



MISSISSAUGA



# PHASE I FINDINGS & RECOMMENDATIONS

# STREETSVILLE HCD STUDY



*Mississauga Heritage Advisory Committee*

# STREETSVILLE HCD STUDY: PHASE I

## Agenda

1. Introduction
2. Key Findings
3. Legislated Criteria / Process
4. Boundary Description
5. Community Consultation
6. Next Steps



# Introduction to the Streetsville HCD Feasibility Study

- Contract awarded to MHBC February 2023;
- Initiated a 2 Phased HCD Study;
- Phase I: March 2023 - April 2024;
- Phase I study purpose: determine whether or not the study area merits designation under Part V of the *Ontario Heritage Act* as a Heritage Conservation District.



# Introduction to the Streetsville HCD Feasibility Study

- Pending Council's recommendation, Phase II of the HCD study would commence and a HCD Plan would be drafted
- Additional community consultation would take place throughout Phase 2;
- The initiation of Phase II does not designate the area as a HCD;
- An HCD Plan and further recommendations would be provided to Council in Fall 2024.



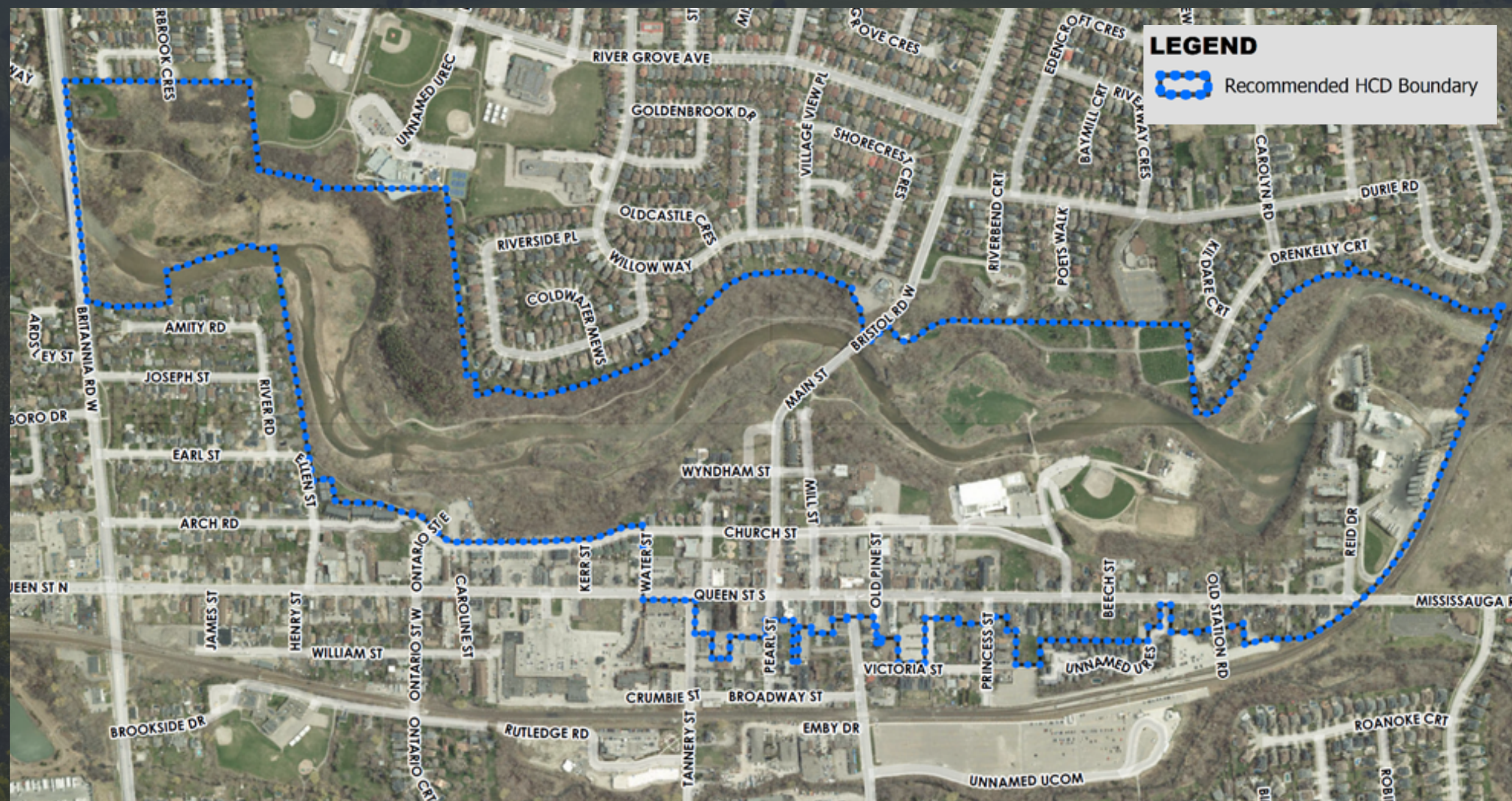
# Introduction to the Streetsville HCD Feasibility Study





# Summary of Key Findings

- MHBC and City staff have determined that the following boundary meets the legislated criteria for the identification of a potential Heritage Conservation District:





# Summary of Key Findings

- The area can be described as an evolved Cultural Heritage landscape based on the 19th century Village of Streetsville;
- The recommended boundary includes distinct sub-character areas which all contribute to the 19th century Village of Streetsville;
- Character areas which contribute to the character of the identified HCD includes:
  - Credit River Valley;
  - Former Mill Area North of Church Street;
  - 19th - early 20th c. Queen Street South Residential Neighbourhood; and
  - Commercial Downtown.



# Legislated Criteria

## How are Heritage Conservation Districts (HCDs) identified?

- Framework of structured elements;
  - natural features, topography, pathways, street patterns, etc.
- Concentration of heritage resources;
  - buildings, corridors, landscapes, etc.
- Distinctive character (including character areas);
  - enables the area to be recognized and distinguishable from surroundings.
- Visual coherence;
  - through the use of building scale, material, colours, that convey a distinct sense of time and place
- 25% of properties meet at least 2 criteria under *Ontario Regulation 9/06*
- *A HCD and its recommended boundary must be defensible;*





# Legislated Criteria

- MHBC undertook comprehensive research; and
- Inventory & Evaluation process.

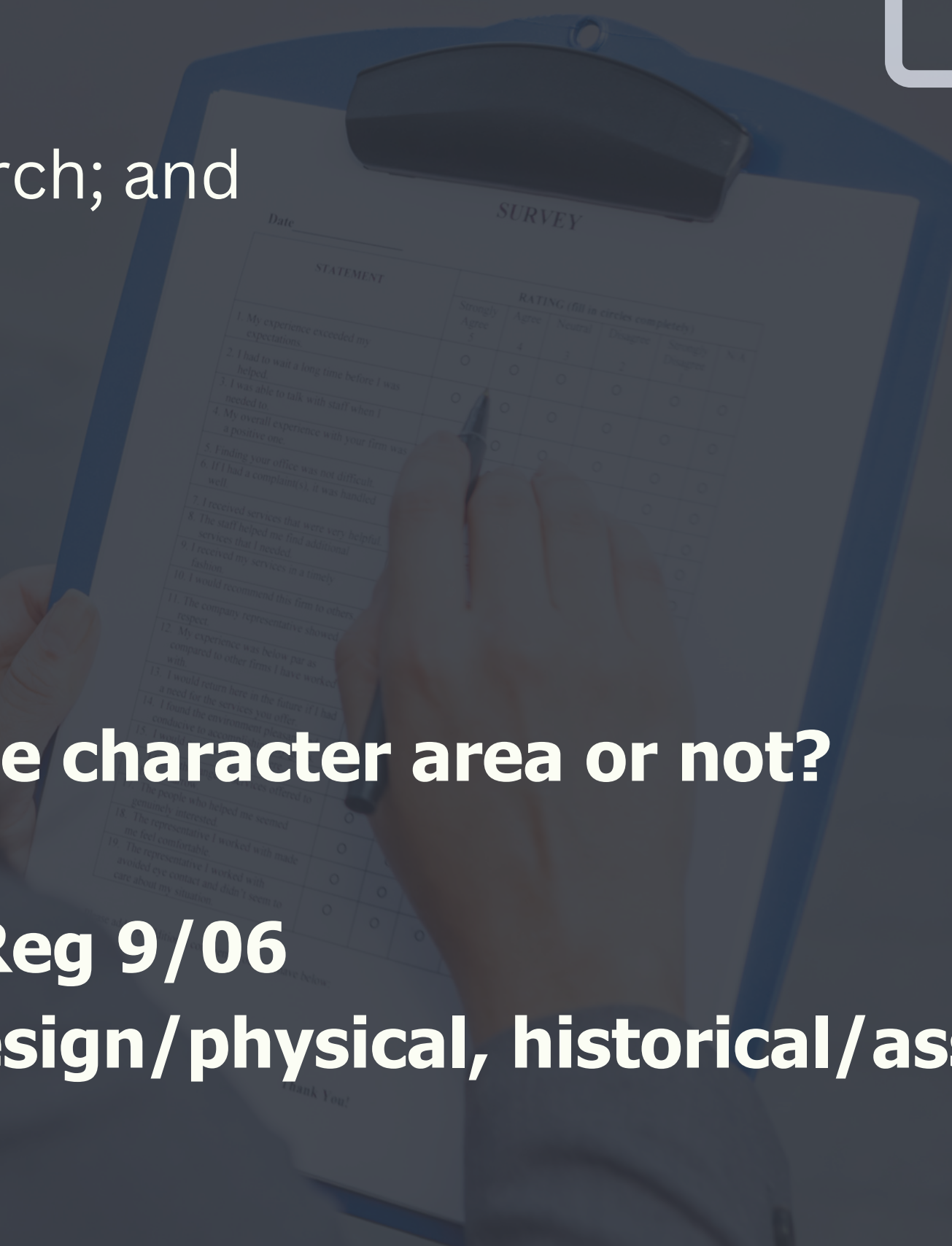
Whether or not each property:

**a) is contributing or non-contributing**

- **does the property contribute to the character area or not?**

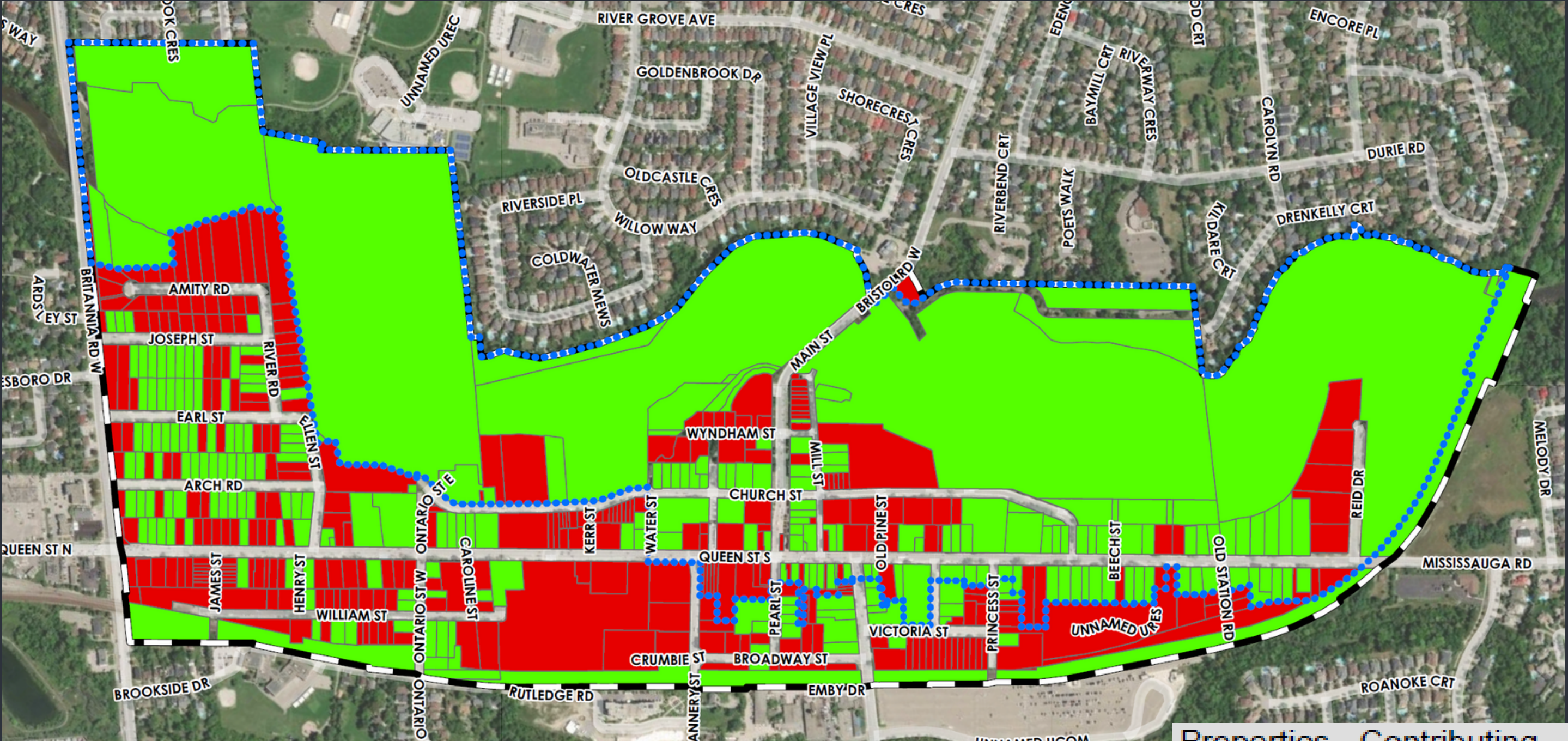
**b) meets 2 or more criteria under O-Reg 9/06**

- **does the property demonstrate design/physical, historical/associative or contextual values?**





# Contributing vs non-contributing

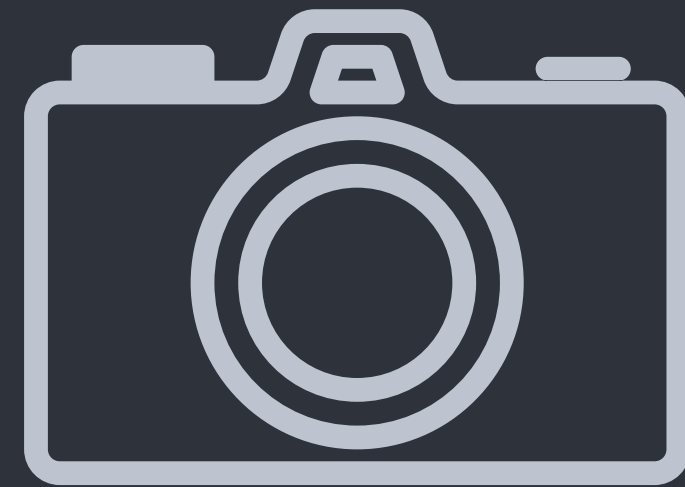


**Contributing:** have heritage value and should be conserved and can be altered appropriately

**Non-contributing:** do not have heritage value and could be removed.

Properties - Contributing			
<div></div>	Yes	260	45%
<div></div>	No	316	55%





# Legislated Criteria

## contributing



- Includes features (built or natural) which contribute to the character of the historic Village of Streetsville;
- Will be encouraged for conservation in an HCD plan;
- Policies and guidelines for alterations.

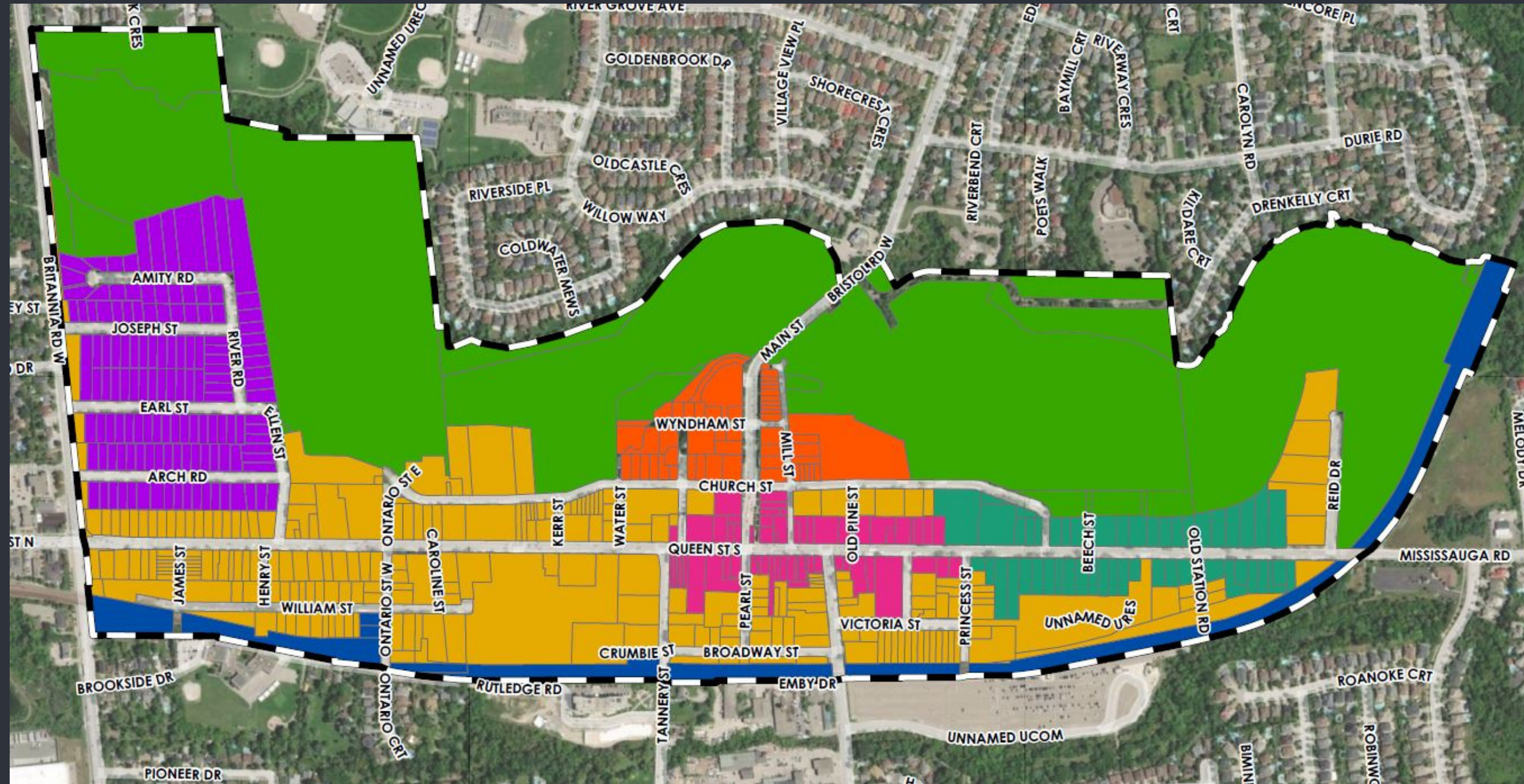
## non-contributing



- Contemporary developments, or those where they do not meet the criteria under O-Reg 9/06;
- This can include contemporary developments which fit-in with the area, but are not authentic heritage resources
- More flexibility for removal in an HCD plan;
- Any new development must comply with policies and guidelines in an HCD plan.



# Character Area Identification



**Area 1:** Post-war Residential subdivision

**Area 2:** River Valley, mills & infrastructure

**Area 3:** Former Mill/Residential Area North of Church St.

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

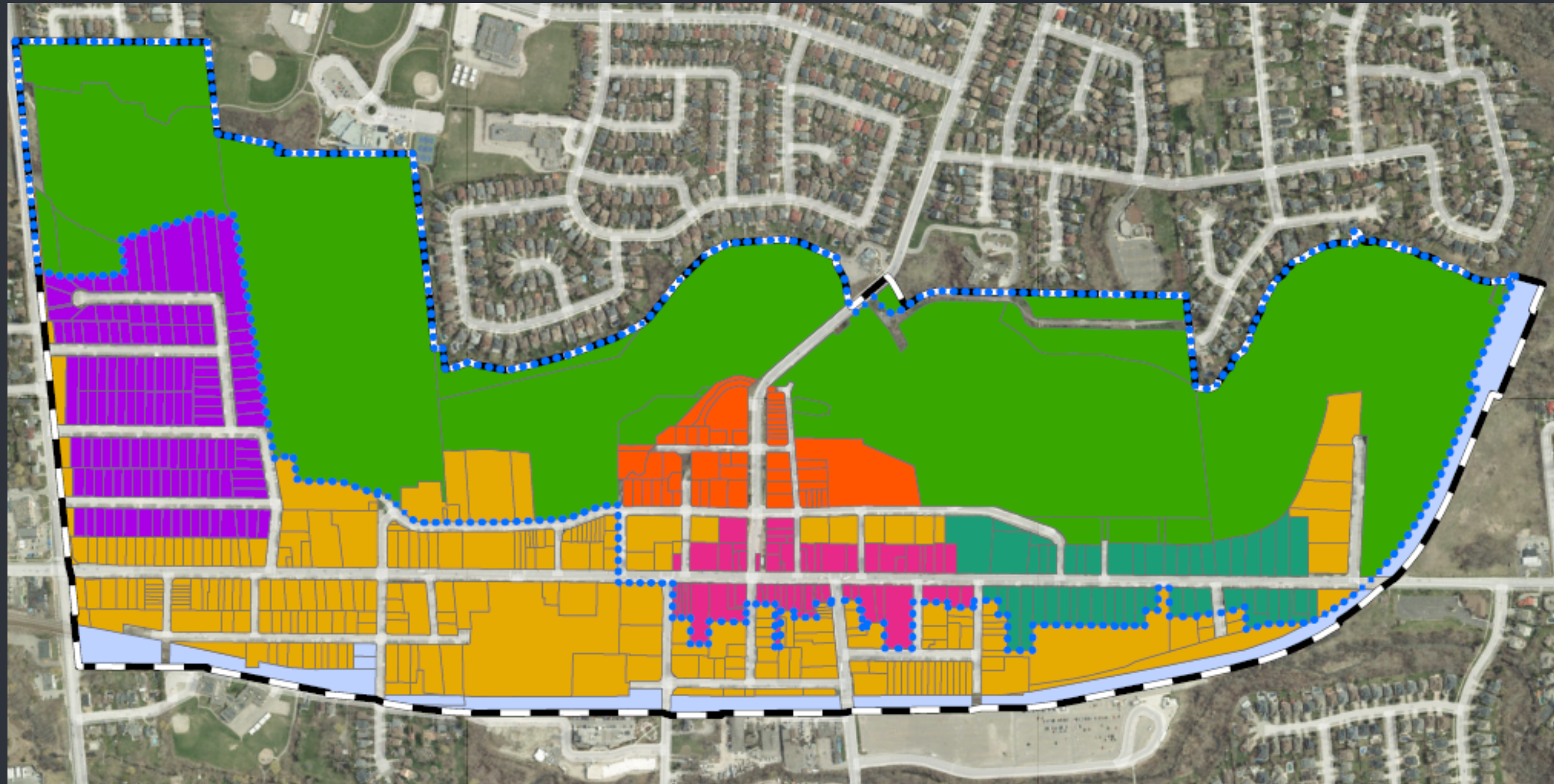
**Area 5:** Commercial Downtown

**Area 6:** Transition Areas

**Area 7:** Railway corridor



# Character Area Identification



**Area 2:** River Valley, mills & infrastructure

**Area 3:** Former Mill/Residential Area North of Church St.

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

**Area 5:** Commercial Downtown



# Why are some areas excluded?



No unifying character



Contemporary new development (breaks up the character of these areas)



# Part IV Designations outside of the Recommended HCD Boundary

- These “transition areas” do not have a unifying heritage character;
- These areas do include significant heritage resources, which can be conserved using other tools under the *Ontario Heritage Act*



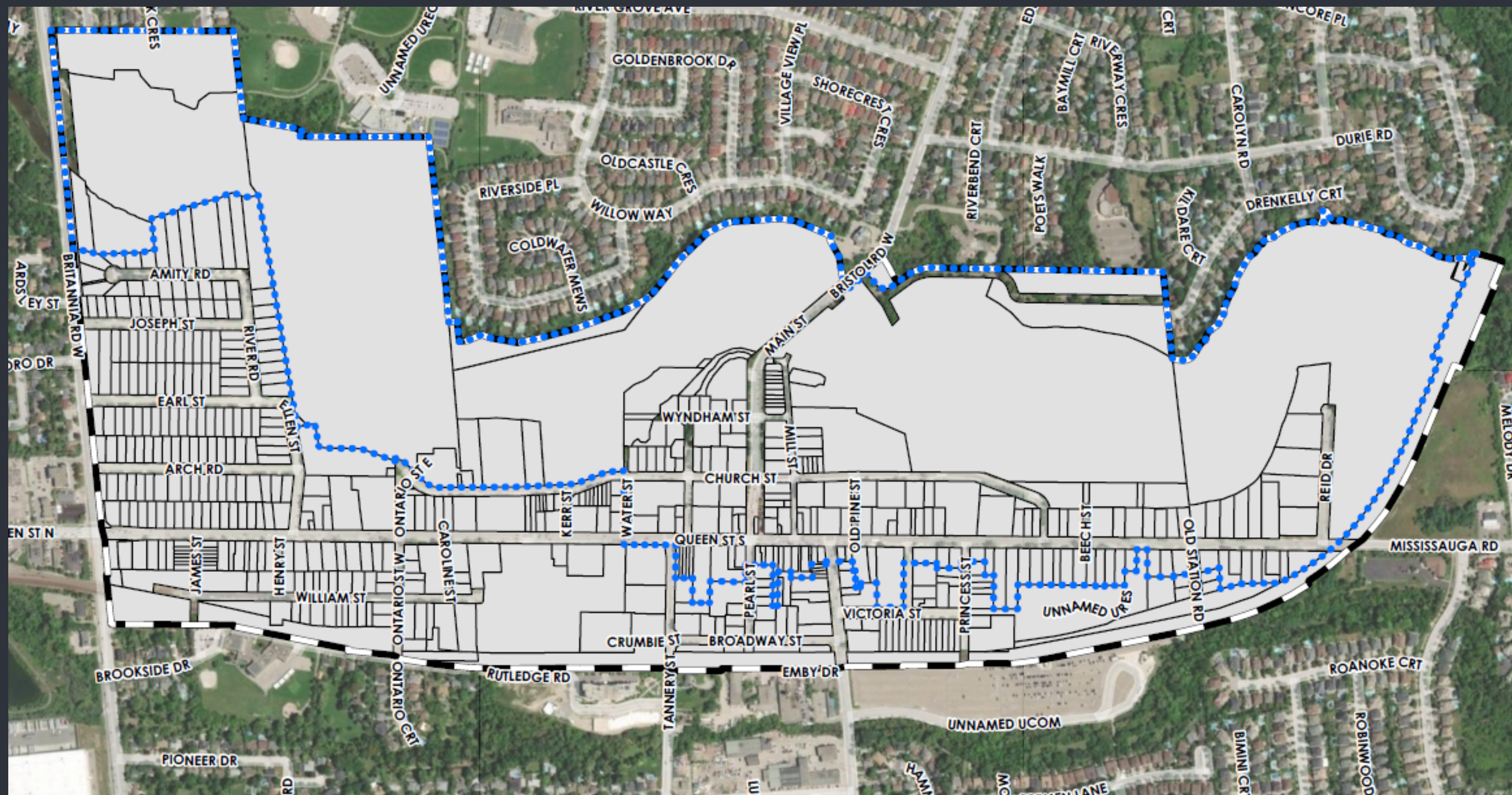
34 Thomas Street  
Designated under Part IV OHA 1988



78 Wiliam Street  
Designated under Part IV OHA 1979

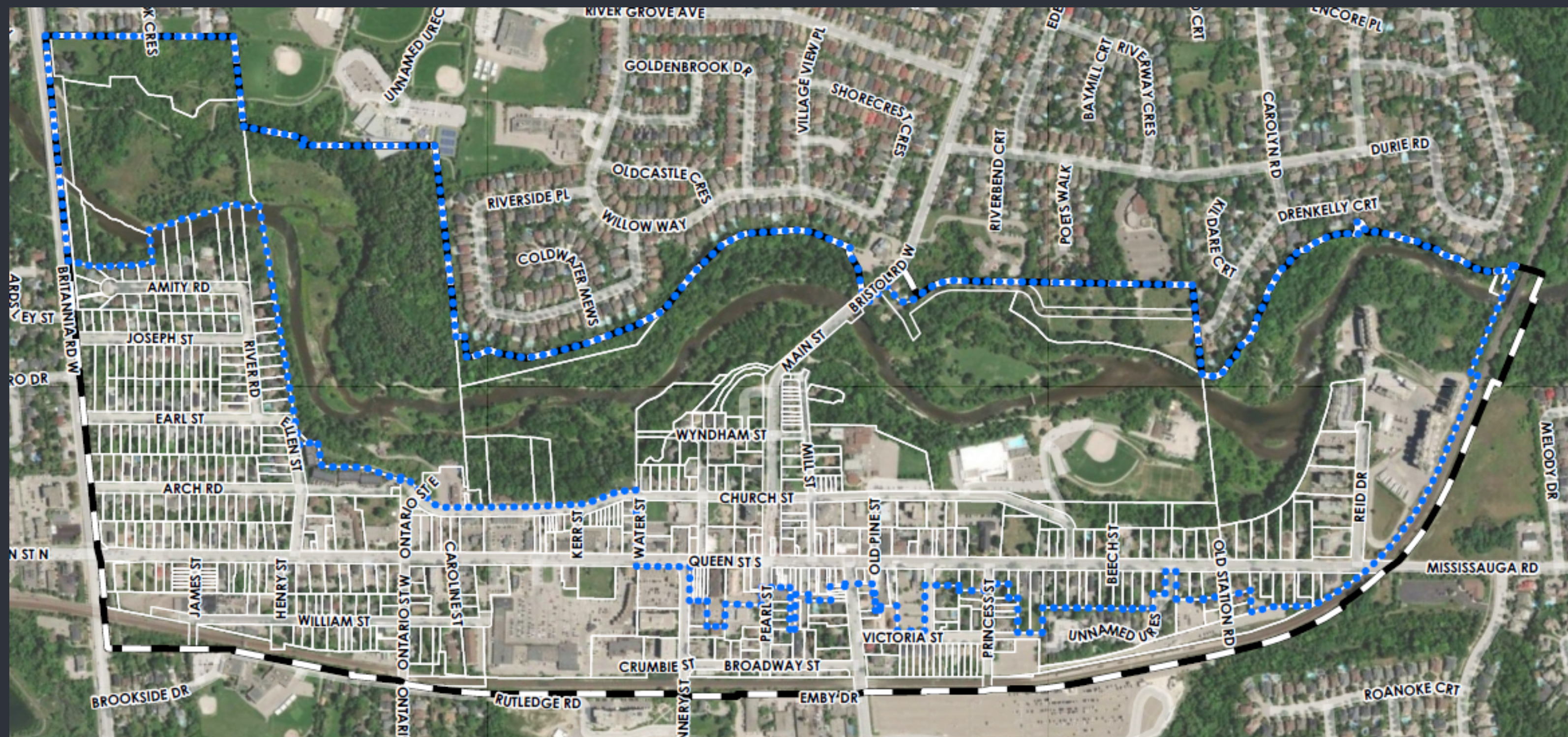


# Boundary Recommendation





# Boundary Recommendation





# Community Consultation

- Steering Committee;
- Community Meetings;
- Community Workshop Exercise;
- Indigenous Engagement;
- Media/outreach:
  - surveys
  - webpage
  - mailing list
  - information booth



October 2023



January 2024



# Next Steps

- Recommendations forward Council:
  - That the HCD Study Proceed to Phase II;
  - That the recommended Boundary be considered as a HCD;
  - That an HCD Plan be drafted.
- Council Options:
  - Phase 2 Initiated: HCD Plan Drafted & further public consultation.
  - Phase 2 not Initiated: Study ends - no HCD
- Phase 2: must conclude prior to January 1 2025.