



# Corporate Report

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**DATE:** June 7, 2011

**TO:** Chair and Members of Planning and Development Committee  
Meeting Date: June 27, 2011

**FROM:** Edward R. Sajecki  
Commissioner of Planning and Building

**SUBJECT:** **Historic Streetsville Design Guidelines**

**Ward 11**

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**RECOMMENDATION:** That the Report dated June 7, 2011 from the Commissioner of Planning and Building and accompanying Historic Streetsville Design Guidelines dated June 2011, be adopted.

**BACKGROUND:** The Historic Streetsville Design Guidelines have been prepared at the request of the Ward 11 Councillor George Carlson on behalf of the Streetsville Business Improvement Area (B.I.A.) and to augment the Streetsville District Policies.

**COMMENTS:** The Historic Streetsville Design Guidelines have been prepared to provide assistance to home and business owners, as well as design and building professionals, when undertaking building renovation or restoration projects, and new building construction in historic Streetsville. The aim of the guidelines is to encourage building design to be in keeping with the historic pattern of development in Streetsville. The guidelines will assist property owners in complying with the Urban Design Policies of the "Streetsville District Policies" of Mississauga Plan, ensuring the protection and enhancing the character of Historic Streetsville.

The publication presents a number of recommendations for site planning, building, and landscape design which are appropriate throughout Historic Streetsville, as well as those which are specific to defined character areas within the community. The analysis of built form and heritage character; the appropriate placement of buildings in relation to municipal requirements and neighbourhood context; the selection of building materials; and the placement of doors, windows, and other building elements, are among the matters discussed.

**FINANCIAL IMPACT:** There are no financial implications for The Corporation of The City of Mississauga arising from the guidelines.

**CONCLUSION:** The Historic Streetsville Design Guidelines will assist property owners and their consultants in planning building projects which reinforce the unique character of Historic Streetsville.

**ATTACHMENTS:** Appendix 1: Historic Streetsville Design Guidelines

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Edward R. Sajecki  
Commissioner of Planning and Building

*Prepared By: Lawrence Franklin, Urban Designer*



## Design Guidelines

# Historic Streetsville

Planning and Building Department  
Development and Design Division

DRAFT June 2011



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1. Ann Eliza Street Hawkins, 1822-95 \*
2. Porch, Brookbank House \*
3. Credit Valley Station, Bracket \*
4. Emerson Residence, Entrance \*
5. Swimming, Credit River, 1942 \*

\* Courtesy of Mississauga Library System

## INTRODUCTION

The Historic Streetsville Design Guidelines have been prepared to provide assistance to home and business owners, as well as to design and building professionals, when undertaking building renovation or restoration projects, and in the construction of new buildings in the historic areas of Streetsville. The aim of the guidelines is to encourage development and change in harmony with the historic pattern of development in Streetsville. The guidelines will assist property owners in complying with the Urban Design Policies of the "Streetsville District Policies" of *Mississauga Plan*, ensuring the protection and enhancing the character of Historic Streetsville.



McMaster's Store, Streetsville, 1859\*

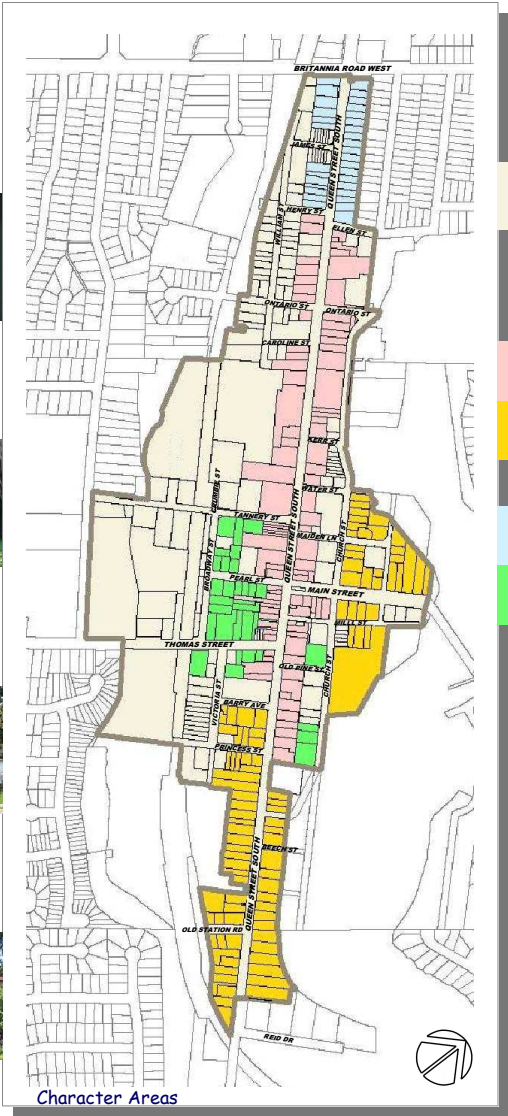


Guideline Area



Queen Street, Streetsville, 1906\*





Character Areas

- 1. Mainstreet
- 2. Residential
- 3-4. Areas in Transition

# CHARACTER AREAS

A number of recommendations for site planning, building, and landscape design are appropriate throughout Historic Streetsville.

Page 8

In addition special character areas are identified on the basis of prevailing established built form. These include:

1) Mainstreet Character Area

Page 10

2) Residential Character Areas

Page 16

Areas in Transition:

3) Queen Street South from Ellen Street to Britannia Road West

Page 20

4) Areas Adjacent to the Commercial Core

Page 22

# ASSESSING ARCHITECTURAL CHARACTER

Understanding the significance of a historic building, its immediate surroundings, and the nature of the heritage district in which it is located is fundamental to the implementation of these guidelines.

**Nearly all buildings are compositions of the most basic primary shapes.**

- Primary shapes are generally embellished at edges, corners, roof lines, and openings such as doors and windows.

**From a distance it is helpful to observe:**

- basic shape and form
- the setback of the building from each property line
- trees and vegetation
- patterns of sunlight and shade
- drainage patterns and topography
- the relationship of the building to the street and to buildings on other properties

**Closer examination of the building will reveal its visual character as determined through:**

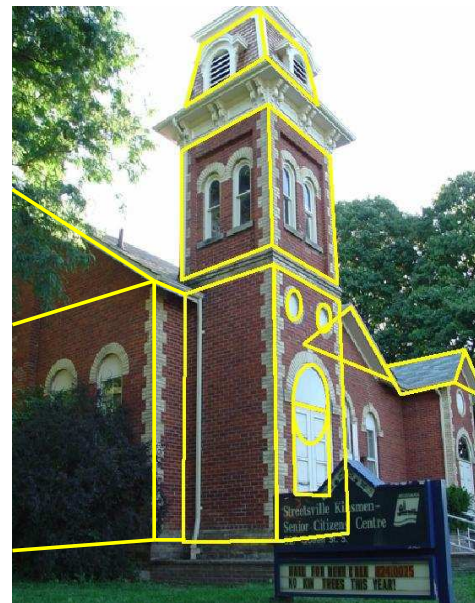
- materials
- craftsmanship
- colour
- texture
- detail

...

Basic Shapes

1. Cube
2. Sphere
3. Cylinder
4. Cone
5. Tetrahedron

- Buildings should be seen from several directions for a broad understanding of their qualities.
- An appreciation of **basic architectural terms** can be useful in recognizing the elements which contribute to heritage character (**see Glossary**).



Buildings as Compositions Embellished by Details



# GENERAL RECOMMENDATIONS: HERITAGE CHARACTER

Proposed alterations to cultural heritage resources, including repairs and alterations to buildings, landscapes, and open space environments, should respect and enhance the heritage character of Streetsville.

## Heritage Character

- Buildings and additions should be designed to reflect the nearby scale, character, and *massing*<sup>†</sup> of construction with particular attention to detailing, *trim*, materials, colours, proportions, and the orderly arrangement of windows, *dormers*, and roof forms.
- Designs rich in architectural detail, and which respect the rhythm and pattern of surrounding buildings through the alignment of windows, doors, *cornices*, and *fascias*, are encouraged.

• Predominantly vertical proportions are preferred in most cases.

## Fenestration (Windows and Doors)

- Window styles should be consistent with the architectural period of the building.
- Broad expanses of glass should be partitioned to create smaller rectangular units and vertical proportions.

...

<sup>†</sup> see *Glossary of Architectural Terms*, pp. 30 - 34.



Uniform Rhythm, Setback, and Alignment of Elements

- Window elements should be functional.
- Shutters should be historically accurate, operable, and of correct size to fit the windows.

## Materials

- Where significant older buildings have been modernized with materials which are not appropriate to the period (such as aluminum siding, reflective glass, or artificial stone veneers), these materials should be removed wherever possible and the original brick, stone, or wood *façades* restored in accordance with current best practices in conservation technology.
- The use of permeable hard surface materials is recommended for new site work installations throughout Historic Streetsville.

## Building Setbacks

- Building setbacks are determined through the requirements of Mississauga Zoning By-law # 0225-2007 and on the basis of neighbourhood context.
- The precedents established by surrounding development should be used to establish appropriate setbacks so that development reinforces the existing scale and character of the community.

## Signs

- The installation of signs is limited by Mississauga Sign By-law # 0054-2002. Permits are required for most types of signs. Please contact the Planning and Building Department's Sign Unit at (tel.) 905 896 5511 to determine your permit requirements.



# MAINSTREET CHARACTER AREA: THE COMMERCIAL CORE

The commercial core of Historic Streetsville along Queen Street South and Main Street is typified by two and three storey buildings on narrow lots with minimal, if any, building setbacks from the municipal sidewalks. Parking is generally provided along the roadways and to the rear of the buildings, with access through a series of shared lane-ways or driveways.

## Heritage Character

- Restoration, renovation, and new construction within the mainstreet core must be consistent with the heritage character of Historic Streetsville in building style, placement, and reduced street line and side yard setbacks.

## Style and Materials

- In planning changes to buildings or in new construction, it is important to preserve the architectural character of the original structures and surroundings.
- Paint colours should be historic in nature and limited in range and contrast. It is not advisable to paint previously unpainted surfaces of historic buildings. ...



1. Mainstreet Character  
2-4. Style and Materials

## Rhythm and Proportion

- Historic Streetsville is characterized by a consistency of scale, rhythm, and proportion in the application of styles and materials. This uniformity must be preserved in building restoration, repair, and new construction.
- New development is to reflect the original lotting pattern of the surrounding community.
- Vertical elements, entrance spacing, fenestration patterns, and small variations in façades which reflect the original lot pattern are recommended, even when the consolidation of lots is required for cost-effective development.

## Fenestration (Windows and Doors)

- At least 60% of the ground floor façade of commercial frontages should contain windows and doors.
- Install clear glass in doors and windows for a safe and more interesting pedestrian streetscape.
- If original windows, doors, and hardware are still in place, these should be retained and repaired or refurbished for use wherever possible.
- When repairs are not possible, reproductions which duplicate the size, details, and materials of the originals are recommended. Simplified versions may be used so long as original sizes, proportions, and architectural character are maintained.
- Historic photographs should be consulted where available in reproducing original doors and windows which have been removed or altered. The City of Mississauga's online Heritage Gallery at [mississauga.ca/portal/residents/streetsvillegallery](http://mississauga.ca/portal/residents/streetsvillegallery) is a good place to begin your search.

CONTINUED ON NEXT PAGE ...



Fenestration, Queen Street South

1. Small Lot Frontages  
2. Vertical Elements





## MAINSTREET CHARACTER AREA: THE COMMERCIAL CORE (CONT'D)

### Entrances

- Recessed entrances are encouraged in new construction.
- Where original entrances have been brought forward and doors replaced through renovations, the original recessed entrance designs should be reinstated.

### Rear and Side Elevations

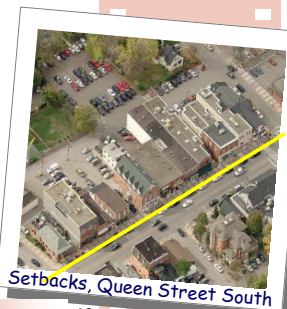
- The rear and side *façades* of buildings which back onto parking areas or laneways should be designed to provide a level of detail, glazing, and direct access appropriate to their role as secondary frontages for purposes of safety and aesthetics.

### Building Additions

- Building additions should not compete with or dominate the original structures.
- While copying historic styles is not recommended, the scale, built form character, architectural rhythm, horizontal and vertical lines, proportion, and nature of *fenestration* and materials used in the addition should remain consistent, complimenting both the building and the streetscape.
- Sensitive variations in building height, setbacks, and *articulation* should be used to make a distinction between original and new construction.

### Building Setbacks

- The front yard setback of new buildings should match the setbacks of adjacent buildings so as to create a uniform street wall.
- Where building setbacks on either side of a redevelopment site are not equal, the lesser setback should be used. ...



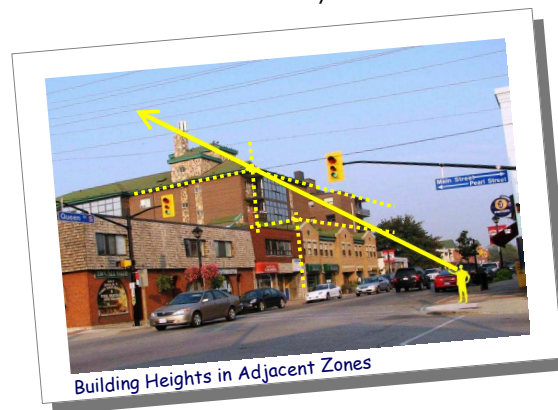
Setbacks, Queen Street South

### Parking

- Parking areas are not permitted between buildings and the principal street line.
- In order to increase the area available for planting and public amenity, the placement of parking areas to the rear of buildings, the consolidation of driveways, and the integration of parking opportunities through combined parking lots and rear lane access is encouraged.

### Building Height

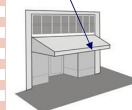
- New buildings within the Mainstreet Character Area of Historic Streetsville must be at least two storeys and not more than three storeys in height.
- Building additions are not to exceed three storeys in height, and should be generally harmonious with the buildings to which they are attached.
- The apparent height of new construction is to be reduced through *massing* and design.
- Where zoning provisions permit increased building height away from mainstreet frontages, maximum heights will generally be determined by sight lines taken from the opposite sides of significant commercial roadways. **CONTINUED ON NEXT PAGE ...**



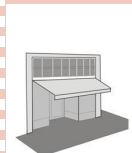
Building Heights in Adjacent Zones



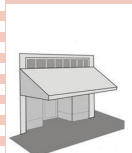
Valance



2 Acceptable



3 Acceptable



4 Unacceptable



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1-4. Awnings

## MAINSTREET CHARACTER AREA: THE COMMERCIAL CORE (CONT'D)

### AWNINGS

The installation of retractable awnings, constructed of canvas over a metal framework, is encouraged.

- Standard retractable shed awnings with a minimum projection of 1.5 m (5 ft.) are preferred.
- New awnings should be compatible with the streetscape.
- The colours of awnings should be co-ordinated with the colours of building materials. Corporate colours should not be used for awnings.
- Awnings should not obscure significant architectural features and should not be used as the primary location for building signs. Secondary signs may be included on the valance.
- Bubble awnings, waterfall awnings, and internally illuminated awnings are not appropriate for use in historic districts.

### SIGNS

High quality commercial signs reinforce the historic character of a district.

#### Facia (Wall Mounted) Signs

- Facia signs should be in scale with buildings upon which they appear and with the heritage character of Historic Streetsville.
- Facia signs should be located between the storefront and the second storey windows, centred between architectural elements, aligned with signs on adjacent buildings, and have adequate surrounding wall space so as to be in scale with the building façade.
- The name or logo of a business should be the only message which appears on the principal sign.
- Hand painted facia signs are preferred, although raised, carved lettering is also acceptable. ...

- Lettering should be proportional to the size of the sign. Styles should complement the architectural style and period of the façade.
- Lighting for signs and building façades should be consistent with historic themes. Back lit box signs are strongly discouraged.

#### Projecting Signs

- Projecting signs should be installed only when there is no obvious location for a facia sign.
- Hand crafted signs of wood or metal, suspended by a metal bracket, are preferred.
- The placement of projecting signs should be sympathetic to the design of the building façade and the placement of signs on neighbouring buildings.
- Messages should be simple.
- Signs should not be internally illuminated.

#### Ground Signs

- Ground signs are not recommended in the mainstreet commercial core due to setback limitations and problems of placement.

#### Other Types of Signs

- **Window signs** should consist of plain lettering placed on the lower or upper portion of the glass surface in order to keep presentation areas clear for merchandise displays. Street addresses should be positioned on transoms or in door windows.
- **Architectural signs** indicate the date of construction and history of a building. Architectural signs should be preserved in heritage structures and are encouraged in new construction.
- **Sidewalk and directory signs** are governed by the provisions of Sign By-law # 0554-2002.



1. Projecting Sign
2. Window Sign
3. Architectural Sign\*
4. Sidewalk Sign
5. Directory Sign

# RESIDENTIAL CHARACTER AREAS

The character of the low rise and small lot residential areas within Historic Streetsville, located away from the Commercial Core along Queen Street South and Main Street, is distinguished by small building masses with generous setbacks, intensive landscaping, streetscapes with many mature trees, and a regular street grid.

## Residential Conversion

- The conversion of residential properties to office or commercial premises must be in keeping with the scale, materials, and character of the existing dwellings in the immediate area.
- Existing houses and residential landscaping should be preserved.
- Floor plans and interiors may be modified for alternative use.
- Changes to existing buildings should be non-destructive and reversible so that neither the proposed additions or renovations, nor their removal at some future time, affect the form or integrity of the building, property, or the surrounding neighbourhood.

## Building additions:

- Additions should be recognizable, complementing the existing structure.
- Additions should be placed either to the rear or secondary side of existing buildings and should be slightly offset behind existing *façades* so as to differentiate between new and older construction.
- Building additions should not compete in size, *massing*, or apparent height with the original building or surrounding neighbourhood. ...

- *Roof lines* should be lower than those of the original building so as to preserve the character and integrity of neighbourhoods.
- Symmetrical historic *façades* should not be disrupted with inappropriate or unbalanced additions.
- Detached garages and ancillary structures, such as greenhouses, should be located behind the principal *façade*, preferably in the rear yard area.

## Building Materials and Equipment

- Wherever possible, existing building materials should be retained or replaced with similar materials or finishes.
- Where materials are inappropriate to the nature of original construction, for example in use of siding or the removal of significant building elements such as porches, the building should be restored to the greatest extent possible on the basis of historical records and neighbourhood context.
- The original look of doors, windows, shutters, decoration, and *massing* elements should be retained.
- Decorative elements integral to building character such as *cresting*, *barge board*, *finials*, and window *muntin bars* should be preserved or replaced in kind with similar materials.
- Service equipment including air conditioning compressors, window mounted air conditioners, dryer vents, gas and electrical meters, and exhaust and roof vents should be located on the side or rear *façades* of buildings or additions.

## Porches, Verandas, and Front Doors

- Porches and verandas should not be enclosed or removed but should instead be preserved or reconstructed wherever possible, recreating the scale, proportions, location, and materials of the original construction. CONTINUED ON NEXT PAGE ...





## RESIDENTIAL CHARACTER AREAS (CONT'D)

### New Construction

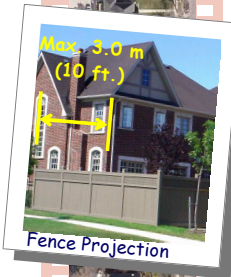
- The scale, character, and nature of building in the surrounding neighbourhood, including building height, setbacks, roof forms, the number of bays, the predominance of porches, the placement of garages and openings, and building materials should be considered precedents for new building design, and the design of additions and secondary structures.
- New construction should not be made to appear "traditional" through the application of inappropriate architectural elements and details, but should instead reflect the materials, scale, rhythm, and proportions of nearby dwellings.
- Front doors should always face the street for purposes of aesthetics, safety, surveillance, and crime prevention.
- Where new construction occurs on a corner lot, or where exposed to park, greenbelt, or open space areas, the side and/or rear elevations should be designed in a manner equal to the front elevation in detail, trim, the orderly arrangement of windows and roof forms.
- Acoustic (noise attenuation) fencing or privacy fencing should not extend more than 3.0 m (10 ft.) forward from the rear wall of the house. A 1.0 m (3 ft.) wide swinging gate is to be provided where noise attenuation fencing or wood screen privacy fencing returns to the side of a dwelling unit. In the case of noise attenuation fencing, the gate is to be constructed to a standard determined by an acoustical consultant.

### Building Setbacks

- Building setbacks in residential areas are determined on the basis of Zoning By-law requirements and neighbourhood context.
- Where buildings have similar setbacks, common setbacks should be used for new construction.
- Where setbacks between existing buildings differ, and there are no competing priorities such as tree preservation or grading issues, the median setback distance should be used for new construction.

...

1. New Construction in Residential Areas
2. Doorways Facing the Street
3. Building Setback



### Parking

- Where the conversion of residential properties to commercial uses is permitted, parking should be confined to rear yard areas.
- Landscape setbacks for parking areas are to conform to Zoning By-law requirements.
- If landscape setbacks are not required, a 1.5 m (5 ft.) wide landscape area should be placed at the rear and sides of the property for planting, stormwater retention, and drainage.
- A safe path of travel is required from the parking area to the main front entrance of the building. An accessible (barrier free) entrance and path of travel may be needed to address Ontario Building Code requirements.
- The illumination of parking areas is recommended for purposes of safety and crime prevention; however, lighting should not disturb neighbours by spreading onto adjacent residential properties.

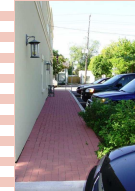
### Landscaping

- Landscape design should complement the architectural style and period of construction of the building and the landscape style of the surrounding neighbourhood.
- Native and non-invasive plant materials should be used. **Evergreen** provides a database for the selection of native plant species at [native-plants.evergreen.ca](http://native-plants.evergreen.ca).
- Low decorative fencing, walls, and chain link fencing should be avoided in front yards.
- The use of low retaining walls to make up grade is discouraged in favour of more subtle grading solutions.
- Hard landscape materials should correspond to the architecture of the building.

### Signs

- The installation of a ground sign is recommended where building conversions or new development is residential in form and character. Only one ground sign should be installed on each property.
- Ground signs should be small; modest; co-ordinated with the design, historic period, and architectural style of the building; integrated with the design of landscaping; and mounted on a visually solid base.
- Ground signs should not be internally illuminated.

1. Walkway from Parking Area
2. Permeable Paving
3. Ground Sign



# AREAS IN TRANSITION

The guidelines for Residential Character Areas are generally applicable to Areas in Transition in order to maintain their intimate scale and character as gateways to Historic Streetsville. These neighbourhoods present a series of unique challenges which also require attention.

## QUEEN STREET SOUTH FROM ELLEN STREET TO BRITANNIA ROAD WEST

### Heritage Character

- It remains desirable to retain the residential character of this area as a green gateway leading to the commercial core of Historic Streetsville along Queen Street South.

### Front Yard Setbacks

- The Zoning By-law allows for 4.5 m (15 ft.) to 6.0 m (20 ft.) front yard setbacks and has restricted buildings to two storeys in height. ...



Potential for Infill Development: Queen Street South from

### Parking:

- Driveway areas should be combined and parking placed to the rear of the buildings to allow for tree planting and landscaping in front yard areas.
- A safe and accessible barrier free path of travel from rear parking areas to the barrier free main front entrance of new buildings is required.
- Parking areas should be illuminated for safety, with light spread confined to the limits of the property boundaries.
- Upgraded side and rear building elevations incorporating windows and vision glazing are required adjacent to driveways and parking areas for purposes of safety and aesthetics.
- Permeable paving for hard surfaces, including walkways, driveways, and parking areas; and the placement of landscape areas of at least 1.5 m (5 ft.) in width at rear and side property boundaries are recommended for planting and stormwater management.

### Signs:

- The placement of discrete ground signs within the front yard setbacks is preferred in support of the residential character of new construction.
- The installation of internally illuminated signs is discouraged.



Ellen Street to Britannia Road West

- Consolidation of Driveways
- Parking Areas to the Rear of Lots
- Appropriate Ground Signs

## AREAS ADJACENT TO THE COMMERCIAL CORE

### Heritage Character

- Adjacent to the commercial core along Queen Street South and Main Street every effort should be made to retain the small residential scale and the generously landscaped lots with substantial front, side, and rear yard setbacks which typify these areas of Historic Streetsville.

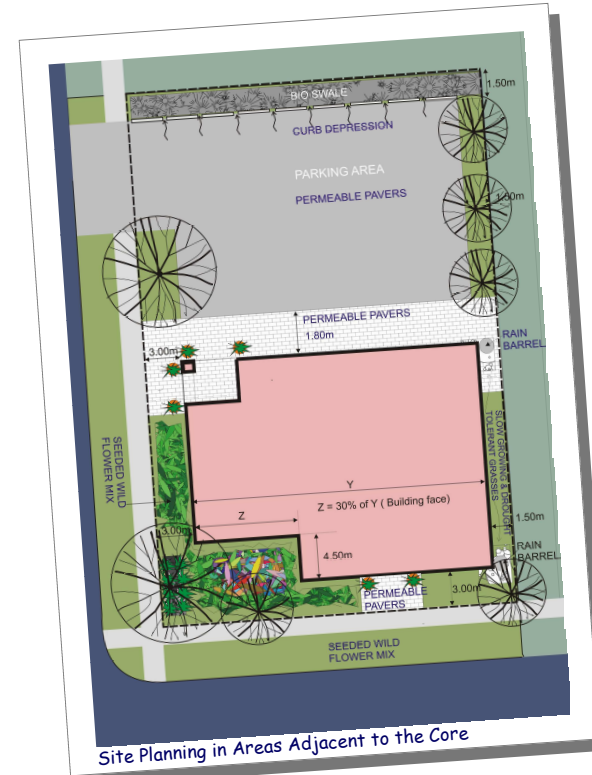
### Building Setbacks

- A 3.0 m (10 ft.) landscape setback from the front and exterior side property lines is recommended for Mainstreet Commercial zones which are not located along Queen Street South or Main Street.
- Thirty percent of the principal building *façade* should be recessed 4.5 m (15 ft.) to 6.0 m (20 ft.) from the lot line.
- Setback areas may be used for the planting of historic and native species, and for stormwater absorption.
- A 1.5 m (5 ft.) landscape setback should be placed at the rear and/or side property lines for planting and stormwater retention or drainage.

### Parking Areas and Site Works

- When commercial uses are located in areas with a predominantly residential character, parking should be confined to rear yard areas.
- Permeable surfaces are required for parking areas and walkways where it is not possible to provide suitable side and rear yard landscape areas.
- A safe, *barrier free* path of travel may be required from the parking area to the main *barrier free* front entrance of the building in accordance with Ontario Building Code regulations for existing and heritage buildings ...

- Lighting of the parking area is recommended for purposes of safety and crime prevention. Light should not spread onto adjacent properties.





# OTHER CONSIDERATIONS

## SUSTAINABLE 'GREEN' DESIGN

The City of Mississauga encourages sustainable design on the basis of building design features to reduce energy consumption and the use of stormwater best management practices (low impact development strategies).

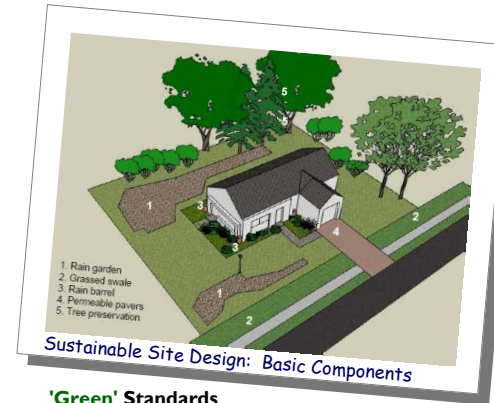
### Buildings

- Sustainable building designs minimize reliance on infrastructure, conserve building energy, and include green roof technology.
- Buildings should, wherever possible, be designed, constructed, oriented, and landscaped to minimize interior heat loss and to capture and retain solar heat energy in winter, and to minimize solar heat penetration in summer.
- Buildings should be carefully situated, and designed to respond to their sites. Designers must recognize the influence of natural features such as existing vegetation, watercourses, and overland flow routes.

### Stormwater Best Management Practices

- Stormwater best management practices, which promote the infiltration of rainwater, improve water quality, reduce flooding, and provide wildlife habitat, are required for all projects.
- Further information on the subject of stormwater best management practices is available on the Credit Valley Conservation website at [creditvalley.ca/sustainability/lid/designtool/index.html](http://creditvalley.ca/sustainability/lid/designtool/index.html) and from the Toronto and Region Conservation Authority, Sustainable Technologies Evaluation Program at [sustainabletechnologies.ca](http://sustainabletechnologies.ca).

...



### 'Green' Standards

- Through The City of Mississauga's Green Development Strategy all applicants for Site Plan Development Approval involving multi-family residential and non-residential projects are encouraged to pursue LEED – NC Silver Certification and to incorporate a number of City specific benchmark standards. These standards are available from the Development and Design Division of the Planning and Building Department.
- The R-2000 and EnerGuide standards for construction and appliances, and the ENERGY STAR system for new homes promote energy efficiency in small building design. These programmes are appropriate for single family detached and semi-detached dwellings.

### Trees

- Tree preservation and planting contribute to the preservation of natural ecosystems and create a "sense of place" within the community. These objectives remain the highest priority throughout Historic Streetsville.

### The "Three P's":

- **Preserve** existing trees whenever possible.
- **Plant** new trees wherever the opportunity exists.
- **Protect** existing trees in construction areas through the installation of tree protection hoarding under the direction of the Planning and Building Department's Development and Design Division.



## OTHER CONSIDERATIONS (CONT'D)

### PERSONAL SAFETY

**Crime Prevention Through Environmental Design (CPTED)** is a proactive technique based upon the understanding that design and the effective use of the built environment can lead to a reduction in the incidence of crime and fear, making communities safer and more enjoyable.

CPTED makes use of three overlapping strategies:

- **Natural Access Control** minimizes opportunities for crime by discouraging right of entry and creating a perception of risk in the minds of potential offenders. This is accomplished through the use of glazing and the proper placement, selection, and maintenance of plant materials to maximize natural surveillance opportunities while preventing admission to hidden areas.
- **Natural Surveillance** is based upon the provision of ample opportunities for legitimate users, engaged in their normal activities, to observe their surroundings.
- **Territorial Reinforcement** uses design to clearly define space as *public*, *semi-private*, or *private* and to create an appropriate sense of ownership of that territory.

For more information on Crime Prevention Through Environmental Design view the City of Mississauga's web site [mississauga.ca/portal/residents/cpted](https://mississauga.ca/portal/residents/cpted).



1-5 and Above. CPTED Symbols

### UNIVERSAL DESIGN

The provision of access is a unique challenge in heritage buildings and districts. Wherever barrier free access is required, proposals are to meet or exceed the standards for accessibility outlined in the *City of Mississauga Accessibility Design Handbook* (available on line at [mississauga.ca/portal/residents/accessibility](https://mississauga.ca/portal/residents/accessibility)).

In most cases access can be improved while preserving the integrity of historic structures and districts. Universal design leads to environments which are usable by all people, to the greatest extent possible, without the need for adaptation or specialized design ("**Access for All**"). The principles of universal design include:

- **Equitable Use** - The design is useful to people with diverse abilities.
- **Flexibility In Use** - The design accommodates individual preferences and capacities.
- **Simple and Intuitive** - Use of the design is easy to understand.
- **Perceptible Information** - The design communicates information effectively to the user.
- **Tolerance for Error** - The design minimizes adverse consequences of unintended actions.
- **Low Physical Effort** - The design can be used easily and with a minimum of fatigue.
- **Size and Space for Approach and Use** - Adequate room is provided regardless of the user's size, posture, or mobility.



1. Barriers in the Built Environment \*  
2-3. Barrier Free Access: Ramp  
4. Universal Design: Flush Threshold  
Above. Accessible Environment Symbols



## NEXT STEPS

The Historic Streetsville Design Guidelines are intended to assist property owners and their consultants in building restoration, renovation, and construction projects. By adhering to the guidelines it is anticipated that development initiatives will address individual needs while contributing to the sustainability and enrichment of this historic community.

**Development is to conform to accepted municipal standards. Where there is a conflict between the Historic Streetsville Design Guidelines or any other City guidelines and a City By-law, the provisions of the By-law will prevail.**

Proposed alterations to cultural heritage resources must receive all necessary approvals as required through applicable legislation, such as site plan approval, building permits, heritage permits sign permits, and tree permits. A preliminary meeting is required before you submit a planning application. If you are contemplating a project in Historic Streetsville you are urged to contact the Development and Design Division of the Planning and Building Department, (tel.) 905 896 5511, and the Planning and Heritage Section of the Community Services Department, (tel.) 905 896 5314 early in the design process to discuss your proposal, to obtain a current listing of relevant standards, and to arrange your preliminary meeting.

**GOOD LUCK WITH YOUR PROJECT!**



## REFERENCES AND RESOURCES

### CITY OF MISSISSAUGA CONTACTS

Planning and Building Department, Development and Design Division ☎ 905 896 5511

Planning and Building Department, Sign Unit ☎ 905 896 5511

Community Services Department, Planning and Heritage Section ☎ 905 896 5314

### WEB RESOURCES

#### City of Mississauga

##### Accessibility

☞ [mississauga.ca/portal/residents/accessibility](http://mississauga.ca/portal/residents/accessibility)

##### By-laws

☞ [mississauga.ca/portal/cityhall/by-lawsonline](http://mississauga.ca/portal/cityhall/by-lawsonline)

##### Crime Prevention Through Environmental Design (CPTED)

☞ [mississauga.ca/portal/residents/cpted](http://mississauga.ca/portal/residents/cpted)

##### Heritage

☞ [mississauga.ca/portal/residents/heritage](http://mississauga.ca/portal/residents/heritage)

☞ [mississauga.ca/portal/residents/heritagepermits](http://mississauga.ca/portal/residents/heritagepermits)

##### Historic Images Gallery

☞ [mississauga.ca/portal/residents/historicimagesgallery](http://mississauga.ca/portal/residents/historicimagesgallery)

##### Mississauga Plan

☞ [mississauga.ca/portal/residents/mississaugaplan](http://mississauga.ca/portal/residents/mississaugaplan)

### Heritage Resources

#### Association for Preservation Technology

☞ [apti.org](http://apti.org)

#### Canada Mortgage and Housing Corporation (CMHC)

☞ [cmhc-schl.gc.ca/en/co/renoho/index.cfm](http://cmhc-schl.gc.ca/en/co/renoho/index.cfm)

#### Canadian Association of Heritage Professionals

☞ [caphc.ca](http://caphc.ca)

#### Evergreen (Native and Non-Invasive Plant Species)

☞ [nativeplants.evergreen.ca](http://nativeplants.evergreen.ca)

#### Ontario Architecture Website

☞ [ontarioarchitecture.com](http://ontarioarchitecture.com)

#### National Parks Service

☞ [nps.gov/history/hps/tps](http://nps.gov/history/hps/tps)

#### Streetsville Business Improvement Association

☞ [villageofstreetsville.com](http://villageofstreetsville.com)

### Stormwater Best Management Practices

#### Credit Valley Conservation

☞ [creditvalleyca.ca](http://creditvalleyca.ca)

#### Sustainable Technologies Evaluation Program (STEP)

☞ [sustainabletechnologies.ca](http://sustainabletechnologies.ca)

#### Toronto and Region Conservation Authority

☞ [trca.on.ca](http://trca.on.ca)

### Sustainable Building Design

#### EnerGuide

☞ [oee.nrcan.gc.ca/energuide/home.cfm](http://oee.nrcan.gc.ca/energuide/home.cfm)

#### ENERGY STAR

☞ [oee.nrcan.gc.ca/residential/energystar-portal.cfm](http://oee.nrcan.gc.ca/residential/energystar-portal.cfm)

#### Leadership in Energy and Environmental Design (LEED)

☞ [cagbc.org/](http://cagbc.org/)

#### R-2000

☞ [oee.nrcan.gc.ca/residential/personal/new-homes/r-2000/background.cfm?attr=4](http://oee.nrcan.gc.ca/residential/personal/new-homes/r-2000/background.cfm?attr=4)



# GLOSSARY OF ARCHITECTURAL TERMS



## ACCESSIBLE (BARRIER FREE)

A building and its facilities which can be approached, entered, and used by persons with physical or sensory disabilities.



## AWNING

Overhanging cover attached to the exterior wall of a building.



## \* ARTICULATION

An architectural composition in which elements and parts of the building are expressed logically, distinctly, and consistently, with clear joints so as to reveal how the parts fit into the whole by emphasizing each part separately.



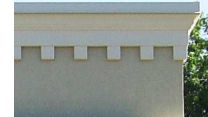
## BARGE BOARD

Decorated board on a gable edge or eaves line.

\* Courtesy of Mississauga Library System

## CORNICE

Ornamental moulding that projects along the edge of a wall, pillar or building usually made of wood or plaster.



## CRESTING

Ornamental finish along the top of a screen, wall, or roof which is usually decorated and sometimes perforated.



## DORMER

A windowed projection in a sloping roof used to create additional space.



## FAÇADE

The exterior front, side and rear walls of a building.





## GLOSSARY OF ARCHITECTURAL TERMS (CONT'D)



### FACIA (SIGN)

A plate with name over a shop front, or a wall mounted sign.



### FASCIA (BOARD)

A horizontal element covering the joint between the top of a wall and the projecting eaves - called also fascia board.



### \* FINIAL

A pointed ornament at apex of gable or roof edge.



### FENESTRATION

The design and placement of windows and other openings in a building.

\* Courtesy of Mississauga Library System

### INFILL (DEVELOPMENT)

Development improvements occurring in established areas of the city on land adjacent to or between existing developments.



### MASSING

A building's shape as defined by its component parts, including the size of its footprint and number of storeys. Individual characteristics of mass include building form, roof shape, and orientation.



### MUNTIN BARS

Small slender bars of wood, stone, or metal which hold panes of glass in a window or door.



### ROOF LINE

The profile of or silhouette made by a roof or series of roofs.



## GLOSSARY OF ARCHITECTURAL TERMS (CONT'D)



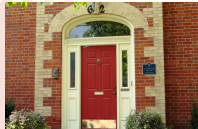
### \* TRANSOM

Horizontal bar between the top of a window or door and the structural opening.



### TREILLAGE

Decorative lacy trims used on porches or garden features.



### TRIM

The framing or edging of openings or other architectural features with ornament or decoration usually of a colour or material different from the adjacent wall surface.



### VALANCE

A short piece of cloth or a wooden or metal frame placed across the top of a window or hanging loosely from a frame or awning for decoration.

\* Courtesy of Mississauga Library System

## NOTES



