

City of Mississauga

Corporate Report



<p>Date: January 25, 2021</p> <p>To: Chair and Members of Heritage Advisory Committee</p> <p>From: Shari Lichterman, CPA, CMA, Commissioner of Community Services</p>	<p>Originator's files:</p> <hr/> <p>Meeting date: February 9, 2021</p>
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Subject

Request to Alter a Heritage Designated Property: Mississauga Road South Right-of-Way (Ward 1)

Recommendation

1. That the request to alter the heritage designated property in the Right-of-Way along Mississauga Road South, south of Lakeshore Road West, in the report dated January 25, 2021 from the Commissioner of Community Services be approved.
2. That the proposed poles be wooden, as to match with the existing poles within the Port Credit Heritage Conservation District.
3. That a third-party Arborist be retained by Brightwater Developments and agreed to by the Port Credit Heritage Conservation District Subcommittee.

Background

The City designated the Old Port Credit Village Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act in 2004. The revised 2018 HCD Plan is now in effect. Under the Plan, the installation of new luminaries and/or poles requires a heritage permit.

Alectra is proposing to re-build a hydro line along the east side of Mississauga Road South (Appendix 1). This re-build includes the replacement of all existing hydro poles with a line of new, taller (70 foot/ 21.3 m) concrete hydro poles. The taller poles are required as the new hydro line would carry a higher voltage with an increased safety buffer. The installation will also require the trimming of multiple mature trees along the east side, as outlined in the arborist report included in Appendix 1.

This application was originally brought forward to the Heritage Advisory Committee in September, 2020 and deferred to the Old Port Credit Heritage Conservation District subcommittee (OPCHCDS) for consultation.

Comments

Alectra proposes to rebuild a hydro pole line on the east side of Mississauga Road South. The line was temporarily rerouted to the west side in 2017 due to aging infrastructure and for safety

reasons. The hydro is now required to be replaced back on the east side of Mississauga Road, as a result of the Port Credit West Village Master Plan, which calls for a redesign of the west side of Mississauga Road South as part of the Brightwater development. The Master Plan calls for the inclusion of an upgraded storm water sewer down Mississauga Road South, as well as new luminaries, an active transportation corridor and mature tree line which serves to buffer the new development from the adjacent HCD.

OPCHCDS raised concerns regarding the application and felt that the height of the poles, their material and the trimming of the mature trees would cause a negative impact on the HCD. The application was withdrawn by the applicant and the matter has been reviewed and discussed at length with OPCHCDS, representatives from Brightwater Development, Alectra and The City's Infrastructure Development, Forestry, Urban Design and Active Transportation departments.

The options reviewed included burying the electrical line, however that option was found to have a greater impact on the HCD as it would involve the removal of all the trees on Mississauga Road South with no guarantee of replacing them. There would have also been substantial costs to all residents related to the new connections required at each house for a buried system. Likewise, it was determined that there was no space for a pole line down the west side of the road as it would have impacted the planned tree line and infrastructure to be installed as per the Master Plan. Further hybrid options were also considered, such as a buried line on the west side while retaining the existing pole line on the east side, however these options were similarly deemed unfeasible by Alectra due to conflicts with other buried infrastructure and engineering constraints.

In instances where proposed infrastructure works are not compatible with a Heritage Conservation District the goal is to find an amended proposal which eliminates or minimizes impacts to the HCD. As it was not possible to completely eliminate the impacts to the HCD for this work, mitigation measures which allow for infrastructure to operate safely are the next considered option. In order to mitigate the impacts to the Old Port Credit Heritage Conservation District the following conditions are being recommended for the heritage permit:

- Wooden poles, which match the existing character of the HCD, are to be used as opposed to the proposed concrete poles. The taller poles are required due to a higher voltage line being installed.
- A third-party arborist, selected by Brightwater Developments and the OPCHCDS are to carry out the tree trimming in order to minimize the impacts to the mature tree canopy along the east side of Mississauga Road South.

Financial Impact

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

Conclusion

Alectra proposes to rebuild a hydro pole line on the east side of Mississauga Road South. The line will require taller poles than previously installed and will also require trimming of mature trees along Mississauga Road South. The proposal does have impacts to the HCD which are being mitigated through conditions placed on the heritage permit. As the proposed pole line is needed to provide electricity to the District, it should be approved.

Attachments

Appendix 1: Supporting Documentation



Shari Lichterman, CPA, CMA, Commissioner of Community Services

Prepared by: J. Dunlop, Manager, Heritage Planning and Indigenous Relations