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MISSISSAUGA

CITY OF MISSISSAUGA
**STREETSVILLE HERITAGE
CONSERVATION DISTRICT**
STATUTORY PUBLIC MEETING

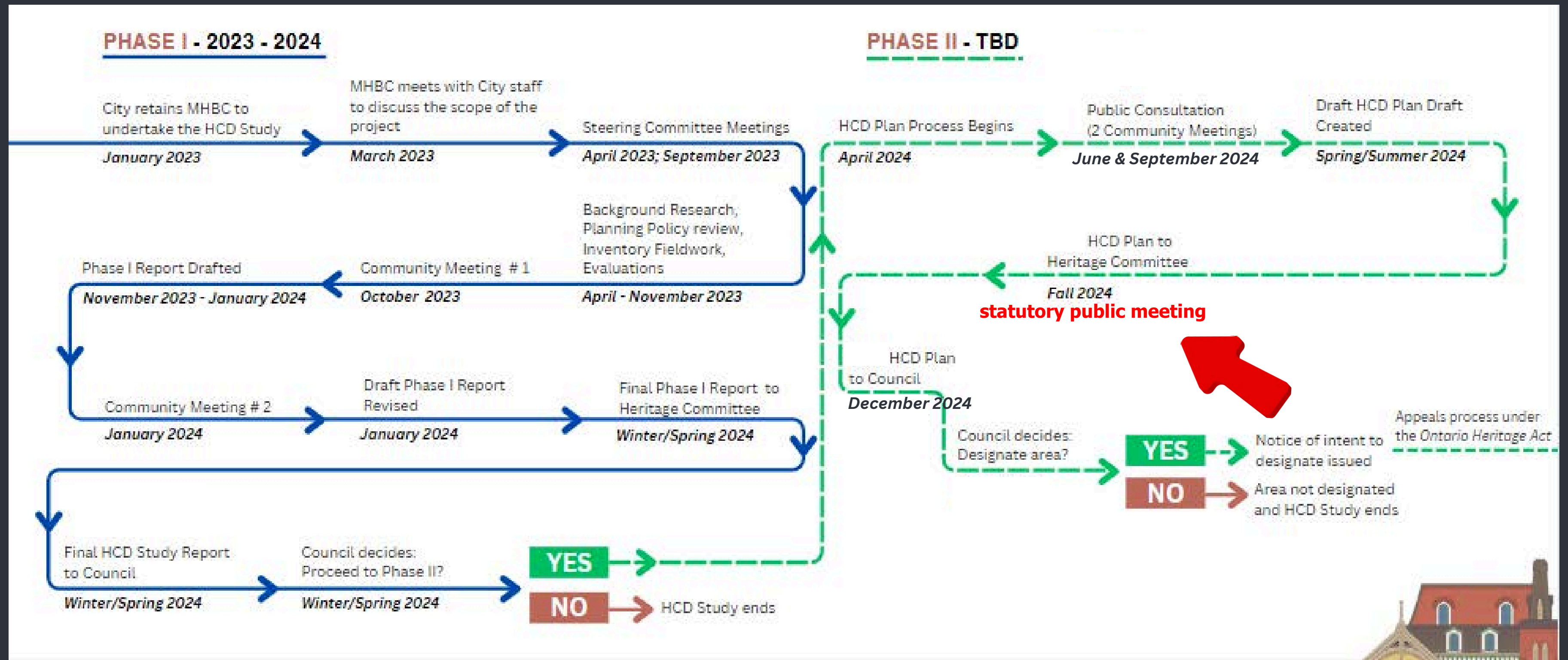


Mississauga Heritage Advisory Committee (November 26, 2024)

Presentation Overview:

1. Where we're at (process)
2. Policy Overview
3. Requirements of an HCD Study & Plan
4. Study Area
5. HCD Character Areas
6. Boundary Identification
7. Contributing Properties
8. Public Consultation
9. Heritage Permits
10. Policies & Guidelines
11. Next Steps

Where are we at?



How are HCDs managed through Legislation?

Provincial Planning Statement 2024 recognizes the conservation of cultural heritage resources under Section 4.6

- Protected heritage property, which may contain built heritage resources or **cultural heritage landscapes**, shall be conserved.

A Heritage Conservation District is managed under the *Ontario Heritage Act RSO 1990, c. O.18*, as amended

- The council of a municipality may by by-law define areas for designation as a heritage conservation district;
- Council shall consult with its Heritage Advisory Committee;
- Allows the Council of the municipality to adopt a HCD Plan;
- Some forms of alterations require a Heritage Permit.

Ontario Heritage Act: HCD Study Requirements

The requirements of a HCD Study are outlined in the *Ontario Heritage Act*

PHASE I: HCD STUDY

- Examine the character and appearance of the area that is the subject of the study (buildings, structures, features) to determine if the area qualifies as a HCD;
- Examine and make recommendations as to geographic boundaries;
- Consider and make recommendations as to objectives of designation and content of a HCD Plan;
- Make recommendations as to any changes that will be required to the Municipality's Official Plan and municipal By-laws.



How is a HCD identified?

A Heritage Conservation District (HCD) Boundary is identified through comprehensive **analysis**.

What information did we collect/complete through the inventory & evaluation process?

- Photographs (from the public realm)
- Current heritage status;
- Property use;
- Date of construction;
- Architectural style;
- Building materials;
- Scale/massing;
- Presence of additions (visible from the Street);
- Garages (attached vs. detached);
- Heritage integrity;
- Condition of heritage resources (general visual analysis);
- Evaluation under O-Reg 9/06
 - Design/physical value;
 - Historical/associative value;
 - Contextual value.
- Whether or not the property is **contributing or non-contributing**

An HCD studies properties individually as well as the area as a whole.



How is a HCD boundary identified?

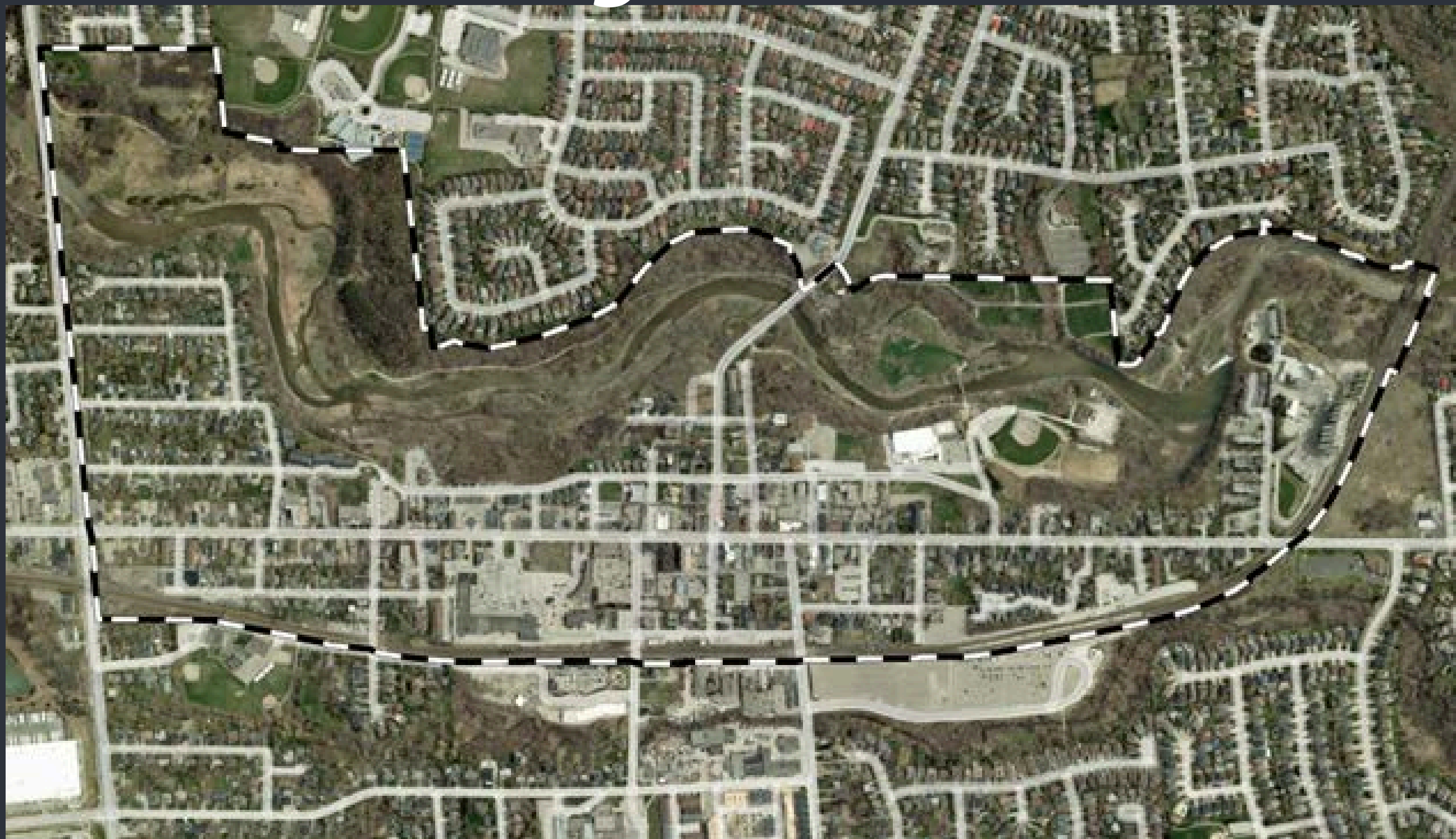
Requirements and Guidance of identifying a HCD Boundary (Ontario Heritage Act and the Ontario Heritage Toolkit):

- At least 25% of properties within the recommended boundary must meet two or more criteria under Ontario Regulation 9/06:
 - Design/physical value
 - Historical/associative value
 - Contextual value

Demonstrates:

- A framework of structured elements;
- A concentration of cultural heritage resources;
- Distinctive character; and
- Visual coherence.

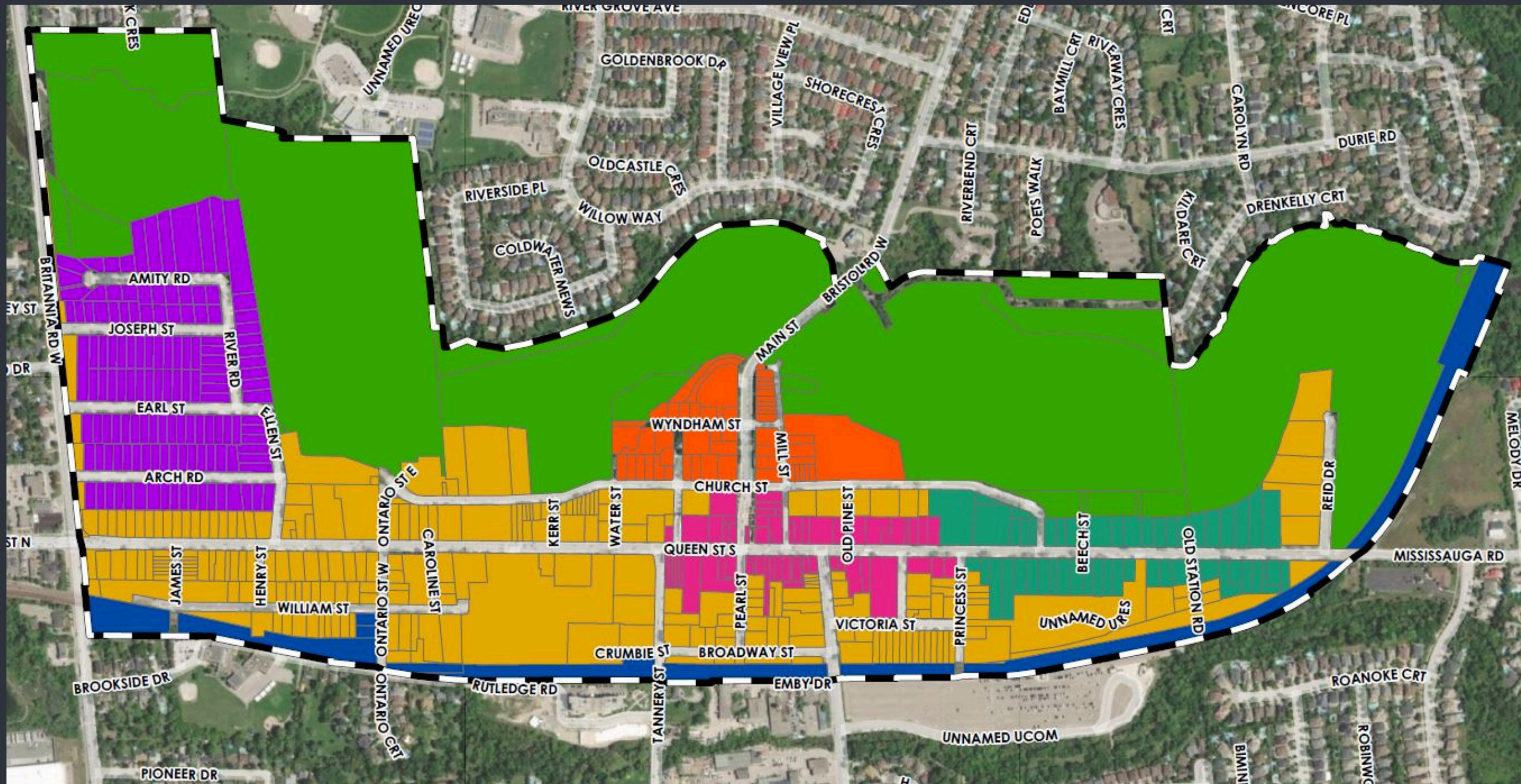
Study Area



576 total properties

Streetsville was identified as a Cultural Heritage Landscape and potential HCD which warrants further study under the Ontario Heritage Act (Streetsville CHL Study, 2022)

HCD Character Areas



Area 1: Post-war Residential subdivision

Area 2: River Valley, mills & infrastructure

Area 3: Former Mill/Residential Area East of Church St.

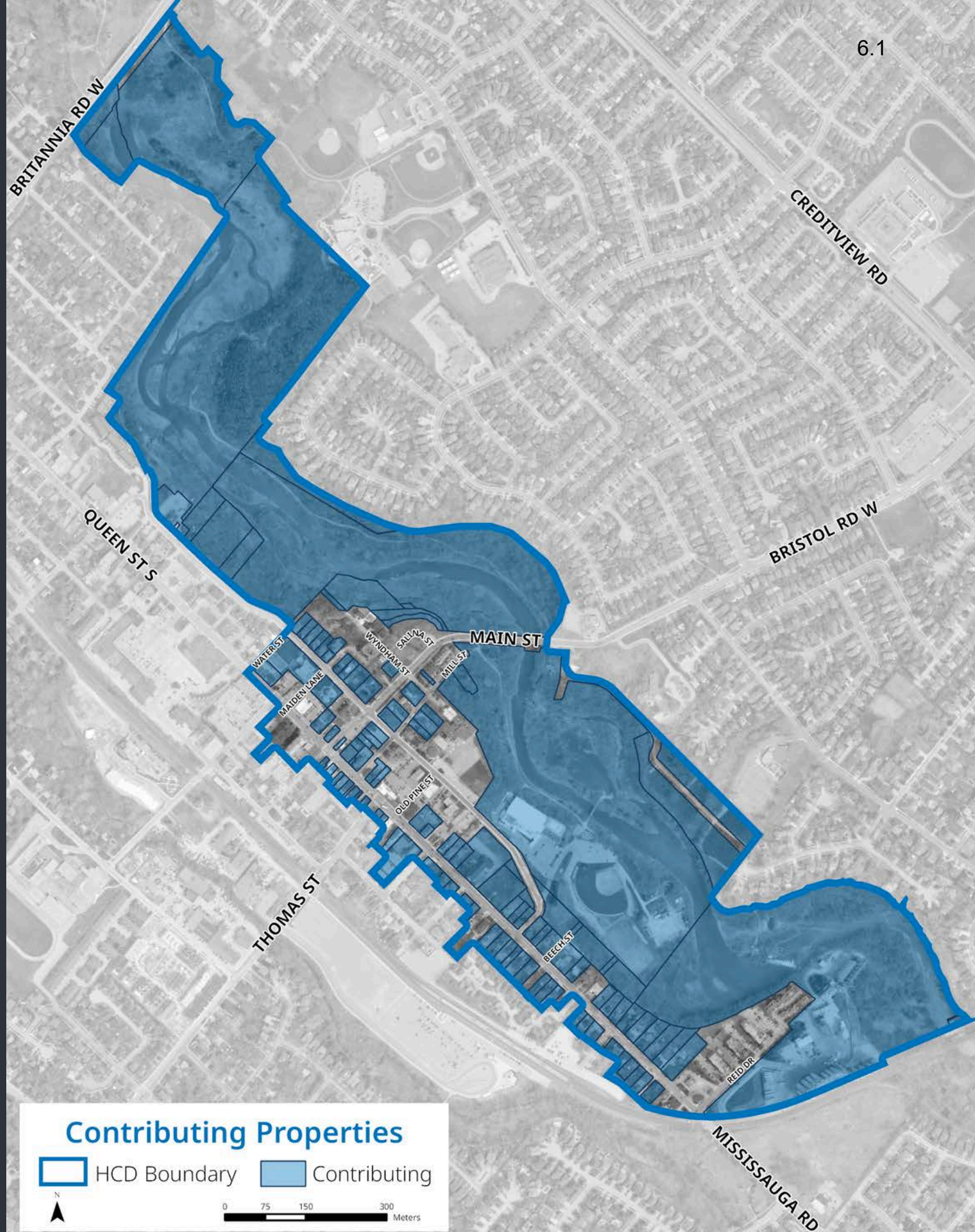
Area 4: 19th/early 20th Century Queen St. South Residential

Area 5: Commercial Downtown

Area 6: Transition Areas

Area 7: Railway corridor

Contributing Properties



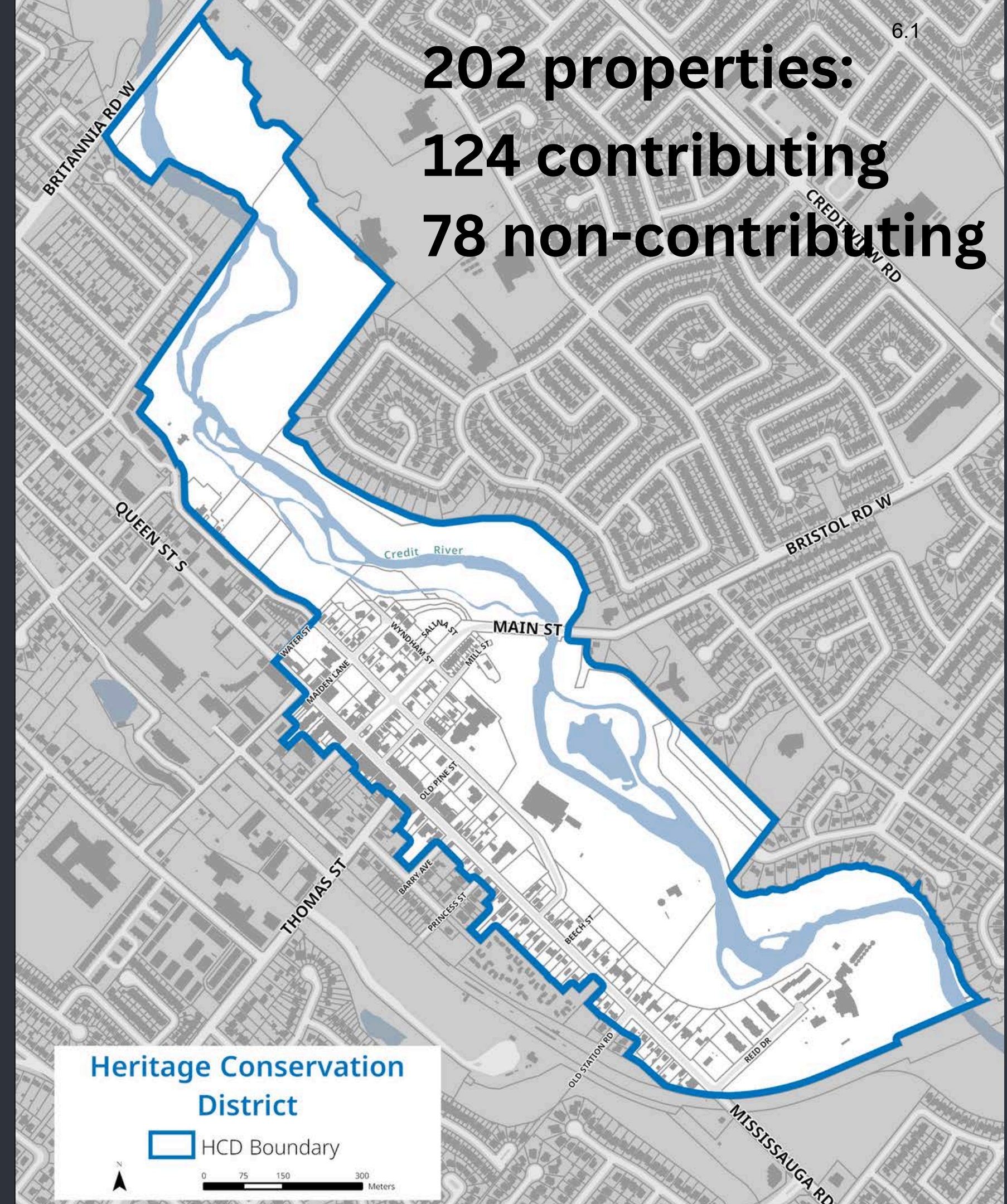


What are contributing properties?

- A “contributing property” is one that contributes to the cultural heritage value of the Heritage Conservation District;
- Meets 2 or more criteria under O-Reg 9/06;
- May contribute for reasons including: presence of structures and natural resources, historical association, context. Does not necessarily have to be “historic” or “old”;
- Properties which are not “contributing” are defined as “other”;
- The HCD Plan has policies for both “contributing” and “other” properties given the different goals for conserving cultural heritage resources.

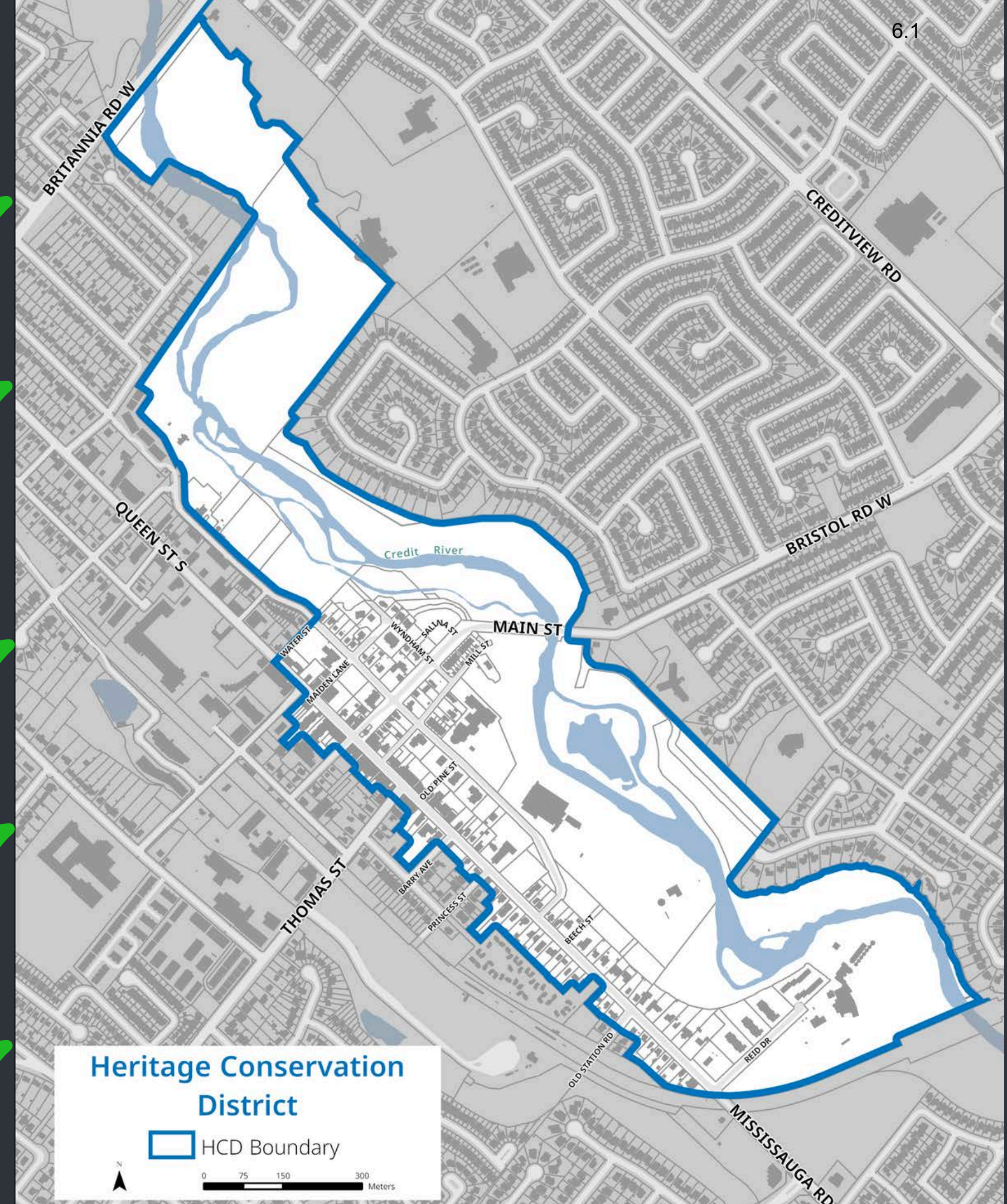
HCD Boundary

202 properties:
124 contributing
78 non-contributing



HCD Boundary

- At least 25% of properties:
 - *63% of properties within the HCD meet this criteria.*
- A framework of structured elements:
 - *An area which includes circulation, built heritage resources and natural features which together make-up an evolved Cultural Heritage Landscape.*
- A concentration of cultural heritage resources:
 - *includes properties which are “contributing” and demonstrate legislated criteria for CHVI.*
- Distinctive character:
 - *A unique sense of place as an historic area which was settled by Euro-Canadians in the 19th century.*
- Visual coherence:
 - *Includes distinct “character areas”/Village.*



Proceeding from Phase I to Phase II

- The findings of Phase I of the HCD Study were provided to the City of Mississauga Heritage Advisory Committee and Council;
- Council authorized proceeding to Phase II of the HCD Study project in April 2024;
- The purpose of Phase II is to draft the content of a Heritage Conservation District Plan;
- At the end of Phase II, Council considers the study findings and draft HCD Plan;
- Council has the option to designate or not.

Public Consultation

PHASE I:

- Community Meetings: October 18, 2024 and January 24, 2024
- Newsletters: providing updates and information on current status and upcoming events.
 - Initial Phase I newsletter mailed to all property owners in the study area at the initiation of the study.
- Public Surveys: available online at yoursay.mississauga.ca
- Public updates: available online at yoursay.mississauga.ca
 - FAQ, important dates, maps, HCD Study Report, resources, City staff contact info., etc.

PHASE II:

- Community Meetings: June 20, 2024 and September 18, 2024
- Newsletters: providing updates and information on current status and upcoming events
 - Initial Phase II newsletter mailed to all property owners within the recommended boundary.
- Public Surveys: available online at yoursay.mississauga.ca
- Public updates: available online at yoursay.mississauga.ca
 - FAQ, important dates, maps, draft HCD Plan, resources, City staff contact info., etc.
- Statutory Public Meeting: November 26, 2024
 - Notice of Statutory Public Meeting mailed to all property owners within the recommended HCD boundary.

INDIGENOUS CONSULTATION: Indigenous consultation took place throughout both phases I and II.



What is a HCD Plan?

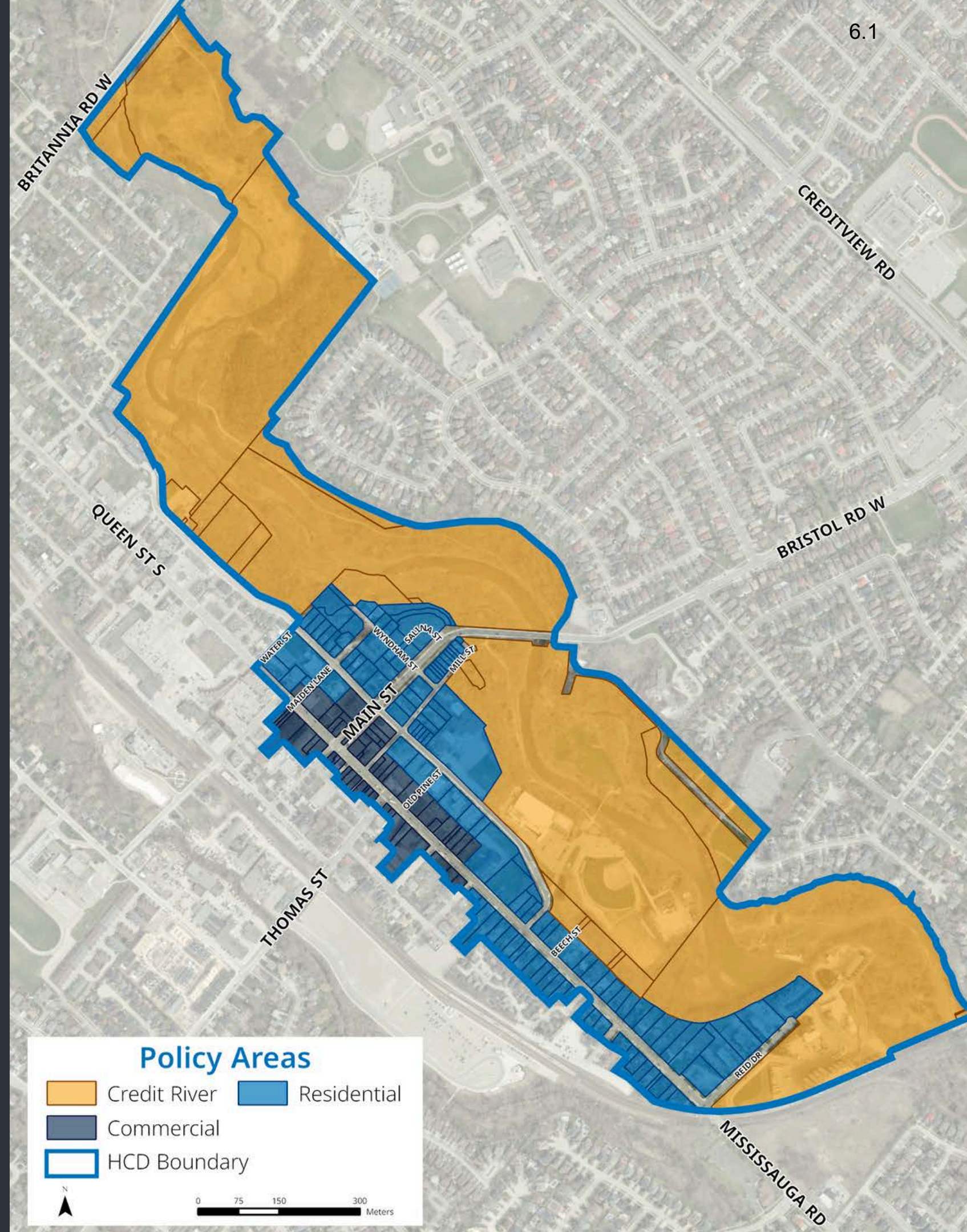
A Heritage Conservation District (HCD) Plan is a **document which outlines how change should be managed within an HCD Boundary.**

Policy areas were identified based on their identified character & attributes.

Policies and guidelines are organized in the HCD Plan as follows:

1. Residential Properties
2. Commercial Properties
3. Credit River & Valley Lands
4. All Properties
5. Public Lands

Policy Areas



Heritage Permits 101:

All properties within a HCD boundary are required to receive approval by way of a Heritage Permit Application except for **some classes of work**....(examples below):



HPA EXCEPTIONS:

- All interior alterations, or some types of alterations which are not visible from the public realm or in rear yards;
- Painting, does not include painting masonry, which has not already been painted.
- Minor changes include repairs to roofs, porches, installation and repair of gutters, driveway re-paving, amenity lighting, gardening, repairing storm windows, stairs and steps;
- Maintenance (repairs in-kind which preserve heritage and does not result in significant changes in appearance).
- Replacement of features such as contemporary windows on “other” (non-contributing) properties.

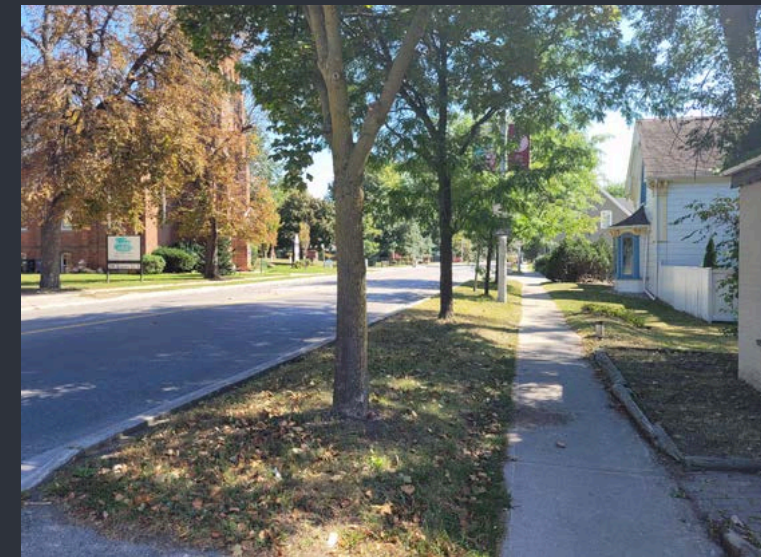


HCD Plan Policies & Guidelines

What is the intent of the HCD Plan policies and guidelines?

Policies:

- Work within the existing planning framework as it relates to land use;
- Provide guidance on appropriate built forms within each of the policy areas;
- Ensure development is complementary to the context (i.e. policy area and what is located adjacent);
- Ensure that some forms of development are reviewed by way of a Heritage Impact Assessment; and
- Provide policies and guidelines to ensure alterations and additions to contributing properties retain and conserve heritage attributes.



The HCD Plan was drafted and made available on the City of Mississauga website in September 2024 for public review and comment.

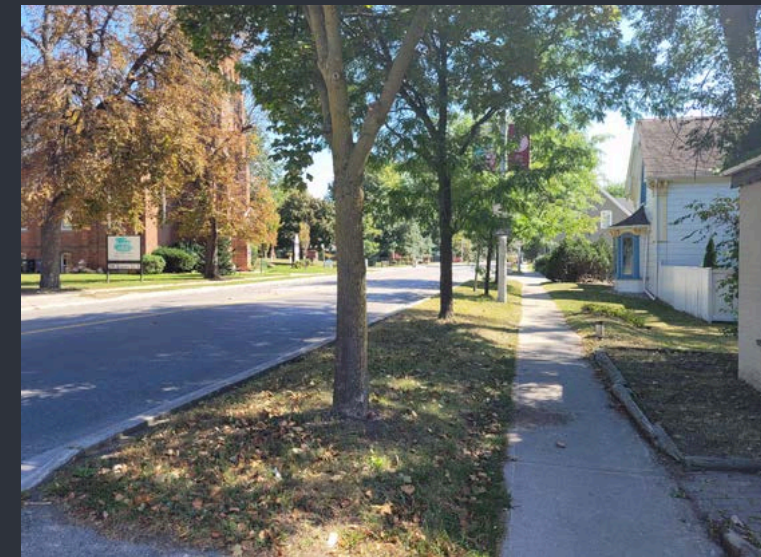
HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All properties: Demolition

Policies:

- a) The demolition of buildings and structures on contributing properties shall not be permitted.
- b) Exceptions to the policy above may be considered, such as:
 - Supported by way of a Heritage Impact Assessment (determines building does not contribute, integrity has been lost, public health and safety is an issue);
- d) Where a building is demolished, a new building should not be designed as an attempt to re-create the building which was removed. Any new design should not falsify history.



HCD Plan Policies & Guidelines

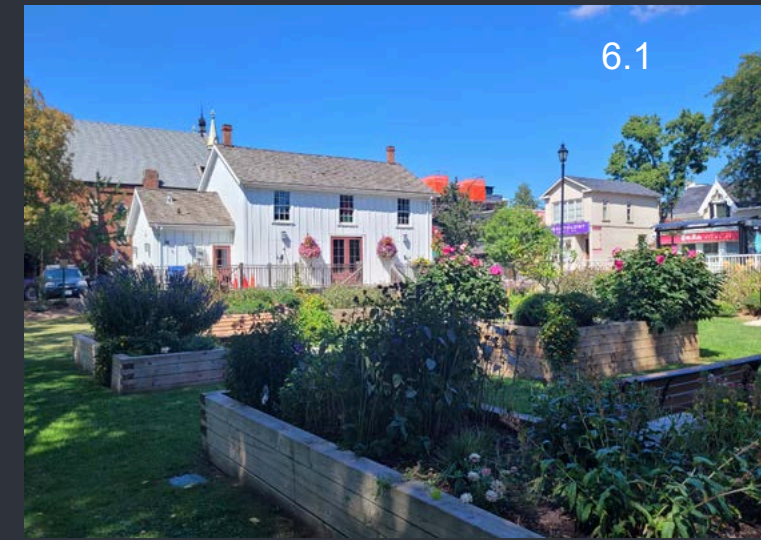
Examples of policies and guidelines of the draft HCD Plan include:

All properties: Demolition

Policies:

e) Should a Heritage Permit Application for demolition of any building be submitted (including “other” buildings):

- If required, the owner shall provide a Heritage Impact Assessment.
- Plans for any new building shall be provided with a HPA for demolition.
- The property owner of contributing properties shall demonstrate that all other options have been explored, including adaptive re-use.
- A record of the building through photographs or measured drawings may be required to supplement the historic record.





HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All Residential Properties: New Freestanding Construction

Policies:

a) All new buildings, other than accessory buildings, whether on contributing or other properties on public or private lands shall require the submission of a Heritage Impact Assessment that demonstrates conformity of the proposed new building with the HCD Plan.

b) New freestanding construction shall be compatible with the heritage character of the area with regards to lot patterns, height, massing, setback, building scale, roof pitches, and materials.

c) New residential construction shall be a product of its own time and not replicate authentic historical designs. Replicas of historic buildings that falsify history are not permitted.

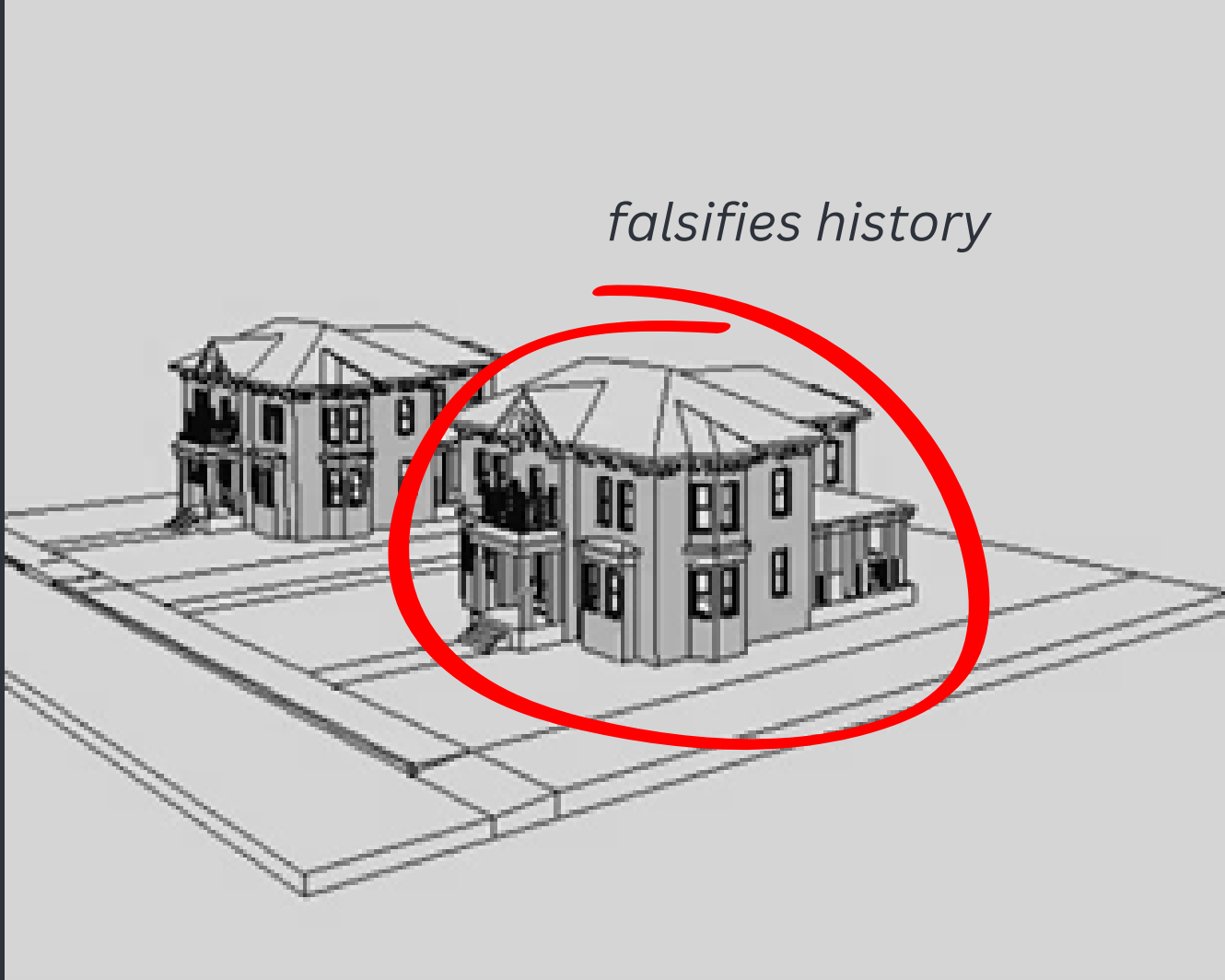
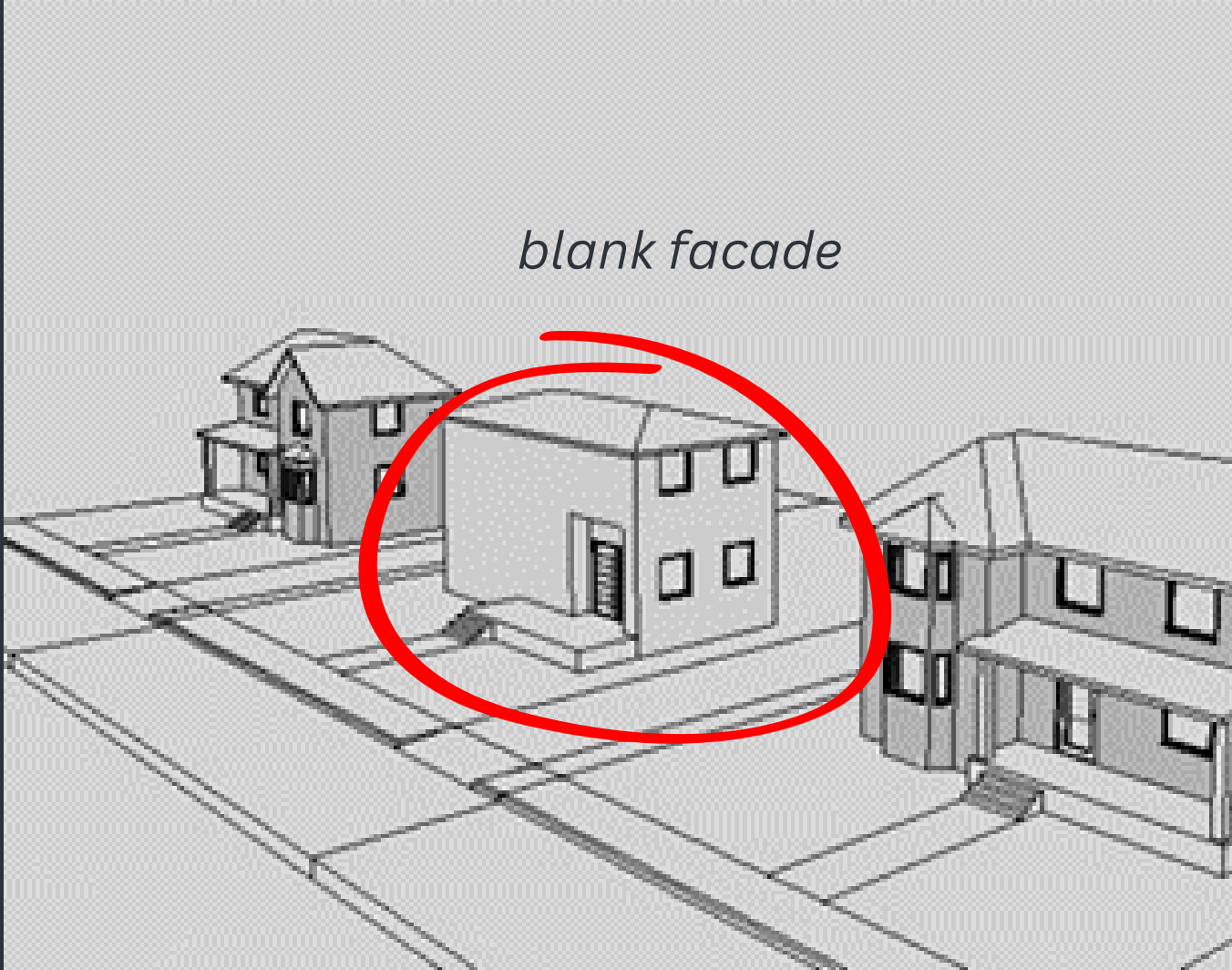
d) Maintaining the height and rhythm of the established built form will unify the District. Blank facades that face the street are not permitted.

HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All Residential Properties: New Freestanding Construction

Discouraged/Not Permitted

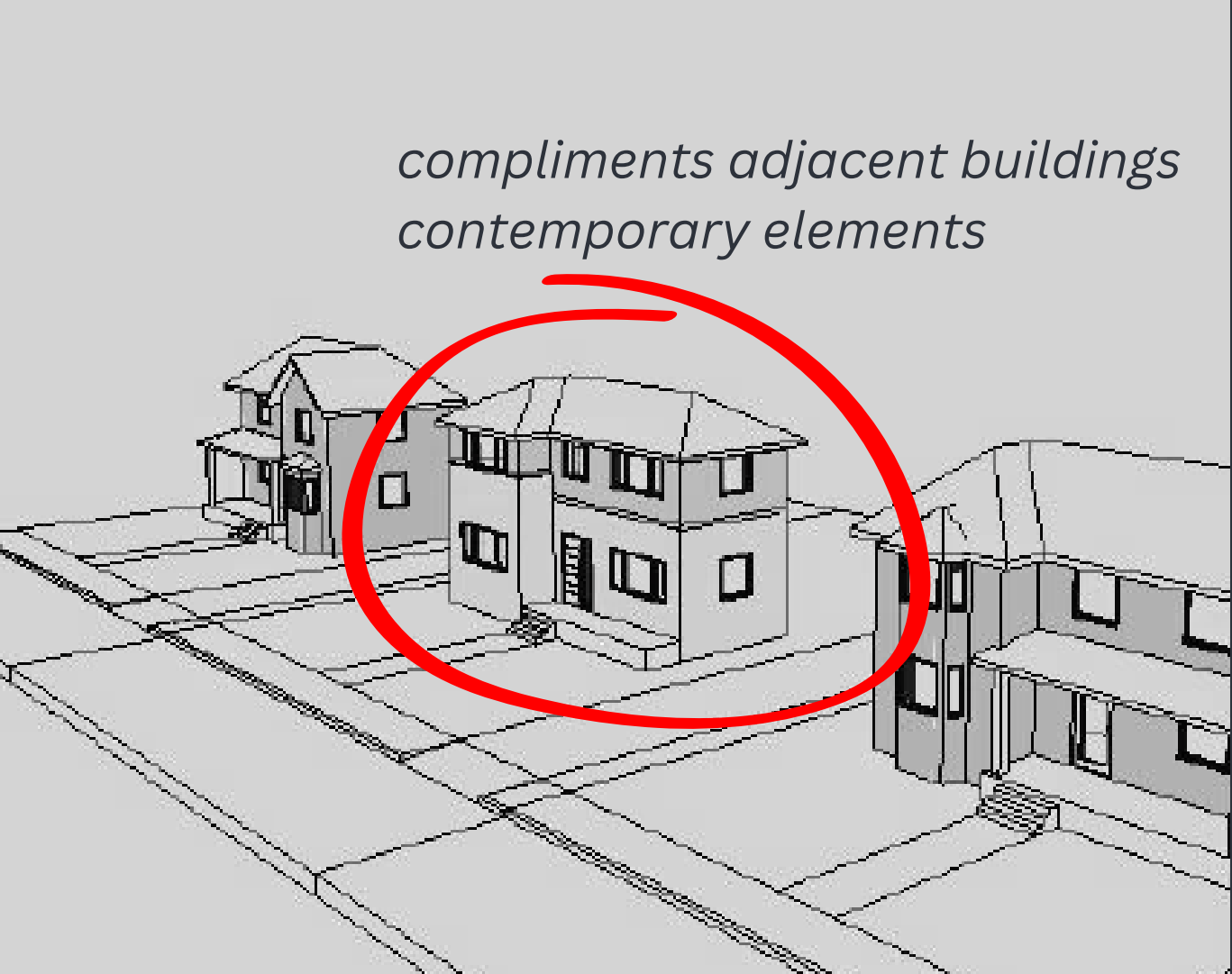


HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All Residential Properties: New Freestanding Construction

Encouraged/Permitted

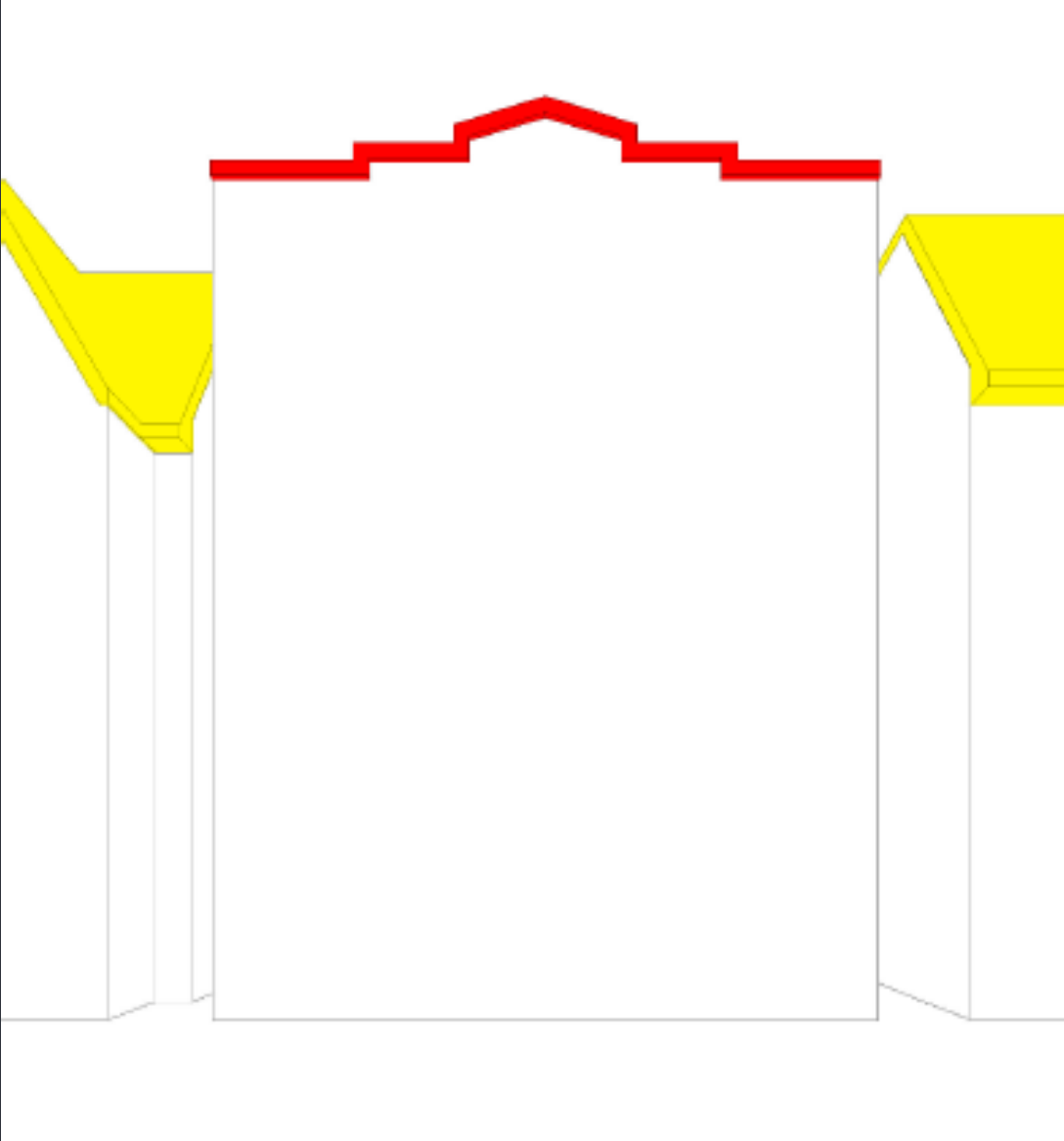


HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All Commercial Properties: New Freestanding Construction

Discouraged/Not Permitted

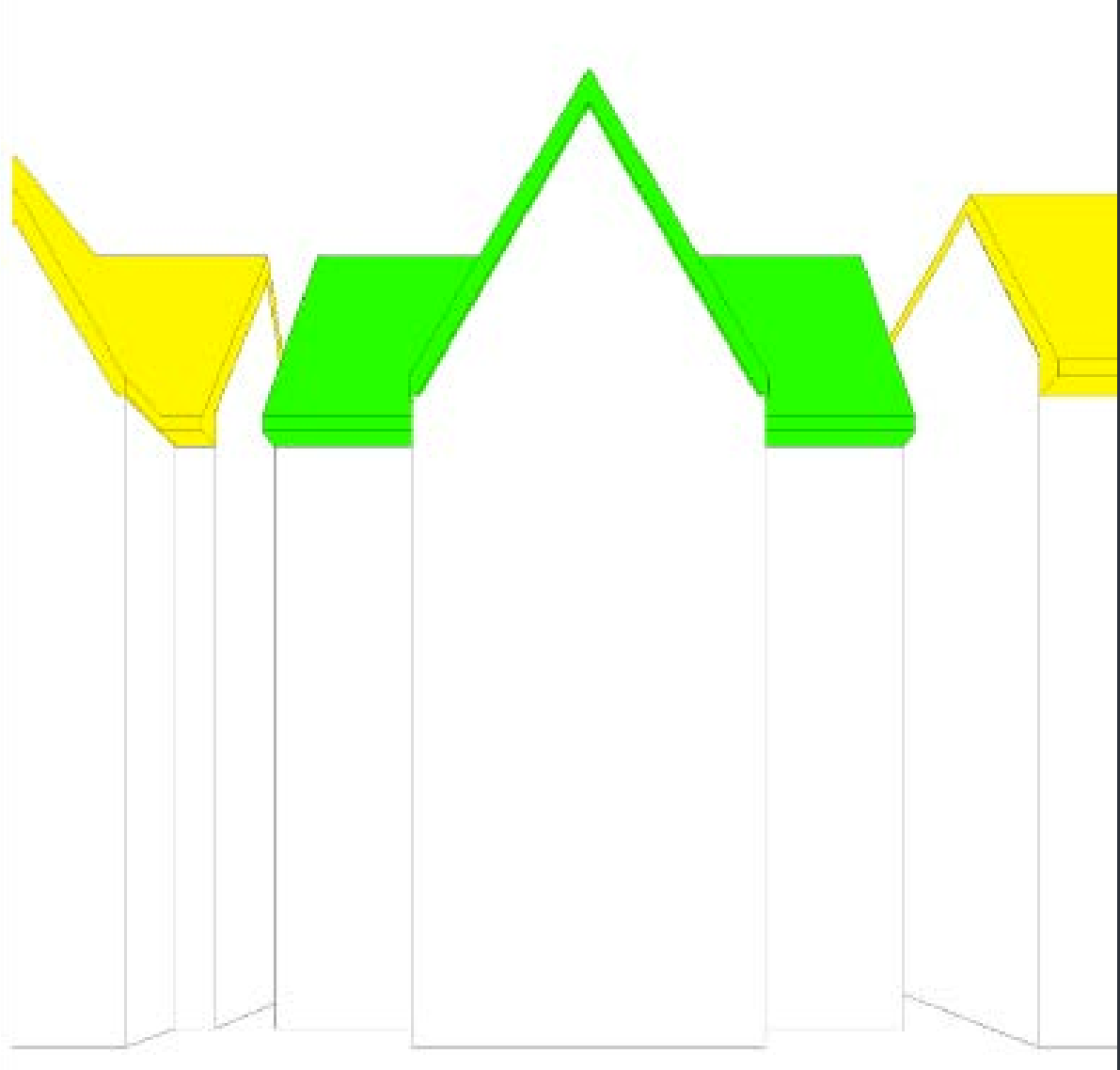


HCD Plan Policies & Guidelines

Examples of policies and guidelines of the draft HCD Plan include:

All Commercial Properties: New Freestanding Construction

Encouraged/Permitted



Streetsville HCD Process: Next Steps

- Statutory Public Meeting (current); November 26, 2024
- Final HCD Plan to General Committee: December 4, 2024
- Final HCD Plan to Council: December 11, 2024
 - *Decision to designate or not*
- Appeal Period (*Ontario Heritage Act*);
- Appeals Process (if applicable):
 - No Objections to HCD - District is Designated under Part V of the Ontario Heritage Act
 - Objections - hearing before the Ontario Land Tribunal
 - Decision from OLT (final decision) (HCD designated or not)



**Thank you,
questions?**