

**Villages / Crossroads Hamlets** – Meadowvale, Churchville (Brampton), Barriefield (Kingston), Whitevale (Pickering)





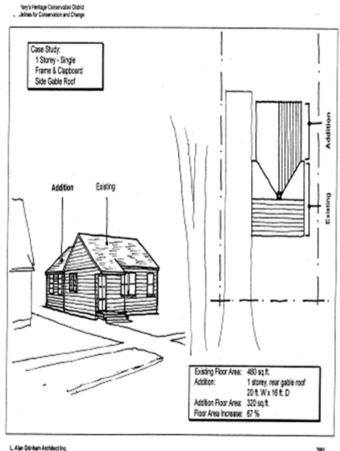






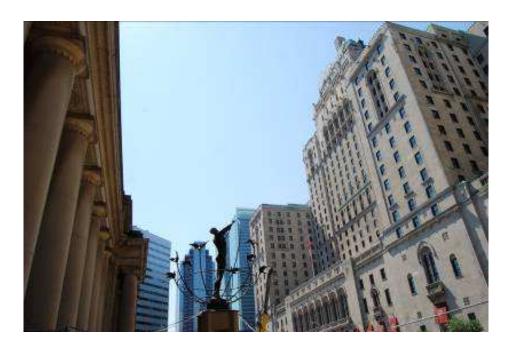
War Time Housing – St Mary's Neighbourhood (Kitchener).

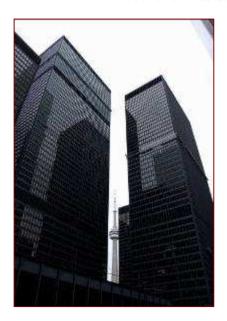






**Modernist Focus** – Union Station (Toronto) and Briarcliffe (Ottawa - proposed in 2010).





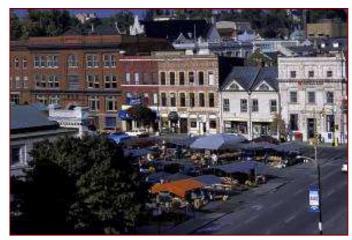




**Public Spaces** –"The Square" (Goderich); Waverley Park (Thunder Bay); Dickson Hill (Cambridge); portions of Downtown Cobourg HCD.









**Planned Subdivision** – Syndicate Industrial Workers Housing on Bower Street (Acton); Wychwood Park (Toronto)



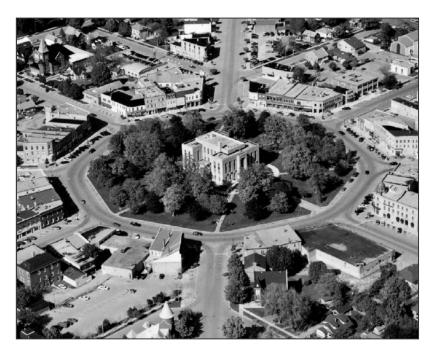






Unique Street Layout or Plan: "The Square" (Goderich)





## HCDs – New Stats ...



- First HCD to come into full force was Meadowvale (Mississauga) - OMB approved: December 9, 1980.
- First HCD by-law <u>passed</u> was **Barriefield** (Kingston), April 21, 1980 (not OMB approved until 1981).
- Most recent HCDs to come into force include:
   Power Glen, Port Perry Downtown, Oil Heritage
   Area, Buttonville, Clemow Estate East (Ottawa).
- Number of proposed or pending HCDs: 41.
- Toronto and Ottawa have the most HCDs with
   19 and 16 districts respectively.







### HCDs – New Stats ...



- Number of HCDs guided by a sub-committee of the municipal heritage committee: 28.
- Number of HCD with incentive programs: 80 (or 75%).
- Number of HCDs managed by at least one fulltime heritage planner: 87 (or 85%).
- Trend? ... 46% of all HCDs now in full force in Ontario came into effect after the year 2000 (42 districts between 2000-2009 with 6 more districts in 2010);

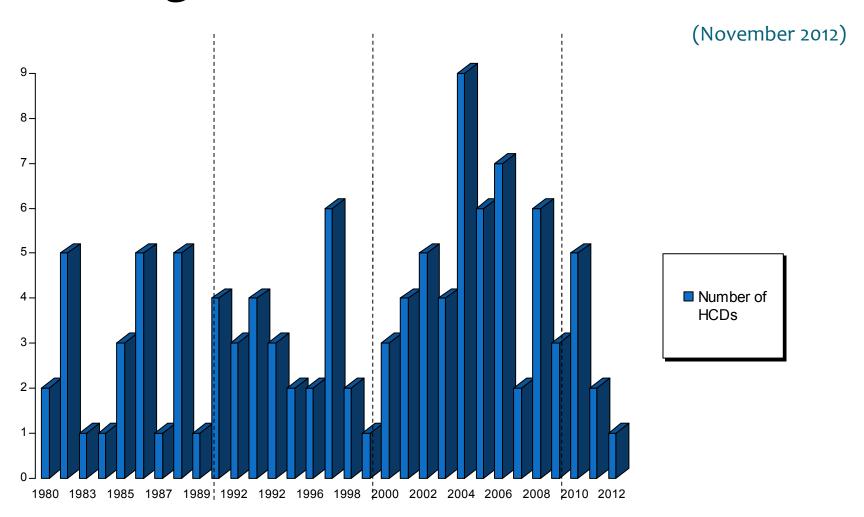








# **Heritage Conservation Districts**



# HCDs – Where Are They?



### (November 2012)

Cobourg (x4) Brampton

Port Hope (x2) Ottawa (x16)

Toronto (x19) Seaforth

Markham (x3) Goderich (x2)

London (x4) Bayfield

Oakville (x3) Stratford

Kingston (x2) Anrprior

Mississauga (x2) Collingwood

Hamilton (x7) Waterloo

Kitchener (x4) Cambridge (x3)

Thunder Bay Aurora

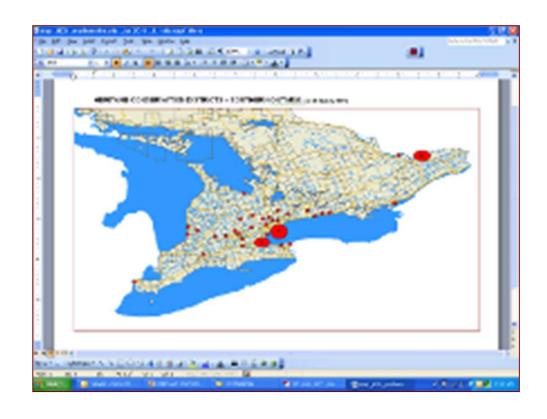
Windsor Vaughan (x4)

Brantford (x2) Bluewater

Fergus Clarington

Bath Acton

Orangeville Niagara-on-the-Lake



Richmond Hill

Port Perry

St. Catharines (x4)

Whitby (Brooklin)

New Hamburg

Pickering

Waterloo

Bowmanville

**Lambton County** 

# Case Studies – Research Findings...

"Heritage Districts Work!" (2009)
Heritage Resources Centre - University of Waterloo

- •It is <u>not</u> difficult or time consuming to make appropriate alterations to properties in districts.
- •Real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas.
- •Strong real estate performance and resident satisfaction are most pronounced where district guidelines are enforced.
- •Satisfaction with living and owning property in districts is overwhelming ... Are residents content living in the Heritage Conservation District?

Overwhelmingly Yes. 511 of 681 people (75%) are happy living or owning property in a district. Only 34 people were dissatisfied and nine people very dissatisfied.



### **Effective District Plans:**

- •Define prevailing character and why area is significant and distinctive and unique - can't protect what you can't define.
- •Describes the range of features that create prevailing character and thus worthy of protection (e.g. architecture, landscaping, historical associations).
- •Illustrates how features inter-relate: buildings, landscaping, roads, trees, street patterns, topography, views, public spaces, lighting, etc.

Describes objectives of district designation.



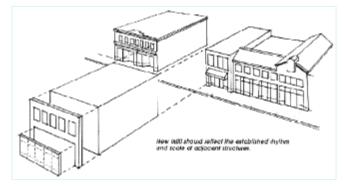


### **Effective District Plans**:

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







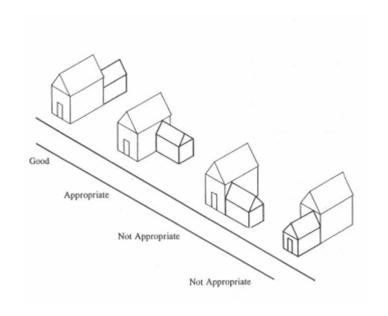


### **Best Practice Models**

### Northeast Old Aurora HCD,

City of Aurora (19th and early 20th Century)

- 'User friendly', illustrates best approaches tailored to the HCD.
- Colourful, heavy use of photographs, illustrations.
- Takes much of the 'guess work' out of what types or projects work or not.
- Show comparables from elsewhere.





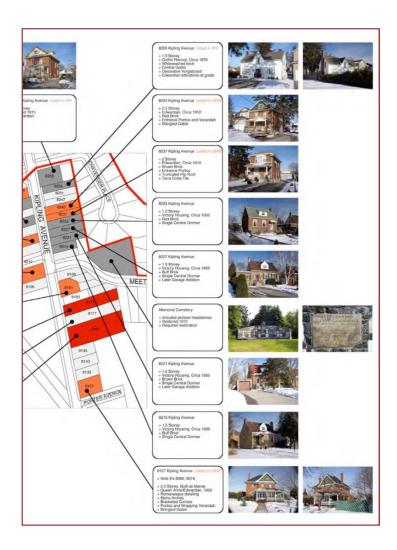


### **Best Practice Models**

### Woodbridge HCD,

City of Vaughan (Rural Hamlet now with a urban setting)

- Excellent inventory of buildings linking building details, with photos and plotted clearly on maps.
- Framework to assess a variety of building types and property.
- Guidelines tailored to HCD as a whole, plus set of site-specific guidelines for various streets and areas within the HCD.





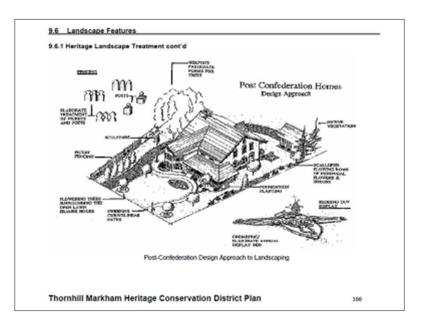
### **Best Practice Models**

### Thornhill HCD,

Town of Markham (Rural Hamlet now with a urban setting)

- Share many of same qualities as other district plans featured.
- Excellent set of guidelines on landscaping.







### **Best Practice Models**

### Churchville HCD (amended),

City of Brampton (Rural Hamlet now with a urban setting)

- Very detailed analysis of planning policies and how they apply in an area under development pressure.
- Very comprehensive guidelines showing where development and infill may be appropriate and where it is not.
- Illustrated examples of "preferred" and "not recommended" design, infill and new construction treatments.
- Detailed analysis of cultural landscapes.





Figure 10. The rural road cross section consists of highly textured pavement (tar and chip) gravel shoulders and turf boulevards. Fencing or shrub borders may be added to define the edge of the front yard.

# **OHT - HCD Information**



### www.heritagetrust.on.ca

The Trust maintains a web site which will contain the following HCD related information:

- Current list of all HCDs in full force and effect;
- Current list of all (known) proposed or pending HCDs.

### **Best Practice Models**

- Wartime Housing; St. Mary's HCD, City of Kitchener
- 19th and early 20th Century: Northeast Old Aurora HCD, City of Aurora
- Downtown Commercial and Residential: West Woodfield HCD, City of London
- Village Character: Thornhill HCD, Town of Markham
- Hamlet Character in a Rural Area under development: Gormley HCD, Town of Richmond Hill
- Commercial, Residential or Natural Character; Woodbridge HCD, City of Vaughan; Queen West in Toronto.
- <u>Updated District Plans</u>: Downtown Heritage Conservation District Plan, Town of Collingwood; Churchville in the City of Brampton







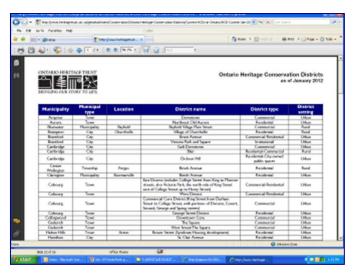
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### Reference Material (On File and On-Line)

- Terms of Reference for HCD studies: Toronto, Burlington, London, etc.
- Incentive programs, directories of heritage contractors.
- Consultants
- Heritage policy in municipal official plans
- General planning information
- HCD research
- Link to HCD web pages: Cabbagetown and South Rosedale.
- International models (ICOMOS, England, Wales, United States)









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