

# Heritage Districts Work!

Heritage Conservation District Study  
Churchville - City of Brampton  
2009





# Heritage Conservation District Study 2009

Prepared By

## The Architectural Conservancy of Ontario

(North Waterloo and Hamilton Branches)

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# Acknowledgements

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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 Director of the HRC. The Project Coordinator, report manager and principal volunteer facilitator was Kayla Jonas. Additional data collection and research analysis was conducted by Jason Kovacs, Beatrice Tam and Martha Fallis. Administration and help was also provided by Marg Rowell, Chelsey Tyers, Paul Dubniak and Kirsten Pries.

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**Thanks!**



# Churchville 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 Churchville Heritage Conservation District

- Located in the City of Brampton
- Consists of 84 single family dwellings as well as a large area belonging to the Credit Valley Conservation Area, a cemetery, a public building and a bridge
- The district was designated in 1990
- Plan was written by David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited
- Plan review conducted in 2007 by Bousfields Inc., George Robb Architect, R.J. Burnside & Associates Ltd., Unterman McPhail Associates and Wendy Shearer Landscape Architect

## 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 maintain, conserve and restore buildings within the district
  - to maintain and protect the rural landscape character including the Credit River
  - to enhance public space with landscaping, and to maintain a stable residential environment
- The objective of the district plan to encourage compatible new development has been less successful
- The objective of the district plan to maintain a stable agricultural development is at risk
- 70% of the people surveyed are very satisfied or satisfied with living in the district
- Most properties in the district had average or above sales history trajectories
- Properties in the district showed resistance to real estate downturns
- The Heritage Conservation District approach has been successful in maintaining the distinct areas of the district as well as the overall rural character
- Overall, the Churchville Heritage Conservation District has been a successful planning initiative

## Recommendation

- Track alteration requests in a comprehensive and easily accessible manner





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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”<sup>1</sup>. 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”<sup>2</sup>.

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 objectives<sup>3</sup>.

## 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.

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<sup>1</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>2</sup> Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 5

<sup>3</sup> 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 Churchville Heritage Conservation District

### 2.1 Description of the District

The Churchville Heritage Conservation District is bounded by Steeles Avenue in the north, Highway 407 to the south and C.P.R. tracks to the east, in the west the district extends one lot past Creditview Road. The district consists of 84 properties and a large area belonging to the Credit Valley Conservation Area. These properties are primarily residential buildings. Also included in the district are a cemetery, a public building and a bridge.

### 2.2 Cultural Heritage Value of the District

Section 2.1 of the Heritage Conservation District Plan sets out a statement about the value of the district:

The Village of Churchville is located in a particularly scenic portion of the Credit River Valley. Dominated by its rural setting and modest vernacular buildings this settlement area has undergone significant changes since it was first inhabited by settlers almost 160 years ago. The copious supply of water accounted for a thriving milling centre initially focused on the lumber industry and later wheat. A variety of typical uses and associated buildings accompanied the growth of Churchville, but several economic downturns and a disastrous fire accounted for the demise of this once prosperous centre.

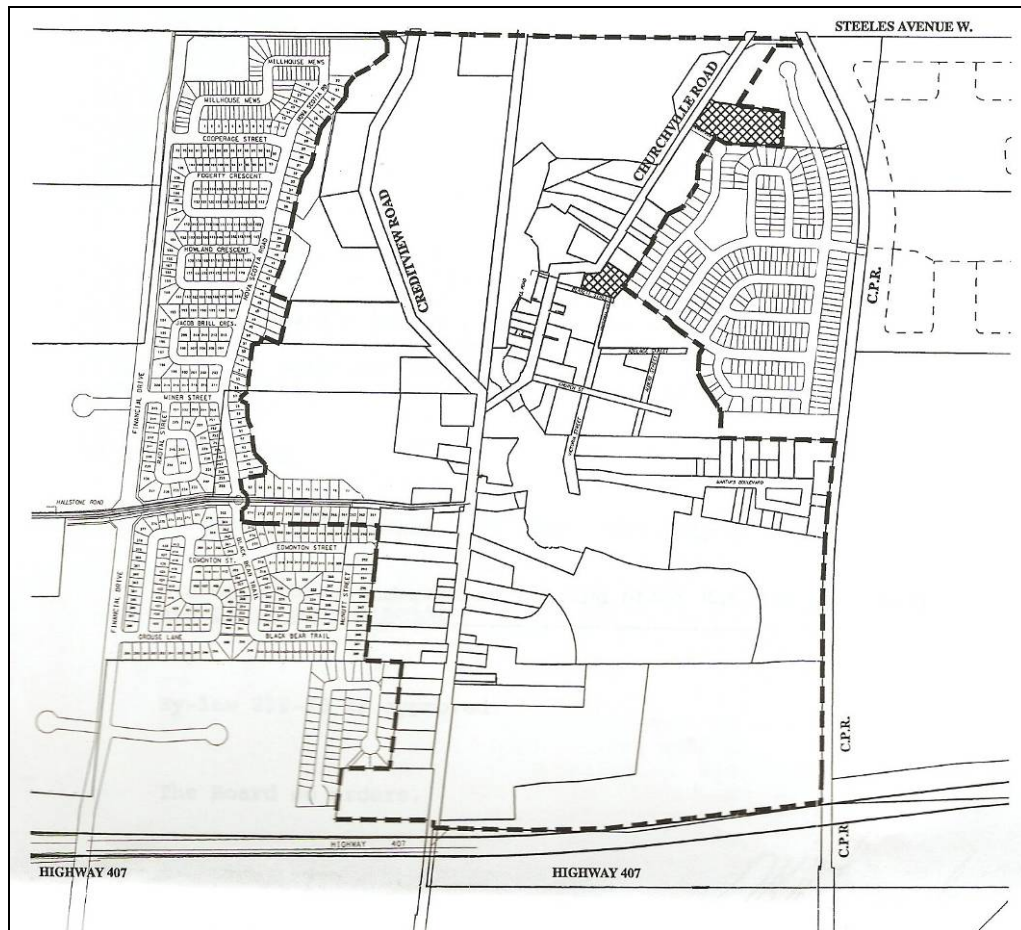
A number of buildings, however, did survive to the present day. Built predominately of timber frame, they represent a local tradition of vernacular rural structures. Some have been altered over the years with the addition of a variety of new synthetic claddings. Despite these changes these types of buildings are now becoming scarce within Brampton as urban development rapidly encroaches upon adjacent rural areas.

The rural character of Churchville provides a distinctive context for these buildings. Narrow tree-lined roads, scenic views over the surrounding landscape, and the ever present influence of the Credit River and its steep valley sides provides a great diversity in a relatively small area<sup>4</sup>.

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<sup>4</sup> Churchville Heritage Conservation District Plan, David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited (1990)

## 2.3 Location of the District



*Figure 2: Map of Churchville Heritage Conservation District*

Note: This map may differ slightly from the land use maps due to the fact that the land use map is more recent.

## 2.4 Designation of the District

According to the stakeholders, the designation of the Churchville Heritage Conservation District was initiated by local residents. The Heritage Conservation District Plan was prepared for the City of Brampton by David Cumming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited.

The Churchville Heritage Conservation District is protected by By-law 218 which was passed on October 10, 1990. The designation was approved by the Ontario Municipal Board under the 1980 *Ontario Heritage Act* on May 2, 1991 (M900143). This By-law was amended in 2002 (By-law 221-2002) to change the boundary of the district to "exclude lands that will accommodate the development adjacent to the Village proper". By-law 220-90 was passed on October 10, 1990 established the Churchville Heritage Conservation District Advisory Committee.

The Heritage Conservation District Plan contains sections on: the objectives of the district; conservation guidelines; guidelines for alterations, additions and new construction; landscape conservation and enhancement; and a description of landscape units.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Churchville 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. Twenty-two of 85 residents answered surveys, representing a 26% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Churchville was conducted in November 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 Churchville (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)<sup>5</sup>. 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 of 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. Three people were interviewed for the Churchville Heritage Conservation District. All three interviews were conducted over the phone. Those interviewed included the Heritage Planner, the Consultant hired to do the review of the plan as well as a local committee member. A summary of the responses is included in Appendix G. Interviewees are not identified in accordance with the University of Waterloo policy on research ethics.

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<sup>5</sup> The method for obtaining the average sales price for non-designated areas within the 1 to 5 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.

### 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 Churchville Heritage Conservation District, the information about the number of applications for alterations and their time for approval were provided in an excel format by the City of Brampton. This list includes requests for alterations from 2001 until present, but the information is incomplete. 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?

Based on the Heritage Conservation District Plan prepared in 1990, the goal is to “maintain, protect and conserve the Churchville Heritage Conservation District”<sup>6</sup>. The plan states that the goal will be met through objectives that fall into five categories.

#### *a) Maintain, conserve and restore buildings within the district*

The objective to maintain and conserve buildings appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved.

#### *b) Maintain and protect the rural landscape character, including the Credit River*

The second objective, to maintain and protect the rural landscape character has clearly been achieved. The land use map of the district and the corresponding pictures shows large tracts of landscaping (see Figure 3). All three stakeholders mentioned a close relationship between the Churchville Heritage Committee and the Credit Valley Conservation (CVC) Authority, who is responsible for the river and floodplains. The CVC protects the river and associated landscape by not allowing any development on the floodplain.



*Figure 3: A view of the Credit River in the Heritage Conservation District*

#### *c) Enhance public space with landscaping*

The objective to enhance public spaces with landscaping has been met. The categories of public planning and private planting from the Townscape Survey scored high.

#### *d) New development that respects and complements existing buildings*

A lower score in the categories of facade quality and quality of new development, as well as a high number of application requests, points towards new development that is not compatible. This low score shows that there is some tension between the plan and newer buildings or additions. Overall, there is the tendency to build things characteristic of general building trends.

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<sup>6</sup> Churchville Heritage Conservation District Plan, David Cuming and Associates, Unterman McPhail Heritage Resource Consultants and Wendy Shearer Landscape Architect Limited (1990), Page 3

*e) Maintain a stable residential and agricultural environment*

The fifth objective is to maintain a stable residential and agricultural environment. There has been no change in land use from the map created for the district plan (Section 2.3) and the current land use map (Appendix B). In addition, only 12 of 84 properties have sales histories. However, all three stakeholders mentioned that there is a move to change some of the agricultural land to residential lots by subdividing the larger areas.



*Figure 4: An example of an agricultural lot that could be changed to residential lots*

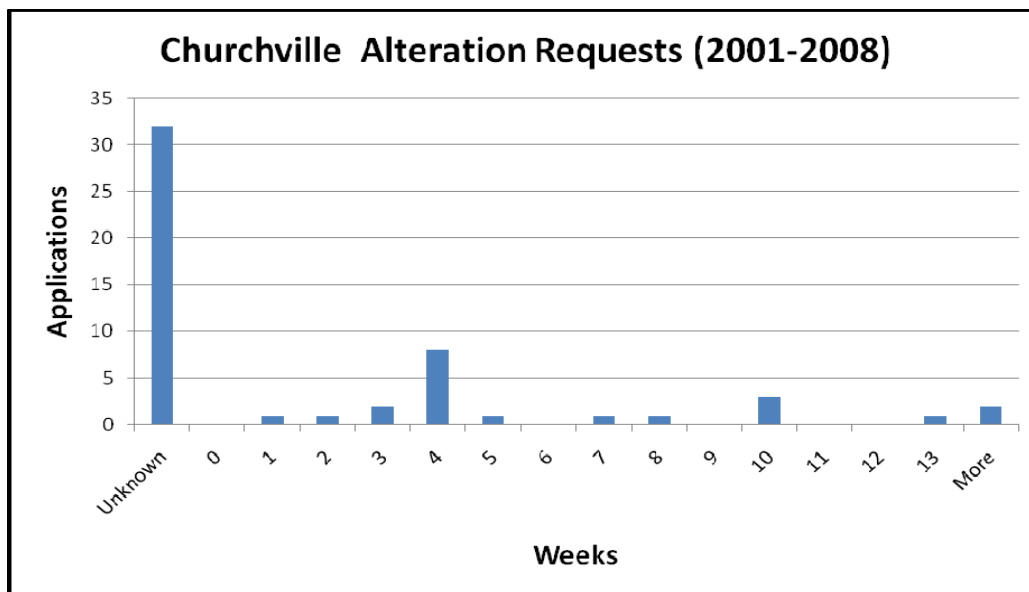
#### 4.2 Are people content?

All residents surveyed know that they live in a Heritage Conservation District. The responses also indicate a high level of understanding about how the district operates. Two questions in the resident survey addressed people's contentment with living in the district. Of the 13 people who lived in the area before designation, nine felt positive about the district at the time of designation. The satisfaction is even more positive now; the mean score for satisfaction was 4.1 out of 5. Seventy percent of those surveyed said they were very satisfied or satisfied. Only one person was dissatisfied. In addition to evidence from the surveys showing that residents are content with the district, the stakeholders stated that they thought the designation was generally well accepted.

#### 4.3 Is it difficult to make alterations?

Of the residents surveyed most people said it did not take long for their applications to be approved. Of the six people that answered the question, three people said it took one to three months, one person said it took less than a month and one person said the process was not long.

The records from the City of Brampton show more unknown time frames than those that are known. This indicates poor record keeping. Of the time lengths that are known, most were processed within five weeks (see Figure 5). In the past seven years there have been 56 applications. This large number of applications shows that the area is actively growing.



*Figure 5: Alteration Requests for Churchville from 2001 until 2008*

#### 4.4 Have property values been impacted?

According to the resident surveys people were fairly positive about the value of their property. Half of those surveyed thought their real estate value had increased, and no one thought it would be lower.

The data from GeoWarehouse™ indicated that 12 of 84 properties had sales histories. Of these 12 properties eight had above average sales value increases. Of the remaining four properties, two had average sales history trajectories. Two of the properties performed below average.

Some of these properties also show an interesting trend. They resisted the real estate market downturn of the early 2000s. While other properties in the city were losing value, the properties in the district maintained their value.

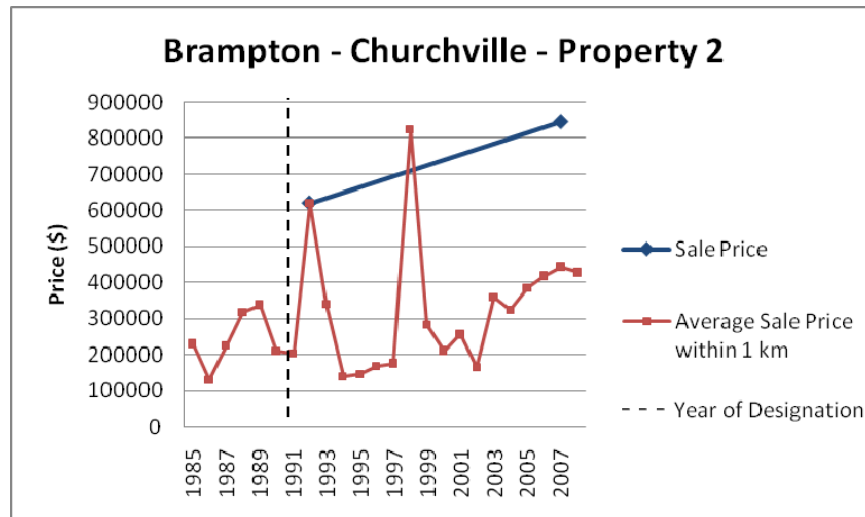


Figure 6: Above Average Sales History Trajectory

#### 4.5 What are the key issues in the district?

##### a) Cohesiveness

One significant issue which became evident during the site visit was that the district is made up of district components that are coherent in themselves, but the district as a whole is not coherent. The district plan describes these areas as landscape units. Seven units are described, the village core, river corridor, residential cul-de-sac, two areas of linear residential development and two areas of rural agricultural development. Based on the site visits there are five district areas, a cul-de-sac with cottages on Martins Avenue, an area of rural fringe at the northern end of Creditview Road, a village core on Churchville road, conservation lands around the Credit River running through the district's centre and two areas of linear residential development along Churchville Road and Creditview Road.



Figure 7: View of Village Core Landscape Unit

This district is unique because it contains distinct elements that are neither physically or functionally similar. However, the Heritage Conservation District approach has been successful in maintaining the character areas as well as preserving the overall rural feel of the district.

*b) Square Footage*

One contentious issue mentioned by the stakeholders was the limit of 2750 square foot buildings in the district. There appears to have been some confusion about this regulation because the zoning By-law and development guidelines were different. The updated plan reinforces the limit and one stakeholder stressed that the cap is needed to enforce small houses on large lots principle and to maintain the rural character.

*c) Updated Plan*

An updated Heritage Conservation District Plan was drafted in 2007 by Bousfields Inc., George Robb Architect, R.J. Burnside & Associates Ltd., Unterman McPhail Assocites and Wendy Shearer Landscape Architect. The purpose of the update "is to strengthen the importance of the heritage designation by introducing additional policies in the Brampton Official Plan and the Bram West Secondary Plan which will support and complement the Heritage Conservation District Plan".<sup>7</sup>

According to one stakeholder there are 14 objections to the updated plan. Three are active development proposals and another four were a result of informal discussions. These objections are clearly concerned about more radical changes such as sub-diving a farm lot into residential units. The opposition is clearly not coming from inside the district because the objections do not correspond with the positive results of the surveys.

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<sup>7</sup> Churchville Heritage and Planning Study, Bousfields Inc., George Robb Architect, R.J. Burnside & Associates Ltd., Unterman McPhail Assocites, Wendy Shearer Landscape Architect (2007), Page II

# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - to maintain, conserve and restore buildings within the district
  - to maintain and protect the rural landscape character including the Credit River
  - to enhance public space with landscaping, and to maintain a stable residential environment
- The objective of the district plan to encourage compatible new development has been less successful
- The objective of the district plan to maintain a stable agricultural development is at risk
- 70% of the people surveyed are very satisfied or satisfied with living in the district
- Most properties in the district had average or above sales history trajectories
- Properties in the district showed resistance to real estate downturns
- The Heritage Conservation District approach has been successful in maintaining the distinct areas of the district as well as the overall rural character

Overall, the Churchville Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspect of the district is an area for improvement:

- Track alteration requests in a comprehensive and easily accessible manner



# Appendices





# Appendix A

## Tabular Results of Resident Surveys



**Churchville Heritage Conservation District**

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	21	0	1
Percentage	95.45	0.00	4.55

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	22	0
Percentage	100.00	0.00

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

Responses

	Before	After
Counts	13	9
Percentage	59.09	40.91

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

Responses

Positive	9
Negative	2
Neutral	0
Mixed Feelings	2

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

Responses

	Yes	No
Counts	6	3
Percentage	66.67	33.33

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

Responses

Restrictions	4
Control Development/Look	4
Protect/Preserve	2
Committee Management	5
Guidelines/Regulation	3
Good understanding	6

**Additional Comments:** Approval (2), Limited say (2), Localized area with buffers (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	9	13
Percentage	40.91	59.09

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

Responses

	Yes	No
Counts	7	1
Percentage	87.50	12.50

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

Responses

Over 5 months	1
4 to 5 months	0
1 to 3 months	3
Less than 1 month	1
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	4.18	12	3	6	1	0	0
Percentage		54.55	13.64	27.27	4.55	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	3.63	1	12	6	1	0	2
Percentage		4.55	60.00	30.00	5.00	0.00	9.09

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

Responses

No	10
Yes	3
Yes, easier	4
Yes, harder	1
Don't know	2
Maybe	2

13. Comments

Responses

Positive feelings	2
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**Additional Comments:** Came for house not district (1), Development not monitored (1), Expensive (1), General mixed feelings (1), Gravel (1), Sometimes strict (1)

Total Population	84
Participants	22
Participation Rate	26.19



Appendix B  
Land Use Maps





## Ground Level Land Use in Churchville Heritage Conservation District, Brampton



**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 62.5125 250 375 500 Meters



Author: Heritage Resources Centre  
 March 20, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Second Floor Land Use in Churchville Heritage Conservation District, Brampton



**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 62.5125 250 375 500 Meters



Author: Heritage Resources Centre  
 March 20, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Appendix C





### Map of Views




# Views in Churchville Heritage Conservation District, Brampton



**Legend**

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

0 62.5 125 250 375 500  
 Meters



Author: Heritage Resources Centre  
 March 20, 2009  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N



Appendix D  
Photographs of Views



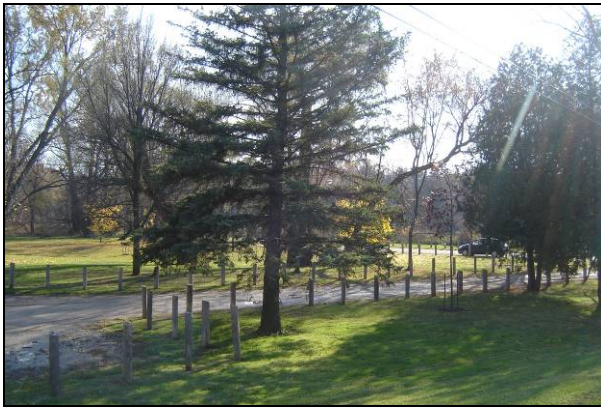




View 1



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:** Churchville HCD

**Date:** November 4, 2008

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	39	70	55.71	2.8
A2-Cleanliness	50	75	66.67	3.3
A3-Coherence	54.5	75	72.67	3.6
A4-Edgefeature Quality	44.5	70	63.57	3.2
A5-Floorscape Quality	41	70	58.57	2.9
A6-Legibility	52.5	75	70.00	3.5
A7-Sense of Threat	32.5	75	43.33	2.2
A8-Personal Safety: Traffic	52	70	74.29	3.7
A9-Planting: Public	17	20	85.00	4.3
A10-Vitality	28.5	75	38.00	1.9
A11- Appropriate Resting Places	11.5	20	57.50	2.9
A12-Signage	39	55	70.91	3.5
A13-Street Furniture Quality	44.5	70	63.57	3.2
A14-Traffic Flow Appropriateness	49	65	75.38	3.8
<b>SUM A</b>	555.5	885	62.77	3.1

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	0	0	n/a	n/a
B16-Dereliction, Absence of	33	45	73.33	3.7
B17-Detailing, Maintenance	50	70	71.43	3.6
B18-Facade Quality	33	50	66.00	3.3
B19-Planting Private	32	45	71.11	3.6
<b>SUM B</b>	148	210	70.48	3.5

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	23.5	35	67.14	3.4
C21-Historic Reference Seen	25.5	75	34.00	1.7
C22-Nomenclature/Place Reference	25.5	75	34.00	1.7
C23-Quality of Conservation Work	8.5	10	85.00	4.3
C24-Quality of New Development	15.5	25	62.00	3.1
C25-Historic Features, Maintained	33	45	73.33	3.7
<b>SUM C</b>	131.5	265	49.62	2.5

<b>Impression Score</b>				
<b>Aggregate Score</b>	835	1360	61.40	3.1

**Weather:** Sunny; warm

**# Views:** 15



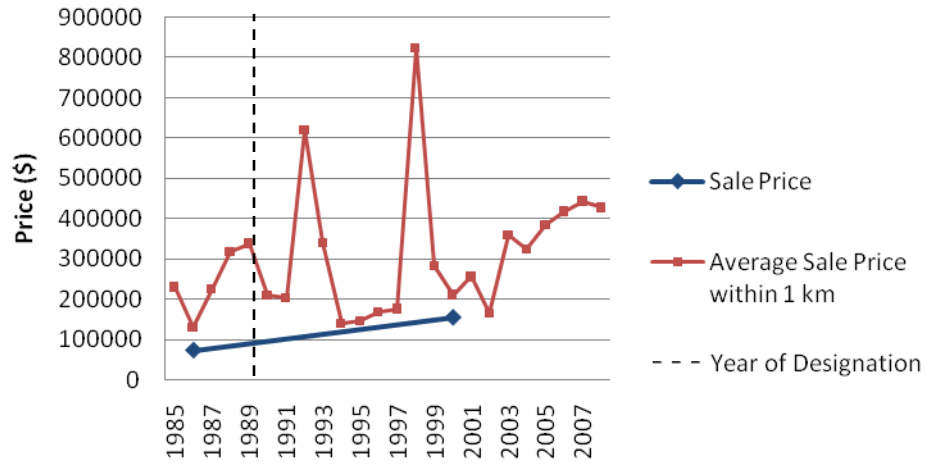
# Appendix F

## Real Estate Data

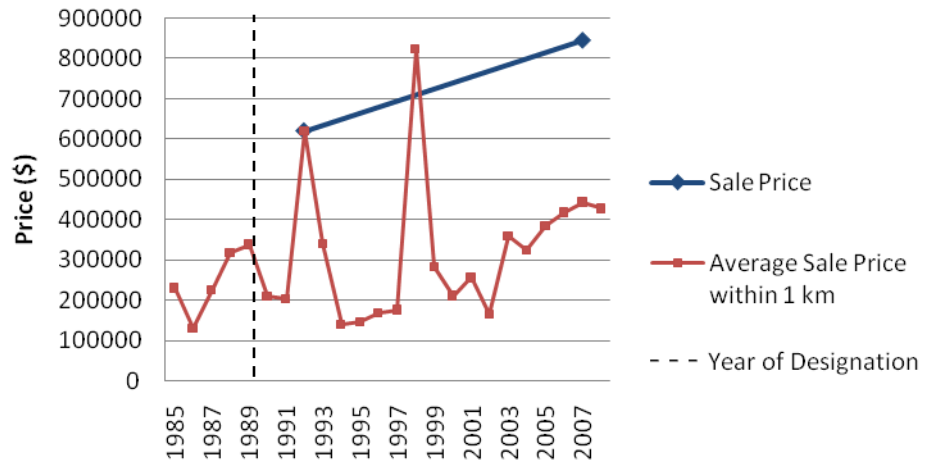


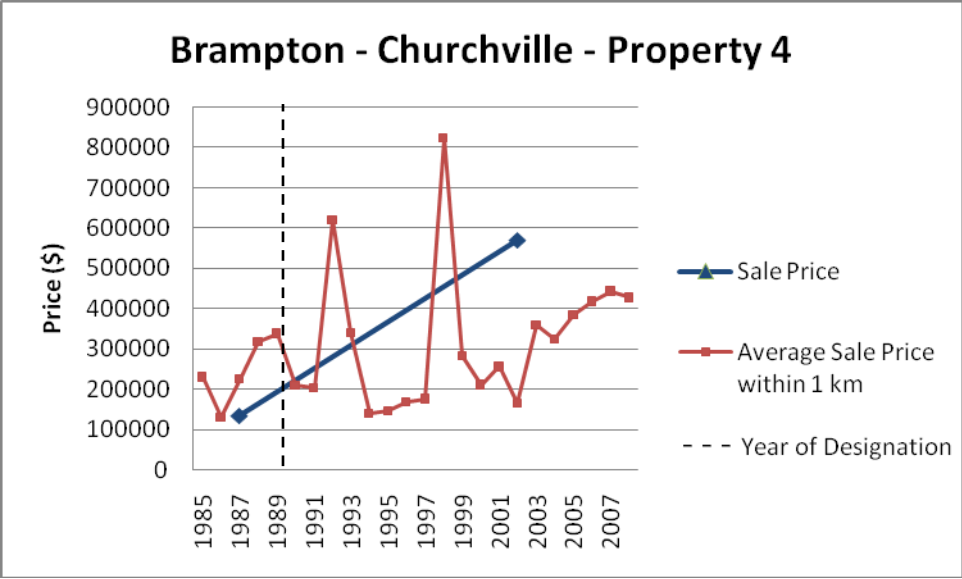
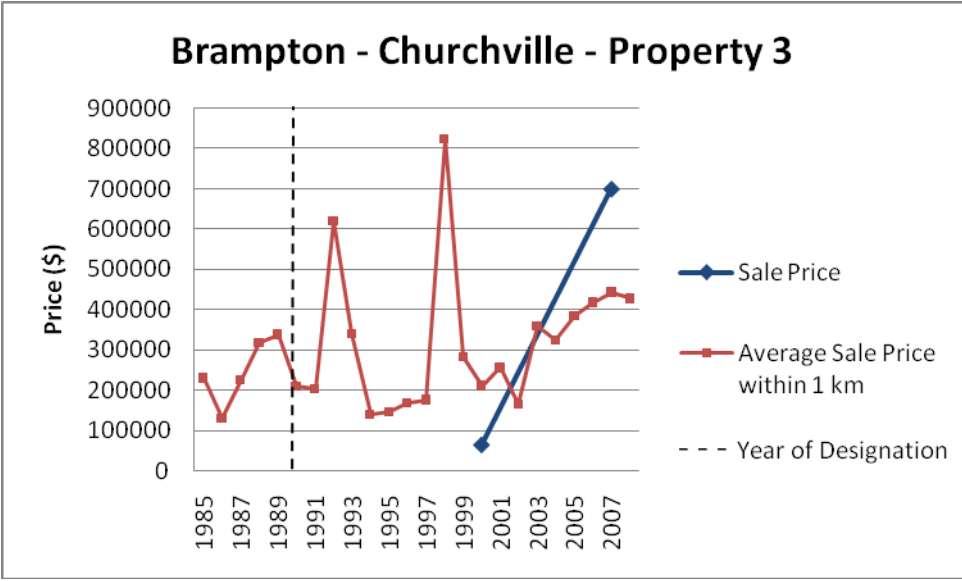


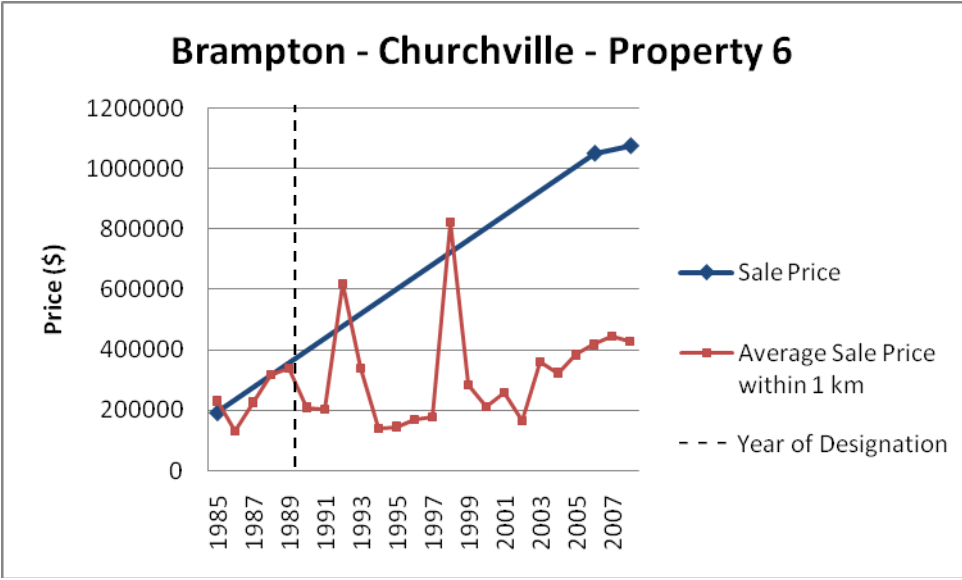
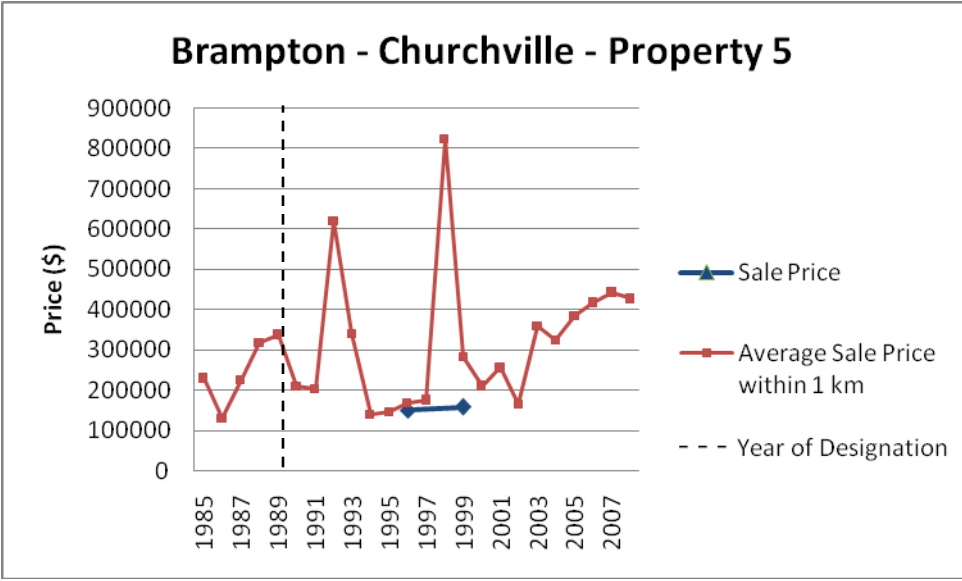
### Brampton - Churchville - Property 1



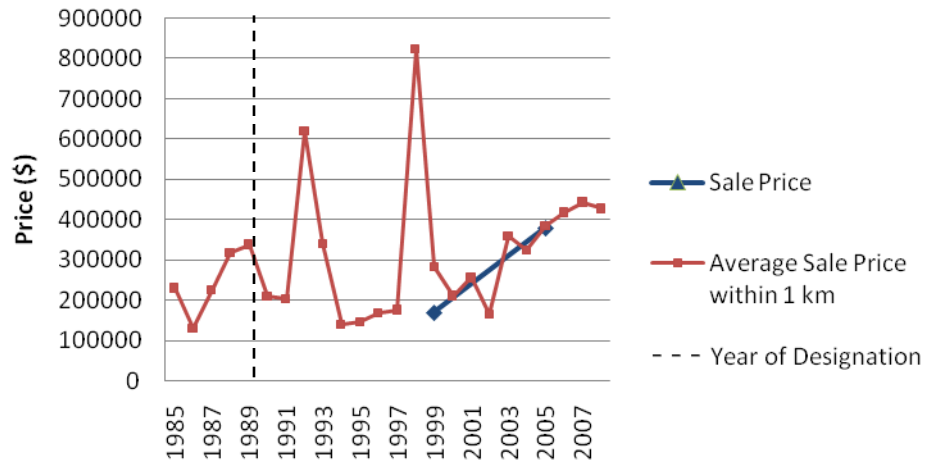
### Brampton - Churchville - Property 2



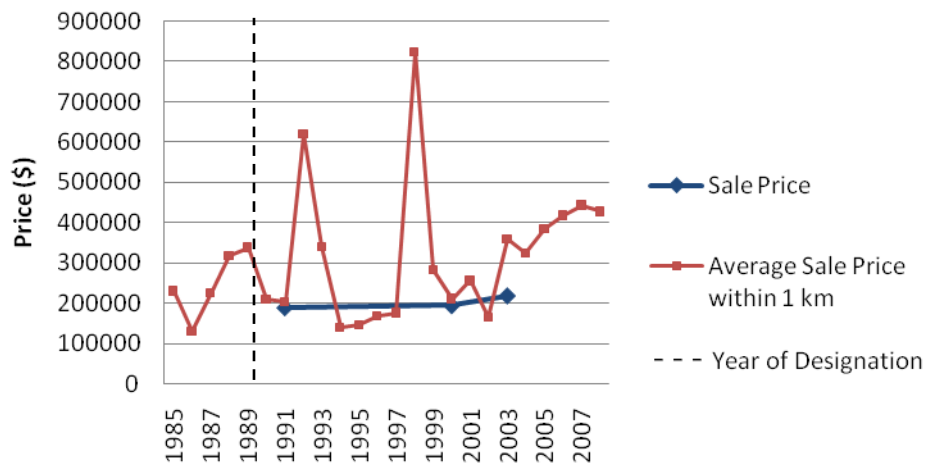




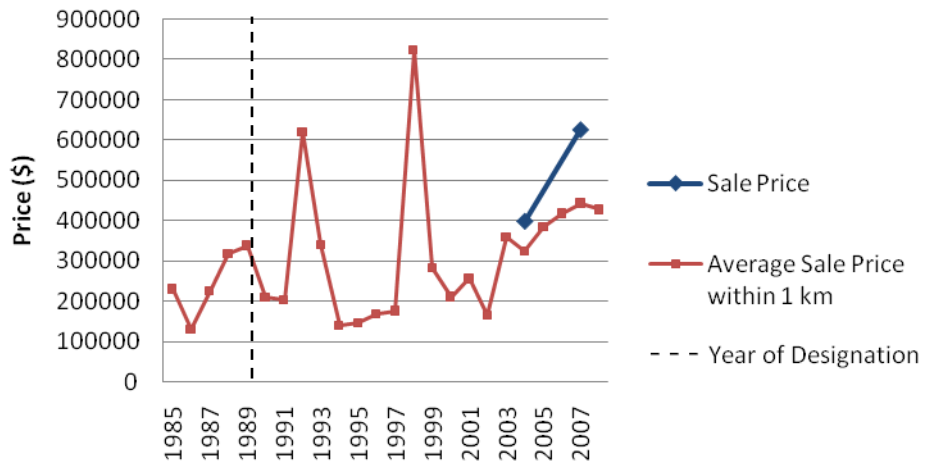
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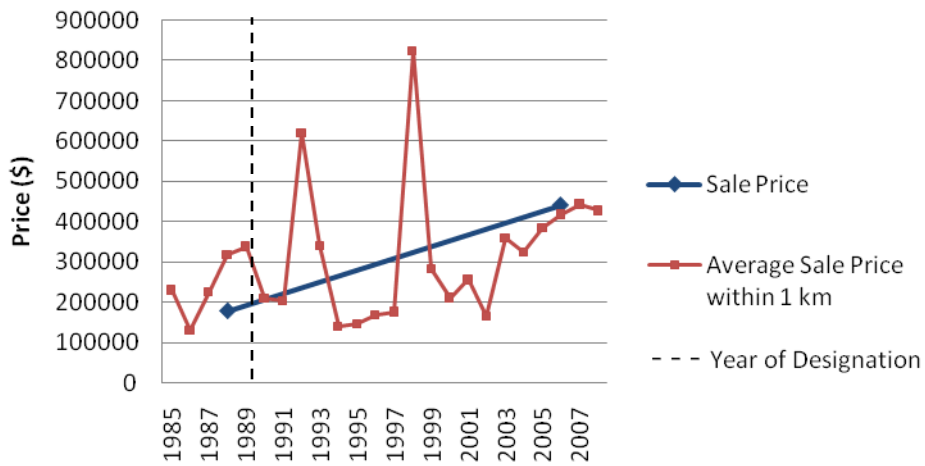
### Brampton - Churchville - Property 8



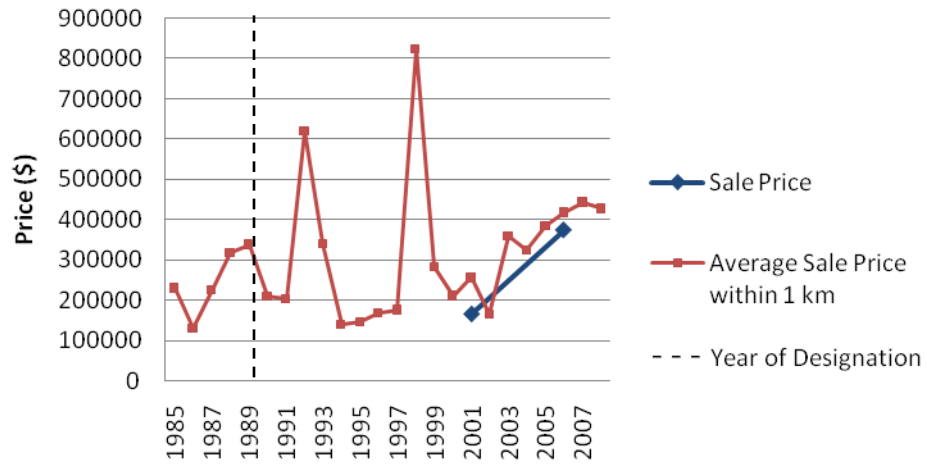
### Brampton - Churchville - Property 9



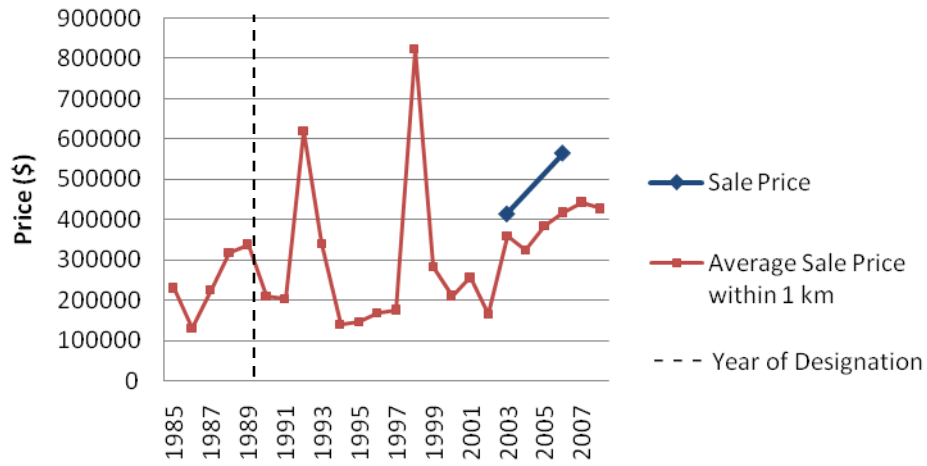
### Brampton - Churchville - Property 10



### Brampton - Churchville - Property 11



### Brampton - Churchville - Property 12



## Appendix G

### Summary of Key Stakeholder Interviews





Heritage Conservation District Name: Churchville Heritage Conservation District, City of Brampton  
 Month(s) of Interviews: December 2008, January 2009  
 Number of People Interviewed: 3

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> <li>• Member of the local HCD committee since conception (1)</li> <li>• Heritage Staff representative on the MCH (1)</li> <li>• Planning Consultants hired to review the district (process started in 2005) (1)</li> </ul>
2. How did the HCD come about?	<ul style="list-style-type: none"> <li>• Local residents from the residence association (2)</li> <li>• Area was threatened with development, turned to heritage (1)</li> <li>• Group came to municipality (1)</li> <li>• Threatened by the 407 and the expansion of Brampton (1)</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Well accepted by some, not as well by the newer residents (2)</li> <li>• Some people who bought not aware of HCD, others know but feel they do not have to follow the rules (2)</li> </ul>
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> <li>• Managed by District Plan – outlines what can happen (zoning and set back )               <ul style="list-style-type: none"> <li>- More about the local rural village feel including vistas (2)</li> </ul> </li> <li>• HCD Sub-committee and by the City's heritage board (3)</li> <li>• Staff on both committees (2)</li> <li>• Process has worked fairly well in recent years (3)</li> <li>• Neighbours are fighting neighbours - Past president resigned out of frustration (1)</li> <li>• Municipal planners have allowed land owners to “nibble” away at HCD boundaries; HCD boundary originally followed “top of bank” and not property lines (1)</li> <li>• Several approved adjacent subdivisions had been approved which implicitly suggested further future encroachments into the HCD (1)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• First goes through the HCD committee then to the MHC and council (3)</li> <li>• Some application also go through the planning/building committee and the conservation authority (1)</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>• Meetings are held locally in the fire hall on the main street (1)</li> <li>• City MHC puts out a letter – not distributed very well (1)</li> <li>• Most people approach committee members to ask advice (1)</li> <li>• Open lines of communication between subcommittee, committee (1)</li> <li>• Residences get a copy of the HCD plan when they move in (1)</li> </ul>
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"> <li>• Credit Valley Conservation Authority (3)               <ul style="list-style-type: none"> <li>- Blessing because has very strong guidelines about what can happen on the floodplain</li> <li>- Has restricted potential development in the area</li> <li>- CVC does not get involved in heritage, only deal with flood line</li> <li>- Some areas are land locked by the flood plain</li> <li>- There are provincially significant fragments of the valley</li> </ul> </li> <li>• 2750 square feet – very contested (2)               <ul style="list-style-type: none"> <li>- Have tried to get city to inspect, but they can not until the official home inspection – it is then too late</li> <li>- City has not checked height on several newer buildings</li> </ul> </li> <li>• Cap on area of house (1)               <ul style="list-style-type: none"> <li>- 2750 square feet, but this does not appear in the original zoning by-law, it</li> </ul> </li> </ul>

	<p>appears that it was typed in to the development standards, distributed only by the heritage planner, not by planning department, at some point</p> <ul style="list-style-type: none"> <li>- There are two sets of rules, one in the zoning by-law and one in the minds of the local committee</li> <li>- Review recommends that is this cap be regulated</li> <li>• Surrounded by development (1) <ul style="list-style-type: none"> <li>- Have had input on development adjacent to the HCD</li> <li>- Has worked well – two developers who built homes adjacent to the HCD complied with guidelines</li> <li>- Have been able to work closely with the developer and discuss height, size and facades of the houses</li> </ul> </li> <li>• Different area of the HCD were developed at different times thus the housing and architecture of areas within the HCD are different (1) <ul style="list-style-type: none"> <li>- In some of these areas guidelines are somewhat negotiable, but people come and say that some element is “seen in the village” even if it is not in their area</li> </ul> </li> <li>• Some specific guidelines needed for different areas - Goal of the HCD Plan is to have modest homes on large lots (quaint and rustic) (2) <ul style="list-style-type: none"> <li>- Many people want mansions on large lots</li> <li>- Height restrictions 1 ½ storeys (28ft)</li> </ul> </li> </ul>
<p><b>8. What are similar non designated areas?</b></p>	<ul style="list-style-type: none"> <li>• Cheltenham, Ontario (1) <ul style="list-style-type: none"> <li>- Ontario Smart Growth Plan state that x number of homes in Chatham over the next number of years, the quaintness could be jeopardized</li> </ul> </li> <li>• Huttonville (1) <ul style="list-style-type: none"> <li>- Was a market gardening community because the soil is very fertile</li> <li>- Bought by developers and homes and industry has been approved</li> <li>- Sad that its existence will be ended</li> </ul> </li> <li>• Hard to find a village whole - Upper Churchville Road (1)</li> </ul>
<p><b>9. Other comments</b></p>	<ul style="list-style-type: none"> <li>• Frequently shown designs and then something else is built – hard to say you have to tear it down (1)</li> <li>• Halstone Road West – subdivision (1) <ul style="list-style-type: none"> <li>- Housing design = a bit better than regular subdivision</li> <li>- Development adjacent to the village</li> </ul> </li> <li>• Subdivisions outside the HCD plan area, and gateways to be developed (1)</li> </ul>

# Appendix H

## Requests for Alterations



Date Requested	Date Approved	Time Frame (Weeks)	Type of Permit
	11-Jul-01	Unknown	Addition to home
	11-Jul-01	Unknown	Construction of new single detached dwelling
	11-Jul-01	Unknown	Addition to home
	9-Apr-01/11-Jul-01	Unknown	Construction of new single detached dwelling
		Unknown	
	15-Aug-01	Unknown	Renovations
	15-Oct-01	Unknown	New home construction
		Unknown	
	14-May-01	Unknown	Single detached dwelling
			Renovation and addition to an existing home
	13-May-02	Unknown	Demolition and replacement of a garage
			Renovations and construction of an addition to existing dwelling
	14-Aug-02	Unknown	
		Unknown	
July 16 2003		Unknown	
		Unknown	
		Unknown	
	28-Apr-03	Unknown	Addition and alterations to SFD
	28-Apr-03	Unknown	Alterations to existing SFD
			Demolition of existing detached garage and construction of attached garage
	27-May-03	Unknown	
	23-Jun-03	Unknown	Construction of single family dwelling
05-Jul-04		Unknown	
			Alterations and addition to SFD. Demolition of garage and construction of new garage
	23-Jun-03	Unknown	
	16-Jul-03	Unknown	Construction of detached garage
16-Jul-03	13-Aug-03	4	Construction of single detached dwelling
16-Jul-03	29-Sep-03	10	Construction of single detached dwelling
13-Apr-04	10-May-04	4	Rear addition; new sunroom
05-Jul-04		Unknown	
05-Jul-04		Unknown	
		Unknown	
13-Dec-04		Unknown	
11-Jul-05		Unknown	
11-Apr-05		Unknown	
11-Jul-05	15-Aug-05	5	Construction of detached garage
16-Jan-06	10-Apr-06	13	Restoration of lost front door
17-Oct-05	14-Nov-05	4	Tree planting program
13-Mar-06	10-Apr-06	4	Extension to existing garage
		Unknown	
17-Jul-06	02-Aug-06	2	Rebuilding of house
14-Aug-06	11-Oct-06	8	Demolition of structure
02-Oct-06		Unknown	
17-Jul-06		Unknown	
16-Apr-07	16-May-07	4	Alterations to front façade/garage (detached)
09-Jul-07	01-Aug-07	3	Addition
22-May-07	01-Aug-07	10	Façade alterations
02-Oct-06	01-Aug-07	43	Addition and alterations
09-Jul-07	01-Aug-07	3	Demolition of existing property
22-May-07	01-Aug-07	10	Expansion and alterations
13-Nov-07	12-Dec-07	4	Expansion and alterations
			Demolition of existing property and new construction
11-Feb-08	31-Mar-08	7	

10-Sep-07	10-Oct-07	4	2-storey addition to existing property
08-Mar-08	09-Apr-08	4	Oversized garage
14-Apr-08	23-Apr-08	1	Demolition of existing property and new construction
10-Sep-07	25-Jun-08	42	Demolition of existing property and new construction
Oct-08	12-Nov-08	Unknown	Renovation