

# Heritage Conservation District Study

## Durand-Markland Heritage Conservation District City of Hamilton



# Heritage Conservation District Study

Prepared for  
The Architectural Conservancy of Ontario

By

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Of the  
Heritage Resources Centre  
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# Acknowledgements

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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 Durand-Markland Heritage Conservation District

- Located in the City of Hamilton
- Consists of 51 residential properties
- District was designated in 1994
- Plan was written by Unterman McPhail Cumming Associates Heritage Conservation and Planning Consultants 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:
  - To maintain the predominate residential character of the Durand-Markland Heritage Conservation District
  - To protect and enhance existing heritage buildings
  - To avoid the destruction of Durand-Markland's heritage building and landscape fabric
- Twelve of the 15 people surveyed are very satisfied or satisfied with living in the district
- Eighteen of the 21 properties in the district with sales histories had average or above average sales history trajectories
- Properties in the district showed resistance to real estate downturns
- Overall, the Durand-Markland Heritage Conservation District has been a successful planning initiative

## Recommendations

- Enhance public spaces and the landscape of the district by repairing roads
- Enhance the traffic and overall safety of the area by installing traffic calming measures
- Install historic or place references

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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 HCDs 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 Durand-Markland Heritage Conservation District

### 2.1 Description of the District

The Durand-Markland Heritage Conservation District runs along Markland Street and includes Park Street and MacNab Street between Markland Street and Herkimer. Chilton Place is also included. The Durand-Markland Heritage Conservation District is found in the City of Hamilton and consists of 51 residential properties.

### 2.2 Cultural Heritage Value of the District

The Heritage Conservation District Plan describes the heritage character as:

“Although a few residents were built in the 1850s and 1860s, the Durand-Markland study area is characterized by a predominance of late nineteenth century to early twentieth century building construction. There is a range and diversity of structures from small, vernacular worker’s cottages to large classically detailed houses of the upper middle class. The most prominent architectural styles are nineteenth century Italianate(1850-1900), and Queen Anne (1880-1910), and twentieth century Tudor Revival (1900-1930s) Examples of such architectural styles as Second Empire (1860-1880), Colonial Revival (1900-present), Edwardian Classicism (1900-1930), and four-square (1900-1930) are also represented in the district ” (pg. 3-1).

It goes on to state:

“The distinctive architectural feature of the area are its scale, mass, decorative detailing and building sitting. Remarkably few individual buildings and properties have been extensively altered or subdivided over time due to changing tastes, economics and fashion The overall nineteenth century residential character coupled with a distinctive treeline and canopied streetscapes have generally been retained and occasionally enhanced” (pg. 3-2).



## 2.3 Location of the District

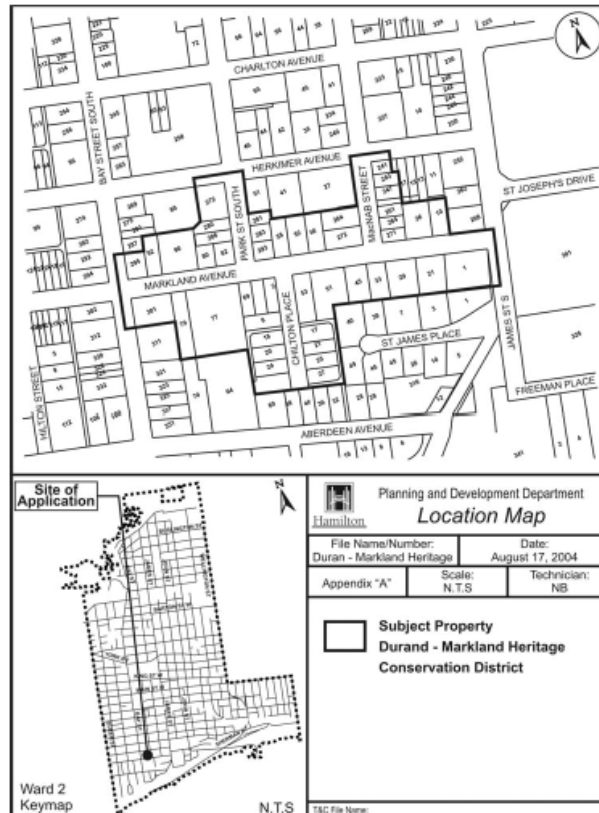


Figure 2: Map of Durand-Markland Heritage Conservation District (Hamilton's Heritage Volume 1, pg. 21).

## 2.4 Designation of the District

The designation of Durand-Markland was initiated by local residents. Unterman McPhail Cumming Associates Heritage Conservation and Planning Consultants and Wendy Shearer Landscape Architect Limited completed the plan in 1994 for the City of Hamilton.

The Durand-Markland Heritage Conservation District is protected by By-law 94-184, which was passed in 1994 by the City of Hamilton.

The Heritage Conservation District Plan contains the following sections: the statement of intent, conservation principles, goals and objectives guidelines, design guidelines, landscape conservation guidelines, and conservation practice advisory appendix.

## 3.0 Study Approach

### 3.1 Resident Surveys

Residents of the Durand-Markland 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. Fifteen of 51 residents answered surveys, representing a 29% response rate. The tabulated findings of the survey are presented in Appendix A.

### 3.2 Townscape Survey

A Townscape Survey of Durand-Markland 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 Durand-Markland (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 eight 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 to gather 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 Durand-Markland 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 are 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 Durand-Markland Heritage Conservation District, 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 to 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 fall into three categories:

*a) To maintain the predominate residential character of the Durand-Markland Heritage Conservation District.*

The objective to maintain the residential character has been met. The Townscape Survey land use map indicates all of the properties within the district are residential. In addition, there are no vacancies. Drawing on measures collected in the Townscape Survey, sense of threat and traffic safety scored low, indicating there are some safety issues in the district. However, cleanliness, coherence and edge features all scored well and indicate good residential character.

*b) To protect and enhance existing heritage buildings.*

The objective to protect and enhance buildings appears to have been met. Drawing on measures collected in the Townscape Survey, conserved elements evident, quality of conservation work, maintenance, absence of dereliction 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 (see Figure 3).

*c) To avoid the destruction of Durand-Markland's heritage building and landscape fabric.*

The goal to avoid the destruction of Durand-Markland's heritage building and landscape fabric has been met. The categories of quality of new development and façade quality scored well (Figure 3). In addition, the landscape category of private planting also scored very well. Less successful was the floorscape quality in the district, which is a major feature of the landscape (Figure 4).

### 4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Ten of the respondents moved to the area after it was designated. Of these, four said the designation effected their decision to move to the area, while six people did not take the designation into account. Of the four people who lived in the area before it was designated, feelings were mixed. Two people had positive feelings about the designation, one had mixed feelings and one had negative feelings.



*Figure 3: An example of a view with high façade quality and private plantings*



*Figure 4: An example of the poor floorscape quality in the district*

Currently, 10 of 15 respondents (71%) are very satisfied with living in the district, and another two people are satisfied. Only two people expressed any dissatisfaction.

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

Seven of the 15 respondents indicated they had made applications for alterations. All of them were approved. One person said it took over five months for approval, but the other four said it took a significantly shorter amount of time. Two people said approval took one to three months and two people indicated approval was obtained in under one month.

The records from the City of Hamilton show that all applications since 2001 were approved. In the past 11 years applications have typically taken under a month to approve, with one outlier taking three months. Clearly, the processes for completing alterations to buildings in Durand-Markland is neither difficult nor lengthy.

#### 4.4 Have property values been impacted?

According to the resident surveys, a third of respondents believed that the designation would not effect their ability to sell their property. The reminder had mixed feelings, with four people believing it would effect sales, and one person believing it would make it easier. Another two people didn't know, and only one person thought it would be harder to sell their property. Over half of the respondents believed that designation does not effect their property values.

The data from GeoWarehouse indicated that 21 of 51 properties had sales histories. Of these 21 properties, 13 had above average sales value increases. Five properties had average sales history trajectories, and three of the properties performed below average. Almost all the properties had an above average sale price, which indicates the district is a better neighbourhood than those in the immediate surroundings.

Two of the properties show an interesting trend. They resisted the real estate market downturn. While other properties in the city were losing value, the properties in the district maintained their value. In contrast, one of the properties showed a sales history that indicated a significant decrease in value even while the market was improving.

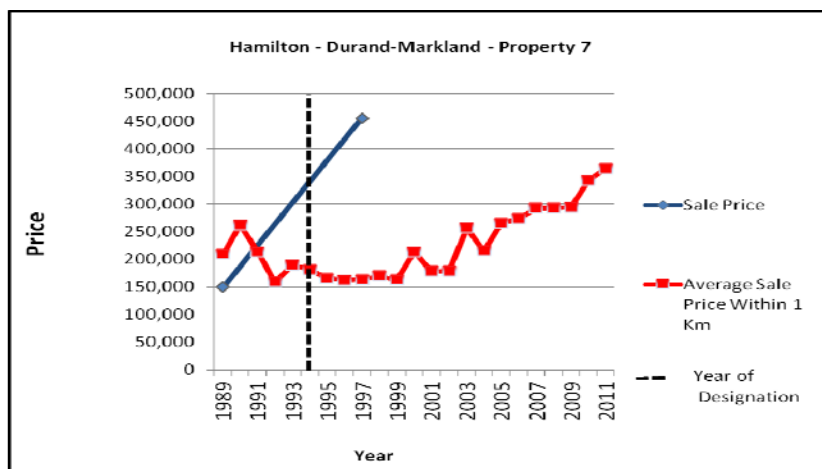


Figure 6: Sale History Trajectory for Property 7 (showing an above average sales history)

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

##### *a) Place reference*

The Townscape survey indicates that historic or place reference is absent in the area. This might be directly related to the fact that two of the 15 people surveyed did not know they lived in a Heritage Conservation District.

# 5.0 Conclusions

## 5.1 Conclusions

- The following objectives of the district plan have been met:
  - To maintain the predominate residential character of the Durand-Markland Heritage Conservation District
  - To protect and enhance existing heritage buildings
  - To avoid the destruction of Durand-Markland's heritage building and landscape fabric
- Twelve of the 15 people surveyed are very satisfied or satisfied with living in the district
- Eighteen of the 21 properties in the district with sales histories had average or above average sales history trajectories
- Properties in the district showed resistance to real estate downturns

Overall, the Durand-Markland Heritage Conservation District has been a successful planning initiative.

## 5.2 Recommendations

The following aspects of the district are areas for improvement:

- Enhance public spaces and the landscape of the district by repairing roads
- Enhance the traffic and overall safety of the area by installing traffic calming measures
- Install historic or place references

# Appendices



# Appendix A

## Tabular Results of Resident Surveys

Heritage Conservation District Name: Durand-Markland

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	12	0	3
Percentage	80.00	0.00	20.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	13	2
Percentage	86.67	13.33

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

Responses

	Before	After
Counts	5	10
Percentage	33.33	66.67

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

Responses

Positive	2
Negative	1
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	4	6
Percentage	40.00	60.00

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

Responses

Preservation	6
Restriction	5
No understanding	4

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

Responses

	Yes	No
Counts	7	7
Percentage	50.00	50.00

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

Responses

	Yes	No
Counts	7	0
Percentage	100.00	0.00

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

Responses

Over 5 months	1
4 to 5 months	0
1 to 3 months	2
Less than 1 month	2
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	4.36	10	2	0	1	1	1
Percentage		71.43	14.29	0.00	7.14	7.14	6.67

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	3.57	3	3	8	0	0	1
Percentage		20.00	21.43	57.14	0.00	0.00	6.67

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

Responses

No	5
Yes	4
Yes, easier	1
Yes, harder	1
Don't know	2
Maybe	2

13. Comments

Responses

Negative	5
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Total Population	51
Participants	15
Participation Rate	29.41176471

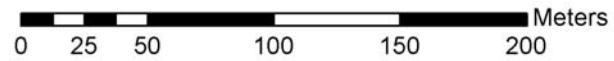
Appendix B  
Land Use Maps

## Ground Level Land Use in Durand-Markland 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	



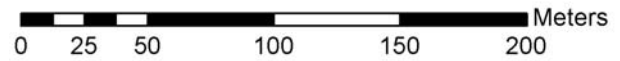
Heritage Resources Centre  
 June 29, 2011  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone17N

## Upper Level Land Use in Durand-Markland 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	



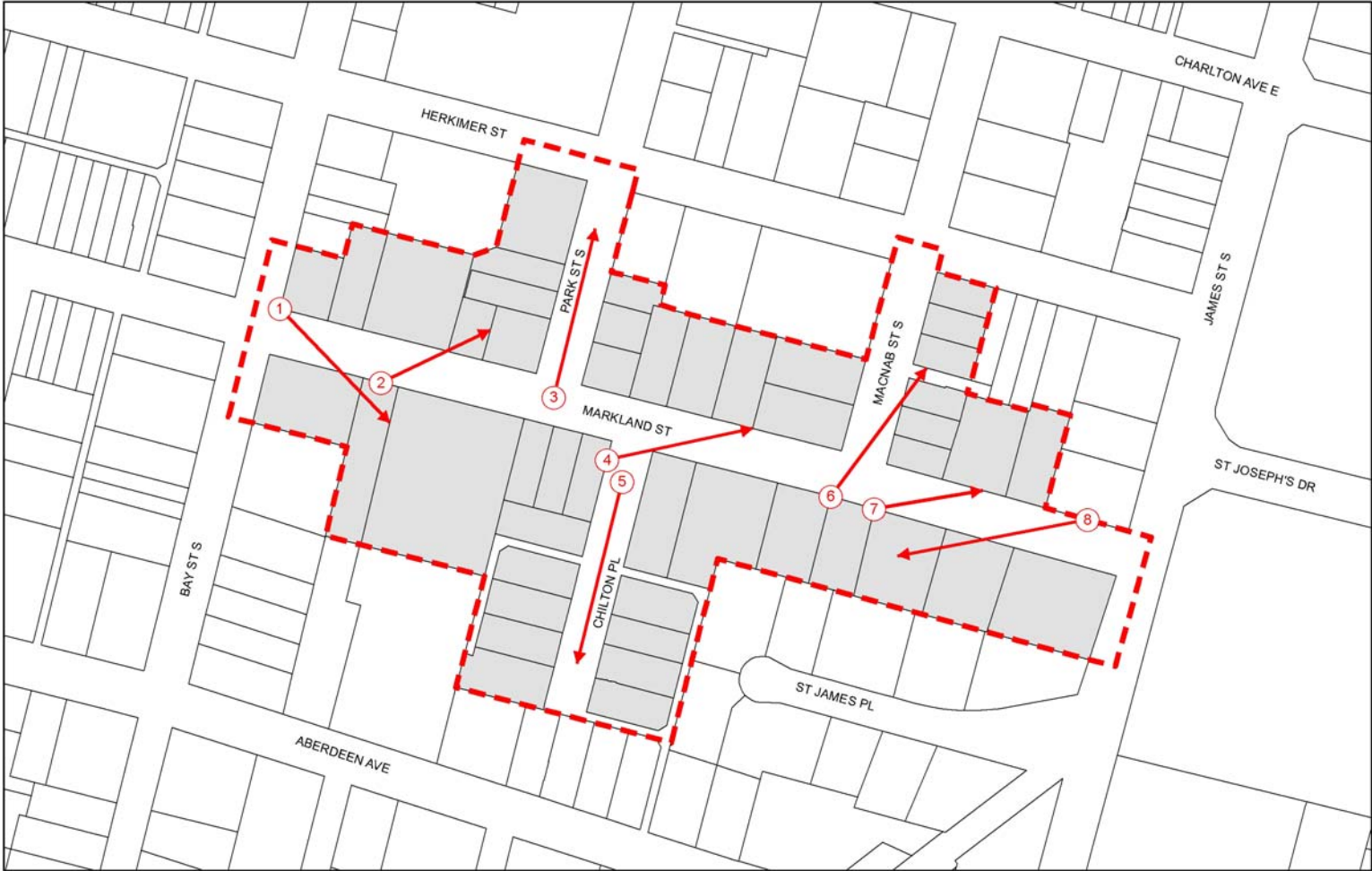
Heritage Resources Centre  
 June 29, 2011  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone17N

# Appendix C

## Map of Views

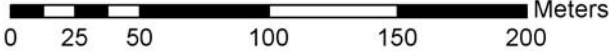


# Views in Durand-Markland Heritage Conservation District, Hamilton



### Legend

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



Heritage Resources Centre  
 June 29, 2011  
 Data provider: Teranet Inc.  
 Coordinate system: NAD\_1983\_UTM\_Zone17N

Appendix D  
Photographs of Views



View 1



View 2



View 3



View 4



View 5



View 6





View 7



View 8



View 9

## Appendix E

### Townscape Evaluation Pro Forma

<b>A. Streetscape Quality</b>				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	26	45	57.78	2.9
A2-Cleanliness	36	45	80.00	4.0
A3-Coherence	36	45	80.00	4.0
A4-Edgefeature Quality	36	45	80.00	4.0
A5-Floorscape Quality	18	45	40.00	2.0
A6-Legibility	30	45	66.67	3.3
A7-Sense of Threat	25	45	55.56	2.8
A8-Personal Safety: Traffic	36	45	80.00	4.0
A9-Planting: Public	0	0	0	0
A10-Vitality	28	45	62.22	3.1
A 11- Appropriate Resting Places	27.5	45	61.11	3.1
A12-Signage	36	45	80.00	4.0
A13-Street Furniture Quality	27	45	60.00	3.0
A14-Traffic Flow. Appropriateness	35	45	77.78	3.9
<b>SUM A</b>	396.5	585	67.78	3.4

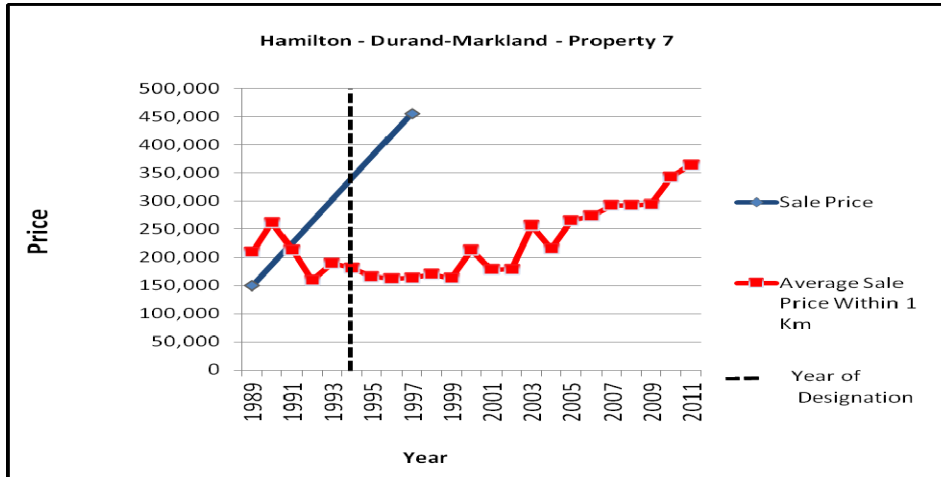
<b>B. Private Space in View</b>				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	2	5	40.00	2.0
B16-Dereliction, Absence of	44	45	97.78	4.9
B17-Detailing, Maintenance	40	45	88.89	4.4
B18-Facade Quality	43	45	95.56	4.8
B19-Planting Private	39	45	86.67	4.3
<b>SUM B</b>	168	185	90.81	4.5

<b>C. Heritage in View</b>				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	44	45	97.78	4.9
C21-Historic Reference Seen	9	45	20.00	1.0
C22-Nomenclature/Place Reference	9	45	20.00	1.0
C23-Quality of Conservation Work	44.5	45	98.89	4.9
C24-Quality of New Development	4	5	80.00	4.0
C25-Neglected Historic Features	43	45	95.56	4.8
<b>SUM C</b>	153.5	230	66.74	3.3

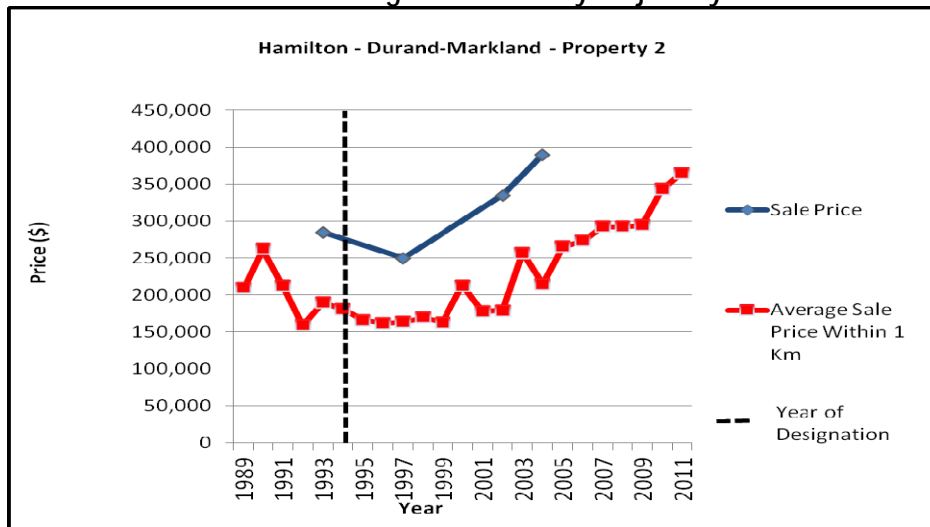
<b>Impression Score</b>				
<b>Aggregate Score</b>	<b>718</b>	<b>1000</b>	<b>75.10923967</b>	<b>3.8</b>

# Appendix F

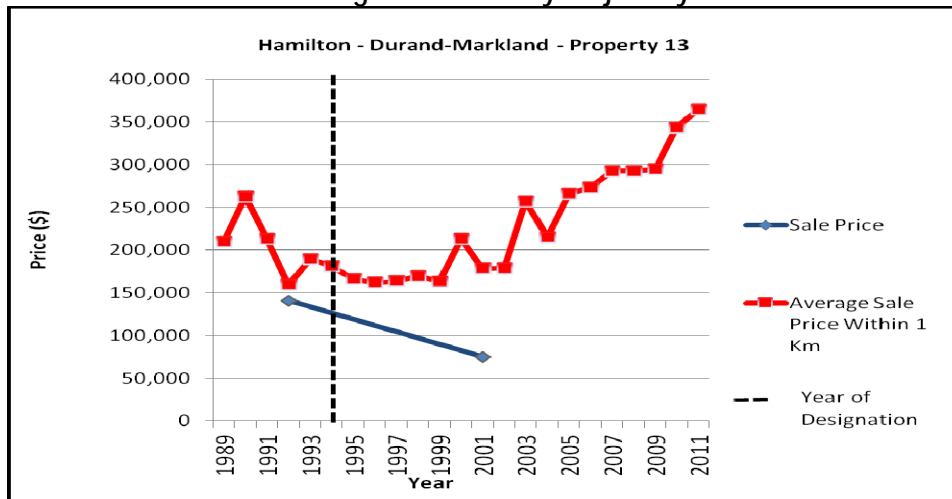
## Real Estate Data



**Above Average Sales History Trajectory**



**Average Sales History Trajectory**



**Below Average Sales History Trajectory**



## Appendix G

### Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Durand-Markland  
 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"> <li>• Chairman of Heritage Permit Review Subcommittee</li> <li>• Member of Municipal Heritage Committee</li> <li>• Chair of Municipal Heritage Committee (MHC)</li> <li>• Municipal administration of heritage permits and grants/loans</li> <li>• Staff liaison to Hamilton Municipal Heritage Committee</li> <li>• Review of applications under the Planning Act, Municipal Class Environmental Assessments, other planning administration</li> </ul>
2. How did the HCD come about?	<ul style="list-style-type: none"> <li>• Community-driven, residents pushed for district designation to ensure they would have a voice in the alteration of their communities (2)</li> <li>• Development threats lead a focused group of residents desire to designate</li> <li>• Active MHC</li> <li>• Study and plan completed by a consultant</li> </ul>
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> <li>• Fairly well received by residents that have lived in the district the longest (2)</li> <li>• New residents are resistant to following guidelines</li> <li>• Some contention among residents</li> <li>• More developers are adhering to the guidelines than residents</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>• Heritage permits for alterations process is guided by the Council-adopted HCD Plan (3)</li> </ul>
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> <li>• Application for a Heritage Permit by the property owner (3)</li> <li>• Alteration request presented at Permit Review Meetings</li> <li>• In some cases larger projects can be granted approval at Permit Review Meetings</li> <li>• Review by staff and Heritage Permit Review Sub-committee (alterations) and Hamilton Municipal Heritage Committee/Planning Committee/Council (demolition, new construction) (2)</li> <li>• Minor alterations               <ul style="list-style-type: none"> <li>- staff have delegated authority to grant approvals</li> </ul> </li> <li>• Major alterations               <ul style="list-style-type: none"> <li>- Heritage permit is reviewed by the Review Subcommittee, meet with property owners, architects, etc.</li> <li>- Permit is referred to the MHC, grant/deny approval</li> </ul> </li> <li>• Approved permit is sent on to the Planning Committee and then Council for final approval (2)</li> </ul>

	<ul style="list-style-type: none"> <li>• Appeals process as provided for by OHA</li> </ul>
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> <li>• Residents in districts are sent a package once per year that outlines the process for obtaining heritage permits and addresses FAQs (2)</li> <li>• Provision for a representative of each HCD on the Heritage Permit Review Sub-committee (no Durand-Markland representative is currently appointed)</li> <li>• Neighbourhood Association has a strong community base and carries out communication</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>• Property owners lack of knowledge of what is required to live in a district</li> <li>• Contains the most significant and well-maintained houses in Hamilton</li> <li>• Stable area with low infill and redevelopment potential</li> </ul>
8. What are similar non designated areas?	<ul style="list-style-type: none"> <li>• Remainder of Durand neighbourhood, south of Aberdeen</li> <li>• Gage Park – Rosslyn Kingston area</li> <li>• Aberdeen neighbourhood</li> </ul>
9. Other comments	<ul style="list-style-type: none"> <li>• Council needs to be on board with heritage preservation efforts in Hamilton's HCDs</li> </ul>

# Appendix H

## Requests for Alterations

2001	
<b>Total applications: NA</b>	<b>Total Approved: NA</b>
2002	
<b>Total applications: 2</b>	<b>Total Approved: 2</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	2 months
Yes	1 month
2003	
<b>Total applications: NA</b>	<b>Total Approved: NA</b>
2004	
<b>Total applications: 1</b>	<b>Total Approved: 1</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	1.5 Months
2005	
<b>Total applications: NA</b>	<b>Total Approved: NA</b>
2006	
<b>Total applications: 1</b>	<b>Total Approved: 1</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	< 1 month
2007	
<b>Total applications: NA</b>	<b>Total Approved: NA</b>
2008	
<b>Total applications: 1</b>	<b>Total Approved: 1</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	< 1 month
2009	
<b>Total applications: 1</b>	<b>Total Approved:</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	< 1 month
2010	
<b>Total applications: 1</b>	<b>Total Approved: 0</b>
<b>Approved?</b>	<b>Approximate Length of Process</b>
Yes	3 months
2011	
<b>Total applications: 5</b>	<b>Total Approved: 4</b>
<b>Approved?</b>	<b>Approval Date</b>
Yes	< 1 month
Yes	< 1 month
Yes	1 month
Yes	< 1 month
Yes	< 1 month

