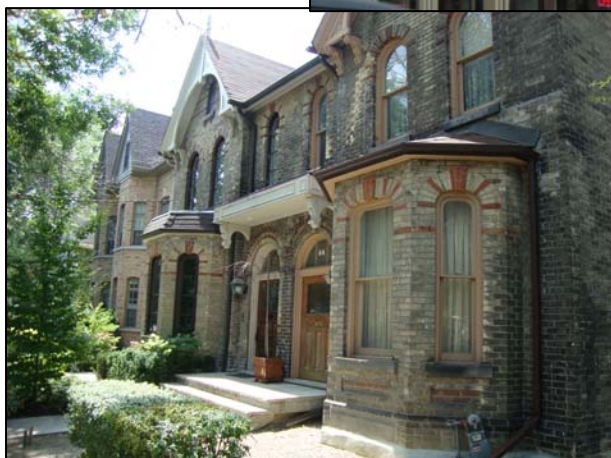


Heritage Districts Work – More Stories of Success

Heritage Conservation District Study Phase 2 Summary Report



Heritage Conservation District Study

Prepared For

The Architectural Conservancy of Ontario

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Of the

Heritage Resources Centre

University of Waterloo

Generous support provided by the Ontario Trillium Foundation

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Heritage Conservation Districts examined in this report

District Name	Location
Blair	City of Cambridge
Brock Avenue	Township of Centre Wellington
East District	Town of Cobourg
West District	Town of Cobourg
Downtown Core	Town of Collingwood
Durand-Markland	City of Hamilton
Mill Street	City of Hamilton
The Beach	City of Hamilton
St. Clair Avenue	City of Hamilton
St. Clair Blvd	City of Hamilton
Victoria Park	City of Kitchener
St. Mary's	City of Kitchener
Bishop Hellmuth	City of London
East Woodfield	City of London
Unionville	City of Markham
Trafalgar Road	Town of Oakville
Downtown	Town of Orangeville
Centretown	City of Ottawa
Bank Street	City of Ottawa
Lower Town West	City of Ottawa
New Edinburg	City of Ottawa
Sandy Hill West	City of Ottawa
Sparks Street	City of Ottawa
Village of Rockcliffe Park	City of Ottawa
Walton Street	Town of Port Hope
Port Dalhousie	City of St. Catharines
Yates Street	City of St. Catharines
Downtown Core	Town of Stratford
Cabbagetown-Matcalfe	City of Toronto
Draper Street	City of Toronto
East Annex	City of Toronto
Yorkville-Hazelton Ave	City of Toronto

Acknowledgements

This project was carried out by the Architectural Conservancy of Ontario (ACO) on behalf of the hundreds of volunteers in communities across Ontario all of whom work passionately to maintain the built culture of our province. The ACO partnered with several other volunteer groups including Heritage Ottawa and Community Heritage Ontario. The project was directed by a steering committee made up of representatives from two of these organizations. Particular thanks go to ACO Manager Rollo Myers, President Susan Ratcliffe, Past President Lloyed Alter and ACO board member Richard Longley for their time, effort and guidance.

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 Chair of the HRC. The Project Coordinator was Kayla Jonas Galvin. Data collection and research was conducted by Lindsay Benjamin, a Master's student from the School of Planning, Christopher Sanderson, a PhD student in Planning, and Beatrice Tam, a recent graduate of the School of Planning. Administration and fieldwork was also completed by Marg Rowell, Melissa Davies and Kristy May.

Recognition is deserved as well for Professor Rob Feick and Scott McFarlane at the University of Waterloo for their help obtaining and formatting the GIS maps. Thanks are extended to Dr. Susan Sykes at the Office of Research Ethics at the University of Waterloo for the thorough and timely approval of our research design.

Thank you!

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
- This is the second phase of the project and examined 32 districts designated in or before 2002

Study Approach

- 924 resident surveys were conducted door-to-door by local volunteers from Municipal Heritage Committees, historical societies, ACO branches and members of the Heritage Resources Centre
- 94 volunteers were involved in surveying
- Land use mapping and streetscape evaluations were conducted in all 32 districts
- Sales history trends for 871 properties were collected from GeoWarehouse™ and analyzed
- 76 key stakeholders were interviewed
- Data on requests for alterations was collected
- Districts were evaluated based on their performance

Conclusions

- By-in-large the goals set for individual Heritage Conservation Districts have been achieved
- Satisfaction with living and owning property in districts is overwhelming
- Municipalities should keep better records of applications for alterations
- Real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas
- Resident's thoughts about real estate show an understanding of what is happening in their districts, and a majority thought the value increased
- Residential districts have higher scores in our evaluation
- A large part of the success of a district is due to the management of the area at the City level
- The longer districts operate the better they perform
- Active citizen groups play a large role in education about a district
- Districts over 400 properties have lower scores

Recommendations

a) General

- Create more districts because they are successful planning initiatives
- Continue monitoring and evaluating districts using Phase 1 & 2 as baselines

b) Plans and Goals

- District Plans should have clear goals – some older district plans may need to be amended to add these goals
- Though most district plans are now available online, most do not contain a full list of addresses, which will help research, and help owners determine if they are within the district

c) Resident Satisfaction

- Municipalities should recognize that there is strong support among residents for districts and expand their use
- Public relations efforts should be made to better inform residents of the benefits of district designation
- Councils should also be better educated

d) Requests for Alterations

- Track alteration requests in a comprehensive and easily accessible manner
- Trends from tracking alteration requests should be used to provide residents more information about commonly applied for items, such as solar panels

e) Real Estate

- Inform the public about the strength of real estate values in Heritage Conservation Districts

f) Issues

- Erect entrance signs or coordinated street signs to create place identity
- Increase the amount of funding available to assist district property owners in maintaining their properties
- Consider road improvements to enhance public spaces

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1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* Part V (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.”¹ 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.”²

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 objectives³.

1.2 Rationale for Heritage Conservation District Study

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies partnered with the Heritage Resources Centre (HRC) at the University of Waterloo to undertake Phase 2 of 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?

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 102 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.

Since it takes a period of time for the impacts of district designation to manifest, Phase 1 of the study concentrated on examining the oldest districts, those designated in or before 1992. Phase 2 continued to look at well-established districts. Applying the criterion of residential, commercial or mixed-use areas designated in 2002 or before, 32 HCDs were examined. These districts are found in or near the following municipalities: Cobourg, Hamilton, Ottawa, St. Catharines, Markham, Toronto, Centre Wellington, Orangeville, London, Stratford, and the Region of Waterloo.

¹ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

² Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

³ 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 various community sizes. The types of districts that are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	0	Small Community	11	Commercial	6
Eastern	7	Medium Sized	10	Residential	20
Central	19	Large City	11	Mixed	6
South Western	6				
	32		32		32

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 Study Approach

2.1 Resident Surveys

Residents of 26 of the 32 Heritage Conservation Districts were asked a series of questions relating to their experiences and satisfaction living in the district. See Appendix A for a copy of the questionnaire. These surveys were conducted door-to-door by local volunteers, University of Waterloo students or members of the Heritage Resources Centre (HRC). Overall, 924 of 3041 potential respondents answered surveys representing a 30.38% response rate. A summary of responses can be found in Appendix B.

The districts where the surveys were conducted by local volunteers had the highest response rates. It might be said that having local volunteers conduct door-to-door surveys would create bias in the results. However, districts surveyed by volunteers and by HRC staff had essentially the same responses. For instance, Yates Street in St. Catharines, surveyed by volunteers, had 87 percent of the people surveyed state they were very satisfied or satisfied with living in the district. East Woodfield, another volunteer surveyed district, had a 93 percent satisfaction rate. Likewise, 87 percent of people surveyed by HRC Staff in the Cobourg West district are very satisfied or satisfied with living in the district. While in the Cobourg East district, also surveyed by staff, 95 percent of people expressed satisfaction. The similarities in satisfaction between those districts surveyed by volunteers and those surveyed by staff indicate that the results from volunteers are not biased.

In total 94 volunteers were involved in surveying for this study. Forty-nine of these were students from the University of Waterloo. They used the project to gain hands on experience in the heritage and planning field, as well as experience working with local community groups.

2.2 Townscape Survey

Townscape Surveys of all 32 Heritage Conservation Districts were conducted between August 2011 and September 2012. 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 record the current use of buildings, were produced for each of the surveyed districts (see Figure 2). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. See Appendix C for a full description of each factor.

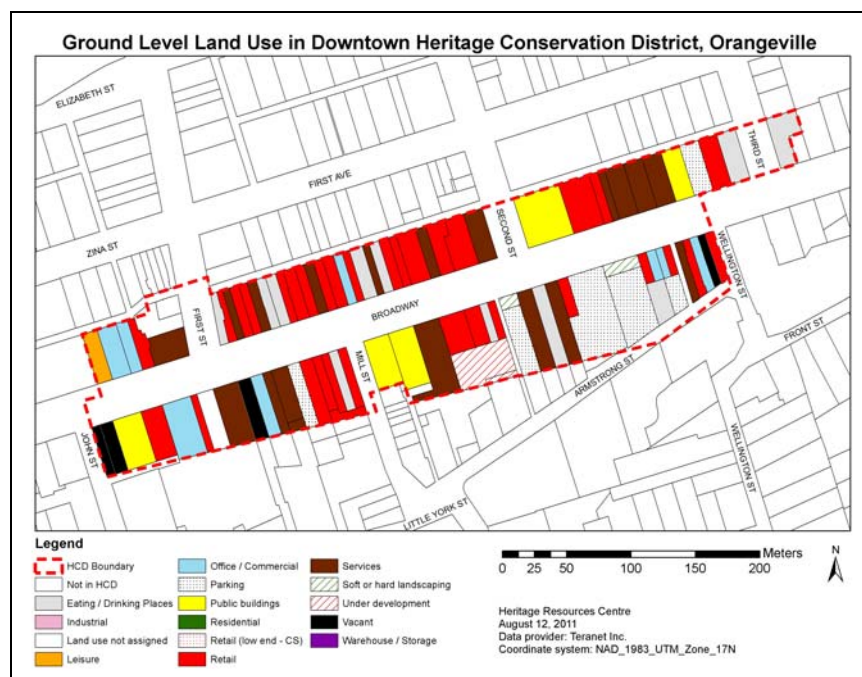


Figure 2: Example of a Land Use Map from the Town of Orangeville.

2.3 Real Estate Data

Sales history trends for properties within each Heritage Conservation District (HCD) 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 were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

To measure the market performance of properties within a given HCD the designated properties were compared with surrounding real estate. Properties within the HCD that had more than one record of sale were plotted on graphs and compared with the average sales figures for properties outside the HCD and within a 1 km radius. This comparison was done using three factors: first the line of best fit (a trend line derived from regression analysis) was compared to establish which was rising or falling at the greater rate, second the period between designated property sales was compared with that segment of the longer line that coincided with it and third the gap between the designated property sale value and the average for that year was noted. From this the judgement was made whether the designated property performed above (Figure 3), at (Figure 4) or below the average (Figure 5). See Appendix D for a summary of the results.

It is expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of municipality-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 a 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, zoning etc.). This comparison simply looks at the single variable of designation.

A total of 872 properties sales histories were calculated as part of this study.

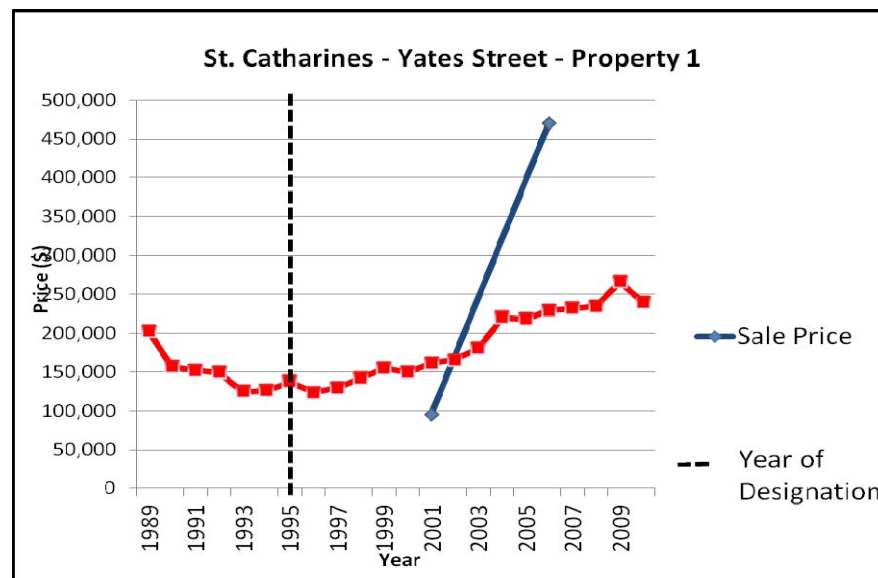


Figure 3: Above Average Sale History Trajectory

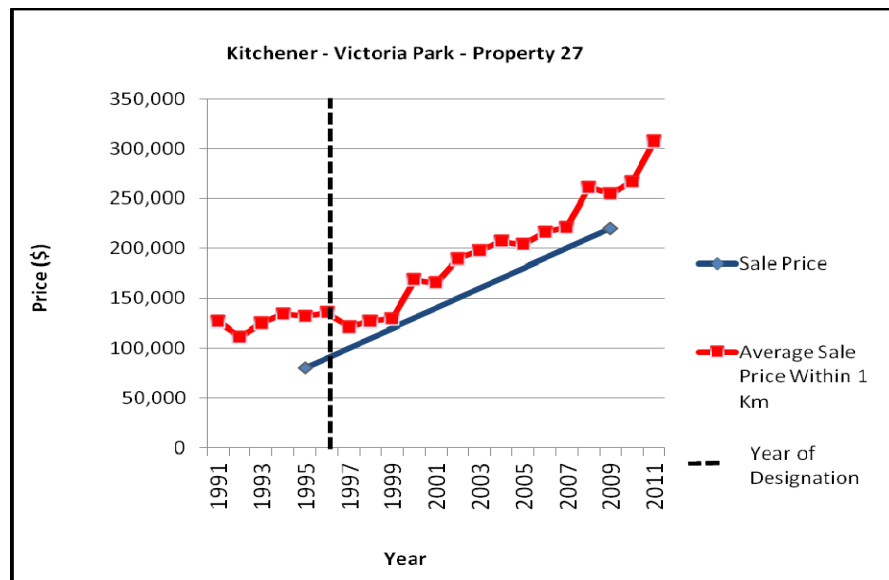


Figure 4: Average Sale History Trajectory

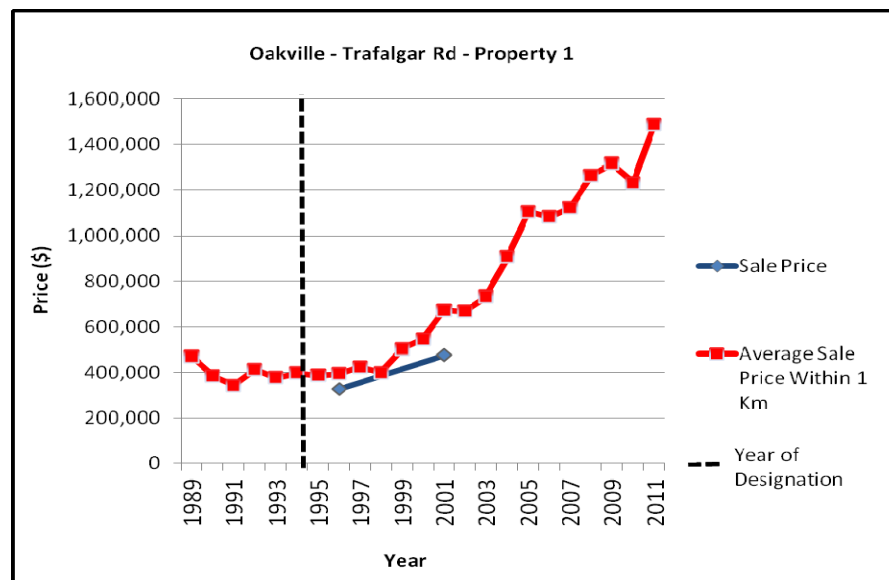


Figure 5: Below Average Sales History Trajectory

2.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed in order to learn from their experiences and record their 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. A total of 76 interviews were conducted. Interviewees were not identified in accordance with the University of Waterloo policy on research ethics.

2.5 Requests for Alterations

In a Heritage Conservation District when a property owner wants to make a change, alteration or addition to their property a plan must be presented to the municipal council for a decision on whether it should be allowed, allowed with modifications or rejected. The question is asked: does the proposed change enhance, detract from or not impact the heritage character of the district? The widespread practice in Ontario is to have these requests reviewed by the Municipal Heritage Committee who advise council on the matter. Typically additions to the rear of buildings are allowed, while alterations out of character with the district's architecture

that are visible from the street are not. This means that sky-lights in a Victorian cottage may be allowed on the rear slope of the roof but not on the side facing the street.

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 each Heritage Conservation District, the information about the number of applications for alterations and their time for approval was requested from each municipality. Information was made available in various formats from only a few municipalities. The door-to-door survey also asked residents about aspects of the alterations approval process.

2.6 Evaluating the Districts

The primary intent of this study was to evaluate each district against its own goals and objectives, not to compare one area against the others. However, it is somewhat useful to compare the areas to recognise and reinforce what approaches have been successful. The comparative table (Figure 6) is not intended to discourage the places that have been less successful, but rather to show the range of successes. Each question in the study (e.g. Are people content?) was given a weight and the findings of each questions were scored to provide a percentage. For instance, in the first column “have the goals been met?” districts that met all their goals received the full 30 points, those that met most of their goals received 20 points and those that met only some of their goals gained 10 points. Likewise in the issues category, those district with issues that were considered positive, such as the opportunity for expansion, received five points, while issues perceived as negative had five points deducted.

The chart also represents the types of districts so that they might be compared with the areas of success. Districts highlighted in red are residential, blue represents commercial districts and green portrays districts with a mixed use. Districts with higher scores may have lessons for other districts which have not yet reached their potential. See Section 3.6 for the analysis.

2.7 Comparing Districts

The comparative measures chart was also created as part of Phase 1. In order to the compare districts from both phases against each other, the scores were weighted to eliminate the bias of data availability. The list from both phases were then combined and sorted by score (Figure 7). This comparison offers greater insight into characteristics of the most successful districts (see section 3.7).

District	Have the goals been met? 30 Points	Are people content? 20 Points	Is it difficult to make alterations? 10 Points	Have property values been impacted? 30 points	Are there critical issues? 10 points	Total
Blair - City of Cambridge	30	20	5	n/a	-10	45
Brock Avenue - Township of Centre Wellington	10	15	0	30	0	55
East District – Town of Cobourg	30	20	10	10	0	70
West District - Town of Cobourg	30	20	10	10	-10	60
Downtown Core - Town of Collingwood	20	15	5	30	0	50
Durand-Markland - City of Hamilton	30	20	10	30	0	90
Mill Street - City of Hamilton	30	20	10	30	5	95
The Beach - City of Hamilton	30	5	10	30	-5	70
St. Clair Avenue - City of Hamilton	30	20	10	30	10	100
St. Clair Blvd - City of Hamilton	10	n/a	10	30	5	55
Victoria Park - City of Kitchener	20	20	5	30	0	75
St. Mary's - City of Kitchener	20	15	5	20	0	60
Bishop Hellmuth - City of London	20	20	5	20	-5	60
East Woodfield - City of London	30	20	5	20	-10	65
Unionville - City of Markham	30	20	0	20	5	75
Trafalgar Road - Town of Oakville	30	5	10	10	-5	50
Downtown - Town of Orangeville	30	15	10	10	15	80
Centretown - City of Ottawa	30	15	0	n/a	5	50
Bank Street - City of Ottawa	20	15	0	30	0	65
Lower Town West -City of Ottawa	10	n/a	0	n/a	0	10
New Edinburgh -City of Ottawa	10	20	0	n/a	5	35
Sandy Hill West -City of Ottawa	10	n/a	0	10	-5	15
Sparks Street – City of Ottawa	30	10	0	n/a	5	45
Village of Rockcliffe Park - City of Ottawa	20	5	0	n/a	0	25
Walton Street - Town of Port Hope	10	n/a	0	30	-10	30
Port Dalhousie - City of St. Catharines	10	n/a	0	n/a	0	10
Yates Street - City of St. Catharines	30	20	10	30	-5	75
Downtown Core - City of Stratford	10	n/a	0	n/a	0	10
Cabbagetown-Matcalfe Street - City of Toronto	30	20	0	30	0	80
Draper Street -City of Toronto	20	20	0	20	5	65
East Annex -City of Toronto	10	20	0	30	-15	45
Yorkville-Hazelton Ave - City of Toronto	20	15	0	10	5	50
Residential		Commercial		Mixed		

Figure 6: Comparative Measures of Success.

District	Have the goals been met? 30 Points	Are people content? 20 Points	Is it difficult to make alterations? 10 Points	Have property values been impacted? 30 points	Are there critical issues? 10 points	Total	Phase	Type of District
St. Clair Avenue - Hamilton	30	20	10	30	10	100	2*	R
Mill Street - Hamilton	30	20	10	30	5	95	2	R
Meadowville Village - Mississauga	30	20	5	30	10	95	1	
Durand-Markland -Hamilton	30	20	10	30	0	90	2	R
Minto Park - Ottawa	30	20	5	30	5	90	1	R
Old Oakville - Oakville	30	20	10	30	0	90	1	R
Queen & Picton Streets- Niagara-on-the-lake	20	20	5	30	5	90	1	M
Queen Street - St. Catharines	30	20	5	30	5	90	1	R
Wychwood Park - Toronto	30	20	5	30	5	90	1	R
Bayfield - Bluewater	30	20	10	30	-5	85	1	C
Thornhill - Markham	30	20	10	30	-5	85	1	M
Whitevale - Pickering	30	20	5	20	n/a	83	1	R
Downtown - Orangeville	30	15	10	10	15	80	2	C
Cabbagetown-Matcalfe - Toronto	30	20	0	30	0	80	2	R
Barriefield Village - Kingston	30	20	5	30	-5	80	1	R
Churchville - Brampton	20	15	10	30	5	80	1	R
First and Second Streets - Oakville	20	20	10	30	0	80	1	R
Victoria Park - Kitchener	20	20	5	30	0	75	2	R
Unionville - City of Markham	30	20	0	20	5	75	2	M
Yates Street - St. Catharines	30	20	10	30	-5	75	2	R
MacNab-Charles - Hamilton	20	20	10	30	-5	75	1	R
Centretown - City of Ottawa	30	15	0	n/a	5	71	2	M
East District - Cobourg	30	20	10	10	0	70	2	R
The Beach - Hamilton	30	5	10	30	-5	70	2	R
Brant Ave - Brantford	20	20	10	30	-10	70	1	M
Market Square - Kingston	30	20	5	0	-5	70	1	C

District	Have the goals been met? 30 Points	Are people content? 20 Points	Is it difficult to make alterations? 10 Points	Have property values been impacted? 30 points	Are there critical issues? 10 points	Total	Phase	Type of District
Seaforth - Huron East	20	20	10	20	0	70	1	C
St. Clair Blvd - Hamilton	10	n/a	10	30	5	69	2	R
Town of Bath- Loyalist	30	20	n/a	30	0	67	1	R
East Woodfield - London	30	20	5	20	-10	65	2	R
Bank Street - Ottawa	20	15	0	30	0	65	2	C
Draper Street – Toronto	20	20	0	20	5	65	2	R
Byward Market - Ottawa	30	15	10	20	-10	65	1	C
Cross-Melville – Hamilton	20	15	10	30	-10	65	1	R
Sandy Hill - Ottawa	30	20	10	10	-5	65	1	R
Blair - Cambridge	30	20	5	n/a	-10	64	2	R
Sparks Street - Ottawa	30	10	0	n/a	5	64	2	C
West District - Cobourg	30	20	10	10	-10	60	2	R
St. Mary's - Kitchener	20	15	5	20	0	60	2	R
Bishop Hellmuth - City of London	20	20	5	20	-5	60	2	R
Galt –Cambridge	20	15	5	30	-10	60	1	C
Markham Village – Markham	30	10	10	20	-10	60	1	M
New Hamburg - Wilmont	20	5	10	30	-5	60	1	C
Goderich Square & West St - Goderich	20	15	5	n/a	0	57	1	C
Brock Avenue - Centre Wellington	10	15	0	30	0	55	2	R
Waverly Park - Thunder Bay	10	10	5	30	0	55	1	R
Downtown Core - Collingwood	20	15	5	30	0	50	2	C
Trafalgar Road - Oakville	30	5	10	10	-5	50	2	R
New Edinburgh -City of Ottawa	10	20	0	n/a	5	50	2	R
Yorkville-Hazelton Ave - Toronto	20	15	0	10	5	50	2	R
East Annex – Toronto	10	20	0	30	-15	45	2	R
Thornhill – Vaughan	10	15	5	10	0	45	1	M

District	Have the goals been met? 30 Points	Are people content? 20 Points	Is it difficult to make alterations? 10 Points	Have property values been impacted? 30 points	Are there critical issues? 10 points	Total	Phase	Type of District
King Street East – Cobourg	10	10	5	20	-5	40	1	C
Walton Street - Port Hope	10	n/a	0	30	-10	38	2	C
Village of Rockcliffe Park - Ottawa	20	5	0	n/a	0	36	2	R
Lower Town West -Ottawa	10	n/a	0	n/a	0	20	2	M
Port Dalhousie - St. Catharines	10	n/a	0	n/a	0	20	2	M
Downtown Core - Stratford	10	n/a	0	n/a	0	20	2	C
Sandy Hill West - Ottawa	10	n/a	0	10	-5	19	2	R

Figure 7: Comparative Measures of Success from Phase 1 & 2.

Phase 2 Districts	Phase 1 Districts
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* This district was competed in Phase 2, but was designated in 1986. It should have been included in Phase 1, so it is not highlighted.

R – Residential District

C – Commercial District

M – Mixed Use District

3.0 Analysis of Key Findings

3.1 Have the goals or objectives been met?

The goals of Heritage Conservation Districts have been met. 26 of the 32 districts met all their goals. Three districts met most of their goals while three of the districts met some of their goals. All districts met at least some of their goals.

Of the districts that met all of their goals, 10 of the 26 had no clear goals stated in the District Plan. The goal used in these cases was an implied goal of heritage building conservation and maintenance. The large number, almost a third, of districts without clear goals show a need for refinement in the future. It is difficult to measure the success of a district without clearly stated goals.

Of the three districts that only met some of their goals, two of these were from Ottawa (Bank Street and New Edinburgh) and the third was Port Dalhousie in St. Catharines.

3.2 Are people content?

This study found that people are overwhelmingly satisfied with living or owning property in a district. When asked how satisfied they were with living in the district, 461 of the 857 people surveyed (over half) said they were very satisfied (see Figure 8). An additional 232 people said they were satisfied. In total 693 people (80%) are happy living or owning property in a district. Only 19 people were dissatisfied and 17 people very dissatisfied. Combined, the dissatisfied respondents represent less than 4% of all those surveyed.

It should be noted that even in the district with the worst performance in the real estate section (Trafalgar Road HCD), there are only four people dissatisfied. Even where districts are not performing at the highest standard, residents still have a high satisfaction level.

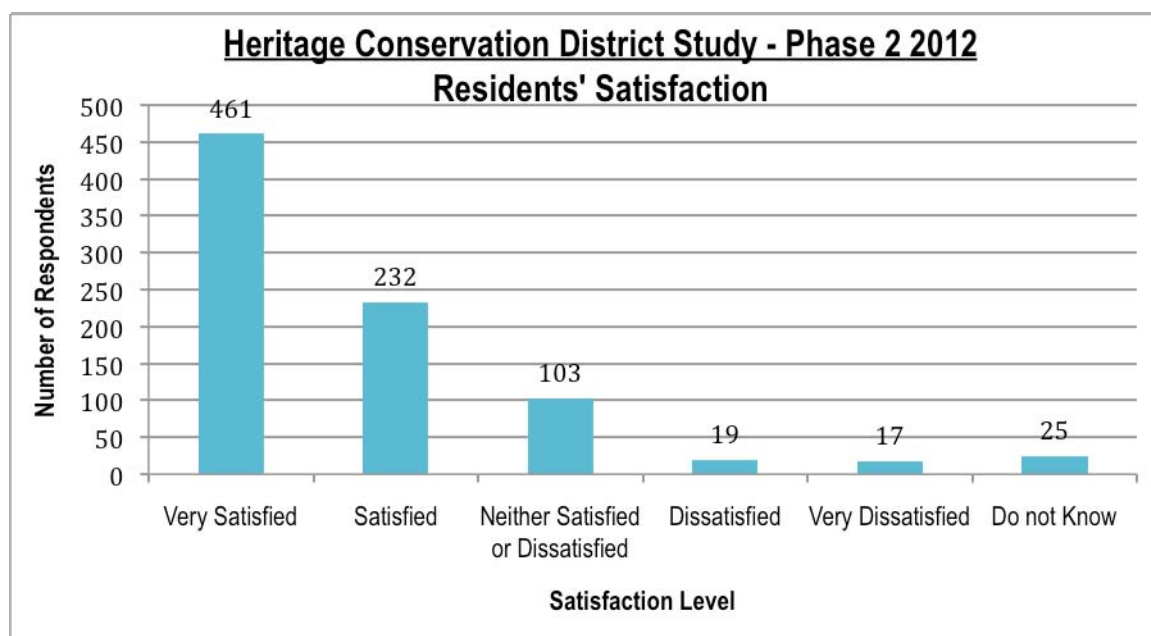


Figure 8: Residents' Satisfaction.

3.3 Is it difficult to make alterations?

Based on the lack of data that was available for the number of requests for alterations, it is clear that they are not being tracked in a comprehensive and easily accessible manner. The purpose of a district is to manage change, yet the changes being made are not being recorded as well as they could be.

Cities that track the length of time for approval include the City of Hamilton, Town of Oakville and the Town of Orangeville. These places should be looked to as best practices.

Tracking alterations should be a major part of Heritage Conservation District management. Not only do these records provide an overview of changes being made, they can also indicate trends that can then be addressed proactively by municipalities providing residents with more information. For instance, in the City of Kitchener's St. Mary's Heritage Conservation District it was noted that many applications were coming in for solar panels. As a result, the City of Kitchener researched and adopted Guidelines for Solar Panel Installation on Historic Buildings. Having additional information or guidelines for specific issues allows owners to make informed decisions and ensures consistency in the processing of applications for alterations.

3.4 Have property values been impacted?

The data from GeoWarehouse™ indicated the real estate market in Heritage Conservation Districts is healthy. In total 3268 properties were examined for sales histories but only 871 properties had two or more sales. That means that only 26.6% of properties within the district have had sales. This small number of sales histories shows that districts are very stable areas.

Of the 871 properties in the districts that had sales histories, 369 showed above average sales history trajectories. Two-hundred-ninety-seven had average trajectories, while only 204 performed below average (see Figure 9). In short, there is a strong real estate market, with considerably more properties selling at higher rates and performing above average when the sales trajectory is examined.

The two notable exceptions to this trend are the Cobourg West and Trafalgar Road districts. In the Trafalgar Road district the general rate of rising values was not as high as the immediate surrounding area. This may be attributable to three factors: first, the proximity to large redevelopment sites (the old hospital and former school) which are creating uncertainty; second, the fact that in surrounding areas houses are being demolished and replaced with large structures thus driving up land values; and third, the fact that the district stretches along a major arterial road where traffic has a somewhat negative impact on the attractiveness of properties.

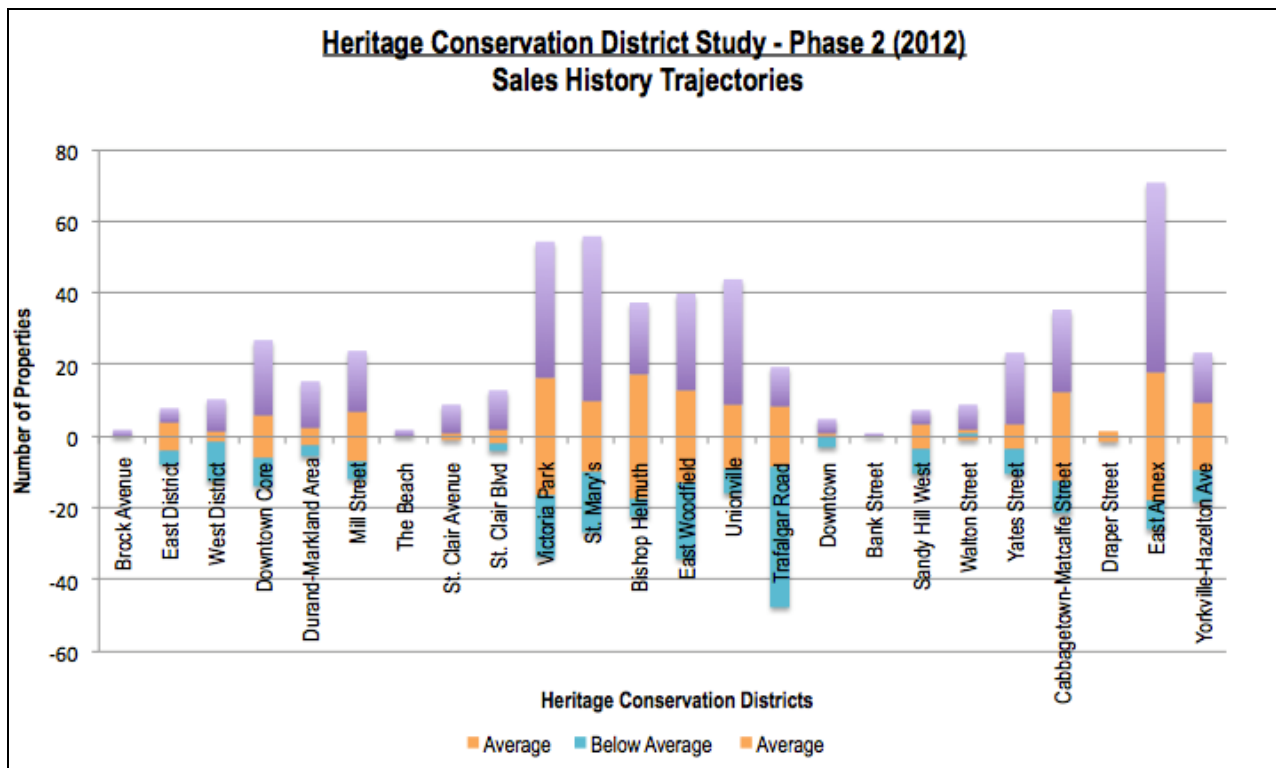


Figure 9: Sales History Trajectories.

In addition to being asked about their level of satisfaction living in the district (Section 3.2), residents were asked their feelings about real estate values. Specifically, one of the questions was: "How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?"

The results show that not many people think that designation has lowered their property values. Most people think that designation has either increased their value, or had no impact. The only outlier is Trafalgar Road, where people stated designation has had a negative impact on their values. This reflects the fact that the property values there are actually not performing at their best. In general, it appears that people have a good sense of what is going on within their district.

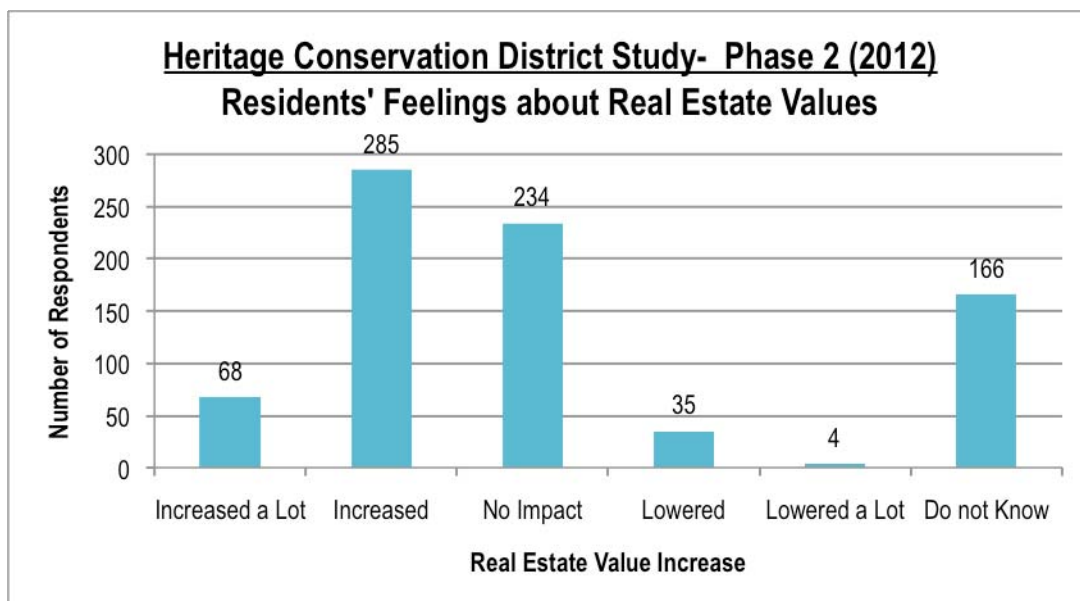


Figure 10: Residents' Feelings About Real Estate Values.

3.5 What are the key issues in the districts?

1) Issues from the Conclusions Matrices

The key issues in each district were tracked and several very common issues emerged (see Appendix E).

a) No Goals and Tracking of Alterations

Many of the districts did not have defined goals. In addition, many places were not keeping thorough records of applications for alterations. Municipalities need to consider adding specific goals, and keeping a more detailed record of applications.

c) Place Reference

Many places scored very low in the place reference category of the Townscape Survey and were also hard to distinguish from neighbouring areas. A handful of places had marked entrances and coordinated street signs that seemed to increase the awareness of the district and provide a local identity (see Figure 11).

d) Education and Awareness

The issue of better education and awareness was another common feature. Almost every district would benefit from some form of education. The lack of awareness among residents mostly centred on not having any, or very little, understanding of the processes for district management. In addition, many residents pointed out that their city council needs to be better educated about their municipality's districts.

e) Funding

Funding came across as an issue in both the door-to-door surveys and the interviews. Residents stated that funding assistance would help in maintaining their older homes. Interviewees cited this as a common request. One example of a successful grant program is Downtown Orangeville. It has a widely known and used grant program, which provides funds for façade improvement. It is considered especially important for commercial owners to have some financial assistance in order to maintain their buildings.

f) Road Improvements

In the Townscape Survey, another factor that scored low in several districts was the road surface quality. Most of these are asphalt surfaces that should be updated. These roads are in the district's public spaces and in many of them the poor condition accounted for why public space goals were not met.

g) Issue Conclusions

It should be noted that with the exception of Road Improvements, all of these same issues appeared in Phase 1. Therefore, defined goals, tracking applications for alterations, having place reference, education and awareness as well as funding are the most common issues in Heritage Conservation Districts.



Figure 11: Example of place reference in a district (Cabbagetown, Toronto).

3.6 How do the districts perform when compared to each other?

a) Performance and Type of District

When sorted by score, there is a clear cluster of residential districts at the highest scores. This might be because districts are applied more often to residential areas. However, it might also be because these areas have slightly higher satisfaction levels.

Downtown Orangeville is a notable exception to this trend. Part of its success might be attributable to its grant program, as described above.

b) Performance and Management

Districts in the same municipality seem to perform at the same level despite other differences (size, character, presence or absence of a local group, etc.). For instance, districts from the City of Hamilton performed well. Four of the five Hamilton districts examined had scores between 70 and 100. The two districts from the City of London (Woodfield and Bishop Hellmuth) performed moderately at scores of 65 and 60. Likewise, the two districts in Cobourg scored 70 and 60. Three of the City of Toronto's four districts had lower scores between 45 and 65. From this we can conclude that a large part of the success of a district is due to the management of the area at the City level.

c) St. Clair Avenue

The best performing district is St. Clair Avenue in the City of Hamilton, with a score of 100. This district should have been included in Phase 1 of the study due to its age (designation in 1986), however, the districts were selected based on a list produced by the Ministry of Culture and during Phase 1 the district did not appear on the list. When consulting the district list during the second phase of study, St. Clair Avenue appeared and it was decided to include it as part of Phase 2 to ensure it was not left unexamined.

The St. Clair Avenue is an excellent example of a citizen driven district. The St. Clair Avenue Heritage Conservation District Plan was prepared for the City of Hamilton by the St. Clair Homeowners Association and the Hamilton-Wentworth Regional Planning and Development Department. It contains an initial survey that was sent to all homeowners prior to designation. The results pointed towards protection of the area as a district.

Currently, property values are performing well, residents are satisfied, applications are approved within a month and the goals are being met. In addition, the community continues to be involved, through the provision of a local citizen position on the heritage permit review committee.

3.7 What can we learn from Phase 1 and 2 combined?

a) Age and Success

When the districts from Phase 1 and 2 are combined and are sorted by score, trends emerge. At the highest end are a cluster of districts from phase 1, the oldest districts in Ontario (designated before 1992). The opposite is also true, at the lowest end of the scores are a block of districts from phase 2 (newer districts between 1992 and 2002). It can be inferred that the longer districts operate the better they perform.

b) Management

When you examine the districts that achieved scores of 90 and above the most striking observation is that three of the nine districts are in the City of Hamilton. This supports the statement above that much of the success of a district has to do with the management of the area at the City level. The success of the districts in Hamilton can be attributed to the strong staff presence at the City.

c) Active Group, Success and Education

When the district scores were plotted against those districts with active groups, it becomes apparent that having an active group is not a predictor of high success (see Appendix F). Districts with active groups spanned the range of scores. However, of the 12 districts that were identified from the two phases with education issues, only two of these had active groups. This makes sense as unlike City staff, an active group is on the ground in the district often, as they reside or volunteer there. Their mandate is usually formal education but they also serve to educate residents informally through casual interactions. In other words, community groups might not contribute directly to the scoring success of districts, but they are an important part of community education.

d) Success and District Size

When the number of properties in a district is compared to the district score, it is clear there is an ideal size for HCDs. All the districts that scored above 75 have less than 320 properties. The largest properties in the study: Centretown (1370 properties), St. Marys (404 properties), Village of Rockcliffe Park (660 properties), Port Dalhousie (615 properties), all scored at 70 or below. That is not to say that a smaller district is better. However, it is clear that when a district exceeds 400 properties the score begins to decrease.

4.0 Conclusions

4.1 Conclusions

- By-in-large the goals set for individual Heritage Conservation Districts have been achieved
- Satisfaction with living and owning property in districts is overwhelming
- Municipalities should keep better records of applications for alterations
- Real estate values in Heritage Conservation Districts generally rise more consistently than surrounding areas
- Resident's thoughts about real estate show an understanding of what is happening in their districts, a majority thought the value increased
- Residential districts have higher scores in our evaluation
- A large part of the success of a district is due to the management of the area at the City level
- The longer districts operate the better they perform
- Active citizen groups play a large role in education about a district
- Districts with over 400 properties have lower scores

4.2 Recommendations

a) General

- Create more districts because they are successful planning initiatives
- Continue monitoring and evaluating districts using Phase 1 & 2 as baselines

b) Plans and Goals

- District Plans should have clear goals – some older district plans may need to be amended to add these goals
- Though most district plans are now available online, most do not contain a full list of addresses, which will help research, and help owners determine if they are within the district

c) Resident Satisfaction

- Municipalities should recognize that there is strong support among residents for districts and expand their use
- Public relations efforts should be made to better inform residents of the benefits of district designation
- Councils should also be better educated

d) Requests for Alterations

- Track alteration requests in a comprehensive and easily accessible manner
- Trends from tracking alteration requests should be used to provide residents with more information about commonly applied for items, such as solar panels

e) Real Estate

- Inform the public about the strength of real estate values in Heritage Conservation Districts

f) Issues

- Erect entrance signs or coordinated street signs to create place identity
- Increase the amount of funding available to assist district property owners in maintaining their properties
- Consider road improvements to enhance public spaces

Appendices

Appendix A

Resident Surveys Questionnaire

Heritage Conservation District Study Residents Survey

Heritage Conservation District Name: _____

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

Owner	Tenant – Commercial	Tenant – Residential
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2. Are you aware that you live within a heritage conservation district?

Yes	No
-----	----

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

Before	After
--------	-------

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

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

Yes	No
-----	----

6. What is your understanding of how the heritage conservation district works?

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

Yes	No
-----	----

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

Yes	No
-----	----

9. On average how long did the application take?

10. Overall, how satisfied are you with living in a heritage conservation district?

Very Satisfied	Satisfied	Neither Satisfied nor Dissatisfied	Dissatisfied	Very Dissatisfied	Do not know
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11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Increased a lot	Increased	No Impact	Lowered	Lowered a lot	Do not know
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12. Do you think the HCD designation will affect your ability to sell your property?

13. Comments:

Appendix B

Resident Satisfaction Survey Data

District	City	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do Not Know	Responses - Satisfaction
Blair	Cambridge	20	7	3	0	1	1	32
Brock Avenue	Centre Wellington	3	0	1	0	0	0	4
East District	Cobourg	16	6	1	0	0	0	23
West District	Cobourg	22	15	4	1	0	0	42
Downtown Core	Collingwood	31	17	10	2	1	3	64
Durand-Markland	Hamilton	10	2	0	1	1	1	15
Mill Street	Hamilton	12	9	6	0	2	0	29
The Beach	Hamilton	4	2	4	0	1	0	11
St. Clair Avenue *	Hamilton	4	0	1	0	1	0	6
St. Clair Blvd ***	Hamilton	none						
Victoria Park	Kitchener	19	15	2	0	2	0	38
St. Mary's	Kitchener	22	19	12	1	0	1	55
Bishop Hellmuth	London	59	26	10	2	0	2	99
East Woodfield	London	49	13	1	0	3	0	66
Unionville	Markham	24	17	6	2	1	0	50
Trafalgar Road	Oakville	14	5	9	3	1	0	32
Downtown	Orangeville	21	16	9	0	0	2	48
Centretown	Ottawa	7	8	3	1	0	6	25
Bank Street	Ottawa	3	3	0	1	1	0	8
Lower Town West **	Ottawa	none						
New Edinburg	Ottawa	45	21	3	1	0	2	72
Sandy Hill West **	Ottawa	none						
Sparks Street	Ottawa	3	3	4	0	0	0	10
Village of Rockcliffe Park	Ottawa	11	13	8	1	1	6	40
Walton Street **	Port Hope	none						
Port Dalhousie ***	St. Catharines	none						
Yates Street	St. Catharines	25	5	3	1	0	0	34
Downtown Core **	Stratford	none						
Cabbagetown-Matcalfe	Toronto	12	3	0	0	0	1	16
Draper Street	Toronto	3	4	1	1	0	0	9
East Annex	Toronto	12	1	2	1	0	0	16
Yorkville-Hazelton Ave	Toronto	10	2	0	0	1	0	13
	TOTALS	461	232	103	19	17	25	857

NOTES

* A survey similar to the ones used in this study had been administered in this district in the past

** No survey was done in these districts due to lack of volunteers

*** A conscious decision was made by the research team not to conduct a door to door survey in Port Dalhousie because of the polarized nature of debate in that community and the concern for the reception that volunteers might get under the circumstances, a similar decision was made for St. Clair Boulevard where there was significant turmoil identified.

Appendix C

Townscape Survey Descriptions of Factors

TOWNSCAPE EVALUATION PRO-FORMA

LOCATION:

DATE:

TIME:

REFERENCE:

WEATHER:

Score between 0 (absent) and 5 (excellent) for each factor (Half marks may be used)

Impression Score out of 10 (1=couldn't be worse, 10=couldn't be better)

A. STREETSCAPE: QUALITY & MAINTENANCE	
A1 - Pedestrian Friendly	A8 - Personal Safety: Traffic
A2 - Cleanliness	A9 - Planting: Public
A3 - Coherence	A10 - Vitality
A4 - Edge Feature Quality	A11 - Appropriate Resting Places
A5 - Floorscape Quality	A12 - Signage
A6 - Legibility	A13 - Street Furniture Quality
A7 - Sense of Threat	A14 - Traffic Flow Appropriateness
	/70
B. PRIVATE SPACE IN VIEW	C. HERITAGE IN VIEW
B15 - Advertising, in keeping	C20 - Conserved Elements Evident
B16 - Dereliction, Absence of	C21 - Historic Reference Seen
B17 - Detailing Maintenance	C22 - Nomenclature/Place Reference
B18 - Facade Quality	C23 - Quality of Conservation Work
B19 - Planting : Private	C24 - Quality of New Development
/25	C25 - Neglected Historic Features
	/30

Impression Score:

Aggregate Score:

Description of Elements

A. STREETSCAPE: QUALITY & MAINTENANCE

A1 Pedestrian Friendly

Reflecting on the concept of 'barrier free design' does the view suggest ease of access for the variously abled, and for those with pedestrian vehicles?

High: Absence of difficult slopes, steps, walls or curbs: evident facilities for the variously abled.

Low: Evident discontinuities in slope, barriers, unmarked drops, steep curbs and evidence of their impact on users.

A2 Cleanliness

Evidence of a high level of cleansing of all areas of public space - litter, visual obstructions such as road works in good order, graffiti, redundant signs, posters etc.

High: A clean and appropriately 'tidy' environment, bearing in mind that this is a most frequent concern of many street users.

Low: Longstanding litter, redundant public works debris, torn posters, overflowing litter bins, dumped black bags etc.

A3 Coherence

Does the view 'hold together' as a pleasurable part of the urban scene?

High: Positive relationship between buildings and spaces at a human scale with harmony between buildings in view, helping to establish a 'sense of place'.

Low: Few or no observable design qualities, a fragmented and possibly disturbing view.

A4 Edge Feature Quality

Presence (where appropriate) of intermediate barriers and markers between private and public space - hedges, fences, rows of bollards (posts that control vehicle movement), planting, surface details etc.

High: Good quality, well maintained and in-keeping features where required.

Low: Stark edges where some making possible, use of standard or out-of-scale elements, damaged or poorly maintained elements.

A5 Floorscape Quality

Street surfaces, paved areas, mown grass etc. Appropriateness and quality of materials, design and maintenance.

High: Sound and fit surfaces of good and in keeping materials, in a well-maintained condition for expected levels of use.

Low: Worn, patched, broken, badly managed - note especially poor reinstatement of excavations.

A6 Legibility

Effective and uncluttered signs for traffic and pedestrians, clearly visible and unobstructed paths allowing ease of movement for pedestrians and traffic. Hierarchy of landmarks (e.g. signs to major highways, city landmarks and street landmarks) aids direction finding.

High: Clear signs and routes, together with informal hints as to routing with landmarks and detail at eye level.

Low: The opposite, signs absent or confused.

A7 Sense of Threat

Viewed environment reads as safe for walking or use, bearing in mind the different perceptions of age, and sex. Few areas lacking natural surveillance, few hiding places or dense unmanaged shrubberies, public use suggests casual monitoring.

High: Well lit, overlooked, spaces with no areas for hiding, loose dogs, threatening behaviour etc. in view.

Low: Poorly lit, decaying area with few signs of population, activity or concern.

A8 Personal Safety: Traffic

View which suggests clear demarcation between safely moving traffic and pedestrian spaces. Well marked crossings with adequate timing. No unmarked slip roads or blind views for emerging traffic.

High: Environment where pedestrian and traffic co-exist without conflict or hazardous behaviour on either part.

Low: Evident conflicts between traffic and pedestrians with frequent risk taking or anxiety on both parts.

A9 Planting: Public

Presence and quality of public trees, shrubs, grassed and bedded areas (note that there is a separate score for private planting).

High: Presence of some well-maintained and appropriate green space in the public realm. Species selected for urban scale and conditions. Supports and other hard features in keeping. Evidence of occasional weeding and appropriate pruning.

Low: Little or no public greenspace or poorly maintained trees (dead or broken branches, overhanging pedestrian way etc.). Poor quality planting and/or planters. Excessive shrubberies, weeds dominating beds, overgrown or heavily eroded grass.

A10 Vitality

Street scene with individuals and activities which suggest a positive attitude towards community and environment, the basis of regard for the safety and condition of others.

High: Evidence of life being pursued at a variety of paces, using pedestrian space, generating active building fronts. Attitudes supportive.

Low: Few, or no activities on the street. Or activities which threaten or suggest lack of concern for others - blocked sidewalks, boisterous groups etc.

A11 Appropriate Resting Places

Availability of standing places for conversation or observation, and of formal or informal seating places for rest and relaxation.

High: Variety of sidewalk widths and setbacks for conversation grouping. Presence of appropriate and well-maintained formal or informal seating places, with well-maintained surrounds.

Low: Narrow sidewalks where conversation causes diversion for others. Absence of seating or resting places.

A12 Signage

Presence of official or good quality signage directing traffic and pedestrians to immediate and more distant destinations.

High: Sufficient visible and well-designed signs to meet obvious needs.

Low: The absence of signs where they should be available, or an ill-coordinated surplus of signs cluttering the view.

A13 Street Furniture Quality

Well designed and coordinated array of necessary street furniture - to include lighting, supports for planting and signs, bollards, seating and other expected elements.

High: Well maintained elements with some evidence of design co-ordination, possibly reinforcing local identity. In keeping with the period context and with levels of activity expected.

Low: Poorly maintained or damaged elements. Poorly coordinated array, out of keeping with context or levels of activity. Redundant elements.

A14 Traffic Flow Appropriateness

Traffic levels appropriate to the width and capacity of the street in view. Although tail backs (long lines of cars) might be expected in rush hours, frequent blockages or the use of a street as a 'rat run' suggest inappropriate provision.

High: Regular and easy traffic flow appropriate to both street and context.

Low: Conflicts between parking, passage and pedestrians. Hold ups out of rush hour. Evidence of 'rat running.'

B. PRIVATE SPACE IN VIEW

The management of private space is a major element in the creation of streetscape. The following seven variables refer specifically to elements of private property which contribute to public space. In this context **private** refers to all buildings or spaces with limited or controlled access letting off the public realm, it may therefore include facilities which are regarded as **public** - retail units, hospitals, churches, libraries etc. For the present purpose each of these is regarded as having an ownership and management separate from that of the street space which is fronted.

B15 Advertising, In Keeping

Fascia, billboard, shop window and other advertising which enhances the character of the street, with different densities, styles and colours appropriate to the environment.

High: Appropriate size, colour, design and condition of commercial fascias, signs and other advertising visible from the street.

Low: Out of scale or inappropriately coloured advertising, though this is less likely to attract a low score than is damaged or neglected promotional material.

B16 Dereliction, Absence of

Absence of neglected or abandoned sites or buildings; sites in transition cleared and fenced with suggestion as to future use. **Note: - 'Vacancy' below applies to buildings or sites which are between owners or occupiers and show every sign of being re-used without major re-structuring or demolition.**

High: Empty buildings or sites remain well maintained with clean hoardings and information as to responsibility.

Low: Empty or abandoned buildings and sites with little or no security, signs of vandalism, dumping and destruction. No evidence of ownership responsibility.

B17 Detailing Maintenance

Evidence that building facades, rooflines and other visible areas are being regularly maintained.

High: View dominated by facades with maintained brick or stonework and pointing, plaster, paint and drainage goods. No evidence of damp or unmanaged settlement cracks etc.

Low: Neglect of all areas of building maintenance visible from the street.

B18 Facade Quality

A summary assessment of private facades in view reflecting on overall quality of design, maintenance and immediate presentation.

High: Well maintained facade, concerned presentation to the street.

Low: Poorly maintained and managed facade reflecting little concern for the street setting.

B19 Planting: Private

Refers to all plant materials located in the private realm as defined here, but visible from the street. Similar qualities to A9 above.

High: Well selected and located plant materials appropriate to the context. High level of maintenance with evident concern for public view.

Low: Poorly selected and maintained materials, designed and presented with little concern for the view from without.

C. HERITAGE IN VIEW

While the heritage element in a town or streetscape should be well-integrated with the living place, historic buildings or sites should speak of their age in terms of conservation quality, signage and the opportunity to enjoy. The following variables approach this issue.

C20 Conserved Elements Evident

The area should include a range of historic and conserved properties and spaces. While a dense supply of labels and signs would damage their image, investment in conservation in terms of building condition and integrated presentation might be expected.

High: Appropriate level of conservation concern evident in building and area presentation.

Low: Historic or feature buildings neglected, with little evidence of owner or community concern.

C21 Historic Reference Seen

Where appropriate integral, or additional, information alerting the viewer to the age, qualities or former function of the building or site is important.

High: Appropriately located, designed and maintained information or indication as to the significance of a building or site is available in situ. Signs which indicate the name of the Heritage Conservation District.

Low: No information or indication as to the significance of a building or site which is known to have an important role or key features.

C22 Nomenclature/Place Reference

Place, street and building names provide an informal web of historic locators within the urban system.

High: Traditional place, building, pub and other signs maintained.

Low: Signs removed or damaged, pub signs recently modified, church and other notice boards underused or unmaintained.

C23 Quality of Conservation Work

Although the standard of repair and restoration work may vary, the work should be carried out to an acceptable degree of competence and to the level recommended in such guidelines as those detailed in the Heritage Conservation District Plan.

High: Appropriate level of conservation concern evident in the standard of repair and restoration work.

Low: The work fails to meet standards appropriate to the status, era or style of the property.

C24 Quality of New Development

Incremental changes in a townscape may vary and over a period of time, cumulatively bring about a fundamental change in the appearance of the space. It is important, therefore, to monitor the individual changes that occur.

High: New development has an appropriate quality of design, use of materials, scaling and mass.

Low: New work is incompatible with existing and surrounding townscape features.

C25 Historic Features, Maintained

Some buildings of historic significance, either listed or at least part of the streetscape of conservation areas, may be in such poor repair that their future is not certain. Often these structures are vacant. It will be important to note the presence of such buildings.

High: No visible evidence of neglected historic buildings.

Low: Several historic buildings which appear to be in poor repair and may be in danger of eventual loss.

Appendix D

Summary of Real Estate Data

District	City	Below Average	Average	Above Average	Total Sales	Total Houses
Blair	Cambridge	Lack of comparable area				
Brock Avenue	Centre Wellington	0	0	2	2	6
East District	Cobourg	4	8	4	16	67
West District	Cobourg	11	3	9	23	96
Downtown Core	Collingwood	8	12	21	41	239
Durand-Markland	Hamilton	3	5	13	21	51
Mill Street	Hamilton	5	14	17	36	109
The Beach	Hamilton	0	0	2	2	57
St. Clair Avenue	Hamilton	0	2	8	10	23
St. Clair Blvd	Hamilton	2	4	11	11	38
Victoria Park	Kitchener	38	33	17	88	202
St. Mary's	Kitchener	17	20	46	83	222
Bishop Hellmuth	London	5	35	20	63	193
East Woodfield	London	21	26	27	76	187
Unionville	Markham	7	18	35	60	262
Trafalgar Road	Oakville	39	17	11	67	172
Downtown	Orangeville	3	1	4	9	64
Centretown	Ottawa	None				
Bank Street	Ottawa	0	0	1	1	22
Lower Town West	Ottawa	None				
New Edinburg	Ottawa	None				
Sandy Hill West	Ottawa	7	7	4	18	88
Sparks Street	Ottawa	No sales histories			0	23
Village of Rockcliffe Park	Ottawa	None				
Walton Street	Port Hope	1	2	7	10	72
Port Dalhousie	St. Catharines	None				
Yates Street	St. Catharines	7	7	20	34	127
Downtown Core	Stratford	None				
Cabbagetown-Matcalfe	Toronto	9	25	23	57	314
Draper Street	Toronto	0	3	0	3	28
East Annex	Toronto	8	36	53	97	377
Yorkville-Hazelton Ave	Toronto	9	19	14	43	229
	TOTALS	204	297	369	871	3268

Appendix E

Conclusions Matrices

Issues Matrices

Part A: Common Issues (more than three districts)

Districts	No Goals	Tracking Alterations	Place/Historic Reference	Education	Grants	Road Improvement
Blair - City of Cambridge						
Brock Avenue - Township of Centre Wellington						
East District - Town of Cobourg						
West District - Town of Cobourg						
Downtown Core - Town of Collingwood						
Durand-Markland - City of Hamilton		Positive				
Mill Street - City of Hamilton		Positive				
The Beach - City of Hamilton		Positive				
St. Clair Avenue - City of Hamilton		Positive				
St. Clair Blvd - City of Hamilton		Positive				
Victoria Park - City of Kitchener						
St. Mary's - City of Kitchener						
Bishop Hellmuth - City of London						
East Woodfield - City of London						
Unionville - City of Markham						
Trafalgar Road - Town of Oakville						
Downtown - Town of Orangeville		Positive			Positive	
Centretown - City of Ottawa						
Bank Street - City of Ottawa						
Lower Town West -City of Ottawa						
New Edinburgh -City of Ottawa						

Districts	No Goals	Tracking Alterations	Place/Historic Reference	Education	Grants	Road Improvement
Sandy Hill West -City of Ottawa						
Sparks Street - City of Ottawa						
Village of Rockcliffe Park - City of Ottawa						
Walton Street - Town of Port Hope						
Port Dalhousie - City of St. Catharines						
Yates Street - City of St. Catharines						
Downtown Core - City of Stratford						
Cabbagetown-Matcalfe - City of Toronto						
Draper Street -City of Toronto						
East Annex -City of Toronto						
Yorkville-Hazelton Ave - City of Toronto						

Part B: Secondary Issues (two to three districts)

Districts	Traffic Calming Measures	Tree By-law	Local Committee Involvement	Acknowledge Housing Stock Diversity	Guidelines for Emergent Issues
Blair - City of Cambridge					
Brock Avenue - Township of Centre Wellington					
East District - Town of Cobourg					
West District - Town of Cobourg					
Downtown Core - Town of Collingwood					
Durand-Markland - City of Hamilton					
Mill Street - City of Hamilton					
The Beach - City of Hamilton					
St. Clair Avenue - City of Hamilton		Positive			
St. Clair Blvd - City of Hamilton					
Victoria Park - City of Kitchener					
St. Mary's - City of Kitchener					Positive
Bishop Hellmuth - City of London					
East Woodfield - City of London					
Unionville - City of Markham					
Trafalgar Road - Town of Oakville					
Downtown - Town of Orangeville					
Centretown - City of Ottawa					
Bank Street - City of Ottawa					
Lower Town West - City of Ottawa					
New Edinburgh - City of Ottawa					
Sandy Hill West - City of Ottawa					
Sparks Street - City of Ottawa					

Districts	Traffic Calming Measures	Tree By-law	Local Committee Involvement	Acknowledge Housing Stock Diversity	Guidelines for Emergent Issues
Village of Rockcliffe Park - City of Ottawa					
Walton Street - Town of Port Hope					
Port Dalhousie - City of St. Catharines					
Yates Street - City of St. Catharines					
Downtown Core - City of Stratford					
Cabbagetown-Matcalfe - City of Toronto					
Draper Street -City of Toronto					
East Annex -City of Toronto					
Yorkville-Hazelton Ave - City of Toronto					

Part C: Site Specific Issues (only in one district)

[illegible]

[illegible]

Appendix E

Phase 1 & 2 Analysis of Active Groups, Education and Size

District	Total	Active Group	Districts with Education identified as an issue	Number of Properties
St. Clair Avenue - Hamilton	100	Yes		23
Mill Street - Hamilton	95			92
Meadowvalle Village - Mississauga	95	Yes		53
Durand-Markland - Hamilton	90			51
Minto Park - Ottawa	90			24
Old Oakville - Oakville	90			130
Queen and Picton Street - Niagara-on-the-lake	90			140
Queen Street - St. Catharines	90	Yes		34
Wychwood Park - Toronto	90			64
Bayfield - Bluewater	85			31
Thornhill - Markham	85			138
Whitevale - Pickering	83			35
Downtown - Orangeville	80	Yes		64
Cabbagetown-Matcalfe- Toronto	80	Yes		314
Barriefield Village - Kingston	80			41
Churchville - Brampton	80			84
First and Second Streets - Oakville	80			68
Victoria Park - Kitchener	75			200
Unionville - City of Markham	75			263
Yates Street - St. Catharines	75	Yes		120
MacNab-Charles - Hamilton	75			7
Centretown - City of Ottawa	71			1370
East District - Cobourg	70			67
The Beach - Hamilton	70			56
Brant Ave - Brantford	70			132
Market Square - Kingston	70			16
Seaforth - Huron East	70			62
St. Clair Blvd - Hamilton	69			38
Town of Bath- Loyalist	67			8
East Woodfield - London	65	Yes		187
Bank Street - Ottawa	65			22
Draper Street - Toronto	65			28
Byward Market - Ottawa	65			200 (aprox)
Cross-Melville - Hamilton	65	Yes		49
Sandy Hill - Ottawa	65			227
Blair - Cambridge	64			137
Sparks Street - Ottawa	64			30
West District - Cobourg	60			96
St. Mary's - Kitchener	60			404
Bishop Hellmuth - City of London	60	Yes		193

District	Total	Active Group	Districts with Education identified as an issue	Number of Properties
Galt -Cambridge	60			24
Markham Village - Markham	60			270
New Hamburg - Wilmont	60			31
Goderich Square & West St - Goderich	57	Yes		75
Brock Avenue - Centre Wellington	55			6
Waverly Park - Thunder Bay	55			60
Downtown Core - Collingwood	50	Yes		239
Trafalgar Road - Oakville	50			172
New Edinburgh -City of Ottawa	50	Yes		220
Yorkville-Hazelton Ave - Toronto	50			230
East Annex - Toronto	45	Yes		377
Thornhill - Vaughan	45			82
King Street East - Cobourg	40			130
Walton Street - Port Hope	38	Yes		72
Village of Rockcliffe Park - Ottawa	36	Yes		660
Lower Town West -Ottawa	20			220
Port Dalhousie - St. Catharines	20			615
Downtown Core - Stratford	20			190
Sandy Hill West - Ottawa	19			88

