

# Heritage Conservation District Study

## Blair Village Heritage Conservation District City of Cambridge



The Architectural  
Conservancy  
of Ontario



Heritage Resources Centre  
Centre des ressources du patrimoine



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# Heritage Conservation District Study

Prepared for  
The Architectural Conservancy of Ontario

By

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Of the  
Heritage Resources Centre  
University of Waterloo

Generous support provided by the Ontario Trillium Foundation

December 2012



# Acknowledgements

This project was carried out under the direction of Professor Robert Shipley, Chair of the Heritage Resources Centre (HRC) at the University of Waterloo. The Project Coordinator was Kayla Jonas Galvin. Data collection and research was conducted by Lindsay Benjamin, a Master's student from the School of Planning, Christopher Sanderson, a PhD student in Planning, and Beatrice Tam, a recent graduate of the University of Waterloo's School of Planning.

This research endeavour represented a joint project between the Heritage Resources Centre and the Architectural Conservancy of Ontario (ACO). The HRC Staff members are particularly grateful to the ACO Manager Rollo Myers, President Susan Ratcliffe and ACO board member Richard Longley for their time, effort and guidance.

The ACO is indebted to Dr. Robert Shipley and Kayla Jonas Galvin for their assistance with the preparation of the *Ontario Trillium Foundation* grant application.

The project was undertaken in support of the volunteer efforts of ACO branch presidents and members, Heritage Ottawa, members of the local heritage committees and interested citizens across Ontario. These dedicated volunteers surveyed residences in the Heritage Conservation District and provided energy and purpose to the project.

We would like to thank staff at the Ministry of Culture for providing information and advice about the project: Paul King, Chris Mahood and Bert Duclos.

We would also like to thank the staff at the Heritage Resources Centre who are involved in other endeavours, yet provided support and helped with the fieldwork and administrative tasks during this project: Marg Rowell, Melissa Davis and Kristy May.

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

We would also like to thank the municipal staff for their time and effort answering interview questions and helping to gather other vital information.

Thank you!

# Executive Summary

## Introduction

- The Ontario Heritage Act enables municipalities to designate Heritage Conservation Districts (HCDs)
- Heritage Conservation Districts allow municipalities to guide future changes in these areas of special character
- This 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
- 32 districts designated in or before 2002 were examined

## Background of Blair Village Heritage Conservation District

- Located in the former Village of Blair, now the City of Cambridge
- Consists of 137 properties including mostly residential, with a few institutional and commercial buildings
- District was designated in 2001
- Plan was written by Nicholas Hill and Green Scheeles Pidgeon Planning Consultants Ltd.

## Study Approach

- Resident surveys were conducted door-to-door by Heritage Resources Centre staff
- Land use mapping and a streetscape evaluation was conducted
- Sales history trends were collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed

## Analysis of Key Findings

- The following objectives of the district plan have been met:
  - Conserve and enhance the village character of Blair
  - Ensure new development does not spoil or overwhelm the valued historic and rural character of the area
- The objective of the district plan to build on and continue community involvement has been less successful
- Eighty-six percent of the people surveyed are very satisfied or satisfied with living in the district
- There was an increased acceptance of the district, from fairly positive about the designation to very positive
- Applications for alterations do not seem lengthy
- There is no comparable area to evaluate and compare sales history trajectories
- Overall, the Blair Village Heritage Conservation District has been a successful planning initiative

## Recommendations

The following aspects of the district are areas for improvement:

- Enhance the village character through pedestrian and traffic improvements
- Build on the acceptance of the district through an ongoing communication process
- Increase education in the district through communication and additional historic and place references
- Track applications for alterations 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

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies partnered with the Heritage Resources Centre (HRC) at the University of Waterloo to undertake Phase 2 of a province-wide research program to answer the question: have Heritage Conservation Districts in Ontario been successful heritage planning initiatives over a period of time?

Many people now consider the Heritage Conservation District to be one of the most effective tools not only for historic conservation but for good urban design and sound planning. At least 102 HCDs are already in existence in Ontario with the earliest designations dating back to 1980. While more are being planned and proposed all the time there is also a residual resistance to HCDs from some members of the public. Typically this resistance centres on concerns about loss of control over one’s property, impact on property values and bureaucratic processes. On the other hand, the benefits of HCDs, establishing high standards of maintenance and design, allowing the development of and compliance with shared community values and the potential for increasing property values, are not as widely perceived as might be the case.

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

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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 that are part of the study are also evident.

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

*Figure 1: Distribution of Heritage Conservation Districts under examination.*

The study sought to answer the following specific questions in each of the 32 Heritage Conservation Districts:

- Have the goals or objectives set out in the District Plan been met?
- Are residents content living in the Heritage Conservation District?
- Is it difficult to make alterations to buildings in the Heritage Conservation District?
- Have property values been impacted by the designation of the district?
- What are the key issues in the district?

These questions were answered through the contributions of local volunteers from the Architectural Conservancy of Ontario branches, Historical Societies and local heritage committees as well as through communication with local municipal officials.

## 2.0 Background of Blair Village Heritage Conservation District

### 2.1 Description of the District

The Blair Village Heritage Conservation District contains the core historic village of Blair along Old Mill Road as well as areas of new development in the City of Cambridge. The district consists of 137 properties, including residential, commercial and institutional properties.

### 2.2 Cultural Heritage Value of the District

The Appendix of the Heritage Conservation District Plan states that value of the village as follows:

*"Blair and area have a distinct rural character made up of a superb natural and man-made heritage. The natural heritage included the Blair and Bechtel Creeks flowing into the Grand River, with a rich associated bio-physical diversity. The man-made heritage includes aboriginal escapement sites in the Grand River valley, Mennonite settlements west and south of the Grand in the early 1800s and later Victorian and contemporary contributions. The area has developed and change little for 150 years following the Early Mennonite settlement period, with the result that and original and unspoiled country atmosphere prevails in a relatively untouched and unspoiled early historic village" (pg. 2).*



## 2.3 Location of the District

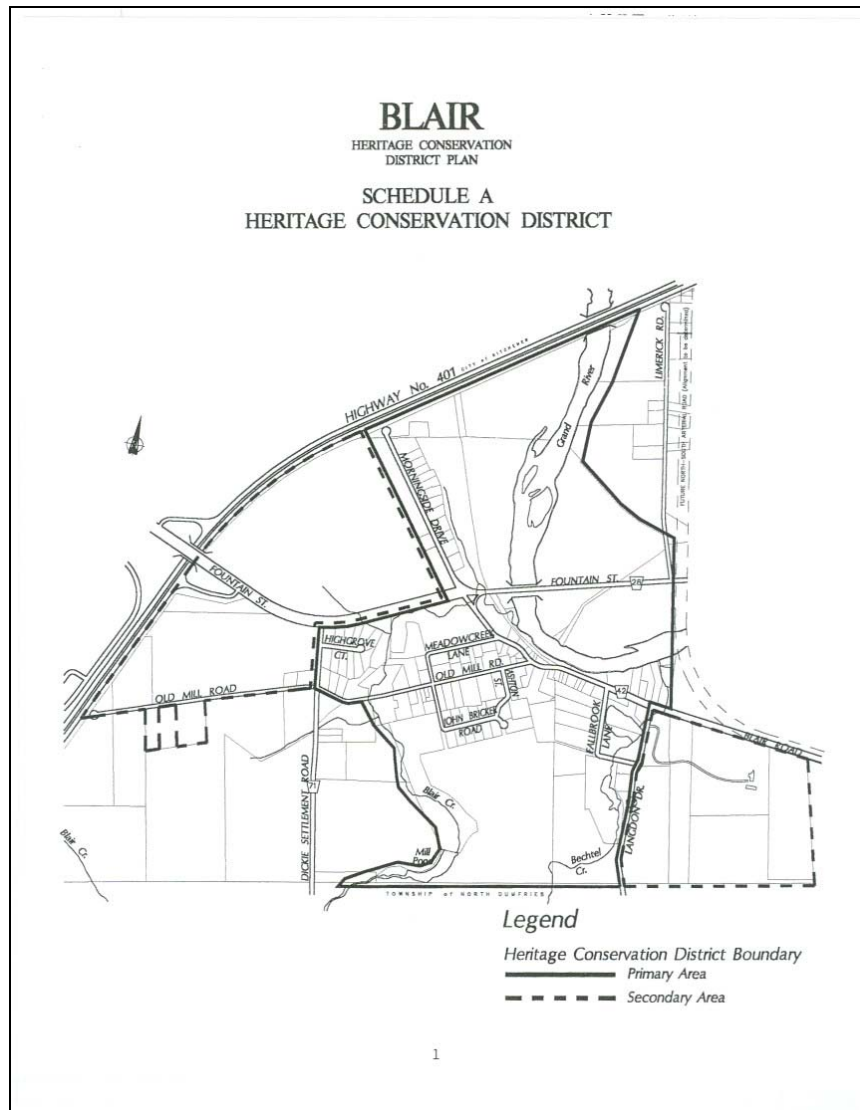


Figure 2: Map of Blair Village Heritage Conservation District.

## 2.4 Designation of the District

The designation of Blair Village as a Heritage Conservation District was initiated by local residents wanting to protect the Village from potential development pressures. The study and plan were completed by Nicholas Hill and Green Scheels Pidgeon Planning Consultants Ltd. in 1999.

The Blair Village Heritage Conservation District Plan is protected by By-law 205-10 that was passed in 2001.

The Heritage Conservation District Plan contains the following sections: the vision for Blair, goals, heritage plan direction, heritage district boundary, character defining elements, conservation, new development, streetscape improvements and implementation.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Blair Village 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 Heritage Resources Centre staff. Thirty-two of 137 residents answered surveyd, representing a 23% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Blair Village was conducted in August 2011. 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 Blair Village (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma that generates scores between one and five for 25 factors in a view. A total of 20 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 (HCD) under study were calculated and compared against non-designated properties in the immediate vicinity of each district. Sales records spanning an average 30 year period were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

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

It is expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of municipality-wide sales trends would provide a more accurate comparative record to show how the district designation status itself affects property values. Aside from the locational factor (i.e. properties located within a district), it must be recognized that this study did not take into account a variety of other issues that can also affect sales prices (e.g. architecture, lot size, zoning etc.). This comparison simply looks at the single variable of designation. A total of 872 properties sales histories were calculated as part of this study.

The data from GeoWarehouse indicated that there was no comparable area surrounding the Blair Village District, so no sales history trajectories could be produced.

### 3.4 Key Stakeholder Interviews

People that 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 Blair Village Heritage Conservation District. The interviews were conducted over the phone. Those interviewed included the Heritage Planner for the City of Cambridge, as well as a current and past member of the Municipal Heritage Committee. A summary of the responses are included in Appendix F. 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 District, 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 Blair Village, the City of Cambridge did not provide records of the applications for alterations.

## 4.0 Analysis of Key Findings

### 4.1 Have the goals or objectives been met?

The goals for the district are outlined in Section 3 of the District Plan:

*a) Conserve and enhance the village character of Blair.*

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, coherence and façade quality all scored well. There are also few neglected historic features and no dereliction. This means that visually the area is well maintained and historic elements and buildings have been conserved (Figure 3). However, other village characteristics such as pedestrian friendliness and traffic flow did not score as well. These areas represent potential improvements that would enhance the character of the village.



*Figure 3: An example of a well maintained house.*

*b) Build on and continue community involvement.*

The goal to build on and continue community involvement has not been met. It does not appear that the local committee, which initiated the designation, has been maintained. There is a high level of satisfaction with the district, however, there is no ongoing communication process to build on this acceptance. In addition, there appears to be some lack of knowledge in the district, with four of 32 respondents indicating they did not know they lived in a district and 14 people indicating they had no or very little knowledge about the district. This may be compounded by the fact that there is very little historic or place reference within the district. In short, community involvement and education represent areas for improvement.

*c) Ensure new development does not spoil or overwhelm the valued historic and rural character of the area.*

The goal to ensure compatible new development has been met. In the Townscape Survey, quality of new development scored moderately well. The district also scored fairly well in coherence.

### 4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Over two-thirds of respondents indicated they lived in the district before it was designated and half of that group stated they had a positive feeling about the designation, seven people were neutral and only two people felt negatively.

Currently, 20 of the 32 respondents are very satisfied with living in the district, and an additional seven are satisfied. In total 86% of respondents are satisfied with living in the district. Three people felt neutral about the district and only one person was very dissatisfied.

The satisfaction rate represents an increased acceptance of the district, from fairly positive about the designation to very positive.

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

Of the residents surveyed only five people had made applications for alterations. They were all approved and seem to have been completed in a timely manner. Respondents indicated that the timeframe to complete the applications took less than a month (one person), not long (one person) and one to three months (two people). However, at least one interviewee indicated that they believed there is no formal process for alterations in effect.

The records from the City of Cambridge regarding the number and length of time for applications for alterations was not available.

#### **4.4 Have property values been impacted?**

According to the resident surveys, half of the 32 people surveyed did not believe that the designation had an impact on the value of their property. Furthermore, 23 of 30 respondents said that they did not believe the designation would affect their ability to sell their property in the future.

The data from GeoWarehouse indicated that there was no comparable area surrounding the district, so no sales history trajectories could be produced. However, the sales histories show that between 1997 and 2011 the area has been very active, with 78 property sales.

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

##### *a) Motivation*

The district plan seems to be motivated by development factors, not conservation factors. This motivation could effect the decisions made within the district.

# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - Conserve and enhance the village character of Blair
  - Ensure new development does not spoil or overwhelm the valued historic and rural character of the area
- The objective of the district plan to build on and continue community involvement has been less successful
- Eighty-six percent of the people surveyed are very satisfied or satisfied with living in the district
- There was an increased acceptance of the district, from fairly positive about the designation to very positive
- Applications for alterations do not seem to be lengthy
- There is no comparable area to evaluate sales history trajectories

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

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Enhance the Village character through pedestrian and traffic improvements
- Build on the acceptance of the district through an ongoing communication process
- Increase education in the district through communication and additional historic and place references
- Track applications for alterations in a comprehensive and easily accessible manner

# Appendices

# Appendix A

## Tabular Results of Resident Surveys



Heritage Conservation District Name: Blair

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	31	0	1
Percentage	96.88	0.00	3.13

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	28	4
Percentage	87.50	12.50

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

Responses

	Before	After
Counts	19	11
Percentage	63.33	36.67

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

Responses

Positive	9
Negative	2
Neutral	7
Mixed Feelings	0

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

Responses

	Yes	No
Counts	2	7
Percentage	22.22	77.78

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

Responses

not much	7
no knowledge	7
Preserve, maintain heritage	11
Restrictions, approval from committee	10

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

Responses

	Yes	No
Counts	5	27
Percentage	15.63	84.38

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	1
Less than 1 month	2
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	4.45	20	7	3	0	1	1
Percentage		64.52	22.58	9.68	0.00	3.23	3.13

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	3.17	2	6	15	2	1	5
Percentage		6.45	23.08	57.69	7.69	3.85	16.13

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

Responses

No	23
Yes	1
Yes, easier	1
Yes, harder	1
Don't know	1
Maybe	3

13. Comments

Responses

a. does not want designation	2
b. did not know he lived in HCD	1
c. Prevents development	2
d. Road	1

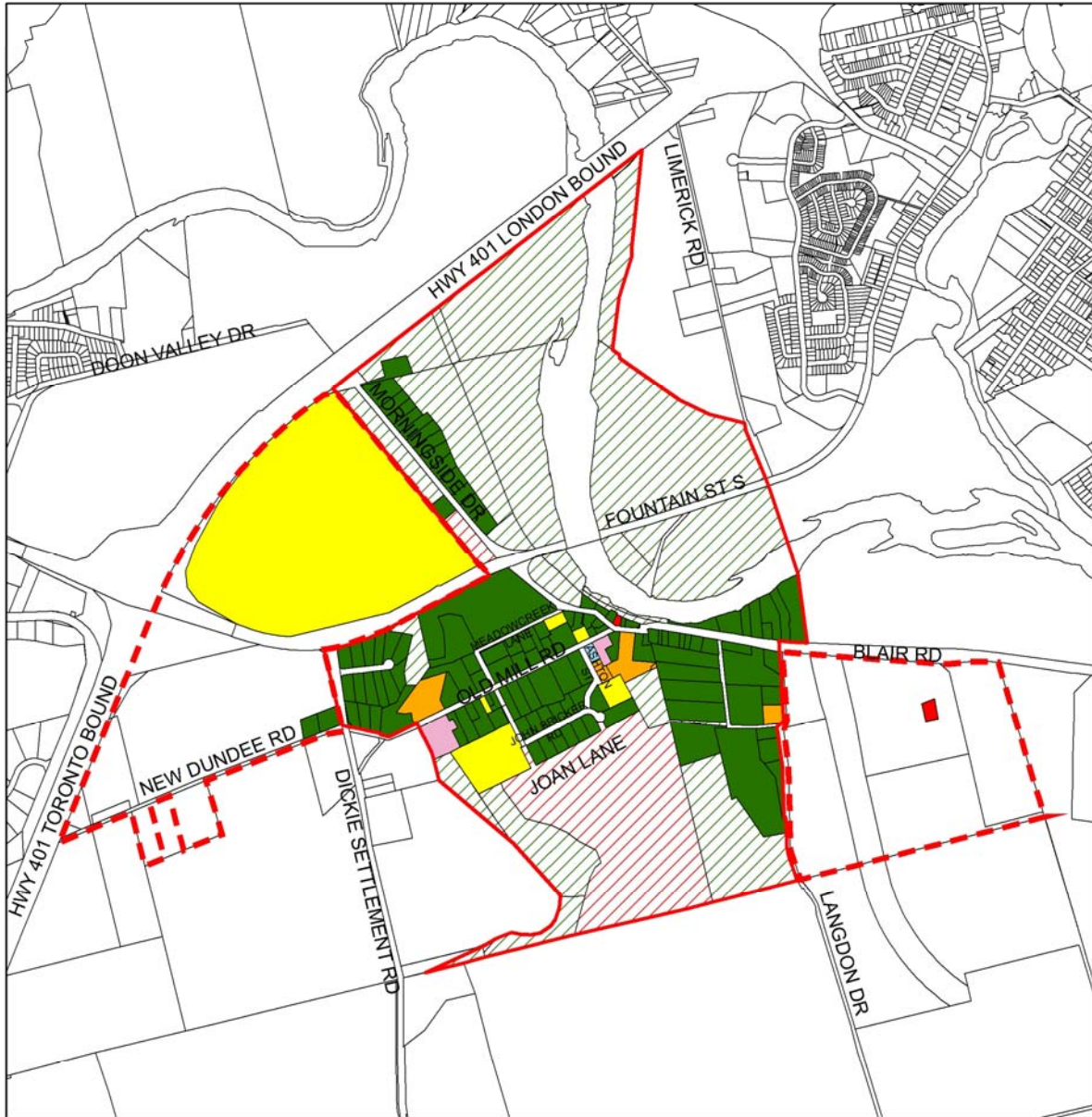
**Additional Comments:**

d) The town roads were originally chip and tar, but City repaved on account of longevity; however, residents are not allowed to pave their own driveway (City going against its own rules)

Total Population	137
Participants	32
Participation Rate	23.35766423

Appendix B  
Land Use Maps

# Ground Level Land Use in Blair Heritage Conservation District, Cambridge



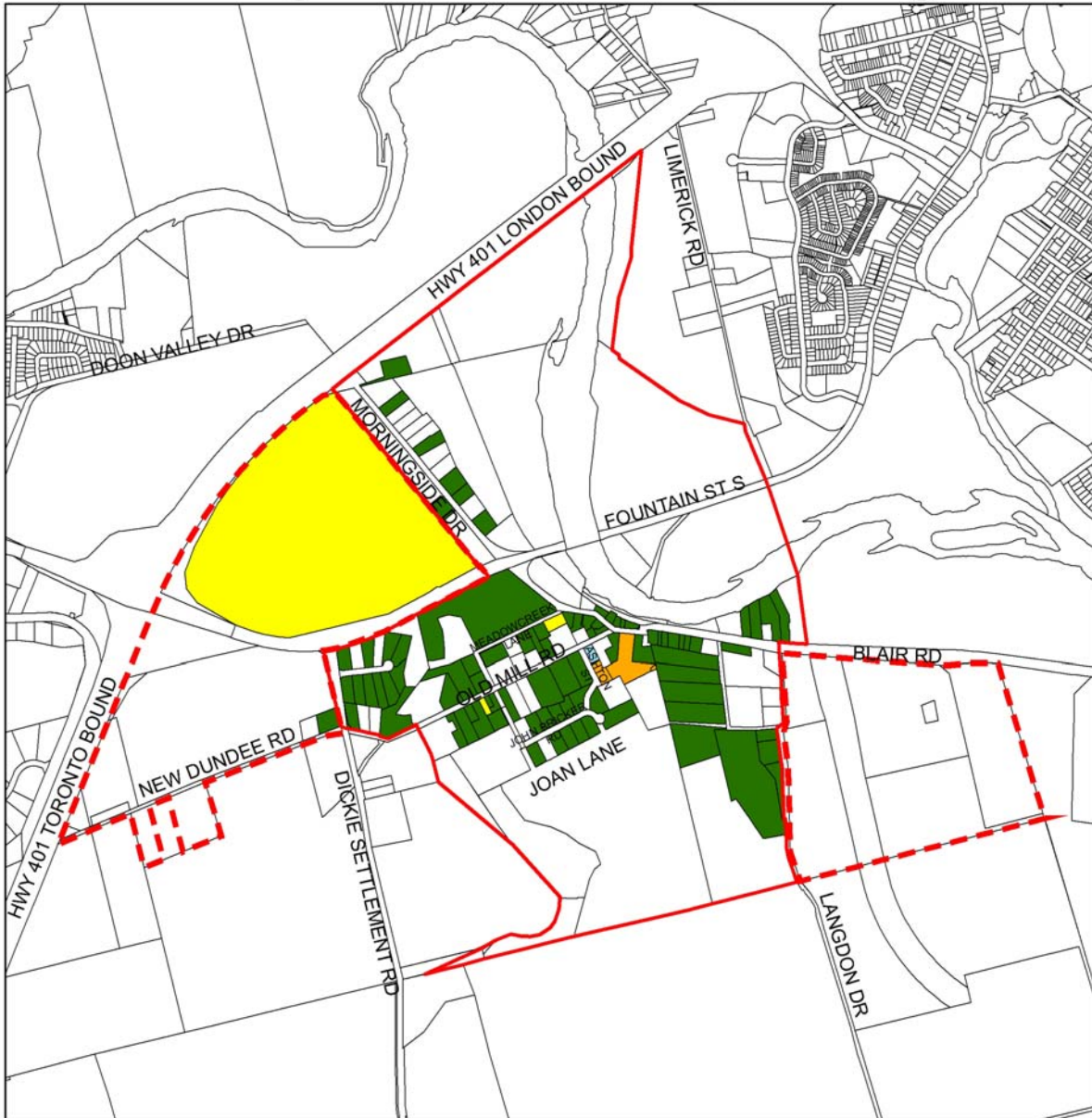
**Legend**

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



Heritage Resources Centre  
 August 15, 2011  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

# Upper Level Land Use in Blair Heritage Conservation District, Cambridge



**Legend**

<b>HCD Boundary</b>		Land use not assigned	Retail
	Primary Area		Leisure
	Secondary Area		Office / Commercial
<b>Land Use</b>			Parking
	Not in HCD		Public buildings
	Eating / Drinking Places		Residential
	Industrial		Warehouse / Storage
			Soft or hard landscaping
			Under development
			Vacant
			Retail (low end - CS)



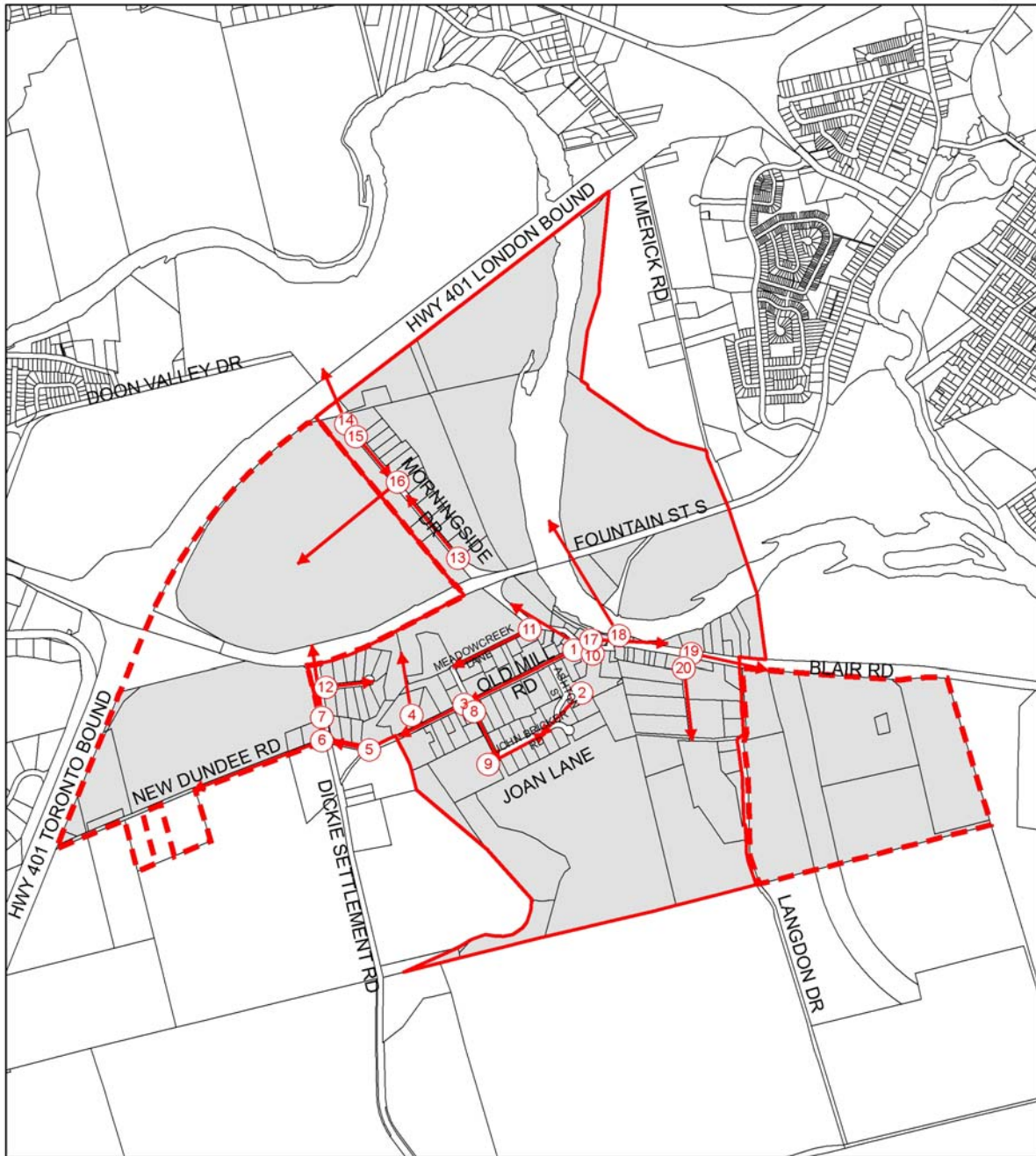
Heritage Resources Centre  
 August 15, 2011  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone\_17N

## Appendix C

### Map of Views

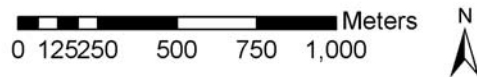


# Views in Blair Heritage Conservation District, Cambridge



## Legend

- |                     |            |            |
|---------------------|------------|------------|
| <b>HCD Boundary</b> | Viewpoints | Not in HCD |
| Primary Area        | Viewlines  | In HCD     |
| Secondary Area      |            |            |



Heritage Resources Centre  
 August 15, 2011  
 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



View 16



View 17



View 18





View 19



View 20

## Appendix E

### Townscape Evaluation Pro Forma

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	30	75	40.00	2.0
A2-Cleanliness	66	75	88.00	4.4
A3-Coherence	54	75	72.00	3.6
A4-Edgefeature Quality	64	75	85.33	4.3
A5-Floorscape Quality	45.5	75	60.67	3.0
A6-Legibility	43.5	75	58.00	2.9
A7-Sense of Threat	35.5	75	47.33	2.4
A8-Personal Safety: Traffic	46.5	70	66.43	3.3
A9-Planting: Public	25	30	83.33	4.2
A10-Vitality	49.5	75	66.00	3.3
A 11- Appropriate Resting Places	33	75	44.00	2.2
A12-Signage	56	70	80.00	4.0
A13-Street Furniture Quality	49.5	65	76.15	3.8
A14-Traffic Flow. Appropriateness	63	70	90.00	4.5
<b>SUM A</b>	661	980	67.45	3.4

<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	8	20	40.00	2.0
B16-Dereliction, Absence of	83.5	95	87.89	4.4
B17-Detailing, Maintenance	80	95	84.21	4.2
B18-Facade Quality	37	55	67.27	3.4
B19-Planting Private	37.5	50	75.00	3.8
<b>SUM B</b>	246	315	78.10	3.9

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	22	25	88.00	4.4
C21-Historic Reference Seen	19	70	27.14	1.4
C22-Nomenclature/Place Reference	20	75	26.67	1.3
C23-Quality of Conservation Work	20	30	66.67	3.3
C24-Quality of New Development	41	65	63.08	3.2
C25-Neglected Historic Features	24	25	96.00	4.8
<b>SUM C</b>	146	290	50.34	2.5

<b>Impression Score</b>				
<b>Aggregate Score</b>	<b>1053</b>	<b>1585</b>	<b>65.29634842</b>	<b>3.3</b>

# Appendix F

## Summary of Key Stakeholder Interviews



Heritage Conservation District Name: Blair Village

Month(s) of Interviews: January 2012

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 Cambridge Municipal Heritage Advisory Committee (MHAC) and Heritage Cambridge</li><li>• Past member of the Cambridge Municipal Heritage Advisory Committee (MHAC)</li><li>• Heritage Planner</li><li>• Staff liaison to the Blair Village HCD Steering Committee</li></ul>
2. How did the HCD come about?	<ul style="list-style-type: none"><li>• Residents organized themselves to protect the Village from potential development pressures</li><li>• Community effort</li><li>• Unsure</li></ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"><li>• Well accepted by residents (3)</li><li>• Residents are keen to protect their older homes and the environmental aspects of the area with it's rural setting and open spaces</li><li>• Designation was not perceived as onerous but rather as a benefit in terms of property values</li><li>• Residents were amendable to suggestions made by MHAC regarding alteration requests</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>• Applications for alterations</li><li>• District Plan guides management</li><li>• Heritage Subcommittee has been established for the district</li><li>• Subcommittee works with new property owners and residents applying for funding or applications for alterations and additions</li><li>• Subcommittee members educate property owners and work through the process for applications with them</li><li>• One interviewee believes there is no formal management process in place that the City enforces or adheres to</li></ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"><li>• Varies by scope, somewhat subjective</li><li>• Heritage planner is notified of applications for change</li><li>• Minor changes: staff authority to approve</li><li>• Major changes: staff recommends to Municipal Heritage Advisory Committee, includes significant additions, plan of subdivision, severance (2)</li><li>• Major/minor alterations are defined in the district plan</li><li>• One interviewee believes there is no formal management process in place that the City enforces or adheres to</li></ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"><li>• Subcommittee distributes a monthly Blair Village newsletter to residents during designation process</li><li>• No formal communication since designation</li><li>• One interviewee is unsure</li></ul>
7. In your opinion, what are the issues that are unique	<ul style="list-style-type: none"><li>• Unique district due to rural quality and relationship with RARE (charitable research reserve) that strives to preserve both the district's built and natural heritage</li><li>• Development pressure takes precedence over heritage concerns</li></ul>

<p>to the HCD and how have they been managed?</p>	<ul style="list-style-type: none"> <li>• Development pressure specifically in the form of: <ul style="list-style-type: none"> <li>- new road construction and roundabouts</li> <li>- encroachment of Conestoga College</li> </ul> </li> <li>• Residents are particular about the type of signage allowed to be erected in the district</li> <li>• "Sense of Place" due to the unusual semi-rural area and landscape (2)</li> <li>• Traffic calming</li> <li>• Unsympathetic alterations</li> <li>• Light pollution that detracts from the rural ambiance</li> </ul>
<p>8. What are similar non designated areas?</p>	<ul style="list-style-type: none"> <li>• King St. and Fountain St. area in Preston</li> <li>• Queen St. and Hespler St. area in Hespler</li> <li>• Dixon Hill area in Galt</li> <li>• Black Bridge area, includes Blackbridge Road, Townline Road and River Road</li> <li>- Not as significant a concentration of built heritage in the area but a significant Cultural Heritage Landscape</li> </ul>
<p>9. Other comments</p>	<ul style="list-style-type: none"> <li>• City is trying to be aware of fundamental infrastructure changes in the district, but some issues are dealt with reactively as the nature of the district is not static</li> </ul>