

Date: November 9, 2020

To: Chair and Members of the Heritage Advisory Committee.

From: Old Port Credit Heritage Conservation District Subcommittee.

Request to Alter a Heritage Designated Property: Mississauga Road South Right of Way (Ward 1): Item 7.2 Agenda Nov 10, 2020

Recommendations:

1. That the applicant be requested to withdraw their application regarding the request to alter the heritage designated property, in the Right-of-Way along Mississauga Road South, south of Lakeshore Road West.
2. That the request to alter the heritage designated property, in the Right-of-Way along Mississauga Road South, south of Lakeshore Road West, as per the Corporate Report from the Commissioner of Community Services, dated September 8, 2020, be rejected. (Ward 1) (PVHCD-0002-2020)

Comments:

The Old Port Credit Village Heritage Conservation District Plan is quite detailed in its objectives. Documents from both the Federal and Provincial governments have guided its preparation and are integral elements of the Plan.






The central objective of the plan is “to guide physical change over time so it contributes to, and does not detract from the District’s historical character.”

Scale/Preservation

The proposed scale of the work is incompatible and does not adhere to the HCD Plan guidelines, which also “applies to both the City’s public work projects in parks and on streets”.

In all alterations within the District, “it is intended that the neighbourhood character will be conserved and enhanced.”

The City of Mississauga Official Plan for Port Credit includes specific policies related to the Old Port Credit Village in Sections 10.3.2

10.3.2.1 Any additions, alterations, adaptive reuse or redevelopment will address how the development:  displays massing and scale sympathetic to surroundings;  preserves the historic housing stock;  supports the existing historical character;  maintains the existing street grid pattern and building setbacks; and  maintains and enhances significant groupings of trees and mature vegetation.

Trees:

The irreversible damage proposed to century-old trees along the east side of Mississauga Road South is in contravention of the HCD Plan. The plan clearly states that trees and shrubs should be encouraged to be preserved with appropriate care. It should not be sufficient to produce an Arborist’s report, which is merely an inventory of the trees and the anticipated damage.

In the HCD Plan it is stipulated that the District’s landscape character is an integral element of the Heritage character of the District. The HCD Plan sets out policies to conserve, protect and maintain this element.

Article number 12.1.3 in the OPCHDP specifically states that “The city will protect trees in the public right-of-way”.

Mississauga Road Scenic Route:

The 2014 Port Credit Local Plan calls for a study to extend The Mississauga Road Scenic Route south of Lakeshore to a terminus at Saddington Park.

It is our understanding from the Brightwater Master Plan that they propose to assist and participate in the provision of valuable and desirable public infrastructure elements on the west side of Mississauga Road South, abutting their development.

In this context the heritage value of the elements that already exist on Mississauga Road South would contribute to the overall desirable character of the route.

Their efforts, coupled with the heritage values of the east side of Mississauga Road South will create a well considered public environment. Thus, the eventual extension of the Mississauga Rd South will be along an attractive route.

In anticipation of this development, perhaps we should consider a “duty to protect” the existing, irreplaceable heritage landscape that exists.

Impact and Consultation

This application illustrates the purpose of the HCD Plan to protect the heritage character of the District. In this instance, it stipulates the requirement of a heritage permit for the work proposed.

While some alterations are exempt from this requirement, this one is not.

17.5 (c) “ Exception: The installation of any new luminaires and/or poles”

This application impacts both aspects of the HCD Plan previously mentioned - scale and the protection of trees and landscape elements in the District

Following a timely intervention on the part of Councillor Dasko, a community meeting was organized and held *in situ* to inform the community of the proposal and discuss its implications. These observations and objections are a result of this meeting.

We have also learned from Heritage Planning that collaboration is the preferred means to resolve this issue.

Given that this application will significantly and permanently alter the Heritage landscape on the east side of Mississauga Road South, spanning numerous properties and impacting many trees, the absence of a Heritage Impact Assessment is questioned. These issues would have been raised.

Conclusion:

Alectra proposes to rebuild a hydro pole line on the east side of Mississauga Rd South. Given that these poles are 70 feet concrete poles they will impact the scale and the landscape of the OPCHD. As this will have a major and detrimental impact on the character of the Old Port Credit Heritage Conservation

District, the recommendation is that the motion of the OPCHD Subcommittee before the Heritage Advisory Committee be approved.

In conclusion, the OPCHD Subcommittee suggests that, given the transformational impact of the proposal, we be given the opportunity to work collaboratively and cooperatively with Brightwater and Alectra on the development of a solution that meets their objectives while fulfilling the needs of the community and retaining the heritage landscape on the east side of Mississauga Road South.

Thank you.

Antoine Musiol

Chair, OPCHD Subcommittee