

City of Mississauga  
**Corporate Report**



<p>Date: November 7, 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: November 26, 2024</p>

## Subject

**Streetsville Heritage Conservation District (Ward 11)**

## Recommendation

1. That the Corporate Report from the Commissioner of Community Services, dated November 7, 2024, entitled "Streetsville Heritage Conservation District (Ward 11)", be approved.
2. That Council designate the Streetsville Heritage Conservation District, shown on page 2 of the attached Streetsville Heritage Conservation District Plan, under Part V of the Ontario Heritage Act.
3. That Council adopt the attached Streetsville Heritage Conservation District Plan; and
4. That the proposed Official Plan amendments noted on pages 102 and 103 of the attached Streetsville Heritage Conservation District Plan be considered and included where feasible for Mississauga Official Plan 2051.

## Executive Summary

- Over 120 properties in Streetsville have had some measure of recognition/protection, known as "heritage listing" since the 1970/80/90s
- The Province's *More Homes Built Faster Act*, implemented in 2023, has brought an expiry date to this "Heritage Register" status
- As such, if Streetsville's Heritage character is to be conserved, it must be designated under the Ontario Heritage Act
- In 2023, the City hired MHBC, with +VG, Archeoworks and Wendy Shearer Landscape Architect, to conduct a feasibility study to determine if Streetsville or a part of it merits designation under Part V of the Ontario Heritage Act
- It was determined that part of the study area meets the now more stringent criteria to be a Heritage Conservation District (HCD)
- The community supports a Streetsville HCD; more than 80% of survey respondents

support it

- Council adopted a motion to allow the consultant to proceed with the development of a Plan, with the community engaged, in April 2024
- The Plan is now complete and the proposed area, as per page 2 of the Plan, should be designated under Part V of the *Ontario Heritage Act*, and the Plan adopted

## Background

The Province legislated the *Ontario Heritage Act* in 1975. Since that time, the City added more than ninety Streetsville properties to its Heritage Register (then known as the Heritage Inventory) and designated thirty-two under Part IV of the *Ontario Heritage Act* (individually). In 2005, nearly five hundred additional properties were added to the City's Heritage Register as Council adopted a motion to make Streetsville a Cultural Heritage Landscape. This coincided with amendments to the *Ontario Heritage Act*, which gave the Heritage Register legal status.

Beginning in 2018, the City reviewed its Cultural Heritage Landscapes, the study for which included a well attended community meeting in Streetsville on November 19, 2018. The Streetsville Heritage Conservation District (HCD) study area (rail line to river valley to Britannia Road) was a product of this review, which Council adopted in 2022. Since 2006, the *Ontario Heritage Act* provided demolition control for properties listed on the City's Heritage Register. Due to the 2023 *More Homes Built Faster Act*, this protection will no longer be available to properties currently listed on the City's Heritage Register as of 2027, as heritage listing will only be permitted on a temporary basis. As the only tool available to municipalities to conserve its cultural heritage resources, the Ontario Heritage Act provides a Heritage Conservation District as the only manner with which to manage heritage within a communal context.

## Comments

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 (HCD) i.e. an *area* of cultural heritage value or interest. The project began with a direct mail out to all 600 property owners within the large study area. In addition, the Councillor's office promoted the project to 22,000 local households and staff marketed it to 120,000 Parks and Recreation subscribers. The project started strong with 100 participants at each of the first two community meetings. **Over 80% of survey respondents support making Streetsville a Heritage Conservation District.**

The Ontario Heritage Toolkit notes the characteristics of heritage districts as follows:

- A concentration of cultural heritage resources;
- A framework of structured elements;
- Distinctive character; and
- Visual coherence.

MHBC concluded that only part of the study area, approximately two hundred properties, meets the current now more stringent criteria, as of the 2023 *More Homes Built Faster* legislation, to be designated under Part V of the Ontario Heritage Act. Like most village-based districts, it is an “evolved” landscape, which, as per UNESCO, “results from an initial social, economic, administrative and/or religious imperative, and has developed its present form by association with, and in response to, its natural environment.” The area includes: the Credit River valley, which, as a source of water and power, was critical to the development of Streetsville and still includes some historic mill infrastructure; a significant commercial area; as well as residential areas, on and east of Queen Street South. (Mississauga’s existing heritage conservation districts, Meadowvale Village and Old Port Credit Village are primarily residential.) In April 2024, Council adopted a motion to proceed with the development of a Streetsville HCD Plan.

The Plan development stage began with a direct mail out to owners of all (approximately 200) properties within the proposed HCD boundary (shown on page 2 of the Plan, attached as Appendix 1). It included two community meetings on June 20 and September 18, a survey, and one steering committee meeting on June 11. The community meetings were promoted each with: three road signs; paid ads and organic posts on social media; digital promotion on screens in nearby River Grove Community Centre; and e-mail communications to those who subscribed to the project website ([yoursay.mississauga.ca/streetsville](https://yoursay.mississauga.ca/streetsville)), as well as to known customers of the City's Recreation & Culture programming who live in the Streetsville area (i.e. postal codes beginning L5M).

A draft plan was made available online one week before the September community meeting. As a result, MHBC has now developed a final HCD Plan. The Plan includes all of the requirements as per the Ontario Heritage Act:

- a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;
- b) a statement explaining the cultural heritage value or interest of the heritage conservation district;
- c) a description of the heritage attributes of the heritage conservation district and of properties in the district;
- d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and
- e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.

The Plan includes different sets of policies and guidelines for contributing (structures that are of a scale, type and form that contribute to the character) and other properties. There are also three policy areas: residential; commercial; and the Credit River valley; as well as direction for

all properties and public property. There is also a section on process and implementation. Corresponding Official Plan policies, outlined on pages 102 and 103 of the Plan, should be added to the Mississauga Official Plan 2051, underway, where feasible.

It should be noted that an additional exemption for public property heritage permits (3.2.3) has been added for the placement/installation of temporary classrooms (portables) at the request of the Dufferin-Peel Catholic District School Board.

Heritage conservation districts allow a municipality, in consultation with the community, to manage change. (A district subcommittee is an option subject to further discussion. Heritage Advisory Committee meetings, at which non exempt alterations are considered, are public and now broadcasted live online.) The purpose of an HCD is not to freeze property in time or stop development. The purpose of an HCD is to ensure that development does not negatively impact the character of the area.

The Streetsville HCD has been a long time in the making. Many believe that Streetsville is already an HCD. The reason that some change management has been in place so far is because the properties are listed on the City's Heritage Register. As this protection will expire in 2027, it is imperative to move forward with the HCD. Additionally, the HCD would provide more tools to manage change more effectively. As such, the HCD should be enacted.

## Strategic Plan

Heritage designation helps meet the City's strategic goal of celebrating our community and nurturing "villages" ("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**. It also assists Mississauga's tourism efforts. According to Parks Canada: "Statistically, Heritage tourist enthusiasts tend to spend more money per day and stay longer [...] than other habitual tourists."

Heritage designation helps meet the City's strategic goal of promoting a green culture ("Green" pillar) "to lead a change in behaviours to support a more responsible and sustainable approach to the environment, that will minimize our impact on the environment and contribute to reversing climate change." As per Urban Toronto's April interview with architect Dima Cook, new construction "emits massive amounts of carbon, through the manufacturing process of its materials and the process of assembling them on the construction site, which is completely avoided when retrofitting [an] existing building."

Designating Streetsville, an evolved urban landscape, under the Ontario Heritage Act, will also help attract innovative business ("Prosper" pillar) and support a local, small business economy, which currently flourishes in Streetsville.

## Engagement and Consultation

The following engagement and consultation has been conducted for the project as a whole. Eblasts to the 148 website subscribers as well as Parks & Recreation subscribers, over 120,000 at the outset of the project. There were four community meetings with attendance ranging from 25 to 100 at each meeting. There were four steering committee meetings. Steering committee members included the local and former Councillor, the General Manager of the Business Improvement Association (BIA) and members of Heritage Mississauga and the Streetsville Historical Society. Three surveys were conducted with 311, 194 and 159 participants respectively. Over 80% were in favour of a Heritage Conservation District. Staff engaged 50 members of the community at Streetsville's Christmas in the Village event. There were paid ads and organic posts on social media, regular updates to Streetsville BIA and engagement with rights-bearing Indigenous groups/nations. The ward Councillor featured the Plan in two print newsletters and twelve e-newsletters; the print news is sent to 22,000 households and e-newsletter to about 2000 residents. Staff have also engaged with Credit Valley Conservation and internally, including Planning and Building, Transportation and Works and Community Services.

## Financial Impact

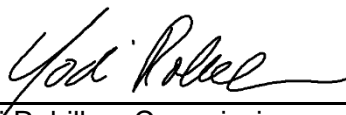
This project was funded through existing capital project number 21491 with a budget of \$250,000.

## Conclusion

The Streetsville Heritage Conservation District has been centuries in the making. The proposed area, in compliance with new legislation, includes the Credit River valley, commercial and residential properties. The Plan provides guidance tailored to appropriately conserve each of these areas, as well as more general parameters for public and private property. Since Heritage "listing" will no longer be available to currently "listed" properties in 2027, it is imperative that Streetsville be protected as a Heritage Conservation District. As such, the HCD bylaw and Plan should be approved.

## Attachments

Appendix 1: Streetsville Heritage Conservation District Plan



Jodi Robillos, Commissioner of Community Services

Prepared by: P. Wubbenhorst, Heritage Planner