

MEADOWVALE VILLAGE HCD PLAN REVIEW

PROJECT UPDATE TO THE HERITAGE ADVISORY COMMITTEE



Winter Mill Stream.

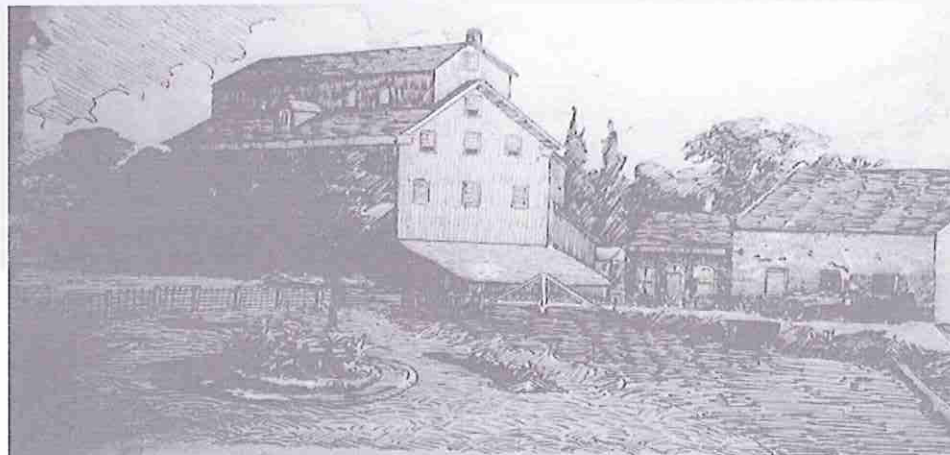
Tom Roberts.

April 23, 2013

INTRODUCTION

- The Meadowvale Village HCD was created in 1980 as Ontario's first OMB passed heritage conservation district.
- The 33 year old HCD Plan needs updating to meet the current Ontario Heritage Act legislation
- Since 1980, the principles of heritage conservation have changed in the following ways:
 - Evaluation of cultural heritage assets and attributes
 - Means and methods of proper cultural heritage conservation principles
 - International Charters and documents guiding heritage conservation provided by ICOMOS, INTBAU, English Heritage, National Trust for Historic Preservation (USA) and Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada

The 1980 HCD Plan is being updated to reflect these current practices and methods of cultural heritage conservation found throughout Canada and the world.



INTRODUCTION

- January 24, 2012: HAC made a recommendation to Council that the Meadowvale Village HCD Plan be revised to meet current provincial heritage legislation. This recommendation was approved by Council on February 8, 2012
- Since March 2012, Heritage Planning staff Mark Warrack and Laura Waldie have been working on revising the HCD Plan in conjunction with other City staff, the CVC and the Region of Peel, the Meadowvale Village HCD Review Committee and the Village residents



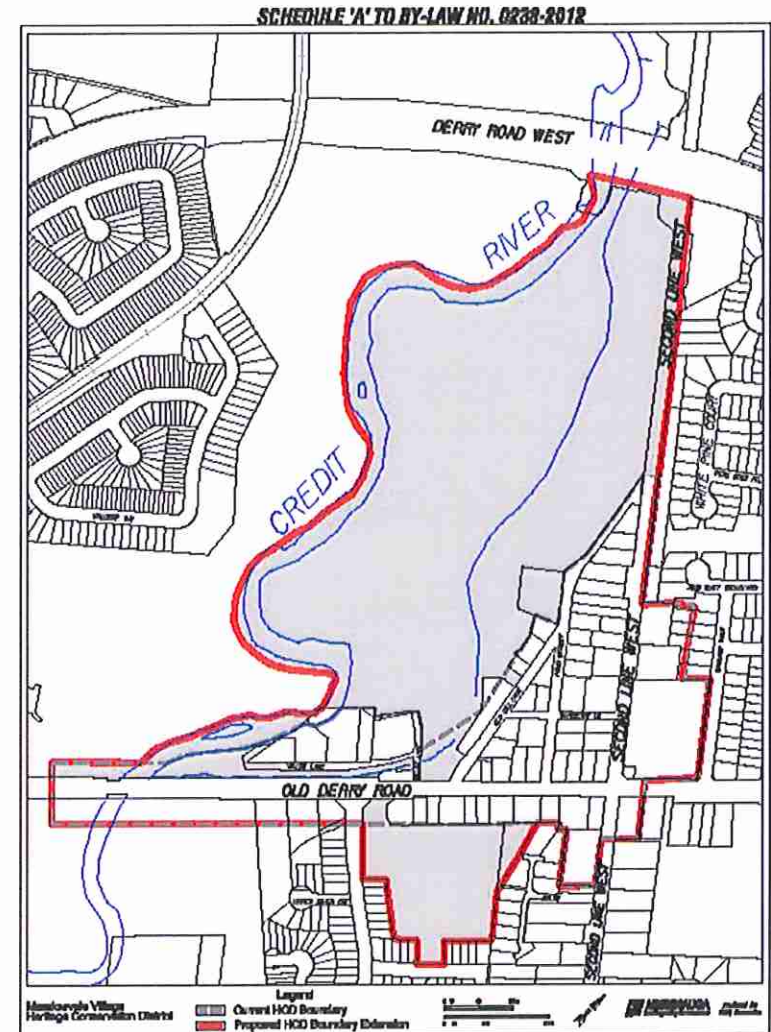
PROJECT HIGHLIGHTS TO APRIL 23, 2013

1. A preliminary Study Area boundary was determined and background research on this area commenced in March 2012.
2. Four Public Meetings have been held with the Village residents to date:
 - May 31, 2012
 - October 4, 2012
 - November 29, 2012
 - March 7, 2013
3. Two appendices have been compiled from the background research conducted and distributed twice to each property within the Study Area Boundary on October 4 , 2012 and an updated version on March 14, 2013.
4. Study Area and Limitation on Development Bylaw passed by Council on November 28, 2012
5. A draft of the Design Guidelines and Policies section, reviewed and endorsed by the Review Committee in January 2013, was provided to the residents for comment on March 8, 2013.
6. A draft of the overall HCD Plan was provided to the Review Committee on March 15, 2013 for comment.

STUDY AREA BOUNDARY

Study Area and Limitation on Development Bylaw passed November 28, 2012

- Two OMB appeals have been filed and a pre-hearing conference has been set for May 22, 2013.
- In February 2013, the Meadowvale Village Community Association requested that Heritage Planning staff consider the addition of properties to the Study Area. These properties are currently being reviewed for consideration.



BACKGROUND RESEARCH

- Limited research was conducted in writing the 1980 HCD Plan. The 1980 HCD boundary was defined loosely by the built form within the small, rural village setting at the time.
- Current research has determined that the HCD boundary could have been more reflective of the planned community as illustrated in the 1856 Bristow Survey.
- A comprehensive study and review of archival resources, conservation principles and tools were consulted in evaluating the cultural heritage resources in the Meadowvale Village area for this study.
- In order to conserve, we must understand what cultural heritage resources we have

BACKGROUND RESEARCH: ICOMOS

Home - International Council on Monuments and Sites - Windows Internet Explorer

http://www.icomos.org/en/

ICOMOS

international council on monuments and sites

Home - About ICOMOS - What we do - Network - Get Involved - Support Us

- Disseminating knowledge**
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 - ICOMOS Open Archive
 - Publications
 - News & newsletters archives
- Involvement in International Conventions**
 - World Heritage Convention
 - Underwater cultural heritage
 - Intangible cultural heritage
 - The Hague convention - armed conflicts
- ICOMOS observatory / Risk preparedness and emergency response**
 - Risk preparedness
 - Blue Shield
 - Heritage Alerts
- Education and Training**
 - Raymond Lemaire
 - Training by the National committees
- Focus**
 - 18 April - International Day for Monuments and Sites
 - Euromed Heritage
 - Heritage Paradigm
 - Human Rights and World Heritage
 - Heritage and Climate Change
 - Sustainable development
 - More themes
- Standards**

President of the Russian Federation, Mr. Vladimir Putin.

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BACKGROUND RESEARCH: ICOMOS CANADA

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 World Heritage Sites of Canada
 Heritage Conservation Links

ICOMOS Canada

ICOMOS Canada is the Canadian National Committee of the International Council on Monuments and Sites. As such, it is the focus of international cultural resources exchange in Canada sharing preservation information and expertise worldwide.

ICOMOS Canada is the leading national authority on conservation philosophy and practice.

ICOMOS Canada seeks to raise the quality of conservation care provided to our built cultural heritage at national and international levels:

- by defining appropriate principles and standards of care for conservation;
- by promoting needed changes in conservation policy or programmes, on the basis of ongoing review of relevant policies / programmes;
- by supporting scientific exchanges and forums in the heritage conservation field, and encouraging participation in these forums;
- by encouraging scientific research in the conservation field;
- by ensuring that Canadian practitioners benefit from conservation lessons gained elsewhere;
- by ensuring that Canadian know-how and approaches are widely communicated to those in other jurisdictions who might profit from that knowledge;
- by increasing public awareness of appropriate methods and approaches for the conservation and care of our built cultural heritage;
- by developing links with organizations whose activities influence the well-being of our built cultural heritage.

Executive

- Dinu Bumbaru, *President*
- John Ward, *Vice-President — English Speaking Committee*
- Alain Dejeans, *Vice-President — French Speaking Committee*
- Medhi Ghafouri, *Vice-President — Scientific Committee*
- Ivse Blanchet, *Treasurer*

► **ICOMOS Canada – SPRING CONGRESS 2012**
 Ottawa, March 22-23, 2012

► **International Day For Monuments and Sites**
 April 18, 2012

International Council on Monuments and Sites
 Conseil International des Monuments et des Sites

BACKGROUND RESEARCH: ONTARIO HERITAGE TRUST

The screenshot shows the Ontario Heritage Trust website in a Windows Internet Explorer browser window. The address bar displays the URL: <http://www.heritagetrust.on.ca/Conservation/Ontario-Heritage-Conservation-Districts>. The website header includes the Ontario Heritage Trust logo with the tagline "BRINGING OUR STORY TO LIFE" and navigation links for "About us", "Contact us", "Feedback", and "Français". A search bar is located below the logo. A main navigation menu contains "Home", "Conservation", "Programs", "Resources and Learning", and "Support us".

The main content area is titled "Examples of HCDs" and includes a sub-heading "Best practices – Examples of Heritage Conservation District plans". A sidebar on the left lists "Ontario Heritage Conservation Districts" with sub-links: "Examples of HCDs", "Current HCDs in Ontario", "HCDs pending approval", "FAQ", "Resources", and "Contact us".

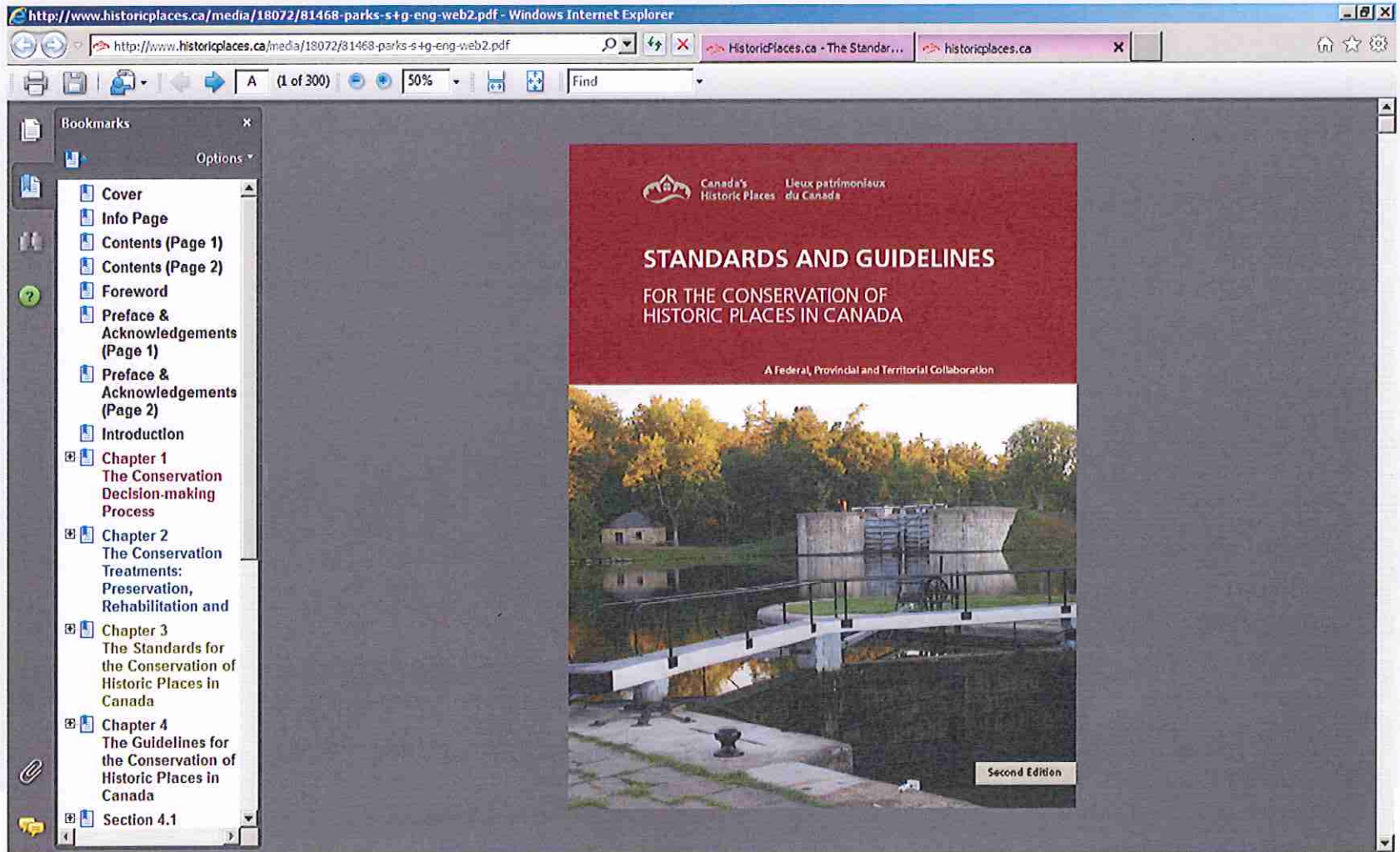
The main content features a large photograph of Wychwood Park in Toronto, a large Tudor-style house with a prominent chimney, surrounded by lush greenery. Below the photo is the caption "Wychwood Park in Toronto." and a paragraph of text: "Each Heritage Conservation District is unique. The amended Ontario Heritage Act (2005) requires that an HCD have an accompanying district plan. A good plan begins by clearly identifying the geographical boundary of the area, its overall character,".

To the right of the main content, there are two smaller featured articles. The first is titled "Visit the new Fulford Place website" and includes a photograph of a large, ornate house. The second is titled "See what's in our collections" and includes a photograph of a highly decorative pocket watch.

BACKGROUND RESEARCH: CULTURAL LANDSCAPE FOUNDATION

The screenshot shows the website 'What are Cultural Landscapes? | The Cultural Landscape Foundation' in a Windows Internet Explorer browser. The page features a navigation menu with links like 'What's Out There', 'Landscape', 'Pioneers', 'Classrooms', 'News/Features', 'Events', 'About', and a 'DONATE' button. The main content area is titled 'What are Cultural Landscapes?' and includes a definition: 'Cultural Landscapes Provide a sense of place and identity; they map our relationship with the land over time; and they are part of our national heritage and each of our lives.' It lists characteristics such as being sites associated with significant events, ranging in size from rural land to homesteads, and being works of art or regional identity. The page also introduces 'Four Types of cultural landscapes' with a section for 'Designed Landscape' featuring an image of a garden and a description: 'a landscape that was consciously designed or laid out by a landscape architect, master gardener, architect or horticulturist according to design principles or an amateur gardener working in a recognized style or tradition. see: Donnell Garden, Sonoma, CA'. Another section for 'Vernacular Landscape' is partially visible. On the right, there is a 'What's Out There' sidebar with a search bar and a list of links including 'about', 'what are cultural landscapes?', 'advanced search', 'submit a landscape', 'glossary', and 'acknowledgements'. Below this is a search form with fields for 'Landscape Name', 'City', 'State', and 'Designer', along with 'Search' and 'Advanced Search' buttons. The browser's address bar shows the URL 'http://tdf.org/landscapes/what-are-cultural-landscapes'.

BACKGROUND RESEARCH: PARKS CANADA



BACKGROUND RESEARCH: PROPERTY INVENTORY, APPENDIX A

- Included is the writing of an overall character statement for the HCD
- Based on today's principles and understanding of cultural heritage landscapes and resources, every property in the Study Area Boundary was assessed and documented in the following way:
 - Municipal address
 - Historical Background
 - Description (physical)
 - Heritage Attributes
 - Not just the built form but also the cultural heritage landscape value and the associative/contextual/historic value as per Regulation 9/06 of the Ontario Heritage Act
 - Statement of Significance
 - Summing up the four points above into one clear, defining statement for each property

This document has been online at www.mississauga.ca/heritageplanning since November 2012 and was distributed to every household in the Study Area on March 14, 2013.

BACKGROUND RESEARCH: PROPERTY INVENTORY, APPENDIX A

Mississauga.ca - Residents - Heritage Conservation Districts - Windows Internet Explorer

http://www.mississauga.ca/portal/residents/heritageconservationdistricts

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Heritage Planning
Heritage Designated Properties
Heritage Conservation Districts
Cultural Landscape Inventory
Heritage Grants
Heritage Permits
Heritage Services

Mississauga Heritage Advisory Committee
Learn more about the Heritage Advisory Committee's logo.
Heritage Advisory Committee's Logo

RESIDENTS > Heritage > Heritage Planning > Heritage Conservation Districts

Heritage Conservation Districts

 A heritage conservation district is a defined area of buildings and properties designated under the *Ontario Heritage Act*. The City of Mississauga has designated two heritage conservation districts: Meadowvale Village and Old Port Credit Village. Designated in 1980, Meadowvale Village was the province's first heritage conservation district. The City designated Old Port Credit Village in 2004.

Heritage Conservation Districts enable the City to manage and guide change through the adoption of a plan and guideline for the conservation, protection and enhancement of each area's special character.

On November 27, 1980, Meadowvale Village became Ontario's first adopted heritage conservation district under city By-law 453-80. As this was the province's first heritage conservation district, the HCD Plan was written without the benefit of having a precedent model to influence its development. However, the Meadowvale Village Heritage Conservation District Plan went on to become the model for other HCD Plans in the 1980s and has served the Village well for many years. In 2005 there were significant amendments to the Ontario Heritage Act and as a result the 1980 HCD Plan no longer meets the standards of heritage conservation and lacks the correct tools to be effective.

The purpose of the Background Report is to document the background research and data which was not completed prior to the 1980 HCD Plan. This background report provides the prehistoric and historic research on the Village in general, its phases through time from early native occupation, the 1819 first settlement, through to the present. This report provides a history and description of each property within the Village as well as the statement of cultural heritage value and consideration of its natural heritage. The history and development of the HCD since 1980 has been documented only in the recording of physical changes to property. A history of development and social change

MEADOWVALE VILLAGE

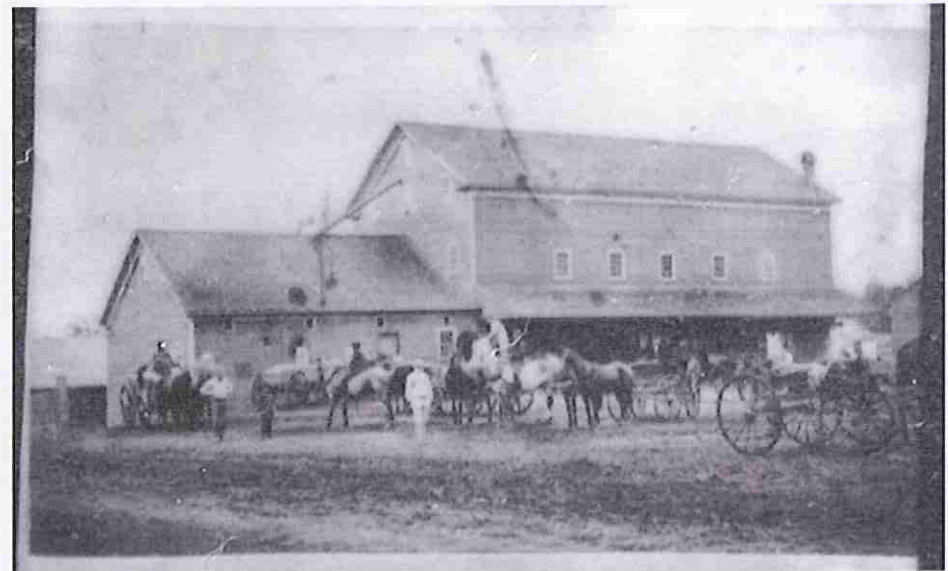
- Extract - Guidelines and Policies
- PowerPoint Presentation - March 7, 2013
- Meadowvale Village HCD Guidelines
- Phase 1 Report - Background (Draft)
- PowerPoint Presentation - October 4, 2012 (Part 1)
- PowerPoint Presentation - October 4, 2012 (Part 2)
- PowerPoint Presentation - October 4, 2012 (Part 3)
- PowerPoint Presentation - October 4, 2012 (Part 4)
- List of Properties - October 2012 (Part 1)
- List of Properties - October 2012 (Part 2)
- List of Properties - October 2012 (Part 3)
- List of Properties - October 2012 (Part 4)
- PowerPoint Presentation - November 29, 2012 (Part 1)
- PowerPoint Presentation - November 29, 2012 (Part 2)
- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada

LEGISLATION

- Ontario Heritage Act
- Provincial Policy Statement, Cultural Heritage and Archaeology

BACKGROUND RESEARCH: CULTURAL HERITAGE ASSESSMENT OF MEADOWVALE VILLAGE AND AREA, APPENDIX B

- This is a 79 page document which chronicles the historical background of Meadowvale Village and surrounding area from Pre-contact times until 1980, when the Village was designated as a heritage conservation district
- Sources consulted include:
 - Region of Peel Archives
 - Heritage Mississauga
 - Archives of Ontario
 - Library and Archives of Canada
 - Conversations with area residents
- This information defines and illustrates the significant cultural heritage value which must be conserved.



COMMUNITY CONSULTATIONS WITH RESIDENTS

- Four meetings have been held with residents of Meadowvale Village since the project began:
 - May 31, 2012
 - October 4, 2012
 - November 29, 2012
 - March 7, 2013

- The Ontario Heritage Act states that one consultation is required as per Section 41.1 (6) (b) below:

Consultation

Before a by-law adopting a heritage conservation district plan is made by the council of a municipality under subsection 41 (1) or under subsection (2), the council shall ensure that,
(b) at least one public meeting is held with respect to the proposed heritage conservation district plan;

COMMUNITY CONSULTATIONS WITH RESIDENTS

- One week prior to each meeting held in the Village, a flier was hand delivered to each residence explaining the nature of the upcoming meeting plus date, time, location and who would be presenting at the meeting.
- Approximately one week after each meeting, a flier was hand delivered to each residence explaining what was discussed at the meeting and links were provided to the City's Heritage Planning website to find the PowerPoint presentation and copies of the documents discussed at the meeting.



COMMUNITY CONSULTATIONS: MAY 31, 2012

- Mark Warrack and Laura Waldie spoke at the Meadowvale Village Community Association's AGM to introduce the project to revise the HCD Plan to residents.
- A questionnaire was distributed to residents to describe what they felt was important to them in the Village in terms of conservation. Of 62 properties in the HCD, we received 8 questionnaires, or a 13% response rate.



COMMUNITY CONSULTATIONS: MAY 31, 2012 RESULTS

Residents said:

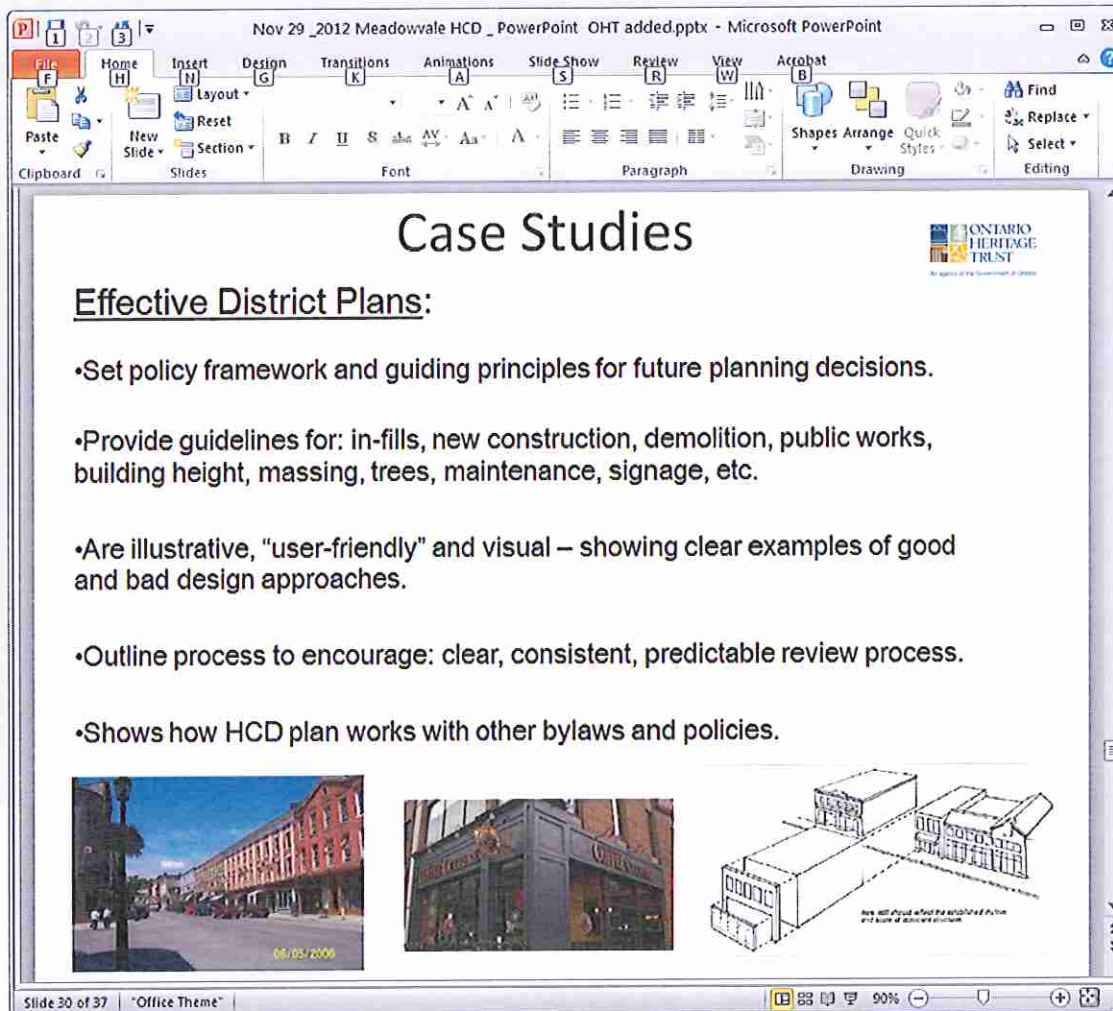
- *“Responsibility to be custodians of a home/district that will outlive us.”*
- *“Responsible use of elements to prevent Disneyland clichés*
- *“Village’s natural setting and tree canopies is a great feature to respect at all costs.”*
- *“Features of the Village that make/made it so attractive are/were open space, unaltered topography...buildings which reflect the size, proportions, slopes and styling of an earlier era”*
- *“The HCD must have iron-clad limits on severance, lot coverage, heights, and architectural features for buildings.”*
- *“...the mill (ruins) is what this village was based on, they should be given more attention.”*
- *“large mature lots with homes of a proportion, design and size complimentary not only to themselves but also to their adjacent neighbours as well as the overall community.”*

COMMUNITY CONSULTATIONS: OCTOBER 4, 2012

- The results of 6 months of research into each property and the background history of the Village were presented to the residents.
- Each property owner took home a copy of their property's write up and evaluation, as well as a copy of the Cultural Heritage Assessment for Meadowvale Village and Area (then called the Phase I Report).
- Each property received their write up twice: either at the October 4 meeting or hand delivered a week later to those who did not attend the meeting. The second copy was distributed to residents at the March 7, 2013. Hard copies were hand delivered a week after the meeting to those who were not in attendance.
- Only two responses were referred back to Heritage Planning staff with comments.

COMMUNITY CONSULTATIONS: NOVEMBER 29, 2012

- Jim Leonard from the Ontario Heritage Trust gave a PowerPoint presentation with picture examples of best practices and good design guidelines from other Ontario HCDs



The screenshot shows a Microsoft PowerPoint window titled "Nov 29_2012 Meadowvale HCD _ PowerPoint OHT added.pptx - Microsoft PowerPoint". The slide content is as follows:

Case Studies

Effective District Plans:

- Set policy framework and guiding principles for future planning decisions.
- Provide guidelines for: in-fills, new construction, demolition, public works, building height, massing, trees, maintenance, signage, etc.
- Are illustrative, "user-friendly" and visual – showing clear examples of good and bad design approaches.
- Outline process to encourage: clear, consistent, predictable review process.
- Shows how HCD plan works with other bylaws and policies.

At the bottom of the slide, there are three images: a photograph of a street scene with historic buildings, a photograph of a storefront with signage, and a 3D architectural rendering of a building complex. The Ontario Heritage Trust logo is in the top right corner of the slide.

Slide 30 of 37 "Office Theme" 90%

COMMUNITY CONSULTATIONS : NOVEMBER 29, 2012

- Residents were asked to discuss what features of the HCD should be addressed in the revised HCD Plan. The answers included the following:

To Be Retained;

- *Road widths and style*
- *Trees , quantity and type*
- *Type of houses – scale, not too big*
- *Maintain the architecture of the original homes*
- *Other than road, no hard surface drive ways, natural stone walks*
- *Picket fences, no other*

General comments:

- *Good deal of heritage preservation elsewhere, but not in Mississauga. We are way behind in heritage conservation and we should have more, stronger HCDs.*
- *Grass and lawns should surround the house*
- *No cars parked on the street*

Residents were informed that the next step was to produce a Design Guidelines and Policies document which would be presented in the Spring of 2013 for feedback.

DRAFT DESIGN GUIDELINES AND POLICIES

- The Meadowvale Village HCD Review Committee, as a member-appointed subcommittee of the City's Heritage Advisory Committee, met with Heritage Planning staff to thoroughly review and revise the Design Guidelines and Policies portion of the HCD Plan on January 22 and January 31, 2013.
- City Departments such as Transportation and Works, Planning and Building, Parks Planning, and Policy and Design also reviewed the document and submitted feedback
- The principles of the draft Design Guidelines and Policies were presented to the residents at the March 7, 2013 meeting. The document was released via the Heritage Planning website on March 8, 2013.



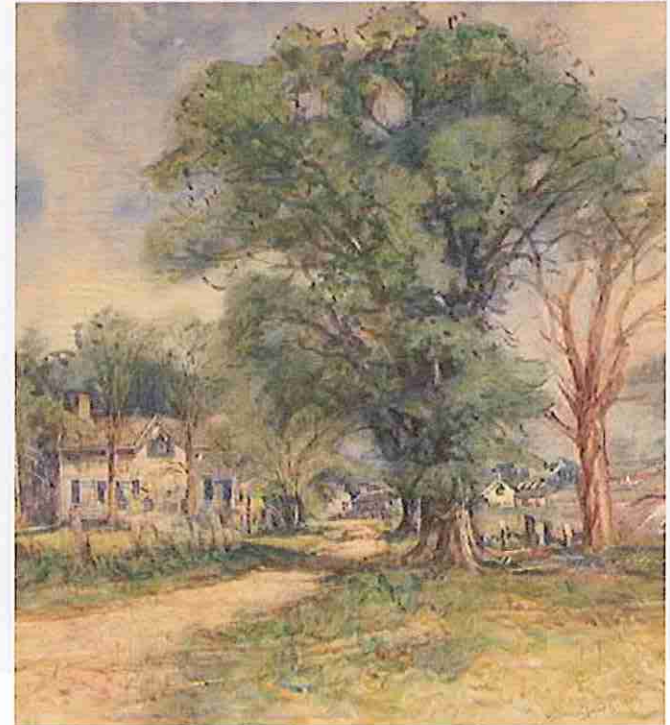
COMMUNITY CONSULTATION: MARCH 7, 2013

- Heritage Planning, and Planning and Building, staff introduced the concept of Official Plan and Zoning Amendments which will be required to support the revised HCD Plan.



COMMUNITY CONSULTATION: MARCH 7, 2013 COMMENTS

- 22 of 57 residential property owners submitted comments to Heritage Planning staff regarding the Design Guidelines and Policies section of the revised HCD Plan. This is a 38% response rate.
- Residents have raised some questions and concerns which are currently being addressed by Heritage Planning staff for the draft of the full HCD Plan.
- Heritage Planning staff met with three residents of the HCD to address some general concerns and questions about the Design Guidelines and Policies section of the HCD Plan.



CONTENTS OF AN HCD PLAN

- The Ontario Heritage Act outlines what must be included into an HCD Plan. They are:

Content of plan

(5) 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 statement explaining the cultural heritage value or interest of the heritage conservation district;*
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- (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.*

No one section of an HCD stands alone. The HCD Plan is to be viewed and followed as one single, cohesive document.

NEXT STEPS

- A draft of the full HCD Plan was distributed to the Review Committee on March 15 for comment.
- A statutory meeting to discuss the draft HCD Plan is tentatively scheduled for June 10, 2013. All residents in the Study Area, plus adjacent properties, will be notified.
- Residents will then be able to submit comments on the full HCD Plan to Heritage Planning staff for consideration.
- The full HCD Plan will come forward to the Heritage Advisory Committee in September, 2013 for consultation.
- Council will be asked to approve the revised Meadowvale Village HCD Plan in November 2013 as well as the supportive Official Plan and Zoning amendments.