

City of Mississauga Council
300 City Centre Drive
Mississauga, ON L5B 3C1

Friday December 6th, 2024

DPS File: 22168

RE:

**120, 128, 142, 148, 154, 158 Queen Street South & 169 Crumbie Street
City of Mississauga
Regional Municipality of Peel
Comment regarding Draft Streetsville Heritage Conservation District Plan**



We are writing on behalf of our client, Dezen Realty Company Limited, 678604 Ontario Inc., and Dezen Construction Company Limited, (the property owner of 120, 128, 142, 148, 154, 158 Queen Street South & 169 Crumbie Street, City of Mississauga herein referred to as the “Subject Land”).

Our team at Design Plan Services Inc. along with Archaeological Services Inc. (Heritage Consultant) have reviewed the Streetsville Heritage Conservation District (HCD) Plan, released in October 2024, and in particular how it relates to our client’s property which is located in Streetsville.

Background

The City of Mississauga has received applications for a Zoning By-law Amendment, an Official Plan Amendment, and a Draft Plan of Subdivision concerning the lands located at 120, 128, 142, 154, and 158 Queen Street South, and 169 Crumbie Street (Applications OZ/OPA 24-8 and 21T-M 24-4). The development proposed through these applications is situated adjacent to the property at 158 Queen Street South, which is designated under Part IV of the *Ontario Heritage Act*. As such, a Heritage Impact Assessment (HIA) was conducted by Archaeological Services Inc., dated August 2023 (updated in September 2023, and accompanied by an HIA Addendum dated March 13, 2024), to assess the impact of the proposed zoning by-law and official plan amendments on the cultural heritage value of the site.

The HIA provides a set of mitigation recommendations that, if followed, will ensure that the house at 158 Queen Street South remains unaffected by the proposed construction. Additionally, the recommendations will ensure that the cultural heritage value of the house is preserved. Furthermore, the HIA also considered the potential impact of the proposed development on the cultural heritage value of the Streetsville Village Core Cultural Heritage Landscape. The findings of the assessment suggest that the proposed applications have the potential to positively contribute to the cultural heritage value of the area.

Review of Streetsville HCD Plan

Given the proximity of the proposed development to the proposed Streetsville Heritage Conservation District (HCD) Plan recommended boundary, we have reviewed the proposed plan and wish to provide the following comments:

Section 2.5.9 in the Streetsville HCD Plan states that lands adjacent to a heritage conservation district are not subject to the policies and guidelines contained within a heritage conservation district plan. This section also states under Policies (a) and (b) that where development is located adjacent to the Streetsville HCD, a Heritage Impact Assessment shall be required and it shall demonstrate how the proposed development is compatible with the heritage attributes and objective of the HCD, and how any adverse impacts will be avoided or minimized.

Despite the mapping provided as part of the HCD, it remains unclear whether the property at 158 Queen Street South and the subject land, is considered "adjacent" to the HCD. The property is located "kitty-corner" to the HCD boundary.

We believe that the subject land is not considered adjacent as it does not appear to share a common boundary or property line with the HCD boundary, however, that is not clear from the proposed mapping.

We ask that a list of properties considered "adjacent" to the HCD be included in the Plan either by way of highlighting them on a map or through a list of municipal addresses. We also ask that a definition of "contiguous" be provided in the plan, and that this definition acknowledge that "contiguous" involves properties that share a common border, but not properties that touch at a single point.

We believe clearer language, mapping or definitions should be included in the HCD Plan to definitively determine whether the subject land is considered to be adjacent to the HCD, or alternatively, we would appreciate written confirmation from City of Mississauga staff that the property is not considered to be adjacent to the HCD.

We also request clarification regarding the rationale for the HCD boundary extending to the southwest side of Queen Street South between Water Street and Maiden Lane, and not the northeast side.

We ask that the City provide clarification as noted above, or consider deferring a decision on the HCD Plan until the wording or mapping can be interpreted more definitively with regard to the subject land.

Additionally, we request confirmation that the comments received to date from the City's heritage planning staff remain applicable to the subject application and that the Streetsville Village HCD Plan

will not result in the introduction of additional considerations not already addressed to date. Comments received from the City's Heritage Planner are summarized below:

- September 15, 2023: Heritage Planner Paula Wubbenhorst confirmed that properties adjacent to the site are listed on the City's Heritage Register, as all properties form part of the Streetsville Village Core Cultural Heritage Landscape.

Should you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

DESIGN PLAN SERVICES INC.

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Encl.

TJC/amp

Cc. Mark Palmieri, DeZen Realty Limited
Cc. John Alati, Davies Howe
Cc. Samantha Lampert, Davies Howe