

Heritage Conservation District Study

St. Clair Avenue Heritage Conservation District City of Hamilton



Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

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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 St. Clair Avenue Heritage Conservation District

- Located in the City of Hamilton
- Consists of 23 properties, 21 single family dwellings and two commercial buildings
- The district was designated in 1986
- Plan was written by the St. Clair Homeowners Association in co-operation with the Hamilton-Wentworth Region Planning and Development Department

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 provide a process for the neighbourhood, technical and political input into the future development of the St. Clair Heritage Conservation District
 - Maintain the existing scale of structures, conserve existing natural environment, encourage future development of streetscape detailing so as to further enhance the ambience
 - Maintain the current residential character of the street, with commercial buildings fronting on Main Street
- The objective to ensure that building development, including new buildings, structures, additions, alterations, replacement and demolitions protect or enhance the historical and architectural character of the area has not been tested in the district
- Four of six of the people surveyed are very satisfied with living in the district
- All the properties in the district had average or above average sales history trajectories
- Properties in the district showed a wide fluctuation in sales prices
- Application for alteration process is not lengthy, with most approved within a month
- Overall, the St. Clair Avenue Heritage Conservation District has been a successful planning initiative and a good example of a citizen driven district

Recommendations

- Create a tree by-law or tree strategy to reduce the impact of losing older trees
- If redevelopment occurs on the site of the Kentucky Fried Chicken on Main Street, it should be replaced with a building that is more compatible with the streetscape

- Documentation that explains if 716 Main Street East is located inside or outside of the district should be produced to ensure clarity of district boundaries

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 St. Clair Avenue 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: Cambridge, 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 St. Clair Avenue Heritage Conservation District

2.1 Description of the District

The St. Clair Avenue Heritage Conservation District runs along St. Clair Avenue between Main Street and Delaware Avenue. The district consists of 23 properties. Twenty-one of these properties are residential and two are commercial.

2.2 Cultural Heritage Value of the District

The Heritage Conservation District Planning Study summarizes the value of the district in three points:

- "Area has relatively significant historical/architectural structures that represent early 20th century architecture
- Area was first developed in 1912 on the west side of the avenue, and development on the east side started in 1923
- Original homeowners were significant individuals in the City of Hamilton" (pg. xi)

2.3 Location of the District

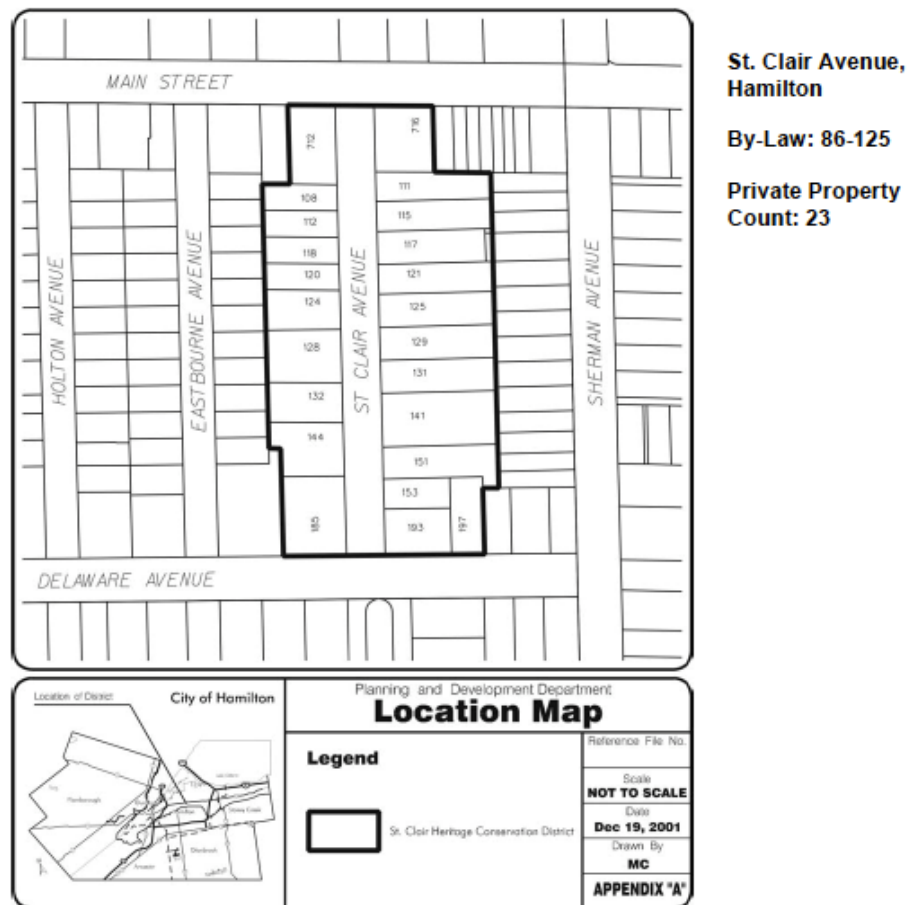


Figure 2: Map of St. Clair Avenue Heritage Conservation District (Hamilton Heritage Volume 1, pg. 29).

2.4 Designation of the District

The designation of St. Clair Avenue Heritage Conservation District was initiated by the local residents association. According to the planning study, "The St. Clair Heritage District Planning Study evolved from the interest and effort of the St. Clair Homeowners Association and was encouraged by the Hamilton-Wentworth Regional Planning and Development Department" (pg. 1).

The St. Clair Avenue Heritage Conservation District Plan was prepared for the City of Hamilton by the St. Clair Homeowners Association and the Hamilton-Wentworth Regional Planning and Development Department. The district is protected by By-law 86-125, passed in 1986.

This district should have been included in Phase 1 of the study due to its age, however, the districts were selected based on a list produced by the Ministry of Culture and during Phase 1 the district did not appear on the list. When consulting the district list during the second phase of study, St. Clair Avenue appeared and it was decided to examine it as part of Phase 2 to ensure it was not left unexamined.

The Heritage Conservation District Planning Study contains the following sections: historical development of the study area, demographic analysis, land use and circulation systems, residential questionnaire analysis, architectural analysis, urban design and streetscape analysis, Heritage Conservation District guidelines and funding and the St. Clair Avenue Heritage District Plan.

3.0 Study Approach

3.1 Resident Surveys

Residents of the St. Clair Avenue Heritage Conservation District were asked a series of questions related to their experiences and satisfaction with living in the district. These surveys were conducted door-to-door by students from the University of Waterloo. Six of 23 residents answered surveys, representing a 26% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of St. Clair Avenue was conducted in July 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 St. Clair Avenue (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 five 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 St. Clair Avenue 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 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 St. Clair Avenue 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 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 are described in several paragraphs. They fall into four categories:

A) Administration – To provide a process for the neighbourhood, technical and political input into the future development of the St. Clair Heritage District.

The objective to provide a process for local input has been met by the provision of a local citizen position on the heritage permit review committee.

b) Streetscape – Maintain the exiting scale of structures, conserve existing natural environment, encourage future development of streetscape detailing so as to further enhances the ambience.

The objective to maintain and conserve buildings and landscape features appears to have been met. Drawing on measures collected in the Townscape Survey, coherence and edge feature quality scored well. Conserved elements evident, quality of conservation work, public and private planting and few neglected historic features all scored very well. This means that visually the area is well maintained and historic elements and buildings have been conserved (Figure 3).



Figure 3: An example of the well maintained streetscape including historic buildings as well as private and public plantings.

c) Land Use - Maintain the current residential character of the street, with commercial buildings fronting on Main Street.

Looking at the land use map created during the Townscape Survey it is clear that that residential nature of the area has been maintained. It is also clear that the two properties fronting Main Street have remained commercial, representing an office and an eating and drinking establishment Kentucky Fried Chicken (KFC).

d) Building – To ensure that building development, including new buildings, structures, additions, alterations, replacement and demolitions protect or enhance the historical and architectural character of the area.

The only “new development” in the district is the KFC on Main Street. Though its use is compatible with the district’s land use goals, its form is not enhancing the character of the street. However, since it appears in the district plan it is clear that it existed before the district’s designation and thus does not impact the building development goal.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Of the people surveyed, five of six moved to the area after it was designated and they reported that designation did not effect their decision to move to area. The one person who indicated they lived in the area before designation felt positive at the time of designation. This positive feeling is consistent with the fact that the resident survey, which appears in the Planning Study, stated that 73.9% of the residents were in favour of the proposed designation. This survey indicates that only one person was opposed to designation. The district designation moved forward despite opposition.

Currently, four of six residents are very satisfied with living in the district, one person was neither satisfied nor dissatisfied, and only one person expressed dissatisfaction.

4.3 Is it difficult to make alterations?

Of the residents surveyed, four of six people stated they had made applications for alterations. All of these were approved and residents believed that on average it took one to three months, with one person reporting four to five months. The records from the City of Hamilton show all applications have been approved. The timeline on the City's chart shows that most applications are approved within a month. Clearly, the process for completing alterations to buildings in the St. Clair Avenue HCD is neither difficult nor lengthy.

4.4 Have property values been impacted?

According to the resident surveys, most people do not know or do not think that designation has an impact on property values. Further, they do not believe that designation will effect their ability to sell their property in the future.

The data from GeoWarehouse indicated that 10 of 23 properties had sales histories. Of these 10 properties, eight had above average sales value increases (see Figure 4 below). The remaining two properties had average sales history trajectories. None of the properties performed below average. Almost all the properties had an above average sale price, which indicates that the district is performing better than the neighbourhoods in its immediate surroundings. Of note is the fact that this district shows a wide fluctuation in house prices.

Figure 4: Sale history trajectory for Property 9 showing above average sales trajectory, with wide fluctuation in price.

4.5 What are the key issues in the district?

a) More public input than usual

The Heritage Conservation District came about through the efforts of the local resident's association, who also helped author the planning study and district plan. Part of conducting the study included residents surveys with a 85% response rate. These factors represent more public input and contribution to the Heritage Conservation District establishment than is usually observed. The area continues its local participation through a position on the heritage permit review committee.

b) Concern for Trees

One interviewees comment indicated that the older, mature trees in the neighbourhood are of concern. Trees are mentioned in the planning study and district goals, thus maintaining mature trees on the street may be a future issue.

c) Unclear boundaries

In the Heritage Conservation District Planning Study and Plan, 716 Main Street (KFC) is marked as "deleted by council 28 01 86." However, this property is included in current district outlines (see Figure 2).

Documentation explaining if this property is included inside or outside of the district boundary should be produced to ensure clarity.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - To provide a process for the neighbourhood, technical and political input into the future development of the St. Clair Heritage District
 - Maintain the exiting scale of structures, conserve existing natural environment, encourage future development of streetscape detailing so as to further enhances the ambience
 - Maintain the current residential character of the street, with commercial buildings fronting on main street
- The objective to ensure that building development, including new buildings, structures, additions, alterations, replacement and demolitions protect or enhance the historical and architectural character of the area has not been tested in the district
- Four of six of the people surveyed are very satisfied with living in the district
- All of the properties in the district had average or above average sales history trajectories
- Properties in the district showed a wide fluctuation in sales prices
- Application for alteration process is not lengthy, with most approved within a month

Overall, the St. Clair Avenue Heritage Conservation District has been a successful planning initiative and a good example of a citizen driven district.

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Create a tree by-law or tree strategy to reduce the impact of losing older trees
- If redevelopment occurs on the site of Kentucky Fried Chicken, it should be replaced with a building that is more compatible with the streetscape
- Documentation that explains if 716 Main Street East (KFC) is located inside or outside of the district boundary should be produced to ensure clarity

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: St. Clair Ave

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	6	0	0
Percentage	100.00	0.00	0.00

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	6	0
Percentage	100.00	0.00

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

Responses

	Before	After
Counts	1	5
Percentage	16.67	83.33

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

Responses

Positive	1
Negative	0
Neutral	0
Mixed Feelings	0

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

Responses

	Yes	No
Counts	0	5
Percentage	0.00	100.00

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

Responses

Preservation	2
Restriction	2

Additional Comments: Informed (1); Voluntary board with governance principles, ie. New windows (1)

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

Responses

	Yes	No
Counts	4	2
Percentage	66.67	33.33

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

Responses

	Yes	No
Counts	4	0
Percentage	100.00	0.00

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

Responses

Over 5 months	0
4 to 5 months	1
1 to 3 months	2
Less than 1 month	1
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	4.00	4	0	1	0	1	0
Percentage		66.67	0.00	16.67	0.00	16.67	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	2.83	1	0	2	0	0	3
Percentage		16.67	0.00	66.67	0.00	0.00	50.00

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

Responses

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

13. Comments

Responses

Total Population	23
Participants	6
Participation Rate	26.09

Appendix B
Land Use Maps

Ground Level Land Use in St. Clair Avenue and St. Clair Boulevard Heritage Conservation Districts, 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 12.525 50 75 100 Meters



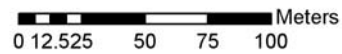
Heritage Resources Centre
August 5, 2011
Data provider: Teranet Inc.
Coordinate system: NAD_1983_UTM_Zone_17N

Upper Level Land Use in St. Clair Avenue and St. Clair Boulevard Heritage Conservation Districts, 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 5, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_17N

Appendix C

Map of Views

Views in St. Clair Avenue and St. Clair Boulevard Heritage Conservation Districts, Hamilton



Legend

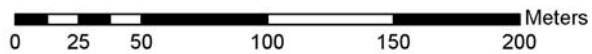
Viewpoints

- St. Clair Avenue
- St. Clair Boulevard

Viewlines

- St. Clair Avenue
- St. Clair Boulevard

- HCD Boundary
- In HCD
- Not in HCD



Heritage Resources Centre
 August 5, 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

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	17	25	68.00	3.4
A2-Cleanliness	18	25	72.00	3.6
A3-Coherence	18	25	72.00	3.6
A4-Edgefeature Quality	18.5	25	74.00	3.7
A5-Floorscape Quality	13	25	52.00	2.6
A6-Legibility	21	25	84.00	4.2
A7-Sense of Threat	16	25	64.00	3.2
A8-Personal Safety: Traffic	19	25	76.00	3.8
A9-Planting: Public	21	25	84.00	4.2
A10-Vitality	14	25	56.00	2.8
A 11- Appropriate Resting Places	15	25	60.00	3.0
A12-Signage	19	25	76.00	3.8
A13-Street Furniture Quality	11	25	44.00	2.2
A14-Traffic Flow. Appropriateness	19	25	76.00	3.8
SUM A	239.5	350	68.43	3.4

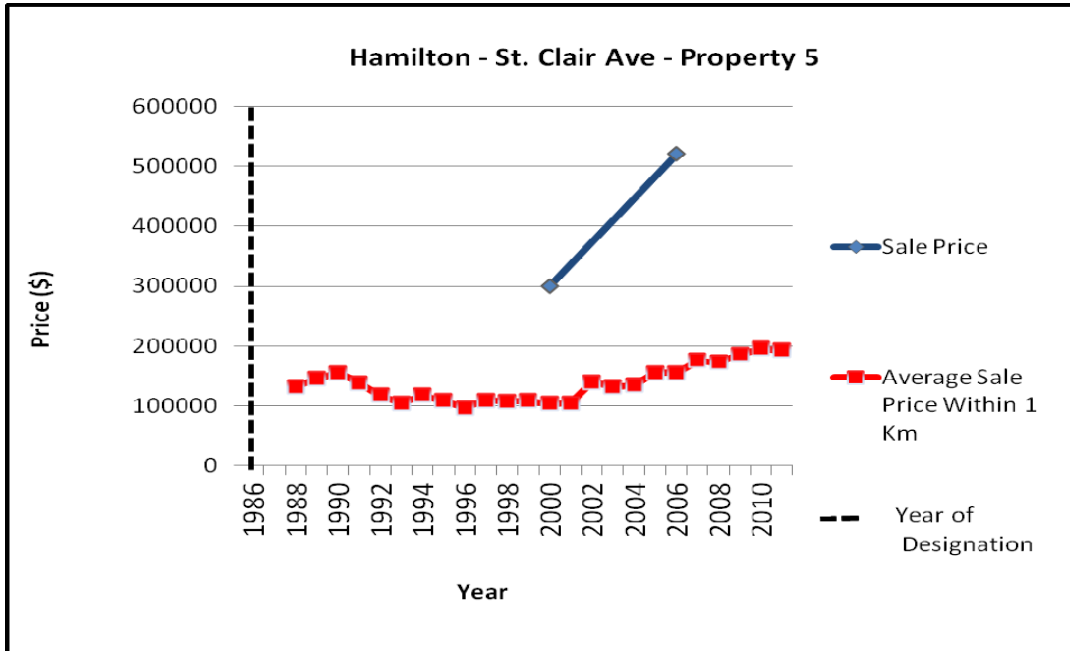
B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	1	5	20.00	1.0
B16-Dereliction, Absence of	22.5	25	90.00	4.5
B17-Detailing, Maintenance	21.5	25	86.00	4.3
B18-Facade Quality	21	25	84.00	4.2
B19-Planting Private	22.5	25	90.00	4.5
SUM B	88.5	105	84.29	4.2

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	22.5	25	90.00	4.5
C21-Historic Reference Seen	4	20	20.00	1.0
C22-Nomenclature/Place Reference	4	20	20.00	1.0
C23-Quality of Conservation Work	21.5	25	86.00	4.3
C24-Quality of New Development	5	10	50.00	2.5
C25-Neglected Historic Features	22.5	25	90.00	4.5
SUM C	79.5	125	63.60	3.2

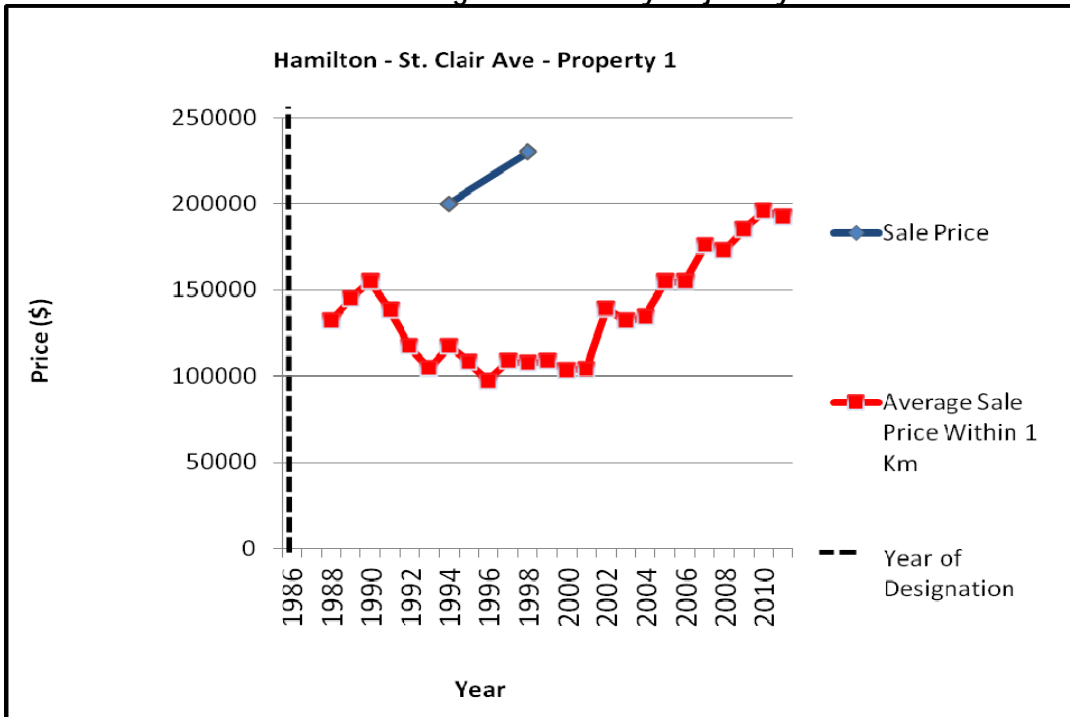
Impression Score				
Aggregate Score	407.5	580	72.1047619	10.8

Appendix F

Real Estate Data



Above Average Sales History Trajectory



Average Sales History Trajectory

Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: St. Clair Avenue
 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 former Regional Municipality of Hamilton-Wentworth and St. Clair Homeowners' Association • Due to a desire to limit the conversion of large single detached dwellings into multi-unit residential and group homes
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Well received (2) • Fairly well received by residents that have lived in the district the longest • Policing by locals to ensure compliance with guidelines • New residents are resistant to following guidelines • Some discontent with restrictions on driveway widths
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 (2) • Heritage Permit process guided by Council-adopted HCD Plan • Area specific zoning provisions (limit multi-unit dwellings) • 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)

	<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) • Provision for a representative for St. Clair Ave/Blvd on the Heritage Permit Review Sub-committee (a St. Clair Ave/Blvd representative is currently appointed)
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 • Aging trees • Desire for wider, multi-car driveways • More restoration occurring than renovation • Impending LRT being introduced two blocks away from district • More high density developments occurring on border of district and abutting backyards • Increased traffic in the area • Property crimes in the area are higher than average for City of Hamilton
8. What are similar non designated areas?	<ul style="list-style-type: none"> • Other streets within early-20st century neighbourhoods in Hamilton (south of Main Street) • James St. N. running from Murray St. to King St. and James St. S. running from King St. to Charlton Ave. • Locke St. • Ottawa St.
9. Other comments	<ul style="list-style-type: none"> • Higher property values than adjacent areas • Council needs to be on board with heritage preservation efforts in Hamilton's HCDs

Appendix H

Requests for Alterations

2001	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	3 months
2002	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	2 months
2003	
Total applications: NA	Total Approved: NA
2004	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	1 month
2005	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	3 months
2006	
Total applications: NA	Total Approved: NA
2007	
Total applications: 1	Total Approved: 1
Approved?	Approximate Length of Process
Yes	< 1 month
2008	
Total applications: 6	Total Approved: 6
Approved?	Approximate Length of Process
Yes	1 month
Yes	< 1 month
Yes	< 1 month
Yes	< 1 month
Yes	1 month
Yes	1 month
2009	
Total applications: 3	Total Approved: 3

Approved?	Approximate Length of Process
Yes	< 1 month
Yes	< 1 month
Yes	< 1 month

2010

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

2011

Total applications: 3	Total Approved: 3
Approved?	Approximate Length of Process
Yes	< 1 month
Yes	1 month
Yes	< 1 month