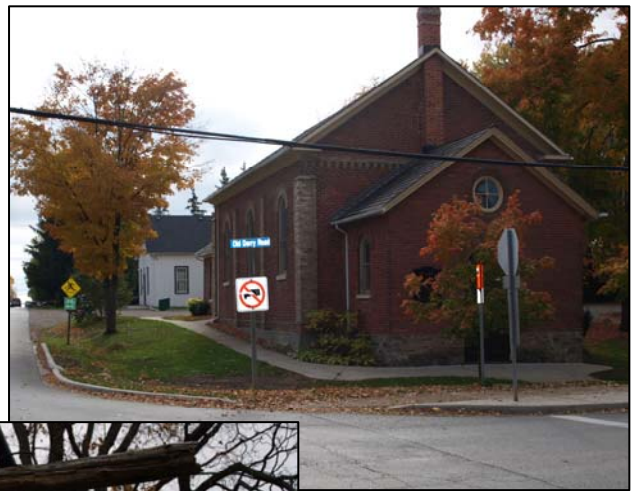


# Heritage Districts Work!

Heritage Conservation District Study  
Meadowvale Village - City of Mississauga  
2009





# Heritage Conservation District Study 2009

Prepared By

## The Architectural Conservancy of Ontario

(North Waterloo and Hamilton Branches)

With the Assistance of

Heritage Ottawa, Huron County MHCs,  
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# Acknowledgements

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The project was undertaken in support of the volunteer efforts of ACO branch presidents and members, Heritage Ottawa, members of the local Municipal Heritage Committees and interested citizens across Ontario. These dedicated volunteers surveyed residences in the Heritage Conservation Districts and provided energy and purpose to the project.

The efforts of the volunteers were assisted and coordinated through cooperation between the ACO and the Heritage Resources Centre (HRC) at the University of Waterloo. Professor Robert Shipley is the Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

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We would also like to thank the following local volunteers and municipal staff for their time and effort surveying residents, answering interview questions and helping to gather other vital information: Mark Warrak, Jim Holmes, Ryan Galvin, Lyndsay Haggerty and Angela Buonamici.

**Thanks!**



# Meadowvale Village Executive Summary

## Introduction

- This study of Heritage Conservation Districts has been funded by the Ontario Trillium Foundation and is a joint effort among volunteers of the Architectural Conservancy of Ontario, the Heritage Resources Centre and volunteer historical societies across the province
- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- 32 districts designated in or before 1992 were examined

## Background of Meadowvale Village Heritage Conservation District

- Located in the City of Mississauga
- Consists of 53 residential properties, a church and a Town Hall
- The district was designated in 1980 as the first district in the province
- Plan was prepared by the City of Mississauga

## Study Approach

- Resident surveys were conducted door to door by members of the Heritage Resources Centre
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

## Analysis of Key Findings

- The following objectives of the district plan have been met:
  - to maintain and conserve buildings
  - to increase residents' awareness
  - to maintain the village-like atmosphere
- 86% of people are very satisfied or satisfied with living in the district
- Major additions have not negatively affected the character of the village
- The processes for completing alterations to buildings is neither difficult nor lengthy
- Properties in the district had average sales history trajectories
- One property in the district showed resistance to real estate downturns
- The district has influenced the urban planning of the surrounding area
- Overall, the Meadowvale Village Heritage Conservation District has been a successful planning initiative

## Recommendations

- Coordinated street signs or signs at the village entrance would make historic reference more visible
- Expand the district to include a buffer and the natural ridge
- Track alteration requests in a comprehensive and easily accessible manner





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# 1.0 Introduction

## 1.1 Heritage Act and Designation

The *Ontario Heritage Act* (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings”<sup>1</sup>. Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district”<sup>2</sup>.

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives<sup>3</sup>.

## 1.2 Rationale for Heritage Conservation District Study

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 92 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake a province wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent the various community sizes. The various types of districts which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

\* 5 of these districts make up the HCD known as Sandy Hill  
 ~ 2 of these districts make up the HCD known as Goderich Square

*Figure 1: Distribution of Heritage Conservation Districts under Examination*

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

## 2.0 Background of Meadowvale Village Heritage Conservation District

### 2.1 Description of the District

The Meadowvale Village Heritage Conservation District (HCD) is situated primarily along Second Line West and Old Derry Road which intersect each other. Along Old Derry Road the district is bounded by a visual narrowing of the road from the east and the Credit River from the west. The perceived northern limit to the village occurs at the intersection of Pond Street and the southern limit is considered the Community Hall property. The district is primarily a residential area; it consists of 53 single family dwellings, a church and a Town Hall.

### 2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places ([www.historicplaces.ca](http://www.historicplaces.ca)) the cultural heritage value of Meadowvale Village is:

The Meadowvale Village HCD is one of Ontario's few surviving communities with the physical charm of the mid to late nineteenth century. Although situated in a highly urbanized area, the Meadowvale Village HCD has maintained its historical character.

The origin of the village predates Confederation by almost half a century. In 1819, twenty-nine Irish families immigrated to the area from New York. The soil proved to be quite fertile and yielded settlers enough to survive on easily. They were able to make a little money by cutting down the white pines and sending them downriver to Port Credit for barrel staves. By circa 1830 the white pines were in great demand. With the guaranteed market, a ready supply of prime lumber, and downriver transportation to Port Credit, the lumber industry was a natural choice for Meadowvale. The firm of Gooderham and Worts acquired and expanded a saw mill, grist mill and general store. By providing employment and stimulating trade and commerce, these mills constituted the greatest single force in the economic life of the village.

After circa 1860 the days passed relatively quietly in Meadowvale; the boom was over. The only major facility built before the twentieth century was the new schoolhouse constructed in 1871, which now acts as the Community Centre. The most significant occurrence during this period was the decision of Canadian Pacific Railway to by-pass the village thereby reducing local trade and increasing the accessibility of other towns and villages to large centres. The local trade and commerce began to decline and the saw mills prospered less and less as the years passed.

Meadowvale's progression to the modern age has been a quiet one. In the 1940s descendants of the original settlers still owned farms around the village, and the church and school still maintained their status as centres of activity. Unfortunately, nothing remains of the mills which were so important to the historical development of the community. The residential structures, however, have fared somewhat better. Some of the earliest houses constructed in the village are still in use. Forty years ago Meadowvale had no taverns, beauty salons, or movie theatres. Today it still does not, even though it is minutes away from a very urbanized area. It is historically significant because geographically, it is a part of, yet physically very much apart from the contemporary environment.

Although the Meadowvale Village HCD does not reflect a domestic architectural style unique to a certain time period it has special character. This character is a result of the basically unaltered physical environment with mature planting and an almost unconscious sense of restraint in construction over the years. Heights rarely exceed two storeys. The overall scale and type of

building is harmonious with the setting. The buildings display a limited range of materials and colours. These features result in a cohesive community distinct from its urban surroundings.

The Meadowvale Village HCD's location beside Credit River was key in its lumber success. There was not only a readily available supply of white pine trees in the area, but the Credit River allowed for easy transportation downstream to Port Credit.

### 2.3 Location of the District

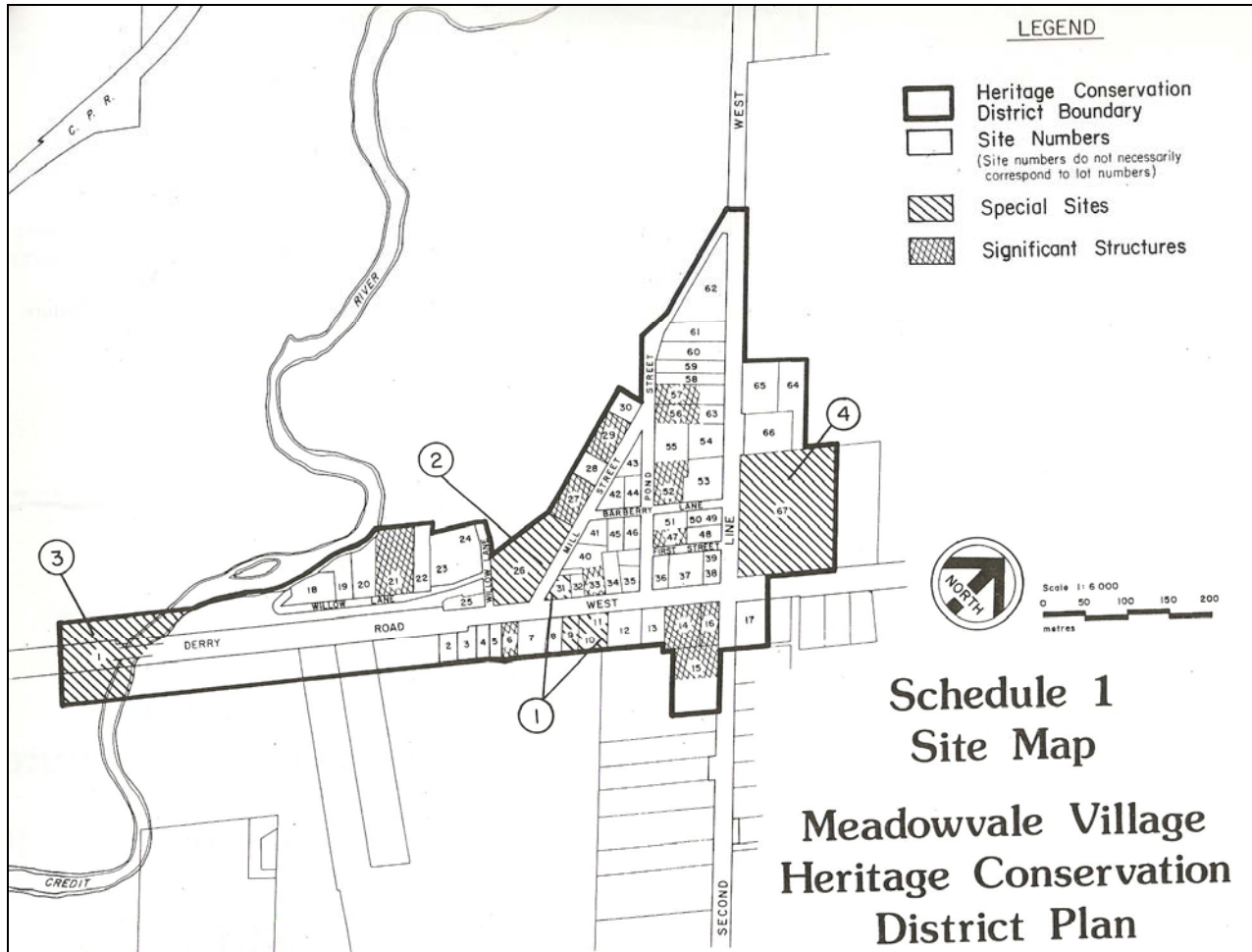


Figure 2: Map of Meadowvale Village Heritage Conservation District

### 2.4 Designation of the District

According to the stakeholders, the designation of Meadowvale Village was initiated by the local community. They wanted to preserve the heritage features and protect against future development. Council supported the movement because they were also concerned.

The Meadowvale Village Heritage Conservation District is protected by By-law 453-80 which was passed on June 9, 1980. The designation was approved by the Ontario Municipal Board under the 1980 *Ontario Heritage Act* on November 27, 1980. The Meadowvale Village Heritage Conservation District was the first district to be designated by a city in Ontario and passed by the Ontario Municipal Board.

The Meadowvale Village Heritage Conservation District Plan was prepared by the City of Mississauga in 1980. The plan contains sections on the objectives of the plan, a description and history of the district, policies related to existing and new buildings, land use and streetscape, and implementation.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Meadowvale Village Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by members of the Heritage Resources Centre. Twenty-two of 52 residents answered surveys, representing a 42.31% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Meadowvale Village was conducted in October 2008. The purpose of this survey is to provide an objective way to evaluate streetscapes. There are two elements to the survey; land use mapping and a streetscape evaluation. Land use maps, which represent the current use of buildings in the district, were produced for Meadowvale Village (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 14 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

### 3.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)<sup>4</sup>. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (*i.e.* properties located within an district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (*e.g.* architecture, lot size, *etc.*).

### 3.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed for their experiences and opinions. These stakeholders often included the local planner, the chair or a member of the Municipal Heritage Committee and members of the community association or BIA. Two people were interviewed over the phone for the Meadowvale Village Heritage Conservation District. Those interviewed included the staff liaison to the local committee and a local committee member. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

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<sup>4</sup> The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth HCD property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

### 3.5 Requests for Alterations

With respect to the requests for alterations within the Heritage Conservation Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Meadowvale Village Heritage Conservation District, the information about the number of applications was kept in an electronic list by the City of Mississauga. This list includes requests for alterations from 1981 until present. The list is incomplete because it does not reflect the time taken for each application. A summary of this information is presented in Appendix H.



## 4.0 Analysis of Key Findings

### 4.1 Have the goals or objectives been met?

The Heritage Conservation District Plan, written in 1980, lists the following three objectives:

*a) Maintain the scale and cohesiveness and protect existing buildings and features*

The objective to maintain the scale and cohesiveness and protect existing buildings and features appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved (see Figure 3). High scores in the categories of absence of dereliction, façade quality and detailed maintenance also contribute to the visual confirmation that buildings have been well maintained.



*Figure 3: An example of a building in view with high scores in conserved elements and facade quality*

From the information provided about the requests for applications, it can be seen that the balance of changes are major such as additions. However, these additions do not show up in the data collected in the Townscape Survey. The additions are not visible from the street and have not negatively impacted the character of the village (see Figure 4). This is a positive measure of how the application process is working.



*Figure 4: View where additions have not negatively impacted the character of the village*

*b) Increase residents' awareness of the significance of the area's historical character*

Drawing on the responses from the resident surveys, all those surveyed know they live in a Heritage Conservation District. The responses also show a high level of understanding about the goal to protect the area and the relevant guidelines.

The categories of place reference and historic reference scored low. This shows an area for improvement; coordinated street signs or signs at the village entrance would make the historic reference more visible.

*c) Maintain a quiet village-like atmosphere*

The objective to maintain a quiet village-like atmosphere has been met. In the Townscape Survey the categories of traffic safety and traffic flow scored high. The category of vitality also scored low, which indicates there are not many people walking around the area as is typical of a small village.

### 4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. At the time of designation, most people (five of seven) were positive about the designation. Now, over half the people (54%) are very satisfied with living in the district. An additional 31% are satisfied. In total, 86% of those surveyed are satisfied or very satisfied with living in the district. Only two people (9%) are dissatisfied. In

addition to evidence from the surveys that people are content with the district, the stakeholders indicated the designation is well accepted.

### 4.3 Is it difficult to make alterations

Of the residents surveyed 11 people said they had made requests for alterations. Nine of those people said their applications were approved. Half of those applications were said to have been approved within six to 12 months.

The records from the City of Mississauga do not have dates, but do show most applications were for additions. These types of major changes could account for the longer application timeline. These additions have not negatively impacted the character of the village (see Figure 4). This indicates an application process that works very well. According to the stakeholders, the committee and staff go through the application process step-by-step with the applicant, in an informal setting. This method could account for the positive building results.

### 4.4 Have property values been impacted?

According to the resident surveys 70% of people thought the designation of the district would increase the value of their home. No one thought it would lower their value.

The data from GeoWarehouse™ indicated that eight of 52 properties had sales histories. Of these eight properties two had above average sales value increases (see Figure 6). Of the remaining properties, five had average sales history trajectories. One of the properties performed below average. These properties are in a situation where they are surrounded by larger homes, whose value fluctuated until 2000. It is likely that these values were a result of large lots being sold off, subdivided and resold.

One of the properties showed an interesting trend. It resisted the real estate market downturn of the 1990s. While other properties in the city were losing value, the properties in the district maintained their value.

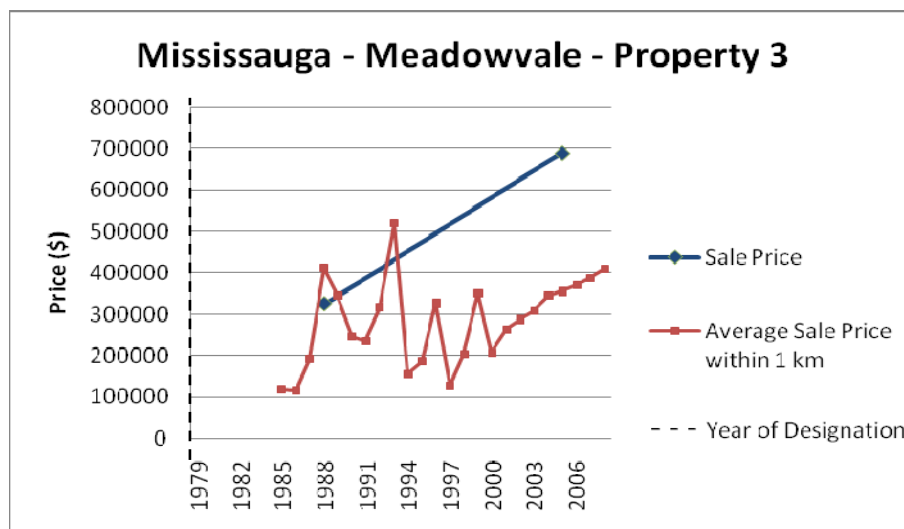


Figure 6: Above Average Sale History Trajectory

### 4.5 What are the key issues in the district?

#### a) Influencing the urban planning of the surrounding area

According to the stakeholders, the designation of Meadowvale Village as a Heritage Conservation District has not only afforded it protection, but it has influenced the surrounding area. One example is that Old Derry Road, which runs through the district, was suppose to be widened to be used as a major thoroughfare in the City of Mississauga. Houses within the district would have been lost. The designation ensured that an alternate route was used instead.

*b) Expansion of the district*

According to the stakeholders, there is a natural ridge to the south of the district that was important to the village settlement. So far the City of Mississauga and the local committee have been able to negotiate with developers to keep a set back from this feature. By expanding the district to include this feature, it would be protected. One stakeholder also mentioned the need for a buffer around the village that was not foreseen at the time of designation.



# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - to maintain and conserve buildings
  - to increase residents' awareness
  - to maintain the village-like atmosphere
- 86% of people are very satisfied or satisfied with living in the district
- Major additions have not negatively affected the character of the village
- The processes for completing alterations to buildings is neither difficult nor lengthy
- Properties in the district had average sales history trajectories
- One property in the district showed resistance to real estate downturns
- The district has influenced the urban planning of the surrounding area

Overall, the Meadowvale Village Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Coordinated street signs or signs at the village entrance would make historic reference more visible
- Expand the district to include a buffer and the natural ridge
- Track alteration requests in a comprehensive and easily accessible manner



# Appendices





# Appendix A

## Tabular Results of Resident Surveys



1. Are you the owner or tenant of this property?

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	17	1	4
Percentage	77.27	4.55	18.18

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	22	0
Percentage	100.00	0.00

3. Did you move here before or after the area was designated?

Responses

	Before	After
Counts	7	14
Percentage	33.33	66.67

4. If you lived here before designation, how did you feel about it at the time?

Responses

Positive	5
Negative	1
Neutral	1
Mixed Feelings	0

5. If you came after the designation did the designation affect your decision to move here?

Responses

	Yes	No
Counts	2	12
Percentage	14.29	85.71

6. What is your understanding of how the HCD works?

Responses

Preserve	5
Restrictions	5
Guidelines/Regulations	7
Committee	3
Good understanding	4
Little/no understanding	2

**Additional Comments:** Designated area (2), History (1), Inconsistent enforcement (1), Keep trees (1), Peaceful (1)

*Note: Residents could provide more than one response to question 6*

7. Have you made application(s) for building alterations?

Responses

	Yes	No
Counts	11	11
Percentage	50.00	50.00

8. If so, were your applications for alterations approved?

Responses

	Yes	No
Counts	9	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

6 to 12 months	4
4 to 5 months	0
1 to 3 months	3
Less than 1 month	1
Not long	0

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.32	12	7	1	2	0	0
Percentage		54.55	31.82	4.55	9.09	0.00	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.81	6	8	4	0	0	4
Percentage		27.27	44.44	22.22	0.00	0.00	18.18

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	9
Yes	2
Yes, easier	4
Yes, harder	4
Don't know	2
Maybe	1

13. Comments

Responses

Positive feelings	4
-------------------	---

**Additional Comments:** Inconsistent between Meadowvale, City of Mississauga and OMB (1), Disappointed (1)

Total Population	52
Participants	22
Participation Rate	42.31



Appendix B  
Land Use Maps



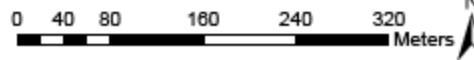


# Ground Level Land Use in Meadowvale Heritage Conservation District, Mississauga



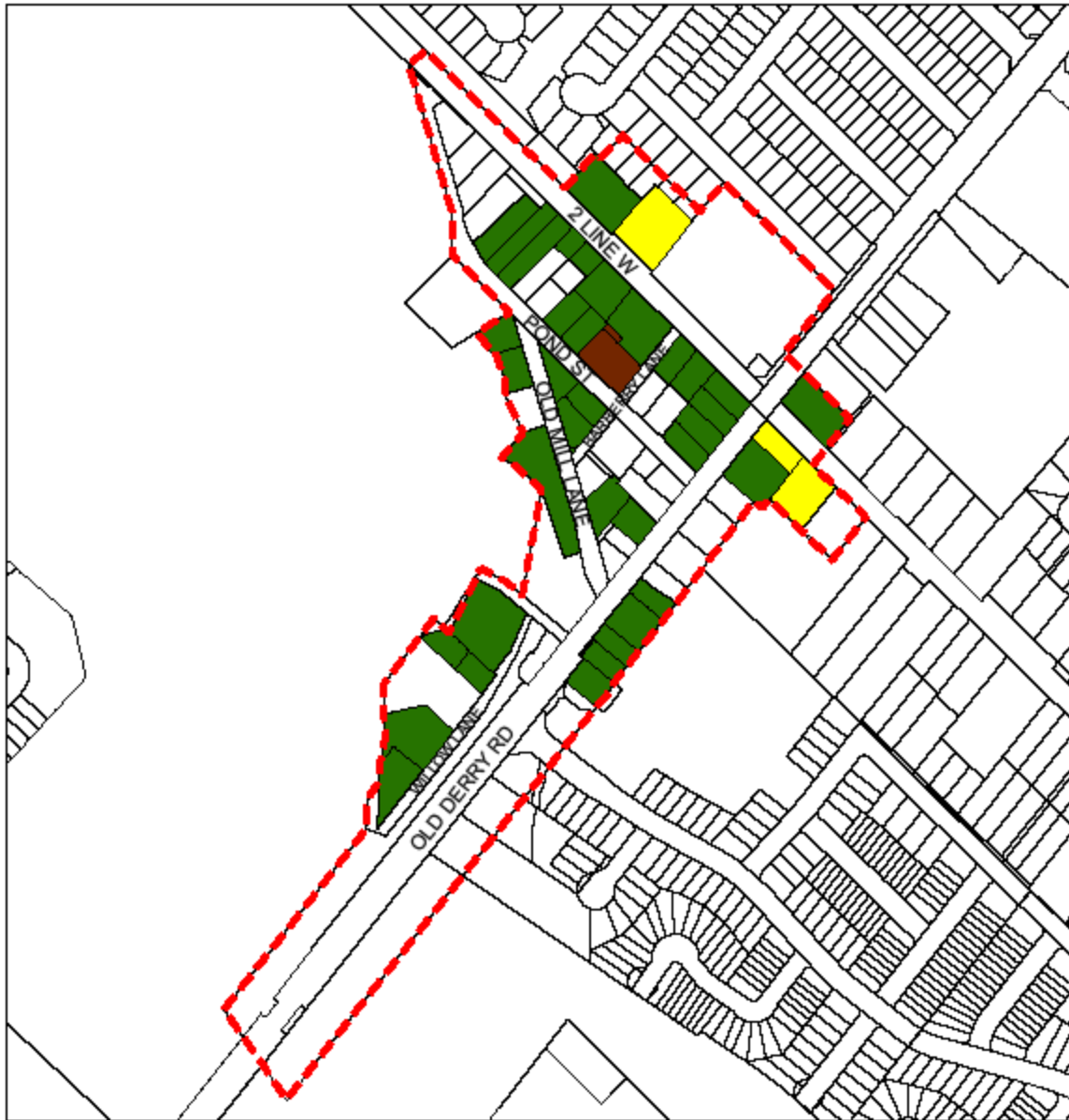
## Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Residential
Eating / Drinking Places	Public buildings	Soft or hard landscaping
Industrial	Residential	Under development
Land use not assigned	Retail (low end - DS)	Vacant
Leisure	Retail	Warehouse / Storage



Author: Heritage Resources Centre  
 March 27, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Second Floor Land Use in Meadowvale Heritage Conservation District, Mississauga



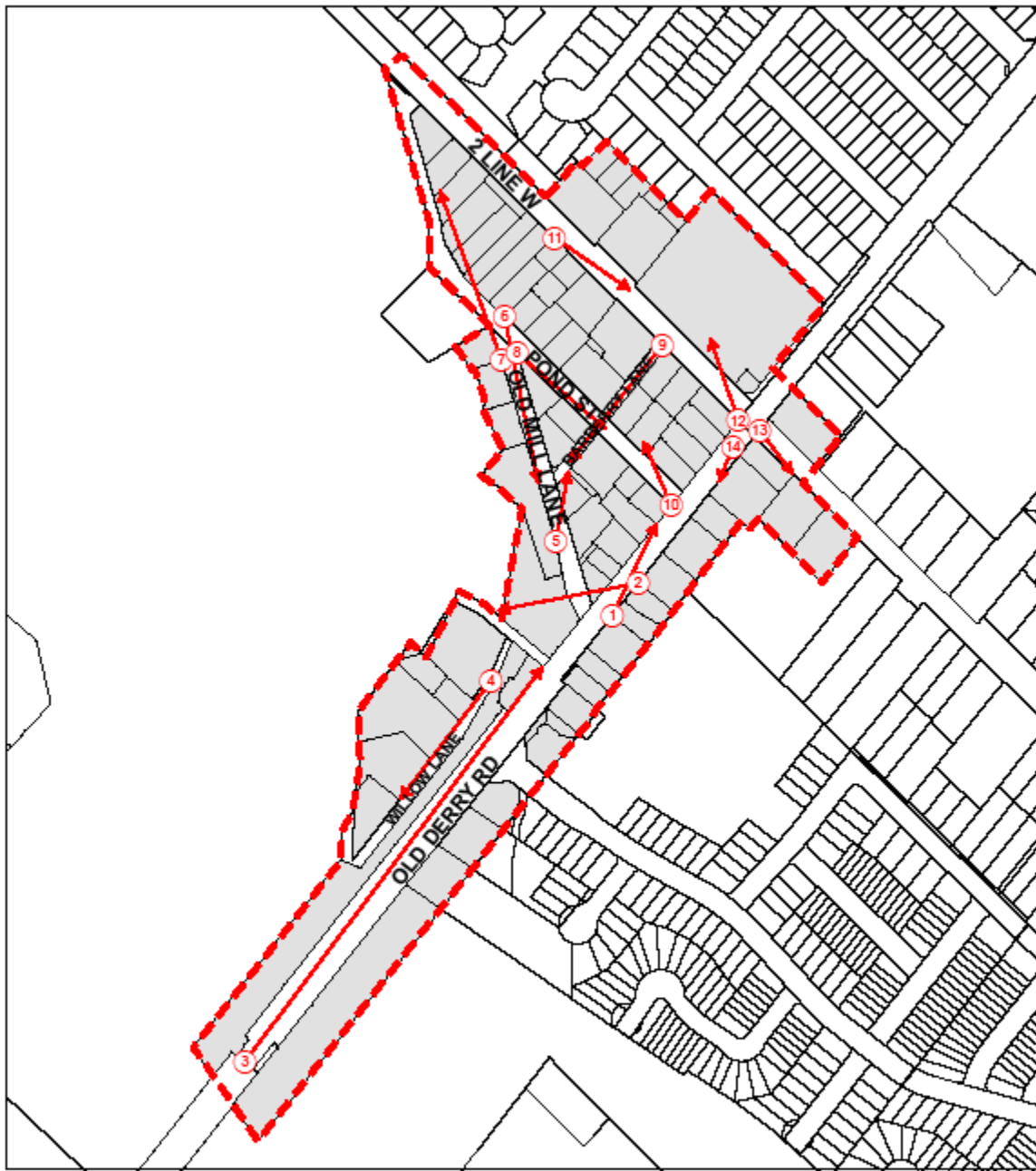
<b>Legend</b>		0 40 80 160 240 320 Meters	
HCD Boundary	Office / Commercial	Services	Author: Heritage Resources Centre March 27, 2009 Data provider: Teranet Inc. Coordinate system: NAD_1983_UTM_Zone_17N
Not in HCD	Parking	Soft or hard landscaping	
Eating / Drinking Places	Public buildings	Under development	
Industrial	Residential	Vacant	
Land use not assigned	Retail (low end - DS)	Warehouse / Storage	
Leisure	Retail		

# Appendix C

## Map of Views

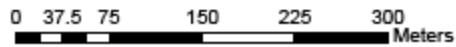


# Views in Meadowvale Heritage Conservation District, Mississauga



**Legend**

- Viewpoints
- Viewlines
- HCD Boundary
- Not In HCD
- In HCD



Author: Heritage Resources Centre  
 March 27, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N





Appendix D  
Photographs of Views







View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14

## Appendix E

### Townscape Evaluation Pro Forma



## Heritage Conservation District Townscape Summary

**Name of District:** Meadowvale Village

**Date:** October 23, 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	36.5	70	52.14	2.6
A2-Cleanliness	42.5	70	60.71	3.0
A3-Coherence	53.5	70	76.43	3.8
A4-Edgefeature Quality	44.5	70	63.57	3.2
A5-Floorscape Quality	42.5	70	60.71	3.0
A6-Legibility	54.5	70	77.86	3.9
A7-Sense of Threat	37.5	70	53.57	2.7
A8-Personal Safety: Traffic	54	70	77.14	3.9
A9-Planting: Public	17.5	20	87.50	4.4
A10-Vitality	29.5	70	42.14	2.1
A11- Appropriate Resting Places	12.5	20	62.50	3.1
A12-Signage	37	50	74.00	3.7
A13-Street Furniture Quality	37	60	61.67	3.1
A14-Traffic Flow Appropriateness	52	70	74.29	3.7
<b>SUM A</b>	551	850	64.82	3.2

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	6.5	10	65.00	3.3
B16-Dereliction, Absence of	46	55	83.64	4.2
B17-Detailing, Maintenance	55.5	70	79.29	4.0
B18-Facade Quality	45.5	55	82.73	4.1
B19-Planting: Private	41.5	55	75.45	3.8
<b>SUM B</b>	195	245	79.59	4.0

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	43.5	55	79.09	4.0
C21-Historic Reference Seen	27	70	38.57	1.9
C22-Nomenclature/Place Reference	31.5	70	45.00	2.3
C23-Quality of Conservation Work	27	35	77.14	3.9
C24-Quality of New Development	0	0	n/a	n/a
C25-Historic Features, Maintained	45.5	55	82.73	4.1
<b>SUM C</b>	174.5	285	61.23	3.1

<b>Impression Score</b>				
<b>Aggregate Score</b>	920.5	1380	66.70	3.3

**Weather:** Cloudy; cold

**# Of Views:** 14



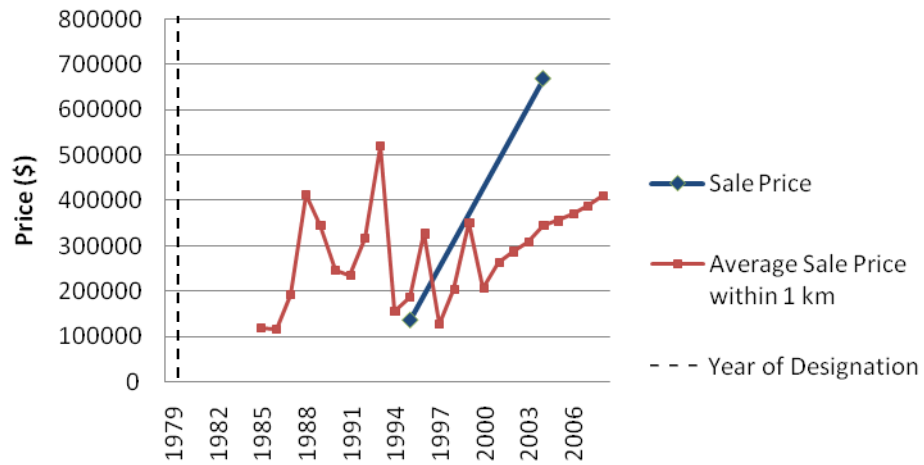
# Appendix F

## Real Estate Data

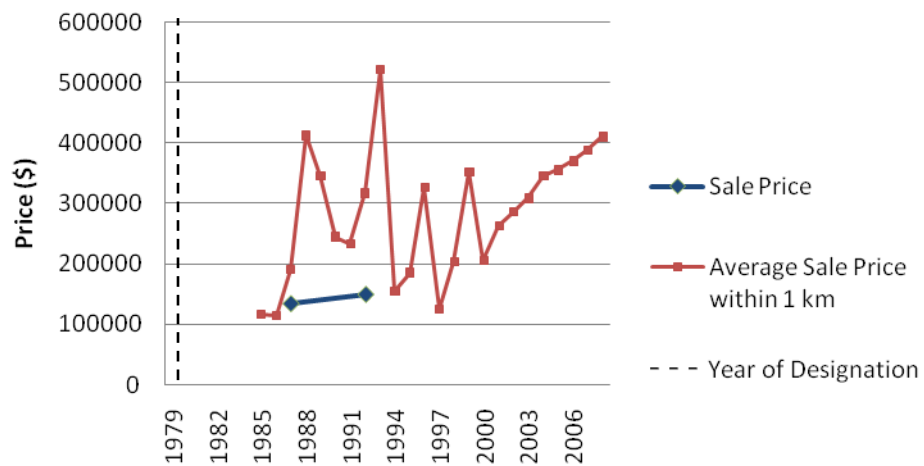




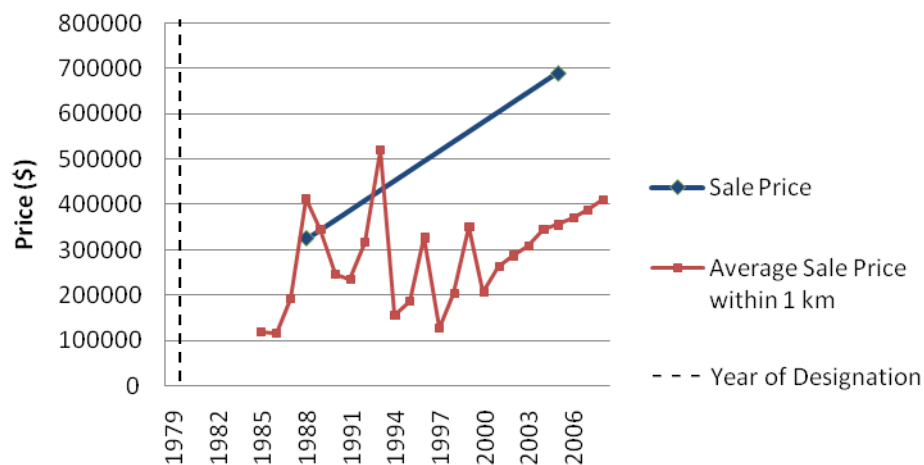
### Mississauga - Meadowvale - Property 1

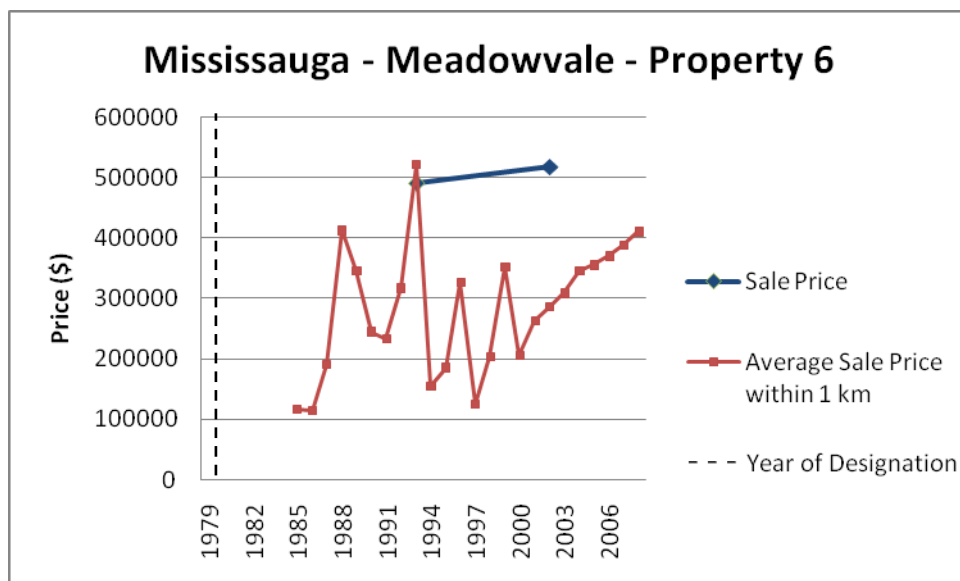
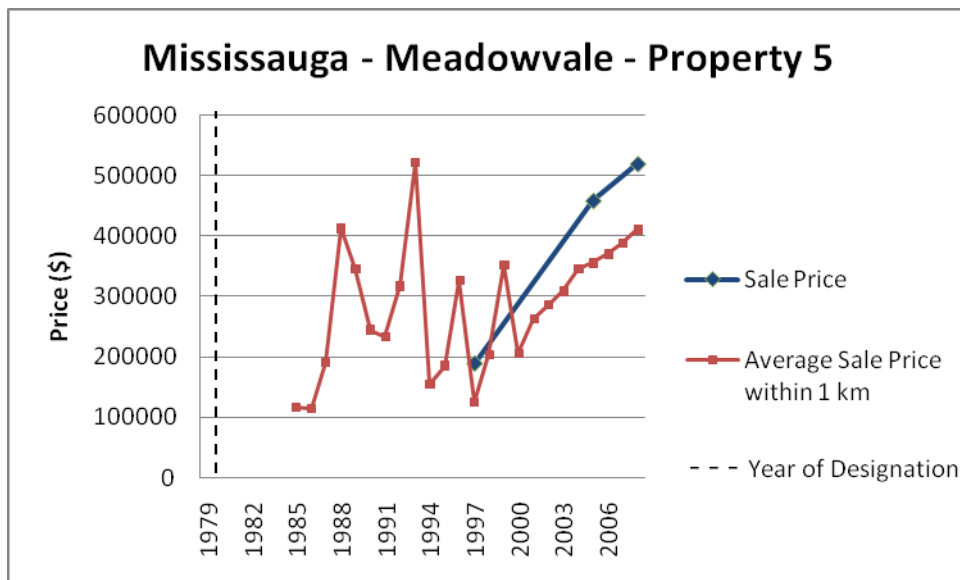
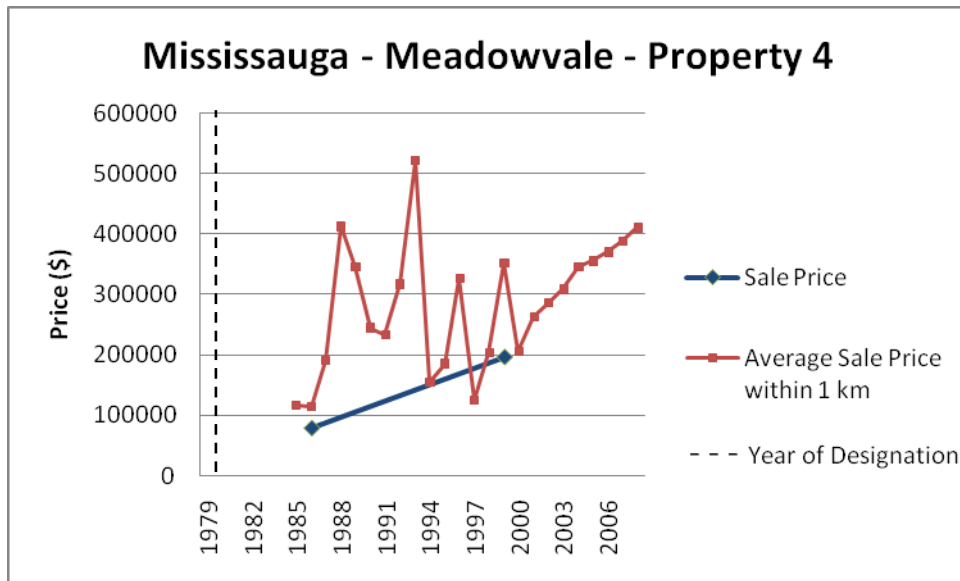


### Mississauga - Meadowvale - Property 2

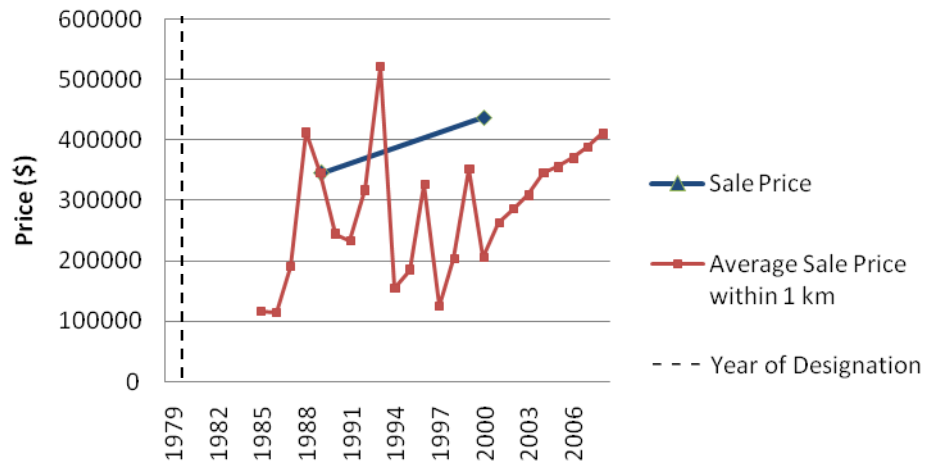


### Mississauga - Meadowvale - Property 3

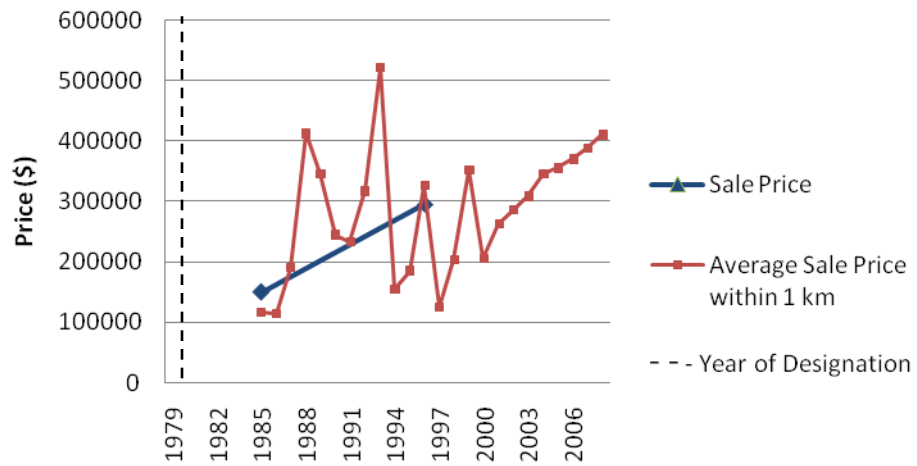




### Mississauga - Meadowvale - Property 7



### Mississauga - Meadowvale - Property 8





## Appendix G

### Summary of Key Stakeholder Interviews



Heritage Conservation District Name: Meadowvale Village Heritage Conservation District, City of Mississauga  
 Month(s) of Interviews: January and February 2009  
 Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> <li>• Staff Liaison with MHC (1)</li> <li>• Chair of HCD review committee since 1980s (1)</li> </ul>
2. How did the HCD come about?	<ul style="list-style-type: none"> <li>• Local impetus (2)</li> <li>• Rural village, but some day development (2)</li> <li>• Started the process in the mid 1970, approached council</li> <li>• Proactive</li> <li>• Wanted to conserve heritage aspects</li> <li>• Residents association was formed</li> <li>• Council took action because they were also concerned</li> <li>• Hired a recent graduate to deal with the future designation</li> <li>• Met with the residents and the planning department</li> <li>• Became the first district in Ontario</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Generally well (1)</li> <li>• Very few new people over the past 20 years (1)</li> <li>• Very positive (1)</li> <li>• New people may not feel as strongly and have as much knowledge, but most moved into the area because they like the feel of the area (2)</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>• Management processes work well (2)</li> <li>• Informal process for heritage permits (2)</li> <li>• Local "Meadowvale Review Committee" established early made up of: (1)               <ul style="list-style-type: none"> <li>- 4 residents in the HCD (3 attend every meeting)</li> <li>- Municipal staff advisor</li> <li>- 1 member of the Heritage Advisory Committee</li> <li>- Chair of the Review Committee also sits on the HAC</li> </ul> </li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• Meet with the homeowner and talk informally (at kitchen table), go over original sketches (2)</li> <li>• Homeowner hires and architect and these sketches are presented (1)</li> <li>• Review committee makes recommendations to the homeowner (1)</li> <li>• When the alterations are accepted, the review committee makes the recommendation to the Heritage Advisory Committee and then to council (1)</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>• Small community – everyone talks to each other (there is a central mailbox) (1)</li> <li>• Meeting held locally, usually in someone's house (this keeps the process friendly and neighbourly) (2)</li> <li>• Send out newsletters from time to time (1)</li> <li>• Give new homeowners copies of the HCD guidelines (1)</li> </ul>

<p><b>7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?</b></p>	<ul style="list-style-type: none"> <li>• Development on the edges (1)</li> <li>• Should have put more of a buffer around the HCD (e.g. parkland and green space) (1) <ul style="list-style-type: none"> <li>- Not foreseen at the time size of designation because it was very rural</li> <li>- Zoning by-laws restrict size</li> </ul> </li> <li>• Have worked with development that is immediately adjacent to the HCD (buildings by % of lot, but if you have influenced scale and design) – more or less successful (1) <ul style="list-style-type: none"> <li>- Developers have used the area as a marketing tool</li> </ul> </li> <li>• One developer restored run down school to use as a sales office, now a school building (1)</li> <li>• Natural Feature – ridge south of the village that is important to the village settlement Negotiated with developers to keep a set back from natural feature (1)</li> <li>• Very little infill because there are not many empty lots (1)</li> <li>• At one time the road through the village was going to be widened and houses would have been lost, being an HCD was a great benefit because they could not come in and bulldoze (1)</li> <li>• There was going to be a sewer through the village settlement which would have removed many mature trees, the HCD designation meant they had to find an alternate route (1)</li> <li>• People who move in want to put on large additions, we have successfully had most put on the rear so that they do not impact the facade and streetscape (1)</li> </ul>
<p><b>8</b></p>	<ul style="list-style-type: none"> <li>• Nothing in Mississauga (1)</li> <li>• Belfountain (1)</li> <li>• Churchville is similar (1)</li> <li>• Alton and Erin (1)</li> </ul>
<p><b>9</b></p>	<ul style="list-style-type: none"> <li>• How does someone remove themselves or add to an HCD? There is not legislation to add or take away properties without redoing the whole process (1) <ul style="list-style-type: none"> <li>- Important because places may want to add a buffer</li> </ul> </li> </ul>



# Appendix H

## Requests for Alterations



**Heritage Conservation District Study**  
**Applications for Alterations - Meadowvale HCD**

<b>Date</b>	<b>Alteration</b>
1992	SECOND LINE WEST - 7068
2003	TO CONSTRUCT A COVERED PORCH TO FRONT OF EXISTING DWELLING UNIT
2007	ADDITION TO EXISTING HERITAGE STRUCTURE
1985	ALTERATION
1998	DEMOLITION OF EXISTING ADDITION AND CONSTRUCTION OF NEW ADDITION TO EXISTING DETACHED DWELLING, + NEW FREE-STNDNG GARAGE
2003	TO ALLOW FOR EXISTING RESIDENTIAL USE
1988	GARAGE ADDITION
1999	NEW SINGLE DETACHED DWELLING
2001	REVISION TO APPROVED DWELLING
1996	SINGLE DETACHED DWELLING
1999	ADDITION AND PARKING ALTERATIONS
1998	DETACHED DWELLING
1988	NEW CONSTRUCTION
1988	NEW CONSTRUCTION
1986	NEW CONSTRUCTION
1988	NEW CONSTRUCTION
1988	NEW CONSTRUCTION
1981	UNKNOWN
2000	CONVERSION
2003	ADDITION
1994	DERRY RD W
1994	DERRY RD WEST
1989	UNKNOWN
1990	GARAGE
1999	NEW ONE STORY DETACHED DWELLING
2005	FRONT PORCH ADDITION TO RESIDENTIAL DWELLING
2000	ADDITION TO EXISTING DETACHED DWELLING
2001	LEGALIZING EXISTING DWELLING UNIT
1998	UNKNOWN
2003	NEW SINGLE FAMILY DWELLING, DETACHED GARAGE
2003	REPAIR FOUNDATION, EXTERIOR WALL AND ROOF
2005	ADDITION TO EXISTING HERITAGE HOUSE
2002	NEW 1 AND A HALF STOREY DWELLING
2004	NEW GARAGE
2006	NEW RESIDENTIAL DWELLING

