

Hello, my name is Lucas Da Costa, I live at [REDACTED] in Ward 11 and I fundamentally disagree with the Streetsville HCD. This will stop development next to the Streetsville GO Station and will make homes built in 2024 designated heritage properties which is completely illogical and against what the city of Mississauga stands for. I believe we must vote down this plan since it does nothing but hurt the people who live in Streetsville like myself who want to have a flourishing community for future generations. My grandfather helped build many of these homes being designated today and as his grandson, I totally disagree with these modern homes being given a status that the Ontario Heritage Act was not intended to provide. If this poorly planned plan must pass, which it definitely should not, then reasonable changes must be done such as introducing potential amendments to the proposal that affirm your statements during our meeting that the plan would not be used to hinder housing development, would help address our concerns regarding the impact the HCD may have on future housing availability. These adjustments would allow for a more balanced approach, ensuring that both heritage preservation and housing needs are adequately met. Organizations such as More Homes Mississauga (MHM) are concerned about section 3.8 on Adjacent Properties. This is a carte blanche to restrict development in the areas surrounding the HCD. While it does not have to be used to block housing, the current wording leaves the door open for it to be used in such a manner. I strongly recommend that this section be reworded or removed from the proposed plan. This section identifies that "(adjacent properties) shall be required to undertake the preparation of a cultural heritage impact assessment" which we believe will unnecessarily increase planning time for housing construction on non-historic properties outside of the HDC. The legislation would also mandate onerous standards for study including "Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings; Isolation of a heritage attribute from its surrounding environment, context or a significant relationship; Direct or indirect obstruction of significant views or vistas within, from, or of built". I believe these regulations automatically make medium-high-density developments around the periphery of the proposed HCD virtually impossible. By reconsidering or removing this section, it could help streamline processes, facilitate the construction of much-needed housing, and still preserve the integrity of the HCD, and the historical buildings within the proposed area. Additionally, our organization has strong reservations regarding section 2.5.7 on Lot Creation, Severances, and Consolidation. I believe that certain elements of this section impact the development of medium-density housing, and we would like to explore solutions that encourage balanced growth and sustainable community development. Furthermore, in section 2.2.6 New Construction, as expressed, we are concerned about the language regarding limitations on height, massing, setback, and building scale identified in subsection B, and the mention of height in subsection D. We would like this to be amended to allow for reduced setbacks, expanded massing, and expanded level of building scales. This is in addition to allowing heights comparable to pre-existing early-mid 20th century builds within the HDC such as 16 Main St, 13 Mill St, and 190 Queen St. South - which are all 5-6 stories - and 10 Reid Dr. 14 Reid Dr. and 16 Reid Dr which are all 8 stories each. Please vote against this plan to save Streetsville.