

# THE GALT CORE HCD:

1. Does not respect our social and cultural history

2. Is not guaranteed to preserve our historic buildings

3. Fails to understand the value of our architectural heritage

# 1. Galt Core is broken. HCD will keep it that way.

“The study area [...] has been a place of civic and social congregation for over 200 years. [...] Public squares serve as important areas for civic and social congregation and events such as arts and music festivals, holiday celebrations, and the year-round Farmers’ Market.”

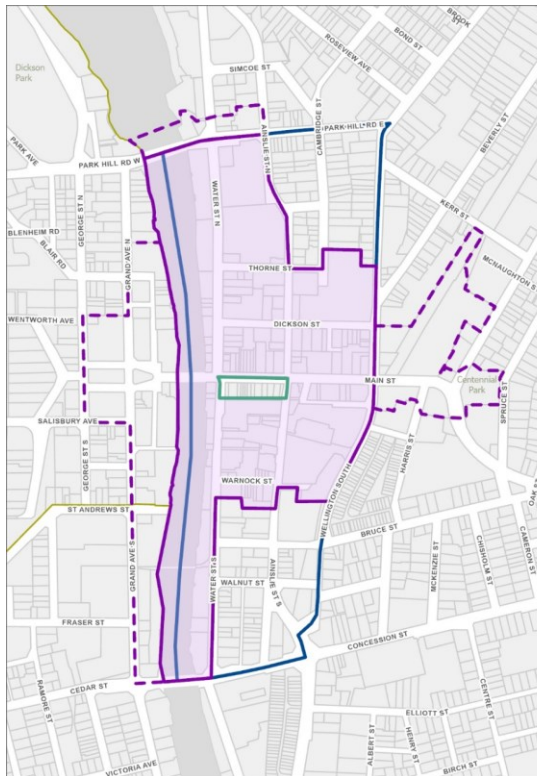
p. 8 of the Phase 1 HCD report, section titled “Contextual and Social Values.”



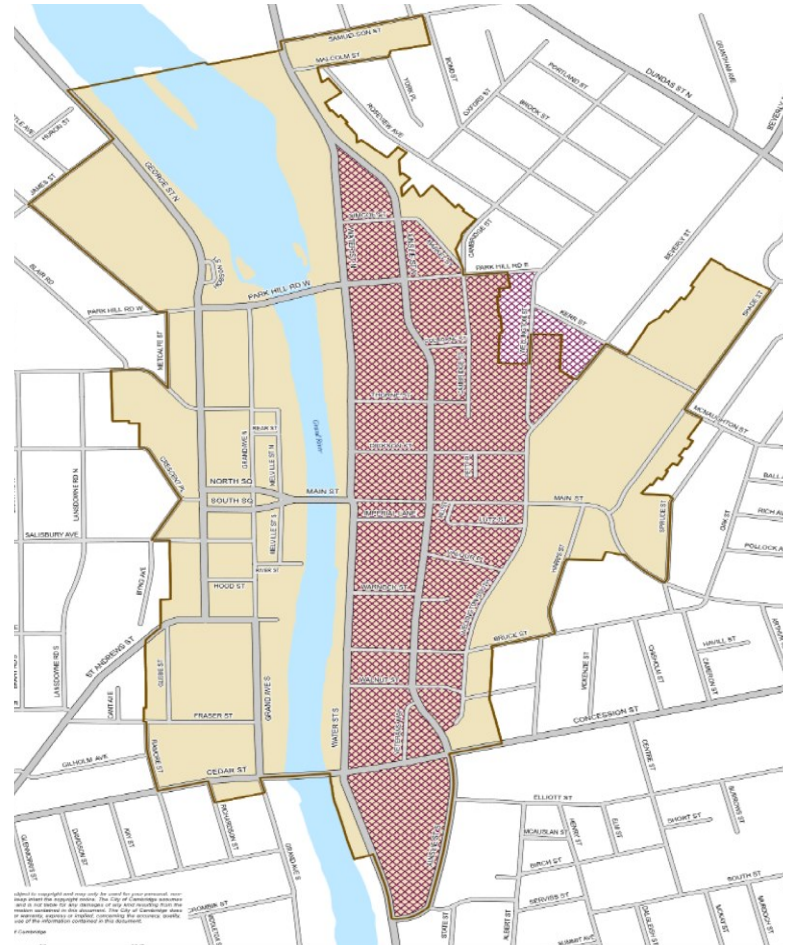
Above: “Market Square,” during the 95% of the week when it’s a parking lot.

# The HCD is another obstacle.

## Proposed HCD districts.



## Galt's Urban Growth Center.



## 2. The Main Street HCD doesn't work.

[The ACO's 2009 study](#) on the Main Street HCD asserted it was a “successful planning initiative,” even though it had not successfully conserved the district's buildings.

### Analysis of Key Findings

- The following objectives of the district plan have been met:
  - to economically remain a competitive and viable part of the working community
  - to retain a local atmosphere and a sense of human scale
- The objective of the district plan to aesthetically conserve and restore buildings in a compatible manner has been less successful.
- 70% of the people surveyed are very satisfied or satisfied with working or owning property in the district
- Most properties in the district had above sales history trajectories
- Properties in the district showed resistance to real estate downturns
- Overall, the Galt Heritage Conservation District has been a successful planning initiative

## *Heritage Districts Work!*

Heritage Conservation District Study  
Galt - City of Cambridge  
2009





# HCDs can use *Heritage* to hide *NIMBYism*.

## Heritage should not be an excuse for NIMBYism

By Shawn Micallef Star Columnist  
Thu., April 19, 2018 | 4 min. read



When the proposal came to the committee of adjustment at city hall last week, Jane Pepino's deputation stood out. She is a renowned and respected municipal lawyer from the powerhouse municipal law firm Aird & Berlis and she spoke of reasons why Cabbagetown can't bear the toddler set. Pepino, who has been appointed to the Order of Canada for her municipal work, told the committee the strollers that would be parked on the porch are a significant heritage concern.

[Toronto Star, April 19<sup>th</sup>, 2018.](#)

## City postpones decision on whether to allocate parking for proposed Cabbagetown daycare

By Francine Kopun City Hall Bureau  
Thu., Sept. 9, 2021 | 3 min. read  
Article was updated Sep. 10, 2021

JOIN THE CONVERSATION



The proposed daycare is opposed by residents, who fear it will snarl traffic along the narrow streets and alter the character of what has been deemed a Historic Conservation District.

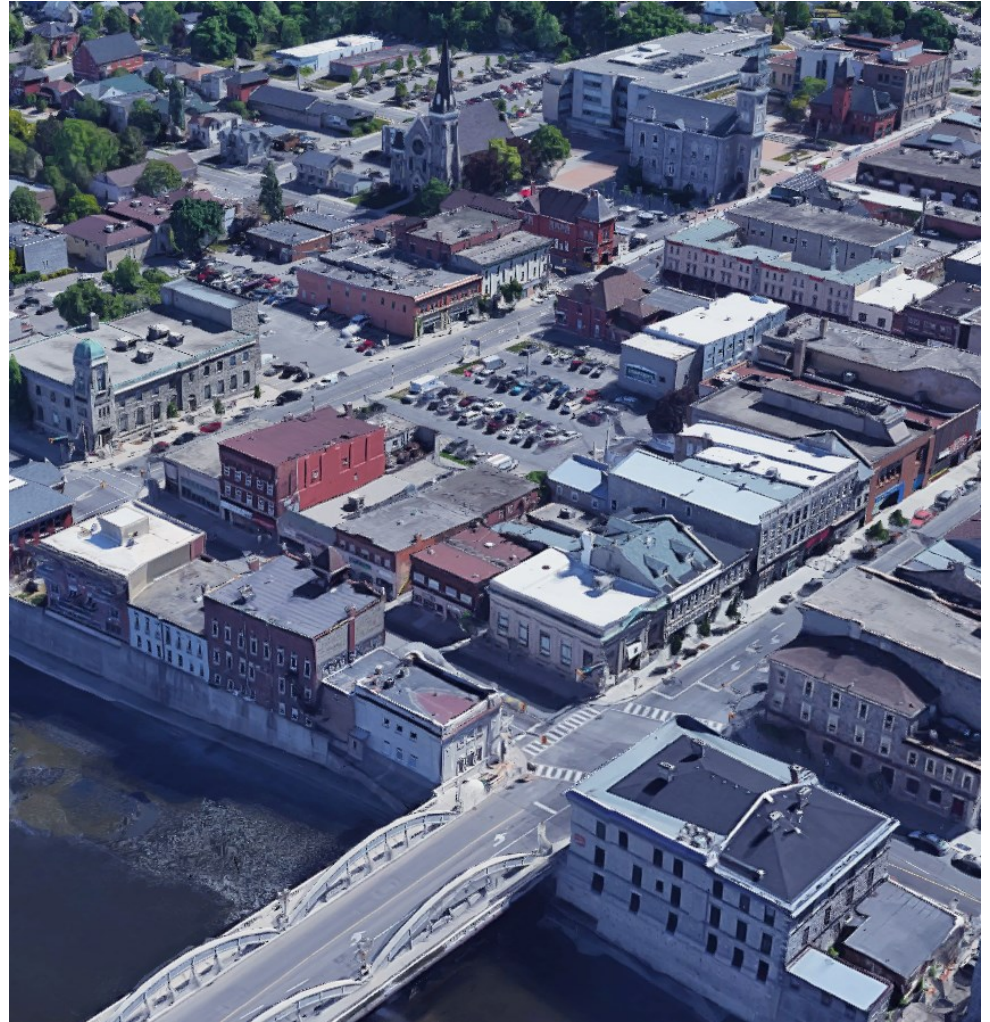
"Those people haven't had to, sort of, share their public parking before. And so I think it raises anxiety, but it works elsewhere," said Conliffe, who would not require the services of the proposed daycare.

[Toronto Star, Sept. 9<sup>th</sup>, 2021.](#)

### 3. The Report misunderstands Galt's buildings.

“[Galt] retains a collection of buildings that together function as a representative suite of vernacular expressions of architectural styles and building typologies that would have been pervasive [...] in the nineteenth and early twentieth centuries.”

p. 7 of the Phase 1 HCD report, “Architectural/Design value.”





An HCD would have prevented Galt's historic streetscapes.



# An HCD is not the solution to heritage-friendly buildings.

Below: 26 Water Street N., a good new urban building

Right: Two recent, less-than-ideal examples.

