

Heritage Conservation District Study

Mill Street Heritage Conservation District City of Hamilton



Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

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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 Mill Street Heritage Conservation District

- Located in the former Town of Flamborough, now the City of Hamilton
- Consists of 108 properties including residential, commercial and institutional
- District was designated in 1996
- 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 were conducted
- Sales history trends were collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed
- Data on requests for alterations was collected

Analysis of Key Findings

- Overall the Mill Street Heritage Conservation District has been a successful planning initiative
- The following objectives of the district plan have been met:
 - To maintain the residential, commercial and institutional character
 - To protect and enhance existing heritage buildings
 - To avoid the destruction of the heritage buildings and landscape fabric and to encourage only those changes that are undertaken in a non-destructive manner
- 72% of the people surveyed are very satisfied or satisfied with living in the district
- Satisfaction with the district was low in the beginning, but has since won the support of its residents
- Most properties in the district had average or above average sales history trajectories
- Almost all applications for alterations were approved within a month
- The district had some development pressure and some residual resentment about amalgamation

Recommendations

The following aspects of the district are areas for improvement:

- Provide clearer historic place reference to celebrate the area's character
- Provide more education to residents and owners

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1.0 Introduction

1.1 Heritage Act and Designation

The Ontario Heritage Act (Subsection 41. (1)) enables municipalities to designate Heritage Conservation Districts (HCDs). A Heritage Conservation District is an area with “a concentration of heritage resources with special character or historical association that distinguishes it from its surroundings.”¹ Districts can be areas that are residential, commercial, rural, industrial, institutional or mixed use. According to the Ministry of Culture, “the significance of a HCD often extends beyond its built heritage, structures, streets, landscape and other physical and special elements to include important vistas and views between buildings and spaces within the district.”²

The designation of a Heritage Conservation District allows municipalities to protect the special character of an area by guiding future changes. The policies for guiding changes are outlined in a Heritage Conservation District Plan that can be prepared by city staff, local residents or heritage consultants. A Heritage Conservation District Plan must also include a statement of objectives and guidelines that outline how to achieve these objectives³.

1.2 Rationale for Heritage Conservation District Study

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, 33 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 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 Mill Street Heritage Conservation District

2.1 Description of the District

The Mill Street Heritage Conservation District runs along Mill Street North between Elgin Street and Union Street in Waterdown, in the former Town of Flamborough, now the City of Hamilton . The district consists of 108 properties. These properties are residential, commercial and institutional.

2.2 Cultural Heritage Value of the District

The Heritage Conservation District Plan outlines the historic associations of the district on page A1-3 as follows:

Although Waterdown's origins are as a milling centre within the Grindstone Creek valley little remains for these milling origins and the industrial activities and buildings that characterized this area.

It is the residential, institutional and commercial buildings that grew up around the valley to support these founding industrial activities that now have important association with these former historical activities and people. The development of Mill Street South, Griffin and Union Streets attest to the development interests of Ebenezer Griffin. The growth of the southern corners of Mill and Dundas Streets for commercial purposes started during the 1830s and 1840s and this location became the nucleus for the commercial district enduring into the mid-twentieth century. The buildings that remind today at this intersection are important survivors of these historical commercial activities.

Development on Mill Street North occurred during the mid-to late nineteenth century, in an incremental fashion. The street developed as a salubrious setting for many important community structures. The Presbyterians built a stone church on Mill Street North circa 1833 as the site of the present Knox Presbyterian Church. The Council of East Flamborough bought a site for a township hall on Mill Street North in 1856 and a year later the East Flamborough Township Hall was opened. The Missionary Church, erected in 1838 as a plank on frame structure, was reclad in stone in 1865. A cemetery and school were also to become major features in the streetscape.

This area and a majority of its buildings are considered to have historical associations with a number of industrial, residential, commercial and institutional activities as well as people and families who make substantial contributions to the development of Waterdown

2.3 Location of the District

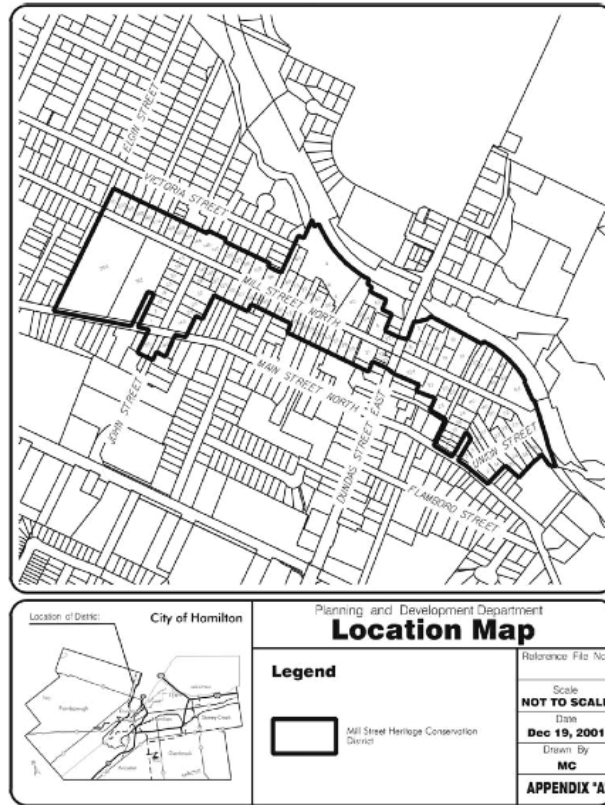


Figure 2: Map of Mill Street Heritage Conservation District (Hamilton's Heritage Volume 1, pg. 33)

2.4 Designation of the District

The designation of Mill Street was initiated by a group of local residents that wanted to ensure they had a voice in their community. Unterman McPhail Cumming Associates Heritage Conservation and Planning Consultants and Wendy Shearer Landscape Architect Limited were hired to conduct the study (called Assessment Report) and plan, which was completed in 1996. The Mill Street Heritage Conservation District Plan was prepared for the former Town of Flamborough.

The Mill Street Heritage Conservation District is protected by By-law 96-34 that was passed on May 26, 1996 by the Town of Flamborough.

The Assessment Report contains details about the area's attributes and rationale for why the area should be a Heritage Conservation District.

The Heritage Conservation District Plan (1996) contains the following sections: statement of intent, conservation principles, goals and objectives guidelines, guidelines for alterations, additions and new construction, landscape conservation guidelines, and conservation practice advisory notes.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Mill Street 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 university students from the University of Waterloo. Thirty-one of 92 residents/owners answered surveys, representing a 33% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Mill Street was conducted in August 2012. 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 Mill Street (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 11 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 Mill Street 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 Districts, the study wished to answer these questions in each district:

- How many applications for building alterations have been made?
- How many applications have been approved or rejected?
- How long did the application process take for individual properties?
- What type of changes were the applications for?

For the Mill Street Heritage Conservation District, the information about the number of applications for alterations and their time for approval were made available by the City of Hamilton. This list includes requests for alterations from 2001 until 20011. 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 Heritage Conservation District Plan lists three district conservation goals (pg. A3-4):

a) To maintain the residential, commercial and institutional character

The objective to maintain the residential, commercial and institutional character appears to have been met. The Townscape Survey land use map indicated a variety of uses including: residential, institutional, retail, eating and drinking, offices and services. In addition, there are no vacancies. Drawing on measures collected in the Townscape Survey, advertising in keeping, historic reference seen and place nomenclature scored low. This means that the area's character is not being celebrated and built upon through compatible signage.

b) To protect and enhance existing heritage buildings

The goal to protect and enhance existing heritage buildings has been met. Drawing on measures collected in the Townscape Survey, façade quality, quality of conservation work, maintenance, and absence of dereliction all scored well. This means that the heritage district is visually very well maintained and contains high quality heritage buildings (see Figure 3).



Figure 3: An example of a well maintained residence in the Mill Street district

c) To avoid the destruction of the heritage buildings and landscape fabric and to encourage only those changes that are undertaken in a non-destructive manner

The goal to avoid the destruction of the heritage buildings and landscape fabric appears to have been met. The Townscape categories of private and public planting both scored well. The categories of quality of new development and coherence had moderate scores.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Of the people who lived in the district before it was designated (11 people) 10 said they had negative, neutral or mixed feelings.

When asked how satisfied they were with living in the district currently 72% of the 39 respondents were very satisfied or satisfied. Only two people expressed dissatisfaction. This represents a slight win over of people to the Heritage Conservation District concept from the time of its designation.

4.3 Is it difficult to make alterations?

Of the residents surveyed 11 people submitted applications for alterations. All but one of these applications were approved. Six of the nine people that commented on the length of the application approval and said that it did not take long, in fact most indicated it took under three months. The records from the City of Hamilton show that several of the applications have been refused due to their incompleteness. There is also one instance of a property owner completing changes without a permit. They were subsequently prosecuted under the *Ontario Heritage Act*. After this incident there appears to be no repeat offences.

From 2001 until 2006 the City of Hamilton's chart indicates that the length of time for applications to be approved decreased from several months to one month, which has continued into the present.

According to the interviews, the applications for major alterations process has four steps that require approvals from: a heritage permit review subcommittee, the Municipal Heritage Committee, the Planning Committee and finally Council. Staff has delegated authority for minor alterations.

Even given the complex applications process, the length of time for the permits provided by the City indicate a quick application of alterations turn around. Clearly, the processes for completing alterations to buildings in Mill Street is neither difficult nor lengthy.

4.4 Have property values been impacted?

According to the resident surveys, owners do not think that designation has an impact on their property values, and will not have an impact on their ability to sell their property in the future.

The data from GeoWarehouse indicated that 36 of 108 properties had sales histories. Of these 36 properties, 17 had above average sales value increases. Fourteen properties had average sales histories and five of the properties performed below average. The majority of properties are performing at or above average, indicating a neighbourhood that is doing better than its non-designated surroundings.

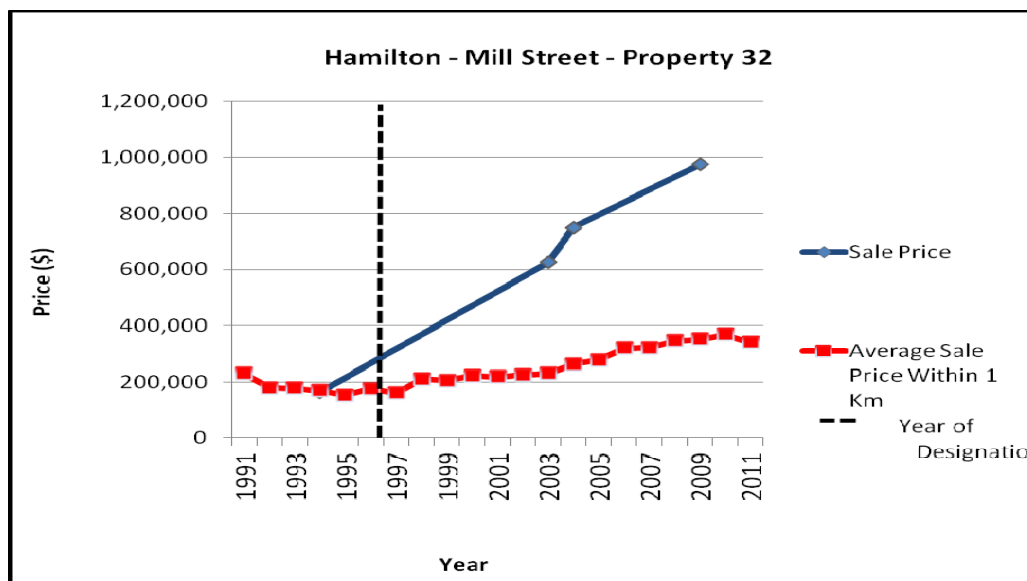


Figure 5: Above Average Sale History Trajectory for Property 32

4.5 What are the key issues in the district?

a) Development Pressure

Comments in the interviews indicate there is development pressure in and adjacent to the district.

b) Amalgamation

At least one interviewee indicated that there is some residual discontentment surrounding amalgamation into the City of Hamilton. This might be directly related to the complex application for alterations process, and the negative survey comments.

c) Knowledge

According to the resident surveys, two of the 31 people who answered did not know they lived in a Heritage Conservation District. This might be a reflection of the lack of historic reference and place nomenclature exhibited in the Townscape Survey. It is also clear from the survey that a majority of people believe the district to be about restriction (19 of 31 respondents), while another three people expressed no understanding.

The interviews also mentioned that there is some discontentment with restrictions on driveway widths and new structures, also that some owners lack the knowledge of what is required to live in a district.

Despite the interview's indication that residents in the district are sent an information package once a year , there is a clear need for more education around the district's role in the community.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - To maintain the residential, commercial and institutional character
 - To protect and enhance existing heritage buildings
 - To avoid the destruction of the heritage buildings and landscape fabric and to encourage only those changes that are undertaken in a non-destructive manner
- 72% of the people surveyed are very satisfied or satisfied with living in the district
- Satisfaction with the district was low in the beginning, but has since won over more residents
- Most properties in the district had average or above average sales history trajectories
- Almost all applications for alterations were approved within a month
- The district had some development pressure and some residual resentment about amalgamation

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

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Provide clearer historic place reference to celebrate the area's character
- Provide more education to residents and owners

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Mill Street

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	26	0	4
Percentage	86.67	0.00	13.33

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	29	2
Percentage	93.55	6.45

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

Responses

	Before	After
Counts	12	19
Percentage	38.71	61.29

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

Responses

Positive	1
Negative	5
Neutral	4
Mixed Feelings	1

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

Responses

	Yes	No
Counts	1	22
Percentage	4.35	95.65

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

Responses

Preservation	6
Restriction	19
No understanding	3
General understanding	1
	0
	0

Additional Comments: We just deal with the heritage society (1); Think its an ego; not right people on board (1)

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

Responses

	Yes	No
Counts	12	19
Percentage	38.71	61.29

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

Responses

	Yes	No
Counts	10	1
Percentage	90.91	9.09

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

Responses

Over 5 months	1
4 to 5 months	2
1 to 3 months	3
Less than 1 month	1
Not long	2

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

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	4.00	12	9	6	0	2	0
Percentage		41.38	31.03	20.69	0.00	6.90	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	3.11	0	8	14	5	0	3
Percentage		0.00	29.63	51.85	18.52	0.00	10.00

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

Responses

No	18
Yes	4
Yes, easier	0
Yes, harder	3
Don't know	1
Maybe	5

13. Comments

Responses

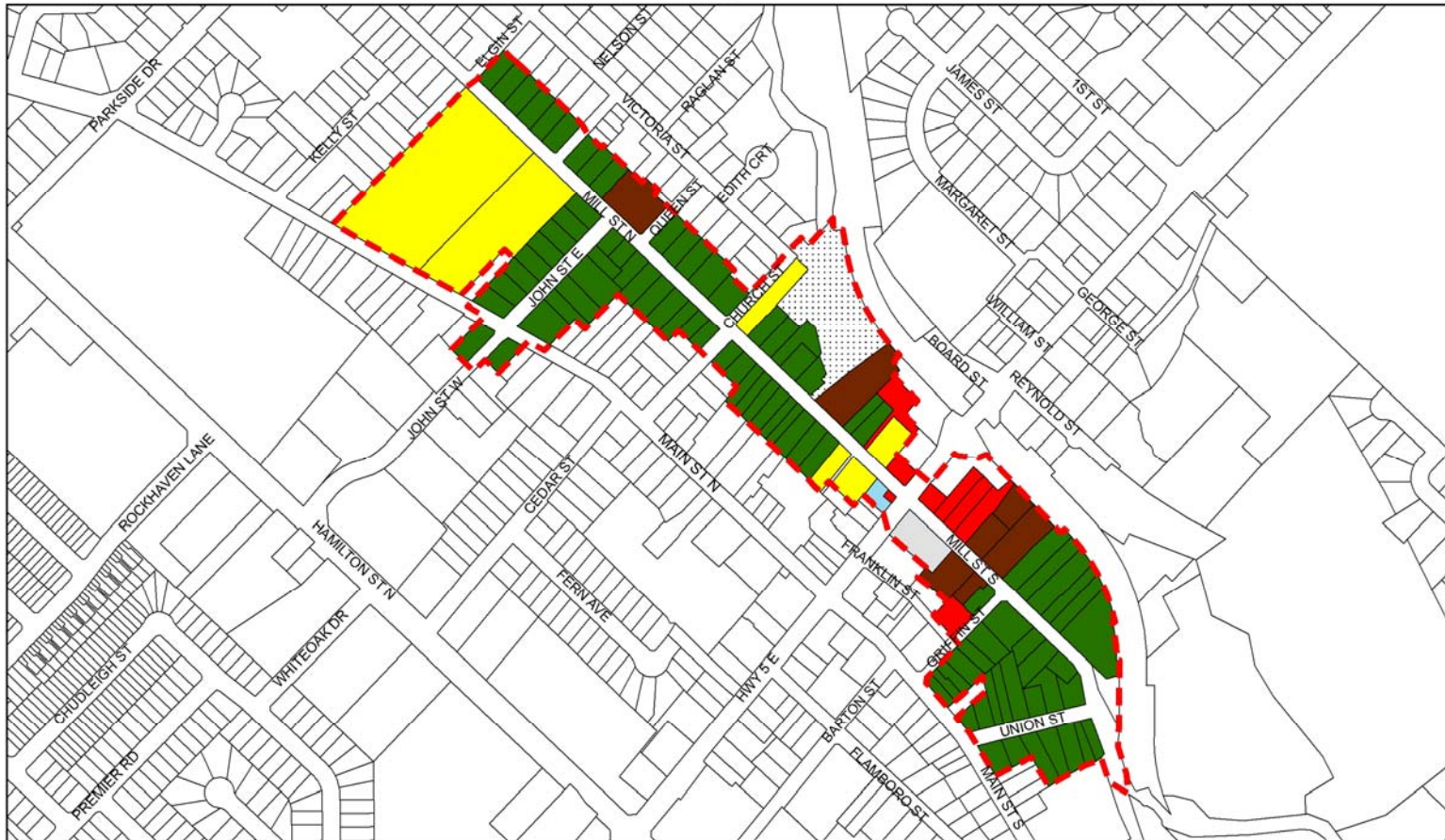
Negative	6
Positive	2
	0
	0

Additional Comments: People might like the location, but not necessarily because it is in a heritage district (1)

Total Population	92
Participants	31
Participation Rate	33.69565217

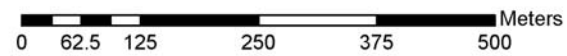
Appendix B
Land Use Maps

Ground Level Land Use in Mill St. Heritage Conservation District, City of 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	



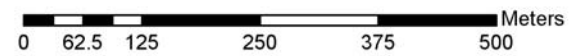
Heritage Resources Centre
 August 1, 2011
 Data provider: Teranet Inc.
 Coordinate sytem: NAD_1983_UTM_Zone_17N

Upper Level Land Use in Mill St. Heritage Conservation District, City of 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	

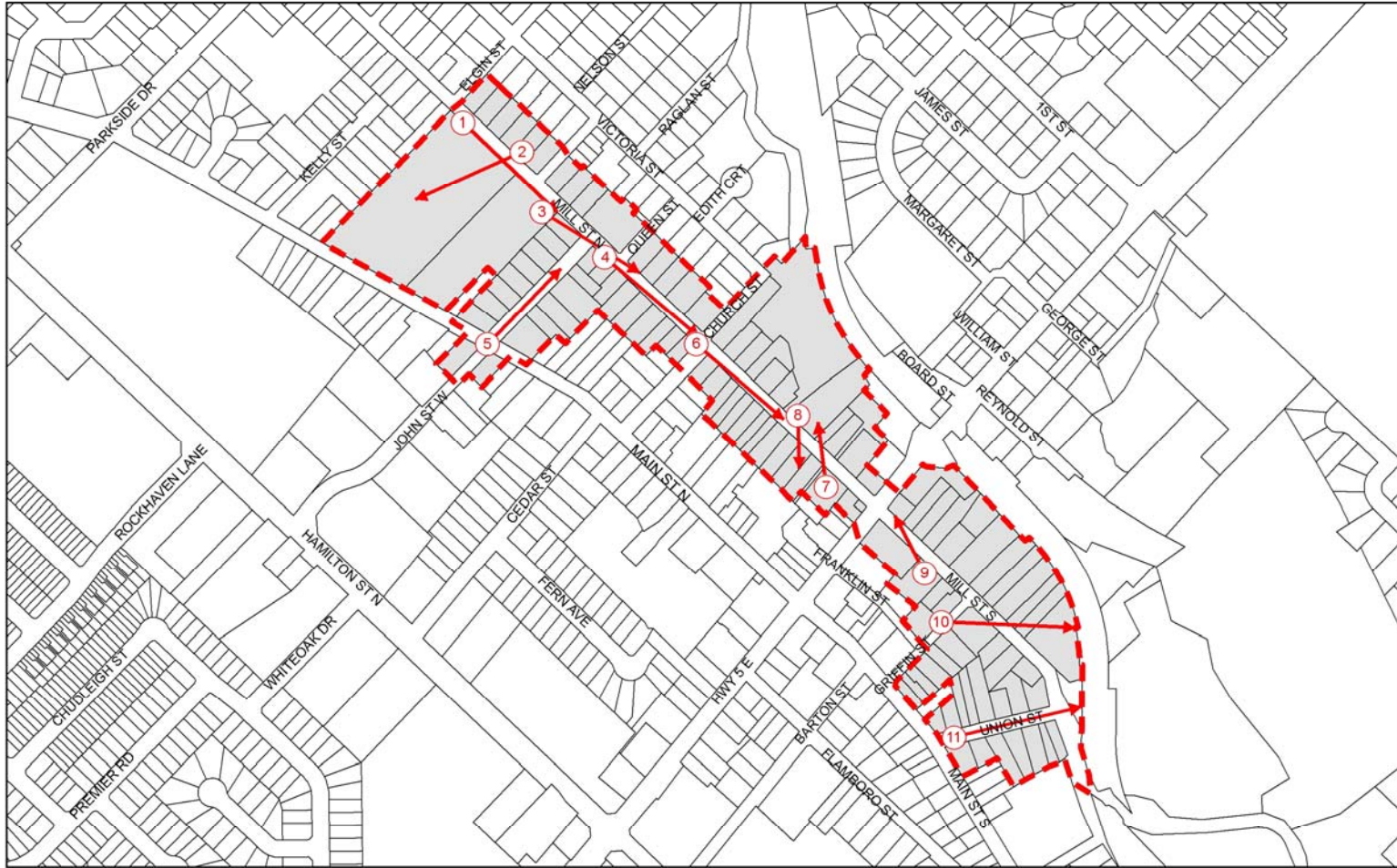


Heritage Resources Centre
 August 1, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N






Appendix C

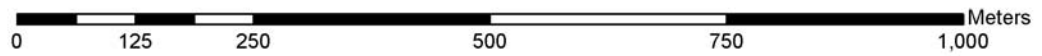
Map of Views

Views in Mill St. Heritage Conservation District, City of Hamilton



Legend

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



Heritage Resources Centre
 August 1, 2011
 Data provider: Teranet Inc.
 Coordinate sytem: 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

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	32.5	55	59.09	3.0
A2-Cleanliness	41.5	55	75.45	3.8
A3-Coherence	34.5	55	62.73	3.1
A4-Edgefeature Quality	43	55	78.18	3.9
A5-Floorscape Quality	33	55	60.00	3.0
A6-Legibility	44	55	80.00	4.0
A7-Sense of Threat	38.5	55	70.00	3.5
A8-Personal Safety: Traffic	40	55	72.73	3.6
A9-Planting: Public	40	45	88.89	4.4
A10-Vitality	34.5	55	62.73	3.1
A 11- Appropriate Resting Places	39	55	70.91	3.5
A12-Signage	42	55	76.36	3.8
A13-Street Furniture Quality	30	50	60.00	3.0
A14-Traffic Flow. Appropriateness	42	55	76.36	3.8
SUM A	534.5	755	70.79	3.5

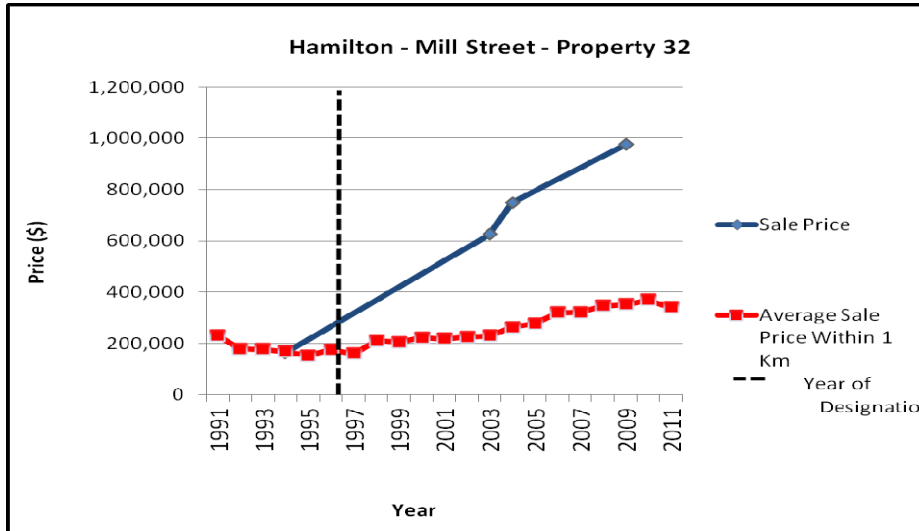
B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	10.5	25	42.00	2.1
B16-Dereliction, Absence of	49	55	89.09	4.5
B17-Detailing, Maintenance	46	55	83.64	4.2
B18-Facade Quality	38.5	55	70.00	3.5
B19-Planting Private	41	55	74.55	3.7
SUM B	185	245	75.51	3.8

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	47.5	55	86.36	4.3
C21-Historic Reference Seen	11	55	20.00	1.0
C22-Nomenclature/Place Reference	11	55	20.00	1.0
C23-Quality of Conservation Work	45	55	81.82	4.1
C24-Quality of New Development	21	35	60.00	3.0
C25-Neglected Historic Features	47	55	85.45	4.3
SUM C	182.5	310	58.87	2.9

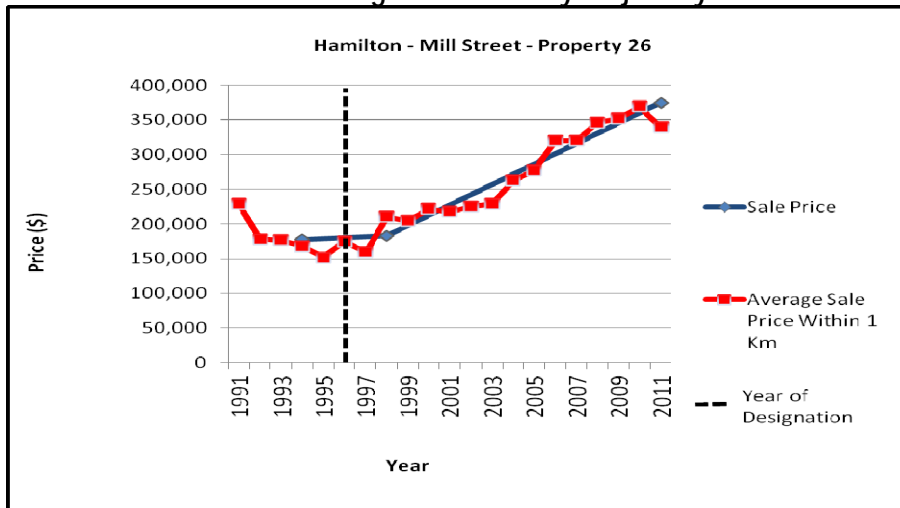
Impression Score				
Aggregate Score	902	1310	68.39195794	3.4

Appendix F

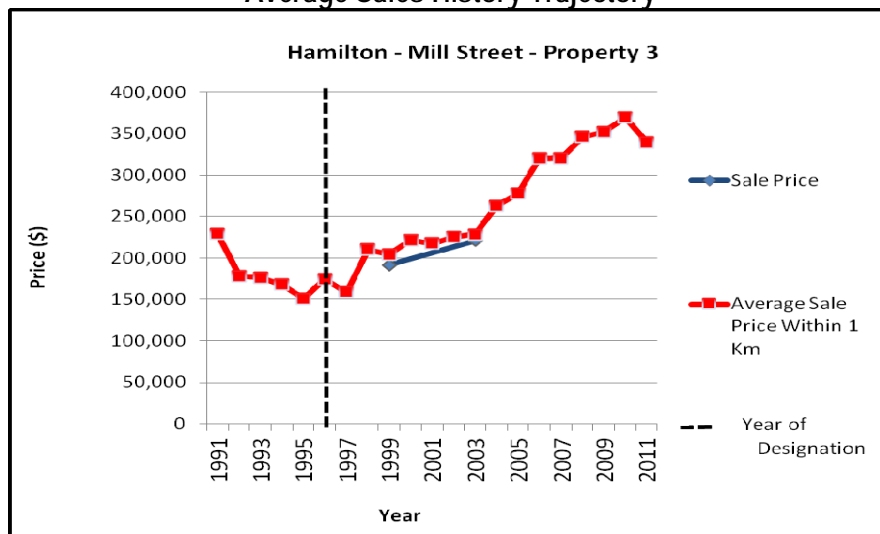
Real Estate Data



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: Mill Street
 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 (2) • Development threats lead a focused group of residents desire to designate • Study and plan completed by a consultant
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Positive • Not very well received • Fairly well received by residents that have lived in the district the longest • New residents are resistant to following guidelines • Some discontent with restrictions on driveway widths and size of additions and new structures (e.g. garages, pools, fences)
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) • Heritage Permit process guided by Council-adopted HCD Plan • Site plan control for commercial properties
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) • Appeals process as provided for by OHA
6. Is there a communication	<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)

<p>process set up for the HCD?</p>	<ul style="list-style-type: none"> • Provision for a representative of each HCD on the Heritage Permit Review Subcommittee (a Mill Street representative is currently appointed)
<p>7. In your opinion, what are the issues that are unique to the HCD and how have they been managed?</p>	<ul style="list-style-type: none"> • Property owners lack of knowledge of what is required to live in a district • Wealthier residents moving to area want to alter properties • District comprises the large part of an early settlement/village and comprises a variety of land uses and building types and styles • Development pressure and encroaching suburbs • New development has produced pressure on existing transportation and parking infrastructure (managed through transportation planning and other regional planning initiatives)
<p>8. What are similar non designated areas?</p>	<ul style="list-style-type: none"> • Wilson Street in Ancaster • Some streets in Dundas • Other early rural settlement areas across the City and Ontario, particularly any others that are now part of growing urban/suburban areas
<p>9. Other comments</p>	<ul style="list-style-type: none"> • Residual discontent/resistance to the amalgamated City of Hamilton • Council needs to be on board with heritage preservation efforts in Hamilton's HCDs

Appendix H

Requests for Alterations

2001	
Total applications: 3	Total Approved:
Approved?	Approximate Length of Process
Yes	1 month
Yes	2 months
Yes	1 month
2002	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	1 month
2003	
Total applications: 5	Total Approved:
Approved?	Approximate Length of Process
Yes	6 months
Yes	3 months
Yes	2 months
Yes	2 months
No - incomplete	NA
2004	
Total applications: 4	Total Approved: 4
Approved?	Approximate Length of Process
Yes	3 months
Yes	1.5 months
Yes	1.5 months
Yes	3.5 months
2005	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	< 1 month
2006	
Total applications: 10	Total Approved: 9
Approved?	Approximate Length of Process
Yes	< 1 month
Yes	< 1 month
Yes	< 1 month
Yes	2 months
Yes	< 1 month
Yes	< 1 month
Yes	< 1 month
Yes	1 month
No- incomplete	NA
Yes	< 1 month

2007

Total applications: 7		Total Approved: 6	
Approved?	Approximate Length of Process		
No- work completed without permit	NA		
Yes	1 month		
Yes	2 months		
Yes	1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		

2008

Total applications: 6		Total Approved: 5	
Approved?	Approximate Length of Process		
Yes	< 1 month		
Yes	2 months		
Yes	< 1 month		
Yes	< 1 month		
Yes	1 month		
no-incomplete	NA		

2009

Total applications: 12		Total Approved: 11	
Approved?	Approximate Length of Process		
Yes	1 month		
Yes	2 months		
No- incomplete	NA		
Yes	< 1 month		
Yes	1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	1 month		

2010

Total applications: 14		Total Approved: 12	
Approved?	Approximate Length of Process		
Yes	1 day		
Yes	< 1 month		
No- denied	NA		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		
Yes	< 1 month		

Yes	< 1 month
No- incomplete	NA
Yes	< 1 month
Yes	< 1 month

2011

Total applications: 9		Total Approved:	
Approved?		Approximate Length of Process	
Yes		1 month	
Yes		1 month	
No- incomplete		NA	
Yes		< 1 month	
No- on hold by owner		NA	
Yes		< 1 month	
Yes		< 1 month	
in progress		NA	
Yes		< 1 month	