

Heritage Conservation District Study

Beach Boulevard Heritage Conservation District City of Hamilton



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Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

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University of Waterloo

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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 Beach Boulevard Heritage Conservation District

- Located in the City of Hamilton
- Consists of 57 residential properties
- District was designated in 2000
- Plan was written by Archaeological Services Inc. and Wendy Shearer Landscape Architect Limited

Study Approach

- Resident surveys were conducted door-to-door by university students
- Land use mapping and a streetscape evaluation was conducted
- Sales history trends were collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations were collected

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - Maintain existing building stock
 - Protect the streetscape and landscape features
 - New construction should only consist of single detached residences
- The goal of having a pedestrian friendly district has been less successful
- Six of the 11 people surveyed are very satisfied or satisfied with living in the district
- Both properties in the district with sales histories had above average sales history trajectories
- Applications for alterations are approved within one to two months
- Overall, the Beach Boulevard Heritage Conservation District has been a successful planning initiative

Recommendations

The following aspects of the district represent areas for improvement:

- Enhance the pedestrian environment by adding additional historic and place references
- Enhance the traffic and overall safety of the area by installing traffic calming measures
- Increase homeowner education on the purpose of the district as well as grants

Table of Contents

Executive Summary

1.0 Introduction

- 1.1 Heritage Act and Designation
- 1.2 Rationale for Heritage Conservation District Study

2.0 Background of Beach Boulevard Heritage Conservation District

- 2.1 Description of the District
- 2.2 Cultural Heritage Value of the District
- 2.3 Location of the District
- 2.4 Designation of the District

3.0 Study Approach

- 3.1 Resident Surveys
- 3.2 Townscape Survey
- 3.3 Real Estate Data
- 3.4 Key Stakeholder Interviews
- 3.5 Requests for Alterations

4.0 Analysis of Key Findings

- 4.1 Have the goals been met?
- 4.2 Are people content?
- 4.3 Is it difficult to make alterations?
- 4.4 Have property values been impacted?
- 4.5 What are the key issues in the district?

5.0 Conclusions

- 5.1 Conclusions
- 5.2 Recommendations

Appendices

- A- Tabular Results of Resident Surveys
- B- Land Use Maps
- C- Map of Views
- D- Photographs of Views
- E- Townscape Evaluation Pro Forma
- F- Real Estate Data
- G- Summary of Key Stakeholder Interviews
- H- Requests for Alterations

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

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

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

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

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

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

³ Ontario Heritage Toolkit, Heritage Conservation Districts, Ministry of Culture (2006), Page 12

Figure 1 shows that the 32 districts have a wide geographic distribution and represent 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 Beach Boulevard Heritage Conservation District

2.1 Description of the District

The Beach Boulevard Heritage Conservation District runs along Beach Boulevard in the City of Hamilton. The district consists of 57 residential properties.

2.2 Cultural Heritage Value of the District

The Heritage Conservation District Plan describes the heritage character as:

"Hamilton Beach Heritage Conservation District is a small part of a much larger 'beach' environment that has a long, rich history of human settlement. Native aboriginals first used the area as hunting and fishing grounds, a trading place, as well as an important travel route around the lake. Few remnants survive from this period, likely only as pre-contact archaeological sites. The area's importance as a travel route, however was sustained over many centuries. The string of sand confined and concentrated travel routes within a very narrow band. John Graves Simcoe's 1790s military road, the 1820s Beach Road, the 1876 rail lines and 1896 electric radial lines, the 1930s Queen Elizabeth Way and Hydro transmission lines, circa 1910, all occupied and vied for space. Construction and opening of the Burlington Canal in 1932, together with the installation of a bridge and construction of wharves resulting in a booming beach economy and the birth of a thriving, if somewhat small, port community. The arrival of the railway line spurred on a different and sustained form of development: a late-nineteenth century recreational community of cottages and ornate summer residences that accommodated some of Hamilton's most prosperous families. Throughout the 1920s to the 1950s, Hamilton Beach slowly declined as a holiday venue. A housing shortage caused by two World Wars assured its survival, if not revival, with an affordable and modest range of housing. Despite attempts to remove houses and establish a publicly owned system of parks and open space, the Beach community struggled to survive and by the 1990s has consolidated itself as a viable and sustainable community" (pg. 1).

2.3 Location of the District

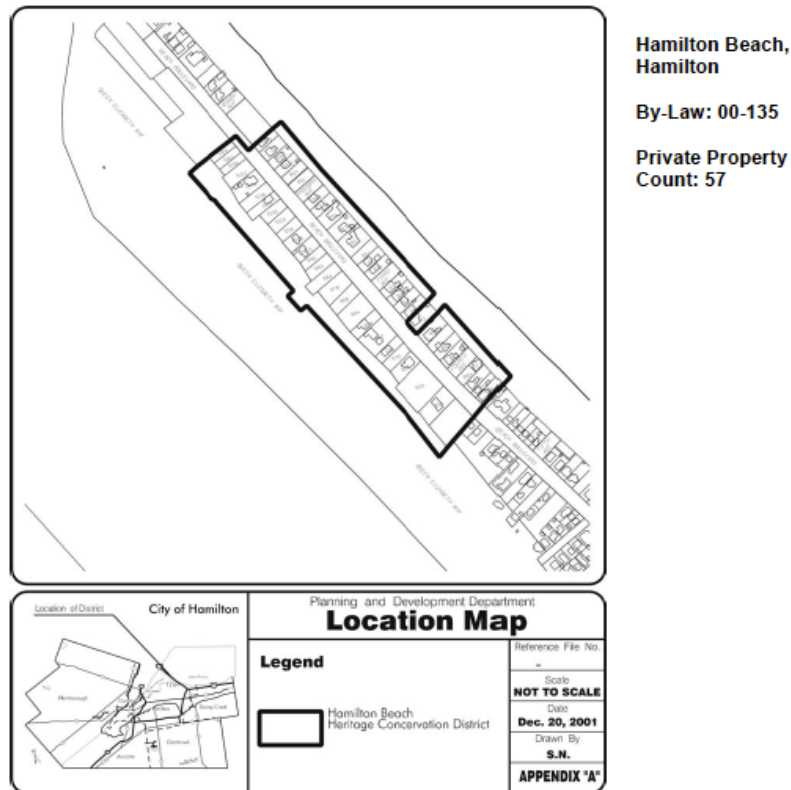


Figure 2: Map of Beach Boulevard Heritage Conservation District (Hamilton's Heritage Volume 1, pg. 21).

2.4 Designation of the District

The designation of Durand-Markland Heritage Conservation District was initiated by local residents as a response to potential development pressure. According to the Heritage Assessment Report, "It was therefore agreed by Planning staff that the most effective way of achieving the two-fold objective of both preserving the distinctive architectural character of the historic area and ensuring that the new infill houses respect and complement it could be achieved through designation as a heritage conservation district" (pg. 3).

The Heritage Assessment Report was completed in 2000 by the Community Initiatives, Community Planning and Development Division at the City of Hamilton. Archaeological Services Inc. and Wendy Shearer Landscape Architect Limited completed the plan in 2000. The Beach Boulevard Heritage Conservation District is protected by By-law 00-135 that was passed in 2000 by the City of Hamilton.

The Heritage Conservation District Plan contains the following sections: district character and conservation intent, conservation principles, guidelines for alterations and additions to buildings and sites, guidelines for new infill, landscape character and conservation guidelines, and planning and implementation.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Beach Boulevard 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 students from the University of Waterloo. Eleven of 56 residents answered surveys, representing a 19% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Beach Boulevard 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 Beach Boulevard (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 nine 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.

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. Four people were interviewed for the Beach Boulevard Heritage Conservation District. All four interviews were conducted over the phone. Those interviewed included Heritage Planners for the City of Hamilton, a member of the Municipal Heritage Committee as well as a member of the Heritage Permit Review subcommittee. 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.

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 the Beach Boulevard Heritage Conservation District, the information regarding the number of applications for alterations and the time it took to receive approvals were made available by the City of Hamilton. This list includes requests for alterations from 2001 until 2011. 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?

The goals of the district are described in several paragraphs. They fall in four categories:

a) Maintain existing building stock.

The objective to maintain existing building stock has been met. Drawing on measures collected in the Townscape Survey maintenance, conserved elements evident, quality of conservation work, and maintenance all scored well. There is also little dereliction and few neglected historic features. This means that visually the area is well maintained and historic elements and buildings have been conserved (Figure 3).

b) To protect the streetscape and landscape features.

The objective to protect the streetscape and landscape features has been met. The pictures of the Townscape view indicate that the grass boulevard, hedgerows and trees have been maintained. In addition, private and public planning scored well.

c) To promote pedestrian use.

The goal to promote pedestrian use has not been met. Vitality of the area scored low, indicating people are not using the area. In addition, pedestrian friendliness and sense of threat from traffic scored low, indicating an environment that is not welcoming to pedestrians. One positive feature that has been done to promote pedestrian use is the installation of an interpretive panel (Figure 4). However, more historic and place reference could be added to enhance the pedestrian environment.

d) New construction should only single detached residences.

The goal of the district to regulate new construction so that infill only takes the form of single detached homes has been met. The Townscape survey shows that new development in the area scored moderately well. Based on the pictures taken for the Townscape views it appears that the specific criteria of houses having horizontal massing and garages in rear has been carried out. There is one house in the pictures that appears to not meet these criteria, however it is likely that the house pre-dates the district's designation.



Figure 3: An example of a well maintained house.



Figure 4: Interpretive panel in the district.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Most of the respondents moved to the area after it was designated. Of these, seven of the eight people said the designation did not affect their decision to move to the area.

Currently, six of 11 (roughly half) respondents are very satisfied or satisfied with living in the district. Four people have neutral feelings and only one person expressed any dissatisfaction.

4.3 Is it difficult to make alterations?

Only two of the 11 respondents indicated they had made applications for alterations. Both applications were approved. Only one person indicated the length of time of the application, reporting it took four to five months.

The records from the City of Hamilton show that the district is a more active area for applications than the surveys indicated. Records show that all but one incomplete application since 2001 was approved, and that one to two months is the average length of time for approval.

4.4 Have property values been impacted?

According to the resident surveys, half of respondents believed that the designation has increased their property values. The other half believe the designation has no impact on property values. No respondent thought the designation had a negative impact on the value of their home. Nine of 11 respondents believed that designation will not have a negative impact on their ability to sell their property in the future.

The data from GeoWarehouse indicated that only two of the 57 properties had sales histories. Both of these properties performed above average. The sales histories indicate that the district has property values higher than the neighbourhoods in its immediate surroundings.

4.5 What are the key issues in the district?

a) Education

Half of the respondents indicated their understanding of the district was regulation, not protection. This negative view of the district might be linked to the low (only 50%) satisfaction rate. In addition, one interviewee stated that there are some property owners who lack the knowledge needed to live in a district. One survey respondent also expressed the desire to learn more about the loans and grants that can help with the cost of upkeep. More homeowner education might be able to overcome these gaps in knowledge and understanding.

b) Environmental Issues

At least one survey respondent acknowledged the unique environment of the district and expressed some concern about the pollution in the area threatening the unique beach character of the district.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - Maintain existing building stock
 - Protect the streetscape and landscape features
 - New construction should only consist of single detached residences
- The goal of having a pedestrian friendly district has been less successful
- Six of the 11 people surveyed are very satisfied or satisfied with living in the district
- Both properties in the district with sales histories had above average sales history trajectories
- Applications for alterations are approved within one to two months

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

5.2 Recommendations

The following aspects of the district represent areas for improvement:

- Enhance the pedestrian environment by adding additional historic and place references
- Enhance the traffic and overall safety of the area by installing traffic calming measures
- Increase homeowner education regarding the purpose of the district, as well as grants

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Beach Blvd

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	7	0	3
Percentage	63.64	0.00	27.27

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	8	3
Percentage	72.73	27.27

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

Responses

	Before	After
Counts	2	8
Percentage	20.00	80.00

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

Responses

Positive	0
Negative	0
Neutral	0
Mixed Feelings	1

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

Responses

	Yes	No
Counts	1	7
Percentage	12.50	87.50

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

Responses

Preservation	3
Regulation	5
No understanding	1

Additional Comments: Many people are changing; good for some people (1)

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

Responses

	Yes	No
Counts	2	9
Percentage	18.18	81.82

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

Responses

	Yes	No
Counts	2	0
Percentage	100.00	0.00

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

Responses

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

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	3.73	4	2	4	0	1	0
Percentage		36.36	18.18	36.36	0.00	9.09	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	3.50	0	4	4	0	0	3
Percentage		0.00	50.00	50.00	0.00	0.00	27.27

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

Responses

No	8
Yes	1
Yes, easier	1
Yes, harder	1
Don't know	0
Maybe	0

13. Comments

Responses

Additional Comments: Pollution (1); Better promotion of loans & money to help people to support the program, could be expensive (1); Can be more reasonable (1)

Total Population	56
Participants	11
Participation Rate	19.64

Appendix B

Land Use Maps

Ground Level Land Use in the Beach Heritage Conservation District, Hamilton



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 - CS)	Warehouse / Storage
Leisure	Retail	

0 15 30 60 90 120 150 Meters

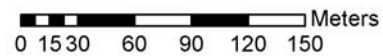
Heritage Resources Centre
 August 10, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Upper Level Land Use in the Beach Heritage Conservation District, Hamilton



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 - CS)	Warehouse / Storage
Leisure	Retail	

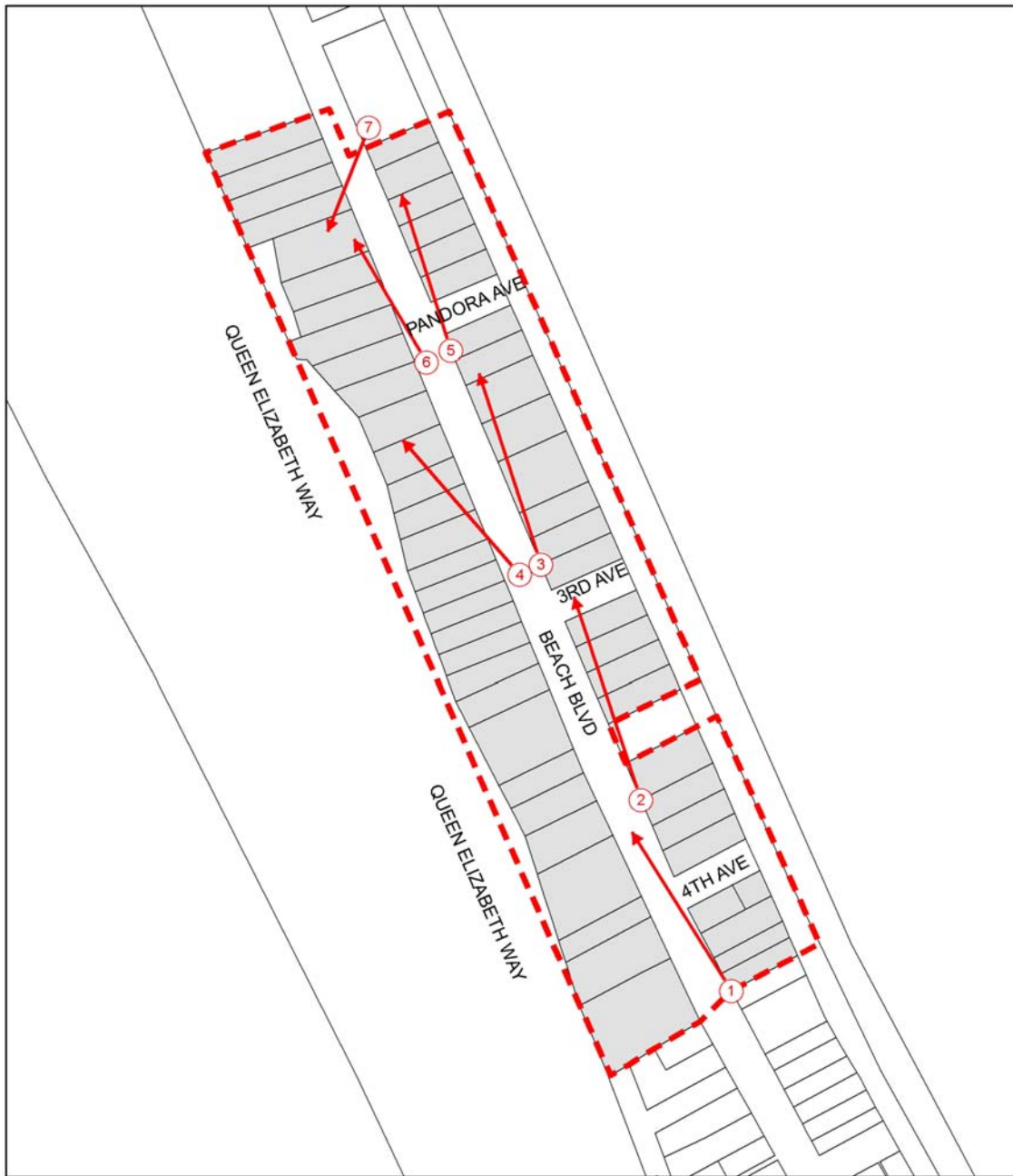


Heritage Resources Centre
 August 10, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N






Appendix C

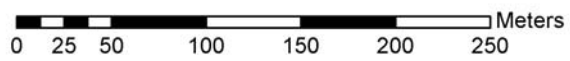
Map of Views

Views in the Beach Heritage Conservation District, Hamilton



Legend

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



Heritage Resources Centre
 August 10, 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

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	15.5	35	44.29	2.2
A2-Cleanliness	21	35	60.00	3.0
A3-Coherence	23	35	65.71	3.3
A4-Edgefeature Quality	24.5	35	70.00	3.5
A5-Floorscape Quality	16.5	35	47.14	2.4
A6-Legibility	20.5	35	58.57	2.9
A7-Sense of Threat	16.5	35	47.14	2.4
A8-Personal Safety: Traffic	14.5	35	41.43	2.1
A9-Planting: Public	20.5	25	82.00	4.1
A10-Vitality	14	35	40.00	2.0
A 11- Appropriate Resting Places	18	35	51.43	2.6
A12-Signage	26	35	74.29	3.7
A13-Street Furniture Quality	21.5	35	61.43	3.1
A14-Traffic Flow. Appropriateness	20.5	35	58.57	2.9
SUM A	272.5	480	56.77	2.8

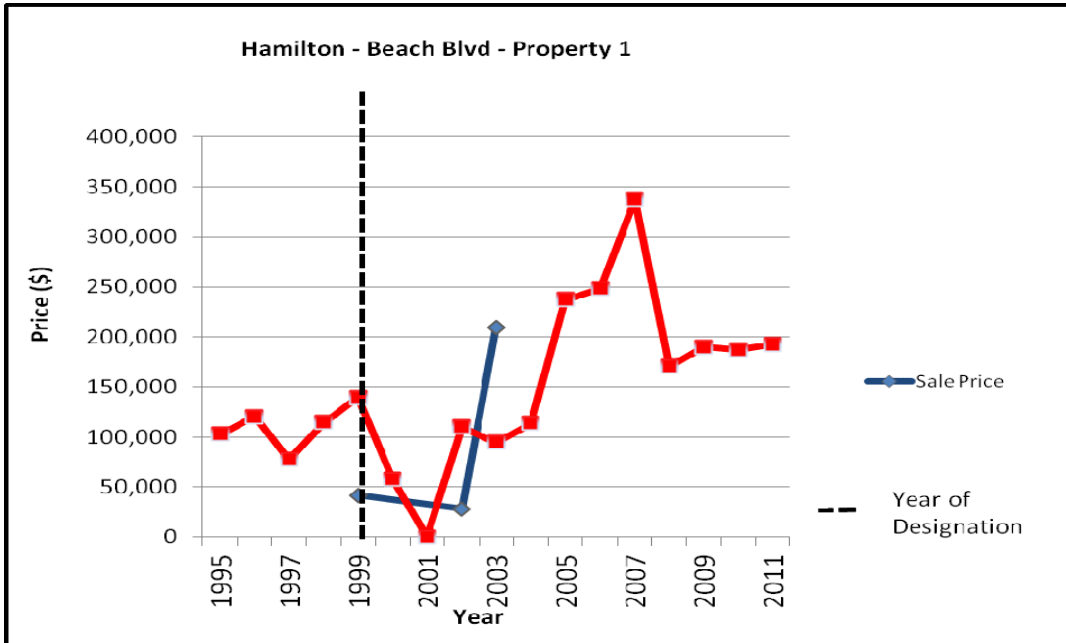
B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	5.5	10	55.00	2.8
B16-Dereliction, Absence of	29.5	35	84.29	4.2
B17-Detailing, Maintenance	28	35	80.00	4.0
B18-Facade Quality	23	35	65.71	3.3
B19-Planting Private	25.5	35	72.86	3.6
SUM B	111.5	150	74.33	3.7

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	24	35	68.57	3.4
C21-Historic Reference Seen	11	35	31.43	1.6
C22-Nomenclature/Place Reference	13	35	37.14	1.9
C23-Quality of Conservation Work	23	35	65.71	3.3
C24-Quality of New Development	15.5	25	62.00	3.1
C25-Neglected Historic Features	25	35	71.43	3.6
SUM C	111.5	200	55.75	2.8

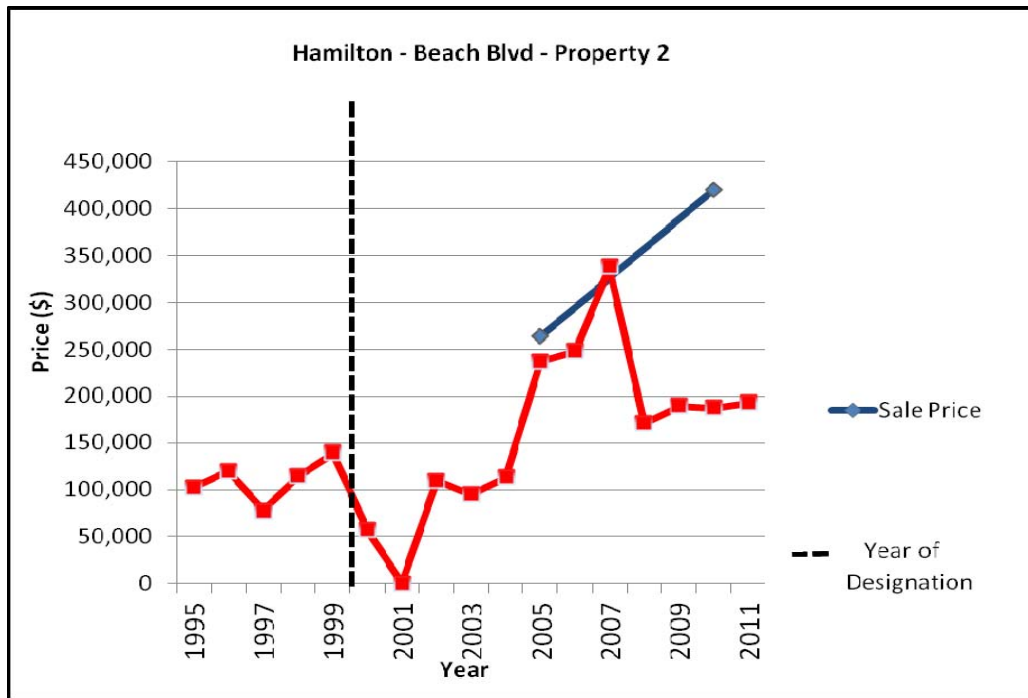
Impression Score				
Aggregate Score	495.5	830	62.28	3.1

Appendix F

Real Estate Data



Above Average Sales History Trajectory



Above Average Sales History Trajectory

Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Beach Boulevard
 Month(s) of Interviews: December 2011 and January 2012
 Number of People Interviewed: 4

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Chairman of Heritage Permit Review Subcommittee • Member of Municipal Heritage Committee • Chair of Municipal Heritage Committee (MHC) • Municipal administration of heritage permits and grants/loans • Staff liaison to Hamilton Municipal Heritage Committee • Review of applications under the Planning Act, Municipal Class Environmental Assessments, other planning administration
2. How did the HCD come about?	<ul style="list-style-type: none"> • Community-driven, residents pushed for district designation to ensure they would have a voice in the alteration of their communities (3) • Study and plan completed by a consultant • Response to City expropriation and demolition of several buildings, and subsequent public opposition
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Well accepted (2) • Fairly well received by residents that have lived in the district the longest • Development plans seem to be largely respecting the heritage and integrity of the area • New residents are resistant to following guidelines
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Heritage permits for alterations process is guided by the Council-adopted HCD Plan (3) • Area specific zoning provisions (drainage and heritage character related) • Site plan control (not typical for residential properties in remainder of City)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Application for a Heritage Permit by the property owner (3) • Alteration request presented at Permit Review Meetings • In some cases larger projects can be granted approval at Permit Review Meetings • Review by staff and Heritage Permit Review Sub-committee (alterations) and Hamilton Municipal Heritage Committee/Planning Committee/Council (demolition, new construction) (2) • Minor alterations <ul style="list-style-type: none"> - staff have delegated authority to grant approvals • Major alterations <ul style="list-style-type: none"> - Heritage permit is reviewed by the Review Subcommittee, meet with property owners, architects, etc. - Permit is referred to the MHC, grant/deny approval • Approved permit is sent on to the Planning Committee and then Council for final approval (2)

	<ul style="list-style-type: none"> • Appeals process as provided for by OHA
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Residents in districts are sent a package once per year that outlines the process for obtaining heritage permits and addresses FAQs (2)
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"> • Property owners lack of knowledge of what is required to live in a district • Property owners do not want to adhere to district guidelines and are pushing to use cheaper replacement materials that are inconsistent with the historic fabric of the district (2) <ul style="list-style-type: none"> - residents wanting to use cheaper replacement materials e.g. vinyl siding • City owns a number of the vacant lots in the district, potential for new construction (2) • Residents undertaking great deal of development in the district • Threat of demolition <ul style="list-style-type: none"> - many of the existing structures are/were cottages with less square-footage than typical contemporary dwellings and may not have been built as all-weather structures • Drainage issues have resulted in the implementation of site plan control for residential properties and required limitations on type of construction (e.g. no basements permitted), alterations to the grading, the construction of retaining walls, etc. • Presence of major transportation infrastructure (QEW and Skyway) and recreational amenities (public beach and multi-use trail)
8. What are similar non designated areas?	<ul style="list-style-type: none"> • West side of Bay St. that backs on the Escarpment and McCaulie St. • Remainder of Hamilton Beach strip has been identified as a cultural heritage landscape
9. Other comments	<ul style="list-style-type: none"> • The challenge has been to maintain character with extensive contemporary infill • Drainage issues have required alterations to the grading and the construction of retaining walls • Council needs to be on board with heritage preservation efforts in Hamilton's HCDs

Appendix H

Requests for Alterations

2001	
Total applications: NA	Total Approved: NA

2002	
Total applications: 7	Total Approved: 7
Approved?	Approximate Length of Process
Yes	2 months
Yes	2 months
Yes	2 months
Yes	1.5 months
Yes	1.5 months
Yes	4 months
Yes	3 months

2003	
Total applications: 2	Total Approved: 2
Approved?	Approximate Length of Process
Yes	2 months
Yes	1.5 months

2004	
Total applications: 4	Total Approved: 4
Approved?	Approximate Length of Process
Yes	2 months
Yes	2 months
Yes	2 months
Yes	2 months

2005	
Total applications: 2	Total Approved: 2
Approved?	Approximate Length of Process
Yes	1.5 months
Yes	2.5 months

2006	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	2 months

2007	
Total applications: 2	Total Approved: 1
Approved?	Approximate Length of Process
Yes	< 1 Month
No- incomplete	NA

2008	
Total applications: NA	Total Approved: NA

2009	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	2 months

2010	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	2 months

2011	
Total applications: 4	Total Approved: 4
Approved?	Approximate Length of Process
Yes	1 month
Yes	< 1 month
Yes	< 1 month
Yes	2 months