

Memorandum

To: John Dunlop, Supervisor, Heritage Planning

From: Anna Melikian, Planner, Park Planning

Date: July 3, 2020

Subject: Intended Future Parkland Use of 2182 Corsair Rd. and 2465 Shepard Ave.

Background

The purpose of this memo is to inform on the City's intended future use of two properties for parkland.

The City has a plan to increase and create parkland, which includes land acquisition for the purpose of future parkland. In 2019, the City acquired two properties: 2182 Corsair Road and 2465 Shepard Avenue with the intention to add parkland in the Cooksville area as one strategy to help address the deficit of parkland in the Downtown Growth Area. The Downtown Growth Area is priority for parkland acquisition in Mississauga.

In December 2019, Park Planning retained a heritage consultant to undertake individual Heritage Impact Assessments (HIA) for these properties. The consultant's report provides an analysis of implementable options that consider viability and respond to the City's current challenges.

Staff Comments

2465 Shepard Avenue

As mentioned above, the subject property is part of a broader opportunity to create parkland in the Cooksville area as one strategy to help address the deficit of parkland. The City identified 31 properties of interest with the goal of achieving large cohesive areas of park with continuous trail systems by adding to parkland that is already City owned in proximity to Cooksville Creek. The primary objective is to acquire parkland in an area of the City facing increased population growth and in need of additional parkland.

2182 Corsair Road

This property is part of the former Hancock property and commercial nursery. In 2010, the City of Mississauga acquired the Hancock Woodlands portion (approximately 7 acres) of the former property from the Hancock family. The Hancock family always envisioned that the land would be preserved for generations to come as parkland, which strongly aligns with the City's vision.

The Hancock Woodlands Park was designed and constructed in a way that honours and respects the cultural heritage value of the property and tells the Hancock family story. The City completed a business case to recommend building reuse of two heritage buildings located in Hancock Woodlands Park, known as “The Header House” and “The Office”. The business case strategically positioned the project to successfully secure capital budget funding. Preserving these buildings and adding interpretive signage reflect the City’s continued commitment to maintain heritage value and tell the Hancock family story throughout the Hancock Woodlands Park.

The City purchased the subject property at 2182 Corsair Road for use as parkland and to expand the Hancock Woodlands Park. This property is a strategic opportunity to increase the total area of the park and to expand the east-side entrance that will enhance enjoyment of the park. The mature trees and lush vegetation create a serene ambience that will invite park users to further explore the property. The enhanced park entrance will encourage increased use of the park and better connections to the community.

Analysis of Opportunities and Challenges

Park Planning and Culture have explored building reuse options for the properties and have concluded that at this time there are no viable reuse options due to challenges with lack of staff capacity, resources, building programming and more. The following analysis reviews challenges with keeping the buildings and opportunities with removing the buildings.

Opportunities

- **Strategic Opportunity for Increased Parkland:** The City has a strategic opportunity to increase parkland in an area of population growth to help address the deficit of parkland in and adjacent to the Downtown Growth Area.
- **Cost Avoidance:** Building maintenance and operations have a high capital cost. Removal of the buildings is consistent with efforts to balance capital plans.
- **Commemorative Design Opportunity:** With respect to the property at 2182 Corsair Road, there is an opportunity for the City to incorporate commemorative features in the park design to honour the 2182 Corsair Road property and continue to tell the Hancock story.
- **Enhance the Park Entrance:** Removing the building at 2182 Corsair Road will increase the size of the existing park, increase the park’s street frontage and enhance the east-side park entrance.
- **Eliminate Risk of Flood Damage:** The 2465 Shepard Avenue property is within the Cooksville Creek flood zone and is at risk of flooding.

Challenges

- **Cultural Uses:** The Culture Division has informed there is no capacity to introduce cultural uses for the building and there are no intended programming options.
- **Capital Funding:** Capital funding has not been identified for building re-use. All budget requests are prioritized against other initiatives in the 10-Year Capital Budget and Forecast and subject to Council Approval.
- **Zoning:** The Zoning By-laws are restrictive and unsupportive of other land uses (e.g. commercially not viable).
- **Operational and Maintenance Costs:** Both buildings have significantly high operational and maintenance challenges that are financially unsustainable.
- **Sizable Parkland:** The building at 2182 Corsair Road covers a disproportionately large area of the property, which is a direct limitation to creating a sizeable parkland area.
- **Private Use:** The use of either building for rental or residency is counterintuitive and dismissive of the intended future use. Private use of the property will deny public access and does not align with the City's intention. As public parkland, the properties provide broader community benefits sustained for future generations.

Opportunity for Commemoration at 2182 Corsair Road

If the building is removed, the City will ensure that the heritage reference is maintained. The City will implement a creative solution to honour the landscape and to evoke the architectural elements of the building into nature. Final design solutions will be determined through a more detailed future design and budgeting exercise. Possible ideas for 2182 Corsair Road include:

- **Integrate location and building outline:** Commemorate and honour the property by maintaining its contextual value to support the character of the area. The location and outline of the building can be conveyed through visual markings and/or interpretive signage to recreate a sense of place in an alternative new way.
- **Use interactive visualization:** Use new technologies for interactive wayfinding strategies and 3D visualization to uniquely project where the building previously stood and tell the Hancock story.
- **Provide community benefit:** The City will donate interior furnishings, such as donating the existing new kitchen appliances to Habitat for Humanity for broader community benefit.

Conclusion

- The final Heritage Impact Assessments provide an analysis of options and make recommendations that consider viability and respond to the City's current challenges.
- This memo provides rationale to inform on the City's intended future use of the two properties for parkland that will be sustained for future generations.



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