

STREETSVILLE

DECEMBER 2024

# HERITAGE CONSERVATION DISTRICT PLAN



# ACKNOWLEDGMENTS

The Streetsville Heritage Conservation District (HCD) Study was initiated by the City of Mississauga. This HCD Plan represents a culmination of work from the consultant team, the City of Mississauga, City of Mississauga Council and the Heritage Advisory Committee, as well as the Streetsville HCD Steering Committee and volunteers and local residents.

This HCD Plan was prepared for the City of Mississauga by MHBC Planning, +VG Architects, Wendy Shearer Landscape Architecture, and Archeoworks Inc.



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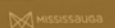


# PART I

## 1.0 HCD FRAMEWORK

Streetsville Heritage Hall

327 Queen Street South





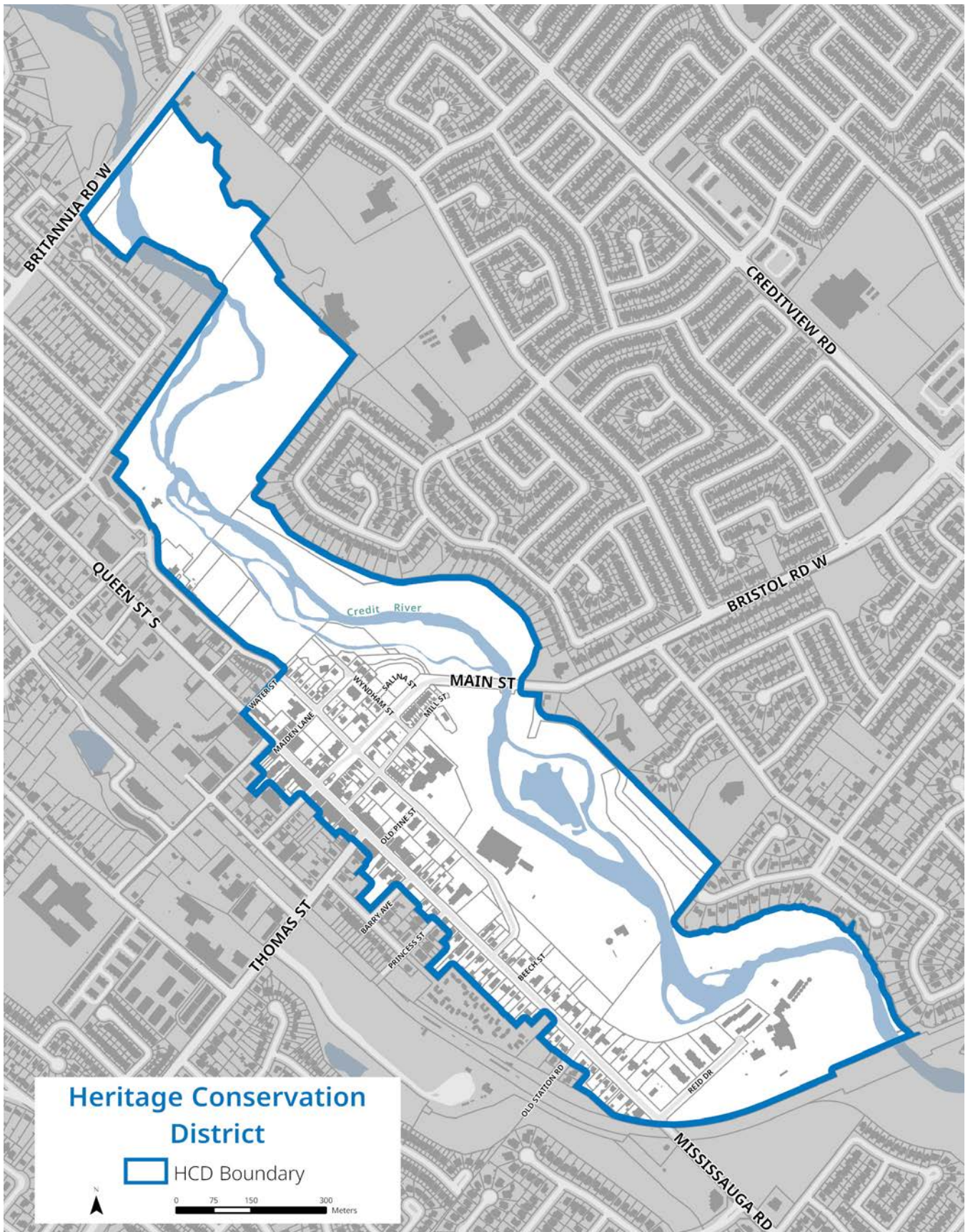


Figure 1: Streetsville Heritage Conservation District boundary

# 1.1 PROJECT BACKGROUND & INTRODUCTION

In 2023, the City of Mississauga commenced work on a Heritage Conservation District (HCD) Study for areas containing and surrounding the core area of the Community of Streetsville. The HCD Study was undertaken in two phases. The first phase included the completion of an HCD Study report which provided a recommendation to City Council regarding whether or not the study area included properties which met the legislated criteria under Part V of the Ontario Heritage Act as a Heritage Conservation District. The study determined that the area met the legislated criteria and, in 2024, Council authorized Phase 2 of the HCD Study. In Phase 2, a Heritage Conservation District Plan was drafted. Engagement with property owners, residents, as well as Indigenous Communities was an important component of the project throughout both phases.

The Streetsville Heritage Conservation District (Figure 1 and Appendix A) is a unique community within the City of Mississauga. The historic Village of Streetsville was developed by Euro-Canadian settlers beginning in the early 19th century based on the availability of waterpower from the Credit River for the establishment of mills. Previous to the settlement of the area by Euro-Canadian settlers, it was a rich landscape valued and utilized by Indigenous communities. The Streetsville HCD includes a mix of land uses and development within three distinct sub-character areas which contribute to the 19th and early 20th century Village character. The HCD includes residential neighbourhoods, the core of the commercial downtown and the Credit River and valley lands. Given that these three areas are different from each other but contribute to the identification of the area as a historic community with a Village-like character that has evolved over time, this HCD Plan includes policies and guidelines for the management of each of these areas.

The Streetsville built form is defined by a collection of cultural heritage resources from the mid 19th to the early 20th century as well as contemporary new development. The built form is defined, in part, by the three areas previously noted, being the residential neighbourhoods, the commercial downtown core as well as the Credit River and Valley lands. The Streetsville Heritage Conservation District includes a wide variety of authentic heritage fabric, including architectural styles. The purpose of this document is to provide policies and guidelines for the management of cultural heritage resources located within the Streetsville Heritage Conservation District boundary.

## 1.2 BOUNDARY & POLICY AREAS

The Streetsville Heritage Conservation District is a unique community within the City of Mississauga and its character is based on the late-19th century and early-20th century Village which was created on the availability of the Credit River by Euro-Canadian settlers. The character of the area is also described by its distinct character areas, which together create the late 19th-early 20th century Village. These character areas were identified through the Streetsville Heritage Conservation District Study exercise.

- Credit River Valley Character Area;
- Former Residential Area East of Church Street Character Area;
- Commercial Downtown Streetsville Character Area; and
- 19th to Early 20th Century Queen Street Residential Neighbourhood Character Area.

*The Streetsville Heritage Conservation District includes three distinct character areas: Credit River and Valley Lands; Commercial Downtown; and Residential Areas (See Figure 2 and Appendix B).*

Each of these sub-areas contribute to the 19th and early 20th century Village character of the area (see Figure 2 and Appendix B). Given the policy structure of this Heritage Conservation District Plan, where a) the Former Residential Area East of Church Street, and b) the 19th and Early 20th Century Queen Street Residential Neighbourhood are both primarily “residential” in nature, these two character areas are grouped together in order to provide straight-forward policies in this HCD Plan. As a result, this HCD Plan provides policies related to the following:

- Residential Lands: Former Residential Area East of Church Street Character Area, and
- 19th to Early 20th Century Queen Street Residential Neighbourhood Character Area; and
- Commercial Lands: Commercial Downtown Streetsville Character Area; and
- Credit River & Valley Lands



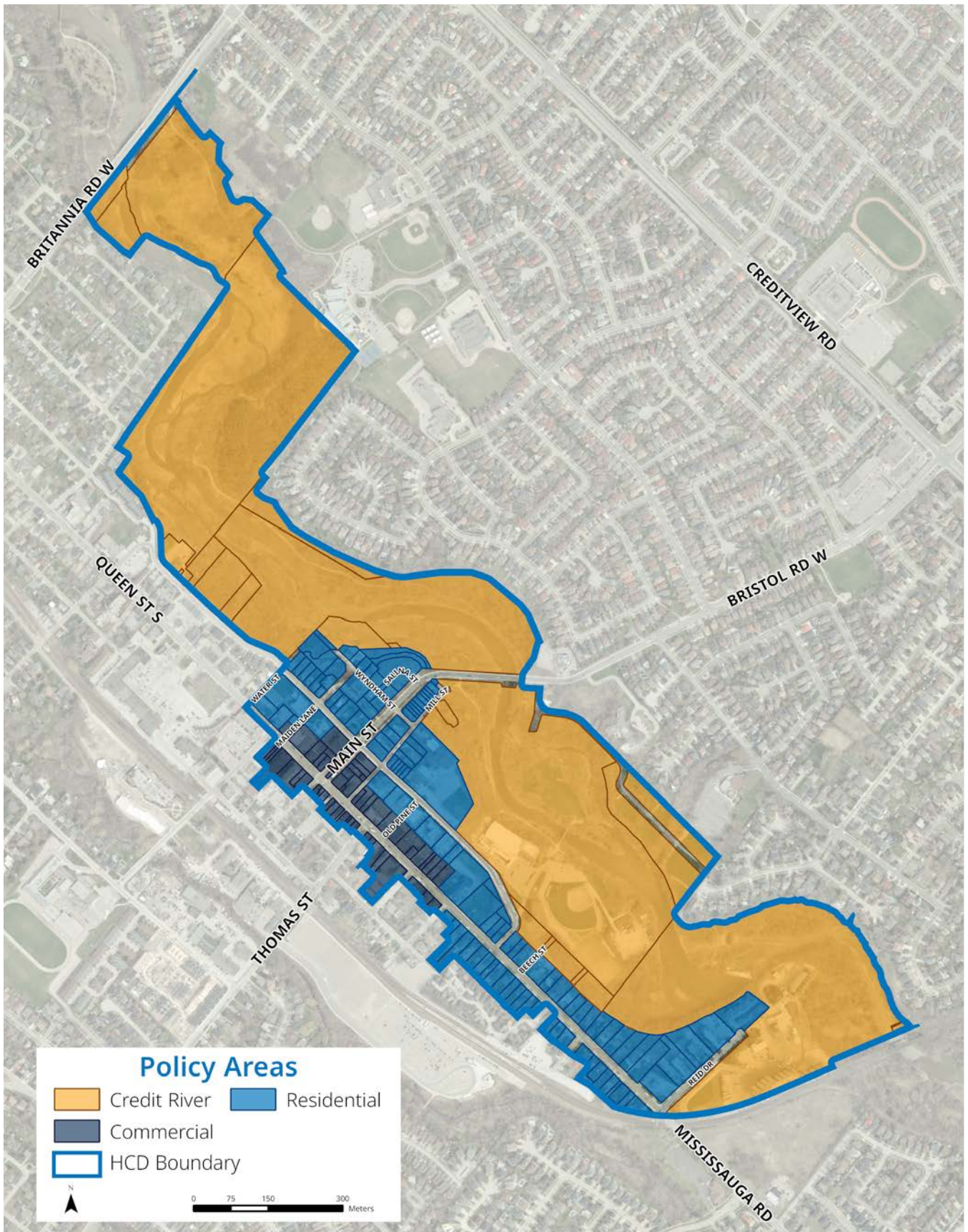


Figure 2: Character Areas in the Streetsville Heritage Conservation District

## 1.3 STATEMENT OF SIGNIFICANCE AND HERITAGE ATTRIBUTES

*Streetsville was well established by the mid. 19th century. At this time, the community was planned and subdivided south of the Credit River. Mills were established at mill privileges along the river and a commercial core was established along Queen Street South.*

The Streetsville Heritage Conservation District is an evolved Cultural Heritage Landscape which was settled in the early 19th century by Euro-Canadians for the purpose of establishing mills and other industries powered by the Credit River. This resulted in the creation of an early village settlement, which was well established by the mid 19th century. The settlement continued to evolve and resulted in the creation of industrial operations along the Credit River and valley lands, with a distinct commercial downtown as well as residential areas. The lands were planned and sub-divided using the European grid system. As the area evolved, buildings were constructed in the architectural styles indicative of their period of construction. These patterns of development continue to evolve and many of the 19th century streetscape patterns and built forms remain and continue to reinforce a unique sense of place that can be described as an evolved 19th century Village. See Figure 2 and Appendix B for a map of District Character Areas.

The following is a list of heritage attributes associated with the Streetsville Heritage Conservation District:

### Credit River & Valley Lands

- Topography and landforms, resulting in the identification and creation of mill privileges;
- Meandering alignment of the Credit River;
- Naturalized vegetation of the Credit River Valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant;
- Remains of former mill ponds, dams, and other mill infrastructure;
- Historic crossings over the river, including the crossing over Main Street;
- Landscaped open space providing both areas for recreational activity and scenic areas with vegetation; and
- Timothy Street house, including the surrounding landscape, original location in-situ, and proximity to the Credit River;
- View 1: View of the Credit River looking in either direction over the Main Street/Bristol Road crossing;
- View 2: View of Credit River and Mill Infrastructure Remnants (south/east of Main Street Bridge)
- View 3: View of Credit River and Mill Infrastructure Remnants (south/east of Ellen Street)



*View of Credit River standing south-east of Ellen Street.*



### Former Residential Area East of Church Street Character Area:

- Naturalized vegetation of the Credit River Valley;
- Streets and circulation routes visible on the 1856 Plan of Streetsville created to provide access between Queen Street and former mills which are extant (including Mill Street, Main Street, and Wyndham Street);
- Remaining 19th century built fabric, including residential buildings.

### 19th to Early 20th Century Queen Street Residential Neighbourhood Character Area.

- Rectangular-shaped lots fronting Queen Street;
- Range of architectural styles and construction dates of dwellings between approximately the mid 19th century to the early 20th century, resulting in 19th century streetscape patterns (as described below);
- Mature trees on public and private lands visible from the street;
- Range of front yard setbacks;
- Narrow side-yard driveways leading to detached garages in side and rear yards, and lack of attached garages having prominence along the street;
- Narrow Street along Queen Street (2 lanes) with sidewalks on either side, and landscaped boulevards;
- Kinetic views along Queen Street South in either direction within the character area;
- Landmark buildings, including the Streetsville Heritage Hall at 327 Queen Street South, and St. Andrew's Church at 295 Queen Street South; and
- Views of landmark buildings along Queen Street South.



*St. Andrew's Church located at 295 Queen Street South. Example of a landmark building in the Streetsville Heritage Conservation District.*

### Commercial Downtown Streetsville

- Rectangular-shaped lots fronting Queen Street;
- Range of architectural styles and construction dates of dwellings between approximately the mid 19th century to the early 20th century, resulting in 19th century streetscape patterns (as described below);
- Mature trees on public and private lands visible from the street;
- Range of front yard setbacks;
- Narrow side-yard driveways leading to detached garages in side and rear yards, and lack of attached garages having prominence along the street;
- Narrow Street along Queen Street (2 lanes) with sidewalks on either side, and landscaped boulevards;
- Kinetic views along Queen Street South in either direction within the character area;
- Views of landmark buildings along Queen Street South.



*Commercial buildings along Queen Street South.*

# 1.4 GOALS AND OBJECTIVES

## Goals

The purpose of identifying goals of the Streetsville Heritage Conservation District is to set broad and long-term outcomes which are appropriate and desirable. General goals associated with the management and conservation of cultural heritage resources within the Streetsville Heritage Conservation District are as follows:

- To maintain, conserve, and enhance the Village-like character of the District, including the character of the identified character areas and their identified heritage attributes;
- To conserve authentic heritage fabric and heritage attributes of buildings of Cultural Heritage Value or Interest on contributing properties as they contribute to the overall character of the District; and
- To permit alterations, new construction or demolitions that conform to the policies and guidelines of the Streetsville Heritage Conservation District Plan through the Heritage Permit Application process under the Ontario Heritage Act.
- To ensure the continued appreciation, enhancement and interpretation of the heritage resources located within the recommended boundary and create a culture of conservation.

*Goals are broad, long-term outcomes which are appropriate and desirable.*



*Historic Queen Street, Streetsville c. 1900 (historic photo credit: Streetsville Historical Society).*



## Objectives

The purpose of identifying objectives of the Streetsville Heritage Conservation District is to identify the short-term measurable actions that provide further direction and achieve the aforementioned goals of the District. These objectives are as follows:

- To utilize the Heritage Permit Application process under Part V of the Ontario Heritage Act to:
  - Ensure that authentic heritage fabric is retained and conserved as per the policies and guidelines of this HCD Plan;
  - To prevent or avoid the loss or removal of heritage attributes which contribute to the character of the Heritage Conservation District, unless the removal is necessary for matters related to public health and safety, ecology, etc.;
- To encourage building and property owners to make repairs and undertake maintenance of property in order to conserve the overall character and appearance of the District and preserve authentic heritage fabric;
- To support the maintenance of heritage properties by providing guidance on sound conservation practice and encouraging applications for funding for eligible work;
- To maintain the low-profile built form within the District, which is generally that of:
  - 2 to 2.5 storeys, and occasionally 3 storeys within the commercial areas; and
  - 1 to 2.5 storeys within residential areas.
- To support existing uses and the appropriate adaptive re-use of heritage buildings;
- To prevent development and associated built forms which would be out of keeping with, or have adverse effects on, the identified character and heritage attributes of the District;
- To permit contemporary new development or infill that is in-keeping with the identified character of the District and its heritage attributes;
- To examine available financial incentive programs and funding sources, and support the adoption of other appropriate funding programs within the City's capability to provide ongoing support to District property owners for projects related to conservation;
- To re-evaluate the policies of this Heritage Conservation District Plan every 10 years to determine whether or not the District Plan requires reviews, updates, and/or amendments. It is recommended that this HCD Plan is updated at a minimum every 15-20 years.

*Objectives are short-term measurable actions to achieve identified goals.*

## 1.5 HOW TO READ THIS HCD PLAN

The Streetsville Heritage Conservation District Plan is organized in a way to respond to those who are directly responsible for conserving the heritage character and heritage attributes in the District, notably:

- Property owners and residents;
- Utility companies, Conservation Authorities;
- City of Mississauga staff responsible for undertaking public works projects and reviewing development applications and Heritage Permit Applications.

*City of Mississauga Heritage Planning staff are available to help you interpret the policies and guidelines of this Heritage Conservation District Plan.*

The policies and guidelines are to be used by the Municipal Heritage Committee and City staff in providing advice to the Council of the City of Mississauga in making decisions on heritage permits under Part V of the *Ontario Heritage Act*. Under Section 42 of the *Ontario Heritage Act*, a heritage permit is required for the erection, demolition, removal or external alteration of a building or structure within a designated heritage conservation district. The *Ontario Heritage Act* defines the term 'alter' as meaning to change in any manner and includes to restore, renovate, repair or disturb. 'Alteration' has a corresponding meaning. This Heritage Conservation District Plan also provides policies and guidelines for the conservation of features which contribute to the heritage character of the area, including (but not limited to) lot fabric, trees and vegetation, landscape features, and views.

This Heritage Conservation District Plan is organized as follows:

### **PART I – HCD Framework**

This section of the HCD Plan identifies the legislative planning policy framework for the HCD. It also outlines process and implementation, including (but not limited to) recommendations regarding Amendments to existing Planning Policy, when Heritage Permits are required, the Heritage Permit Application process, and financial incentives.

### **PART II – Policies & Guidelines**

This section of the HCD Plan outlines the policies & guidelines for managing change within the District. These policies & guidelines are organized as follows:

#### **Residential Properties:**

The policies and guidelines for residential properties apply to those properties where their use is either primarily residential or are located within a primarily residential area.

### **Commercial Properties:**

The policies and guidelines for commercial properties apply to those properties where their use is commercial or includes a commercial component within the commercial downtown area.

### **Credit River & Valley lands:**

All properties within the Credit River Valley which includes lands with natural features which are important in supporting the active and passive recreational uses within this identified area are contributing to the Streetsville HCD Plan. All properties within the Credit River Valley which include naturalized vegetation along, or within the Credit River Valley must conform to the policies and guidelines of this HCD Plan. In some cases, properties which include a residential and/or commercial component may be required to conform to these policies in addition to those related to the Credit River Valley.

### **All Properties:**

Policies and guidelines which apply to all properties within the Streetsville HCD. This includes both contributing and other properties on both public and private properties.

The subsections have further been organized into 'policies' and 'guidelines' where applicable. Not all policies and guidelines will apply in every case and their application will depend on the nature of each proposal. Heritage Permit Applications and Cultural Heritage Impact Assessments, where required, should identify and address all the applicable policies and guidelines. Where an alteration or change is proposed, and there is no corresponding policy provided in this HCD Plan that would reasonably apply, the general intent, goals, and objectives as stated in this HCD Plan should guide the decision-making process.

City of Mississauga Heritage Planning staff can assist in the interpretation of this Heritage Conservation District Plan. This includes circumstances where clarification is needed whether or not a Heritage Permit Application is required for a change or alteration.

<i>Policy/Guideline</i>	<i>Residential</i>	<i>Commercial</i>	<i>Credit River</i>	<i>All Properties</i>
<i>Accessibility</i>				<b>x</b>
<i>Additions</i>	<b>x</b>	<b>x</b>		
<i>Alterations</i>	<b>x</b>	<b>x</b>		
<i>Buildings &amp; Structures</i>			<b>x</b>	
<i>Conservation of Archaeological Resources</i>				<b>x</b>
<i>Demolition</i>				<b>x</b>
<i>Energy Conservation &amp; Sustainability</i>				<b>x</b>
<i>Landscape Conservation</i>			<b>x</b>	
<i>Landscape, Trees &amp; Vegetation</i>	<b>x</b>	<b>x</b>		
<i>Land Use</i>				<b>x</b>
<i>Maintenance</i>				<b>x</b>
<i>Mill Infrastructure</i>			<b>x</b>	
<i>New Construction (contributing and non-contributing)</i>	<b>x</b>	<b>x</b>		
<i>Other</i>	<b>x</b>	<b>x</b>		
<i>Parking</i>		<b>x</b>		
<i>Part IV Designation</i>				<b>x</b>
<i>Public Property</i>				<b>x</b>
<i>Removal &amp; Relocation</i>				<b>x</b>
<i>Secondary Structures &amp; Outbuildings</i>	<b>x</b>			
<i>Views</i>			<b>x</b>	

*Table 1: Organization of policies and guidelines*

## **Part III – Implementation**

This section of the HCD Plan provides guidance on the implementation of policy. This includes classes of alterations which are exempt from the Heritage Permit Application process. This section also provides information related to financial incentives, updates to the HCD Plan, and policies regarding properties which are adjacent to the Streetsville Heritage Conservation District.

## **Part IV – Glossary & Appendices**

This section of the HCD Plan provides a glossary of terms as well as appendices, including a list of properties which are contributing and other.

## **Who Should Use This Plan?**

The Streetsville Heritage Conservation District Plan is organized in a way which provides information to those who are directly responsible for conserving the heritage character and heritage attributes in the District, notably:

- Property owners and residents/tenants;
- Utility companies, Conservation Authorities;
- City staff responsible for undertaking public works projects and reviewing development applications; and
- Owners of properties which are adjacent to the District.

The policies and guidelines are also to be used by the Municipal Heritage Committee and City staff in providing advice to Mississauga City Council in making decisions on heritage permits under Part V of the Ontario Heritage Act. Under Section 42 of the Ontario Heritage Act, a heritage permit is required for the erection, demolition, removal or external alteration of a building or structure within a designated Heritage Conservation District. The Ontario Heritage Act defines the terms “Alter” and/or “Alteration” as meaning to change in any manner and includes to restore, renovate, repair or disturb.

# 1.6 LEGISLATIVE AND POLICY FRAMEWORK

## Provincial Planning Statement

Provincial Planning Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development, and sets the policy foundation for regulating the development and use of land. The PPS is to be read in its entirety and the relevant policies applied to each situation. All municipal decisions must be consistent with the policy direction contained within the PPS.

*Planning legislation in Ontario requires that significant cultural heritage resources, including Cultural Heritage Landscapes and archaeological resources are conserved.*

The PPS contains broad-level policies related to cultural heritage and archaeological resources in Section 4.6. This section directs that significant cultural heritage resources shall be conserved, and that development on adjacent lands will not be permitted unless it is demonstrated that heritage attributes will be conserved.

- 1. Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*
- 2. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.*
- 3. Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property unless the heritage attributes of the protected heritage property will be conserved.*

A number of important definitions related to cultural heritage matters are included in the PPS and have been incorporated into **Part IV** of this Heritage Conservation District Plan.

## Ontario Heritage Act

The Ontario Heritage Act originally came into force in 1975 and is the primary piece of legislation that governs the designation, conservation, and management of cultural heritage resources in the Province. Part V of the Ontario Heritage Act allows municipalities to designate lands as a Heritage Conservation District, and Section 41(1) states:

41(1) *The council of the municipality may, by by-law, designate the municipality or any defined area or areas of it as a heritage conservation district if:*

- (a) *there is in effect in the municipality an official plan that contains provisions relating to the establishment of heritage conservation districts; and*
- (b) *where criteria for determining whether a municipality or an area of a municipality is of cultural heritage value or interest have been prescribed, the municipality or any defined area or areas of the municipality meets the prescribed criteria.*

*Cultural heritage resources are managed by legislation under the Ontario Heritage Act. Both municipal governments and private property owners are required to adhere to the policies of the Act.*

Once a Heritage Conservation District has been designated by a municipality, the Ontario Heritage Act provides specific guidance regarding matters such as consistency with the District Plan, conflicts with the District Plan, and alternations and demolition of buildings.

*Consistency with heritage conservation district plan*

41.2(1) *Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,*

- (a) *carry out any public work in the district that is contrary to the objectives set out in the plan; or*
- (b) *pass a by-law for any purpose that is contrary to the objectives set out in the plan*

*Conflict*

41.2(2) *In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force.*

*Erection, demolition, etc.*

42.(1) *No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:*

1. *Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
2. *Erect any building or structure on the property or permit the erection of such a building or structure.*
3. *Demolish or remove, or permit the demolition or removal of, any attribute of the property if the demolition or removal would affect a heritage attribute described in the heritage conservation district plan that was adopted for the heritage conservation district in a by-law registered under subsection 41 (10.1).*
4. *Demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property. 2005, c. 6, s. 32 (1); 2019, c. 9, Sched. 11, s. 19 (1); 2022, c. 21, Sched. 6, s. 7 (1)."*

The Ontario Heritage Act also provides clear guidance regarding the process to designate a heritage conservation district, as well as the required contents of a Heritage Conservation District Plan. Subsection 41.1 (5) of the Act provides that a Heritage Conservation District Plan shall include:

- a) *a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- b) *a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- c) *policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- d) *a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6,s.31.*

This District Plan contains the required information related to these sections of the Act. Accordingly, Section 2.0 contains the required plan components provided for in (a), (b) and (c). The requirements set out in (d) are found in Part II, and those in (e) are described in Part III.



## Guidance for Heritage Conservation District Plans

There are several documents that provide guidance related to cultural heritage conservation and serve as sources of information for the Streetsville Heritage Conservation District Plan.

### Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada were released in 2002 (with updates in 2010). This document was produced by Parks Canada and contains applicable guidance related to understanding historic resources and determining types of interventions, as well as best practices related to cultural heritage landscape conservation and building conservation. The Standards and Guidelines for the Conservation of Historic Places in Canada has also been referenced by many municipalities as a source of best practices related to heritage conservation.

*The Standards and Guidelines for the Conservation of Historic Places in Canada is a document which provides best practice for the conservation of built heritage resources and Cultural Heritage Landscapes.*

The Standards and Guidelines for the Conservation of Historic Places in Canada (produced by Parks Canada) provides a sound reference document for initial guidance (available at: <http://www.historicplaces.ca/en/pages/standards-normes.aspx>).

The Standards and Guidelines contain the following fourteen standards related to the conservation of historic places in Canada:

#### *General Standards for Preservation, Rehabilitation and Restoration*

- 1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
- 2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
- 3. Conserve heritage value by adopting an approach calling for minimal intervention.*
- 4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*

*The Standards & Guidelines identify that conservation may include various treatments to conserve built heritage resources. Those being preservation, rehabilitation, and restoration.*

*Preservation actions are part of the ongoing maintenance of a historic place.*

*Rehabilitation activities are related to a new use, code upgrades, or comparable projects.*

*Restoration activities are associated with the depiction of an historic place at a specific period in its history.*

5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information*
7. *Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference*

#### *Additional Standards Relating to Rehabilitation*

10. *Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

### *Additional Standards Relating to Restoration*

13. *Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.*
14. *Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.*

The Standards and Guidelines go on to include guidelines for the conservation of historic places and includes matters such as the various components of cultural landscapes (which includes heritage conservation districts), archaeological sites, buildings, engineering works, and materials.

### **Ontario Heritage Toolkit**

The Ontario Heritage Toolkit is a collection of documents authored by the Province that provide guidance related to a variety of cultural heritage planning matters. One document relates specifically to heritage conservation districts, and provides information related to the steps to undertake in designating a district. The introduction of the section describing what a heritage conservation district is notes that a heritage district “...enables the council of a municipality to manage and guide future change in the district, through adoption of a district plan with policies and guidelines for conservation, protection and enhancement of the area’s special character.”

The Province also previously published Information Sheets from time to time, and one such publication is entitled *Eight Guiding Principles in the Conservation of Built Heritage Properties*, and was published in 2007. Decisions related to the conservation of historic structures may be guided by the following principles which lay out a straightforward approach to planning for the conservation of these resources:

- 1) ***Respect for documentary evidence:*** *Do not base restoration on conjecture. Conservation work should be based on historic documentation such as historic photographs, drawings and physical evidence.*
- 2) ***Respect for the original location:*** *Do not move buildings unless there is no other means to save them. Site is an integral component of a building or structure. Change in site diminishes cultural heritage value considerably.*

- 3) **Respect for historic material:** *Repair/conservate - rather than replace building materials and finishes, except where absolutely necessary. Minimal intervention maintains the heritage content of the built resource.*
- 4) **Respect for original fabric:** *Repair with like materials. Repair to return the resource to its prior condition, without altering its integrity.*
- 5) **Respect for the building's history:** *Do not restore to one period at the expense of another period. Do not destroy later additions to a building or structure solely to restore to a single time period.*
- 6) **Reversibility:** *Alterations should be able to be returned to original conditions. This conserves earlier building design and technique, e.g. When a new door opening is put into a stone wall, the original stones are numbered, removed and stored, allowing for future restoration.*
- 7) **Legibility:** *New work should be distinguishable from old. Buildings or structures should be recognized as products of their own time, and new additions should not blur the distinction between old and new.*
- 8) **Maintenance:** *With continuous care, future restoration will not be necessary. With regular upkeep, major conservation projects and their high costs can be avoided."*

There is a wide variety of literature available with respect to the conservation of heritage properties. Publications and websites are easily accessible to the public, and rather than repeat this information, property owners are encouraged to review these sources in order to acquaint themselves with current building and landscape conservation best practices. Some applicable sources are outlined below.

*Well-Preserved: The Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation* can be used for an introduction and practical guide to restoration and rehabilitation of heritage architecture (available at: <http://www.heritagetrust.on.ca/en/index.php/pages/publications/well-preserved>).

For additional detail, a series of bulletins entitled Preservation Briefs (published by Technical Preservation Services, US National Park Service) also address a comprehensive array of topics. Representative Preservation Brief titles of interest to owners of property in the District include:

- (2) Re-pointing Mortar Joints in Historic Buildings;
- (3) Improving Energy Efficiency in Historic Buildings;
- (8) Aluminum and Vinyl Siding on Historic Buildings;
- (9) The Repair of Historic Wooden Windows;
- (10) Exterior Paint Problems on Historic Woodwork;
- (32) Making Historic Properties Accessible; and
- (47) Maintaining the Exterior of Small and Medium Size Historic Buildings.

The above papers (and others that may be of interest) are available at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>. Where not directly applicable, these papers provide advice on how to analyze a property, as well as the process to go through in selecting a plan for an alteration.

The Streetsville Heritage Conservation District Plan is based on the best practices provided in the following documents:

- Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada, 2010);
- Ontario Heritage Toolkit (Ministry of Citizenship & Multiculturalism, 2006); and
- Ontario Heritage Act, R.S.O. 1990, c. O. 18, As Amended.

## City of Mississauga and Heritage Conservation Objectives

The City of Mississauga Strategic Plan identifies that the future of Mississauga is a beautiful, sustainable city with safe neighbourhoods that can support a strong, connected and vibrant community where people can live, work and prosper. The conservation of cultural heritage contributes to these vibrant communities. The Strategic Plan values those communities that promote the past, takes pride in diversity, and celebrates the uniqueness and innovation of communities through art and culture.

Section 7.4 of the City of Mississauga Official Plan recognizes the value of conserving cultural heritage resources. The Official Plan identifies that the cultural and ethnic heritage of the City, including its structures, sites, environments, artifacts, and traditions are important and valued. This includes (but is not limited to) environments, such as landscapes and streetscapes which together create a sense of place and identity.

*The City of Mississauga recognizes the value of non-renewable cultural heritage resources. The conservation and enhancement of communities with heritage character provides a unique sense of place and identity. The cultural heritage attributes, or physical components of the built environment which make-up that character, are identified and described in order to ensure that they are conserved.*

## **The former Peel Region Official Plan (ROP) and City of Mississauga Official Plan**

Streetsville includes a planned Major Transit Station Area (MTSA) in the former Peel Region Official Plan (2022). The exact location of the MTSA is yet to be delineated but an MTSA is defined as the area within 500 to 800 metres of a higher order transit station. Each MTSA within the City of Mississauga is recognized as unique, and are to be influenced by local conditions, growth potential and limitations. The City of Mississauga is directed to provide policies for these areas in order to meet minimum density targets. However, it should be noted that the Streetsville GO transit station area has no set minimum density target at the time of drafting this HCD Plan given that the area is a planned, rather than a protected MTSA.

The Streetsville HCD boundary includes lands which are designated primarily mixed use, greenlands, and residential low density, with some business employment uses. Those mixed use areas are intended to provide a variety of retail and service commercial uses which meet the needs of those living and working within the community.

Streetsville is identified in the Official Plan as being located within a “Community Node” and located within the context of the Streetsville Neighbourhood. Community Nodes will develop in a more urban and pedestrian friendly built form. This HCD Plan recognizes that lands within a community node will generally have a minimum building height of two storeys, to a maximum height of four storeys. Proposals which do not conform to these policies regarding height will be required to demonstrate that the height is appropriate. The Official Plan also identifies that some developments may be built to a maximum of 18 storeys. Those proposals in excess of 18 storeys will be required to demonstrate how the scale of the development is appropriate.

Streetsville is also located within an intensification corridor. These areas will be directed to policies provided in the City of Mississauga Official Plan and Zoning By-law regarding intensification in order to meet specified planning objectives. However, where there is conflict between intensification area policies and heritage resource policies, the heritage resource policies will take precedence, as required by the Ontario Heritage Act.

## **City of Mississauga Zoning By-law**

The Streetsville HCD primarily includes lands which are zoned commercial, greenlands, open space, and residential with some other uses, including employment.



Generally, lands zoned commercial (C4 “Main Street Commercial”) within the HCD boundary permit a range of uses, including (but not limited to) commercial, retail and services, institutional, medical, entertainment, recreational, and residential (units above first storey commercial uses). Generally, a maximum building height for these areas is 3 storeys. Some motor vehicle commercial uses as permitted at the perimeter of the District, where a maximum of 2 storeys is permitted.

Lands within the Credit River Valley are generally designated Open Space (“City Park”) and permit a range of passive and active recreational uses, as well as cemeteries. Lands designated greenlands include permitted uses such as flood control, storm water management, and area conservation. Generally, development within these areas are not anticipated and maximum building heights are not provided.

Lands within the HCD boundary designated “residential” include RA1 and RA2 (“Apartments”), RM1 (“Semi Detached”), R3 (“Detached Dwelling”), RM4, RM5 and RM6, (“Townhouses”). Those lands zoned R1 permit apartments 4 storeys in height, while R2 permits apartments 8 storeys in height. Those lands zoned Semi-detached, detached-dwellings, and townhouses permit dwellings which are 3 storeys in height (10.7 metres).

Lands zoned “Employment” permit a range of uses, including (but not limited to) employment, office, manufacturing, wholesale, self storage, commercial, hospitality, and entertainment. These lands permit increased height and density, where a maximum building height has not been established.



*Then and Now: Example of changes to 232 Queen Street South over time which have retained authentic heritage fabric (historical photo credit: Streetsville Historical Society).*

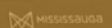


# PART II

## 2.0 POLICIES & GUIDELINES

Streetsville Heritage Hall

327 Queen Street South





## 2.1 INTRODUCTION

The Streetsville Heritage Conservation District Plan follows from the Streetsville Heritage Conservation District Study process previously completed on behalf of the City. This District Plan should be read with reference to the preceding HCD Study and accompanying property inventory.

The purpose of the Streetsville Heritage Conservation District Plan is to ensure that continuing change is managed in a way that protects and conserves the character and heritage attributes of the District. An important overall objective in the District guidelines is to encourage change that is in keeping with, and respects, the existing character and cultural heritage values and attributes of the District. Changes to the District shall not diminish or detract from the character, history, cultural heritage values and integrity of the District. Physical change within the Streetsville Heritage Conservation District is expected to include alterations and additions to properties, new construction and infill development, and works undertaken within the public realm.

*In addition to the guidelines, reference may also be made to more technical advice and conservation best practices in this document, namely the Standards and Guidelines for the Conservation of Historic Places in Canada and the US National Park Service Preservation Briefs. Other publications may be relevant and may be consulted for detailed advice and conservation techniques.*

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features that comply with the requirements. Over the long term of the plan, it is intended that neighbourhood character will be conserved and enhanced. As such, the HCD Plan serves to guide physical change over time so it contributes to, and does not detract from, the District's historical character.

The guidelines recognize that there is a role for both restoration of historical features and the addition of complementary design that will add features that are consistent with the character of the area. Over the long term of the Plan, it is intended that neighbourhood character will be conserved and enhanced. As such, the HCD Plan serves to guide physical changes over time so it contributes to, and does not detract from, the District's historical character.

It is anticipated that changes to exteriors of properties will be managed through the review and approval of heritage permit applications under Part V of the Ontario Heritage Act. These permit applications will be considered in the context of the policies and guidelines in this document. It should be noted that these policies and guidelines will also apply to properties located within the District that are also designated under Part IV of the Ontario Heritage Act.

## Classification of Properties

Every property located within the Streetsville Heritage Conservation District, either privately or publicly owned, is designated under Part V of the Ontario Heritage Act. As a result, all properties must comply with the policies of this HCD Plan. The District Plan recognizes differences among *contributing* properties and *other properties*. Figure 3 and Appendix C include a map indicating the location of both contributing and other properties.

***Contributing properties*** are real properties whose age, history, or physical features are significant and/or contribute to the identified character of the District. *Contributing properties* may include both older *buildings* that are of historic interest, as well as more recent *buildings* that are of a scale, type and built form that contributes to the District character. *Contributing properties* are listed in this Plan, shown on the accompanying map, and listed in the HCD Property Inventory, **Appendix A**.

***Other Properties*** are real properties which include physical features that do not substantially add to the identified heritage character of the District. This may include properties which are contemporary or older in nature but have been heavily modified by past activities and have lost their heritage integrity. *Other properties* are shown on the accompanying map, and listed in the HCD Property Inventory, **Appendix A**.

Regardless of the class of a property, work on any property should be executed in a way that conserves or enhances the District's historical *character* and identified heritage attributes.

## Policy and Guidelines

The subsections have further been organized into 'policies' and 'guidelines' where applicable.

*A policy is a rule that must be adhered to.*

*A guideline constitutes best practice that is encouraged.*

Not all policies and guidelines will apply in every case and their application will depend on the nature of each proposal. Heritage Permit Applications and Cultural Heritage Impact Assessments, where required, should identify and address all the applicable policies and guidelines. Where an alteration or change is proposed, and there is no corresponding policy provided in this HCD Plan that would reasonably apply, the general intent, goals, and objectives as stated in this HCD Plan should guide the decision-making process.

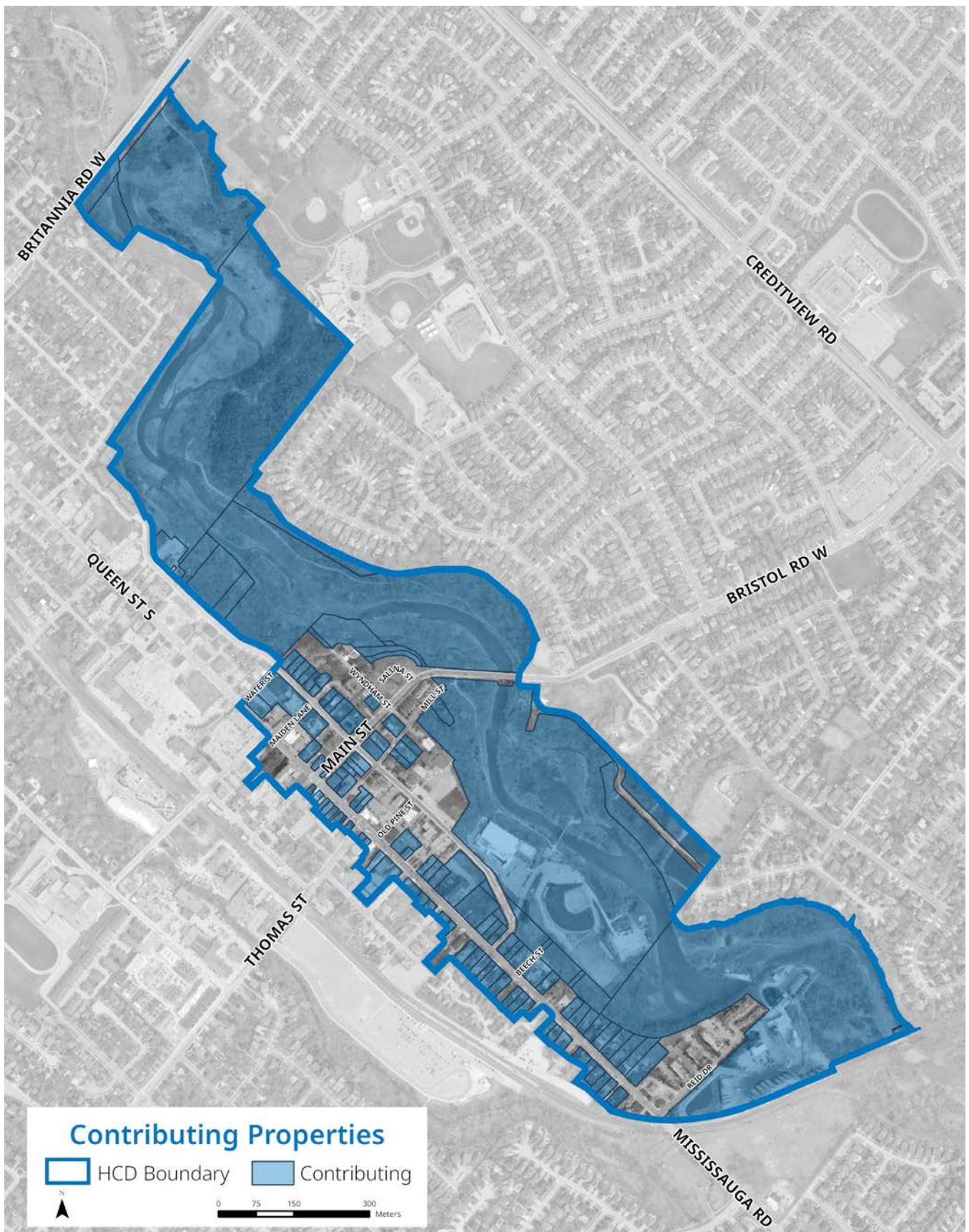


Figure 3: Contributing and non-contributing properties in the District



# POLICIES & GUIDELINES

## 2.2 RESIDENTIAL



## RESIDENTIAL

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## 2.2.1 Alterations

The Streetsville HCD is comprised primarily of residential buildings built in the mid to late 19th and early 20th centuries. The guidelines in this section address alterations to the roof and wall planes of buildings, as opposed to additions that involve more substantial work that extends beyond the existing building envelope. The intent of these guidelines is to allow for alterations, repairs and upgrading to residential buildings in a manner that respects the form and integrity of the heritage attributes and building fabric.

Property and building conservation involves maintenance, repair, restoration, alteration and new work in the form of additions. Maintenance and repair are activities that are done throughout the life of the property. An owner may also wish to restore architectural elements that have been lost, alter architectural elements in order to meet new demands, and add new rooms or features. While regular maintenance and necessary repair are always encouraged, returning a contributing property or one of its features to its original appearance or to another documented point in the property's history is only an option for owners to consider.

### 2.2.1.1 Foundation and Wall Alterations

#### Policies

- a) Original/historic wall materials shall be retained and conserved. Authentic heritage fabric must be retained and maintained. Where original/historic wall materials cannot be repaired, replacement materials may be considered.
- b) Protect original wall surfaces from cleaning methods that may permanently alter or damage the appearance of the surface or give a radically new look to the building. Sandblasting, strong chemical cleaning solutions or high pressure water blasting are not permitted.
- c) Replacement foundation and wall materials shall include a range of natural and/or composite materials which are in-keeping with the architectural style and time period of the resource. Materials such as red brick, board and batten, and wood siding are permitted. Composite materials which read as wood and natural materials may also be considered. Materials which are not in-keeping with the character of the area include vinyl siding, stone, split-faced stone, stucco and Exterior Insulation Finishing Systems (EIFS).
- d) The painting of previously unpainted masonry is not permitted.



*Sandblasting and other abrasive treatments to building features which can irreparably damage materials is not permitted.*

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*Masonry may need to be re-pointed over time to extend its lifespan and avoid damage. Care should be taken when re-pointing to match mortars and techniques.*



*Ensure that alterations to roofs preserve the original roof design. Ensure that water is directed away from the building, including the installation of gutters and downspouts.*

### Guidelines

- e) Brick masonry requires re-pointing from time to time and this process should be undertaken by tradespeople with experience in historic masonry techniques and materials.
- f) Generally, lime-based mortar should be used and joints should replicate the original in finish, colour and texture. Hard, cement based mortars are more rigid during freeze-thaw cycles and can cause brick units to deteriorate.
- g) The application of waterproofing and water repellent coatings should be avoided.
- h) Avoid the application of new finishes or coatings that alter the appearance of the original material, especially where they are substitutes for repair. Alterations that comprise unacceptable materials include water repellent coatings, paint on brick or stone, aluminum or vinyl siding. Materials such as concrete fibre board and synthetic wood products will be considered on a case-by-case basis.
- i) Ensure that water runoff is appropriately directed away from the building, especially from downpipes near foundation walls, in order to avoid unnecessary damage to heritage fabric over time.

## 2.2.1.2 Roof Alterations

### Policies

- a) Decorative roof features and original/historic roofing materials, such as slate, wood shingles, and copper on sloped roofs, shall be retained and conserved wherever possible. Replacement materials, if required, shall complement the original and/or historic materials.

### Guidelines

- b) Many roofs within the District have asphalt shingles or metal, which may be replaced in kind.
- c) Vents, skylights and other new roof elements should be sympathetic in type and material and should be located out of general view from the public realm, where possible.
- d) Roof drainage should be maintained and directed away from building foundations.
- e) Maintenance of original roof shape is encouraged.
- f) The addition of solar panels or solar hot water heaters may be permitted on roofs, but shall not permanently damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low pitched roof) and not visible from the street wherever possible.
- g) Chimneys can be important heritage attributes and should be retained wherever possible. Non-functioning chimneys should be retained, capped and re-pointed.

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## 2.2.1.3 Window Alterations

### Policies

- a) Maintain original window openings and entrances as well as their distinguishing features such as materials, surrounds/voussoirs, sills, frames, shutters, sash and glazing.
- b) The removing or blocking-up of window and entrance openings that are important to the architectural character and symmetry of the building is not permitted.
- c) New replacement windows shall be compatible with the original/historic windows in terms of material (such as wood), proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade), and glazing patterns (i.e. sashes and glazing). Replacement windows shall convey the same, or a similar appearance as the historic window and be physically and visually compatible.

### Guidelines

- d) Repairing, rather than replacing original / historic windows is encouraged, and should focus on the minimal intervention required in order to ensure the integrity of the resource. This includes limited replacement in kind, or replacement with appropriate substitute material of irreparable elements, based on documentary or physical evidence where possible.
- e) Replacing irreparable windows in-kind should be based on physical and documentary evidence, where possible. If using the same materials and design details is not technically feasible, then compatible substitute materials or details may be considered.
- f) Improvement in energy efficiency of single glazed units may be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing.
- g) Where historic documentation is available, replacement windows may be reproductions of earlier windows.

*Windows and window openings are important features of any building. The alteration of windows may significantly impact the integrity of authentic cultural heritage resources.*

*Changes to original window openings shall be avoided. Original windows should be maintained to preserve the architectural integrity of the resource. In many cases, windows can be replaced in kind or with sympathetic materials. The conservation of original window sashes and glazing is encouraged.*





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## 2.2.1.4 Entrance, Porch, and Verandah Alterations

### Policies

- a) Retain and maintain entrances on principal elevations.
- b) Character-defining porches or verandahs shall only be removed where they pose a life / safety threat. In such cases, they shall be thoroughly recorded prior to removal to allow for their accurate reconstruction.

### Guidelines

- c) The design and construction of a new entrance / porch is required to be compatible with the character of the building. Restoration of a missing porch must be based upon historical, pictorial and physical documentation, rather than conjecture, wherever possible.
- d) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation, but should not be physically attached to buildings in such a way that it is permanently damaging to heritage building fabric. The addition of barrier-free access and accessible ramps should be a reversible alteration.
- e) Important features such as doors, glazing, lighting, steps and door surrounds should be conserved wherever possible.
- f) Where new entrances or exterior staircases are required, they should be installed away from principal facades (i.e. on secondary elevations) wherever possible.
- g) Wood is encouraged to be used in the construction of new entrances and porches. Other materials, such as synthetic wood products will be considered on a case-by-case basis through the heritage permit process.



*Front porches on contributing buildings are often important features of an architectural style. These features should be maintained.*





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## 2.2.1.5 Sign Alterations

### Policies

- a) Signage shall be managed through the City of Mississauga sign By-law.
- b) Small scale signs, such as address signs or commemorative plaques, or small business signs are appropriate landscape features and are permitted.
- c) Signs that are backlit, contain flashing or animated lights, or neon lights are not permitted.

### Guidelines

- d) Signs may be affixed to buildings where they have no impact on authentic heritage fabric, and can be removed, thereby making the alteration reversible.
- e) Signs may be permitted in front or side lawns, or other areas where heritage resources are not negatively impacted.

## 2.2.1.6 Heritage Fabric Alteration and Removal

### Policies

- a) Heritage building fabric shall be repaired rather than replaced wherever possible. When undertaking repair, replacement or restoration, use the same materials as the original. Composite materials which read as original/authentic heritage materials may be considered on a case-by-case basis.



*In order to conserve the range of 19th and 20th century architectural styles in the District, repair heritage building fabric where possible.*

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*Additions to contributing buildings are generally permitted in order to allow for changing needs and ongoing use of older buildings. Policies and guidelines are provided to ensure additions minimize or avoid adverse impacts to cultural heritage resources and the character of the District.*

## 2.2.2 Additions

This section outlines guidelines for additions to residential buildings within the District. Additions are an important aspect of building evolution. The intent of these guidelines is to ensure that additions to dwellings minimize or avoid the loss of heritage building fabric, are designed in a way that clearly differentiates them from the original building fabric, and are compatible with the character of the District in terms of form and scale. The following policies and guidelines apply to the construction of additions:

### 2.2.2.1 Addition Location, Scale, and Massing

#### Policies

- a) Additions are not permitted on the front/principal façade, and shall be located at the rear and/or side of the building.
- b) The height of the roof ridge in new additions shall not exceed the height of the ridge of the original building in order to complement the existing building and neighbouring properties.

### 2.2.2.2 Addition Design

#### Policies

- a) New additions shall be designed in a manner which distinguishes between old and new, and that avoids replicating the exact style of the existing heritage building, or imitating a particular historical style or period of architecture.

#### Guidelines

- b) Contemporary design of additions or those additions that reference design motifs of the existing building is to be encouraged. Compatible additions should be complementary in terms of scale, mass, materials, form and colour.

## RESIDENTIAL

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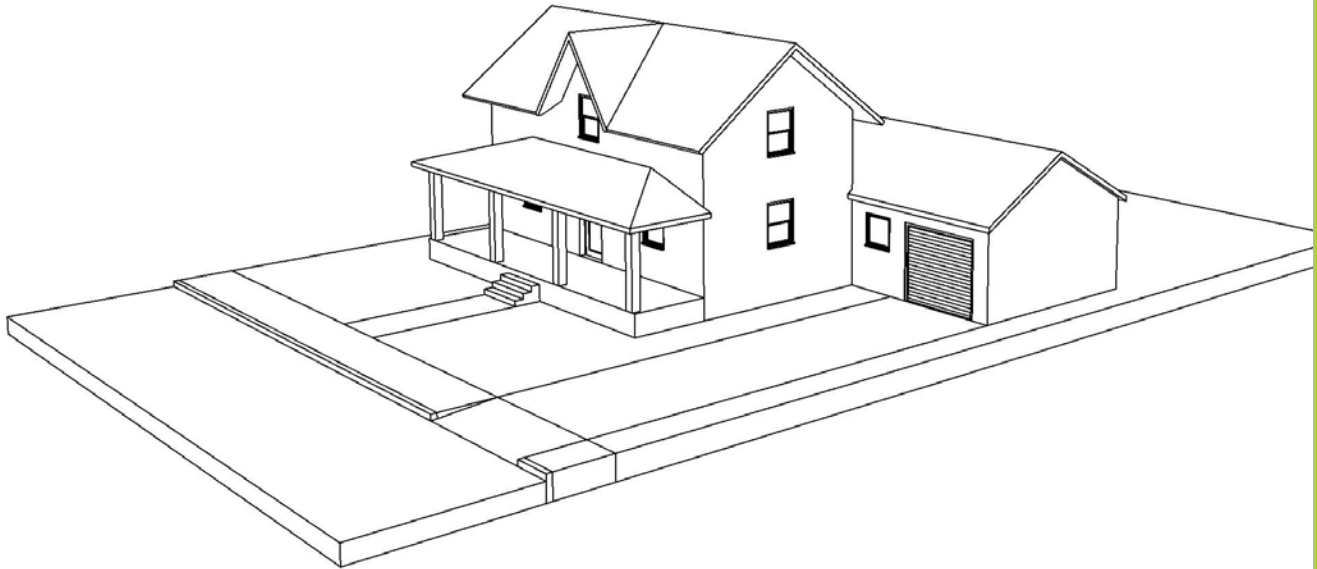
ADDITIONS

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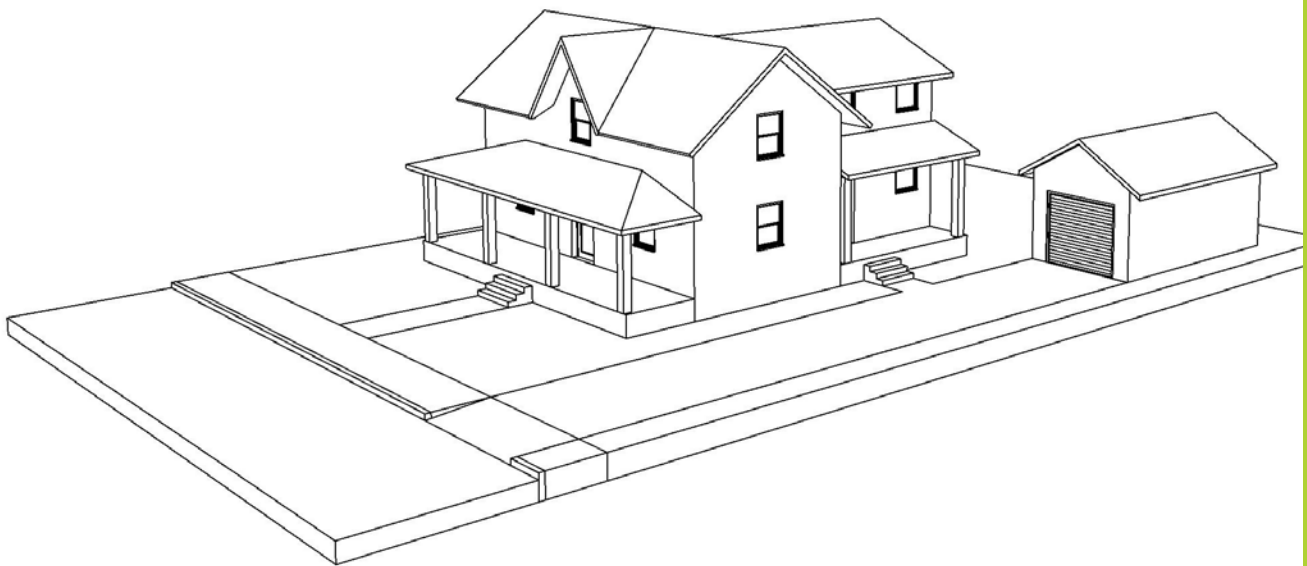
LANDSCAPES, TREES & VEGETATION

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NEW CONSTRUCTION



APPROPRIATE LOCATION & SCALE



APPROPRIATE LOCATION & SCALE

*Examples of additions to contributing buildings which are encouraged.*

## RESIDENTIAL

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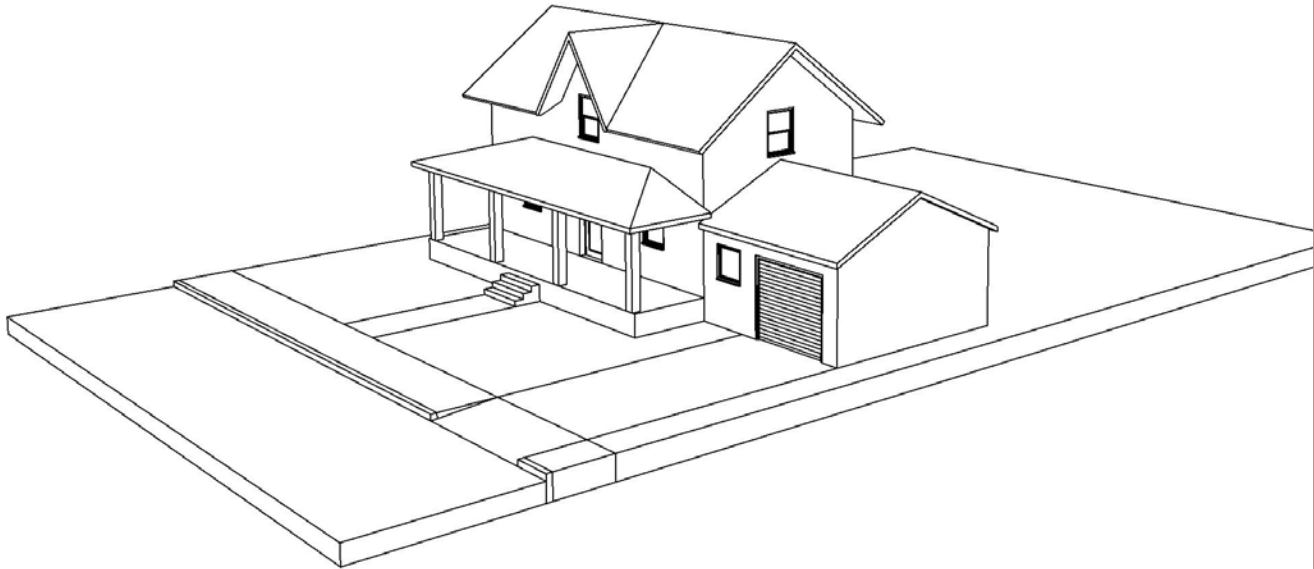
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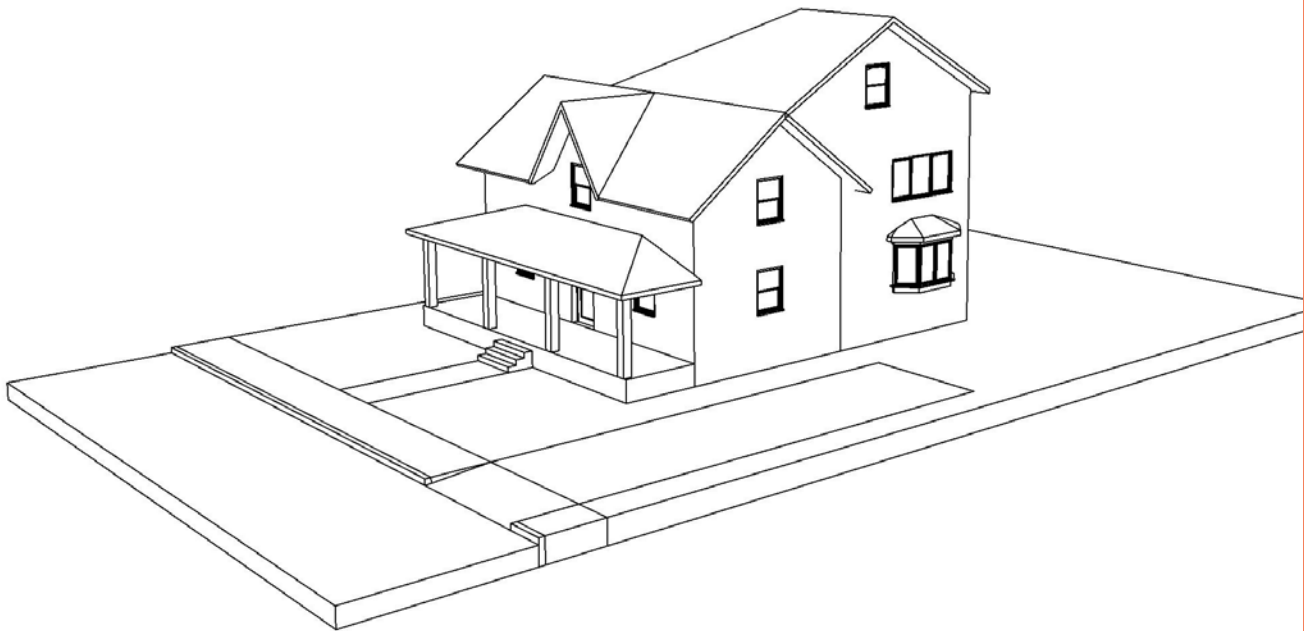
LANDSCAPES, TREES & VEGETATION

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INAPPROPRIATE LOCATION



INAPPROPRIATE SCALE

*Examples of additions to contributing buildings which are discouraged.*



### 2.2.2.3 Roof Additions

#### Policies

- a) Additions shall maintain original roof configurations as seen from the public realm.
- b) Roof drainage shall be maintained and directed away from building foundations.

#### Guidelines

- c) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way.
- d) Roofing materials and associated features, such as fascia, trim, and brackets shall be retained to the extent possible.
- e) Roof types encouraged in new construction are front, side, and cross gabled and hipped, and should be compatible with or sympathetic to the roof type of the main structure.
- f) Decorative roof features and original roofing materials such as slate, wood shingles, and copper on sloped roofs should be retained and conserved wherever possible.

### 2.2.2.4 Window and Entrance Additions

#### Policies

- a) Additions to residential buildings shall protect and maintain original and/or historic window openings as well as distinguishing features such as materials, surrounds, frames, shutters, sash and glazing on principal façades that are visible from the public realm.
- b) Ramps are permitted for barrier-free access in accordance with applicable legislation, but shall not damage heritage building fabric.
- c) Additions to residential buildings should avoid removing or blocking up window or door openings that are important to the architectural character and symmetry of the building, where possible.

#### Guidelines

- d) New windows on additions visible from the public realm should be compatible with the windows of the original structure in terms of proportions (such as ratio of horizontal to vertical dimensions), rhythm and scale (such as number of openings per building façade). However, it is not necessary to replicate original windows in terms of their historical details.
- e) Where new entrances or exterior staircases are required, they should be installed on secondary elevations and/or set back from the existing front building elevation.

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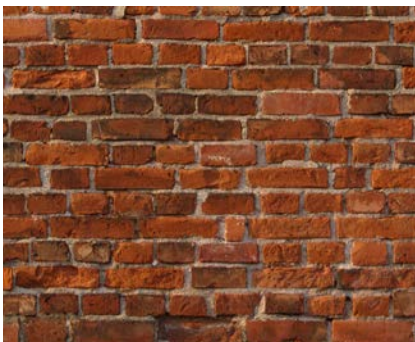
## 2.2.2.5 Exterior Materials and Cladding Additions

### Policies

- a) Exterior cladding on additions to residential buildings shall be compatible with the cladding material of the original structure but should be a different and distinct material from the original building in order to be distinguishable as a later addition. Additions replicating the original cladding material are discouraged.

### Guidelines

- b) The application of new cladding, surfaces or coatings, including synthetic materials such as vinyl or aluminum siding, acrylic stucco, and Exterior Insulation and Finish Systems (EIFS) are discouraged on building facades facing the public realm. These materials and others, such as fibre cement board, metal panels, synthetic wood products, and other modern materials will be considered on a case-by-case basis.



*When constructing additions, the choice of exterior cladding is important as compatibility with the original structure supports the heritage resource.*

## 2.2.3 Secondary Structures

### Policies

- a) Outbuildings on residential property may be permitted but shall be located behind the wall plane of the front façade of the residential building.
- b) The construction of small-scale outbuildings in the rear yard (garden sheds, green houses, etc.) shall be permitted.
- c) The construction of additional dwelling units shall be permitted, in accordance with City and Provincial policies and regulations.
- d) Outbuildings shall not be taller than the existing residential structure on the property.

### Guidelines

- e) New outbuildings should be distinct from heritage building fabric with regard to materials and detailing. Replicas of historic outbuildings are not required.

**RESIDENTIAL**

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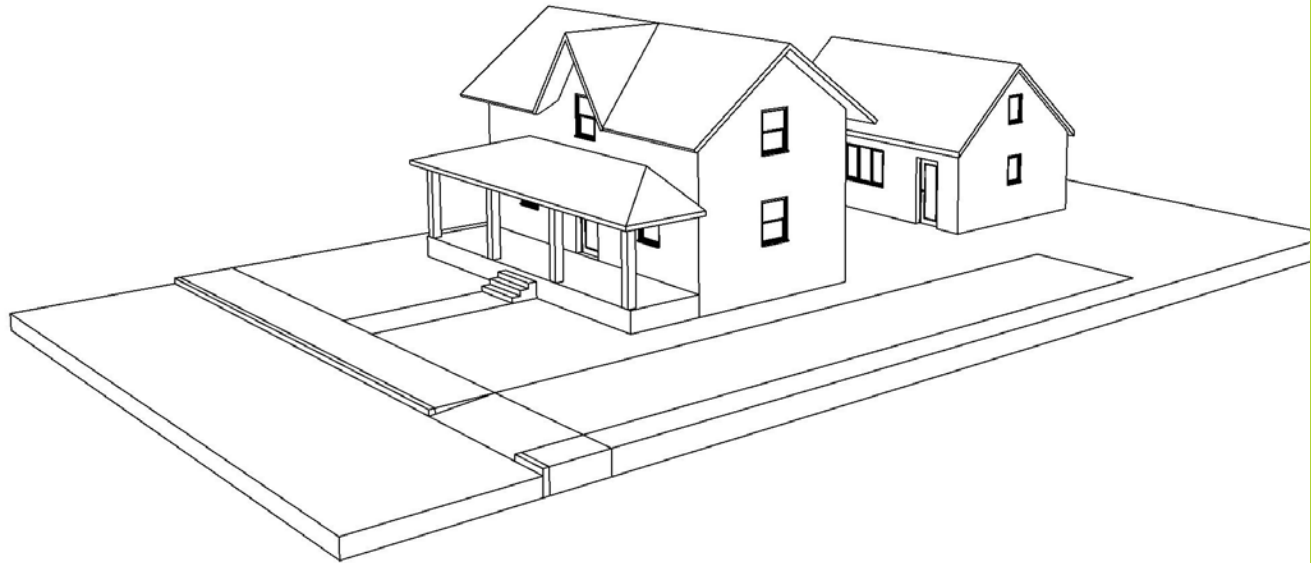
ADDITIONS

**SECONDARY STRUCTURES**

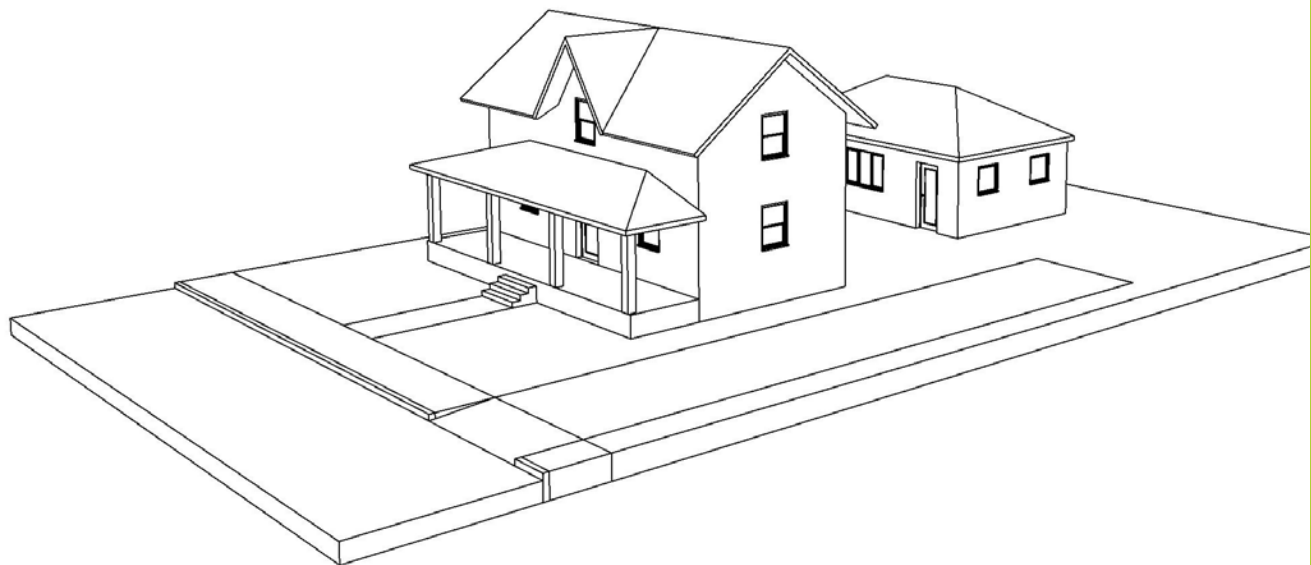
LANDSCAPES, TREES & VEGETATION

OTHER

NEW CONSTRUCTION



APPROPRIATE PLACEMENT & SCALE



APPROPRIATE PLACEMENT & SCALE

*Examples of secondary structures which are encouraged.*

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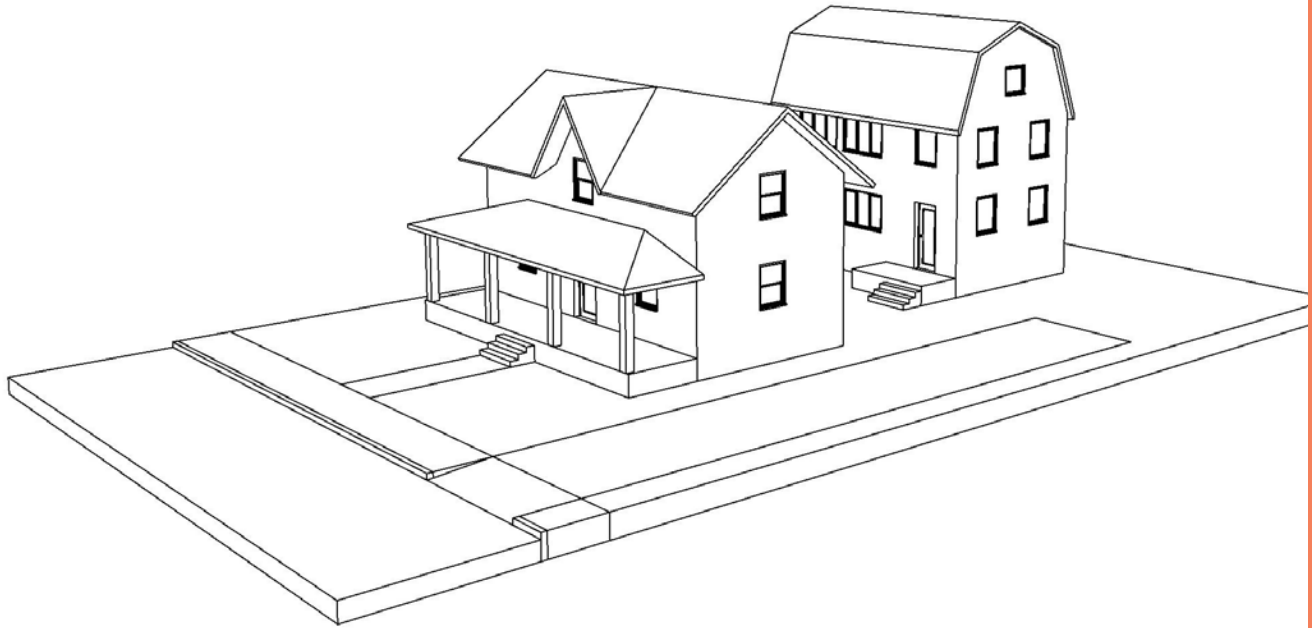
ADDITIONS

## SECONDARY STRUCTURES

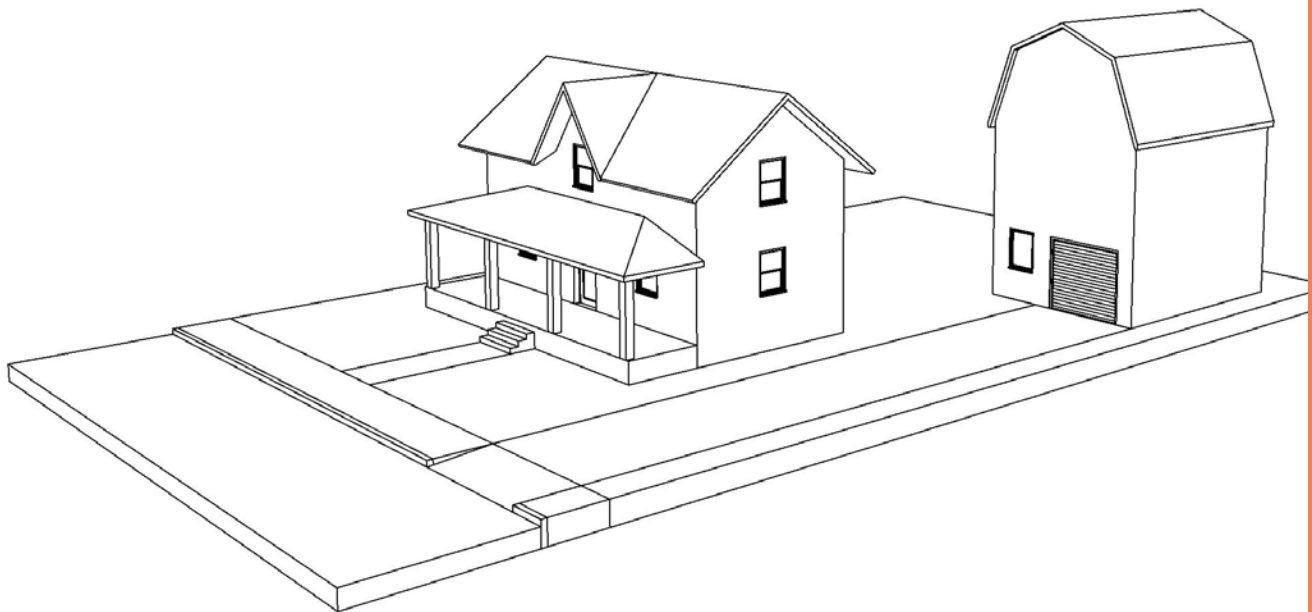
LANDSCAPES, TREES & VEGETATION

OTHER

NEW CONSTRUCTION



INAPPROPRIATE SCALE



INAPPROPRIATE PLACEMENT & SCALE

*Examples of secondary structures which are discouraged due to height and design.*



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## 2.2.4 Landscapes, Trees & Vegetation

The presence of mature trees, vegetation, landscaped open space, and gardens within the Streetsville Heritage Conservation District contributes to the character of the area. The residential areas include these components and should continue to be present in order to maintain its village-like character. It is not the intent of this HCD Plan to re-instate 19th century landscapes, but to identify those existing features which contribute to the character of the area and to maintain and enhance them.

### 2.2.4.1 Trees & Vegetation on Private Lands

In the 19th century, Euro-Canadian settlers added non-native plant and tree species to landscapes in Ontario, including Streetsville. Very little consideration for using native plants was given by Euro-Canadians. As properties were developed in the 19th century, there was a widespread use of ornamental trees and vegetation which would do well in urban and semi-urban environments. As a result, a variety of both native and non-native plant materials exist, and should continue to be represented. Examples of non-native vegetation includes lilac, mountain ash, and ornamental shrubs, for example. Plant material for residential properties should include a variety of species in order to continue the collection of trees and vegetation. The following policies are considered symbolic gestures of historic settlement to continue the tree collection.

The selection of trees should also be guided by current environmental considerations. Some species are invasive and/or hazardous. For example, Norway Maple and Ash species are no longer planted because of the presence of the emerald ash borer and concerns about the spread of Norway Maples into natural areas which has potential to negatively impact native vegetation.

*The City of Mississauga Invasive Species Management Plan & Implementation Strategy provides further information regarding species which are considered invasive. This document is available on the City of Mississauga website.*

*Environmental considerations are critical in the selection of trees and vegetation. Garlic Mustard is one species to avoid. Consider using a more ornamental species such as periwinkle or guelder rose instead.*



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## Policies

- a) All trees located on private residential properties contribute to the character of the area. This HCD Plan recognizes that some trees contribute to this character more than others depending on their species, location, and size. Trees should be maintained, where possible and feasible. This HCD Plan recognizes that trees have a finite lifespan, and there are occasions where trees must be removed;
- b) The removal and re-planting of trees will be governed by the City of Mississauga Private Tree By-law. The removal of trees on private lands within the Streetsville HCD boundary does not require a Heritage Permit Application unless the trees are subject to a Part IV designation by-law and are specifically identified as being heritage attributes;
- c) Trees may be added on private property along the frontage where there is no conflict with buildings or with servicing or overhead wires or street trees in the public right-of-way. This will enhance the pedestrian environment by providing more shade. An ISA Certified Arborist can help to provide guidance on tree placement.

## Guidelines

- d) Any new trees should consider the use of both native and non-native ornamental varieties in order to continue the collection of tree species within the District, provided that they are not invasive or hazardous, as identified by the City of Mississauga.



*Landscaping on private residential properties along Queen Street South contributes to the character of the area.*



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### 2.2.4.2 Landscape Features

Landscape features of the District's residential properties reinforces the Village-like character of the area and 19th century streetscape patterns. There is a rich variety of vegetation on private property. This includes (but is not limited to) trees, gardens and shrubs. These landscapes also include built features, including (but not limited to) fences and retaining walls. The District's distinctive visual appearance is due to a varied collection of landscape details that has evolved over time.

#### Policies

- a) There should be maximizing of landscaped open space in front yards, particularly along the sidewalk frontages of residential properties. Driveways and parking areas should be limited within front yards.
- b) Front yards shall be kept mainly as landscaped space and not hard-surfaced.

#### Guidelines

- c) Shrubs and vegetation located between side lot lines are in-keeping with 19th century streetscape and landscape patterns. The retention of these vegetated side-lot lines shall be retained, wherever possible.
- d) Landscape components, such as ornamental fences or hedging of deciduous shrub material, may be used to complete the screening or buffering of garbage storage areas or service areas that are visible from the public right-of-way.
- e) Fencing or evergreen material should be used to block the views.

### 2.2.4.3 Fencing, Walls and Steps

#### Policies

- a) In order to define the edge of the property and separate private from public lands, ornamental metal or wood fences (maximum 1.2 metre in height in front yard) or hedging of deciduous shrub material are appropriate. Lower heights may be necessary in some circumstances in order to maintain visibility where a driveway crosses a sidewalk.

#### Guidelines

- b) Where fences in front yards are proposed by property owners, these should be based on historic photographs and include period-appropriate designs.
- c) Where possible, use historical photographs or documentation to guide the addition of these types of landscape features
- d) Where historical documentation cannot be found, similar patterns may be created by studying historical photographs of the adjacent residential areas for guidance and inspiration.

### 2.2.4.4 Amenity Lighting

#### Policies

- a) Historically, there was very little amenity lighting provided on residential properties. Notwithstanding the lack of historical precedents, amenity lighting is permitted within the Streetsville Heritage Conservation District to illuminate pathways, steps, verandahs and porches, and special landscaped areas as it does not have a negative impact on the character of the area.
- b) The installation of new amenity lighting shall ensure that the heritage attributes of the property are not adversely affected, and that there is no light trespass or spillover towards adjacent properties and the public realm.

#### Guidelines

- c) Replicas of historical light standards are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light standards are appropriate.



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## 2.2.4.5 Walkways, Parking and Driveways

### Policies

- a) Driveways tend to be narrow, leading to detached garages. This general pattern shall continue to prevail. The paving of landscaped open space to provide additional parking areas in front yards is not permitted.

### Guidelines

- b) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- c) Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- d) Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surfaces.



*Parking and driveways for residential properties along Queen Street South.*



## 2.2.5 Other

### 2.2.5.1 Alterations and Additions

#### Policies

- a) When additions or alterations to buildings on other properties are proposed, the design will respect the District's heritage character to ensure that the new addition is successfully integrated with the existing building.
- b) Exterior additions shall be located at the rear, or the side of the building.
- c) New additions shall be no higher than the existing building height. Where additions are proposed to exceed the existing building height, a Heritage Impact Assessment may be required in order to demonstrate that the additional height will result in no adverse impacts.

#### Guidelines

- d) In streetscapes where there are patterns in terms of building setbacks, new construction should match or follow the pattern of what is existing.
- e) Generally, roof types encouraged in new construction are front gabled and side gabled. Flat roofs are permitted for additions to existing multi-unit residential buildings, and new multi-unit residential buildings on other properties.
- f) The District includes a range of cladding materials. When choosing an appropriate cladding material for additions or alterations to other properties, consider the predominant materials of the existing building as well as properties within the immediate context.
- g) Synthetic materials such as vinyl or aluminum siding are strongly discouraged. Other materials such as (but not limited to) concrete fibre board, concrete panels and synthetic wood products will be considered on a case-by-case basis.
- h) The installation of Exterior Insulation and Finish Systems (EIFS) on buildings on other properties is discouraged within the District.

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### 2.2.5.2 Landscape Features

#### Policies

- a) There should be maximizing of soft landscapes particularly along the sidewalk frontages of residential properties. This means that driveways and parking areas should be limited within the front yards and that the front entranceway of dwellings should generally remain visible from the street, following this historic pattern.
- b) Front yards will be kept mainly as landscaped space and not hard-surfaced.

#### Guidelines

- c) Property owners are encouraged in the appropriate care of mature specimen trees and shrubs.
- d) Property owners will site additions and new buildings away from significant trees and shrubs where possible and protect them during construction projects in accordance with municipal standards.
- e) Landscape components, such as ornamental fences or hedging of deciduous shrub material, may be used to complete the screening or buffering of garbage storage areas or service areas that are visible from the public right-of-way.
- f) Fencing or evergreen material should be used to block the views.

### 2.2.5.3 Fencing, Walls, and Steps

#### Policies

- a) In order to define the edge of the property and separate private from public lands, ornamental metal or wood fences (maximum 1.2 metre in height in front yard) or hedging of deciduous shrub material are appropriate. Lower heights may be necessary in some circumstances in order to maintain visibility where a driveway crosses a sidewalk.

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### 2.2.5.4 Amenity Lighting

#### Policies

- a) Historically, there was very little amenity lighting provided on residential properties. Notwithstanding the lack of historical precedents, amenity lighting is permitted within the Streetsville Heritage Conservation District to illuminate pathways, steps, verandahs and porches, and special landscaped areas as it does not have a negative impact on the character of the area.
- b) The installation of new amenity lighting shall ensure that there is no light trespass or spillover towards adjacent properties and the public realm.

#### Guidelines

- c) Replicas of historical light fixtures are not required, as installing replicas of a particular era contrasts with the variety of eras represented by the District resources. Contemporary light fixtures are appropriate.

### 2.2.5.5 Walkways, Parking, and Driveways

#### Policies

- a) Driveways tend to be narrow, leading to detached garages. This general pattern shall continue to prevail. The paving of landscaped open space to provide additional parking areas in front yards is not permitted.

#### Guidelines

- b) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- c) Changes to driveway entrances, parking, and other hard-surface areas on private property should be carefully planned to ensure that compaction of the street tree root system does not occur. Generally, an area around the base of the tree equal in diameter to the crown of the tree should remain undisturbed to protect the long-term health and survival of the tree.
- d) Driveways should be narrowed at the curb and should ideally be separated from the adjacent lot driveway by a green space to reduce the visual impact of hard surfaces.



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## 2.2.6 New Construction

There may be instances where new residential development will occur. This includes construction on vacant lots or the construction of new buildings where other buildings are removed. New construction is permitted, provided it is compatible with the heritage character and conforms to the policies in this HCD Plan. The following policies and guidelines apply to both contributing and other properties.

### 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 this HCD Plan.
- b) New freestanding construction shall be compatible with the heritage character of the area. New construction shall be compatible with, and respond to, adjacent properties, including contributing properties and their heritage attributes, as well as the character of the area. This means adhering to the character of the area (i.e. either the Queen Street South residential area or the residential area east of Church Street) as well as immediate context with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials.
- c) New residential construction shall be a product of its own time and not mimic authentic historic architectural designs. This includes the inappropriate incorporation of authentic residential architectural details in contemporary construction. New design may be a contemporary interpretation of historic forms and elements, but replicas of historic buildings which falsify history and discontinue the natural progression of built forms are not permitted.
- d) Maintaining the height and rhythm of the established built form will unify the District. Blank façades that interface with the street are not permitted. This includes new residential buildings located on corner lots.
- e) The District includes a variety of roof forms, including (but not limited to) front gable, side gable, cross gable and hipped. Any of these roof forms are appropriate for new residential infill. Where a dominant or consistent pattern exists within the streetscape, this pattern shall be followed.

*New infill must also consider other applicable policy of the City of Mississauga such as the City's Official Plan and Zoning By-law.*

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### Guidelines

- f) Windows and doors, as well as their openings of new buildings on elevations which are visible from the public realm shall be compatible with the residential character of the character of the area and reflect typical shapes, orientation, design, and composition found within the immediate context.
- g) New freestanding construction may utilize contemporary materials, but shall be in-keeping with the character of the area and adjacent contributing properties.
- h) The predominant material within residential areas includes red brick and siding. These materials shall continue to be the predominant cladding material for the exterior of new residential buildings. Other new materials may be considered, but must be demonstrated to be compatible with the character of the area and existing contributing buildings.
- i) There shall be a presumption against stone (including split-faced stone cladding) given that it is not in-keeping with the character of the area.



*New construction located within the Heritage Conservation District boundary along Main Street. The new construction does not mimic authentic residential designs.*

# POLICIES & GUIDELINES

## 2.3 COMMERCIAL





## COMMERCIAL

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## 2.3.1 Alterations

### 2.3.1.1 Storefront and Street Façade Alterations

Nineteenth century commercial street frontages are most often built out to the street frontage and side lot lines, appearing as a continuous wall. This is often referred to as the “commercial street wall”. The Streetsville commercial street wall has a variety of building heights generally ranging from 2 to 2.5 storeys, and a variety of roof types. These built forms and streetscape patterns should be maintained.

Storefronts must represent their retail use on the building exterior at grade. The conservation of commercial structures requires maintaining a balance between the needs of changing commercial uses and retail styles within the storefront area with the overall architectural heritage of the building.

When assessing a storefront for conservation purposes, it is essential to distinguish and maintain a balance between the overall permanent architecture of the storefront and the ever-changing retail displays within that storefront. This ensures that prevailing retail trends do not permanently alter the heritage value of the resource.

The following policies and guidelines for commercial structures provide guidance on change and conservation for properties within the commercial areas in order to ensure the heritage character of this area is conserved over time.

#### Policies

- a) Where the continuous street wall exists, it shall be maintained.
- b) Storefronts shall have a strong commercial presence at grade.
- c) Maintain and repair, rather than remove and replace, existing storefronts and storefront elements that a) are contributing to the streetscape, and/or b) are physically sound and compatible with the overall building facade through design, details and proportions. Storefronts may have historic value even if they are later additions.

#### Guidelines

- d) Examine and carefully remove contemporary storefront fabric to determine whether or not original, or earlier, heritage fabric can be revealed underneath. This fabric may be available for rehabilitation.
- e) Contemporary modern designs along a storefront at grade may be permitted provided they do not damage heritage building fabric and are complementary to the heritage building fabric above the first storey, and on adjacent buildings.
- f) Existing storefronts may be restored to an earlier period or style provided restoration is based upon historical documentation.

*The Streetsville Commercial Core is distinctly different than other character areas within the District. The commercial character area is distinguished by its 19th century streetscape features, including (but not limited to) 19th century and early 20th century two and three storey buildings constructed to the street edge.*



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*Examples of alterations to commercial facades which are encouraged.*

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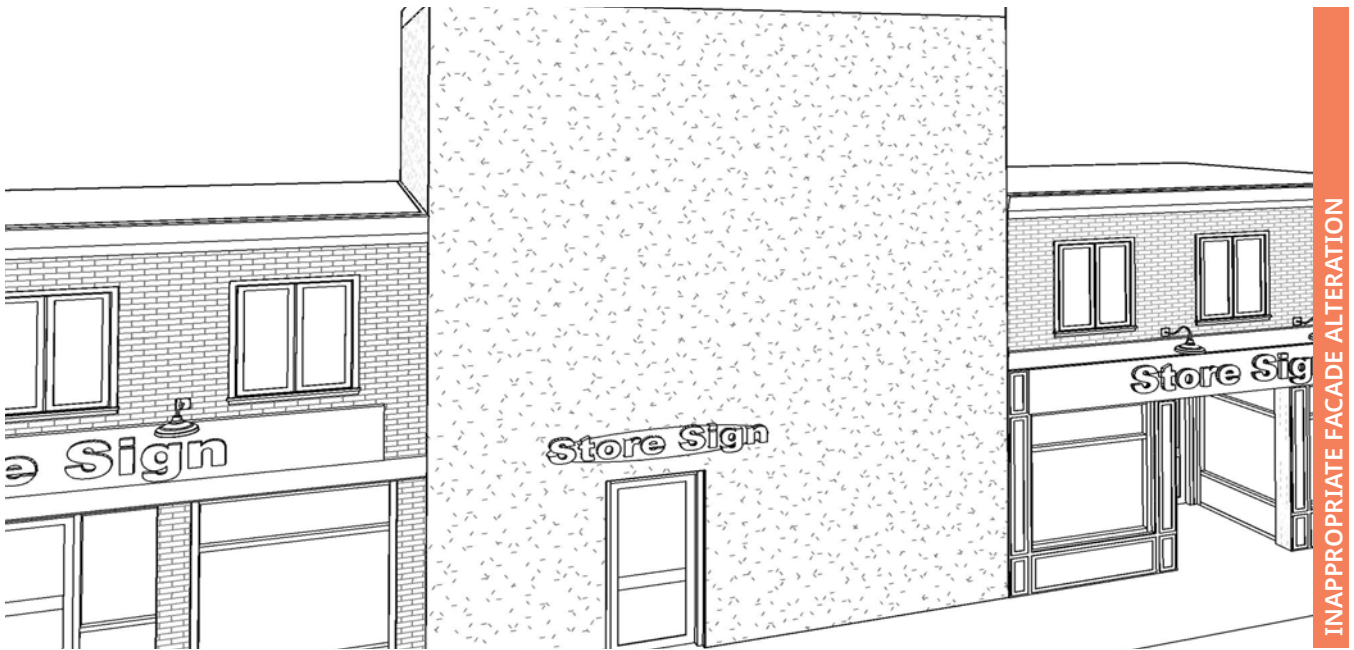
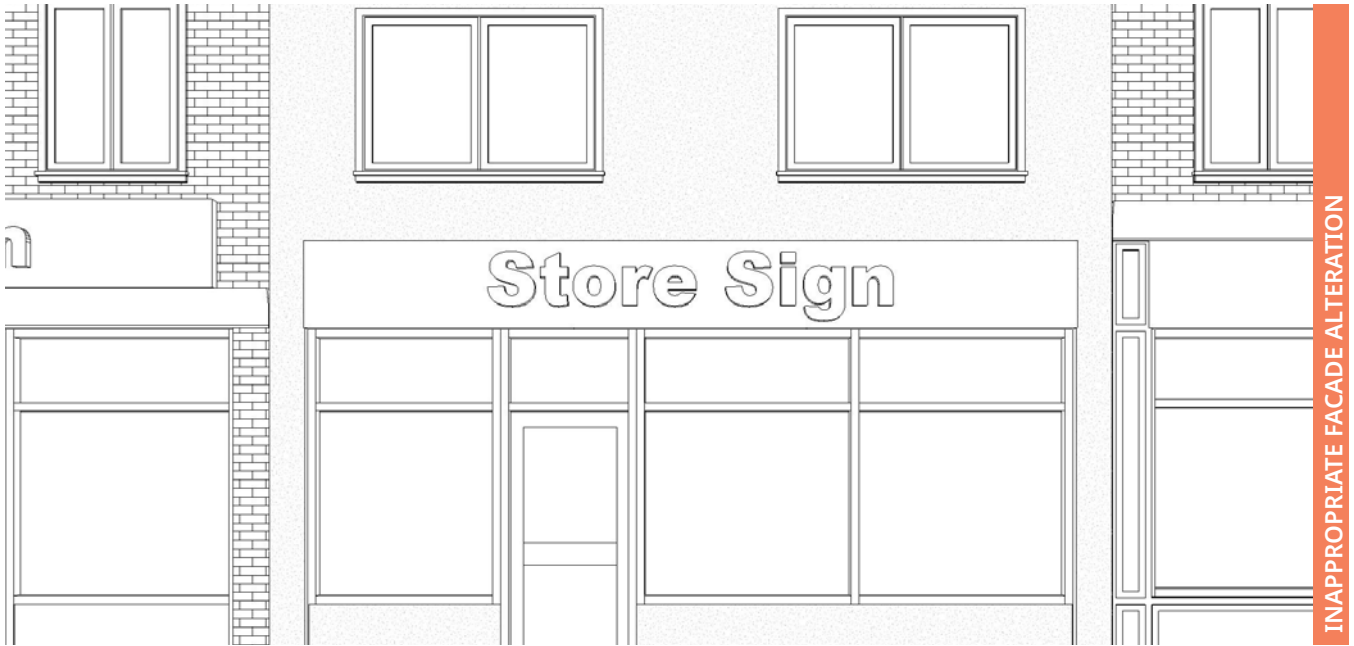
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*Examples of alterations to commercial facades which are discouraged.*

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## 2.3.1.2 Roof Alterations

A variety of roof styles are represented within the Downtown commercial character area. This includes (but is not limited to) flat, hipped, front, side and cross gable types. The integrity of roofing form and materials is crucial in protecting heritage building fabric that is generally contained below the roof. In considering alterations to roofing the following apply:

### Policies

- a) Decorative roof features, as well as chimneys, and original roofing materials shall be retained and conserved wherever possible.
- b) The overall original roof shape of contributing buildings shall be maintained.

### Guidelines

- c) Ensure that vents, skylights and other new roof elements are sympathetic in type and material and that they are discretely placed out of general view from the street and public rights-of-way, whenever possible.
- d) The addition of solar panels may be permitted on roofs, but should not damage or remove heritage fabric. Wherever possible, solar panels should be installed in places that are generally out of view from the public realm.



*The successful adaptive re-use of existing heritage buildings is important in the conservation of cultural heritage resources which contribute to the character of the commercial downtown.*



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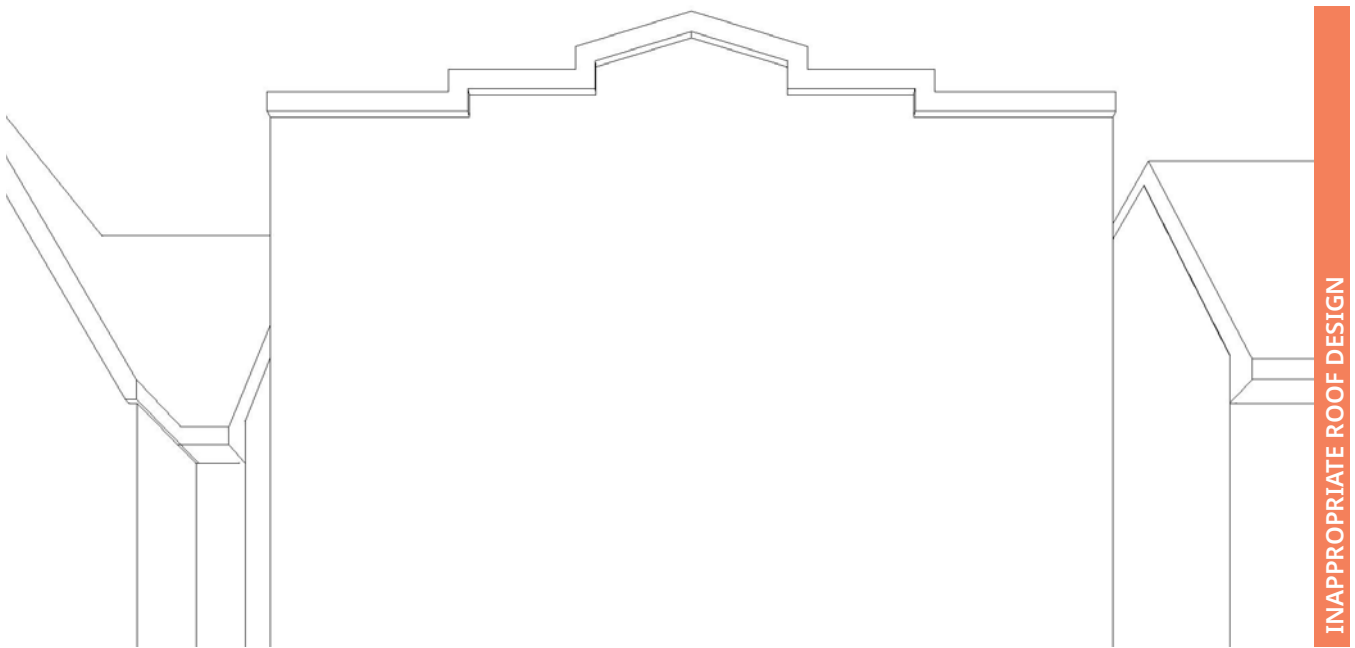
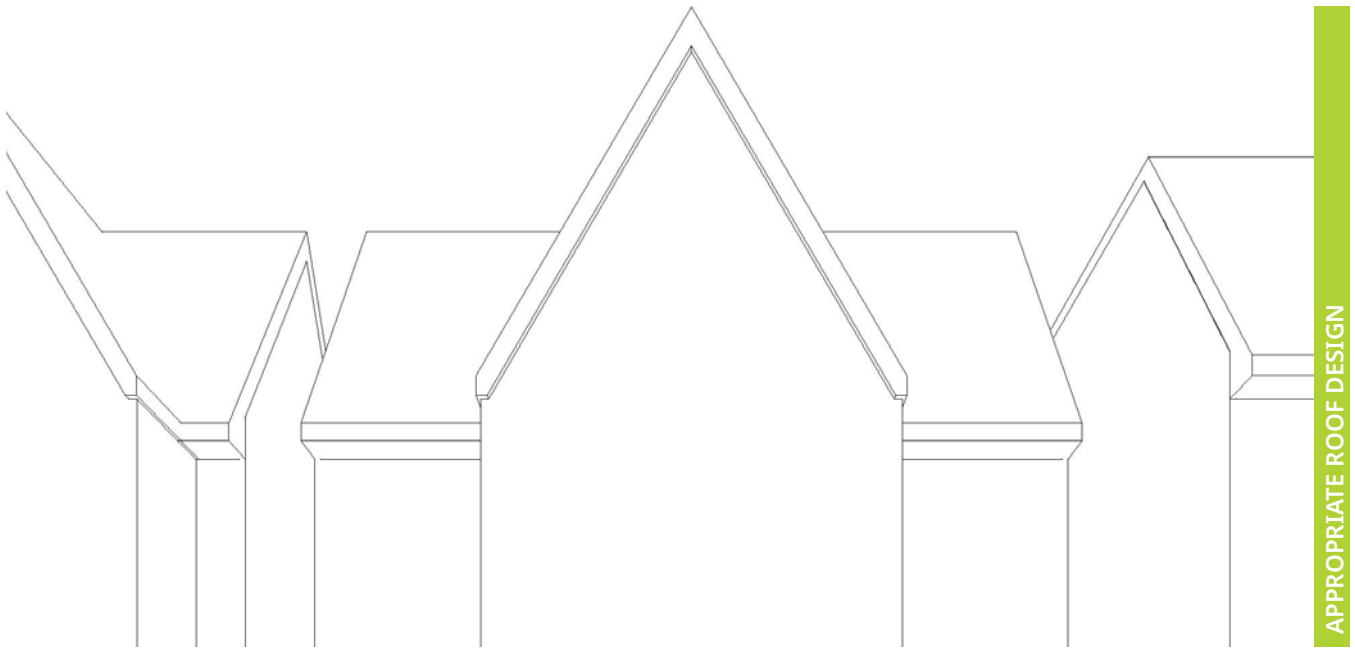
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*Examples of roof design which is encouraged and discouraged.*



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## 2.3.1.3 Window Alterations

Windows and glazing, as well as decorative elements that contain the window openings, such as voussoirs and drip molds, sills and lintels are important in maintaining the character and appearance of heritage building façades.

### Policies

- a) Original window openings shall be maintained. Original window openings shall not be covered-over, enclosed, enlarged, or reduced in size.
- b) Generally, the creation of new window openings above grade (within storefronts) is prohibited. The original pattern of window openings above storefronts shall be maintained or restored, based on historic precedent and/or historic photographs wherever possible.
- c) Protect and maintain original window openings as well as distinguishing features such as materials, voussoirs, lintels, sills, surrounds (trim) frame, shutters, sash and glazing.

### Guidelines

- d) Repair of original window materials and features is encouraged prior to replacement. Windows may be replaced but require a Heritage Permit Application to ensure that any new windows a) respect the original window opening, and b) are period-appropriate for the heritage resource.
- e) Many of the original windows of buildings in the district have already been replaced. If replacing non-original windows, new windows that are compatible with the original in terms of proportions, rhythm and scale are encouraged. The pattern of any proposed window divisions (such as six-over-six window panes) should be maintained in replacement windows.
- f) Improvement in energy efficiency of single glazed units can be achieved with traditional exterior wood storm windows or contemporary interior magnetic storm glazing. These are encouraged wherever possible, rather than replacing with new windows.



*Commercial properties along Queen Street South. When replacing original windows, consider compatibility with proportions, rhythm and scale.*

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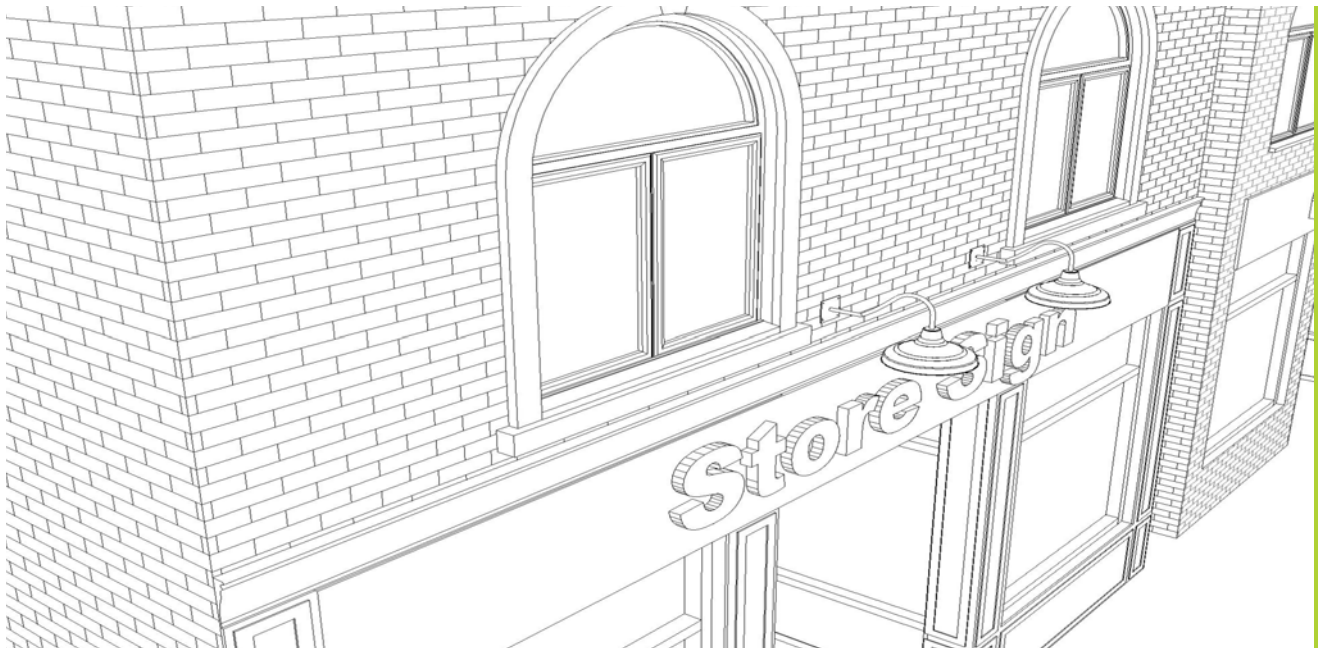
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APPROPRIATE WINDOW ALTERATION



INAPPROPRIATE WINDOW ALTERATION

*Examples of fenestration patterns which are encouraged (above) and discouraged (below).*

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## 2.3.1.4 Entrance Alterations

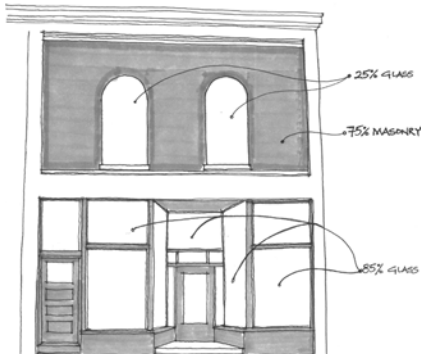
Together with windows, the entrance (or entrances) contained within a building façade are important as character defining features that are often created with finely detailed woodwork, glazing and other decorative motifs. The following apply in considering alterations to entrances:

### Policies

- a) Entrances on commercial facades where they are key elements in defining the character of a building shall be retained and maintained.

### Guidelines

- b) An entrance may be altered in such a way that it contributes to the District to a greater extent. Where storefronts are altered, consideration shall be given to original storefront designs, based on historic evidence or precedent.
- c) The alteration of entrances shall continue to draw from what is predominant in the immediate context, in terms of design, rhythms, and proportions. Contemporary new entrances (doors) are permitted provided that they are in-keeping with the building and what is available in the immediate context.
- d) Recessed entrances are to be maintained where they exist. Conserve important features such as doors, glazing, lighting, steps as well as window and door surrounds.
- e) New entrances (including doors) which replace existing storefronts and entrances (together with windows, doors, and glazing/retail showcases) shall respect the 19th century patterns of storefronts.
- f) Where new entrances or exterior staircases are required, they should be installed on secondary elevations wherever possible.
- g) Entrance ramps may be permitted for barrier-free access in accordance with applicable legislation but shall not be physically attached to avoid damage to the heritage building fabric. In exceptional circumstances, attachments may be permitted where they cause the least amount of damage to heritage building fabric.



*Conserving original commercial storefronts is important in conserving the character of the area. This includes the retention of glazing, doors, and their surrounds. Any alteration to these features should consider 19th century storefront patterns and traditions.*

### 2.3.1.5 Signage Alterations

Building signage within thriving commercial areas is often subject to constant change as new uses and owners occupy premises. New signage is often needed to reflect reworked logos and corporate advertising standards. Contemporary signage trends often demand more obtrusive solutions, especially with respect to size and brightness. Signage seldom lasts the lifetime of any building, and is driven by the longevity of the business operation. Signage is also currently regulated under the Municipality's Sign By-law. Accordingly, the focus of signage alteration guidance is to ensure that signage is appropriately placed within the façade and storefront, is well-designed, does not overwhelm the building façade and contributes to the character of the District. It is not intended that signage adopt historical or popular heritage motifs, lettering or font styles that bear little relationship to the building or business. Contemporary signage will be encouraged where signage placement does not damage heritage building fabric and satisfies the intent of the following policies and guidelines.

*Signage is an important aspect of any commercial area. The following policies and guidelines are intended to ensure that commercial signage does not detract from the heritage character of the area.*

#### Policies

- a) Signs shall not block architectural features such as windows and ornamentation and should be attached in a manner that does not damage features of the façade. Attachment to masonry surfaces should be made through mortar joints and not masonry units, as mortar joints are more easily repaired. Existing holes in the fascia board should be used where feasible for attaching new signage.
- b) All projecting signs shall be located within the traditional sign band area.
- c) Buildings and business external identification signs shall be limited to the traditional locations such as the storefront sign band under the cornice or lettering on glazing.
- d) Externally illuminated signs shall be used. Internally illuminated (backlit) signs are not permitted.

#### Guidelines

- e) External illumination may include gooseneck lighting, and similar forms of illumination.
- f) Corporate logos, icons and signage motifs may be permitted on building façades and store fronts provided that they are appropriately reduced in dimensions to fit within the fascia sign band.
- g) Projecting signs and awnings that overhang the public right-of-way may require additional approvals, including encroachment agreements to be entered into with the City.
- h) Traditional retractable canvas awnings with signage on the leading edge are encouraged. Vinyl bubble awnings and round (or 'clam shape') window awnings are discouraged.



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*Examples of signage which are encouraged (above) and discouraged (below).*

## 2.3.2 Additions

Fundamental to conserving the heritage attributes of the Downtown Commercial character area is the recognition that the character of the District is the result of 150 years of continuous construction history with a variety of minor and major changes to buildings and streetscapes. Additions have occurred to buildings to accommodate needed updating of mechanical services of facilities such as elevators, the expansion of retail space or when an addition to an existing building is more cost-effective than acquiring new property. A key objective to be achieved in the design of an addition is to ensure that new construction avoids or minimizes the loss of heritage fabric, and is appropriate in terms of location, scale, massing, as well as design.

### 2.3.2.1 Removal of Heritage Building Fabric

#### Policies

- a) Where additions require the removal of heritage building fabric, this shall be kept to a minimum. Where original material is removed for new openings, it shall be kept on-site and protected from the elements, and its original location documented so that it may be utilized in the future so the alteration may be reversible.
- b) Heritage building fabric should be repaired wherever possible and not replaced. When undertaking repair, replacement or restoration, use the same materials as the original.

### 2.3.2.2 Facadism Additions

The established commercial street wall which includes both contributing and other buildings shall be maintained and enhanced. The primary goal is to retain and preserve the commercial street wall as it appears from the public realm, along Queen Street South. Therefore, there may be some situations where applications come forward to retain the primary façade of a building along Queen Street South and remove the rear portion of a building.

#### Policies

- a) There shall be a presumption against facadism. However, there may be some cases where retaining and conserving the entirety of the building is not physically possible or is not feasible.
- b) Where it has been demonstrated that the retention of the entirety of the building is not possible, the retention of the entirety of the front façade, including its returns, may be considered. The amount of the building which is proposed to be retained and conserved (i.e. the distance from the front façade towards the rear of the building, including the returns) must be demonstrated in a Heritage Impact

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Assessment to determine what is appropriate based on an analysis of potential adverse impacts.

- c) In cases where a building is located on a corner lot, is adjacent to a laneway, or includes significant heritage attributes on a side elevation which are significant and contribute to the character of the streetscape, a higher percentage of the building shall be expected to be retained and conserved. How much of the building, and its heritage attributes, which are proposed to be retained and conserved must be supported in a Heritage Impact Assessment.
- d) Applications which propose to remove the rear portion of contributing buildings must be supported with plans which clearly show the proposed design of alterations to the building. Other supporting documents may be required by staff, including (but not limited to) a Conservation Plan.
- e) New additions to the rear of retained facades must be i) compatible with the existing heritage building in terms of design, materials, etc., ii) clearly distinguishable from the original portion of the building as to not falsify history, and iii) comply with policies in this HCD Plan regarding scale/height and massing for additions to heritage buildings.
- f) Applications which propose to remove the rear portions of existing buildings must demonstrate how the façade will be retained and conserved. In those cases where the existing façade has been altered, the City may require that the façade be repaired and/or restored based on historic precedent and/or historic photographs.

### Guidelines

- g) Any new rear addition should consider the historic design patterns for contributing buildings that currently exist in the immediate context. This includes consideration of window and door patterns, positive and negative space, materials, colours, building and roof shapes, etc.
- h) Any new addition should not attempt to copy or mimic authentic heritage designs. Instead, elements of historic architectural styles can be utilized in elegant contemporary designs which are complementary to what exists in the commercial area, and do not detract from the prominence of these contributing buildings.

### 2.3.2.3 Addition Location, Height, Width, and Relation to the Street

Existing commercial building heights for contributing buildings within the District are predominately two to 2.5 storeys, and on occasion 3 storeys. The maximum building height in the C4 (Main Street Commercial) zone, which covers the vast majority commercial core area of the District, is 3 storeys, or 16 metres for sloped roofs and 12.5 metres for flat roofs.

#### Policies

- a) The construction of additions requires the submission of a Heritage Impact Assessment to demonstrate how it is in-keeping with the character of the Downtown Commercial area.
- b) The maximum building height permitted for properties facing Queen Street South will be maintained at a maximum of 3 storeys, and 16 metres. An additional storey above the second storey (to a maximum of three) may be considered in accordance with the City of Mississauga Official Plan and Zoning By-law.
- c) Throughout the commercial areas of the Streetsville Heritage Conservation District, additions to contributing buildings must be i) compatible with the original portion of the structure in terms of design, rhythms, and positive and negative space, and ii) distinguishable from the structure so that the addition is legible as contemporary and not original to the building, so that a false sense of history through architecture is avoided.
- d) Commercial buildings along Queen Street South should be built out to the property lines in order to enhance the commercial street wall and prevent gaps in the streetscape.

#### Guidelines

- e) Additions are encouraged to be located at the rear or on an inconspicuous side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.
- f) In some cases, the District includes buildings which are 2 storeys in height, where 3 storeys is permitted in Planning Policy. Here, an addition above the roofline may be considered where contributing buildings are retained and conserved.
- g) Additions above the existing building should not read as an original part of the building. They should be complementary in terms of design, but distinguishable from authentic heritage fabric. This may be accomplished by step backs from the façade of the original building, or a distinction in design or materials for additions above existing buildings.



COMMERCIAL

ALTERATIONS

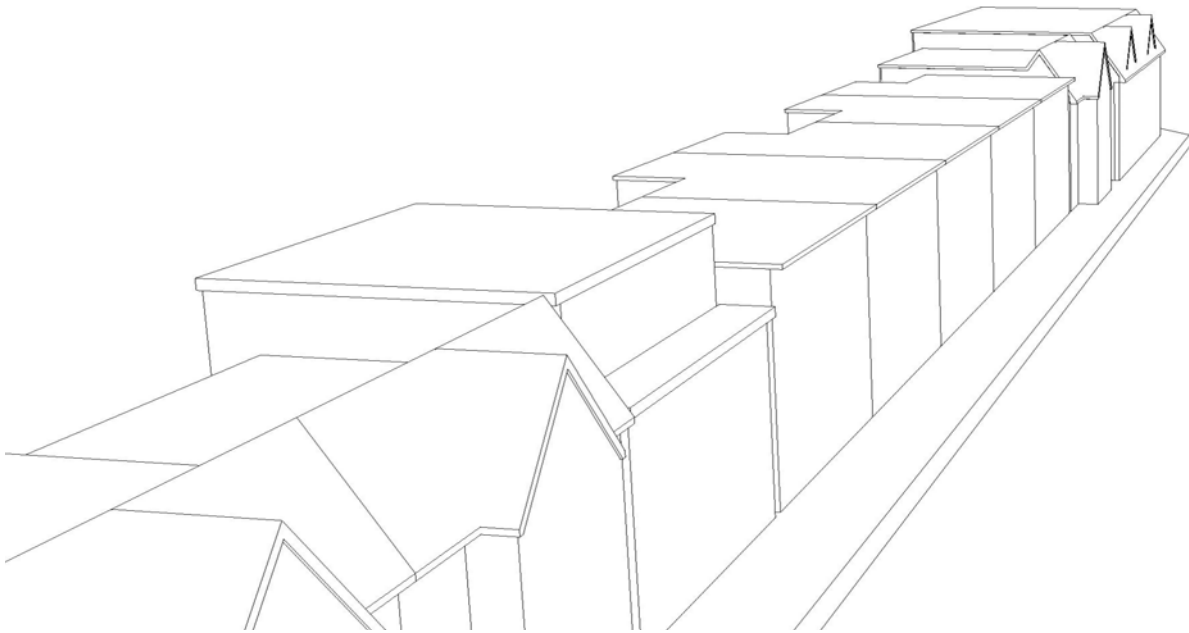
ADDITIONS

LANDSCAPES, TREES & VEGETATION

PARKING

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APPROPRIATE SINGLE STOREY ADDITION



APPROPRIATE SINGLE STOREY ADDITION

*Examples of single storey additions to existing buildings which are encouraged.*

COMMERCIAL

ALTERATIONS

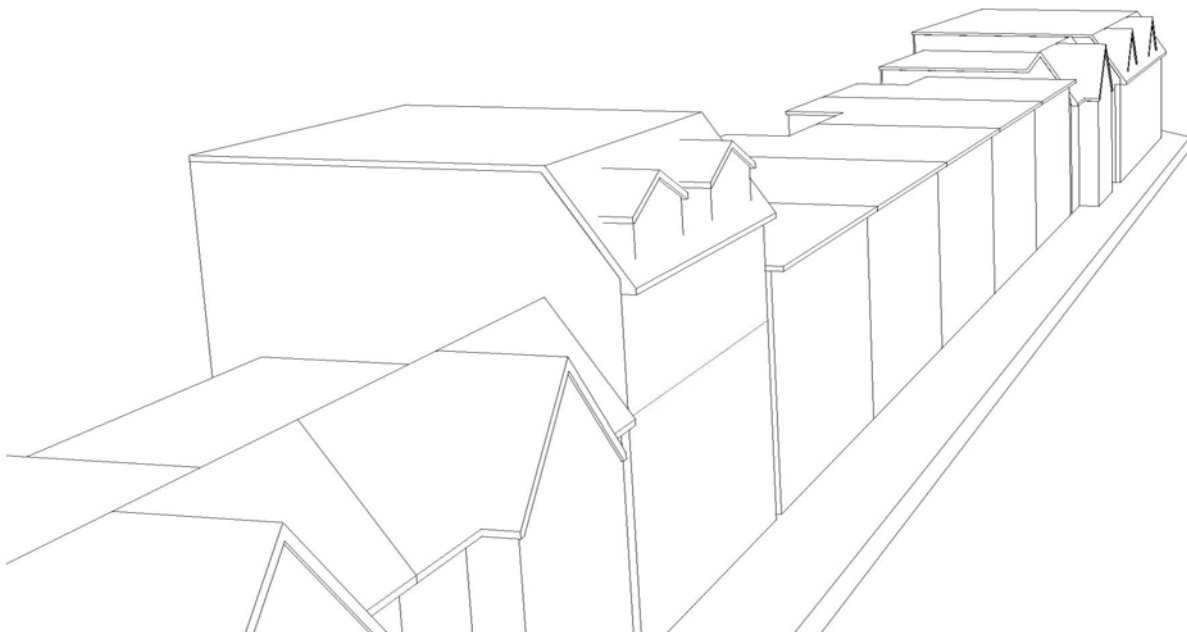
ADDITIONS

LANDSCAPES, TREES & VEGETATION

PARKING

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NEW CONSTRUCTION



INAPPROPRIATE SINGLE STOREY ADDITION



INAPPROPRIATE SINGLE STOREY ADDITION

*Examples of single storey additions to existing buildings which is discouraged.*

## COMMERCIAL

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ADDITIONS

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NEW CONSTRUCTION

### 2.3.2.4 Roof Additions

#### Guidelines

- a) Commercial contributing buildings within the Streetsville HCD provide a range of roof types. This pattern of providing a range of roof types and styles should continue to be used in future construction. Here, original roof shapes and styles should be considered and repaired.
- b) The placement of screens on roofs to hide mechanical equipment, where they would be visible from the street, is encouraged within the District. Wherever possible, the screens (and the associated mechanical equipment attempting to be hidden) should be placed as far from street view as possible.
- c) Roof screening material shall utilize natural materials, or materials which read as natural, such as wood and avoid the use of those materials which are not in-keeping with the character of the area, including vinyl, corrugated metal, etc.

### 2.3.2.5 Window and Door Openings Additions

Contributing 19th and early 20th century commercial buildings are characterized by a narrow rhythm of window and door openings which were primarily glazed to the largest extent possible (typically 80%) given the structural limitations of the wood or iron beams that supported upper floors (two storey glazed storefronts were not possible). The second (and third) floor window and door openings were limited in width by the brick arches or stone lintels that created those openings (glazing was usually in the order of 25% to 50% of all area); and storefronts were generally defined by decorative surrounds which incorporated their own decorative cornice, pilasters and sign panels. Recessed entrances were also common. The following provides policies and guidelines on new additions to storefronts to ensure they are in-keeping with the character of the area.

#### Policies

- a) Large areas of glazing contained at grade (including storefronts), with fewer openings and less glazing in the upper floors shall form the basis of proportions to additions of commercial buildings.
- b) The first storey should have a storefront with glazing of 80-85% and upper storeys should have 25-50% glazing.
- c) Proportions and designs of additions to contributing buildings shall also refer to historic design precedents and/or historic photographs, where available.
- d) Any addition of a window or door opening shall continue to demonstrate that the historic pattern of window and door openings

*The built form of buildings within commercial areas is important to the heritage character of the area. The form and function of buildings at grade to include commercial storefronts is essential to maintaining the 19th century built form.*

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is maintained or enhanced. However, there shall be a presumption against the addition of windows and doors for those original storefronts.

- e) Windows and doors shall be constructed with materials that are complementary to the historic structure. Contemporary designs and materials may be used, provided they do not negatively impact on the contributing portion of the building or the character of the area.
- f) Where exterior staircases are required for additions, they shall be installed on secondary elevations and/or at the side of the front elevation, whichever is less obtrusive.
- g) Ramps may be permitted for barrier free access in accordance with applicable legislation but shall not be physically attached to heritage building fabric, such as walls or foundations in such a way that the alteration can not be made reversible.

### 2.3.2.6 Exterior Cladding Additions

Generally, contributing commercial buildings within the Streetsville HCD are predominantly red brick. However, there are other materials present, such as (but not limited to), di-chromatic brick (utilizing buff/yellow brick).

#### Policies

- a) Traditional building materials, as well as contemporary materials may be used for major additions, provided there are clear visual or physical breaks that distinguish old and new portions of the building.
- b) Notwithstanding Policy 2.3.2.6 a), vinyl, aluminum siding, and Exterior Insulation and Finish Systems (EIFS) are not permitted on building facades facing the public realm.

*Any addition to commercial properties should consider the proportions and rhythms along the street wall. This includes horizontal and vertical datum lines.*





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### 2.3.3 Landscape, Trees & Vegetation

The majority of the commercial area within the Streetsville HCD does not include landscaping and vegetation to the degree that is present in other parts of the Heritage Conservation District. In some cases where buildings are set-back from the street, property frontage has been altered to include hardscaped surfaces with patios, wider sidewalks and boulevards.

#### Policies

- a) Commercial properties which are not built out to the street edge and include areas at the front and/or side elevations for patios or wider sidewalks shall be maintained. These areas will not be further developed for the construction of additions which cover or obstruct the front façade of existing contributing buildings.

#### Guidelines

- b) Streetsville currently includes a variety of planters and hanging baskets which contribute to the unique Village-like character of the area. These forms of urban vegetation are encouraged, provided they result in minimal impacts to heritage fabric.
- c) On private lands, commercial properties which include buildings that are not built out to the street edge and include areas at the front or sides for patios or wider sidewalks should consider the use of higher quality materials, such as pavers, instead of concrete or asphalt, in order to enhance the urban environment.



*The presence of streetscape features such as trees and vegetation enhances the Village-like character of the area.*

### 2.3.4 Parking

#### Policies

- a) New surface parking lots shall be located in rear yards, sited away from the street edge.
- b) When development is proposed, existing surface parking lots are strongly encouraged to be re-located to areas away from the street edge. Parking areas which cannot be re-located shall be screened from the public realm.

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## 2.3.5 Other

### 2.3.5.1 Storefronts and Street Facades

#### Policies

- a) The continuous street wall shall be maintained.
- b) Storefronts shall have a strong commercial presence at grade.

#### Guidelines

- c) Examine and carefully remove contemporary storefront fabric to determine whether or not original, or earlier heritage fabric can be revealed underneath. This fabric may be available for rehabilitation.
- d) Existing storefronts may be restored to an earlier period or style provided restoration is based upon historical documentation.
- e) Alterations to entrances on other properties may present an opportunity to change the way the property contributes to the District. This includes properties where the heritage integrity of the building and/or storefront has been compromised or lost. Where these storefronts are altered, consideration shall be given to original storefront designs, based on historic evidence or precedent.
- f) The alteration of entrances shall continue to draw from what is predominant in the immediate context, in terms of design, rhythms, and proportions. Contemporary new entrances (doors) are permitted provided that they are in-keeping with the building and the immediate context.



*Historical image of 213 Queen Street South (photo credit: Streetsville Historical Society).*

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### 2.3.5.2 Addition Location, Height, Width, Relation to the Street

#### Policies

- a) The maximum building height permitted for properties facing Queen Street South will be maintained at a maximum of 3 storeys, and 16 metres. An additional storey above the second storey (to a maximum of three) may be considered in accordance with the City of Mississauga Official Plan and Zoning By-law.
- b) Commercial buildings along Queen Street South should be built out to the property lines in order to enhance the commercial street wall and prevent gaps in the streetscape.
- c) Additions to commercial buildings on corner properties shall address the side lot line with appropriate materials, glazing, entrances and other architectural features to ensure continuity with street front façade design and shall avoid the construction of blank walls and walls without architectural interest.
- d) Generally, the addition of new window and door openings/ entrances on other buildings may be permitted where it has been demonstrated that it does not negatively impact contributing buildings within the immediate context or the character of the commercial area.

#### Guidelines

- e) Additions are encouraged to be located at the rear or side of the building, limited in size and scale to complement the existing buildings and neighbouring properties.
- f) Contemporary design and materials are encouraged provided that they support the character of the Downtown Commercial area.
- g) Generally, the addition of new window and door openings/ entrances on other buildings may be permitted where it has been demonstrated that they do not negatively impact contributing buildings within the immediate context or the character of the Downtown Commercial area.

### 2.3.5.3 Roof Additions

#### Guidelines

- a) Commercial other buildings within the Streetsville generally include flat roof types. Through use of elegant contemporary design, flat roof types should generally be predominant within the commercial area. The use of other roof types may be considered but should not attempt to replicate authentic heritage designs.

## 2.3.6 New Construction

There may be instances where infill development will occur over time. This includes construction on vacant lots or the construction of new buildings where existing buildings have been removed. New construction is permitted, provided it is compatible with the heritage character of the Downtown Commercial area and conforms to the policies in this HCD Plan. New infill must also consider other applicable policy of the City of Mississauga. The following policies and guidelines apply to both contributing and other properties.

### Policies

- a) All new freestanding commercial construction shall require the submission of a Heritage Impact Assessment that demonstrates conformity of the new building with this HCD Plan.
- b) New freestanding construction shall be compatible with the commercial character of the area. New construction shall be compatible with, and respond to, adjacent properties, including contributing properties and their heritage attributes, as well as the character of the District. This means adhering to the character of the commercial area and immediate context with regards to lot patterns, heights, massing, setback, building scale, roof pitches and exterior materials.
- c) New commercial construction shall be a product of its own time and not mimic authentic historic architectural designs. New buildings may be a contemporary interpretation of historic forms and elements, but replicas of historic buildings which falsify history are not permitted.
- d) Maintaining the height and rhythm of the established built form along the commercial street wall will unify the District. Blank façades that interface with the street are not permitted. This includes new residential buildings on corner lots.
- e) The Commercial downtown includes a variety of roof forms, including (but not limited to) front gable, side gable, cross gable and hipped. Any of these roof forms in a low to moderate pitch may be appropriate for new commercial infill. Where a dominant or consistent pattern exists within the streetscape, this pattern shall be followed.



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## Guidelines

- f) Windows and doors, as well as their openings of new buildings on elevations which are visible from the public realm shall be compatible with the commercial character of the area and reflect typical shapes, orientation, design, and composition found within the immediate context.
- g) The predominant material within the commercial area includes red brick as exterior cladding. Red brick shall continue to be the predominant cladding material for the exterior of new commercial buildings. Other new materials may be considered but must be demonstrated to be compatible with the character of the area and adjacent contributing buildings.
- h) There shall be a presumption against the use of stone (including split-faced stone) as exterior cladding since it is not in-keeping with the character of the area.



*Example of new commercial construction, not located within the District, that attempts to mimic authentic heritage features.*





# POLICIES & GUIDELINES

## 2.4 CREDIT RIVER & VALLEY LANDS

The Streetsville HCD includes the Credit River and associated valley lands, parks and recreational areas which are jointly managed by the City of Mississauga and Credit Valley Conservation Authority (CVC). These lands are predominantly naturalized and vegetated, the majority of which are publicly owned. These areas have important cultural historical links to the Heritage Conservation District given the historic use of the landscape by both Indigenous and Euro-Canadian peoples. This includes the use of the landscape for water power in the 19th century, which enabled the development of the area into a thriving Village. Further, the presence of the vegetated landscape provides a visual vegetated backdrop as well as a distinctive buffer between the Streetsville Heritage Conservation District and areas to the north which include primarily 20th and 21st century residential subdivisions. The conservation and enhancement of these areas is important to the District character, history and unique sense of place.

## 2.4.1 Landscape Conservation

### Policies

- a) Naturalized vegetation is an important contributor to the character of the Credit River Valley and the active and passive recreational uses that take place. Vegetation within the Credit River and valley lands character area shall be retained in order to maintain the character of the Heritage Conservation District.
- b) New tree plantings within the Credit River Valley lands should be contextually appropriate species, such as those found within the wider Mississauga or are appropriate with the existing vegetative character. These areas should focus on native species given the nature and use of these areas.
- c) Replanting within the Credit River Valley area shall adhere to the direction provided in the City's Natural Heritage and Urban Forest Strategy document. This document identifies that the intent is to improve the species diversity in order to ensure the urban forest is more resilient to climate change and other stressors.
- d) The City of Mississauga Credit River Parks Strategy shall be adhered to as it relates to the conservation and maintenance of natural features.
- e) New vegetation should be planted in such locations that it will not obstruct important views of the River, where available and publicly accessible.
- f) The City By-law regarding Trees on Public Property shall be utilized for the management and permitting system for the removal, maintenance, and re-planting of trees within the HCD boundary.
- g) Existing trails within the HCD Boundary shall be maintained and enhanced. Trails may be extended and/or additional trails may be constructed provided that the majority of the lush, vegetated landscape is maintained and enhanced.



## 2.4.2 Buildings & Structures

- a) Any new construction must comply with the policies of this HCD Plan for either residential or commercial properties, whichever is most appropriate, as determined by City Staff.
- b) Limited new ancillary buildings and features within the Credit River Valley lands and associated parks and recreational landscape uses may be required in order to support recreational uses within the Credit River and valley lands character area. This may include (but is not limited to), new recreational buildings and ancillary buildings, surface parking, as well as other features, including picnic areas and benches, shelters, bathrooms, etc. The construction and integration of these features within the Credit Valley Area may require the submission of a Heritage Impact Assessment.

## 2.4.3 Mill Infrastructure

- a) This Heritage Conservation District Plan acknowledges that the Credit River Valley area within the HCD boundary includes the remains of cultural heritage features associated with former mills and mill infrastructure. These features, at times, are underwater or are hidden from view. These features should remain part of the landscape and should be retained, where feasible.
- b) Marine Archaeological Assessments are required where in-water construction results in impacts to the Credit River and its tributaries. Should the removal of underwater features be proposed, a marine Archaeological Assessment shall be undertaken.
- c) The City of Mississauga Credit River Parks Strategy identifies that there are 87 former mill and dam sites associated with the Credit River. Those which are located within the Streetsville Heritage Conservation District boundary are important to the historical development of the area and should be retained, where feasible. The alteration and/or removal of any mill and mill infrastructure features, including the remains of mill infrastructure and archaeological resources shall require a Heritage Impact Assessment. This includes the Hyde Mills ruins and dam, which are identified as a “feature site” in the Credit River Parks Strategy.

### Guidelines

- d) The installation of way-finding signage as well as co-ordinated and cohesive interpretive panels within the HCD boundary along the Credit River Valley and available parks and trails is highly encouraged in order to interpret the historic use of the area by both Indigenous and Euro-Canadians. This includes the interpretation of any existing, remnant, or former mills and mill infrastructure in order to commemorate and interpret cultural heritage features and landscapes.



## 2.4.4 Views

This Heritage Conservation District acknowledges the following views, which are located with the Credit River & Valley lands area, and considered attributes of the Streetsville Heritage Conservation District:

- View 1: View of the Credit River looking in either direction over the Main Street/Bristol Road crossing;
- View 2: View of Credit River and Mill Infrastructure Remnants (south/east of Main Street Bridge); and
- View 3: View of Credit River and Mill Infrastructure Remnants (south/east of Ellen Street).

These views are identified in Figure 3 and Appendix C.

### Policies

- a) This Heritage Conservation District Plan acknowledges identified views which are considered heritage attributes of the District. These views are identified in the map provided below.
- b) Vantage points which provide these identified views shall be maintained and remain publicly accessible.



*The features of the Credit River Valley which sustain its passive and active recreational uses contribute to the character of the area and shall be conserved.*



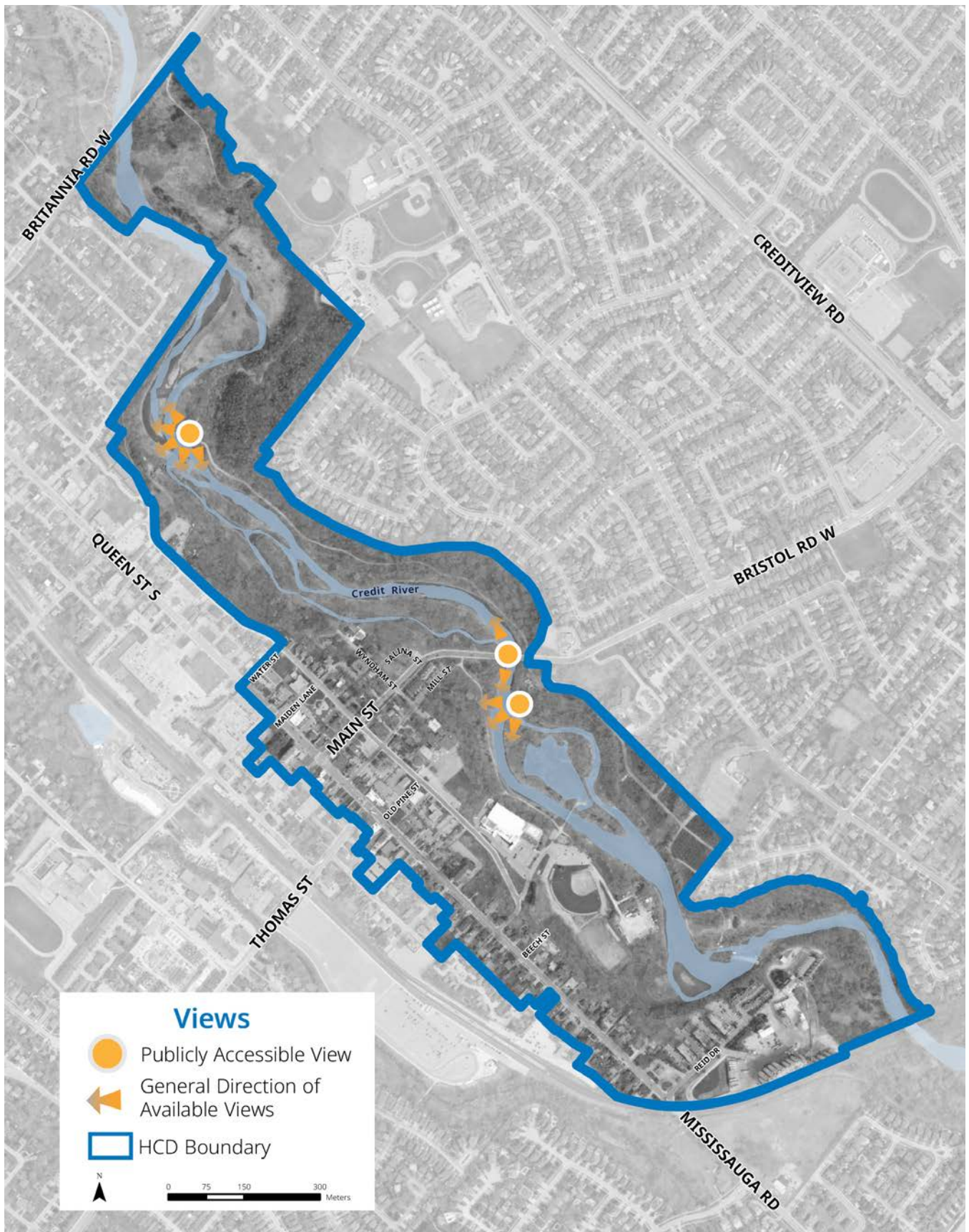


Figure 3: Views of Credit River and Valley lands





*From top to bottom: Views 1, 2 and 3 of the Credit River*





# POLICIES & GUIDELINES

## 2.5 ALL PROPERTIES



## ALL PROPERTIES

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*The presence of authentic heritage fabric and contributing heritage buildings is essential to conserving the character of the District. These buildings are important in the District's unique sense of place.*

The following policies and guidelines apply to all lands within the boundary of the Streetsville Heritage Conservation District.

## 2.5.1 Demolition

Contributing properties and buildings, including authentic heritage fabric and features are fundamental to the character of the Streetsville Heritage Conservation District. While building demolition is not prohibited by the Ontario Heritage Act, it will be actively discouraged within the Streetsville Heritage Conservation District. Property owners are encouraged to work with existing buildings that are identified as contributing in this HCD Plan. Regardless of whether or not the property is contributing, the demolition of existing buildings has the ability to impact the character of the District. Therefore, the following policies apply to both contributing and other properties, where appropriate.

### Policies

- a) The demolition of buildings and structures on contributing properties shall not be permitted.
- b) Exceptions to the policy above may be considered, as follows:
  - Where it is determined through a Heritage Impact Assessment that either:
    - that the heritage integrity of the structure has been lost;
    - where demolition is required due to natural disaster; or
    - where public health and safety is considered to be compromised and the City of Mississauga Chief Building Official has received structural assessment advising that a building or structure is beyond repair and has been determined to be unsafe. The structural assessment must be prepared by a professional engineer with expertise and experience in heritage buildings and structures (such as a full member of the Canadian Association of Heritage Professionals).
- c) In those circumstances where a building is demolished, and a new building is being contemplated, the proposed new building shall not be designed as an attempt to re-create the building which was removed/demolished except in exceptional circumstances, as deemed appropriate by City staff. Any new design should not attempt to falsify history through the creation of a period-accurate design.
- d) Should a heritage permit for the demolition of any building be submitted to the City, the following conditions shall be met:
  - Where appropriate, the property owner shall retain an appropriately qualified heritage professional to evaluate the impacts of the loss of the heritage resource. The submission of

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a Heritage Impact Assessment (HIA) in support of the demolition request, may be required, at the discretion of City staff.

- It shall be required that the property owner provide plans and elevations for any new building / site landscaping with the Heritage Permit Application for demolition.
- For contributing buildings, the property owner shall demonstrate that all other options have been investigated including: preservation; rehabilitation; restoration; retro-fitting; re-use; mothballing; etc. and that these options are not feasible.
- In circumstances where demolition has been required as a result of natural disaster or public safety concerns, once a building has been demolished and the property is considered to be in a stable and safe condition, the property owner may submit the required Heritage Permit Application for a new building and / or site landscaping within a time frame as determined by the City.
- A record of the building (or the remains of the building in the event of a natural disaster, fire, or similar situation) through photography and/or measured drawings may be required as a condition of demolition approval, at the discretion of the City.
- Within two years of that submission, or as mutually agreed upon by the property owner and the City of Mississauga (but in no case greater than 5 years), if new construction has not been completed, the provisions of the Ontario Heritage Act shall apply with respect to contraventions of the Act.



*The demolition of buildings within the District has the ability to impact its character. A Heritage Impact Assessment is required for applications concerning the demolition of contributing properties.*



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## 2.5.2 Removal & Relocation

Contributing properties and buildings, including their unique heritage building fabric and features are fundamental to the character of the Streetsville Heritage Conservation District. Generally, there shall be a presumption against the removal and/or relocation of heritage fabric.

### Policies

- a) The removal and/or relocation of heritage fabric, including contributing buildings and structures shall generally not be permitted. Exceptions may only be considered in certain extraordinary and/or temporary situations.
- b) The removal and/or re-location of contributing buildings and structures shall require the submission of a Heritage Permit and must be accompanied by a Heritage Impact Assessment and any other information as the City may require. The Heritage Impact Assessment must provide an analysis of impacts as a result of the proposed development and conclude that the removal and/or relocation is supported.
- c) Situations where buildings are removed and/or re-located on-site shall be considered favorable to those situations where buildings are permanently re-located off-site.
- d) Where buildings are re-located on-site, they shall maintain their original orientation to the street.
- e) Where original materials and features are removed from contributing buildings, these may be required to be kept on-site and documented such that the alteration or removal can be made reversible.
- f) Should any development be approved which includes removal and/or relocation, other work may be required as a condition of Approval of a Heritage Permit Application, including (but not limited to) documentation, salvage, commemoration, conservation, and letters of credit, as required by the City.

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## 2.5.3 Part IV Designations within the Streetsville HCD

It should be noted that this Plan is also relevant to owners/stewards of both public and private property which is designated under Part IV of the Ontario Heritage Act and included within the boundary of the Streetsville Heritage Conservation District. The Ontario Heritage Act provides the following policy regarding properties which are designated under both Part IV and Part V:

*A property that is designated under Part IV may subsequently be included in an area designated as a heritage conservation district under this Part, and a property that is included in an area designated as a heritage conservation district under this Part may subsequently be designated under Part IV. 2002, c. 18, Sched. F, s. 2 (24).*

### Policies

- a) Properties which are designated under Part IV and Part V of the Ontario Heritage Act as part of the Streetsville Heritage Conservation District are subject to the Streetsville HCD Plan as it relates to alterations, demolition or removal. However, there may be exemptions, including situations where the interior of a building designated under Part IV includes (but is not limited to) designated heritage attributes at the interior of the building.
- b) In cases where a Permit is submitted to the Municipality for alterations, demolitions, or removal, it will be processed by Municipal Staff under Part V of the Ontario Heritage Act. In other cases, such as the alteration of designated interior attributes which are identified in the list of heritage attributes in the Part IV Designation By-law, a Heritage Permit Application would be processed under Part IV of the Ontario Heritage Act. Therefore, alterations to properties on Part IV properties must conserve the property's identified heritage attributes as identified in the Part IV Designation By-law.
- c) Any alterations to properties which are designated under Part IV of the Ontario Heritage Act and are located within the boundary of the Streetsville HCD shall prioritize the conservation of the individual property's cultural heritage values while making every effort to come into conformity with the policies and guidelines of this HCD Plan.



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## 2.5.4 Accessibility

The *Accessibility for Ontarians with Disabilities Act* became law on June 13, 2005. The Act's overall intent is to make the province accessible by 2025 through establishing a variety of accessibility standards, (i.e. mandatory rules) for customer service, transportation, information and communication, employment and the built environment. It is intended that accessibility standards will be phased in over time and are to be developed by people from the business and disability communities. The goal of the *Accessibility Standards for the Built Environment* is to remove barriers in public spaces and buildings. The standards for public spaces apply to new construction and planned redevelopment. It is anticipated that enhancements to accessibility in buildings will happen at a later date through *The Ontario Building Code*, which governs new construction and renovations in buildings.

Compliance with the *Accessibility for Ontarians with Disabilities Act* for heritage properties, specifically those designated under the *Ontario Heritage Act* have yet to be fully addressed in legislation. Past practice suggests that greater accessibility must be met, but with a modified standard for designated heritage properties. This is intended to take into account the value of heritage buildings and authentic heritage fabric, architectural features and historic spaces. This Plan supports the accessibility of heritage properties, but attempts to ensure that, as with other alterations, adverse impacts to cultural heritage resources are minimized or avoided. This includes the consideration for alterations to support accessibility which can be made reversible.

Some clarification has been provided through Ontario Regulation 191/11 related to outdoor walkways or sidewalks, and it is noted that exceptions from compliance with the AODA are permitted in some situations, as outlined below:

1. *The requirements, or some of them, would likely affect the cultural heritage value or interest of a property identified, designated or otherwise protected under the Ontario Heritage Act as being of cultural heritage value or interest.*
2. *The requirements, or some of them, would affect the preservation of places set apart as National Historic Sites of Canada by the Minister of the Environment for Canada under the Canada National Parks Act (Canada).*
3. *The requirements, or some of them, would affect the national historic interest or significance of historic places marked or commemorated under the Historic Sites and Monuments Act (Canada).*

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4. *The requirements, or some of them, might damage, directly or indirectly, the cultural heritage or natural heritage on a property included in the United Nations Educational, Scientific and Cultural Organisation's World Heritage List of sites under the Convention Concerning the Protection of the World Cultural and Natural Heritage.*
5. *There is a significant risk that the requirements, or some of them, would adversely affect water, fish, wildlife, plants, invertebrates, species at risk, ecological integrity or natural heritage values, whether the adverse effects are direct or indirect.*
6. *It is not practicable to comply with the requirements, or some of them, because existing physical or site constraints prohibit modification or addition of elements, spaces or features, such as where increasing the width of the exterior path would narrow the width of the adjacent highway or locating an accessible pedestrian signal pole within 1,500 mm of the curb edge is not feasible because of existing underground utilities.*
7. *Exceptions #1 and #6 are applicable to the Heritage Conservation District, in that complying with accessibility standards would affect, or could likely affect, the cultural heritage value of a property designated under the Ontario Heritage Act, and the existing building, street and sidewalk layout present physical limitations that prevent compliance with accessibility standards.*



*Heritage buildings can be made accessible. The addition of accessible entrances, ramps, and other features should consider options which minimize or avoid adverse impacts to heritage resources.*



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RESOURCES

## Guidelines

- a) Modifications to buildings and public spaces are generally permitted in order to improve accessibility. Depending on the scope of work, a heritage permit may be required. The alteration of buildings and features to provide accessibility is strongly encouraged to a) minimize the removal of heritage fabric, b) construct accessible features which are removable or can be made reversible, and c) are located at side or rear facades, wherever appropriate, while ensuring buildings are accessible.
- b) As outlined in the regulations associated with the Accessibility for Ontarians with Disabilities Act, the City is permitted to vary some of the standards associated with public walkways. Additional exceptions may be added in the future. It is important that any exceptions to compliance with standard accessibility requirements are implemented in such a manner as to not put people at risk.
- c) Accessibility should be considered in the selection of materials and installation (refer to the Accessibility for Ontarians with Disabilities Act guidelines).
- d) It is important that any alterations or additions to the streetscape ensure that there is accommodation and safety for pedestrians, as well as for a wide variety of other users and in particular cyclists, public transit, and people with mobility limitations and partial vision.
- e) The underlying principle for additions and alterations to sidewalks is that they should allow accessibility and barrier free travel for pedestrians with a variety of challenges. Intersections may be altered with the addition of low contrast surface textures.
- f) There is a balance to be made between the smooth surface required by mobility devices and the identification of landings at intersections for those with partial vision. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. Concrete continues to be well suited for the continuation for sidewalks, curbs, landings and other features in the streetscape.

## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

PART IV DESIGNATIONS

ACCESSIBILITY

## ENERGY CONSERVATION & SUSTAINABILITY

LAND USE

LOT CREATION, SEVERANCES &  
CONSOLIDATION

MAINTENANCE

ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL  
RESOURCES

## 2.5.5 Energy Conservation & Sustainability

Energy conservation and sustainability are often linked to each other. Energy conservation typically involves making buildings more efficient and may also include installations of green energy projects. Energy conservation can also be thought of in the sense of sustainability, as retaining existing building fabric, including entire buildings as well as the features thereof (e.g. windows and doors) saves the energy required to fabricate new materials. Space is also saved in landfill sites in relation to construction debris if existing materials are retained. It is often said that the most energy efficient building is the one that already exists. The Streetsville Heritage Conservation District Plan permits the consideration of green energy and alternative energy projects. The following is provided in order to manage these projects and initiatives:

### Guidelines

- a) The addition of personal wind turbines, solar panels or solar hot water heaters may be permitted on roofs but should not damage or remove heritage fabric. The installation of this type of equipment should be in the same plane as the roof (e.g., at the rear slope of a roof or on a flat or low-pitched roof), and not visible from the street.
- b) The removal of authentic heritage fabric shall be minimized, wherever possible. Further, these alterations should be reversible as to not permanently impact heritage features.
- c) The installation of solar panels and wind turbines are encouraged to be located in places that are generally out of view from the street, wherever feasible.
- d) It is anticipated that technology related to renewable energy production will continue to evolve. The evaluation of future projects not specifically covered by these guidelines will be based on the protection and conservation of the cultural heritage value and attributes of the District.



## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

PART IV DESIGNATIONS

ACCESSIBILITY

ENERGY CONSERVATION & SUSTAINABILITY

## LAND USE

LOT CREATION, SEVERANCES &  
CONSOLIDATION

MAINTENANCE

ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL  
RESOURCES

## 2.5.6 Land Use

The City of Mississauga Official Plan and Zoning By-law identifies the permitted land uses and zoning regulation for all lands within the Streetsville Heritage Conservation District. The permitted land uses are those uses allowed on a property and the accompanying zoning regulations are the rules and/or standards governing permitted land uses.

### Policies

- a) Land use will conform to the land use policies in the Official Plan.
- b) The District's predominantly low-density land use character will be maintained. This includes both the residential and commercial areas.
- c) The District's predominantly open space and recreational character will be maintained within the Credit River & Valley lands character area.
- d) Cemeteries located within the Streetsville Heritage Conservation District shall be preserved.
- e) The legally existing multi-unit residential buildings will be recognized.
- f) The continued use of landmark buildings within the District is encouraged and may be adaptively re-used. Any new use will preserve the character of the landmark building and the property.

## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

PART IV DESIGNATIONS

ACCESSIBILITY

ENERGY CONSERVATION & SUSTAINABILITY

LAND USE

## LOT CREATION, SEVERANCES & CONSOLIDATION

MAINTENANCE

ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL RESOURCES

## 2.5.7 Lot Creation, Severances, Consolidation

The following policies and guidelines apply to all properties, including contributing and other properties located within commercial, residential, or natural areas. Lot creation, severances and consolidation are governed by the policies of the City of Mississauga Official Plan and Zoning By-law. However, severances and consolidated lots should not be permitted where it would result in adverse impacts to cultural heritage resources and the identified character of the area.

Residential areas which are included in the Streetsville HCD boundary, including those located along Queen Street South are generally characterized by larger lot sizes. Here, lots are rectangular in shape, with generous front, side and rear yards. There are a range of lot frontages but are generally between approximately 14 metres and 20 metres. These lot sizes should continue to be the dominant lot form in order to conserve 19th century residential streetscape patterns.

Lot sizes vary greatly within the commercial area. Lots are predominantly square or rectangular in shape. Lots have frontage along Queen Street South and/or side streets and maintain a continuous commercial street edge. Lot frontages vary greatly. Commercial lot frontages vary greatly and can range between approximately 6 metres and 40 metres. Those lots which are greater than approximately 20 metres break-up the street frontage to include multiple building facades and storefronts which maintain 19th century commercial streetscape patterns.

Severances and lot creation within the identified natural areas and the Credit River Valley are generally not anticipated given the existing policies of the City's Official Plan and Zoning Bylaw. These lands are predominantly publicly owned and are currently utilized as open space and recreation. These areas contribute to the character of the Streetsville Heritage Conservation District. Any severances in this area should consider impacts to cultural heritage resources and the character of the District.

### Policies

- a) Lot severances shall consider the context of the area, as described in this HCD Plan (i.e. residential, commercial, and natural areas);
- b) Any lot creation, severance, or consolidation shall be subject to a Heritage Impact Assessment, at the discretion of City staff, in order to identify potential adverse impacts, alternative development options, and mitigation recommendations. The lot creation, severance, or consolidation must be demonstrated to be in conformity with the goals and objectives of this HCD Plan.

## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

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ACCESSIBILITY

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CONSOLIDATION

## MAINTENANCE

ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL  
RESOURCES

*According to the Standards and Guidelines for the Conservation of Historic Places in Canada, maintenance based on current and anticipated condition issues ensures preservation and is the best long-term investment in any historic place.*

## 2.5.8 Maintenance

The ongoing maintenance and care of buildings is important in extending the lifespan of not only entire structures, but also their component parts. The maintenance of heritage properties is essential to their conservation. The act of regular maintenance can help prevent those condition issues which may lead to the demolition of heritage buildings and heritage attributes.

### Policies

- a) The maintenance of properties shall be implemented through the City of Mississauga Property Standards By-law.
- b) The City of Mississauga Property Standards By-law includes consideration for “heritage attributes”, which includes properties which are designated under Section 41 of the Ontario Heritage Act as part of a Heritage Conservation District. This includes all contributing properties which are identified in this HCD Plan.

### Guidelines

- c) The maintenance of any contributing property may include, but not be limited to, the following:
  - The stabilization of any attributes in order to ensure that condition issues do not accumulate or become unmanageable.
  - Directing water away from the building and its component parts as a preventative measure
- d) Any alterations to contributing properties related to maintenance and repairs should consider the guidance provided in the Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada.

## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

PART IV DESIGNATIONS

ACCESSIBILITY

ENERGY CONSERVATION & SUSTAINABILITY

LAND USE

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CONSOLIDATION

MAINTENANCE

## ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL  
RESOURCES

## 2.5.9 Adjacent Lands

Lands adjacent to a Heritage Conservation District are not subject to the policies and guidelines provided within the Plan. This section outlines the requirements related to development adjacent to heritage properties. Provincial Planning Statement, former Region of Peel Official Plan and the City of Mississauga Official Plan set the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties.

### Policies

- a) Where development or site alteration is proposed on lands adjacent (contiguous) to the Streetsville Heritage Conservation District, the proponent of such development shall be required to undertake the preparation of a Heritage Impact Assessment, as outlined in the City of Mississauga Official Plan.
- b) Any Heritage Impact Assessment for development located adjacent to the Streetsville Heritage Conservation District shall demonstrate how the proposed development is compatible with the heritage attributes and objectives of the HCD, and how any adverse impacts will be avoided or minimized.



*Although adjacent lands are not subject to this Plan's policies and guidelines, a Heritage Impact Assessment is required where site alteration is proposed*



## ALL PROPERTIES

DEMOLITION

REMOVAL & RELOCATION

PART IV DESIGNATIONS

ACCESSIBILITY

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LAND USE

LOT CREATION, SEVERANCES &  
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MAINTENANCE

ADJACENT LANDS

CONSERVATION OF ARCHEOLOGICAL  
RESOURCES

## 2.5.10 Conservation of Archaeological Resources

The Streetsville Heritage Conservation District includes areas which have the potential to yield archaeological resources. This includes marine archaeological sites associated with the Credit River. These archaeological resources are managed under the policies of the *Ontario Heritage Act*, as well as the City of Mississauga Official Plan.

### Guidelines

- a) Any development within the Streetsville Heritage Conservation District may require an Archaeological Assessment for those Applications which require a Planning Application, including (but not limited to) Provincial Planning Statement, Official Plan Amendment, Zoning By-law Amendment, Site Plan Application, Plan of Condominium, and Severance.
- b) Soil-intrusive activities within cemeteries located within the Streetsville Heritage Conservation District, and within a 10 metre buffer around these cemeteries, shall require Archaeological Assessment. This includes soil-intrusive development or activities which may not require Planning Applications.
- c) The City of Mississauga Archaeological Management Plan, and its policies, shall be considered as it relates to the management of archaeological resources within the Streetsville Heritage Conservation District.
- d) The interpretation and commemoration of Indigenous culture and history is encouraged to be documented and represented through the use of co-ordinated and cohesive interpretive panels and other related initiatives within Streetsville in order to celebrate and appreciate the rich cultural history of Indigenous communities.

*The conservation of significant archaeological resources is required by the Provincial Policy Statement.*

*The City of Mississauga includes archaeological resources which may be protected under the policies of the Planning Act as well as the Ontario Heritage Act.*



# POLICIES & GUIDELINES

## 2.6 PUBLIC PROPERTY





## 2.6.1 Roads, Bike Lanes and Docking Stations

The character of the area is defined by its 19th century village-like character and streetscape patterns. This includes existing street widths, being generally 2 lanes along Queen Street South and side-streets.

### Policies

- a) Existing road widths shall be maintained. Widening streets, including Queen Street South is not permitted under the policies of this HCD Plan.
- b) Alterations and public works to existing roads and streetscapes may require the submission of a Heritage Impact Assessment. This includes the construction of streetscape features including (but not limited to), trees, curbs and boulevards, the installation of light standards, etc.

### Guidelines

- c) Bike lanes are permitted provided that they do not require street widening. Existing street widths should be utilized.
- d) Bike docking stations are permitted on public-owned lands and should be designed and co-ordinate with the character of the area.
- e) Any alterations to the public realm and streetscape should not use pre-engineered or standard plans. Plans for new streetscape features must be customized to suit the unique features of the immediate context.



*Narrow streets are an important component of the District character, and shall be maintained. Bicycle lanes and docks might impact this character if designed in a way that does not utilize the existing roadway width or co-ordinate with the existing streetscape.*



## 2.6.2 Landscape and Streetscape Conservation

### 2.6.2.1 Sidewalks

Generally, sidewalks within the Streetsville HCD boundary, where they exist, include a variety of materials including (but not limited to) concrete and pavers.

#### Guidelines

- a) The underlying principle for additions and alterations to sidewalks is that they should sustain accessibility and barrier-free travel for pedestrians with a variety of mobility needs. Intersections may be altered with the addition of low-contrast surface textures.
- b) The addition of landscape features should not impede, or adversely affect protected tree root areas (i.e. where mature trees are located within proximity of sidewalks and other streetscape features) to prevent root damage and ensure tree longevity.
- c) There is a balance to be made between the smooth surface required by wheelchairs and the identification of landings at intersections for those with visual challenges. It is important that the choice of materials for alterations or additions complements the traditional streetscape now found within the District. The combination of concrete and decorative pavers shall be utilized for the continuation for sidewalks, curbs, landings and other features in the streetscape accented with decorative pavers.
- d) The installation of other sidewalk features, including decorative street name pavers or engraved pavers are permitted and encouraged.



*Accessibility, materiality and decorative features are critical to consider when altering sidewalks, as they have the ability to contribute to the District's character.*



## 2.6.2.2 Street Furniture, Public Art & Memorials, Planters

### Guidelines

- a) In addition to public street furniture, there are other private additions that may be present, such as mailboxes, newspaper boxes and movable furniture. These will be permitted, subject to ensuring that there is minimal obstruction to pedestrian flow and building entrances, and that visual clutter is not increased.
- b) Materials and designs for any public art, street furniture, etc. that are selected should be durable and vandal resistant.
- c) As part of the ongoing management of the streetscape, alterations and additions of contemporary street furniture should aim at creating a co-ordinated and cohesive pedestrian environment using similar themes, materials, finishes and colours.
- d) The placement of public art should be carefully planned so there is no visual intrusion that would disrupt the setting of a heritage property or directly affect heritage building fabric.



*While contemporary street furniture, public art, planters, and other components of the streetscape are not considered authentic heritage fabric, they enhance the character of the area and unique sense of place.*



**PUBLIC PROPERTY**

ROADS, BIKE LANES & DOCKING STATIONS

LANDSCAPE & STREETScape CONSERVATION



*Modern banners, planters and flower plots located along Queen Street South and within the Village Square.*



## 2.6.2.3 Signs

### Guidelines

- a) Regulatory signs such as traffic control signs will be permitted within the District.
- b) Additional signs (including way-finding) that distinguish the area as a Heritage Conservation District are permitted and encouraged.
- c) In addition to these guidelines, the City sign by-law shall also be followed.
- d) The installation of any way-finding and Heritage Conservation District signage is recommend to be co-ordinated and cohesive in order to establish a unique and recognizable brand of the Streetsville HCD.

## 2.6.2.4 Parking

On-street parking as well as public parking lots are located within the Streetsville HCD boundary.

### Policies

- a) Public parking lots shall be located behind buildings, sited away from the street edge.
- b) Public parking lots should be well-lit with fixtures that are full cut-off and dark-sky friendly. Edges of parking lots should be clearly defined with hedges or low walls, where they interact with the street.
- c) Bicycle parking may be accommodated in the future, in locations where they are not intrusive to the pedestrian environment. If bicycle shelters are proposed, they would be better suited to side streets or parking lots, due to their space requirements. The addition of bicycle-related infrastructure may require the submission of a Heritage Impact Assessment, as determined by City of Mississauga Heritage Planning staff.

## 2.6.2.5 Street Lighting

### Guidelines

- a) The replacement of street lighting shall be permitted and is not required to replicate historic light standards. However, light standards should be unique to Streetsville and be cohesive throughout the local area.
- b) Light standards currently include opportunities for banners and flower baskets. These are permitted and encouraged.

## 2.6.2.6 Street Trees, Vegetation, and Boulevards

### Guidelines

- a) The planting and removal of trees on public lands shall be subject to and managed through the City By-law regarding trees on public lands. Trees should be retained, maintained, and re-planted in order to enhance the Village-like character of the area.
- b) Street trees within public boulevards, parkettes, or similar areas along the Streetscape are permitted. Here, the addition of street trees shall not remove historic streetscape features or obstruct pedestrian traffic.
- c) Components of green infrastructure on public lands, including (but not limited to) naturalized areas, permeable surfaces, bioswales and greenstrips which support sustainable landscape practices and stormwater runoff may be implemented provided that historic streetscape features and patterns are not removed or adversely impacted.
- d) Planting trees along sidewalks and boulevards within commercial areas on public lands is permitted and encouraged provided that they can be easily accommodated in harmony with pedestrians, cyclists, sidewalks, and existing streetscape features.
- e) The addition of trees within the commercial area on corners, within parkettes, or other nodes, is permitted and encouraged.
- f) Street trees should be monitored to ensure that they remain in healthy condition and when trees enter into a hazardous condition (e.g. trees that are dead / dying, or structurally compromised), they should be removed and replaced.
- g) It is important that dead trees be removed and replanted in prompt succession. This is to ensure that the vitality of the streetscape is maintained.
- h) All other applicable City standards for tree planting and maintenance will be followed.
- i) Where they exist, grassed boulevards shall be retained and monitored to ensure that they remain in healthy condition.
- j) Where they exist, grass boulevards should be regularly inspected and maintained with any dead areas of grass removed and re-seeded or re-sodded promptly.
- k) Tree species should include the use of both native and non-native varieties in order to maintain and enhance the collection of trees within the District.

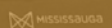


# PART III

## 3.0 PROCESS & IMPLEMENTATION

Streetsville Heritage Hall

327 Queen Street South



## 3.1 RECOMMENDED AMENDMENTS TO EXISTING POLICY

- That the existing Historic Streetsville Design Guidelines (2011) be discontinued within the Streetsville Heritage Conservation District Boundary;
- That, due to the Provincially legislated reduction in site plan control, the Historic Streetsville Design Guidelines (2011) continue as a resource document for the remainder of the area, as identified in the Design Guidelines document;
- That the existing Public and Private Tree By-laws be updated to refine the definition of “heritage trees” to further recognize trees located within Heritage Conservation Districts and the goals of tree preservation within established HCDs;
  - Public Tree By-law
    - Could be amended to further define “heritage designation”, including how it relates to Heritage Conservation Districts.
  - Private Tree By-law
    - Could be Amended to a) identify trees located within HCDs which contribute to the character of the area may require a permit for removal, b) refer to both Part IV and Part V designation.
- That the City of Mississauga initiate a Historical Wayfinding and Historical Plaques project within the Streetsville HCD study area;
- That the City of Mississauga initiate a project to identify remnant mill infrastructure within, and adjacent to, the Credit River Valley in the context of Streetsville;
- That the City of Mississauga consider the following as it relates to the Official Plan (2051) to:
  - Acknowledge that future Amendments and updates to the Official Plan consider the context of Streetsville and the Heritage Conservation District when setting future density targets for certain areas in order to manage growth in such a way that the Village-like character of the area is maintained and enhanced.
  - Where appropriate, acknowledge that growth and density targets will be limited within the Streetsville Heritage Conservation District;
  - Recognize that development on lands located adjacent to Heritage Conservation Districts shall demonstrate that the development does not result in adverse impacts to cultural heritage resources;
  - Recognize the Streetsville Cultural Heritage Landscape in Section 6.3;
  - Recognize the Streetsville Heritage Conservation District in Section 6.3;



- Consider recognition of Streetsville in the context of both a Cultural Heritage Landscape (i.e. the Streetsville HCD study area) as well as the Streetsville Heritage Conservation District in the context of a Community Node (Section 13.3.12 of the Official Plan). This includes the following:
  - Recognizing the goal of balancing conservation of cultural heritage resources while accommodating appropriate development and growth;
  - Recognizing the Urban Design Guidelines for the Streetsville CHL outside the boundary of the HCD;
  - Recognize that development and alterations shall comply with the policies of the Heritage Conservation District Plan (including Section 13.3.12.2 of the Official Plan);
  - Recognize both listed properties as well as those which are designated under Part IV of the Ontario Heritage Act in Section 13.3.12.3 of the Official Plan;
- Consider the recognition of the Streetsville Heritage Conservation District in Section 14.16 of the Official Plan regarding Neighbourhoods as well as the following:
  - Consider the inclusion, rather than the exclusion of the core of Streetsville within this neighbourhood.
  - Consider identifying both listed and designated properties under Part IV of the Ontario Heritage Act (Section 14.16.1);
- Consider including areas and sites within the Streetsville HCD as special sites within Section 16.1. This includes the following:
  - Acknowledge sites within the Streetsville HCD which are likely to be re-developed in the future, including (but not limited to) large lots, lots which are likely to be consolidated, or those which are likely to be discontinued in use and re-purposed. This includes (but is not limited to) the former Beatty's Mills site (also Reid Mill) which is designated future Business and Employment Lands, and provide guidance on the appropriate development of these lands in the context of the Heritage Conservation District;
  - Recognize that all development within special areas and sites within the Streetsville Community Node must comply with the policies of the HCD Plan.
- Include policies in Chapter 17 (Implementation) regarding the review of existing Heritage Conservation District Plans to ensure they are updated to meet current Planning policy goals and objectives. A Heritage Conservation District Plan should be updated very 10 years, no less than every 15-20 years.
- Consider including definitions in the Official Plan regarding Cultural Heritage Landscapes, Cultural Heritage Resources, Heritage Conservation Districts, and other terms which are defined in PPS 2024 and the Standards and Guidelines for the Conservation of Historic Places in Canada.

*In order to confirm whether or not a Heritage Permit Application is required, consultation with City of Mississauga Heritage Planning staff is recommended before commencing work. Consultation with Building Department staff is recommended to determine whether or not a building permit is required.*

- That the City of Mississauga consider the following as it relates to Zoning By-law:
  - It is recommended that any future Amendments or updates to the Zoning By-law continue to consider Streetsville in the context of the Heritage District and allow for the adaptive reuse of heritage buildings.
  - It is also recommended that the Zoning By-law continue to designate those lands which are Greenland or open space in order to retain and enhance existing uses and natural resources;
  - It should be noted that a portion of the district adjacent to Reid Drive is currently zoned Employment lands. It is recommended that should these lands be developed in the future, that a Secondary Plan or similar Planning study be completed in order to determine how these lands could be developed while minimizing or avoiding adverse impacts to the Heritage Conservation District as per the Policies & Guidelines provided in the HCD Plan.
- That the City of Mississauga consider the following as it relates to the planned Major Transit Station Area (MTSA) and direction provided under PPS 2024:
  - That any future studies and planning framework which consider and/or address the following as part of the planned Major Transit Station Area (MTSA) which is partially located within the Streetsville HCD Plan:
    - the low-rise built form within the HCD and its identified character areas,
    - the existing built form and urban design, as described in this HCD Plan and the HCD Study document, and
    - the impact of development adjacent to the Heritage Conservation District (i.e. outside of the Streetsville HCD boundary).



## 3.2 EXEMPT ALTERATIONS

### 3.2.1 Introduction

*In order to confirm whether or not a Heritage Permit Application is required, consultation with City of Mississauga Heritage Planning staff is recommended before commencing work. Consultation with Building Department staff is recommended to determine whether or not a building permit is required.*

The *Ontario Heritage Act* allows a Heritage Conservation district plan to exempt some forms of alterations from the requirement for a heritage permit by providing that a heritage conservation district plan shall include:

- “(e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42.2005, c.6, s.31.”

As such, this section includes a list of alterations that are considered to be “minor in nature” and that may be carried out without first obtaining a heritage permit. The various alterations have the same status as ‘policies’ found elsewhere in this document, in that they are required to be followed. These minor alterations have been guided generally by the principles of either being undertaken within a small area, confined to areas that are generally out of sight from public view, constitute routine maintenance, or are easily reversible. It should be noted that some of the exemptions listed in this section may not apply to properties designated under Part IV of the *Ontario Heritage Act*, where features listed within this section are included as heritage attributes of the property.

### 3.2.2 Exemptions for Private Property

Alterations that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

**Interior modifications:** The interiors of buildings or structures are not subject to regulation within the Heritage Conservation District.

**Roof materials:** Replacement of existing roof materials in kind does not require a heritage permit.

Exceptions: Replacing or removing original roofing materials including metal, slates, tiles or wood shingles with other materials requires a heritage permit.

***Eaves trough and downspouts:*** The removal and/or installation of new eaves troughs and downspouts in the same material as the previously existing does not require a heritage permit.

***Solar panels:*** The installation of solar panels located in the same plane as the roof and not visible from the public realm (e.g. at the rear slope of a roof or on a flat or low-pitched roof) would not require a heritage permit.

Exceptions: Freestanding panels on poles or those requiring a structural frame for support, located within view of the public realm, require a heritage permit.

***Security lighting and alarm systems:*** The installation of security lighting and/or alarm systems does not require a heritage permit.

***Amenity lighting:*** The installation of porch lighting or other amenity or seasonal lighting does not require a heritage permit.

***Fencing:*** The removal and/or installation of fencing in the rear yard of a property and behind the mid-point of the side façade of a building does not require a heritage permit.

Exception: The removal and/or installation of fencing in the front yard of a property requires a heritage permit. The removal and/or installation of fencing in the side yard but not beyond the mid-point of the side façade towards the front of a building requires a heritage permit.

Porches, verandahs and decks: The installation and/or removal of single-storey porches, verandahs and decks located within the rear yard and away from views from the street or, in the case of corner lots, the frontage of the property, do not require a permit.

Exceptions: The removal and/or installation of porches, verandahs and decks in the front yard or side yard that abuts a street require a heritage permit.

***Storm windows and doors:*** The seasonal installation and/or removal of storm windows and screen doors does not require a heritage permit.

***Stairs and steps:*** The removal of stairs or steps and replacement in kind (same dimensions and materials) does not require a heritage permit.

***Signage:*** The installation of street number signs on building façades or on free-standing supports does not require a heritage permit.

**Maintenance:** Ongoing maintenance or small repairs to buildings, structures or small areas of paving that do not significantly affect the appearance of the outside of the property and do not involve the permanent removal or loss of heritage attributes do not require a heritage permit.

Exceptions: The removal and/or installation of any cladding material on façades visible from the public realm requires a heritage permit.

The cleaning of any building façade surface (using any method of cleaning such as sandblasting, chemical cleaning, and pressurized water) requires a heritage permit.

Carrying out test patches in any location for any cleaning method requires a heritage permit. The removal of any paintwork from a masonry building façade surface requires a heritage permit.

**Painting:** Painting does not require a heritage permit.

Exceptions: The painting of any masonry, where it has not previously been painted or treated requires a heritage permit.

School/classroom portables: The placement/installation of temporary classrooms/portables on school property does not require a heritage permit.

Industrial Operations: Existing industrial operations are exempt from heritage permits where it would be related to any continued industrial use, including the construction of new structures, provided that these uses and new buildings does not include the alteration or removal of heritage fabric (such as original mill fabric, structures, etc.).

### 3.2.3 Exemptions for Public Property

Alterations that may be carried out without obtaining a heritage permit under Section 42 of the *Ontario Heritage Act* are:

**Maintenance or minor repairs:** Ongoing maintenance or minor repairs to road or sidewalk surfaces and areas of paving that do not significantly affect the appearance of the surface or change the surface material and that are exempt from review or pre-approval under the

Municipal Class Environmental Assessment do not require a heritage permit.

Exception: The installation of any streetscape device (not including traffic related signs), new road or sidewalk surfaces that increase the width, new crosswalk surfaces or motifs and new boulevards requires a heritage permit.

***Installation and/or repair of underground utilities or services:***

Subsurface excavation for the installation and/or repair of utilities (water, sewage, gas, or communications) do not require a heritage permit.

***Installation and/or repair of aboveground utilities or services:***

Work undertaken for the installation and/or repair of above-ground utilities (hydro, communications and lighting), including conduits, poles, associated boxes or covers, fire hydrants or meters, in accordance with this Plan do not require a heritage permit.

***Installation and/or repair of street furniture:*** Work undertaken for the installation and/or repair of non-permanent street furniture including but not restricted to seating, planters, tree grates, banners, hanging baskets, garbage receptacles, public art utility box wraps, and bike racks in accordance with this Plan.

***Landscaping, soft:*** The installation and removal of any soft or vegetative landscaping confined to boulevard installation and / or planting beds.

***Landscaping, hard:*** The removal and installation of hard landscaping, such as driveways, entranceways, paths and parking areas of the same area and dimensions as existing.

***Trails and bicycle lanes:*** The addition of bicycle lanes within the existing roadway does not require a heritage permit. The installation of trails on existing public open space.

## 3.3 ALTERATIONS REQUIRING PERMITS

Generally, all work which has not been specifically identified as “exempt” from the Heritage Permit Application process in section 3.3 of this document shall be required to submit a Heritage Permit Application under Part V of the Ontario Heritage Act. The requirement for Heritage Permits may be scoped or waived by City staff, as deemed appropriate.



## 3.4 EMERGENCY WORK

In some extraordinary instances, emergency work may have to be carried out to public or private property without the benefit of a Heritage Permit or ascertaining whether such work is exempt from regulation. These extraordinary circumstances are as follows:

- Natural disasters (e.g. fire, flood, tornado, earthquake, etc.)
- Emergency health and safety circumstances where the time of repairs makes it impossible to consult with municipal staff.

Required emergency work may be permitted where the timing of repairs makes it impossible to consult with municipal staff regarding a Heritage Permit. Notwithstanding this provision, all work should be undertaken in a manner that does not destroy valued heritage building fabric. Photographs of 'before and after' should be taken to confirm the condition of the building or property and the nature of the finished repairs and supplied to City staff as a record of the work.

## 3.5 HERITAGE PERMIT APPLICATION PROCESS

The Heritage Permit Application process for the City of Mississauga includes the following and is subject to the legislation under Part IV of the Ontario Heritage Act regarding alterations (including erection, demolition, etc.).

- It is recommended that prior the submission of a Heritage Permit Application, that City staff be consulted in order to a) determine whether or not a Heritage Permit is required, b) the requirements of the Application, and c) whether or not the proposal conforms to the policies of the HCD plan or not.
- A Heritage Permit Application Form and all required supplementary information (as required by the City) is submitted;
- City staff will review the Application and determine whether or not it is complete, as per the legislation of the Ontario Heritage Act;
- Complete Applications will be either:
  - Forwarded to the City of Mississauga Heritage Advisory Committee to make recommendation to Council; or
  - Approved by City Staff by way of the Delegated Authority By-law.
- Applications forwarded to the Heritage Advisory Committee will be provided to City Council, who makes the final decision on the Heritage Permit Application. Here, Applications may be denied, approved, or approved with conditions.

- Decisions on Heritage Permit Applications may be appealed to the Ontario Land Tribunal.

This HCD Plan recognizes that Heritage Permit Applications may be considered as part of a larger development and Planning Application process. In these cases, where other Applications submitted under the Planning Act (including, but not limited to) applications for Official Plan Amendments and Zoning By-law Amendments, City staff will determine the process regarding how and when a Heritage Permit Application will be considered.

### 3.5.1 Heritage Permit Applications and Supplementary Information

#### Heritage Impact Assessments

A *Heritage Impact Assessment* (HIA) is a report prepared by a qualified heritage consultant that provides a historical background on a property, documents the physical attributes of the property, and rationalizes how the property will be mitigated through the development process. An HIA will also describe how the proposed development conforms to the applicable policies and guidelines of this Plan. In cases where proposed development does not conform to one or more of the applicable policies or guidelines of this Plan, the HIA shall address whether the proposal impacts the District's significance, heritage attributes and objectives, and should include any appropriate mitigation measures.

- HIAs are required to be submitted with Heritage Permit applications for the demolition of *buildings* and all new construction;
- HIAs are required to be submitted with Heritage Permit applications when specified by an applicable policy of this Plan;
- HIAs are not required to be submitted with Heritage Permit applications for *alterations* to properties within the District that comply with the policies and guidelines of this Plan.
- HIAs are not required to be submitted with Heritage Permit applications for new construction of *accessory structures* which are either less than 10 m<sup>2</sup> or comply with the Policies and Guidelines of this HCD Plan.

#### Conservation Plans

The purpose of a Conservation Plan is to provide guidance on the conservation of cultural heritage resources. Conservation Plans are often required for those projects which require specific guidance on actions undertaken in the short, medium, and long-term phases as it relates to a development proposal. Conservation Plans may be identified as a requirement of an approved Heritage Permit Application, or alternatively, be made a condition of development approvals through the Planning process.

*The details regarding eligible projects, the Grant Application process, and available grants are provided in the City's Designated Heritage Grant Program guidelines, available on the City's website.*

### Documentation & Salvage

Where permitted, the removal of cultural heritage resources may require the submission of a Cultural Heritage Documentation & Salvage Report. The purpose of this document is to supplement the historic record and to identify those physical features of heritage resources which may be retained and re-used for a variety of purposes as opposed to being deposited as landfill.

### Commemoration Plans

The purpose of a Commemoration Plan is to provide recommendations and guidance regarding the interpretation of a site or resource in order to supplement the historic record and provide information to the public. Commemoration Plans may be required where heritage resources are removed or retained as part of a development proposal.

## 3.6 FINANCIAL INCENTIVES

Currently, the City of Mississauga provides the Designated Heritage Property Grant Program. The program is available to properties which are designated under the Ontario Heritage Act. This includes properties which are “contributing” in a Heritage Conservation District. Properties which are identified as “other” in the Heritage Conservation District are not eligible. The purpose of the grant program is to offset costs for the conservation of heritage fabric. This may include the reconstruction of elements which are beyond repair. Grants range from \$500.00 to a maximum of \$25,000.00.

## 3.7 UPDATING THE STREETSVILLE HCD PLAN

It is recommended that the City of Mississauga consider updating the Streetsville Heritage Conservation District Plan a minimum every 20 years in order to align with existing planning objectives and policy framework.

## 3.8 ADJACENT PROPERTIES

Lands adjacent to a heritage conservation district are not subject to the policies and guidelines contained within a heritage conservation district plan. This section outlines the requirements related to development adjacent to heritage properties, as well as how this topic is assessed in the City of Mississauga.

The goal is to design any future adjacent development without negatively impacting the heritage attributes of the District, as listed in Section 2.

The Provincial Planning Statement and the City of Mississauga Official Plan set the framework for addressing the potential impacts associated with development on lands adjacent to protected heritage properties. The designation of the Streetsville HCD means that properties within the boundaries of the District are protected heritage properties.

Therefore, if development or site *alteration* is proposed on lands adjacent (meaning contiguous) to the heritage conservation district, the proponent of such development shall be required to undertake the preparation of a *cultural heritage impact assessment*, as outlined in the City of Mississauga Official Plan and the Province of Ontario in the Ontario Heritage Toolkit. City staff have the ability to scope such studies accordingly, depending on the specifics of the development proposed. Where required, the report shall demonstrate how the proposed development is *compatible* with the *heritage attributes* and objectives of the Streetsville HCD Plan.

Provincial Planning Statement (PPS) provides direction for the development of properties adjacent to a protected heritage property. As noted earlier in this report, Section 2.6.3 of the PPS states that development and site alteration is not permitted on adjacent lands to protected heritage property except where it has been demonstrated that the heritage attributes of the property will be conserved.

For reference, the PPS defines adjacent as it relates to cultural heritage resources as follows:

*“those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan”*

The existing City Official Plan does not contain a definition of adjacent, however the draft Official Plan released as a result of the in-progress Official Plan review notes that adjacent is considered to be ‘contiguous’ for the purposes of cultural heritage resources. This direction is consistent with the PPS.



In determining the negative impacts that may result from a proposed development on adjacent lands, the City will use the guidance of the Ontario Heritage Toolkit. Examples of possible negative impacts provided in the Ontario Heritage Toolkit include, but are not limited to, the following:

- Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings;
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;
- Direct or indirect obstruction of significant views or vistas within, from, or of built

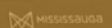


# PART IV

## GLOSSARY

Streetsville Heritage Hall

327 Queen Street South



The following comprises a list of some of the more commonly used terms and definitions in this District Plan. Where applicable, sources are indicated to show where the term has been derived.

***Alter:*** means to change in any manner and includes to restore, renovate, repair or disturb and "*alteration*" has a corresponding meaning (Source: *Ontario Heritage Act*).

**Archaeological resources:** includes artifacts, archaeological sites and marine archaeological sites, as defined under the Ontario Heritage Act. The identification and evaluation of such resources are based upon archaeological assessments carried out by archaeologists licensed under the Ontario Heritage Act. (Source: PPS 2024)

**Areas of archaeological potential:** means areas with the likelihood to contain archaeological resources, as evaluated using the processes and criteria that are established under the Ontario Heritage Act. (Source: PPS 2024)

***Built heritage resource:*** means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Indigenous community. (Source: PPS 2024)

***Buffering:*** means allowing filtered views through material such as a deciduous shrub border or a partially enclosed fence (e.g. picket fencing). "*Buffer*" has a corresponding meaning.

***Character:*** means the collective physical qualities and visual attributes that distinguish a particular area or neighbourhood.

***Compatible:*** when used together with any building, use, alteration or any other form of change means consistent with the heritage attributes and cultural heritage value of a property, and which has little or no adverse effect on its appearance, heritage attributes, and integrity. "*Compatibility*" has a corresponding meaning.

***Conservation:*** All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve "*Preservation*," "*Rehabilitation*," "*Restoration*," or a combination of these actions or processes. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)



**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches should be included in these plans and assessments. (Source: PPS 2024)

**Cultural heritage landscape:** means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. (Source: PPS 2024)

**Cut-off lights:** Cut-off lights and cut-off friendly lights are those which control the span and area for which light is provided.

**Effects (adverse):** include those conditions resulting in the attrition of protected heritage properties and include: the destruction, loss, removal or incompatible alteration of all or part of a protected heritage property; the isolation of a protected heritage property from its surrounding streetscape or setting; or the introduction of physical, visual, audible or atmospheric elements that are not in character with a heritage property and/or its setting. "Adversely affected" and "adversely affects" have a corresponding meaning.

**Effects (beneficial):** include those conditions resulting in: the protection of heritage properties from demolition or removal; the retention of a protected heritage property in situ in a structurally stable and sound condition or state of repair; accurate restoration of a protected heritage property; the sympathetic alteration or repair of a protected heritage property to permit an existing or new use; enhancement of a protected heritage property by accommodating compatible new development; or maintenance of a protected heritage property through the repair and replacement of worn-out components and using compatible materials and techniques.

**Fenestration:** means the placement, size, and type of windows within a building.



**Heritage attributes:** means, as defined under the Ontario Heritage Act, in relation to real property, and to the buildings and structures on the real property, the attributes of the property, buildings and structures that contribute to their cultural heritage value or interest. (Source: PPS 2024)

**Heritage building fabric:** means the physical components relating to the layout, materials and details of built and landscape heritage resources.

**Heritage value:** The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

**Infill development:** The construction of new buildings on vacant lands located within previously built-up areas of urban settlements. Infill often occurs within residential neighbourhoods or historic commercial areas.

**Preservation:** The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

**Principal Façade:** means the building elevation (or elevations) that are visible from the public street or right-of-way.

**Property:** means real property and includes all buildings and structures thereon (Source: *Ontario Heritage Act*).

**Protected heritage property:** means property designated under Part IV or VI of the Ontario Heritage Act; property included in an area designated as a heritage conservation district under Part V of the Ontario Heritage Act; property subject to a heritage conservation easement or covenant under Part II or IV of the Ontario Heritage Act; property identified by a provincial ministry or a prescribed public body as a property having cultural heritage value or interest under the Standards and Guidelines for the Conservation of Provincial Heritage Properties; property protected under federal heritage legislation; and UNESCO World Heritage Sites. (Source: PPS 2024)

**Rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

**Restoration:** The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value. (Source: Standards and Guidelines for the Conservation of Historic Places in Canada)

**Screening:** means the blocking/filtering of views through the use of fencing or vegetation.

**Significant:** in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act. (Source: PPS 2024)

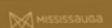
**Subordinate:** means designed in such a way that there is no distraction from original building features.

# APPENDIX A

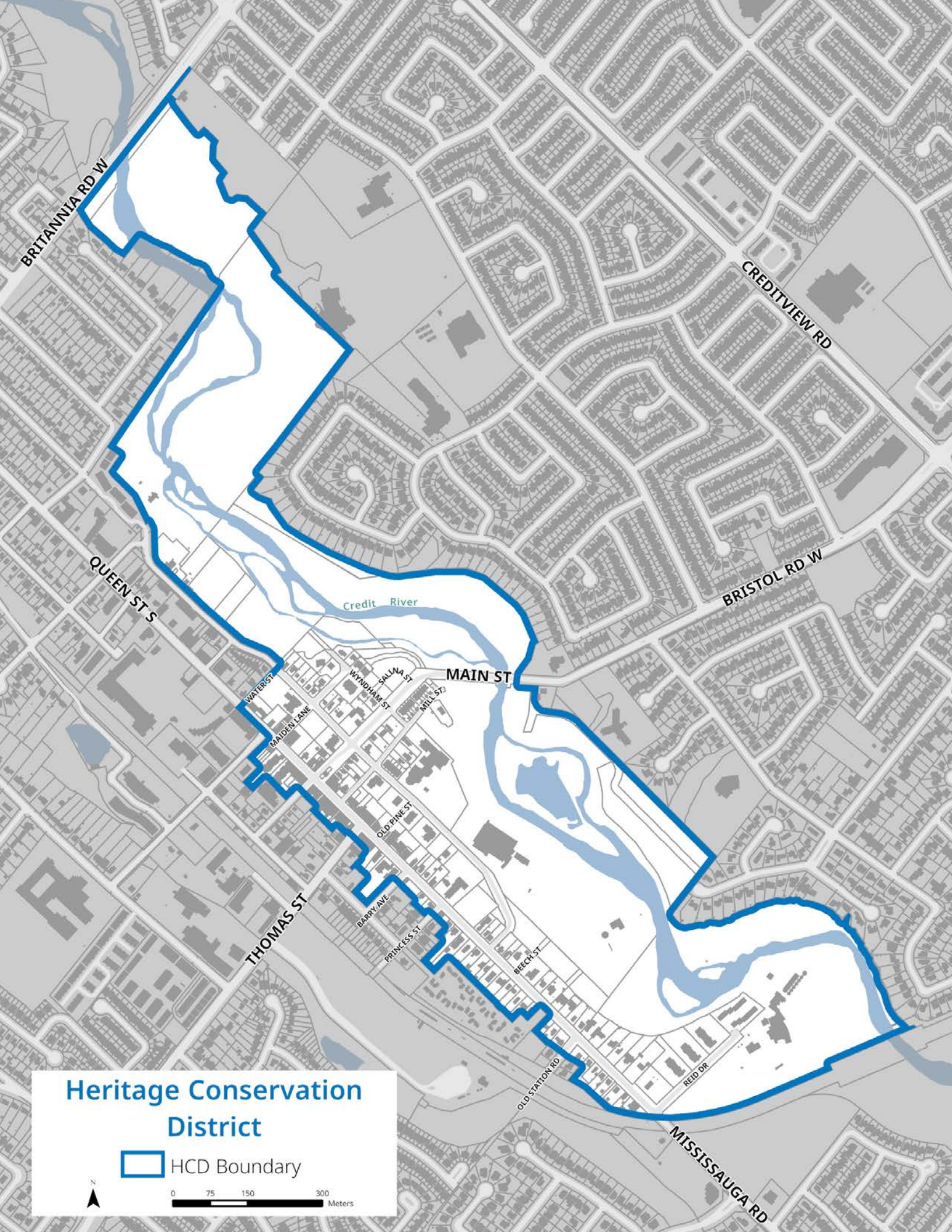
## HCD BOUNDARY MAP

Streetsville Heritage Hall

327 Queen Street South







BRITANNIA RD W

CREDITVIEW RD

QUEEN ST S

BRISTOL RD W

Credit River

MAIN ST

WATER ST

WYNDHAM ST

SALINA ST

MILL ST

MAIDEN LANE

OLD PINE ST

THOMAS ST

BARRY AVE

PRINCESS ST

BEECH ST

OLD STATION RD

REID DR

MISSISSAUGA RD

# Heritage Conservation District

 HCD Boundary



0 75 150 300 Meters

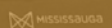


# APPENDIX B

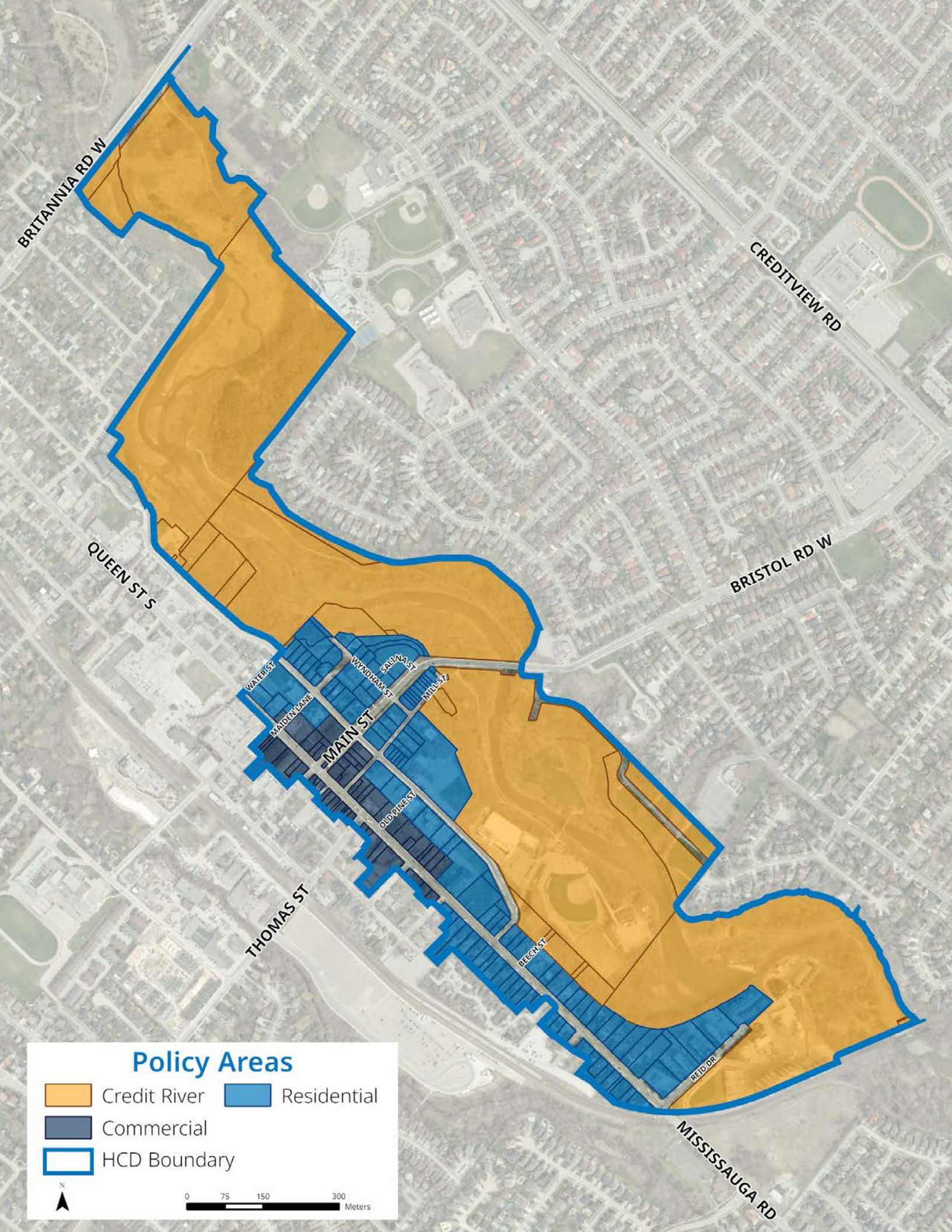
## CHARACTER AREAS MAP

Streetsville Heritage Hall

327 Queen Street South







BRITANNIA RD W

CREDITVIEW RD

QUEEN ST S

BRISTOL RD W

WATER ST  
MADEN VANE  
MAIN ST  
THOMAS ST  
WADHAM ST  
SAWYER ST  
MILL ST  
OLD WINE ST  
BEECH ST  
REID DR

MISSISSAUGA RD

### Policy Areas

- Credit River
- Residential
- Commercial
- HCD Boundary



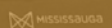


# APPENDIX C

MAP AND LIST OF  
CONTRIBUTING &  
OTHER PROPERTIES

Streetsville Heritage Hall

327 Queen Street South







## Contributing Properties

 HCD Boundary     Contributing



0 75 150 300 Meters



<i>Address</i>	<i>Contributing Status</i>
0 BARBERTOWN RD	Contributing
1786 BRISTOL RD W	Contributing
0 BRITANNIA RD E Unit: S/S	Contributing
0 BRITANNIA RD W	Contributing
101 CHURCH ST	Contributing
107 CHURCH ST	Contributing
115 CHURCH ST	Contributing
155 CHURCH ST	Contributing
161 CHURCH ST	Contributing
165 CHURCH ST	Contributing
167 CHURCH ST	Contributing
170 CHURCH ST	Contributing
171 CHURCH ST	Contributing
175 CHURCH ST	Contributing
179 CHURCH ST	Contributing
189 CHURCH ST	Contributing
190 CHURCH ST	Contributing
193 CHURCH ST	Contributing
197 CHURCH ST	Contributing
231 CHURCH ST	Other
233 CHURCH ST	Other
235 CHURCH ST	Other
237 CHURCH ST	Other
239 CHURCH ST	Other
249 CHURCH ST	Other
250 CHURCH ST	Other
269 CHURCH ST	Contributing
270 CHURCH ST	Other
278 CHURCH ST	Other

<i>Address</i>	<i>Contributing Status</i>
282 CHURCH ST	Other
6 MAIDEN LANE	Other
8 MAIDEN LANE	Other
24 MAIDEN LANE	Contributing
6 MAIN ST	Contributing
7 MAIN ST	Contributing
9-A MAIN ST	Contributing
10 MAIN ST	Other
11 MAIN ST	Contributing
13 MAIN ST	Contributing
16 MAIN ST	Other
17 MAIN ST	Contributing
21 MAIN ST	Contributing
25 MAIN ST	Contributing
26 MAIN ST	Contributing
27 MAIN ST	Other
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43 MAIN ST	Other
45 MAIN ST	Other
47 MAIN ST	Other
49 MAIN ST	Other
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53 MAIN ST	Other
55 MAIN ST	Other
57 MAIN ST	Other
59 MAIN ST	Other

<i>Address</i>	<i>Contributing Status</i>
61 MAIN ST	Other
69 MAIN ST	Other
12 MILL ST	Other
13 MILL ST	Other
25 MILL ST	Contributing
27 MILL ST	Contributing
31 MILL ST	Contributing
41 MILL ST	Contributing
9 OLD PINE ST	Other
56 ONTARIO ST E	Contributing
5 PEARL ST	Contributing
167 QUEEN ST S	Contributing
175 QUEEN ST S	Other
180 QUEEN ST S	Other
182 QUEEN ST S	Other
184 QUEEN ST S	Other
186 QUEEN ST S	Other
188 QUEEN ST S	Other
189 QUEEN ST S	Other
190 QUEEN ST S	Other
194 QUEEN ST S	Other
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221 QUEEN ST S	Contributing

<i>Address</i>	<i>Contributing Status</i>
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226 QUEEN ST S	Contributing
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236 QUEEN ST S	Contributing
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296 QUEEN ST S	Contributing



<i>Address</i>	<i>Contributing Status</i>
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306 QUEEN ST S	Other
307 QUEEN ST S	Contributing
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334 QUEEN ST S	Other
335 QUEEN ST S	Other
337 QUEEN ST S	Other
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339 QUEEN ST S	Contributing
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343 QUEEN ST S	Contributing

<i>Address</i>	<i>Contributing Status</i>
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362-A QUEEN ST S	Other
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366 QUEEN ST S	Other
370 QUEEN ST S	Other
371 QUEEN ST S	Other
10 REID DR	Other
14 REID DR	Other
18 REID DR	Other
24 REID DR	Other
27 REID DR	Contributing
7 THOMAS ST	Contributing
9 THOMAS ST	Contributing
0 WYNDHAM ST	Contributing
176 WYNDHAM ST	Other
185 WYNDHAM ST	Other
186 WYNDHAM ST	Other

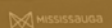
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191 WYNDHAM ST	Other
193 WYNDHAM ST	Other
194 WYNDHAM ST	Other
197 WYNDHAM ST	Other
207 WYNDHAM ST	Other

# APPENDIX D

## IDENTIFIED VIEWS MAP

Streetsville Heritage Hall


327 Queen Street South







### Views

-  Publicly Accessible View
-  General Direction of Available Views
-  HCD Boundary

