

City of Mississauga
Corporate Report



<p>Date: October 31, 2024</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Jodi Robillos, Commissioner of Community Services</p>	<p>Originator's files:</p>
	<p>Meeting date: December 3, 2024</p>

Subject

Request to Alter the Heritage Designated Properties at 84 and 90 High Street East (Ward 1)

Recommendation

That the request to alter the heritage designated properties at 84 and 90 High Street East (Ward 1) be approved, and that staff be directed to give effect thereto, as per the report from the Commissioner of Community Services, dated October 31 2024.

Executive Summary

- 84 and 90 High Street East are designated under the Ontario Heritage Act
- These properties are associated with a proposed 26 storey development on the lands immediately to their north
- The Heritage Advisory Committee reviewed the proposal in April 2023
- Because the heritage designated lots are being reconfigured, a heritage permit is required prior to the pending Rezoning and Official Plan amendment applications being approved
- A subsequent heritage permit application, dealing with physical changes to the properties, including a new back stair at 84 High Street East is forthcoming
- It is recommended that the heritage designation by-laws not be amended until the second heritage permit application to ensure the revision of the heritage attribute list, based on the proposal, is comprehensive

Background

The City designated the subject properties under the Ontario Heritage Act in 2005 (90 High Street East) and 2007 (84 High Street East). In 2022 an application was filed for an Official Plan amendment and Rezoning for the entire block within High, Ann, Park and Hurontario Streets for

a 26-storey mixed use building at the northeast corner. The proposal includes the restoration of the subject heritage houses and a land exchange with the City that, via reference plan, will narrow the parkland along Hurontario Street but add public space around the heritage houses along High Street East. The Heritage Advisory Committee reviewed an application to demolish the heritage listed property at 19 Ann Street in April 2023 to allow for the development. That application included the Heritage Impact Assessment, attached as Appendix 1, which illustrates the proposed new lot lines on page 56.

Comments

As per section 33 of the Ontario Heritage Act, alterations to heritage designated property require a heritage permit. Currently the entire properties at 84 and 90 High Street East are designated under the Ontario Heritage Act.

The properties are proposed to be reduced in size and as such a heritage permit is required. Detail of the proposed changes to the properties, outlining the heritage attributes to be excluded, are attached as appendices 2 and 3.

A subsequent heritage permit for physical alterations to the property, including a new and narrower back exterior stair at 84 High Street East, which, as per the Building Code, can be 900 mm in width, and fencing, is forthcoming. The new lot lines will be reflected in the Official Plan amendment and Rezoning, which is scheduled for Planning and Development Committee in December and so the application to change the lot lines is presented at this time.

It is recommended that the heritage designation by-laws not be updated until the second heritage permit application when there will be a full understanding of which attributes will remain and both schedules (the attribute list and legal description) of both bylaws can be updated. The technical reduction of the contexts of 84 and 90 High Street is considered to have some impact to the overall heritage attributes of the two properties, however when considered in relation to the restoration work being carried out, the increase in public space as well as the overall lack of impact from the overall development the lot reduction is a sympathetic alteration to the properties. As such, the proposal should be approved.

Financial Impact

There is no financial impact to the City resulting from the recommendation of this report.

Conclusion

In order to facilitate the development of the subject block with a substantial mixed used development, the owner of the subject properties proposes to scale down the lot sizes, which will result in a City park setting around the two heritage houses. The developer has committed to restoring the houses, which will be detailed in a subsequent heritage permit application. The

subject application is necessary at this time to allow for the required Official Plan amendment and Rezoning application. As such, it should be approved.

Attachments

- Appendix 1: Heritage Impact Assessment
- Appendix 2: Detail for 84 High Street East
- Appendix 3: Detail for 90 High Street East



Jodi Robillos, Commissioner of Community Services
Prepared by: P. Wubbenhorst, Heritage Planner