

City of Mississauga

Memorandum



Date: January 8, 2021

To: Chair and Members of Meadowvale Village HCD Subcommittee

From: John Dunlop, Manager, Heritage Planning and Indigenous Relations

Meeting date: February 2, 2021

Subject: **Request to Alter Willow Lane and Culvert (Ward 11)**

Recommendation:

That the request to alter Willow Lane and the culvert below, as described in the memorandum from John Dunlop, Manager, Heritage Planning and Indigenous Relations, dated January 8, 2021, be approved based on the recommendations made in the attached Heritage Impact Assessment, notably:

- Retain the armor stone and rehabilitation of the culvert and bridge,
- Replace trees and soft vegetation, including new plantings along the southwest guiderail to better obscure its presence.
- Remove the guide rails along the southeast corner.

Background:

The subject property is designated under Part V of the Ontario Heritage Act as it forms part of the Meadowvale Village Heritage Conservation District (HCD). Changes to the property are subject to the Meadowvale Village HCD Plan, 2014 and non-substantive changes that do not comply with the design guidelines also require a heritage permit.

The City's Transportation & Works Department (T&W) commissioned an inspection of the Willow Lane Culvert in 2017 as part of their continual review of all City infrastructure. The survey resulted in recommendations to rehabilitate the culvert and upgrade the traffic safety system.

Subsequent condition surveys prepared for the City did not properly identify the heritage status of the culvert and the overall rehabilitation project was completed in 2019. A joint review of the project by staff from the Transportation Infrastructure Department and Heritage Planning Department determined that the project was not in compliance with the Meadowvale Village Heritage Conservation District Plan, 2014.

The District Plan notes that substantive alterations within the District, including within the public realm, require a heritage permit application prior to completion. Substantive alterations include any changes to a property which significantly alters its appearance.

The rehabilitation work on the culvert itself involved the replacement of the gabion wall with armor stone, replacement of the deck surface of the culvert and the rehabilitation of the traffic barriers on the culvert. The traffic safety improvements included an expansion of the guide rail system to the south of the culvert. Guide rails had previously been limited to the northeast and northwest sides of the culvert. This work was completed in order to maintain the City's infrastructure in good condition and to comply with the Province's Roadside Design Manual, which provides standards and policies regarding the safe design of roads.

Comments:

The joint review of the project determined that although the project met the safety requirements set out in Province's Roadside Design Manual, it did not meet the Heritage requirements set out in the Meadowvale Village HCD Plan. It was determined that the project be reviewed through a Heritage Impact Assessment (HIA), completed by a consultant firm with expertise in both heritage and safe roadside design. The completed HIA is attached in Appendix 1.

The HIA determined that the Willow Lane rehabilitation project impacts the HCD. The HIA has considered these impacts against the requirements maintaining the culvert in good condition and ensuring that the City is in compliance with provincial road safety requirements.

Heritage Planning staff agree with the results of the HIA, and the City's Transportation Infrastructure Department has committed to implementing recommendations 1, 2 and 4 from the HIA and wishes to engage with the Meadowvale HCD Subcommittee regarding recommendation 3 (alternative traffic barriers). While the HIA notes that there are other design options available for the traffic barriers on the culvert itself Heritage Planning staff note that the upgraded traffic barriers provide significantly increased traffic and pedestrian safety on the culvert itself.

Conclusion:

City of Mississauga's Transportation Infrastructure Department carried out a rehabilitation project on the Willow Lane culvert in 2019. The heritage status of the project was not properly identified in the reports commissioned to provide a scope of work for the rehabilitation project. This resulted in no heritage application submitted for this project. A review of the project after completion has resulted in the completion of an HIA, which recommends the balancing of the need to maintain the culvert in good condition and the heritage character of Meadowvale Village. The HIA recommendations provide specific direction regarding the mitigation of impacts resulting from this project.

Attachments

Appendix 1: Heritage Impact Assessment

John Dunlop, Manager Heritage Planning and Indigenous Relations