

Heritage Districts Work!

Heritage Conservation District Study
Brant Avenue- City of Brantford
2009



Heritage Conservation District Study 2009

Prepared By

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Brant Avenue 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
- 32 districts designated in or before 1992 were examined

Background of Brant Avenue Heritage Conservation District

- Located in the City of Brantford
- Consists of 132 properties which include residential, commercial and public use buildings
- The district was designated in 1988
- Plan was written by Townpride

Study Approach

- Resident surveys were conducted door to door by members of the Heritage Resources Centre
- Land use mapping and a streetscape evaluation were conducted
- Sales history trends were collected from GeoWarehouse™ and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - to improve public boulevards
 - to increase awareness
- The objective of the district plan to enhance the existing streetscape has been less successful
- 82% of people surveyed are very satisfied or satisfied with living in the district
- Most requests for alterations were approved within two months
- Most properties (39 of 47) in the district had average or above sales history trajectories
- Overall, the Brant Avenue Heritage Conservation District has been a successful planning initiative

Recommendations

- Coordinated street signs would make the historic reference more visible
- Track alteration requests in a comprehensive and easily accessible manner
- Provide financial incentives
- Provide education about compatible signage within the district

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1.0 Introduction

1.1 Heritage Act and Designation

The *Ontario Heritage Act* (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

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 92 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.

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

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

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 Background of Brant Avenue Heritage Conservation District

2.1 Description of the District

The Brant Avenue Heritage Conservation District includes buildings on Brant Avenue between St. Paul Avenue and the Lorne Bridge in the City of Brantford. Although this district includes the Armoury, Brant Avenue Church and the Brantford Collegiate Institute, the majority of the 132 properties are residential, built between 1870 and 1889.

2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places (www.historicplaces.ca) the cultural heritage value of Brant Avenue is:

The south entrance to the Brant Avenue Heritage Conservation District is marked by the Cenotaph (the Brant County War Memorial) and Tom Thumb Park. This popular area saw rapid residential growth due to its proximity to local employment opportunities, shopping and easy access to the commercial and industrial core in the Colbourne Street area.

Brant Avenue is presently part of Highway 2, a busy two-way main artery, which began serving Brantford in circa 1823 with the opening of the Hamilton to London section of road. Since its construction the street has functioned as a vibrant entry point to the city.

The increase in economic development in Brantford from 1870-1889 resulting from the opening of large farm related companies such as Harris Kirby Mower (1871) and the Cockshutt Plow Company (1878), resulted in a boom in residential construction. It was during this time that most of the larger homes along Brant Avenue were built. Residing in these large impressive homes were the “movers and shakers” of Brantford, which included Henry Brethour, Director of the local Fire Company and a business man; Hanson Harris, co-founder of Massey Harris; William Buck of Buck Stove Works; and Clayton Slater, owner of Wincey Mills. Each played a key role in creating growth in the City of Brantford. By 1890, the Brant Avenue neighbourhood was considered fully developed.

Noteworthy properties include the W.H Brethour House, David Plewes House and the Brant Avenue Church which were designed by local architect John Turner. Turner also designed St. Andrew's United Church, Brant Community Church, and the Brant County Court House, all located around Victoria Park Square in downtown Brantford.

Brant Avenue is a combination of both large and modest structures creating an exceptional streetscape. The buildings feature traditional architectural styles including Neo-Classical, Italianate, Gothic, and Queen Anne, creating a cornucopia of detail and an interesting skyline.

Predominant elements on the buildings include: brick or stone quoins, window and door openings, balconies, bargeboards, cornice mouldings, striking belt courses, interesting entrance porches, iron crestings and various window and door labels.

Many of the buildings have been constructed as duplicates, mirror images, or complimentary pairs adding a uniqueness to the District as a whole. They feature segmented or round headed windows. A number of the buildings had porches added during the Edwardian Period (1903 -11). These additions possess a level of detail, scale and proportion compatible with the original building design.

2.3 Location of the District

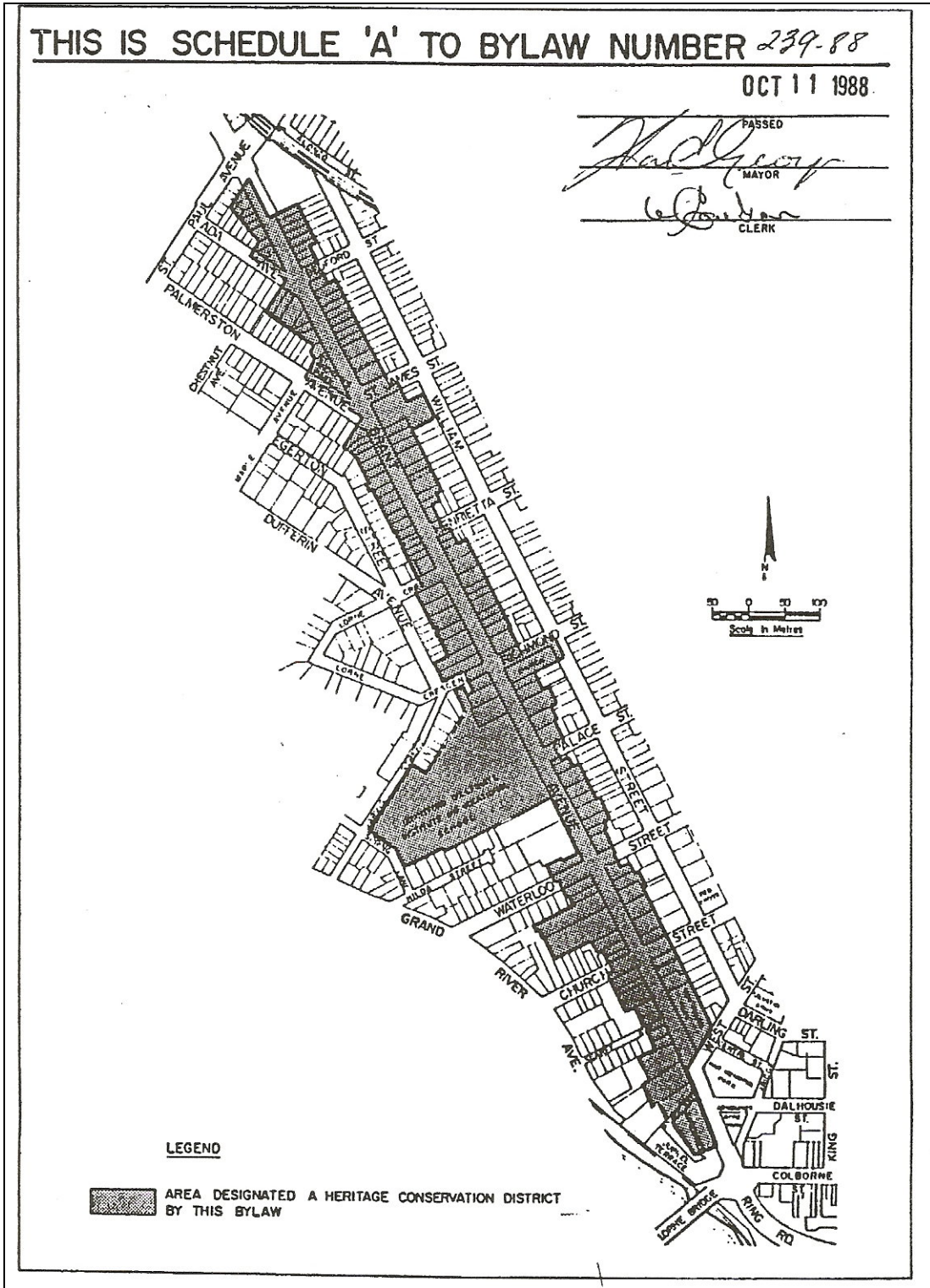


Figure 2: Map of Brant Avenue Heritage Conservation District

2.4 Designation of the District

According to the stakeholders, the designation of Brant Avenue was initiated by local property owners. The call for the designation of the area was a direct result of several houses being torn down to build a strip mall. The Brant Avenue Heritage Conservation District is protected by By-law 239-88 which was passed on October 11, 1988 by the City of Brantford.

The Brant Avenue Heritage Conservation District Plan was prepared for the Brantford Heritage Committee by Townpride Planning Consortium. The Heritage Conservation District Plan contains sections on the history of the area, general policies, recommendations, Heritage District Master Plan, implementation and an inventory of the area.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Brant Avenue Heritage Conservation District were asked a series of questions relating to their experiences and satisfaction living in the district. These surveys were conducted door to door by members of the Heritage Resources Centre. Due to the large number of properties in the district (132 properties), half the properties (70 properties) were chosen randomly to be surveyed. Twelve of 54 residents answered surveys, representing a 22% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Brant Avenue was conducted in September 2008. 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 represent the current use of buildings in the district, were produced for Brant Avenue (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 15 views were photographed and evaluated (see Appendices C and D). The summary of the scores is included as Appendix E.

3.3 Real Estate Data

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

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)⁴. It was expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-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 an 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, *etc.*).

3.4 Key Stakeholder Interviews

People who had special knowledge of each district were interviewed for their experiences and 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. Two people were interviewed for the Brant Avenue Heritage Conservation District. Both interviews were conducted the phone. Those interviewed included a current Heritage Planner for the City of Brantford, as well as a local committee member. A

⁴The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

3.5 Requests for Alterations

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 the Brant Avenue Heritage Conservation District, the information about the number of applications for alterations and their time for approval were available in the individual designation files for each building. This list includes requests for alterations from 1990 until 2007. The list was produced by manually going through the designation files at the City of Brantford. A summary of this information is presented in Appendix H.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

According to the Heritage Conservation District Plan, written in 1988, the priorities for the district fall into three categories:

a) Improve public boulevards

The objective to improve public boulevards appears to have been met. In the categories from the Townscape Survey of private and public planting, the area scored well. High scores in pedestrian friendliness and edge quality also contribute to the confirmation that the public boulevards are well maintained.

b) Enhance existing streetscape

The second objective to enhance the existing streetscape has not been met. Drawing on measures collected in the Townscape Survey, conserved elements evident and few neglected historic features all scored well. This means that visually the historic buildings in the area are maintained and historic elements have been conserved. However, lower scores in the area of coherence and quality of conservation work point towards a poorly maintained streetscape.

Another area which the score is low is in the category of quality of new development. This low score and the corresponding pictures show that there are some newer structures in the district that are not compatible. The pictures of views in the district show what appears to be some questionable buildings, both in material used and the building placement on its site (see Figure 3). While these buildings may have been constructed prior to the designation of the district this demonstrates the need to control new construction.

c) Increase awareness

The objective to increase awareness appears to have been met. Drawing on the responses from the resident surveys, all those surveyed know they live in a Heritage Conservation District. The categories of place reference and historic reference scored low. This shows an area for improvement; coordinated street signs would make the historic reference more visible.

4.2 Are people content?

Two questions in the resident surveys addressed people's contentment with living in the district. Of the people surveyed who lived in the area before the designation, two people felt positive about the implementation of a district and two people stated they were neutral. Now, there is greater acceptance of the district designation. Nine of 11, or 82 %, of those surveyed stated they were very satisfied or satisfied with living in a district. One person was ambivalent and one person was dissatisfied.

In addition to evidence from the surveys that people are content with the district, the Townscape Survey shows evidence of local pride. The categories of private planting and cleanliness scored high, which indicates that people



Figure 3: An example of an incompatible building



Figure 4: Private planting that shows local pride

take pride in their individual properties as well as the neighbourhood (see Figure 4).

4.3 Is it difficult to make alterations?

Of the residents surveyed four of 12 people said they had made requests for alterations. All of those were approved within a month or “not too long”. The records from the City of Brantford show a similar trend. From 1990 until 2007 most applications appear to be processed in less than two months (see Figure 5). Clearly, the process for completing alterations to buildings in the Brant Avenue Heritage Conservation District is neither difficult nor lengthy.

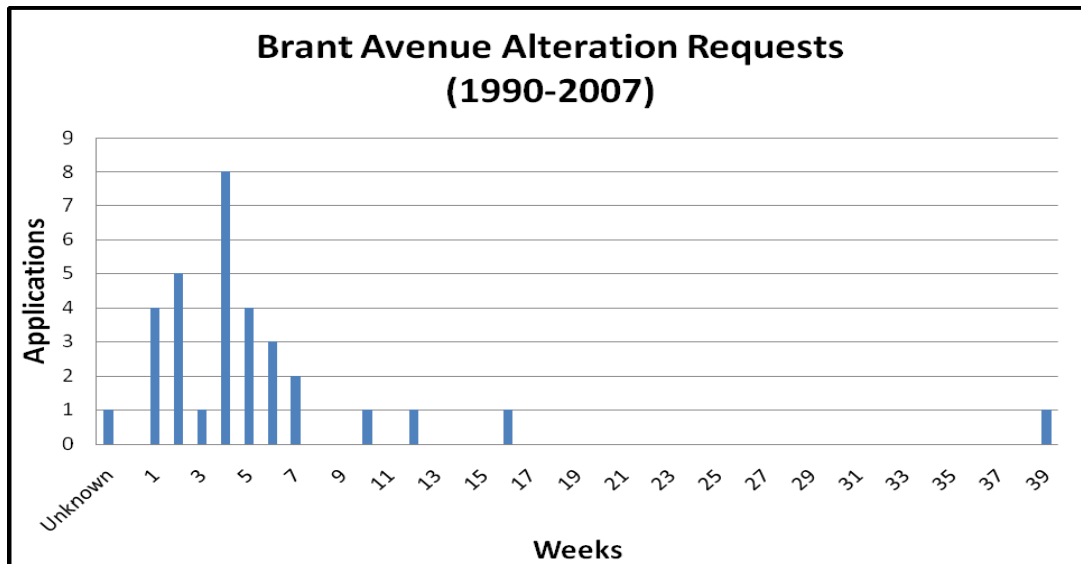


Figure 5: Alteration Requests for Brant Avenue from 1990 until 2007

4.4 Have property values been impacted?

According to the resident surveys most people (seven of 12) think that the designation has not affected the value of their property. Nine of 12 people think that the designation will not have an impact on their ability to sell their property in the future. Clearly, property values are not seen as an issue by residents in the Brant Avenue Heritage Conservation District.

The data from GeoWarehouse™ indicated that 47 of 132 properties had sales histories. Of these 47 properties 29 had above average sales value increases (see Figure 6). Eighteen properties had average sales history trajectories and only eight properties performed below average. In total 39 of the 47 properties performed at or above average.

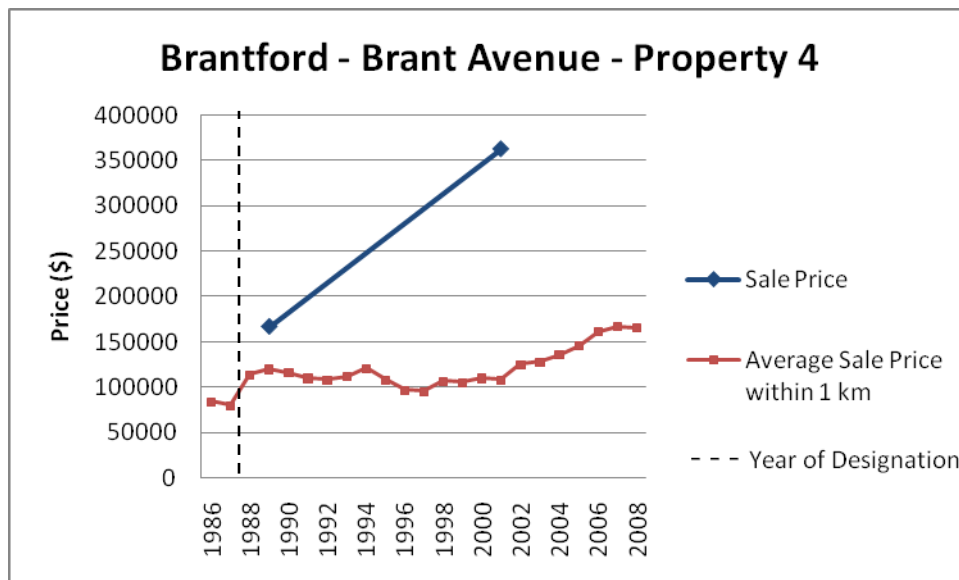


Figure 6: Above Average Sales History Trajectory

4.5 What are the key issues in the district?

a) Funding

The resident surveys expressed the concern that there are currently no grant programs to aid them in the maintenance and restoration of their buildings.

b) Signage

According to one of the stakeholders, there seems to be a lot of problems with the sign guidelines that specify no mobile or florescent signs in the district. This is also reflected by the low score in the Townscape Survey in the category of advertising.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - to improve public boulevards
 - to increase awareness
- The objective of the district plan to enhance the existing streetscape has been less successful
- 82% of people surveyed are very satisfied or satisfied with living in the district
- Most requests for alterations were approved within two months
- Most properties (39 of 47) in the district had average or above sales history trajectories
- Overall, the Brant Avenue Heritage Conservation District has been a successful planning initiative

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Coordinated street signs would make the historic reference more visible
- Track alteration requests in a comprehensive and easily accessible manner
- Provide financial incentives
- Provide education about compatible signage within the district

Appendices

Appendix A

Tabular Results of Resident Surveys

Brant Avenue Resident Survey

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	10	2	0
Percentage	83.33	16.67	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	12	0
Percentage	100.00	0.00

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

Responses

	Before	After
Counts	4	8
Percentage	33.33	66.67

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

Responses

Positive	2
Negative	0
Neutral	2
Mixed Feelings	0

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

Responses

	Yes	No
Counts	2	5
Percentage	28.57	71.43

6. What is your understanding of how the HCD works?

Responses

Preserve	4
Restrict	6
Guidelines	1
Committee	1
Good Understanding	2
No Understanding	1

Note: Residents could provide more than one answer to question 6

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

Responses

	Yes	No
Counts	4	8
Percentage	33.33	66.67

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

Responses

	Yes	No
Counts	4	0
Percentage	100.00	0.00

9. On average, how long did the application take?

Responses

Over 5 months	0
4 to 5 months	0
1 to 3 months	0
Less than 1 month	3
Not long	1

10. Overall, how satisfied are you with living in a HCD?

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.00	3	6	1	1	0	0
Percentage		27.27	54.55	9.09	9.09	0.00	0.00

11. How do you think the HCD designation has affected the value of your property compared to similar non-designated districts?

Responses

	Mean Score out of 5	Increased a Lot	Increased	No Impact	Lowered	Lowered a lot	Do not Know
Counts	3.00	0	2	7	2	0	1
Percentage		0.00	18.18	63.64	18.18	0.00	8.33

12. Do you think the HCD designation will affect your ability to sell your property?

Responses

No	9
Yes	1
Yes, easier	1
Yes, harder	0
Don't know	0
Maybe	1

13. Comments

Additional Comments: Grants (2), If aware of the HCD might not have bought in this area (1), too noisy (1), was not asked when area was designated - city just sent notice (1)

Total Population	54
Participants	12
Participation Rate	22.22

Appendix B

Land Use Maps

Ground Level Land Use in Brant Ave Heritage Conservation District, Brantford



Legend

- | | | |
|--------------------------|-----------------------|--------------------------|
| HCD Boundary | Office / Commercial | Services |
| Not in HCD | Parking | Soft or hard landscaping |
| Eating / Drinking Places | Public buildings | Under development |
| Industrial | Residential | Vacant |
| Land use not assigned | Retail (low end - DS) | Warehouse / Storage |
| Leisure | Retail | |

0 35 70 140 210 280 350
Meters



Author: Heritage Resources Centre
April 14, 2009
Data provider: Teranet Inc.
Coordinate system: NAD_1983_UTM_Zone_17N

Second Floor Land Use in Brant Ave Heritage Conservation District, Brantford



Legend

HCD Boundary	Office / Commercial	Services
Not in HCD	Parking	Soft or hard landscaping
Eating / Drinking Places	Public buildings	Under development
Industrial	Residential	Vacant
Land use not assigned	Retail (low end - DS)	Warehouse / Storage
Leisure	Retail	

0 35 70 140 210 280 350
Meters

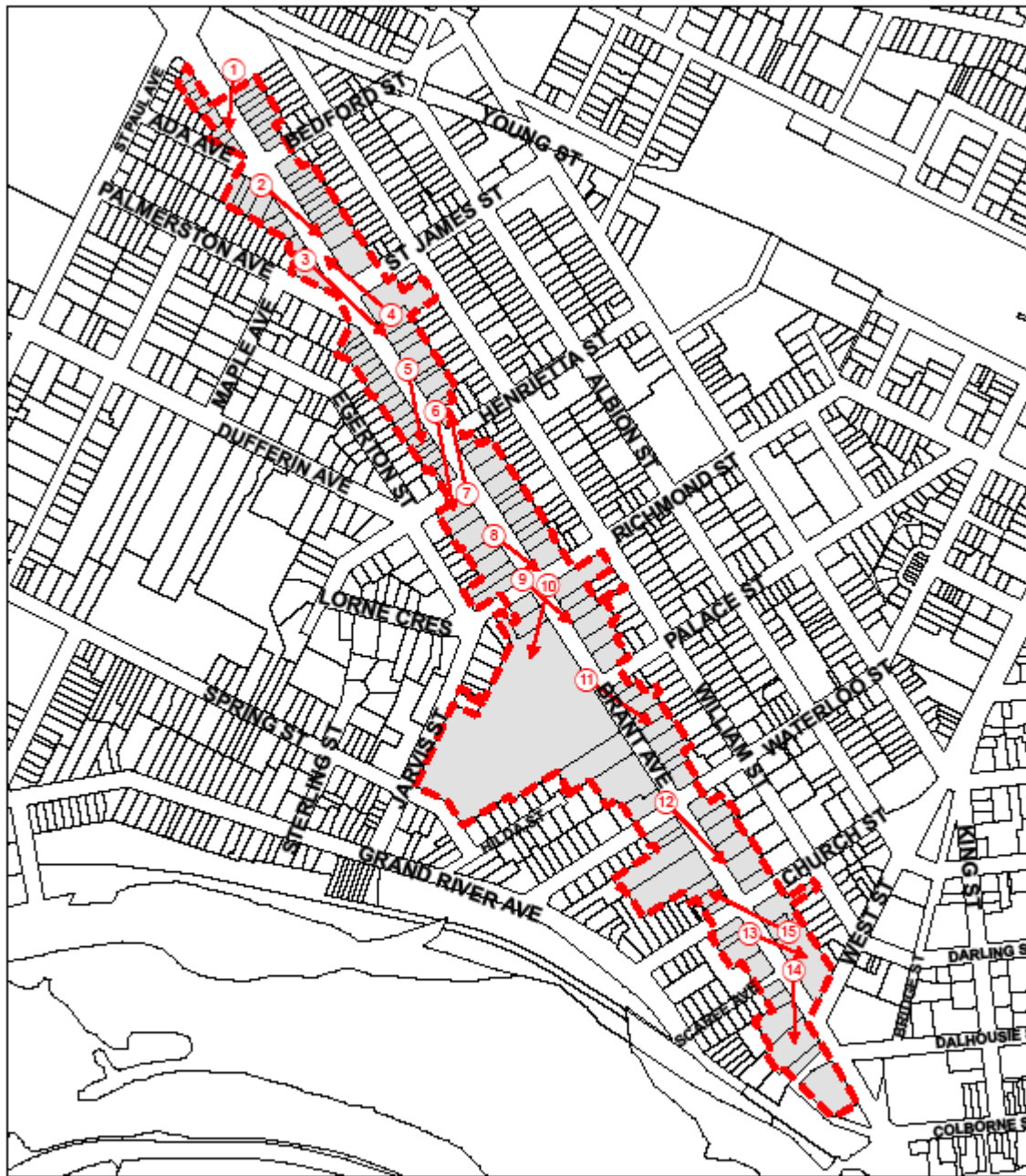


Author: Heritage Resources Centre
 April 14, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Appendix C

Map of Views

Views in Brant Ave Heritage Conservation District, Brantford



Legend

- Viewpoints
- Viewlines
- HCD Boundary
- Not in HCD
- In HCD

0 37.575 150 225 300

 Meters

Author: Heritage Resources Centre
 April 14, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N



Appendix D

Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6



View 7



View 8



View 9



View 10



View 11



View 12



View 13



View 14



View 15

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Brant Avenue

Date: September 23, 2008

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	59.5	75	79.33	4.0
A2-Cleanliness	51.5	75	68.67	3.4
A3-Coherence	46.5	75	62.00	3.1
A4-Edgefeature Quality	60.5	75	80.67	4.0
A5-Floorscape Quality	47.5	75	63.33	3.2
A6-Legibility	59.5	75	79.33	4.0
A7-Sense of Threat	45.5	75	60.67	3.0
A8-Personal Safety: Traffic	60	75	80.00	4.0
A9-Planting: Public	59.5	75	79.33	4.0
A10-Vitality	38	75	50.67	2.5
A11- Appropriate Resting Places	48.5	75	64.67	3.2
A12-Signage	60.5	75	80.67	4.0
A13-Street Furniture Quality	45	75	60.00	3.0
A14-Traffic Flow Appropriateness	55.5	70	79.29	4.0
SUM A	737.5	1045	70.57	3.5

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	31	60	51.67	2.6
B16-Dereliction, Absence of	52.5	65	80.77	4.0
B17-Detailing, Maintenance	50	65	76.92	3.8
B18-Facade Quality	45	65	69.23	3.5
B19-Planting: Private	40.5	55	73.64	3.7
SUM B	219	310	70.65	3.5

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	48.5	65	74.62	3.7
C21-Historic Reference Seen	25	75	33.33	1.7
C22-Nomenclature/Place Reference	29.5	75	39.33	2.0
C23-Quality of Conservation Work	42.5	65	65.38	3.3
C24-Quality of New Development	7	20	35.00	1.8
C25-Historic Features, Maintained	55.5	65	85.38	4.3
SUM C	208	365	56.99	2.8

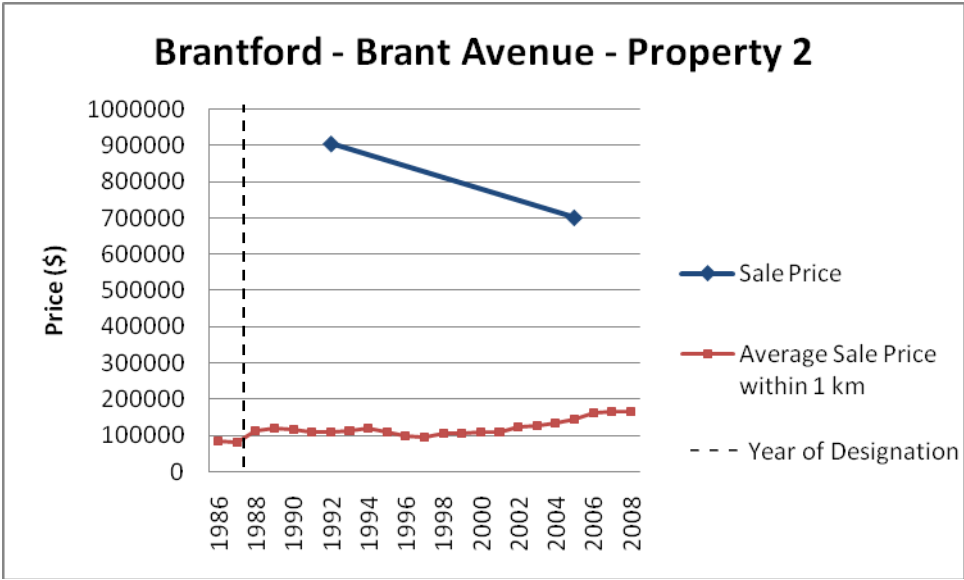
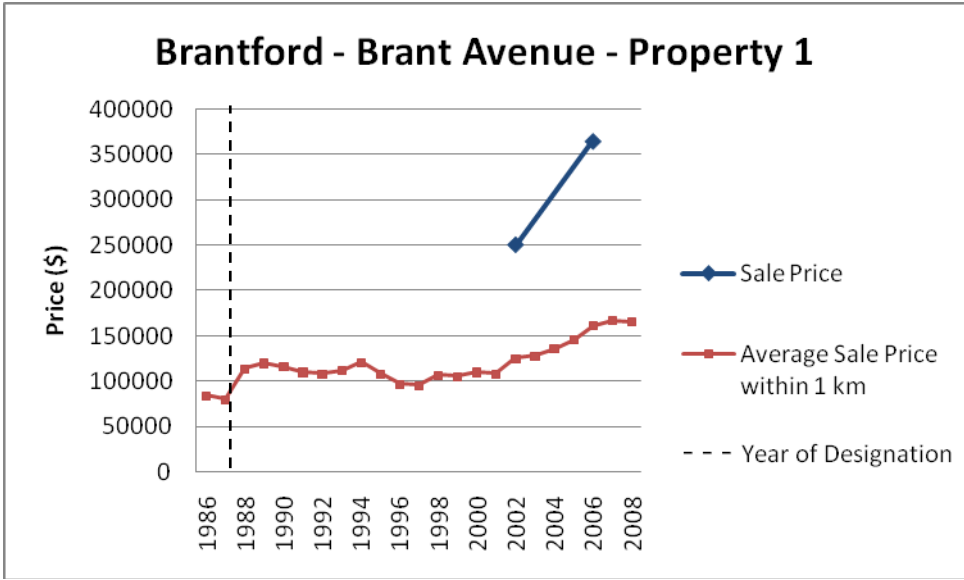
Impression Score				
Aggregate Score	1165	1720	67.70	3.4

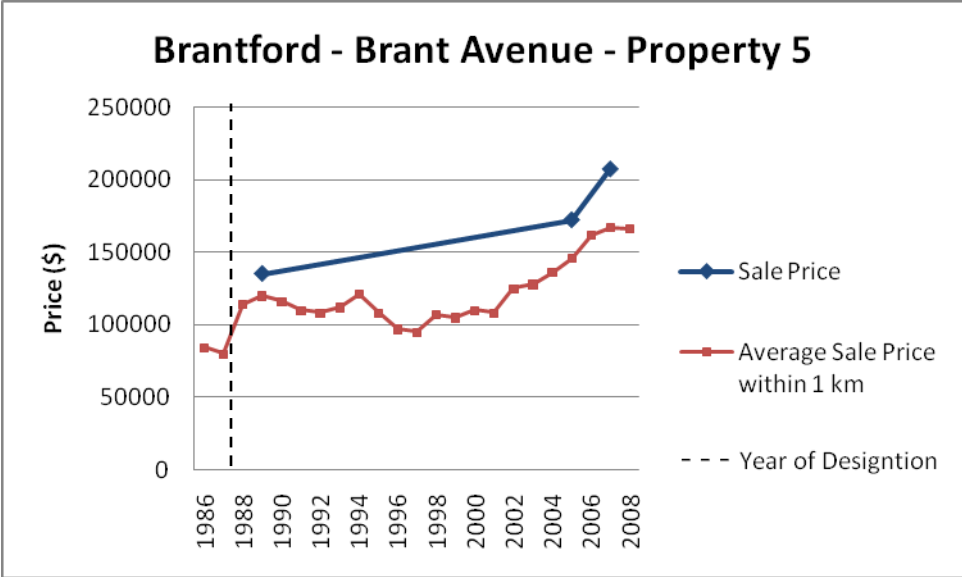
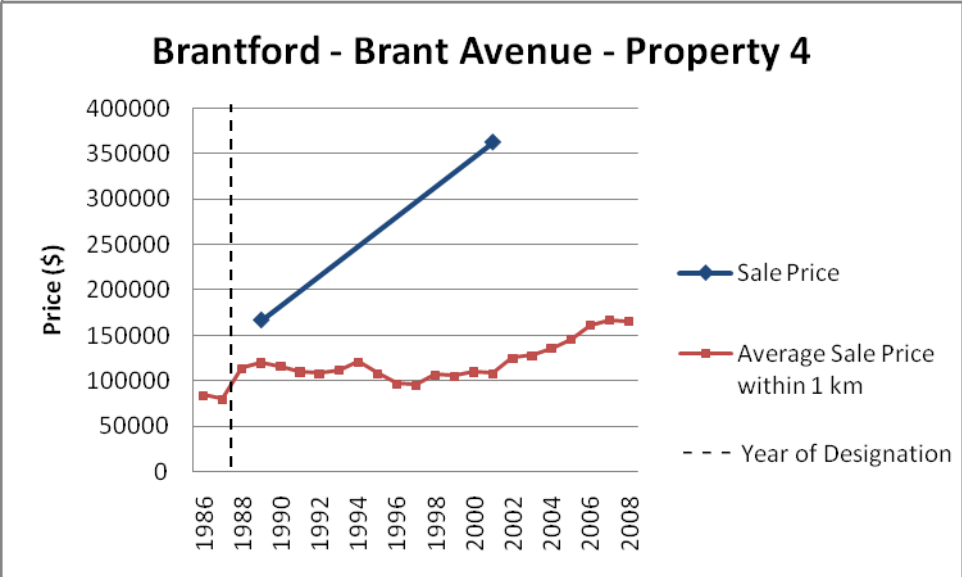
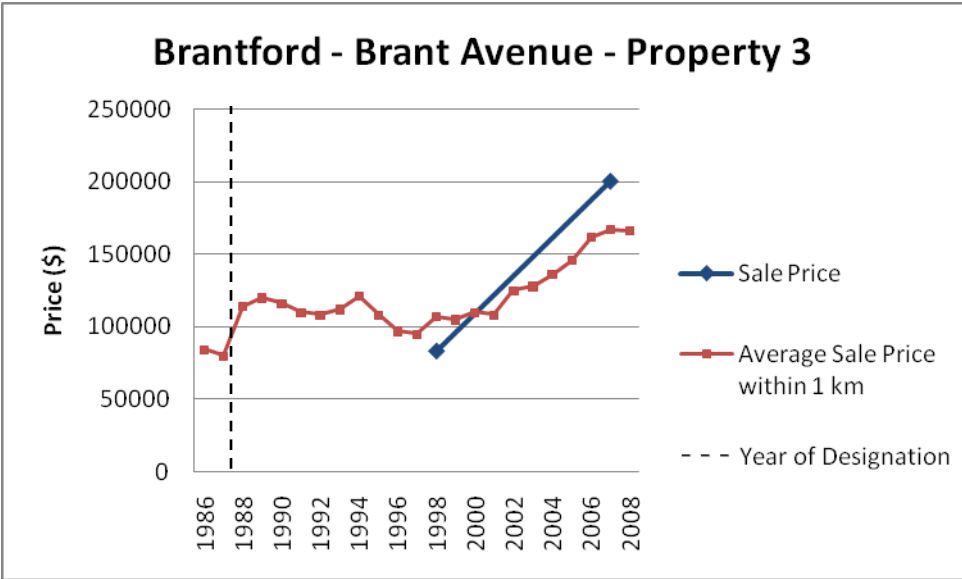
Weather: Sunny

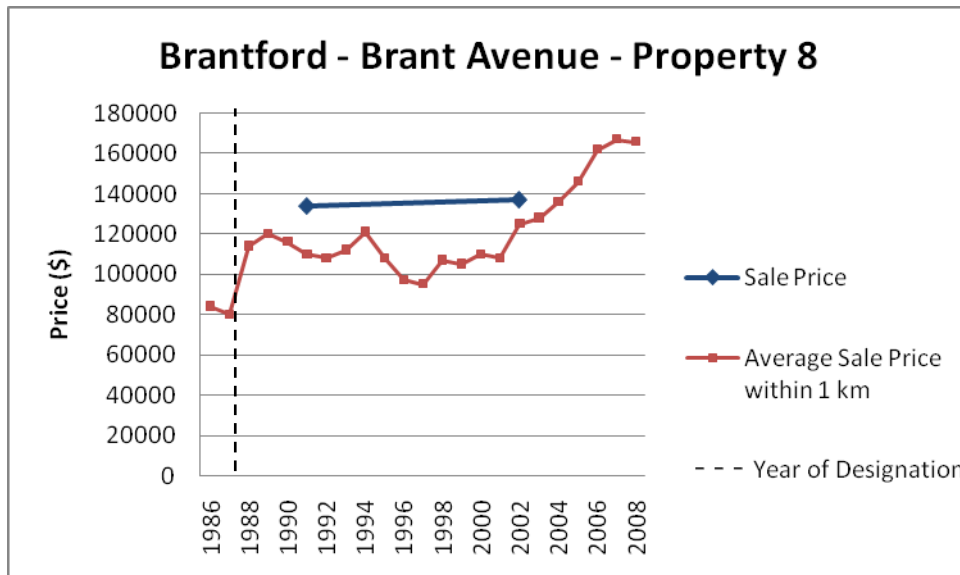
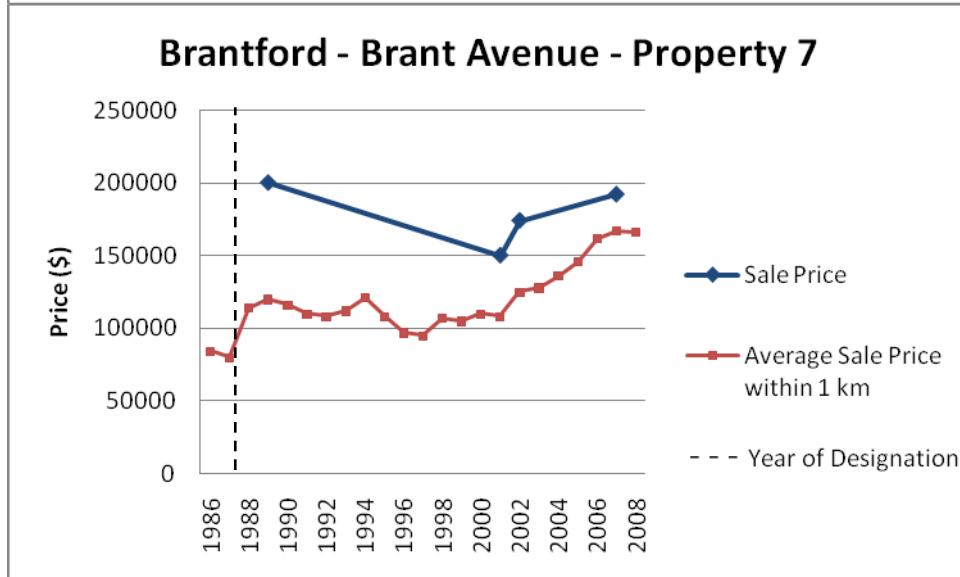
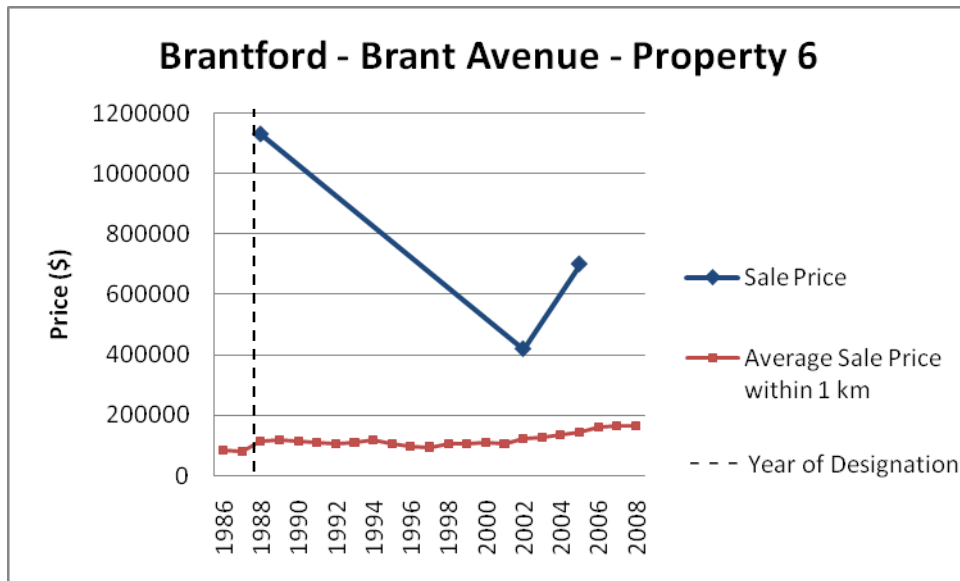
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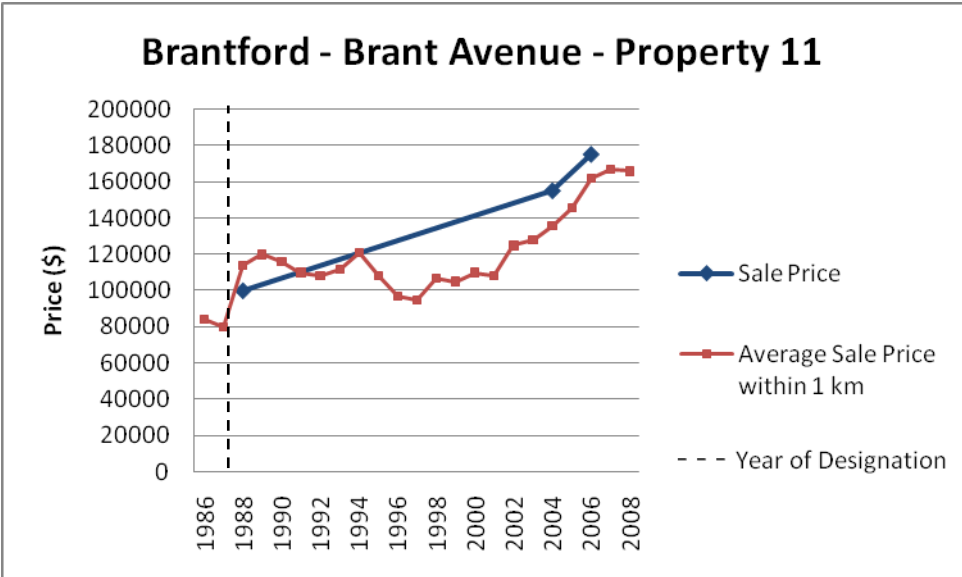
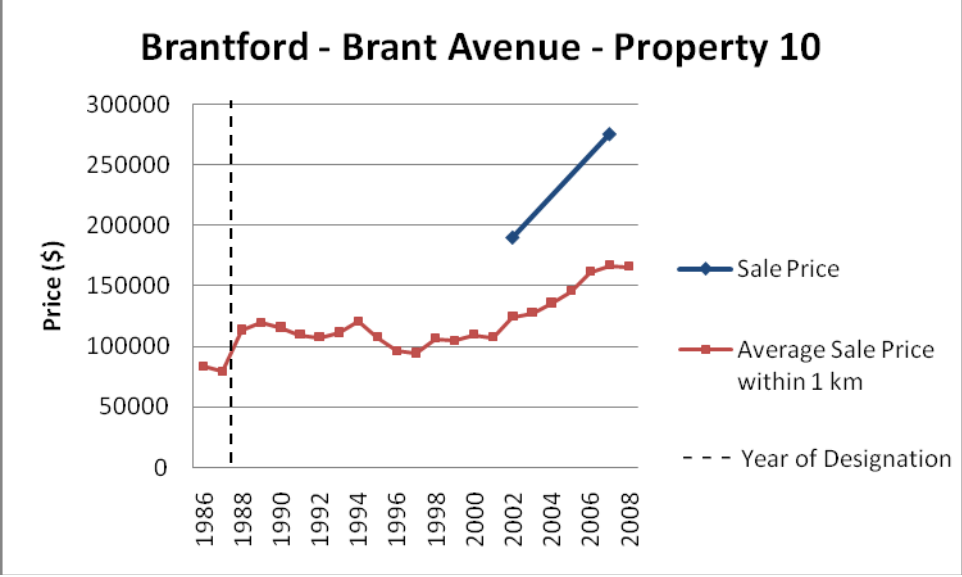
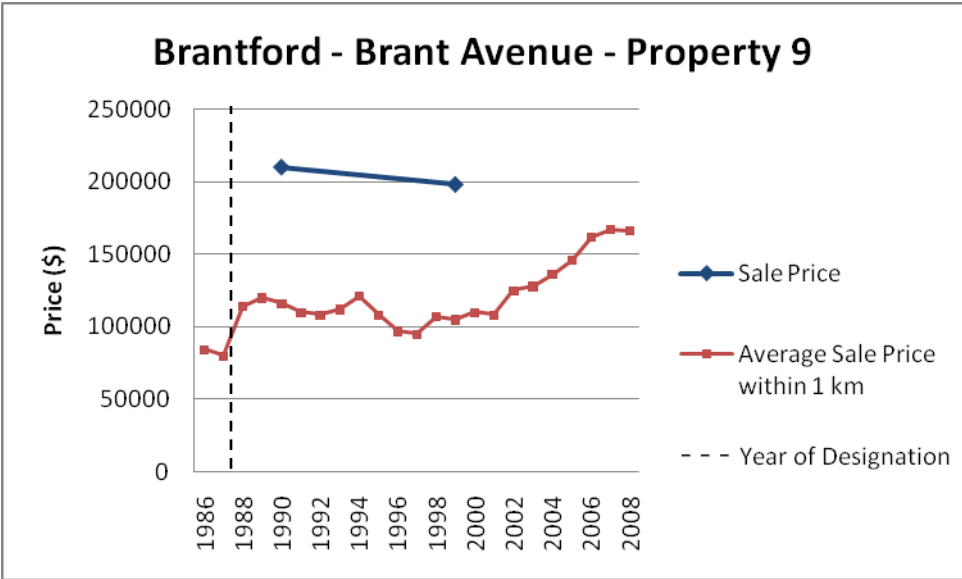
Appendix F

Real Estate Data

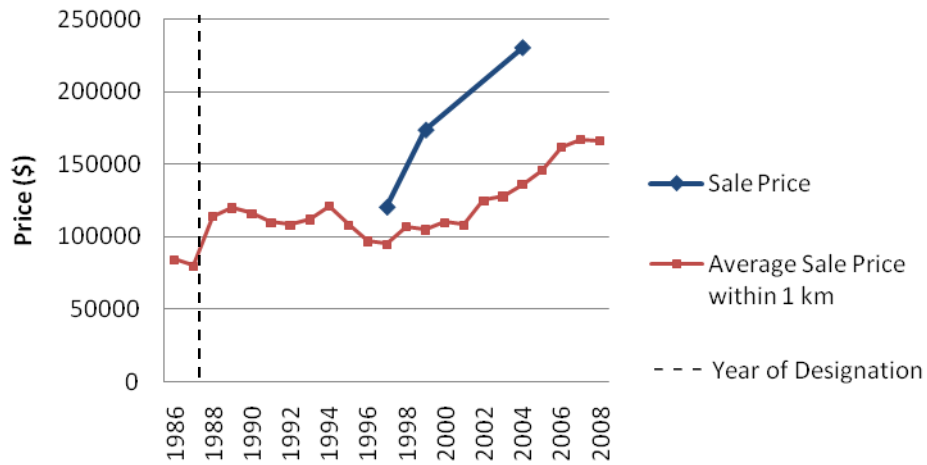




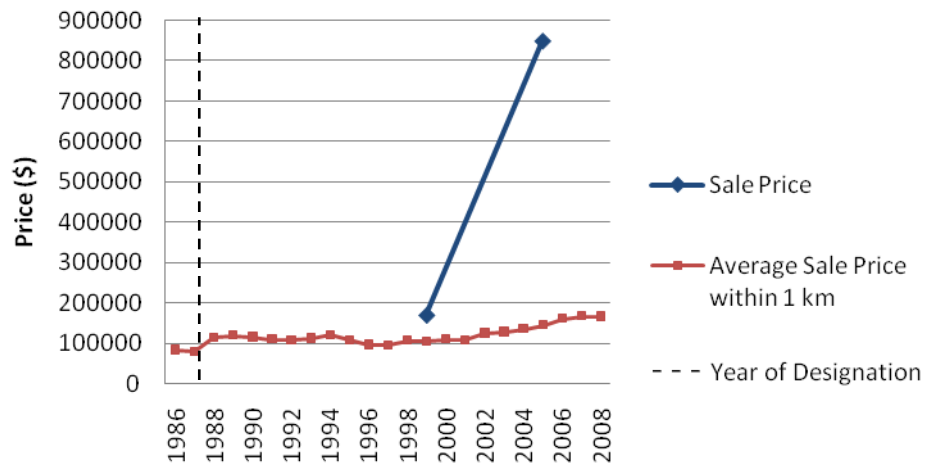




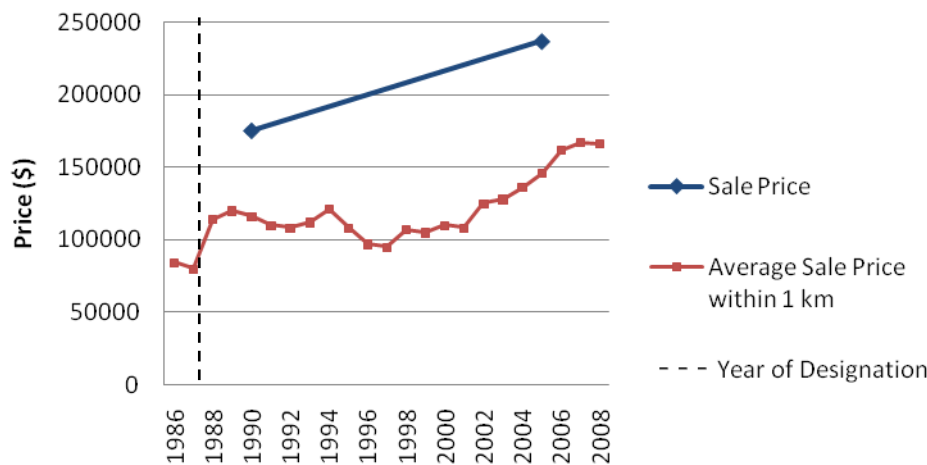
Brantford - Brant Avenue - Property 12



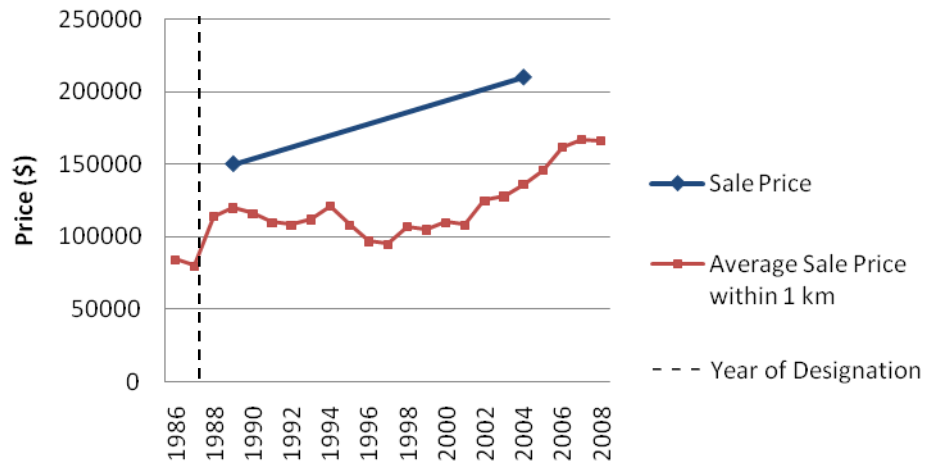
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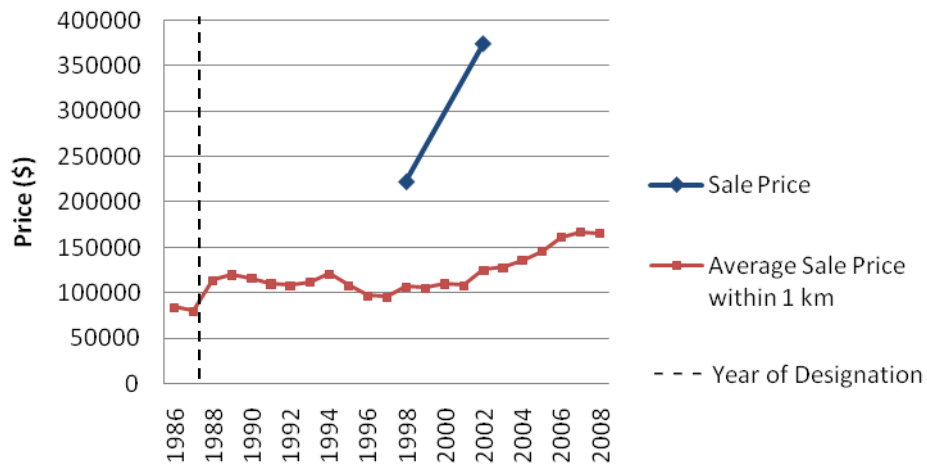
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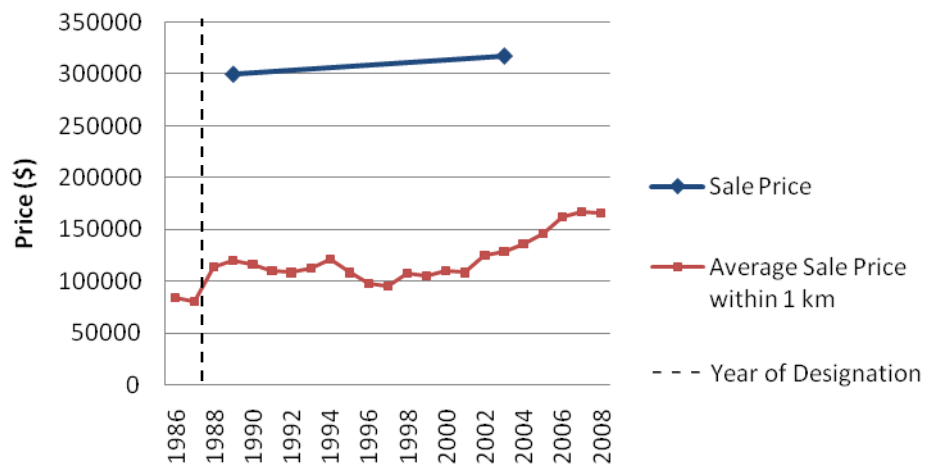
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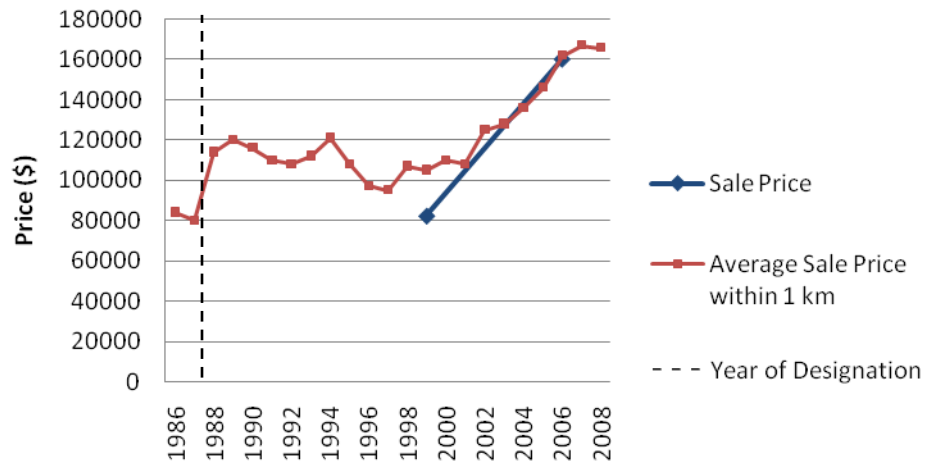
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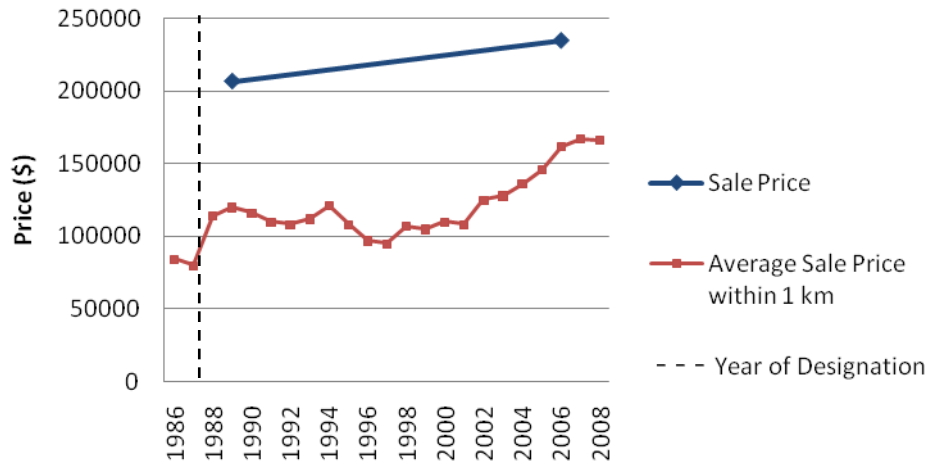
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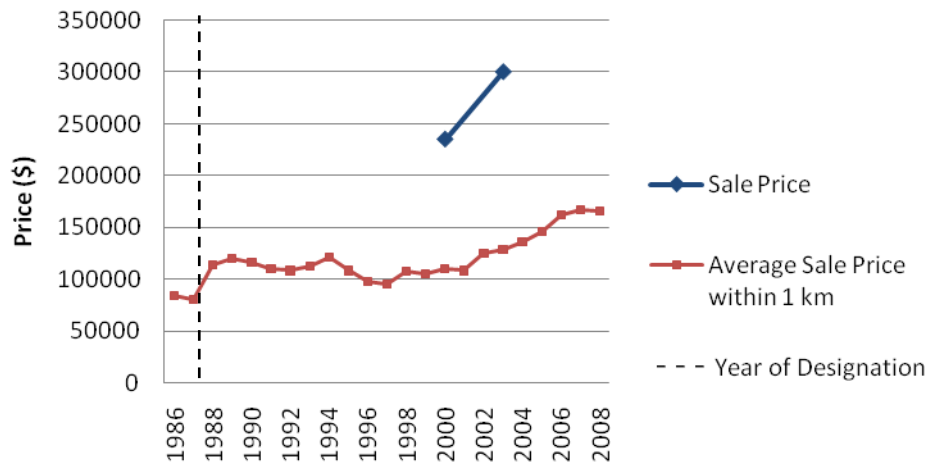
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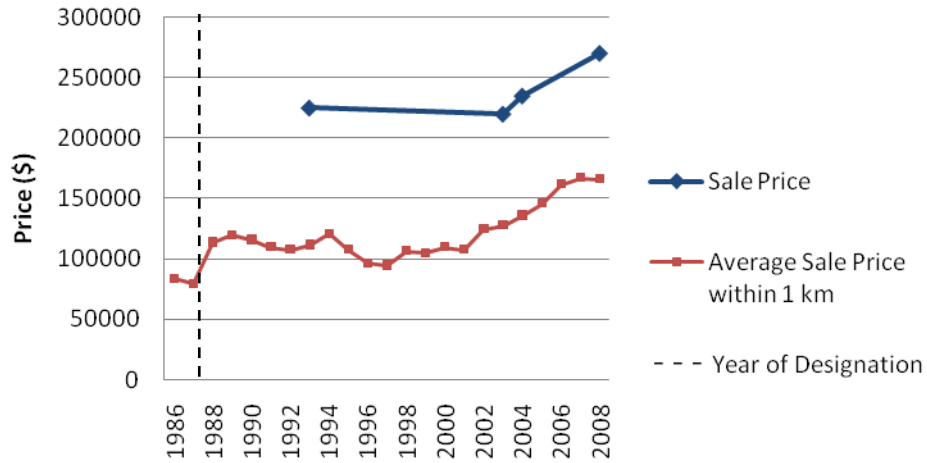
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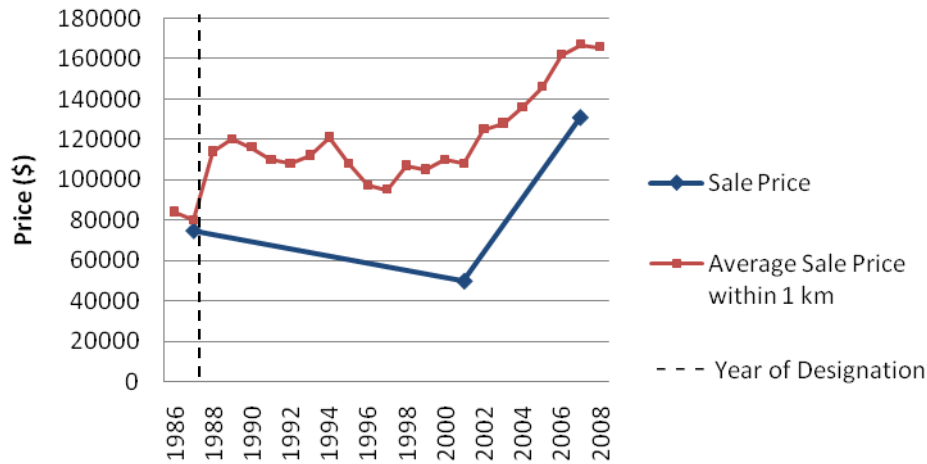
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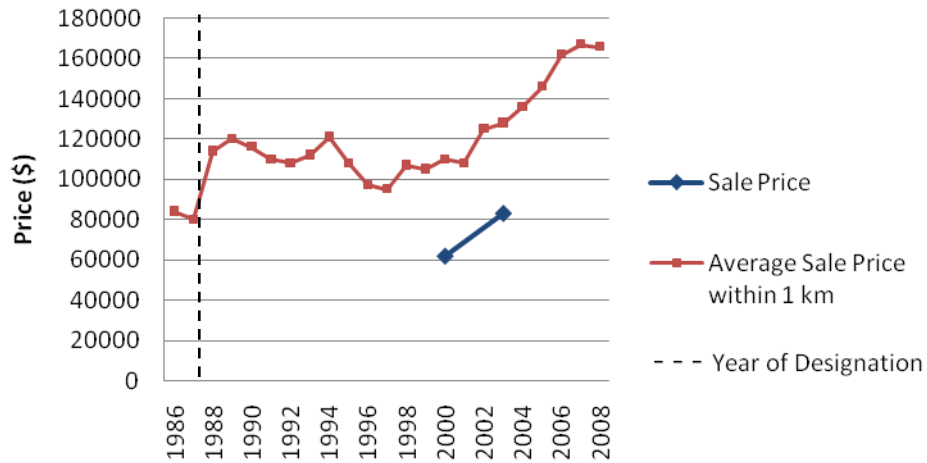
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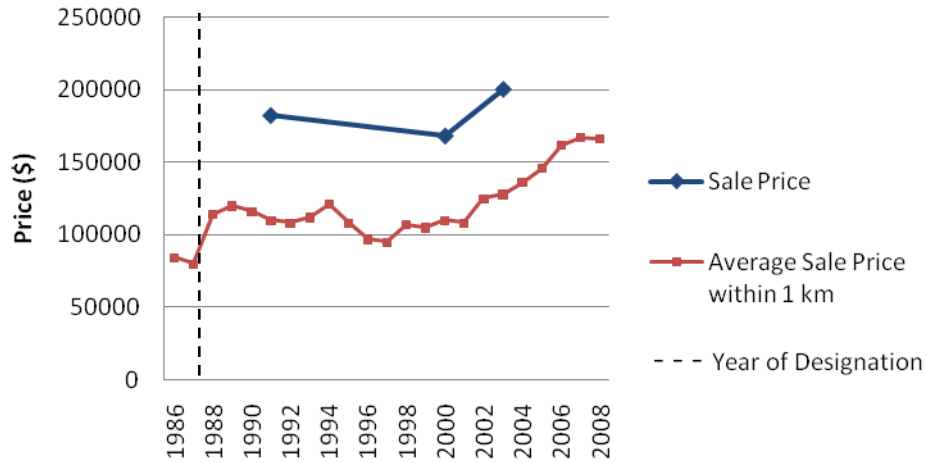
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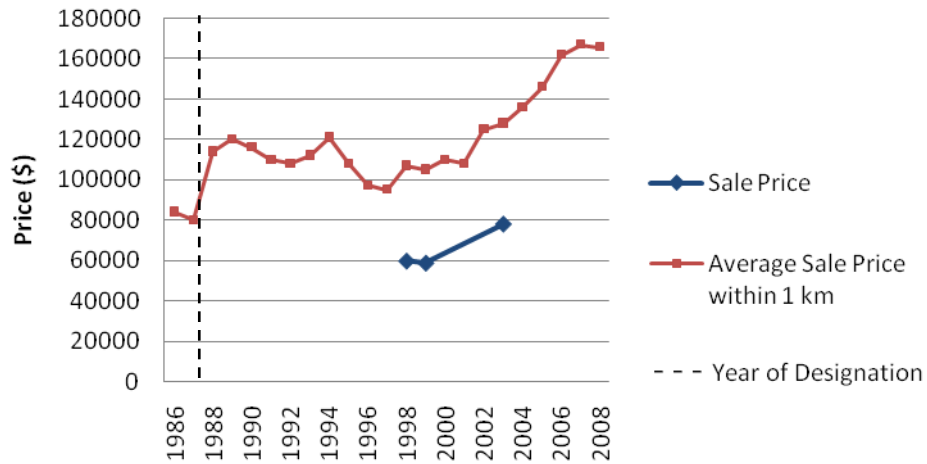
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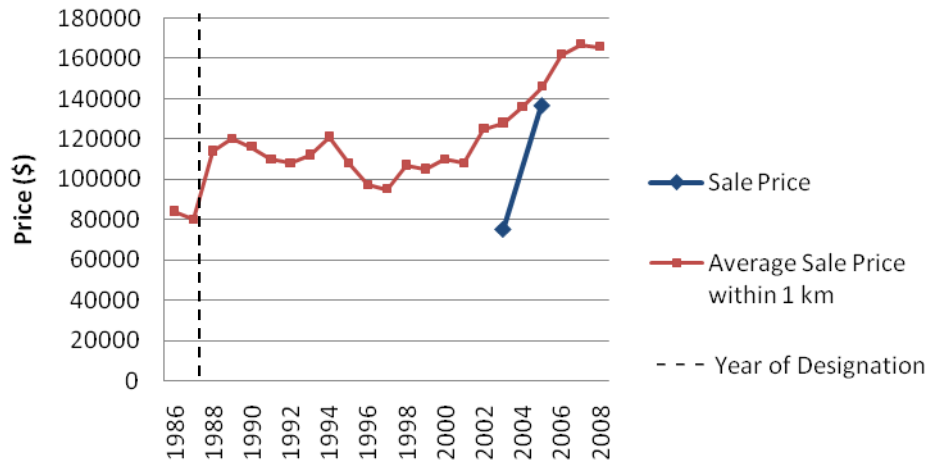
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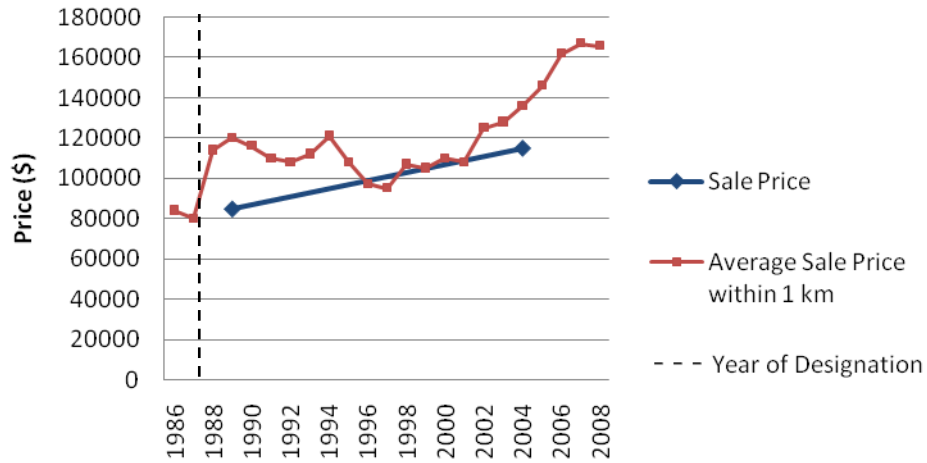
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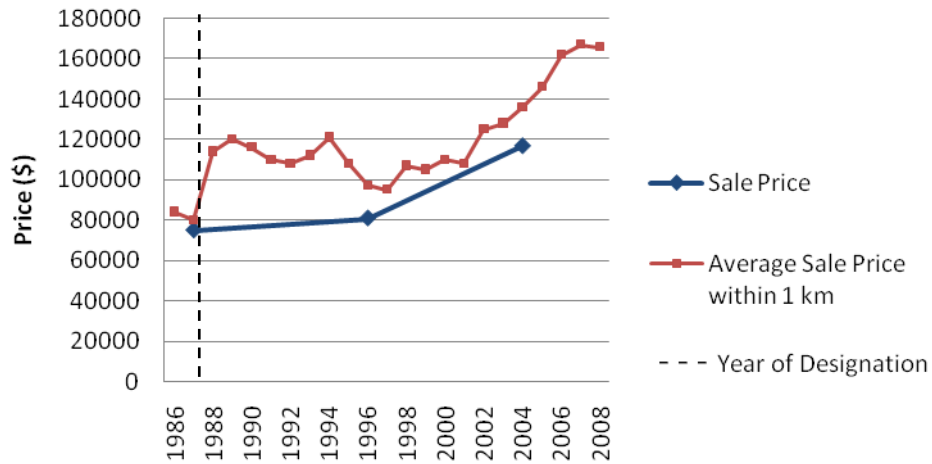
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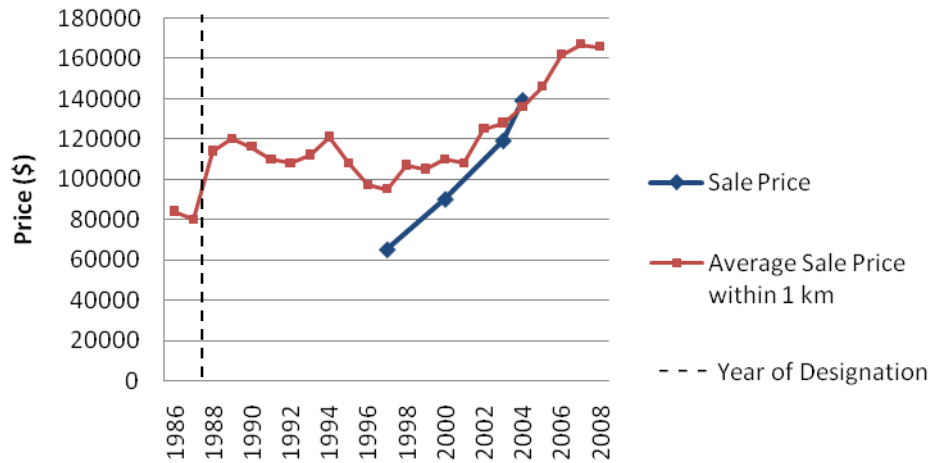
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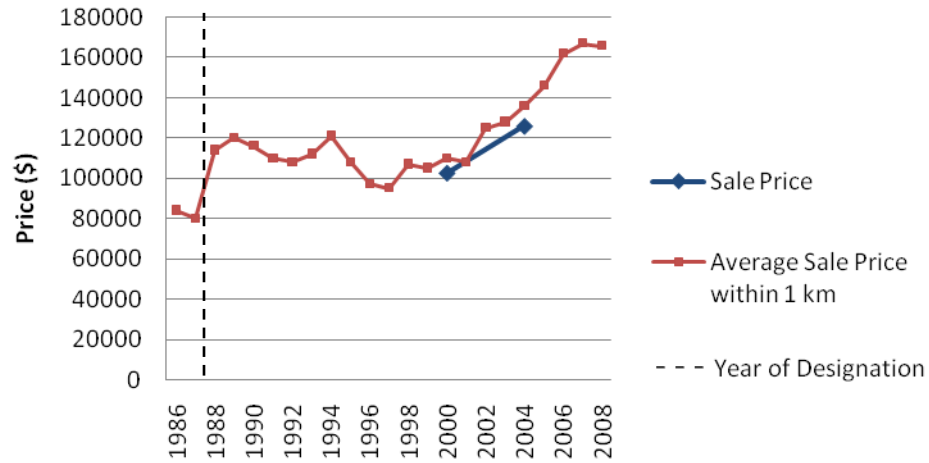
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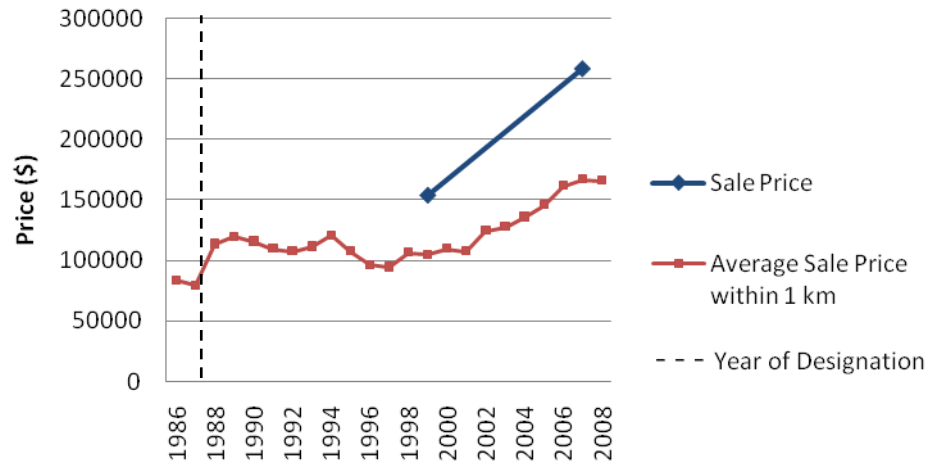
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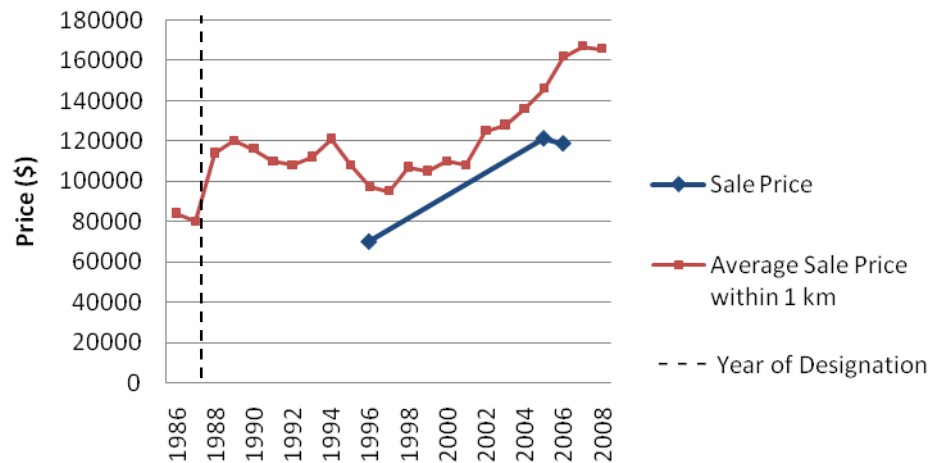
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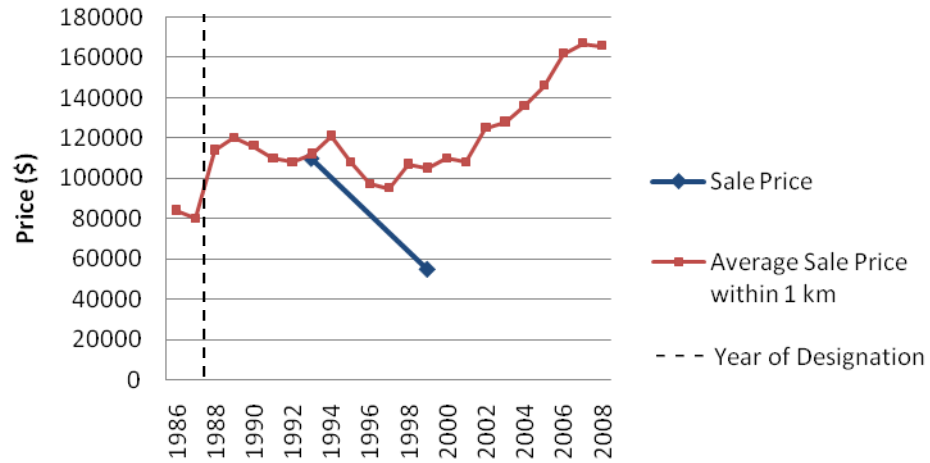
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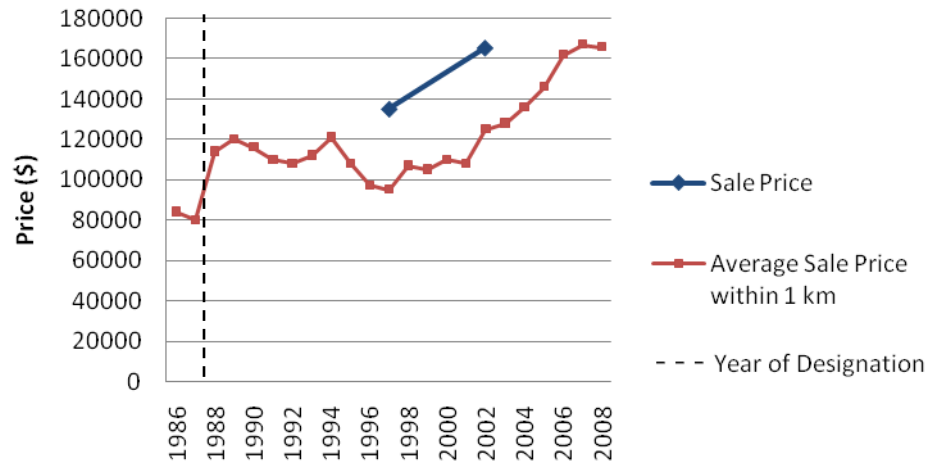
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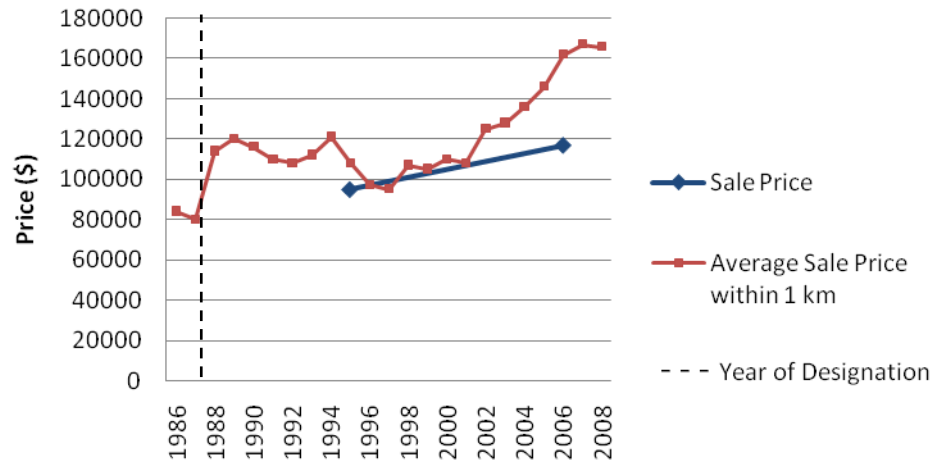
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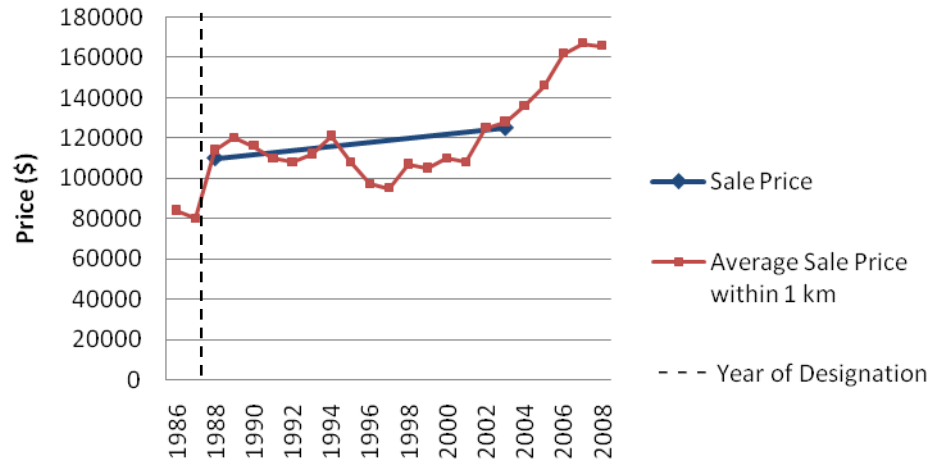
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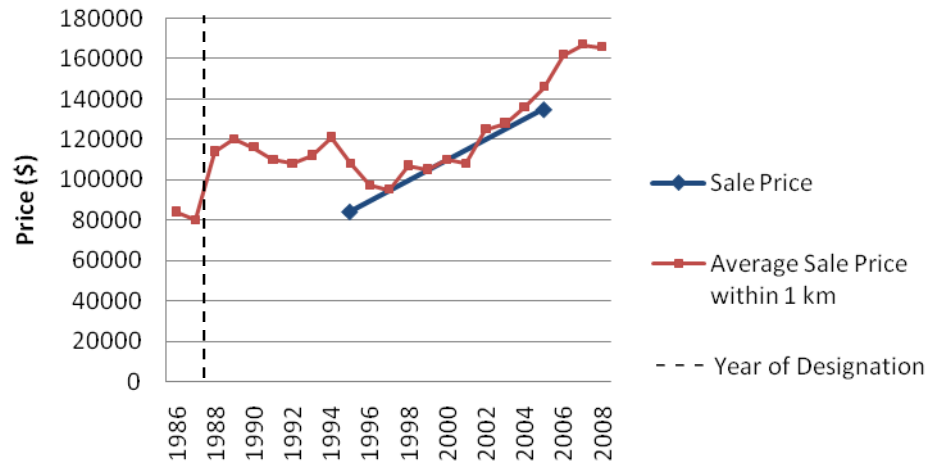
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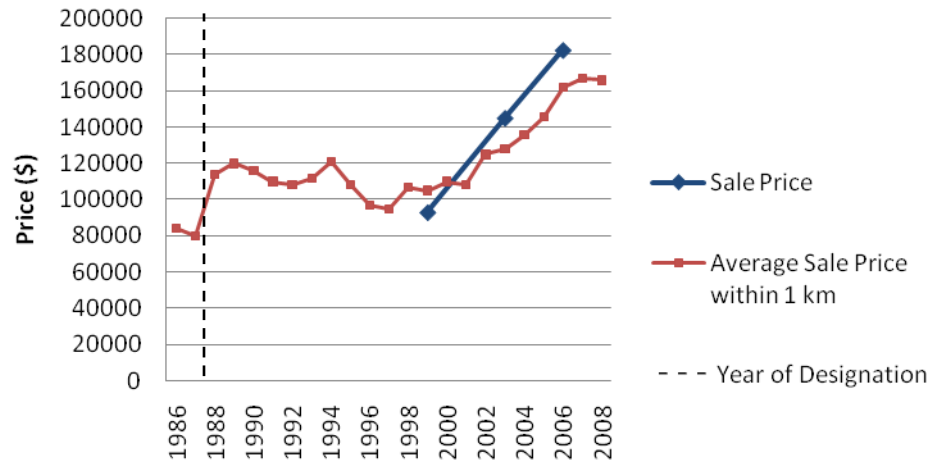
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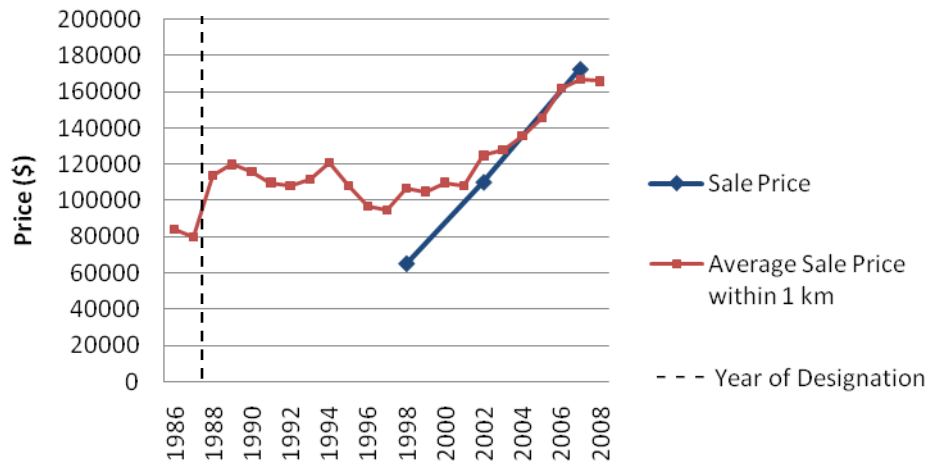
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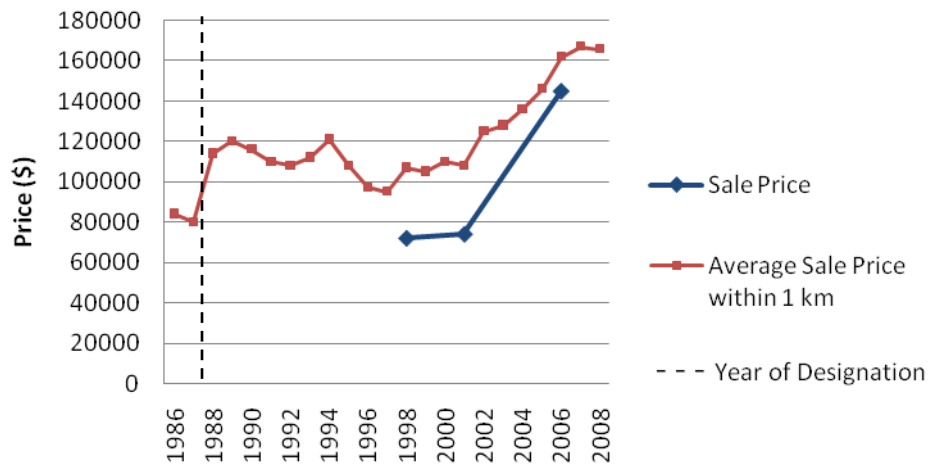
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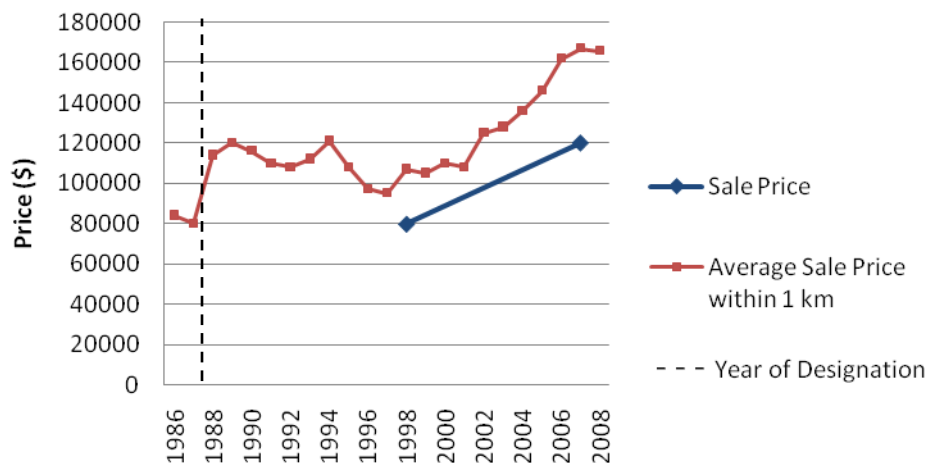
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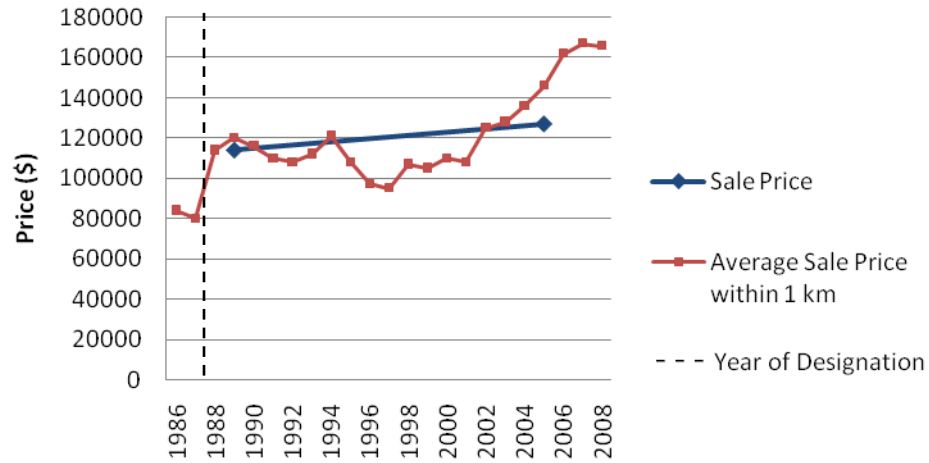
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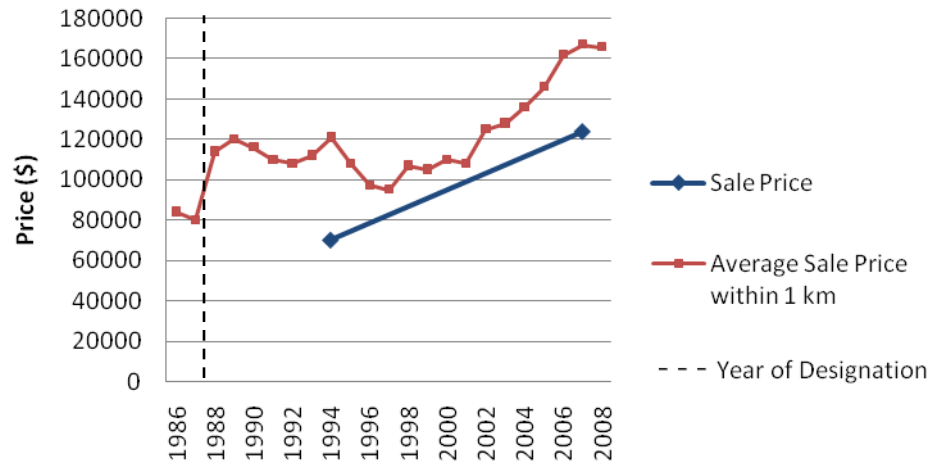
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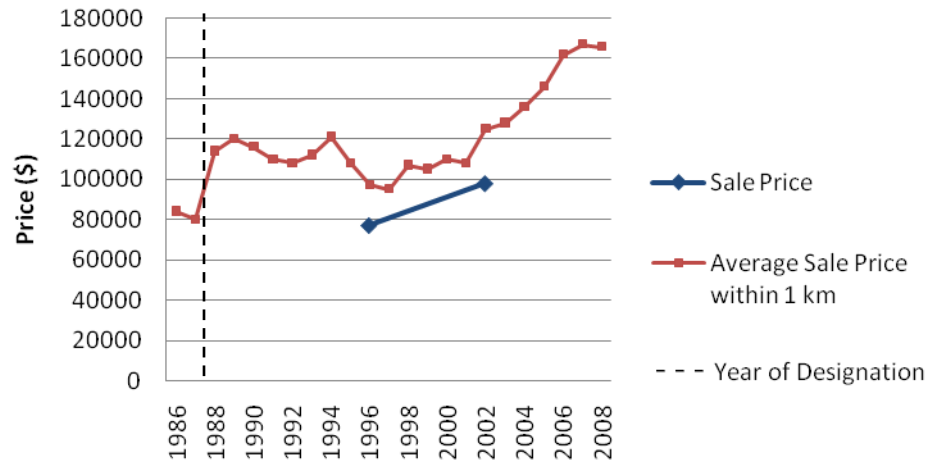
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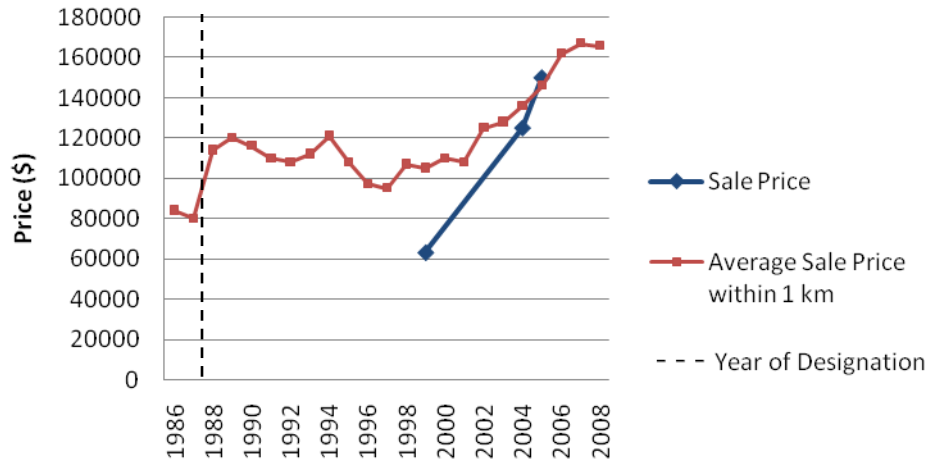
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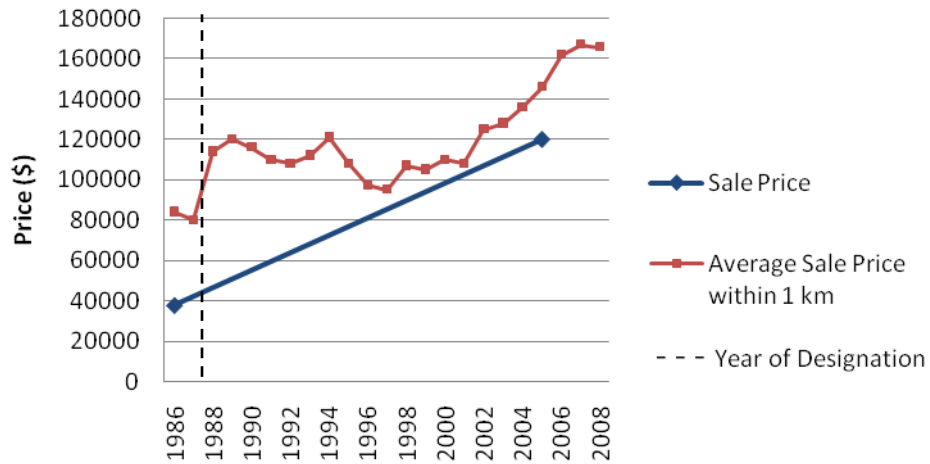
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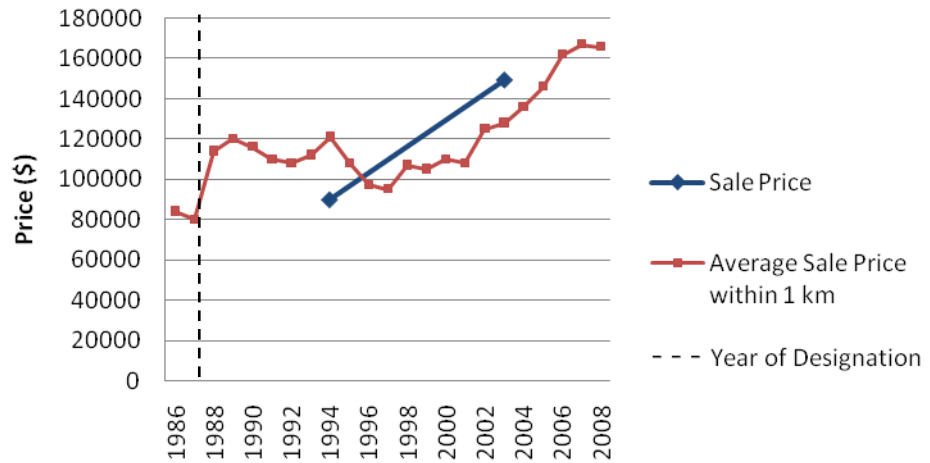
Brantford - Brant Avenue - Property 45



Brantford - Brant Avenue - Property 46



Brantford - Brant Avenue - Property 47



Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Brant Avenue Heritage Conservation District, City of Brantford
 Month(s) of Interviews: January and April 2009
 Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Staff Liaison to committee (1) • Member of heritage committee for many years (1)
2. How did the HCD come about?	<ul style="list-style-type: none"> • More community property owner driven (2) • Result of strip plaza being built, people did not want it to happen again (2)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Fair amount of resistance from new owners or tenants who have not been informed about what the guidelines are (1) • Heritage District causes more red tape in their eyes (1) • Disinterest growing over the years (1) • Now it is more mixed- some like it, some do not (1)
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Heritage Conservation District Sign Guidelines (1) • Applications for alterations reviewed by committee (2) • Not enough and the ones that are in place do not work (1) • Not supported by council (1)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Building permit triggers a heritage permit (1) • Try and be accommodating based on meeting schedule and council recesses (1) • Chief building official is helpful in advising and informing local residents (1)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Recently the Municipal Heritage Committee created an information brochure with a map of the HCD, an explanation of what a HCD is and the sign guidelines (1) • If there are specific issues articles appear in the local newspaper (1) • No regular meetings which is a problem (1)
7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?	<ul style="list-style-type: none"> • Tend to have more problems with sign guidelines (no mobile or florescent signs) (1) • Recently there has been the establishment of outdoor patios – there are no design guidelines for this new issue (1) • No parking issues despite being on a busy road (1)
8. What are similar non designated areas?	<ul style="list-style-type: none"> • West Street from Railway Station to Brant Avenue (intersect Brant Ave) (1) <ul style="list-style-type: none"> - Not same calibre of houses, but has the same significance as well as churches and a funeral home - Getting busier as downtown develops
9. Other comments	<ul style="list-style-type: none"> • Municipal Heritage Committee has never delegated authority to staff which might help the district (1) • Good relationship with the building department – they are the ones that enforce the guidelines (1)

Appendix H

Requests for Alterations

Date Submitted	Date Approved	Time Frame (Weeks)	Alterations
November 6, 2007	December, 10 2007	5	Demolition of rear addition
March 10, 2006	June 12, 2006	12	Parish Hall
April 4, 2006	April 14, 2006	16	Exterior fire escape stairway
August 2, 2005	August 9, 2005	1	Repair Brick post on front porch
November 1, 2005	November 15, 2005	2	Addition of entrance ramp
June 15, 2005	June 23, 2005	1	Construct a new rear garage
August 31, 2004	Sept 27, 2004	4	Demolish existing two door garage and erect a new one
March 25, 2003	April 22, 2003	4	Addition to side of building to expand existing offices
March 12, 2002	March 19, 2002	1	Establish a convince store including new windows and exterior changes
August 2, 2001	September 11, 2001	5	Demolish the garage
Feb 23, 1999	March 22, 1999	4	Parish Hall
May 18, 1999	August 3, 1999	10	Convert into residential units
November 3, 1998	November 23, 1998	3	Install aluminum fascia, eaves and soffits
October 9, 1998	November 23, 1998	6	Construct a barrier free ramp at the rear of the building
June 15, 1998	June 29, 1998	2	Additional windows on the left facade
Sept 17, 1998	October 19, 1998	4	Reconstruction of the porch on the Brant Ave facade
May 4, 1998	June 18, 1998	6	Demolishing of existing garage, building of a new garage, landscaping
July 2, 1997	July 16, 1997	2	Demolishing existing garage and rebuilding it
March 17, 1997	April 1, 1997	2	Demolish existing porte-cochere and porch and building a new entrance
April 30, 1996	May 26, 1996	4	Reconstruct the existing front porch
October 3, 1995	October 16, 1995	2	Removal of front entrance, rear addition and entrance, new construction
April 26, 1994	June 13, 1994	7	Building a structure containing stairs and entrance to the attic on rear exterior
November 16, 1993	December 13, 1993	4	Addition
April 16, 1993	May 25, 1993	5	Porch reconstruction
May 8, 1992	June 29, 1992	7	Reconstruct the front porch
March 6, 1992	April 13, 1992	5	Office addition
June 23, 1992	August 4, 1992	6	Demolish garage
January 6, 1992	October 26, 1993	39	Roof Renovations
June 18, 1991	June 24, 1991	1	Demolish garage
May 15, 1991	June 17, 1991	4	Demolish wooden shed, stairs and landing; construction of rear addition and entrance
May 17, 1990	June 11, 1990	4	Install roof windows
unknown	unknown	Unknown	

