

Heritage Conservation Districts

City of Mississauga

Heritage Conservation District Subcommittee
Information Session



Topics

- 5 W's and the How...
 - Governing Policies
 - Heritage Register & Designation
 - Heritage Application Process & Compliance
 - Archaeology



Who? Stakeholders in Heritage

- Council
- **Heritage Advisory Committee and HCD Committees**
- Planning & Building (Development & Design)
- Heritage property owners
- Heritage related organizations, e.g. Heritage Mississauga
- Development Community and the General Public

Heritage Advisory Committee (HAC)

- Appointed by Council to **advise** Council on matters related to cultural heritage conservation as per *Ontario Heritage Act*
- Heritage Planning makes recommendations to HAC on the identification, conservation and preservation of Mississauga's cultural heritage property, which includes designation

HCD Heritage Advisory Subcommittees

- Two subcommittees; Meadowvale Village and Port Credit
- Appointed by Council to **advise** HAC on matters related to applications made to alter or demolish properties within each HCD.
- Heritage Planning makes recommendations to each HCD on the conservation and preservation of the heritage attributes specific to each HCD.

Heritage Conservation Districts

- Defined character area, includes streets, landscapes, vistas and views, accompanied by District Plan
- Extensive consultation with residents
- ***New- 25% of properties included in the HCD must meet designation criteria***

Subcommittee Actions

- The subcommittees review and make recommendations to HAC to **approve** or **refuse** applications.
- Applications to alter are continually incoming and have legislated timelines
- Subcommittee meetings meet 10 times a year virtually
- Committee members should visit sites on agenda in advance of meetings

How... Heritage Register

- Required under *Ontario Heritage Act*
- Incorporated into City-wide “MAX”
- Includes:
 - Listed Property
 - Designated Property
 - Individual Designations
 - Heritage Conservation Districts

City's Heritage Register

- **305 designated** properties
 - 133 individual designations
 - 170 comprise Heritage Conservation Districts
 - Meadowvale Village (1980, revised/doubled 2014)
 - Old Port Credit Village (2004)
- **Approx. 1500 listed** properties
 - Most comprise the 60 cultural landscapes
 - 300 individually listed properties

Heritage Designation

- **By-law** that outlines cultural heritage value and corresponding attributes of property
- Council can deny demolition and/or alterations that may negatively effect heritage attributes
- Thus, designation **offers protection** from demolitions and unsympathetic alterations
- *New- Properties must meet two criteria to be considered for designation, Reg. 9/06*

Impetuses for Designation

- **Threat** of demolition and/or alterations to heritage attributes that negatively impact heritage value
- **Request**/suggestion from owner or public, incl. Heritage Mississauga, HAC, external heritage consultants (via HIA)
- Staff knowledge and awareness

Designation Criteria (Reg. 9/06)

Must have **two** of the following values:

1. The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.
2. The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
3. The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.
4. The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.
5. The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.

Designation Criteria (Reg. 9/06)

Must have **two** of the following values:

6. The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
7. The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
8. The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.
9. The property has contextual value because it is a landmark. O. Reg. 569/22, s. 1.

Why Should Owner Designate?

- Recognition and stewardship of cultural heritage value and contribution to the community for the long term
- Protection of restoration efforts
- Eligible for grants for conservation and renovation work



William Taylor House

Why Designation is Necessary

- Ensures **changes** are **sympathetic**
 - Heritage Planning is about **managing change**
- Preserves City's heritage **for future** generations in order to understand the past and its impact on the community
- Heritage designation is important for the **long term identity** of a neighbourhood and supporting a sense of place

City Heritage By-law 0078-2018

- Sets out how the City manages Heritage and the requirements and responsibilities under the Act.
- Includes:
 - Application process;
 - Permit requirements;
 - Delegation of authority;
 - Inspections;
 - Notices and orders.

Heritage Application Required to:

- Alter designated property
- Demolish designated property
- Demolish listed property
- Repeal designation by-law

Heritage Application Process

- Application form & supporting documentation due at minimum 5.5 weeks before Heritage Advisory Committee (HAC) meeting – **How much?** No fee
- Staff write Memos to Subcommittees and Corporate Report to HAC with recommendation
- Report goes to Council 2 weeks later for decision – however, heritage delegation by-law (as per OHA) allows Director to approve most permits once HAC is consulted

Timelines under the OHA

Recent amendments to the OHA have put timelines in place for all heritage decisions.

From the date of receipt of a complete heritage application Council have the following timelines for decisions:

- 60 days to designate a listed property
- 90 days for alteration, repeal of by-law, demolition of a designated property
- 90 days to designate a property subject to a development application

Objections and appeals to decisions

Property owners have the right to object and then appeal any decision made on their property under the OHA.

Appeals are heard at the Ontario Land Tribunal (OLT), adjudicates decisions under most land-based legislation and all decisions at the OLT are final.

Compliance

- Property Standards By-law
 - maintain heritage attributes
 - Call 311 if contravention
- Enforcement Provisions in Heritage By-law
- Laying Charges under the *Ontario Heritage Act*



Archaeology

- Review development applications to determine if there is archaeological potential
- Potential – defined by proximity to watercourse or known resource (staff are privy to confidential map of all registered sites from Ministry)
- Clearance required before development can proceed
- Archaeological considerations involve assessment (checking for archaeology) and mitigation (dealing with any sites which are found)

Archaeology

- Development of Archaeological Management Plan (2023-2025)
- Designed to provide information regarding archaeological potential to property owners and development community
- Provide foundation for City policy regarding overall management of archaeological resources within the City of Mississauga (Protection and Avoidance, Indigenous Engagement, Development Requirements)

Visit us online

www.mississauga.ca/heritageplanning