

City of Mississauga
Corporate Report



<p>Date: March 19, 2025</p> <p>To: Chair and Members of Heritage Advisory Committee</p>	<p>Originator's files:</p>
<p>From: Nadia Paladino, Acting Commissioner of Community Services</p>	<p>Meeting date: April 8, 2025</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), as per the Corporate Report from the Commissioner of Community Services, dated March 19 2025, be approved subject to a \$785,000 letter of credit to ensure the conservation work is completed and the buildings ready for occupancy.

Executive Summary

- The subject properties are designated under the Ontario Heritage Act
- An application to rezone and amend the official plan to allow for a 26-storey mixed used building immediately to the rear of 84 High Street East has been approved with the by-law enactment pending
- This development includes a land swap with the City to reorient some of the City's area parkland around the heritage houses
- As a result, the heritage lots have been significantly reduced but, in exchange, the developer has committed to restoring the houses
- The proposed alterations are needed to address the smaller lots
- The proposal should be approved subject to a letter of credit as outlined in the recommendation

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 northwest 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 (HAC) reviewed an application to demolish the heritage listed property at 19 Ann Street in April 2023 to allow for the development. Council, in consultation with HAC, approved an application to reduce the size of the heritage designated parcels in December 2024. Council also approved the Planning applications in December 2024, with the by-law enactment currently pending.

Comments

In order to accommodate the impacts to the heritage houses, the owner proposes restoration work and alterations. The proposed restoration work, including a cost estimate, is attached as Appendices 1, 2 and 3. The work includes masonry, wood, stucco, door and window repair (door and window replication where required for 84 High Street East).

The alteration proposal is attached as Appendices 4 and 5, with the tree inventory and preservation plan attached for reference as Appendix 6. The main alteration is the replacement of the rear fire escape at 84 High Street East with a narrower “light-touch” metal stairway. Other alterations include changes to stairs and railings, pathways and landscaping, including the installation of two new posts on the east side of 90 High Street East and an inoperable gate at the front of 84 High Street East. (84 High Street East is to be accessed from Hurontario Street or the rear via operable gates.) These are meant as interpretive features referencing past access points. A 1.4 metre hedge is also proposed on the front three sides of each of the new lots at 84 and 90 High Street East, with metal fencing at the rear. Unfortunately, the “uncommon Ginkgo tree” that was noted as a heritage attribute in the heritage designation by-law for 90 High Street East, needs to be removed. However, this tree, as well as the garage and extant posts along Hurontario Street, will not be included in the heritage designation legal description, once updated.

The alterations are sympathetic to the heritage character of the property, considering the trade-off of the restoration work and the addition of parkland in this area. As such, the proposal should be approved.

Financial Impact

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

Conclusion

The property owner proposes to restore and alter the properties at 84 and 90 High Street East in order to adapt the heritage houses to the reduced properties. The proposal should be approved subject to a letter of credit as outlined in the recommendation.

Attachments

Appendix 1: Conservation Plan, 84 High Street East

Appendix 2: Conservation Plan, 90 High Street East

Appendix 3: Consultant Cost Estimate

Appendix 4: Architectural and Landscape Drawings, 84 High Street East

Appendix 5: Landscape Drawings, 90 High Street East

Appendix 6: Tree Inventory and Preservation Plan



Nadia Paladino, Acting Commissioner of Community Services

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