

City of Mississauga
Corporate Report



<p>Date: March 8, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Meeting date: April 9, 2024</p>

Subject

Streetsville Heritage Conservation District Feasibility Study (Ward 11)

Recommendation

1. That the Phase 1 Streetsville Heritage Conservation District Feasibility Study Background Report and recommendations be adopted; and
2. That the City proceed with preparing a Heritage Conservation District Plan and that the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Executive Summary

- City initiated a Heritage Conservation District Feasibility Study for Streetsville in 2023
- After a year of research, fieldwork and engagement, it has been determined that part of the study area meets the criteria to be a Heritage Conservation District
- The boundary includes the commercial core, residential areas and the Credit River valley
- A Streetsville Heritage Conservation District would aid in Mississauga achieving its vision of celebrating its founding villages
- The attached Phase 1 background report should be adopted and the development of an HCD Plan should commence

Background

In 2023, the City hired MHBC, with +VG, Archeoworks and Wendy Shearer Landscape Architect, to conduct a feasibility study to determine if Streetsville or parts of Streetsville had the potential to be a Heritage Conservation District. The large study area was based on a recommendation from the City's Cultural Heritage Landscape Project, adopted by Council in 2022.

Also in 2023, The Province enacted new legislation, which sets a higher bar for heritage conservation district designation and limits the amount of time of that properties can be included on the City's Heritage Register but not designated. As the majority of Streetsville's properties are only listed on the City's Heritage Register rather than having the full protection of designation under the Ontario Heritage Act, much of the area is at risk of demolition as of 2025.

Comments

After much research, fieldwork, two community meetings, two surveys, three steering committee meetings and additional partner and community engagement, MHBC has determined that part of the study area meets the criteria to be a Heritage Conservation District (HCD). The area includes Queen Street South from Water Street to the rail line, with only the properties fronting Queen on the west side, excluding the property between Tannery and Queen, to the rail line and all of the property from Water Street south to the Credit River valley lands and the valley lands to the east of Church Street, north of Water Street, up to Britannia Road West. A map is available on page 8 of the Phase 1 Background Report, which is attached as Appendix 1. The area includes commercial downtown, 19th and early twentieth century residential areas and the Credit River valley, which, with the watercourse is the original lifeblood of the village.

Should the project proceed to Phase 2, a HCD Plan would be developed, with the community engaged. The Plan would include policies and guidelines for the:

- Demolition, alterations and additions to heritage buildings and structures.
- Compatible new/contemporary development.
- Scale, massing and density within a Major Transit Station Area, which must accommodate growth.
- Lotting patterns, severances, setbacks, etc.
- Maintenance and enhancement of significant views and vistas.
- Landscape conservation.

As well as guidance on:

- Where density should be focussed.
- Major transit areas and accommodating for growth while conserving heritage character.
- Adding density in the downtown area appropriately.
- Updated design guidelines for non HCD study area property.

The above list is not exhaustive. See report for more detail.

As alluded to above, an HCD is a tool to manage change while conserving character. In addition to conserving character, HCDs have a positive impact on property value and attract tourism. Cultural heritage tourists spend more money and stay longer than average tourists. The City should proceed with developing a HCD Plan for the proposed boundary.

Strategic Plan

Heritage designation helps meet the City's strategic goal of celebrating our community ("Connect" pillar). Heritage designation of one of Mississauga's founding villages supports the City's vision of celebrating these villages and making Mississauga **a place where people choose to be**.

Engagement and Consultation

As mentioned previously, the project consisted of several meetings, surveys and more, including digital engagement and road signs advertising community meetings. The project kicked off with a mail out to all owners of properties within the study area. More details on the engagement strategy are available in the appendix.

Financial Impact

The project is funded through existing capital project number 21491 with a budget of \$250,000.

Conclusion

The City hired MHBC to study Streetsville to determine if it or a part of it merits being a HCD, as per the now more stringent heritage legislation. After much review and engagement over the course of a year, it has been determined that an HCD is warranted that includes the commercial, residential and valley lands. The Phase 1 Background Report should be adopted and Phase 2 of the project, the development of an HCD Plan, should begin.

Attachments

- Appendix 1: Streetsville HCD Feasibility Study
- Appendix 2: Contributing Property Evaluation Sheets
- Appendix 3: Non-Contributing Property Evaluation Sheets



Kristina Zietsma on behalf of

Jodi Robillos, Commissioner of Community Services

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