

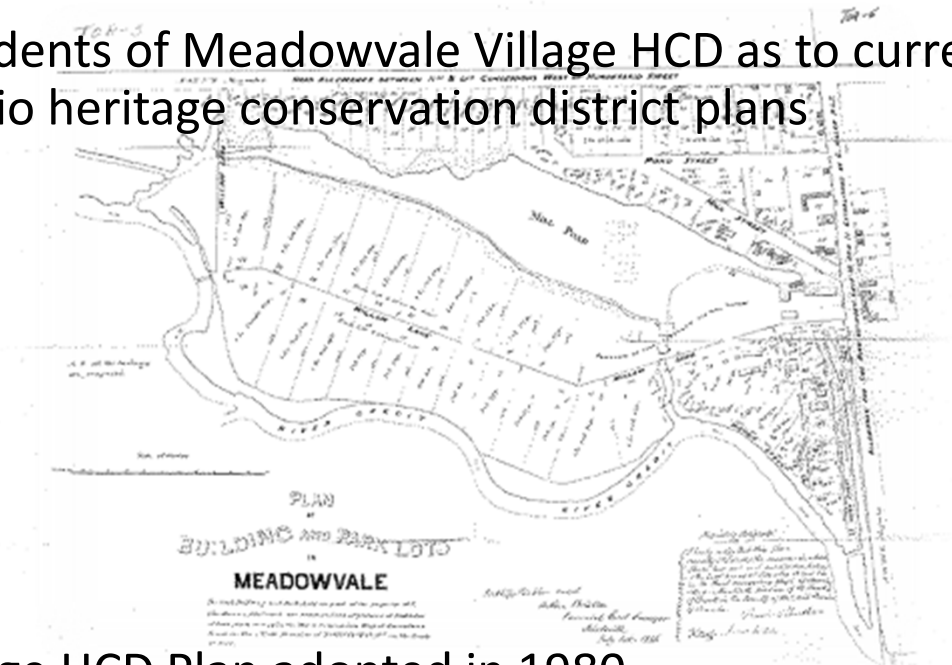
Meadowvale Village Heritage Conservation District Review
November 29, 2012

HCD Seminar for the residents of Meadowvale Village HCD



Purpose:

- To inform the residents of Meadowvale Village HCD as to current and best practices in Ontario heritage conservation district plans

**Background:**

- Meadowvale Village HCD Plan adopted in 1980
- The Plan is out of date with the 2005 amendments to the Ontario Heritage Act and current heritage conservation principles
- A comprehensive review of the Meadowvale HCD Plan is underway – historic background completed
- Staff are studying best practices to learn what other HCDs are doing to be effective in heritage conservation

Statutory and Professional References

Ontario Heritage Act – Part V

Scope of study

- **(2)** A study under subsection (1) shall,
 - (a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;
 - (b) examine and make recommendations as to the geographic boundaries of the area to be designated;
 - (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;
 - (d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6. s. 29.

Ontario Heritage Act – cont'd

- **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.

Erection, demolition, etc.

- **42. (1)** No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:
 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.
 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure. 2005, c. 6, s. 32 (1).

Building standards by-law

- **45.1 (1)** If a by-law passed under section 15.1 of the *Building Code Act, 1992* setting out standards for the maintenance of property in the municipality is in effect in a municipality, the council of the municipality may, by by-law,
 - (a) prescribe minimum standards for the maintenance of the heritage attributes of property situated in a heritage conservation district designated under this Part; and
 - (b) require property that is situated in a heritage conservation district designated under this Part and that does not comply with the standards to be repaired and maintained to conform with the standards. 2005, c. 6, s. 34.

Ontario Heritage Act Amendments – 2005

- HCDs must have an HCD Plan – policy and guidelines to achieve objectives
- The HCD Plan is to be adopted by-law which gives it increased strength
- A Heritage Permit process is prescribed
- A municipality may adopt Property Standards specific to heritage properties
- Municipalities must comply with the Plan when undertaking public works within an HCD
- The municipality must consult with its municipal heritage advisory committee and the public prior to adopting the HCD Plan



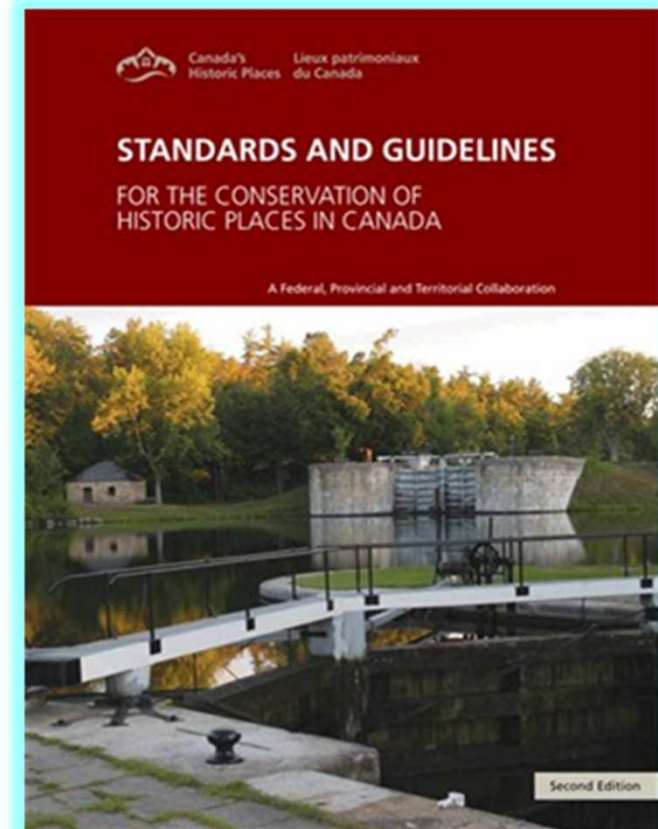
The Standards and Guidelines for the Conservation of Historic Places in Canada (Parks Canada)

Guidelines for Cultural Landscapes, Including Heritage Districts

“A heritage district is a cultural landscape.”

Sub-sections:

- Evidence of land use
- Evidence of Traditional Practices
- Land Patterns
- Spatial Organization
- Visual Relationships
- Circulation
- Ecological Features
- Vegetation
- Landforms
- Water Features
- Built Features



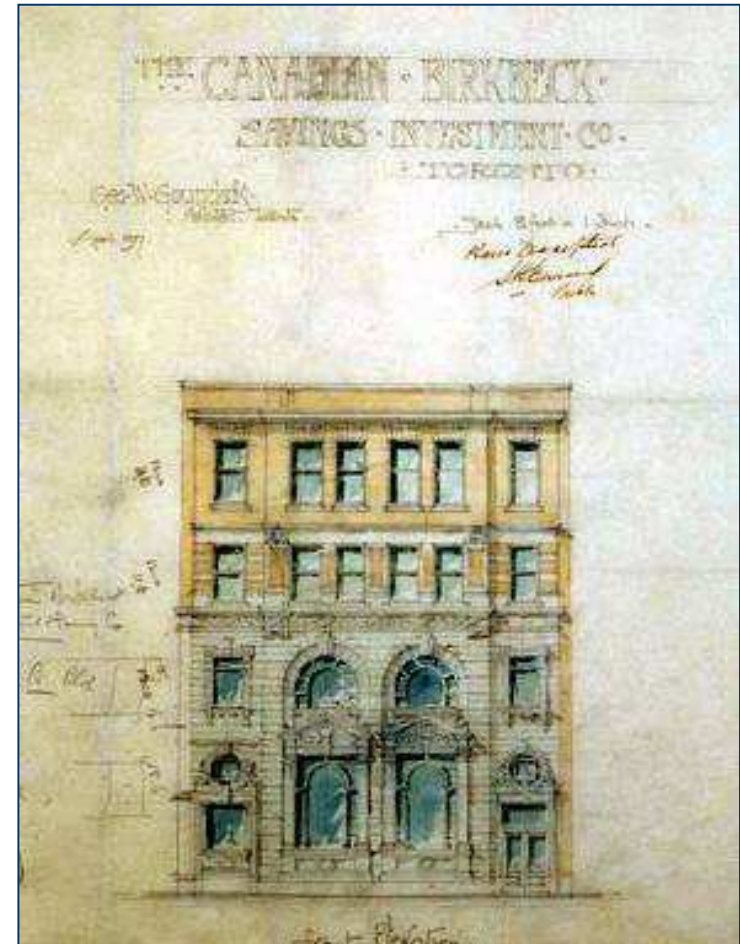
Ontario Heritage Trust



The Trust web site has the following information and references:

- Current list of adopted HCDs in Ontario
- Current list of pending HCDs
- Examples of HCDs
- FAQs
- Resources for further information

What is the Ontario Heritage Trust?



Programs of the Trust

- **Commemoration and Interpretation**

- Provincial Plaques
- Local Markers
- Heritage Attractions



- **Recognition**

- Young Heritage Leaders
- Heritage Community Recognition Program
- Lieutenant Governor's Ontario Heritage Awards



- **Conservation and Technical Assistance**

- Workshops, conferences, web links
- Research
- Databases (e.g. Ontario Places of Worship database)



- **Celebration**

- Heritage Week
- Doors Open Ontario
- Trails Open Ontario
- Heritage Matters

- **Protection**

- Public Trust
- Easements
- Natural Spaces Acquisition
- OHA Register

Purpose of HCD Designation - To Discourage ...



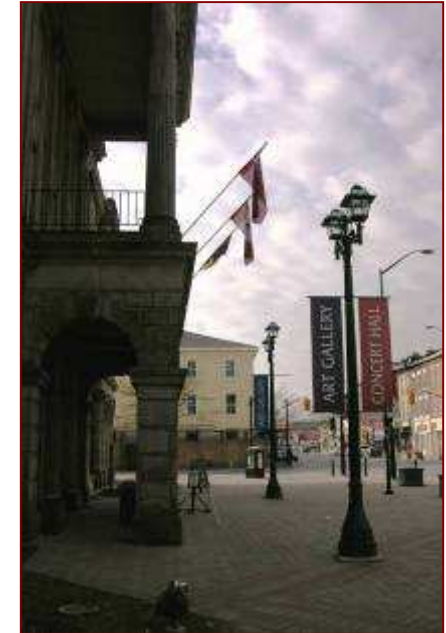
Purpose of HCD Designation – To Encourage ...



Heritage District Designation “By The Numbers”

(November 2012)

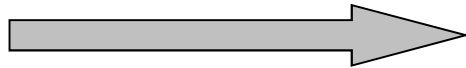
- Total number of HCDs in full force: **106**.
- Number of properties designated within all HCDs: **18,300** (estimate) / **15,376** (OHT Register).
- Another **40+** potential HCDs may be ‘pending’.



Heritage Conservation Districts - Setting

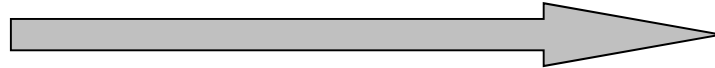
Urban Residential

(52%)



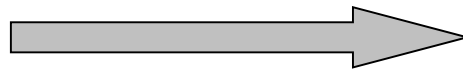
Downtown Commercial

(28%)



Rural / Hamlets

(12%)



HCD – Types

Single Property – Fort York (Toronto).

- Ontario's only single property HCD.



HCD – Types

Industrial – Oil Heritage Area (Lambton County);

- Oil fields surrounding Village of Oil Springs
- First commercial oil well in North America; also very few buildings;
- First HCD in more than one municipality: Oil Springs and Enniskillen Township;
- Ontario's only industrial HCD.



HCD – Types

Largest HCD – South Rosedale (Toronto) (1133 properties).

