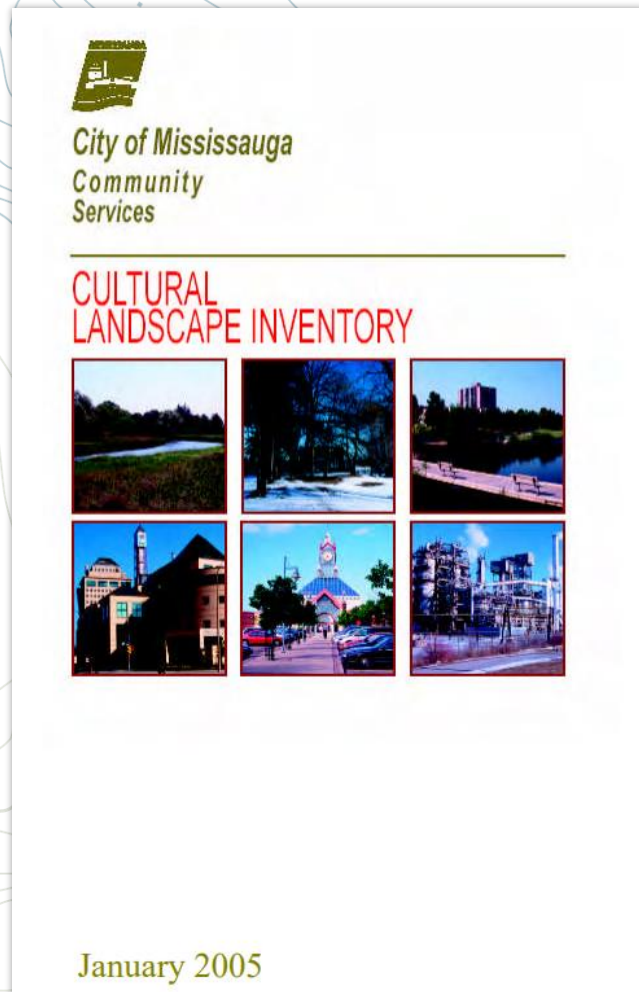
GBCA Architects



Agenda

- Introductions and Overview of the Evening
- Presentation
 - Project Background and Status
 - Cultural Heritage Landscapes
 - Methodology and Approach
 - Project Results
- Question and Answer Session

Project Background and Purpose



Project Background

- Cultural Landscape Inventory, January 2005
 - A working inventory of the City's cultural landscapes
 - Serves as a planning tool in the assessment and management of these resources as the community changes and evolves

Project Purpose

- This project:
 - Evaluated the 2005 inventory for landscapes to be included or removed.
 - Determined if additional landscapes should be added to the inventory
 - Examined ways to effectively manage these landscapes.

Project Status

2018-2019

Phase 1

Fieldwork and
Research

Community
Workshops

Evaluation &
Development of
Recommendations

Presentation of
Results

- Focused on 10 landscapes

2019-2021

Phase 2

Fieldwork and
Research

Community
Workshop

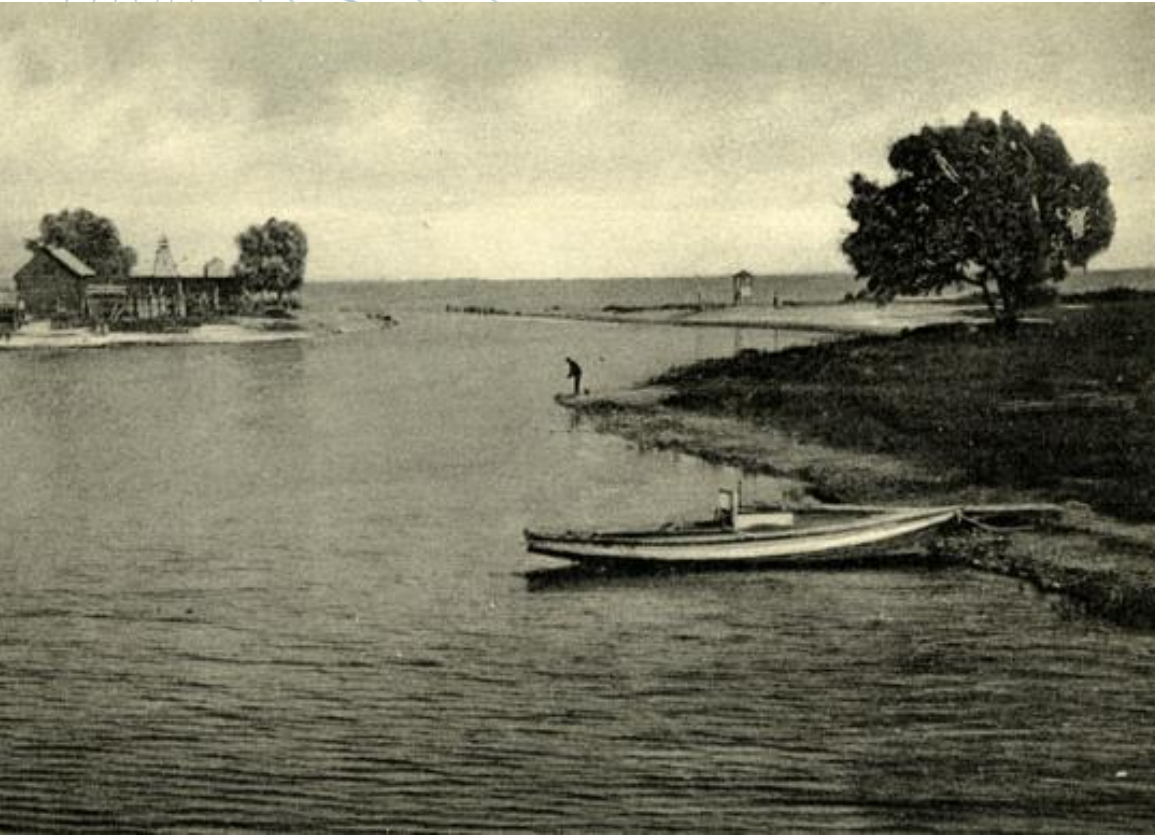
Evaluation &
Development of
Recommendations

Presentations of
Results

- Considered remaining landscapes
- Assessed other potential landscapes

**WE ARE
HERE**

What is a Cultural Heritage Landscape?



Mouth of the Credit River, Port Credit postcard, 1942
(Historical Images Gallery, Mississauga Central Library)

Provincial Policy Statement (2020)

- “Significant built heritage resources and significant cultural heritage landscapes shall be conserved” (Policy 2.6.1)
- Cultural Heritage Landscape Definition:
 - “a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community.”
 - May include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association.

Why Manage Cultural Heritage Landscapes?



Ponds and pavilions, with towers in the background (Landplan 2019)

- These spaces, corridors and complexes are hallmarks of a municipality.
- Contribute to the character of a community.
- Places for tourism, environmental stewardship, recreation, and community collaboration.

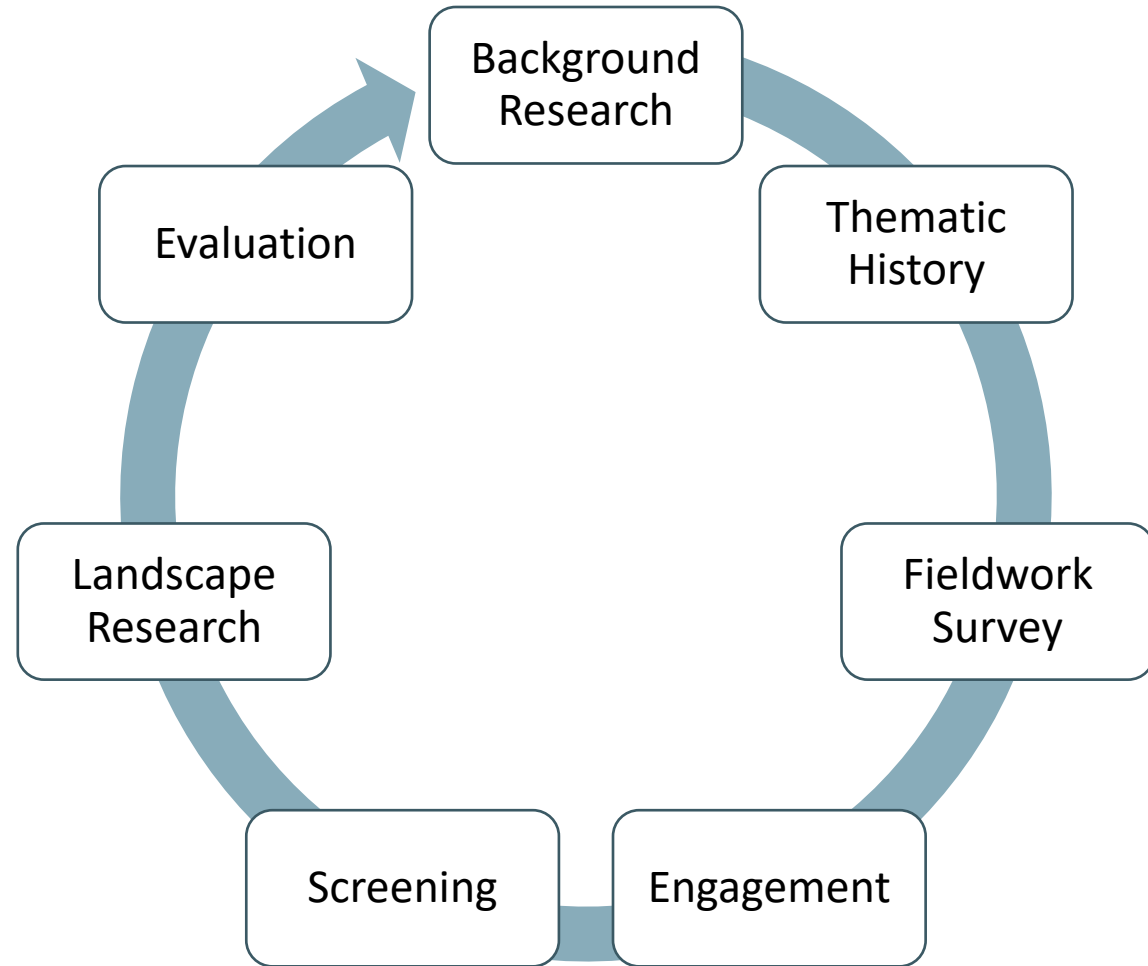
Methodology and Approach



The Credit River, c. 1910 (Heritage Mississauga)



Streetsville Public Library, c. 1950 (Streetsville Historical Society)



Periods and Themes

Early History: Pre-1791

Settlement: 1791 to c. 1900

Early Twentieth Century: c. 1900 to 1945

Mid Twentieth Century: 1945 to 1968

- End of Second World War to mid-1960s “Cinderella City”; southern half of the township attracting industry (Hwy 401); Town of Mississauga Established in 1968

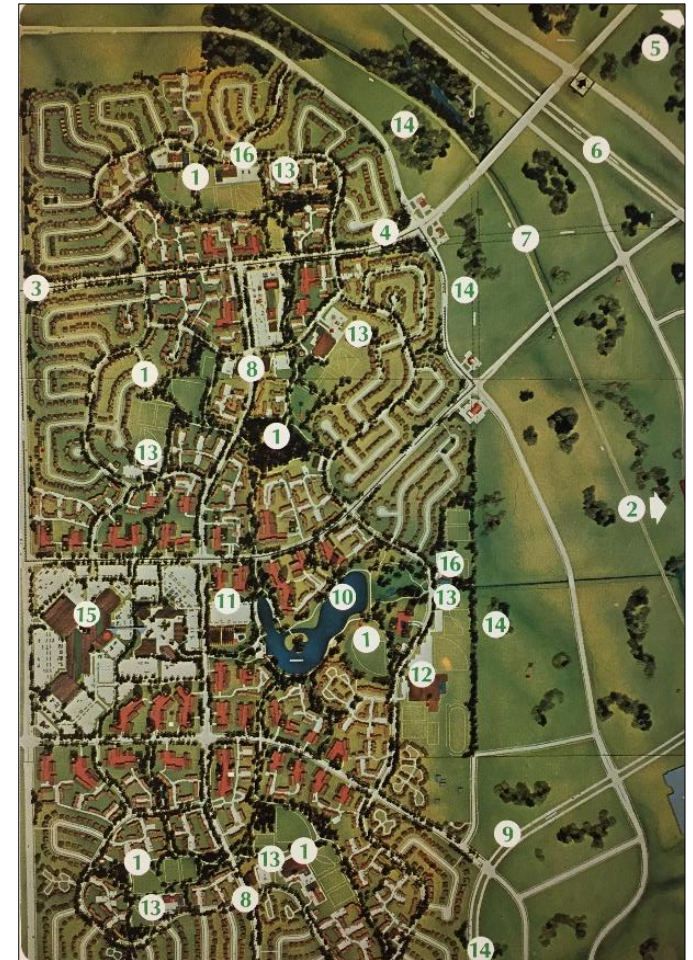
Formalization of Mississauga: 1968 to 1974-1982

- Establishment of Town of Mississauga to Incorporation of City of Mississauga

Late Twentieth Century: 1982 to post-1997-2000

- Mississauga fully built out on mapping by 2000

Twenty-first Century: 2000 to present



Meadowvale West

Engagement



Public Meetings

- Public Information Centre – September 9, 2018
- Community Workshops – November 15, 19, and 26, 2018
- Phase 2 Kick-Off Meeting – May 6, 2019
- Community Mapping Workshop – September 19, 2019

Targeted Meetings

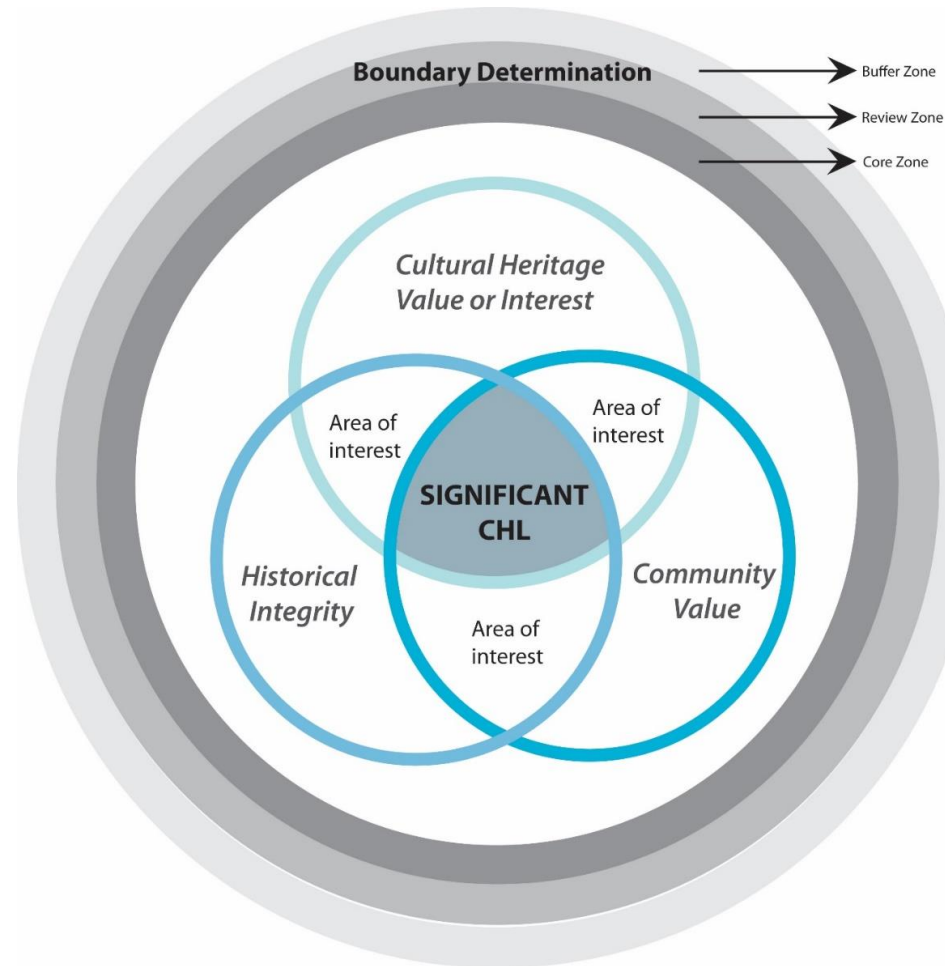
- Lisgar Residents Association – November 18, 2019
- Applewood Acres community – March 22, 2021
- Meadowvale West, Gordon Woods, and Dickson Park Crescent – June 1 and June 3, 2021

Website

- Live map to pin locations
- Survey
- Social media engagement by the City

Indigenous Engagement

Evaluation Methodology



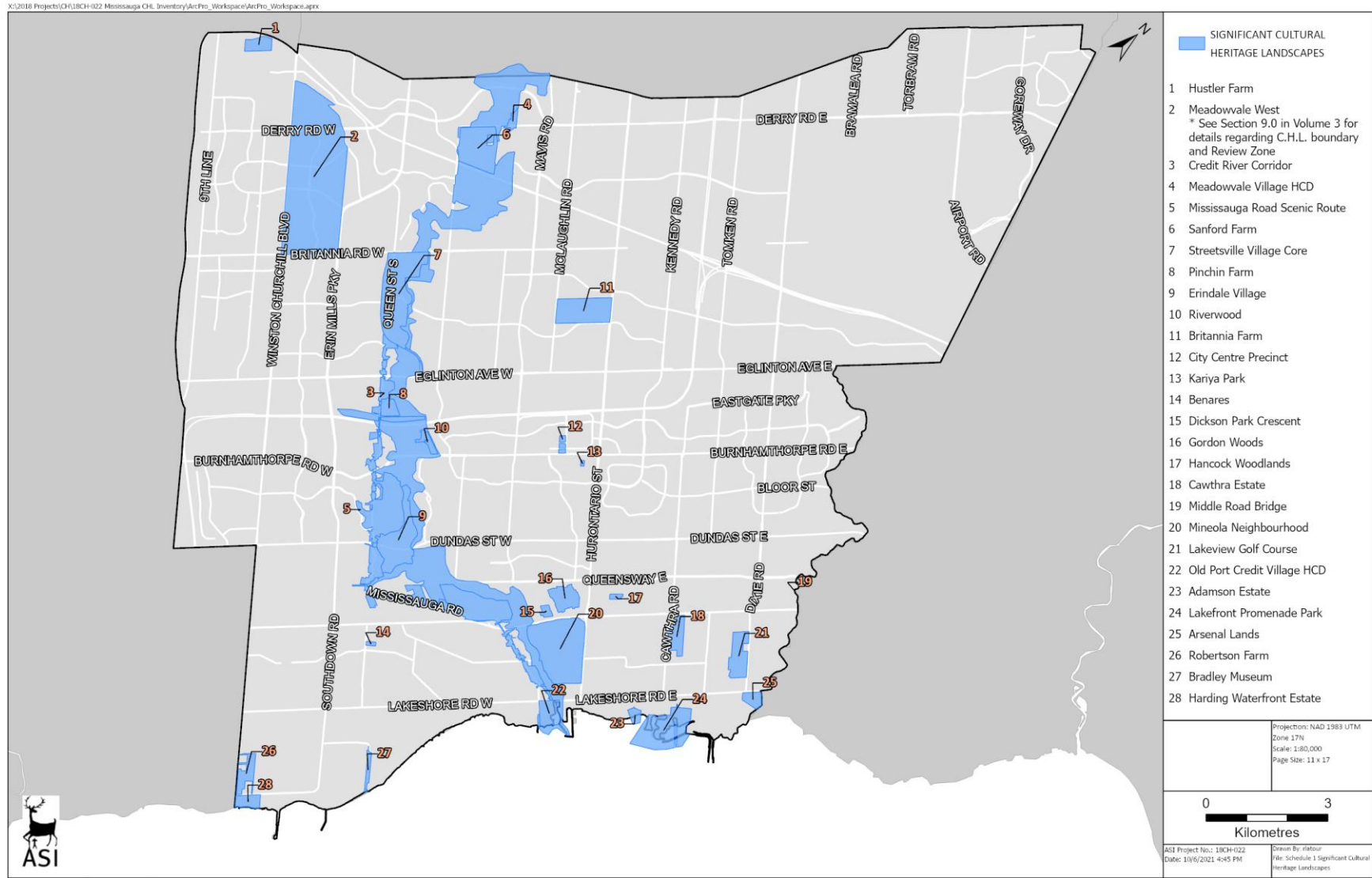
Additional verification that landscape meets UNESCO category definition

“Clearly defined landscape **designed** and created intentionally by man”

Organically evolved landscapes

Associative cultural landscapes

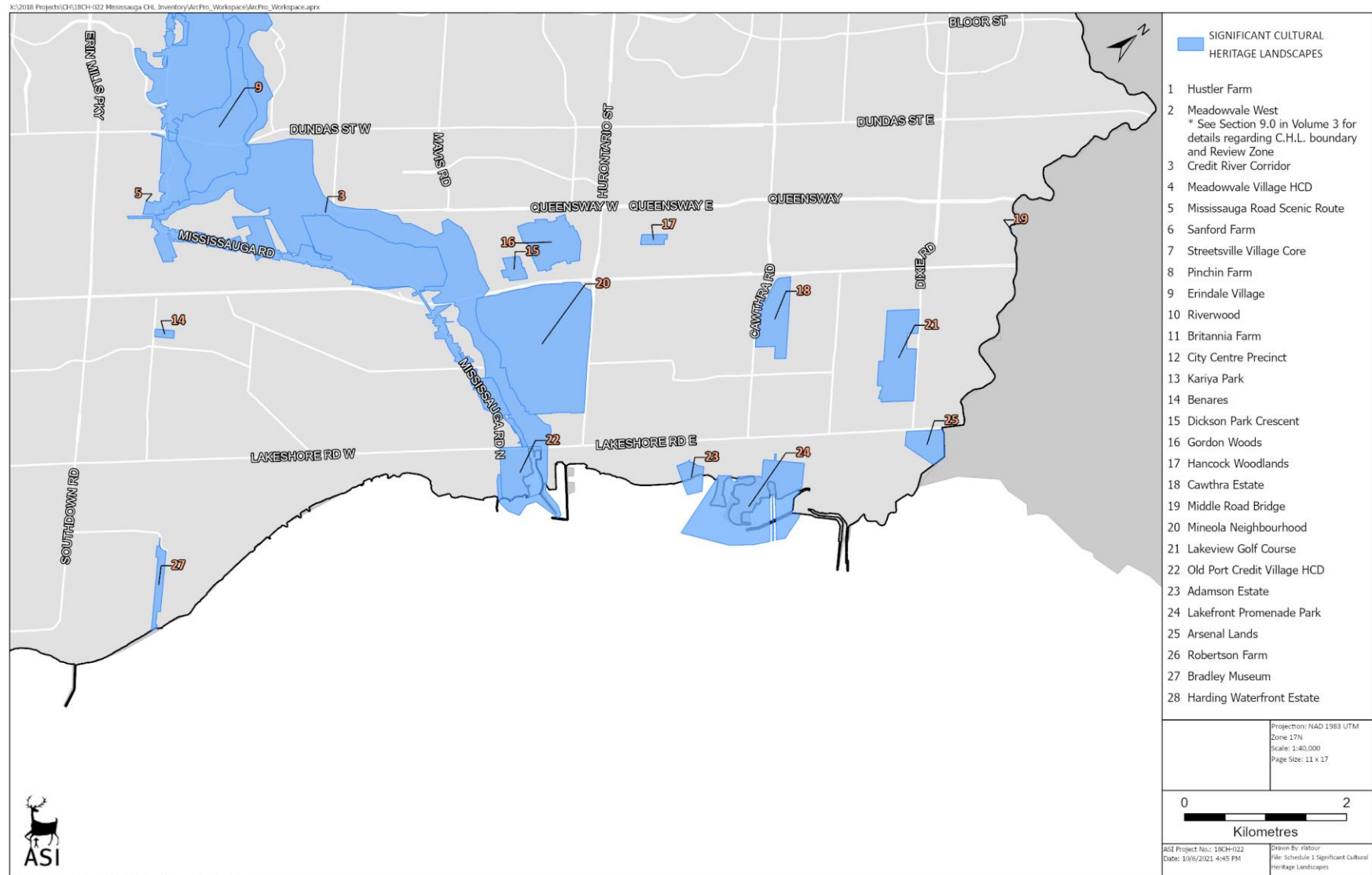
Project Results: Significant Cultural Heritage Landscapes



Schedule 1: Significant Cultural Heritage Landscapes



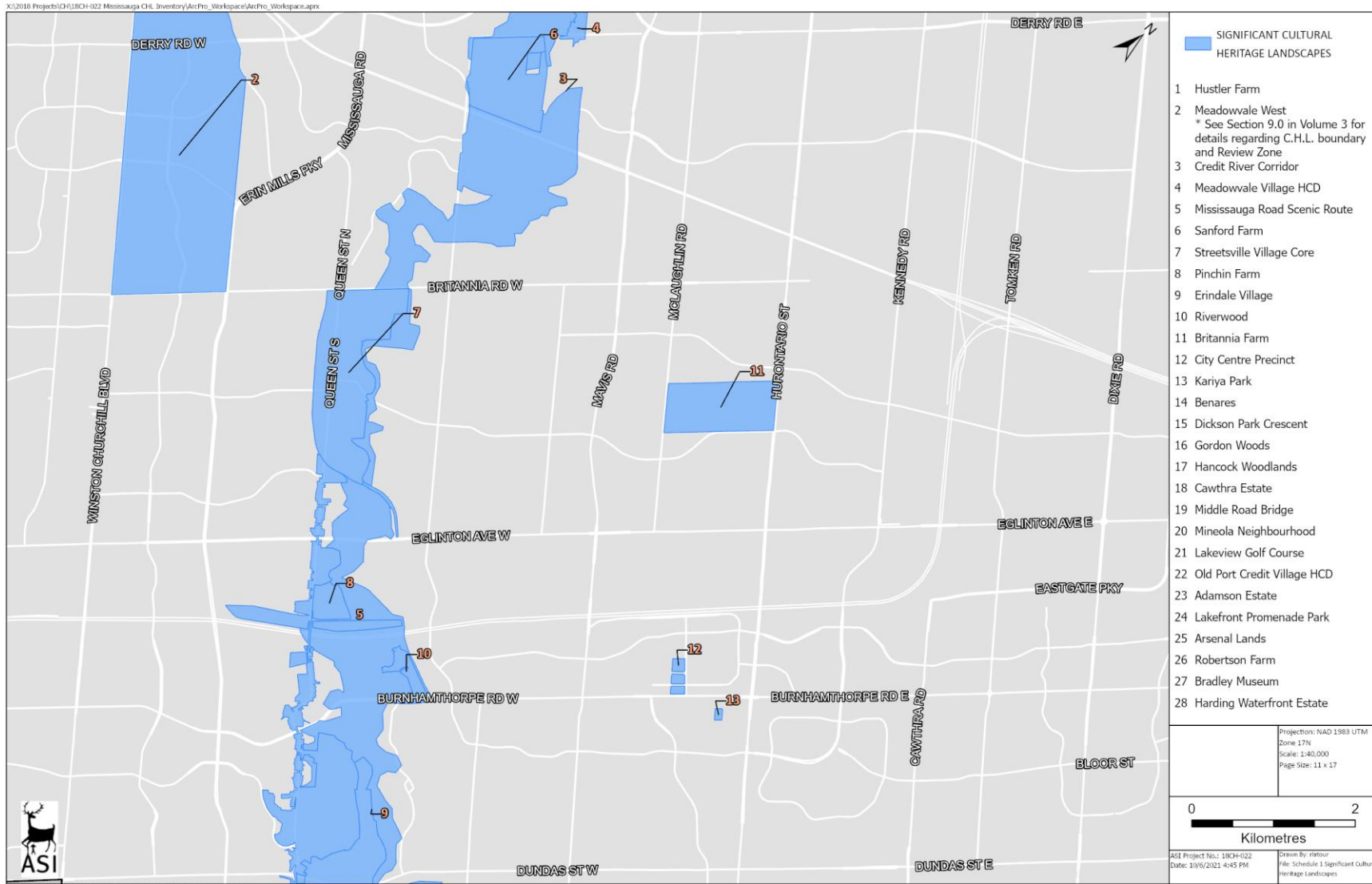
Project Results: Significant Cultural Heritage Landscapes



Schedule 1: Significant Cultural Heritage Landscapes



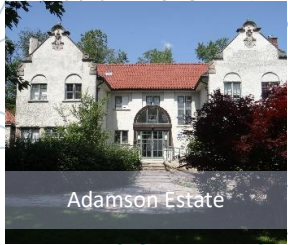
Project Results: Significant Cultural Heritage Landscapes



Schedule 1: Significant Cultural Heritage Landscapes



Project Results: Part V and IV Designated Properties



Adamson Estate



Arsenal Lands



Benares



Bradley Museum



Britannia Farm



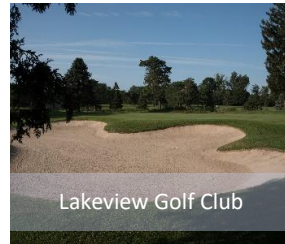
Cawthra Estate



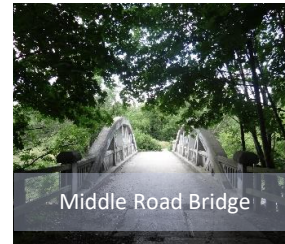
Harding Waterfront Estate



Hustler Farm



Lakeview Golf Club



Middle Road Bridge



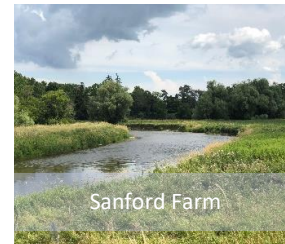
Pinchin Farm



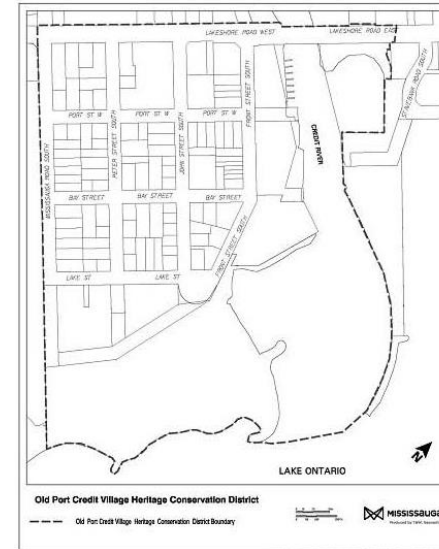
Riverwood



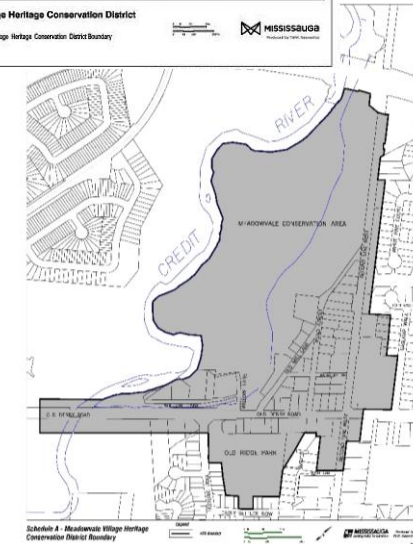
Robertson Farm



Sanford Farm

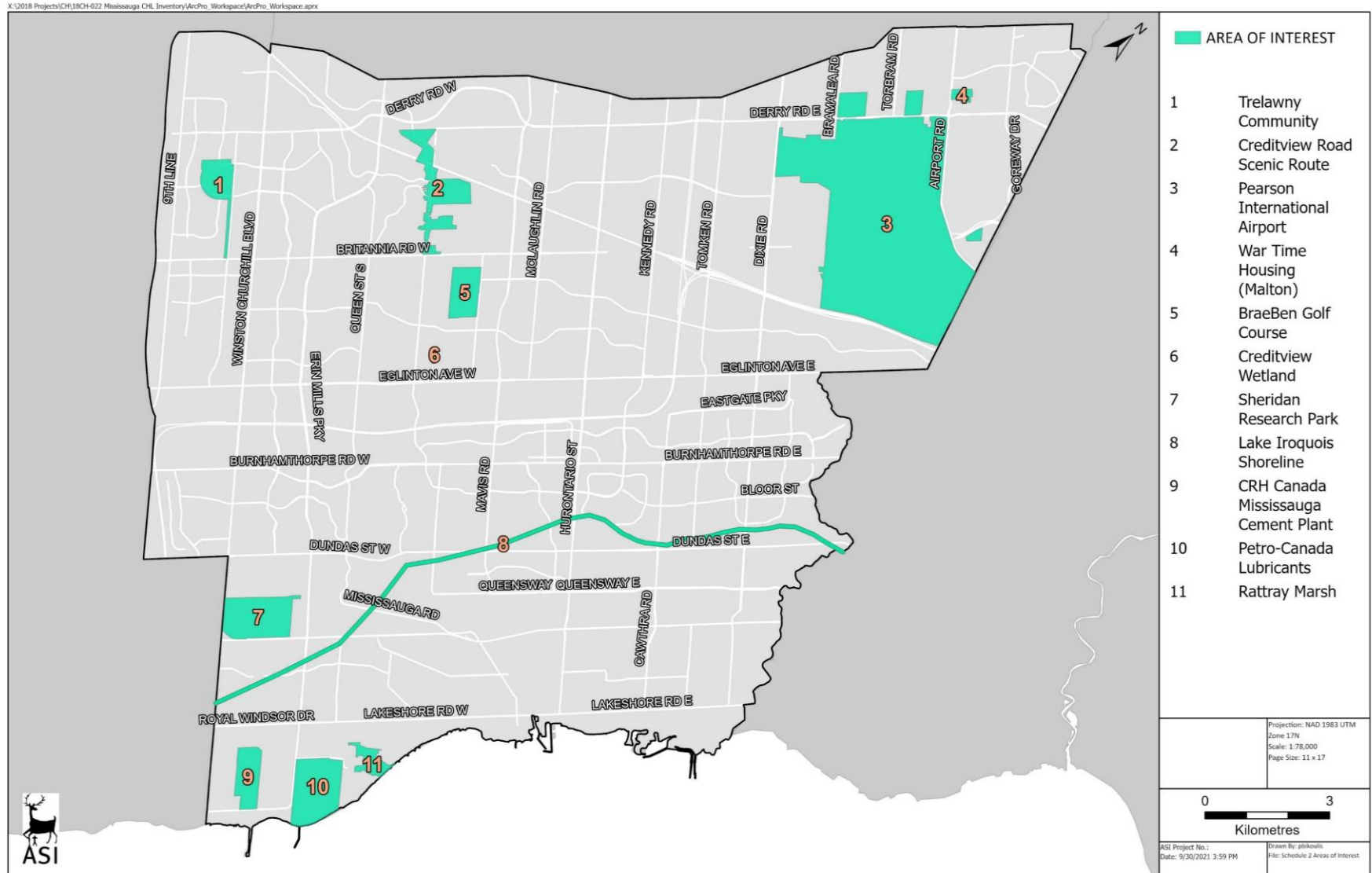


Old Port Credit HCD

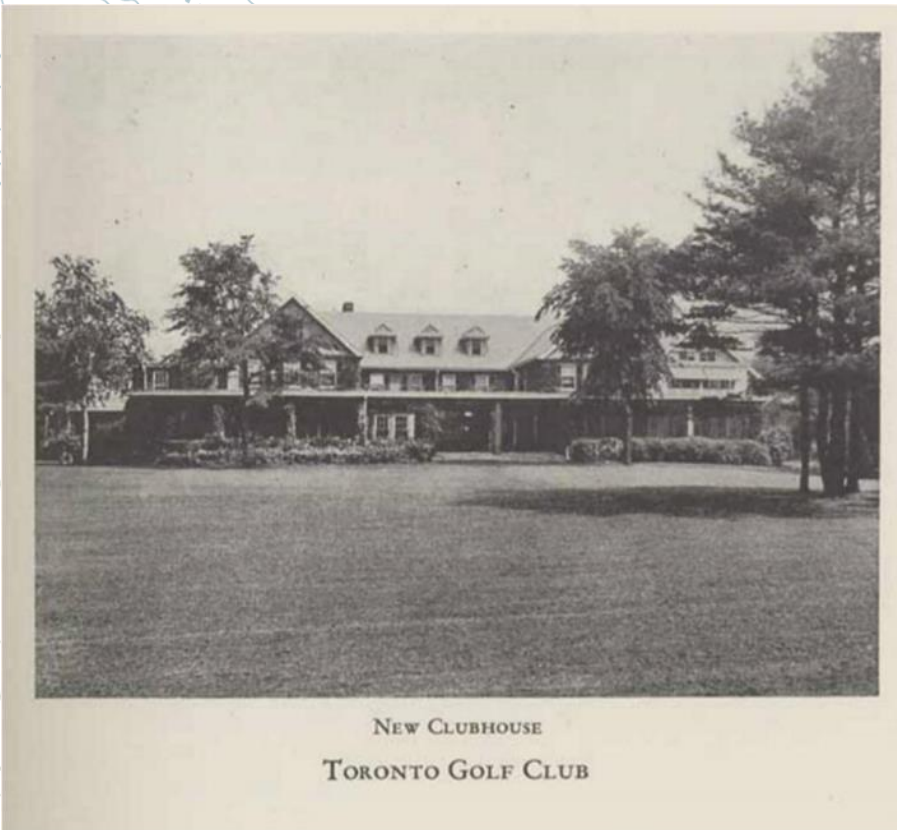


Meadowvale Village HCD

Project Results: Areas of Interest



Project Results: Areas Requiring Further Review



Clubhouse, c. 1914 (Bull 1934)

Areas Requiring Access

- Lorne Park Estates
- Mississauga Golf and Country Club
- University of Toronto Mississauga
- Credit Valley Golf and Country Club

Areas Recommended for Further Public Consultation

- Applewood Acres

Future Considerations

- Toronto Golf Club

Recommendations

All Significant C.H.L.s are recommended to be, at a minimum, identified in the Mississauga Official Plan through a map of Significant C.H.L.s., in addition to being conserved through appropriate protection measures.

- Legislative protection strategies and appropriate planning control tools were identified for each Significant C.H.L. and Area of Interest as well as non-regulatory strategies for protection and stewardship.
- Where appropriate, as Significant C.H.L.s are protected through legislation they may be removed from the Heritage Register as non-designated (listed) properties.
- Further evaluation and consultation work for areas requiring further review.
- Protections for Low Stone Walls and rural cross sections

Some Key Features

- Any development application that would negatively impact a Cultural Heritage Landscape's identified heritage attributes may be subject to a Heritage Impact Assessment to assess and resolve impacts.

Recommendations

Planning Act and Other Tools

- Official Plan Scenic Road, Corridor Designation
- Character Area, Special Policy Area, Local Area Plan
- Urban Design Guidelines
- Zoning Regulations
- Enhanced Private Tree Protection By-law

Some Key Features

- Policies would be created to conserve cultural heritage landscapes and ensure new development is compatible.
- Scenic road protection may include existing road surfaces, trees and treelines, other vegetation, and features such as bridges.
- Urban Design Guidelines allow a municipality to guide new development. Provides guidance on streetscape, signage, built form, views, pedestrian amenities, and landscaping.
- Zoning by-law responds to an area's specific characteristics relating to building orientation, setbacks, lot coverage, building heights, and open space.

Recommendations

Ontario Heritage Act

- Designation of an individual property under the *OHA* (Part IV)
- Heritage Conservation District (HCD) Designation (Part V)
- Cultural Heritage Resource Assessment to Identify Individual Properties for Part IV Protection
- By-law review

Some Key Features

- Protection is registered on title for designated properties through **municipal by-law**; enables a **permitting process** for alterations; City has up to 90 days to review demolition permit and make a decision
- Can be used to protect cultural heritage value of a **single property or grouping of properties**, that together are significant
- Can be **appealed** to the Ontario Land Tribunal
- ‘Listing’ non-designated properties enables review of **demolition permit applications**

Implementation

Timeframes

The general timing for each recommendation reflects a target for when each department should begin the implementation process:

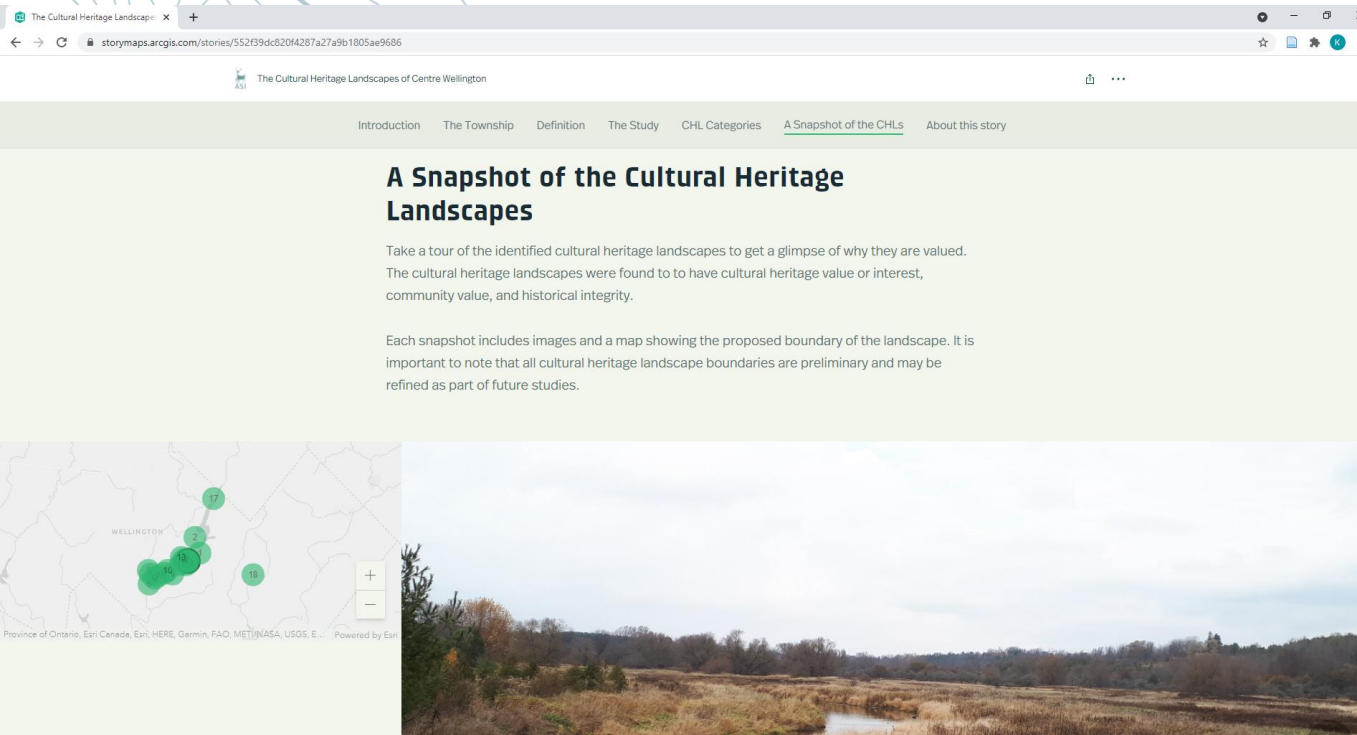
- Immediate-Term: 1 year or less
- Short-Term: 2 – 4 years¹
- Medium-Term: 4 – 5 years
- Long-Term: 6+ years away

¹ Short-Term implementation will not begin until 2023 due to the global pandemic.

Prioritization

Priority for each recommendation is based on each individual Significant C.H.L. and Areas of Interest, with **(A)** being the highest priority and **(C)** being the lowest.

Interpretation Strategies



Options

- Story Maps
- Walking Tours
- Brochure
- Social Media campaign
- Smartphone App
- Interpretive Signage
- Moccasin Identifier Project
- Gathering Circle
- Wayfinding Maps
- Public Art

Potential Partners

- BIAs
- Associations
- Friends' groups
- Local Councillors
- Heritage Mississauga
- Indigenous Communities

Questions and Discussion

