

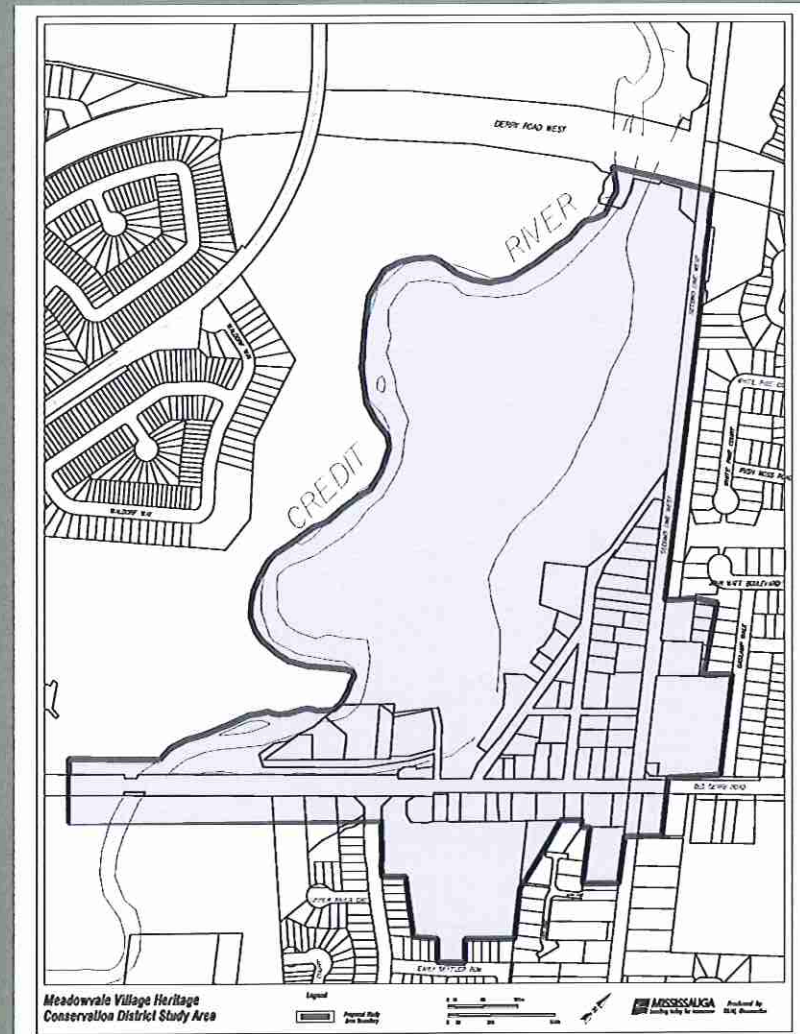
Meadowvale Village HCD Plan Review

Design Guidelines and Policies, Official Plan
and Zoning Amendments
March 7, 2013



Meadowvale Village HCD Plan Review: Design Guidelines and Policies, Official Plan and Zoning Amendments

- Proposed Study Area Boundary



Meadowvale Village HCD Plan Review: Design Guidelines and Policies, Official Plan, Zoning Amendments

● **The HCD Plan Content:**

- Introduction
- Heritage Legislation and Principles of Heritage Conservation
- City of Mississauga Policies
- Heritage Character Statement
- Implementation
- Design Guidelines and Policies
- Recommendations
- Glossary
- Resources



Meadowvale Village HCD Plan Review: Design Guidelines and Policies, Official Plan, Zoning Amendments

● **Project Research:**

- **Best practice from other HCD Plans**
 - There are some good examples written in the last two to three years
- **Historical documentation of the Village**
 - Important to understand how the Village developed over time which defines the Village today
- **Character statements and heritage attributes**
 - Defining the heritage elements to be protected
- **Heritage conservation legislation and principles**
 - Accepted conventions of heritage conservation practice
 - the Meadowvale Village HCD Review Committee has provided direct input and endorsement



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Ontario Heritage Act: Content of plan

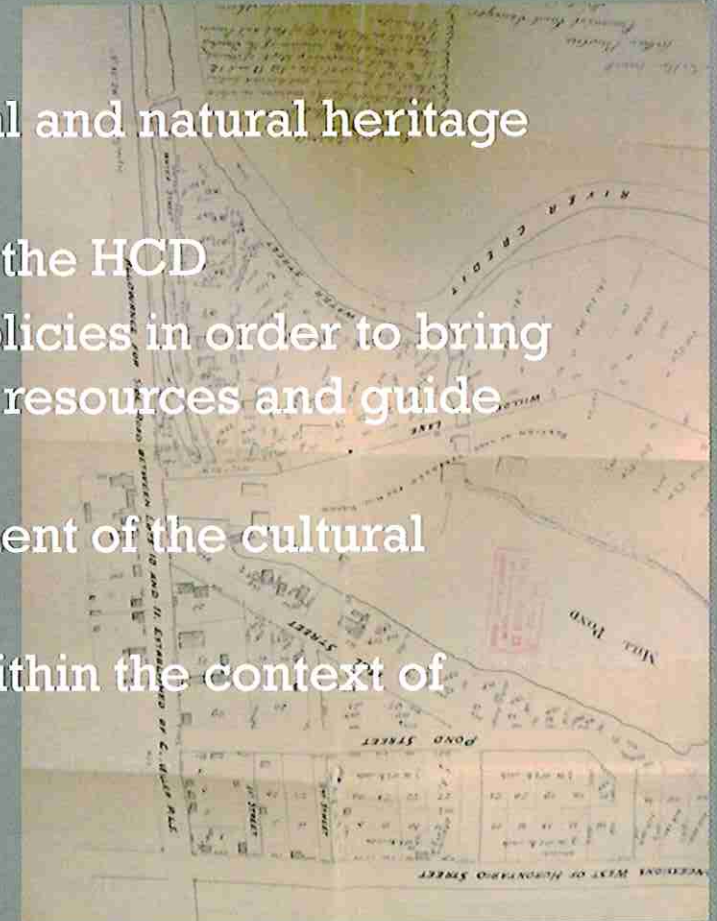
Section 41.1 (5): A heritage conservation district plan shall include,

- (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 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.

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● Objectives of the amended HCD Plan:

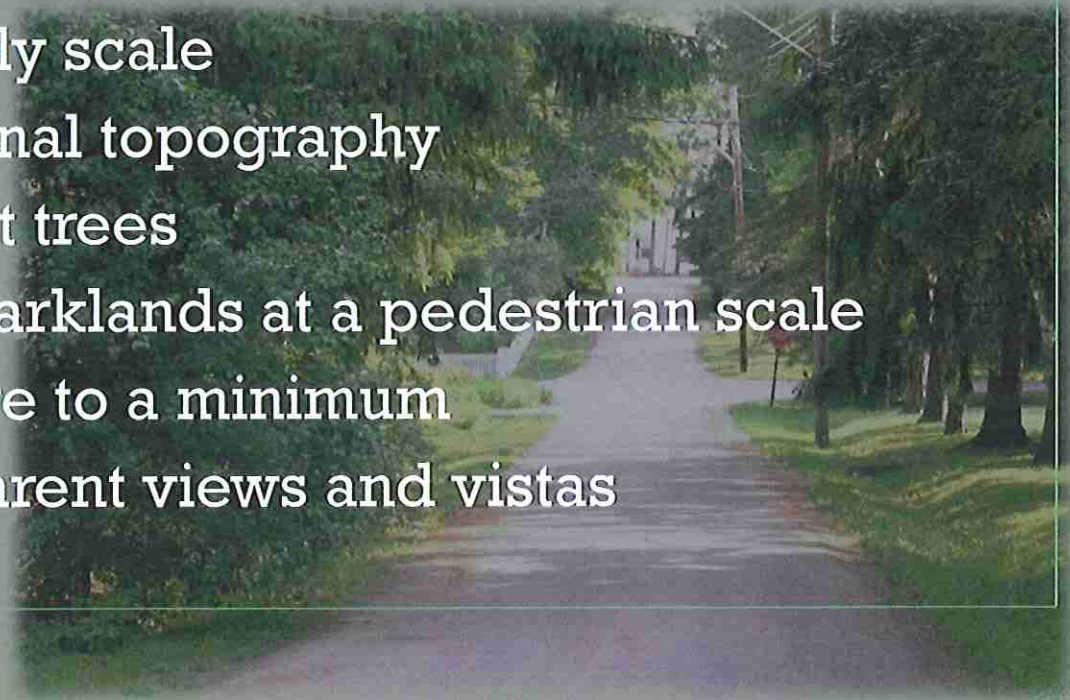
- Identify and understand all the cultural and natural heritage attributes
- Study and determine the boundary of the HCD
- Improve the design guidelines and policies in order to bring clarity to the conservation of heritage resources and guide future development
- Better understanding of the development of the cultural heritage landscape
- Provide a means to manage change within the context of heritage conservation



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○ **Public Realm (streets, roadway and publicly owned lands)**

- Narrow rural-like roads
- Few sidewalks or curbs
- Pedestrian friendly scale
- Retention of original topography
- Retention of street trees
- Accessibility to parklands at a pedestrian scale
- Keep road signage to a minimum
- Open and transparent views and vistas



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○ **Private Realm Spatial Relationships**

- retain character of open green space
- retain topography
- maintain relationship of one structure to another
(generally smaller structures on larger lots)
- retain lotting pattern reflective of the 1856 Bristow Survey
- Varied set-backs



- Retain scale of buildings
relative to lot size

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● **Built Form Additions:**

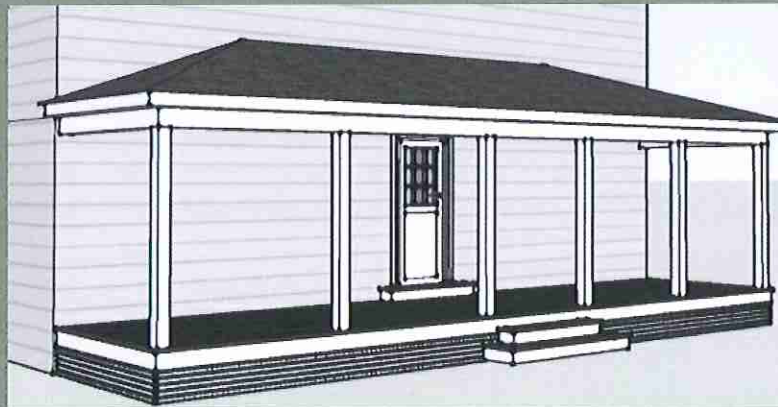
- Respect for the design, scale, mass and form of the original structure so as not to dominate
- Not to exceed the height of the original
- Retention of significant heritage attributes and materials
- Restoration of lost features, such as a verandah, must be based on historical documentation



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● **New Construction:**

- style, massing, form and materials are to be in the historic pattern of the Village (simple vernacular)
- exterior cladding in wood or stucco
- no changes to topography
- front elevation to face the street
- no flat roofs
- windows must be of wood construction



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- The following minor alterations will **NOT** require a Heritage Property Permit:
 - Alterations or changes to the interior of a building or structure
 - Minor maintenance or repair of property with like materials and same dimensions
 - Example: Replacing wood fascia board with same
 - Painting of wood surfaces
 - Re-roofing with same materials
 - Repair or replacement with like materials of eaves troughs and downspouts
 - Changes to a heating or cooling system if the alteration cannot be seen from the street
 - Insulation, caulking, weather stripping
 - Use of temporary or seasonal elements such as patio furniture, planters and seasonal decorations

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● **Next steps:**

- Draft Design Guidelines and Policies will be available on the Heritage Planning web site;
<http://www.mississauga.ca/portal/residents/heritageconservationdistricts>
- Statutory public meeting in the late spring (all residents and adjacent property owners will be notified)
- Final Draft HCD Plan available in September
- Adoption by council – November 2013

Mississauga Official Plan

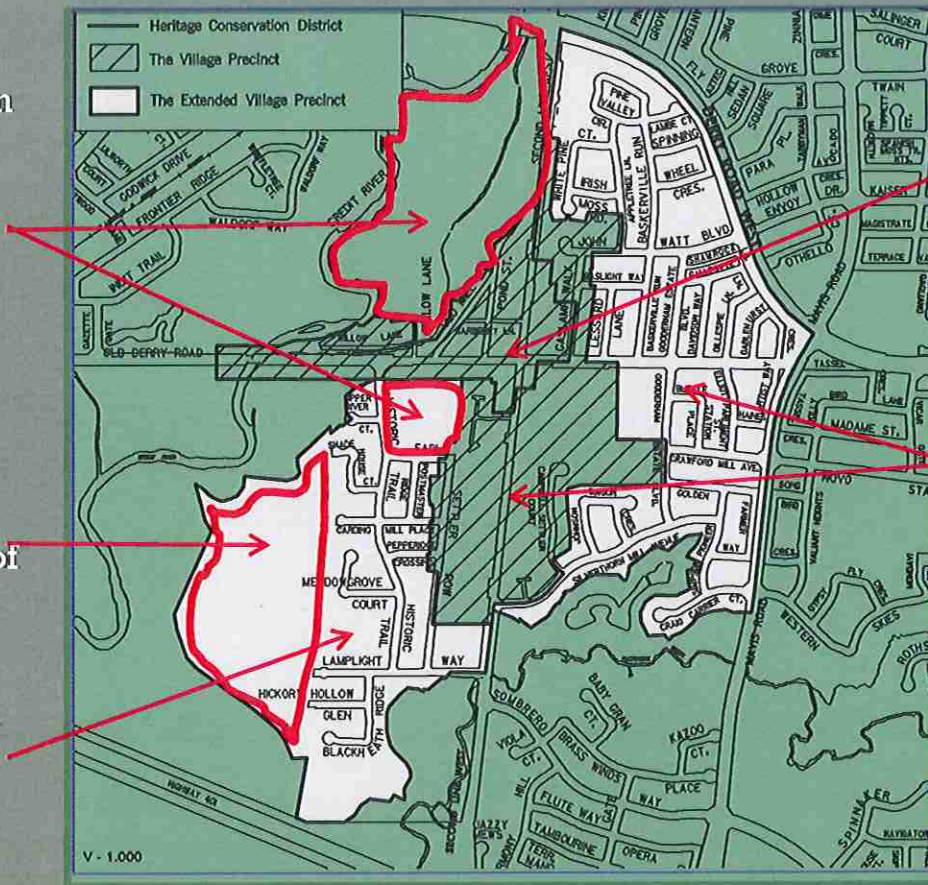
- Plan to be updated to reflect changes noted in Heritage Conservation District Plan
- Revision to Heritage Conservation District boundaries to add:
 - Conservation lands
 - Old Ridge Park
- Revision to Extended Village Precinct boundaries to:
 - Remove lands now built out
 - Move boundary for lands above top of bank on Sanford farm where there will be future development

Proposed Village Precinct Boundary Changes

Add conservation lands and Old Ridge Park to Heritage Conservation District

Revise Extended Village Precinct boundary to only apply to western half of area

Remove lands from Extended Village Precinct



Revise Heritage Conservation District boundary

Remove lands from Extended Village and Village Precincts

Zoning By-law 0225-2007

- Existing heritage dwellings to be permitted
- Existing heritage outbuildings to be permitted
- Any proposed changes to be addressed through Heritage Permit first

Statutory Public Meeting

- Tentatively scheduled for June 10, 2013
- Will be advertised in Mississauga News and notification sent to all impacted land owners

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Amendments

- Presentation by:
- Mark Warrack, Culture Division
- Laura Waldie, Culture Division
- Marianne Cassin, Development and Design

Meadowvale Village Hall, March 7, 2013

