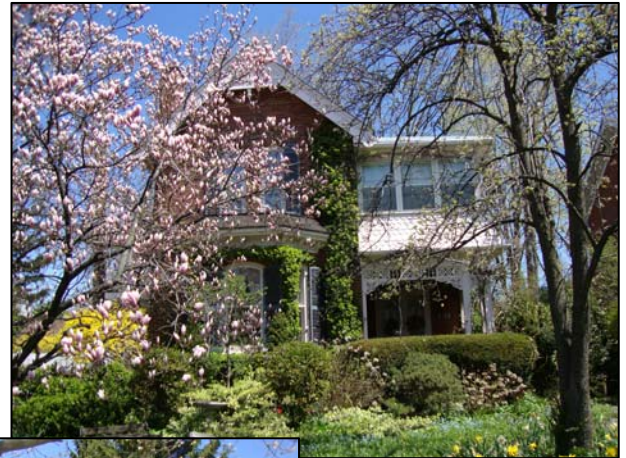


Heritage Conservation District Study

Trafalgar Road Heritage Conservation District Town of Oakville



Heritage Conservation District Study

Prepared for
The Architectural Conservancy of Ontario

By

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Of the
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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 the Trafalgar Road Heritage Conservation District

- Located in the Town of Oakville
- Consists of 172 residential properties
- District was designated in 1994

Study Approach

- Resident surveys were conducted door-to-door by HRC staff and volunteers
- Land use mapping and a streetscape evaluation was conducted
- Sales history trends were collected from GeoWarehouse and analyzed
- Key stakeholders were interviewed
- Applications for alterations were examined

Analysis of Key Findings

- The following objectives of the district plan have been met:
 - To maintain the residential character of Trafalgar Road Heritage Conservation District
 - To protect and enhance existing heritage residential buildings
 - To avoid the destruction of the Trafalgar Road District's heritage buildings and landscape fabric
- 59% of people surveyed are very satisfied or satisfied with living in the district
- Most applications were approved in three months
- The real estate trend is virtually unique in Ontario in that almost 60% of the properties performed below the average market trend
- Overall, the Trafalgar Heritage Conservation District has been a modestly successful planning initiative.

Recommendations

The following aspects of the district represent areas for improvement:

- Consider providing more financial incentives to property owners, or making them aware of existing programs they are eligible for
- Implement a regular communication process or education campaign
- Consider quick guides to the most common alteration types in the district

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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, 32 HCDs were examined. These districts are found in or near the following areas: Cobourg, Hamilton, Ottawa, St. Catharines, Markham, Toronto, Centre Wellington, Orangeville, London, Stratford, and the Region of Waterloo.

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

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

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

Figure 1 shows that the 32 districts have a wide geographic distribution and represent various community sizes. The 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 the Trafalgar Heritage Conservation District

2.1 Description of the District

The Trafalgar Road Heritage Conservation District is located in the Town of Oakville. It runs along Trafalgar Road and Reynolds Streets between Randal Street to the south and Spruce Street to the north. The District consists of 172 residential buildings.

2.2 Cultural Heritage Value of the District

The Heritage Conservation District Plan describes the heritage character as follows:

“1) Historical associations with a formative aspect of Oakville's growth and development, notably the extension of the boundaries of the original Oakville town site north and east and the later annexation of parts of Trafalgar Township;

2) Historical associations with early nineteenth century settlers who played a leading role in the social, economic and political life of the community, such as: the Chisholms; Samuel Lawson; Donald Campbell; Robert Farley; James Potter; Captain Francis Brown; Charles Doty; James and George Freestone.

3) Considerable range and diversity in its architectural heritage of fiarne and brick residential development including examples of such nineteenth century styles, usually in a vernacular form, as Second Empire; Gothic Revival, and Italianate. Examples of twentieth century styles and building practice, usually in a vernacular form and detailing, include: Four Square; Tudor Revival, Period Revival, Craftsman and Bungalow. There are also a few examples of post W.W.11 Victory Housing and an apartment building in the International Style.

4) A mature, and residential landscape comprising a diverse, well maintained, scenic setting of private front yards defined by hedges, low ornamental fences or planting beds; a grass boulevard which runs the length of Trafalgar Road; treelined sidewalks and treed canopies; a layout of roads that respond to the topography of Sixteen Mile Creek valley; the traditional town park - Georges Square; and building lots with a variety of setbacks attesting to the evolution of the area over a long period of time” (pages 1-3 to 1-4).

2.3 Location of the District

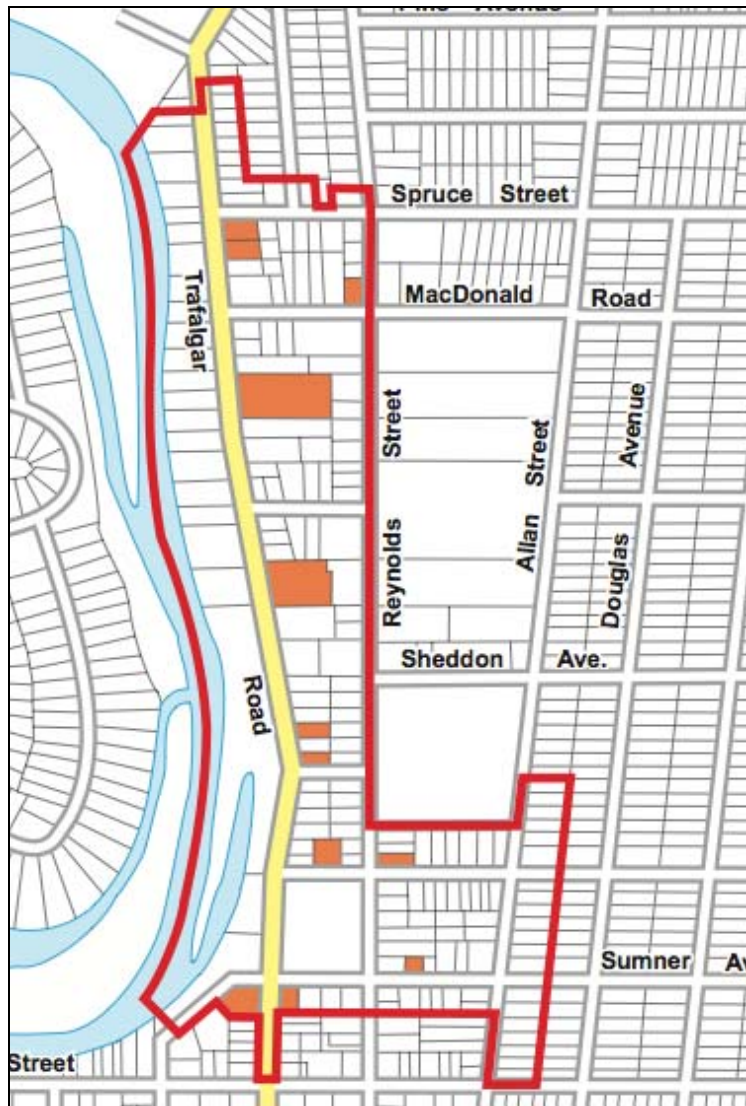


Figure 2: Map of Trafalgar Road Heritage Conservation District.

2.4 Designation of the District

The designation of the Trafalgar Heritage Conservation District was initiated by the City. The District Plan was completed in 1994 by Unteman McPhail Cuming Associates and Wendy Shearer Landscape Architect Limited. The Heritage Conservation District is protected by By-law 1994-135 adopted by the Town of Oakville on November 21, 1994.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Trafalgar Road 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 HRC staff and one volunteer. Thirty-three of 172 residents answered surveys, representing a 19.1% response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Trafalgar Road was conducted in September 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 Trafalgar Road (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 21 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 range were identified for individual district properties using GeoWarehouse™, an online subscription database commonly used by real estate professionals.

Two measures were performed to compare sales within the HCD against surrounding properties. Firstly, 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. It is expected that the use of average sales prices from the immediate vicinity of a district as opposed to the use of city-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, etc.).

Secondly, the average sale price of properties within the HCD were plotted on graphs with the average sale price of surrounding properties. This measure was provided in instances where there were multiple sales within the HCD for every year under study. This provides a direct comparison of average yearly sales prices within the HCD against those outside the HCD and within 1 km.

Both measures provided a comparison of sales data within the HCD against those outside the HCD and within a 1km radius to determine if HCD sales are above the average, at average or below average. These graphs also indicated if the properties in the district resisted downturns in the market and if the average sale price was higher or lower than the

surrounding area. A total of 855 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. Two people were interviewed for the Heritage Conservation District. Both interviews were conducted over the phone. Those interviewed included a Planner for the Town of Oakville, and a member of Heritage Oakville. 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 Trafalgar Road Heritage Conservation District, the information regarding the number of applications for alterations and their length of approvals was available from the Town of Oakville via a comprehensive database.

4.0 Analysis of Key Findings

4.1 Have the goals or objectives been met?

The district has three goals:

a) To maintain the residential character of the Trafalgar Road Heritage Conservation District.

The goal to maintain the residential character has been met. Looking at the land-use maps the area is almost exclusively residential with a few commercial and public buildings scattered throughout. Furthermore, cleanliness, public planting and safety, all characteristics of a residential neighbourhood, performed well in the Townscape Survey. Traffic safety, along Trafalgar Road was noted as an issue.

b) To protect and enhance existing heritage residential buildings.

The objective to preserve heritage buildings has been met. The Townscape Survey shows that conserved elements, detailed maintenance and quality of conservation work all scored well. There are also few neglected historic features. This means that visually the area is well maintained and historic elements and buildings have been conserved.

c) To avoid the destruction of the Trafalgar Road District's heritage buildings and landscape fabric.

The objective to avoid the destruction of heritage buildings and landscape fabric has been met. The Townscape Survey shows that there are few neglected historic features. Quality of conservation work also scored well, indicating that original features are being restored to a high standard. However, coherence and quality of new development only produced modest scores indicating new buildings or additions may not be in keeping.

4.2 Are people content?

Two questions in the resident survey addressed people's contentment with living in the district. Twenty respondents lived in the area before it was designated. Nine of 20 people felt positively about the district at the time of designation, six were neutral, six felt negatively, and one person had mixed feelings. Twelve people moved to the area after it was designated. Of these 12 people, nine stated that the designation did not affect their decision to move to the area.

Currently, 14 of 32 respondents are very satisfied with living in the district. An additional five people are satisfied with living in the district. This represents a 59% satisfaction rate. Nine (28%) respondents indicated they felt neutral about the district, and only three people are dissatisfied. One person stated they were very dissatisfied.

The satisfaction rates indicate that people were mostly happy with the district, but there was some resistance, and this modest level of satisfaction has been maintained.

4.3 Is it difficult to make alterations?

Only ten respondents indicated they had made applications for alterations. All of the applications were approved. Two people indicated the application took over four months, four people said it took one-to-three months, and two people said it took less than a month. One person indicated the process did not take long. In short, the majority of applications for change were approved within three months.

The records from the Town of Oakville indicate that the majority of applications are approved within three-to-four months. Since 1996 approval times have been decreasing, especially in the last few years. This is likely due to delegated authority to staff for minor changes. It is also clear that replacement windows and replacing or constructing porches and adding fences are the most sought after changes. Therefore, the City might consider making special information sheets for these changes to ensure compliance and increase knowledge of the specific HCD guidelines related to these changes.

4.4 Have property values been impacted?

According to the resident surveys, nine of 32 respondents believed that the designation has increased their property value. Nine people said there was no impact and nine people thought the designation had a negative impact on the value of their home. Another five people did not know how the designation would impact their property value. In short, the district residents do not know what impact the designation is having on their property value. However, 15 of 32 respondents (almost half) did not believe that the designation would effect their ability to sell their property in the future.

The data from GeoWarehouse indicated that 67 of the properties had sales histories. Of these properties, 11 performed above average, 17 at average and 39 below average.

The real estate trend in the Trafalgar Road district is virtually unique in Ontario in that almost 60% of the properties performed below the average market trend. In most cases the weak performance was not at all extreme but the properties were not only below the average market in terms of absolute value but also in price increase. The ambient properties, many of them commercial, are very high in value averaging \$1.5 million while the district is primarily residential.

This may be attributable to three factors: first, the proximity to large redevelopment sites (the old hospital and former school) which are creating uncertainty; second, the fact that in surrounding areas houses are being demolished and replaced with large structures thus driving up land values; and third, the fact that the district stretches along a major arterial road where traffic has a somewhat negative impact on the attractiveness of properties.

4.5 What are the key issues in the district?

a) Grants

Several residents noted in the door-to-door survey the need for grants to support restoration and maintenance efforts.

b) Education

According to the interviews there is no formal communication process set up for the district. The lack of communication might be directly related to the fact that 19 of 32 respondents cited restrictions as the main purpose of a district. Furthermore, the lack of knowledge could be contributing to the only modest satisfaction rate.

5.0 Conclusions

5.1 Conclusions

- The following objectives of the district plan have been met:
 - To maintain the residential character of the Trafalgar Road Heritage Conservation District
 - To protect and enhance existing heritage residential buildings
 - To avoid the destruction of the Trafalgar Road District's heritage buildings and landscape fabric
- 59% of people surveyed are very satisfied or satisfied with living in the district
- Most applications were approved in three months
- The real estate trend is virtually unique in Ontario in that almost 60% of the properties performed below the average market trend

Overall, the Trafalgar Heritage Conservation District has been a modestly successful planning initiative.

5.2 Recommendations

The following aspects of the district represent areas for improvement:

- Consider providing more financial incentives to property owners, or making them aware of existing programs they are eligible for
- Implement a regular communication process or education campaign
- Consider quick guides to the most common alteration types in the district

Appendices

Appendix A

Tabular Results of Resident Surveys

Heritage Conservation District Name: Trafalgar Road

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	30	1	2
Percentage	90.91	3.03	6.06

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	30	3
Percentage	90.91	9.09

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

Responses

	Before	After
Counts	20	12
Percentage	62.50	37.50

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

Responses

Positive	9
Negative	6
Neutral	6
Mixed Feelings	1

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

Responses

	Yes	No
Counts	3	9
Percentage	25.00	75.00

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

Responses

Preservation	8
Regulation	19
No understanding	4

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

Responses

	Yes	No
Counts	10	22
Percentage	31.25	68.75

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

Responses

	Yes	No
Counts	10	0
Percentage	100.00	0.00

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

Responses

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

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

Responses

	Mean Score out of 5	Very Satisfied	Satisfied	Neither Satisfied or Dissatisfied	Dissatisfied	Very Dissatisfied	Do not Know
Counts	3.88	14	5	9	3	1	0
Percentage		43.75	15.63	28.13	9.38	3.13	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	3.02	2	7	9	9	0	5
Percentage		6.25	25.93	33.33	33.33	0.00	15.63

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

Responses

No	15
Yes	1
Yes, easier	2
Yes, harder	9
Don't know	3
Maybe	2

13. Comments

Responses

Additional Comments: unhappy about house across street under construction (1), municipality is too picky with approvals (1), need to be more financial incentives/tax relief to comply (1), like the idea of preserving architecture and heritage, however laws place restrict

Total Population	172
Participants	33
Participation Rate	19.18604651

Appendix B

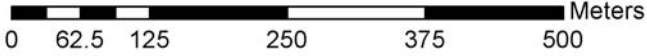
Land Use Maps

Ground Level Land Use in Trafalgar Road Heritage Conservation District, Oakville



Legend

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



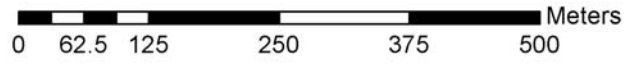
Heritage Resources Centre
 June 21, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone17N

Upper Level Land Use in Trafalgar Road Heritage Conservation District, Oakville



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 | |

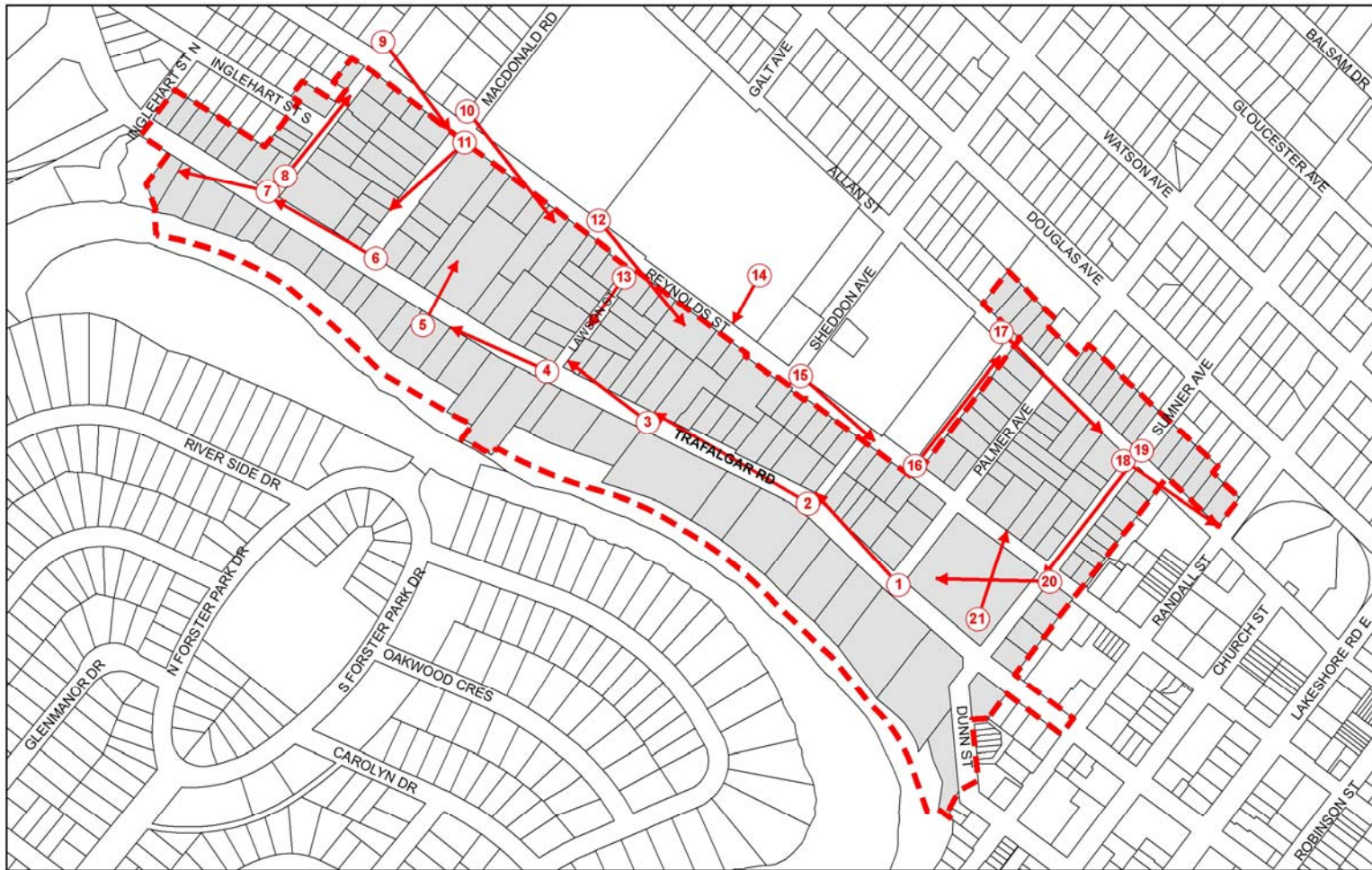


Heritage Resources Centre
 June 21, 2011
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone17N

Appendix C

Map of Views

Views in Trafalgar Road Heritage Conservation District, Oakville



Legend

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

0 62.5 125 250 375 500 Meters



Heritage Resources Centre
 June 21, 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



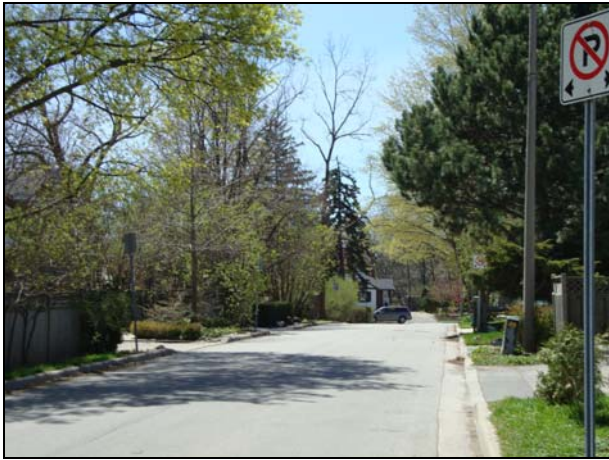
View 10



View 11



View 12



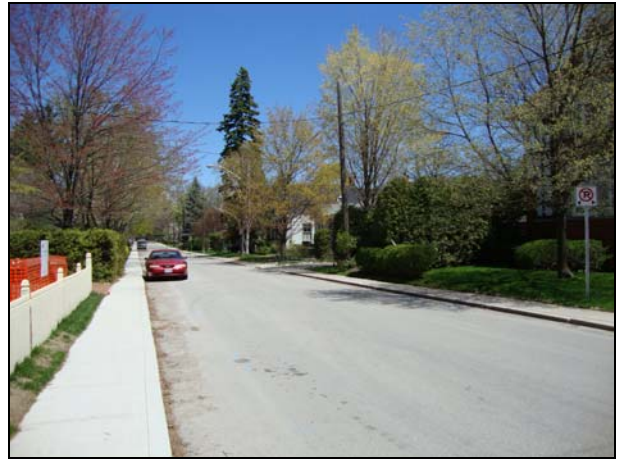
View 13



View 14



View 15



View 16



View 17



View 18



View 19



View 20



View 21

Appendix E

Townscape Evaluation Pro Forma

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	53.5	105	50.95	2.5
A2-Cleanliness	83.5	105	79.52	4.0
A3-Coherence	74	110	67.27	3.4
A4-Edgefeature Quality	84	105	80.00	4.0
A5-Floorscape Quality	66	105	62.86	3.1
A6-Legibility	83.5	105	79.52	4.0
A7-Sense of Threat	75.5	105	71.90	3.6
A8-Personal Safety: Traffic	67.5	100	67.50	3.4
A9-Planting: Public	35.5	45	78.89	3.9
A10-Vitality	61.5	105	58.57	2.9
A 11- Appropriate Resting Places	58	105	55.24	2.8
A12-Signage	76.5	95	80.53	4.0
A13-Street Furniture Quality	61.5	100	61.50	3.1
A14-Traffic Flow. Appropriateness	82.5	100	82.50	4.1
SUM A	963	1390	69.28	3.5

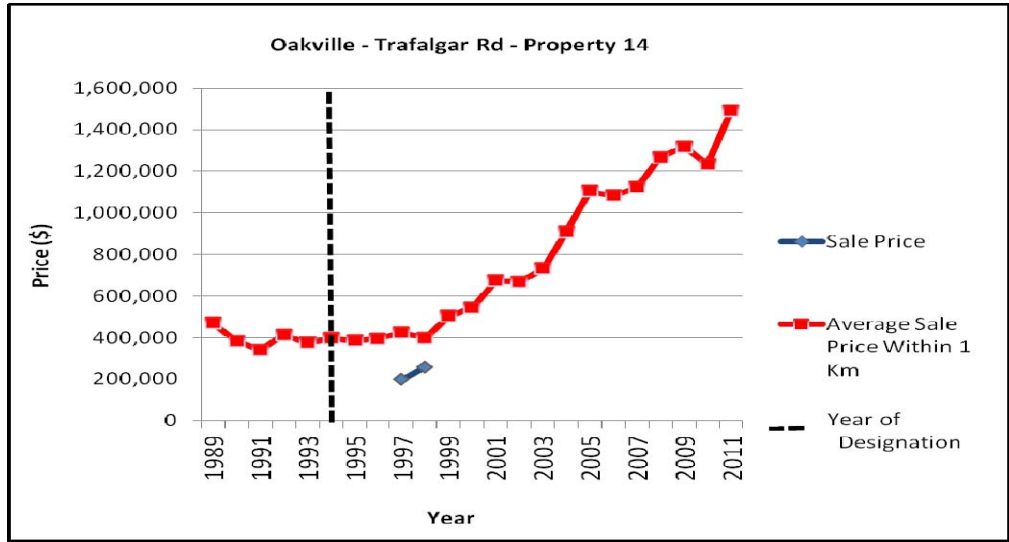
B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, in keeping	21	45	46.67	2.3
B16-Dereliction, Absence of	95.4	105	90.86	4.5
B17-Detailing, Maintenance	96	105	91.43	4.6
B18-Facade Quality	79	100	79.00	4.0
B19-Planting Private	83	100	83.00	4.2
SUM B	374.4	455	82.29	4.1

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	86	95	90.53	4.5
C21-Historic Reference Seen	25	105	23.81	1.2
C22-Nomenclature/Place Reference	29	105	27.62	1.4
C23-Quality of Conservation Work	82	95	86.32	4.3
C24-Quality of New Development	26.4	40	66.00	3.3
C25-Neglected Historic Features	82.5	90	91.67	4.6
SUM C	330.9	530	62.43	3.1

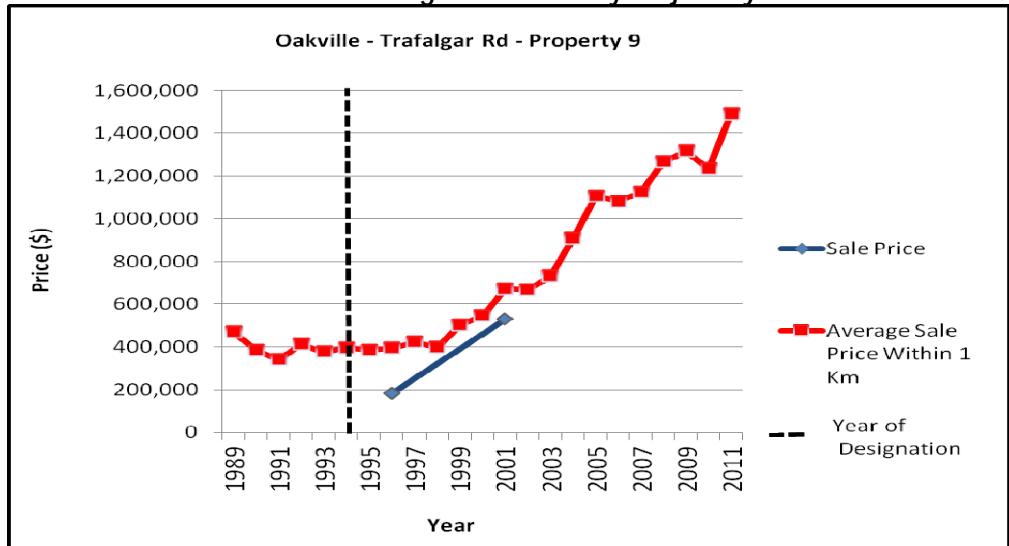
Impression Score				
Aggregate Score	1668.3	2375	71.33341736	3.6

Appendix F

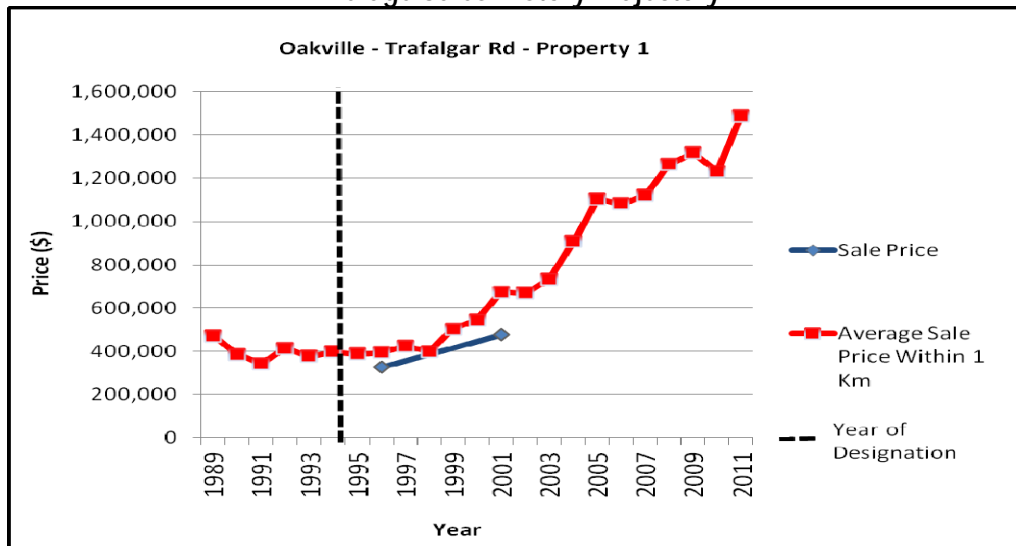
Real Estate Data



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: Trafalgar Road
 Month(s) of Interviews: February and March 2012
 Number of People Interviewed: 2

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Heritage Planner, processes heritage permits • District resident, lives in a Part IV designated property • Member of Heritage Oakville the advisory Committee to Council, and the Oakville Historical Society
2. How did the HCD come about?	<ul style="list-style-type: none"> • Two other districts had been established and an advisory committee formed • Members of the committee supported by Council initiated the Third District Study • Community members wanted the area preserved • Planning staff, consultants, rate payers group and historical society also involved
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Fairly well-received • Most of the new and existing residents are aware they live in a district and appreciate it • Most people in the District are not unhappy that there is conservation in place • Homeowners who wish to make changes to their homes are more likely to feel heritage approval is yet another bureaucratic obstacle to be overcome, along with zoning and building permits
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Applications for alterations (staff have delegated approval authority for minor alterations) (2) • Municipal Heritage Committee and Council reviews depending on scope of proposed alterations • In the last 4-5 years the processes have been more clearly defined and better managed in the context of the planning process
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Minor work is delegated to staff authority (alterations involving roofing, paint colours, landscaping, signage and other minor works) (2) <ul style="list-style-type: none"> - process takes 1-5 days to obtain staff approval (2) • Major alterations (additions, demolitions) <ul style="list-style-type: none"> - application process - Municipal Heritage Committee makes recommendations (2) - Council approves/rejects (2) - Process takes 6-8 weeks • Staff consultation, assisted by members of the committee, with the applicants has avoided issues arising at late stages in the project process which can be costly to modify to satisfy heritage requirements
6. Is there a communication process set up	<ul style="list-style-type: none"> • No regular communication, but residents are updated when changes are made within the district (i.e. staff delegation authority) • Materials have been distributed from time to time, and efforts made to educate

for the HCD?	the real estate community to be sure buyers are aware of the district
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"> • The district is a very mixed one and in addition to a number of 19th century buildings and early 20th century Arts and Crafts, some of which are Part IV designated, there are many second half 20th century homes • District has a number of modern properties and at times residents do not understand why they need to seek approval for alterations • Difficulty in determining which properties are heritage and which are not as many were built in the 1940s and on • The new approval delegation process streamlines handling requests from owners of homes built in, say, 1970 to whom only general compatibility requirements might apply • Many residents want to put large additions on their smaller original homes in the district, leads to issues of lot coverage that is inconsistent with the character of the area
8. What are similar non designated areas?	<ul style="list-style-type: none"> • Tuxedo Park (Spruce St.) • Park Avenue • Neighbourhood in close proximity to the district is of a similar era and construction material <ul style="list-style-type: none"> - East to Watson Ave., north to Cornwall Rd. and south to Sumner or the boarder of the Trafalgar HCD - This area will provide a good comparison of real estate values
9. Other comments	<ul style="list-style-type: none"> • "My experience of all forms of communication is that by and large it is forgotten and only when a need arises will people discover the rules whereupon they will claim never to have been aware of any such things. This can be true even of the need for a building permit or Committee of Adjustment approval, let alone heritage. It is still important however to continue to insert items in Council communication materials and on the Town website." • "I believe the people of Oakville generally are proud of the heritage elements in the Town. They may be somewhat concentrated in a small area but this is what helps to define the Town along with the new development in the Town which though it may exhibit a different character nevertheless creates a good blend of old and new."

Appendix H
Applications for Alterations

Type	Time to Approval
garage addition	n/a
addition and alteration to rear of building	n/a
second storey addition	n/a
Rear Porch	3 months
Garage Addition	3 months
Demolition of lean to structure and construction of second storey addition	6 months
Replacement front porch	6 months
Second Storey addition	6 months
Construction of an addition	6 months
construction of a second storey addition	6 months
Construction of a fence	6 months
re-stucco and paint stucco	5 months
construct structural landscaping	4 months
rear yard addition to dwelling and carport	4 months
Revisions to previous proposal	4 months
additions to dwelling and garage	4 months
structural landscaping	4 months
one storey addition	4 months
construction of wooden fire escape	4 months
renovations to rear of dwelling	4 months
placement of shed in playground	4 months
Erection of black chain link fence	4 months
construction of wooden fence	4 months
construction of wooden fence	4 months
Replacement front porch	4 months
construction of a shed	4 months
construction of detached shed	4 months
revisions to previous proposal	4 months
Construction of an addition	4 months
replace existing garage with addition	4 months
approval for existing addition, shed, pool	4 months
replacement of front bay window	4 months
construction of in-ground pool, spa and cabana	4 months
construct covered porch and balcony addition on rear, replace existing garage and replace windows, doors exterior cladding and trims	4 months
replacement of basement windows with vinyl	5 months
serverd lot and new construction of 2 storey building	6 months
repair restuccod and paint exterior including shutters	3 months
renovate and convert barn into 2 car garage	3 months
demolish rear one storey frame structure and rebuild, new front door, replace aluminum windows with wood double hung windows	3 months
new fence, and 2 gates	3 months
second floor addition, New windows	1 month
replace windows	3 months

add new barn to match historical barn that was demolished	3 months
new covered porch	3 months
screened porch addition	3 months
Porch addition	3 months
Rebuild Front Porch	4 months
new fencing	4 months
demolition of garage and replacement	4 months
replace clay tiles with asphalt, vinyl siding with cedar, new wood windows, add front porch	3 months
Landscaping	3 months
change front dormer	5 months
front masonry boundary wall	3 months
redo existing face material	3 months
second floor addition	2 months
addition and alterations	5 months
replace existing garage and add porch	5 months
replace fence, garden shed	4 months
replacement windows door	4 months
addition to second floor	4 months
Garage Addition	3 months
swimming pool construction	3 months
add 2 windows	3 months
patio landscaping	3 months
revised app for fence/driveway	3 months
exterior painting	3 months
alterations	4 months
Fence installations	3 months
Remove Window	4 months
server lot and build new house	4 months
new font door	4 months
remove window	2 months
two storey side addition	3 months
new fence and painting	3 months
replace exiting deck	3 months
replace second storey windows, paint exterior	3 months
Remove rear addition	3 months
front yard garage and rear addition	3 months
expand single driveway to double	3 months
exterior Paint	4 months
changes to cladding and windows	4 months
2 storey carport and fence	2 months
replace siding and soffit, gutters and downpipe	2 months
new carport and exterior paint	2 months
Landscaping	2 months
Demolition of exiting and alteration of existing building	2 months
2 storey rear addition	2 months
demolition of exiting garage	3 months
addition and garage	3 months
family room extension	4 months

exterior Paint	4 months
exterior Paint	4 months
remove shed to build studio	4 months
new deck	3 months
replace windows and stair landing	3 months
addition	5 months
Add two car garage	3 months
addition	4 months
font porch addition	3 months
alterations	4 months
exterior Paint	3 months
alteration	3 months
restore foundations, windows	3 months
Rear Porch	3 months
extend addition	3 months
change windows	3 months
replace windows	1 month
replace windows	2 months
shed and driveway	1 month
stucco house	1 month
rear renovations	4 months
replace wood	4 months
wood fence	3 months
addition	3 months
Landscaping	3 months
Landscaping	3 months
exterior Paint	3 months
one storey addition	3 months
minor alteration to front door trim	3 months
replace fence	3 months
alteration	3 months
two storey addition	3 months
replace front door	3 months
1 storey rear addition/side	3 months
restore front portico, new shed, landscaping	3 months
new masonry walks, steps	3 months
rear addition	3 months
paint front door	3 months
Landscaping	4 months
new siding, garage doors, shingles	3 months
remove 1 storey addition and construct 2 storey	3 months
replace windows	3 months
replace front door	3 months
replace driveway	4 months