

Heritage Districts Work!

Heritage Conservation District Study
Sandy Hill - City of Ottawa
2009



Heritage Conservation District Study 2009

Prepared By

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Sandy Hill Executive Summary

Introduction

- 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
- 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
- 32 districts designated in or before 1992 were examined

Background of Sandy Hill Heritage Conservation District

- Located in City of Ottawa
- Consists of five small districts with 227 properties
- The districts were designated in 1982

Study Approach

- Resident surveys were conducted door to door by volunteers from Heritage Ottawa
- 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

- The district plan does not have clearly stated objectives
- The implied objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- Most of people surveyed are very satisfied or satisfied with living in the district
- The process for completing alterations to buildings is neither difficult nor lengthy
- Two-thirds of the properties in the district had average or above sales history trajectories
- Overall, the Sandy Hill Heritage Conservation District has been a successful planning initiative

Recommendations

- Create a district plan including goals and objectives as well as design guidelines
- Track alteration requests in a comprehensive and easily accessible manner
- The encroachment of the University of Ottawa needs to be addresses by the community
- Continue to pursue the designation of the areas between the five districts

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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

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 92 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.

With funding from the Ontario Trillium Foundation, volunteers from branches of the Architectural Conservancy of Ontario (ACO) and Historical Societies were assisted by the Heritage Resources Centre (HRC) at the University of Waterloo to undertake 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?

Since it takes a period of time for the impacts of district designation to manifest this study concentrated on examining districts that are well established. Applying the criterion of residential, commercial or mixed use areas designated in 1992 or before there were 32 HCDs that the study examined. These districts are found in or near the following areas: Cobourg, Hamilton, Kingston, Ottawa, St. Catharines, Huron County, Brampton, Toronto, Ottawa, the Region of Waterloo and Thunder Bay.

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 which are part of the study are also evident.

Geographical Distribution		Community Size		Type	
Northern	1	Small Community	9 ~	Commercial	9~
Eastern	11 *	Medium Sized	11	Residential	18*
Central	12	Large City	12 *	Mixed	5
South Western	8 ~				
	32		32		32

* 5 of these districts make up the HCD known as Sandy Hill
 ~ 2 of these districts make up the HCD known as Goderich Square

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 Sandy Hill Heritage Conservation District

2.1 Description of the District

The Sandy Hill area in the City of Ottawa consists of five small districts that are referred to as Sandy Hill East. These districts include King Edward, Stewart – Wilbrod, Wilbrod-Laurier, Sweetland, and Daly. For the purposes of this report, these districts will be examined together.

2.2 Cultural Heritage Value of the District

According to the Statement of Significance prepared for the Canadian Register of Historic Places (www.historicplaces.ca) the cultural heritage value of Sandy Hill is:

Sandy Hill East's heritage value is derived from its historical associations with the development and growth of Ottawa, its rich architectural expressions and the connections these buildings have with prominent historical figures.

Sandy Hill was developed on a portion of land granted to Quebec City notary, Louis Besserer in 1828. Besserer's property was situated on the southeast quadrant of the axis formed by the Rideau Canal and Rideau St., just behind Waller St. The Wilbrod Street District is located in the eastern section of Besserer's original estate. From 1840-1880, the area saw little growth until the choice for Ottawa as the capital of Canada in 1857 by Queen Victoria. Besserer then took steps to ensure his land would develop as a desirable residential area. As the government of Canada relocated to Ottawa, a number of influential, affluent residents such as politicians, lumber barons, diplomats and other civil servants were attracted to the area, and residential development accelerated in the late 1860s and early 1870s.

From 1880-1920, the area was redeveloped as part of the rapid change and intensification in the core area of Ottawa as the city's population quadrupled. Development essentially took place in two main phases, the first covering the original Besserer estate, with lots oriented north-south. The south-east sector of Sandy Hill (within this district) was part of a special reserve and was part of the last area of the community to be developed. Gradually Sandy Hill developed into the most prominent neighbourhood in the city. Such notable inhabitants of the Wilbrod Street Heritage Conservation District over the years include Sir John A. MacDonald; Sir Wilfrid Laurier; William Lyon Mackenzie King and Lester B. Pearson. Much of the present built form survives from this period.

The heritage residential quality of the area has been highlighted by active community involvement in zoning and protecting the larger Sandy Hill residential zone. The population has remained relatively transient, with a high degree of rental units in subdivided properties. In the past few decades, many historical residences disappeared either through neglect or were lost to the pressures of redevelopment. However, many of the largest residences in Sandy Hill were saved with the influx of foreign diplomatic interest in the area. Today, many of the residences in this heritage district continue to serve as consulates or embassies.

The Sandy Hill buildings, which truly define the architectural character of the area, were constructed during a brief period ranging from 1870 to the 1920s. During the earliest stages of this period of development, surveyors were careful to keep lots large enough to accommodate "villa residences," appropriate at the time for the wealthy single families that were first to inhabit the area. The most prominent architectural styles of the district are Second Empire and Queen Anne Revival, and to a lesser degree, Edwardian Classical,

Italianate and English Tudor Revival.

The characteristic buildings of the neighbourhood were, in most cases, constructed during the definitive era of their respective style's popularity, and generally represent good to excellent examples of the architectural style selected for their design. These large villa style homes which define the Wilbrod Street District are reflective of the wealthy families that relocated to Sandy Hill in the latter half of the nineteenth century. These families' awareness of current styles and tastes reflects a greater desire to express their personal wealth and prestige through the architecture of their grand homes.

2.3 Location of the District

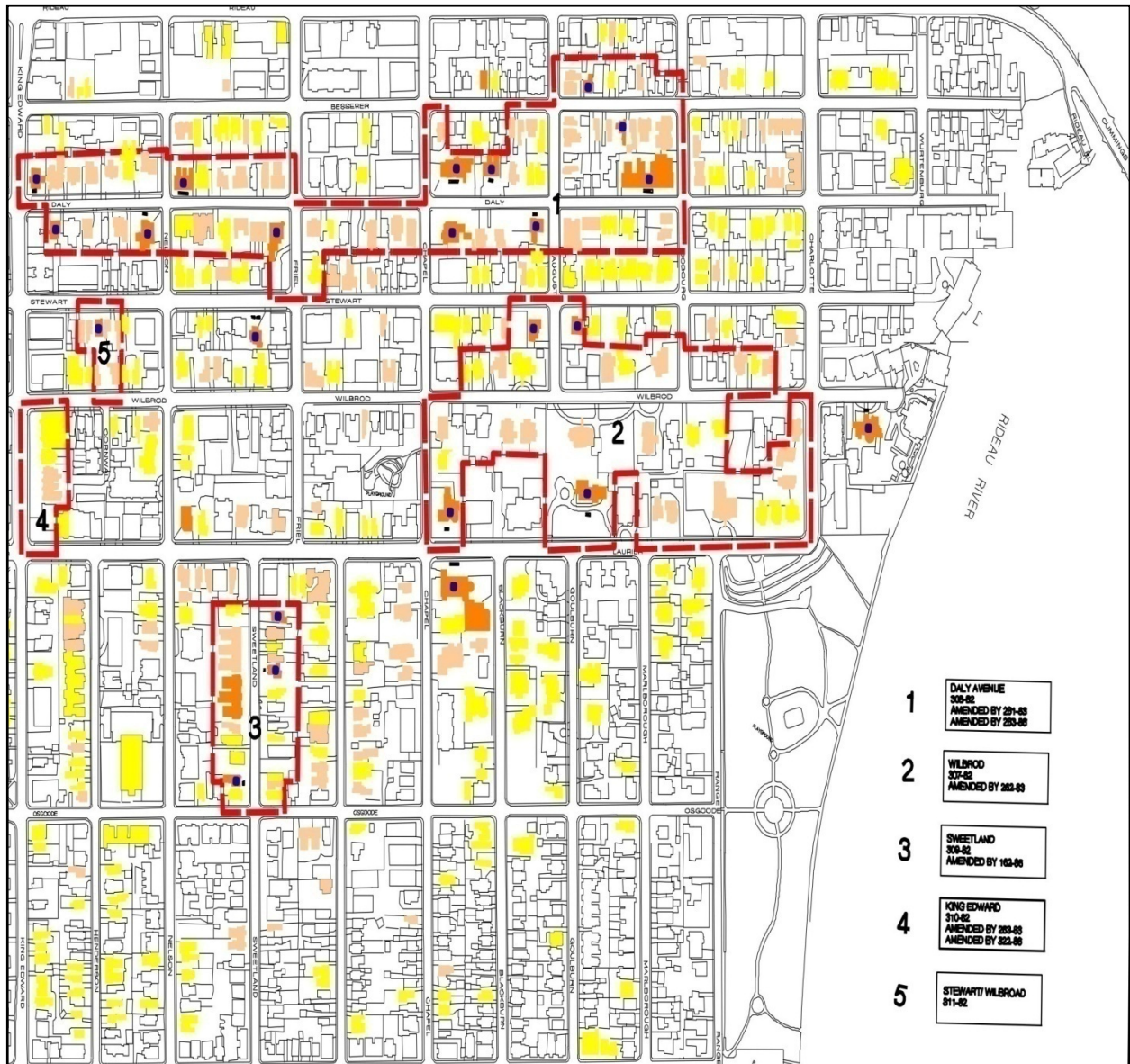


Figure 2: Map of Sandy Hill Heritage Conservation District

2.4 Designation of the District

The Sandy Hill Heritage Conservation District is protected by five By-laws and their amendments. The area known as King Edward is protected by By-law 310-82 and amended by By-laws 263-83 and 322-86 and Stewart – Wilbrod is protected by 311-82. Wilbrod-Laurier is registered under By-law 301-82 and amended by

By-laws 262-83 and 161-86. Sweetland is protected by By-law 309-82 and amended by By-law 162-86. The Daly area is protected by By-law 308-82 and amended by By-laws 261-83 and 263-86.

The Sandy Hill Heritage Conservation District does not have a district plan. Under the 1980 *Ontario Heritage Act* Heritage Conservation Districts were not required to have an accompanying plan.

3.0 Study Approach

3.1 Resident Surveys

Residents of the Sandy Hill 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 local members of Heritage Ottawa. Due to the large size of the districts (227 properties) a third of the addresses were selected using a random number generator. Only 13 of 70 residents answered surveys, representing an 18.57 % response rate. The tabulated findings of the survey are presented in Appendix A.

3.2 Townscape Survey

A Townscape Survey of Sandy Hill was conducted in October 2008 by students from Carleton University who were trained in the methodology. 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 Sandy Hill (see Appendix B). The streetscape evaluation involves the use of a view assessment pro forma which generates scores between one and five for 25 factors in view. A total of 26 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 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.

Properties with more than one record of sale were plotted on graphs and compared with the average sales figures for non-designated properties. A number of sales property averages were obtained for each “non-designated area” within a 1 km radius from the district. The mean selling price for these property averages, which were also obtained through GeoWarehouse™, were calculated and plotted against each district unit sales record (see Appendix F)⁴. It was 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 an 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.*).

3.4 Key Stakeholder Interviews

People of who 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. Three people were interviewed for the Sandy Hill Heritage Conservation District. All three interviews were conducted over the phone. Those interviewed included a Heritage Planner, a past President of Heritage Ottawa and a local resident and volunteer. 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.

⁴ The method for obtaining the average sales price for non-designated areas within the 1 km radius was adjusted according to the number of properties within a Heritage Conservation District. For example, to obtain figures on non-designated areas, average sales histories within a 1 km radius from the largest districts (201-600 properties) were obtained using every fiftieth district property as a basis for calculating each area sales record. The mean average of these sales records were subsequently calculated and used as the comparative sales history trend on each graph. Every fifth, tenth, and twenty-fifth property were used to find the immediate average sales histories within a 1 km radius for smaller districts with 1-10, 11-100 and 101-200 properties respectively.

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 Sandy Hill Heritage Conservation District, the information about the number of applications for alterations and their time for approval is accessible online in the Heritage Committee meeting minutes. The list of applications was produced manually and includes requests from 2001 until 2008. 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 Sandy Hill Heritage Conservation District does not have a plan with clearly stated goals or objectives to measure the progress of the site over time.

It can be assumed that the goal of the district was to conserve the historic buildings within its boundaries. Drawing on measures collected in the Townscape Survey quality of conservation work, absence of dereliction, and few neglected historic features all scored well. This means that visually the area is well maintained and historic elements and buildings have been conserved. High scores in the categories of conserved elements and façade quality also contribute to the visual confirmation that buildings have been well maintained (see Figure 3). Consequently, the implied objective to conserve historic buildings has been met.



Figure 3: An example of a view with high scores in facade quality and conservation work

4.2 Are people content?

According to the resident surveys, most people (12 of 13) who participated moved to the area after its designation. Eleven of the 13 residents surveyed were aware that they live in a Heritage Conservation District. The responses also show that they have a good understanding of the way a Heritage Conservation District works. About half of the people (6 of 13) cited preservation and an additional two people mentioned grants that are available from The City of Ottawa, which are obviously well advertised.

One question in the resident survey directly addressed people's contentment with living in the district. Eleven of the 13 respondents stated they were satisfied or very satisfied with living in the district. Only one person was very dissatisfied.

In addition to evidence from the surveys that people are content with the district, the Townscape Survey shows evidence of local pride. The categories of private planting, cleanliness and detailed maintenance scored high, which indicates that people take pride in their individual properties as well as the neighbourhood.



Figure 4: A clean street with private planting which shows local pride

4.3 Is it difficult to make alterations?

Of the residents surveyed five people said they had made alteration requests. Of the four who had their applications approved all said the City responded within three months. The records from the City of Ottawa also show very few applications. In the past seven years there have only been three applications and all of those applications were approved within five weeks (see Figure 5). The reason for this low number of applications could be that the City of Ottawa has delegated authority. The Heritage Planners can approve minor alterations, while only major alterations go before the Municipal Heritage Committee and are tracked. Clearly, the processes for completing alterations to buildings in the City of Ottawa are neither difficult nor lengthy.

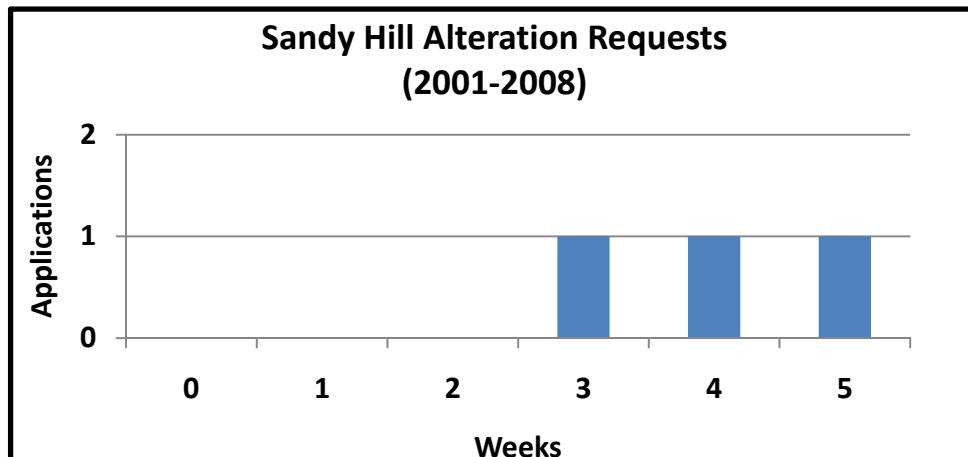


Figure 5: Alteration Requests for Sandy Hill from 2001 until 2008

4.4 Have property values been impacted?

The data from GeoWarehouse™ indicated that 67 of 227 properties had sales histories. This is one of the largest samples from the districts examined in this study.

Of these 67 properties 20 had above average sales value increases, 23 properties had average sales history trajectories (see Figure 6). Twenty-four of the properties performed below average.

Of the properties that performed below average some has their value fall perceptibly. As indicated by the stakeholders, this drop may be in some part due to an increased student population in the area that is causing non students to leave. This reason was also mentioned in the resident surveys. However, there are a dozen properties where there dramatic fall in price is hard to account for.

In general, the area’s properties are still performing well. Two-thirds showed positive value histories by performing at or above average compared to the surrounding area, while only one-third showed a decline.

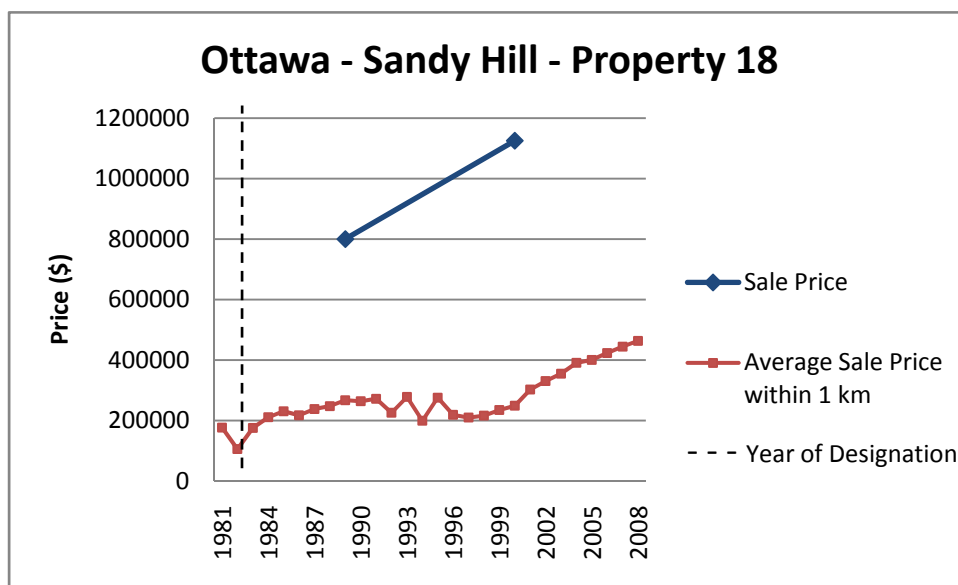


Figure 6: Above Average Sale History Trajectory

4.5 What are the key issues in the district?

a) Enforcement is not strict enough

There were several comments made in the resident surveys which indicate that the discontentment about the area is because the guidelines are not strict enough. These comments include “not enough supervision”, “insides should also be protected”, “only protects facades”, “system is too weak”. These comments might stem from the fact that there is no district plan that contains guidelines. According to one stakeholder, the City of Ottawa is currently undertaking a study to develop guidelines and a proper inventory.

b) University encroachment

According to the stakeholders, one of the issues is pressure from the encroachment of the of the University of Ottawa campus. This movement has resulted in an increase in students housing in the area. The stakeholders and residents surveyed cited this as the cause for people to move away and for a decrease in property values. Clearly, a community initiative to address this issue needs to be undertaken.

c) Fragmentation

All three stakeholders expressed concern over the fragmented nature of the Sandy Hill district. The area consists of five small districts that are not contiguous. This fragmentation has not allowed the district to be successful and there is currently a study underway to develop two new districts that would fill in the gaps. A more holistic district plan would better be able to serve as a guide to change in the area.

5.0 Conclusions

5.1 Conclusions

- The district plan does not have clearly stated objectives
- The implied objective of the Heritage Conservation District Plan to maintain and conserve buildings has been met
- Most of people surveyed are very satisfied or satisfied with living in the district
- The process for completing alterations to buildings is neither difficult nor lengthy
- Two-thirds of the properties in the district had average or above sales history trajectories

Overall, the Sandy Hill Heritage Conservation District has been a successful planning initiative.

5.2 Recommendations

The following aspects of the district are areas for improvement:

- Create a district plan including goals and objectives as well as design guidelines
- Track alteration requests in a comprehensive and easily accessible manner
- The encroachment of the University of Ottawa needs to be addresses by the community
- Continue to pursue the designation of the areas between the five districts

Appendices

Appendix A

Tabular Results of Resident Surveys

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

Responses

	Owner	Tenant-Commercial	Tenant - Residential
Counts	12	0	1
Percentage	92.31	0.00	7.69

2. Are you aware you live within a HCD?

Responses

	Yes	No
Counts	11	2
Percentage	84.62	15.38

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

Responses

	Before	After
Counts	1	12
Percentage	7.69	92.31

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

Responses

Positive	0
Negative	0
Neutral	1
Mixed Feelings	0

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

Responses

	Yes	No
Counts	4	7
Percentage	36.36	63.64

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

Responses

Preserve	6
Restrict	4
Guidelines	0
Committee	0
Poor	3
Grants	2

Additional Comments: wait times for demolition (1), only protects facade (1), system is too weak (1)

Note: Residents could provide more than one answer to question 6

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

Responses

	Yes	No
Counts	5	7
Percentage	41.67	58.33

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

Responses

	Yes	No
Counts	4	1
Percentage	80.00	20.00

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

Responses

Over one year	1
4 to 5 months	0
1 to 3 months	1
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	4.25	6	5	0	0	1	1
Percentage		50.00	41.67	0.00	0.00	8.33	7.69

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	3.38	1	3	3	0	0	6
Percentage		7.69	42.86	42.86	0.00	0.00	46.15

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

Responses

No	7
Yes	0
Yes, easier	2
Yes, harder	0
Don't know	0
Maybe	4

13. Comments

Additional Comments: HCD has no impact on my satisfaction(1), not enough supervision in Sandy Hill (2), grateful to live in a building that supports heritage conservation (1), like HCDs (2), inside should be protected too (1), U of O does not preserve - campus is too extensive (1), gave up on applications because they were too cumbersome and not transparent (1), student activity in the area has decreased the value of the house (1), if HCDs are to be restored to living districts, not museums they need to be energy efficient (1)

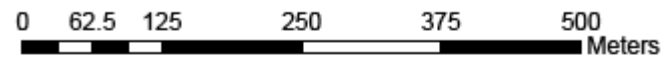
Total Population	70
Participants	13
Participation Rate	18.57

Appendix B
Land Use Maps

Ground Level Land Use in Sandy Hill Heritage Conservation District, Ottawa



Legend



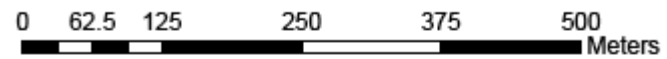
Author: Heritage Resources Centre
 January 19, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_18N

Second Floor Land Use in Sandy Hill Heritage Conservation District, Ottawa



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 - DS)	Warehouse / Storage
Leisure	Retail	



Author: Heritage Resources Centre
 January 19, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_18N

Appendix C

Map of Views

Views in Sandy Hill Heritage Conservation District, Ottawa



Legend

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

0 62.5 125 250 375 500 Meters

Author: Heritage Resources Centre
 January 19, 2009
 Data provider: Teranet Inc.
 Coordinate system: NAD_1983_UTM_Zone_18N



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



View 22



View 23



View 24



View 25



View 26

Appendix E

Townscape Evaluation Pro Forma

Heritage Conservation District Townscape Summary

Name of District: Sandy Hill HCD

Date: October 20 and October 27, 2008

A. Streetscape Quality				
	Score	Out of	%	Out of 5
A1-Pedestrian friendly	80	130	61.54	3.1
A2-Cleanliness	102	130	78.46	3.9
A3-Coherence	86	130	66.15	3.3
A4-Edgefeature Quality	70	130	53.85	2.7
A5-Floorscape Quality	77	130	59.23	3.0
A6-Legibility	92	130	70.77	3.5
A7-Sense of Threat	88.5	130	68.08	3.4
A8-Personal Safety: Traffic	95	130	73.08	3.7
A9-Planting: Public	22	35	62.86	3.1
A10-Vitality	79	130	60.77	3.0
A11- Appropriate Resting Places	62.5	125	50.00	2.5
A12-Signage	90.5	130	69.62	3.5
A13-Street Furniture Quality	14.5	25	58.00	2.9
A14-Traffic Flow. Appropriateness	95	130	73.08	3.7
SUM A	1054	1615	65.26	3.3

B. Private Space in View				
	Score	Out of	%	Out of 5
B15-Advertising, In keeping	5.5	10	55.00	2.8
B16-Dereliction, Absence of	119.5	130	91.92	4.6
B17-Detailing, Maintenance	107.5	130	82.69	4.1
B18-Facade Quality	102.5	130	78.85	3.9
B19-Planting: Private	86	130	66.15	3.3
SUM B	421	530	79.43	4.0

C. Heritage in View				
	Score	Out of	%	Out of 5
C20-Conserved Elements Evident	101	130	77.69	3.9
C21-Historic Reference Seen	52.5	90	58.33	2.9
C22-Nomenclature/Place Reference	10	15	66.67	3.3
C23-Quality of Conservation Work	101.3	130	77.88	3.9
C24-Quality of New Development	57	80	71.25	3.6
C25-Historic Features, Maintained	98	120	81.67	4.1
SUM C	419.8	565	74.29	3.7

Impression Score				
Aggregate Score	1895	2710	69.92	3.5

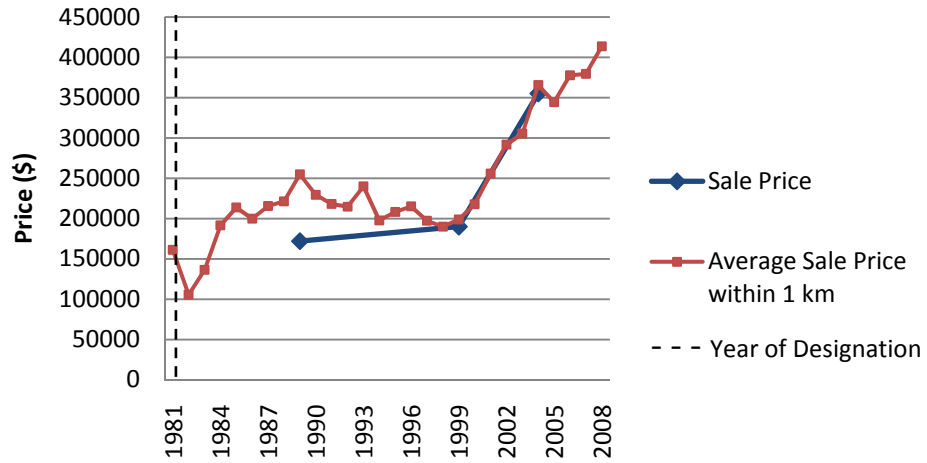
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Of Views: 26

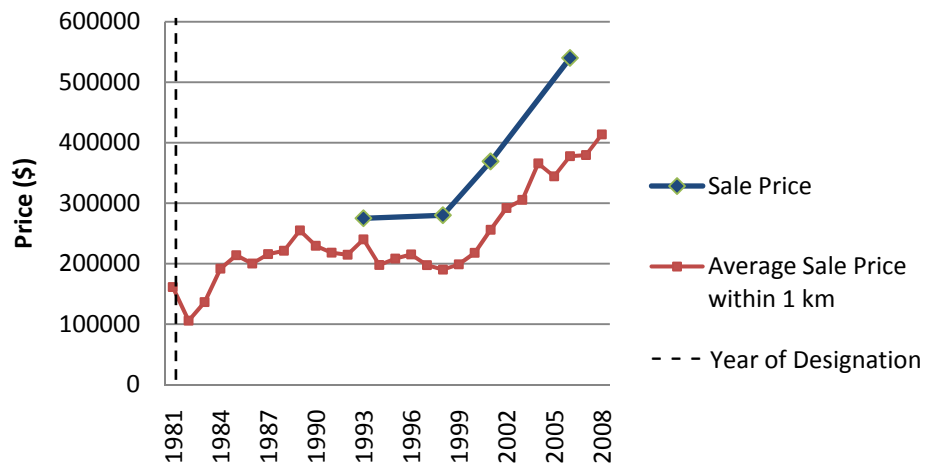
Appendix F

Real Estate Data

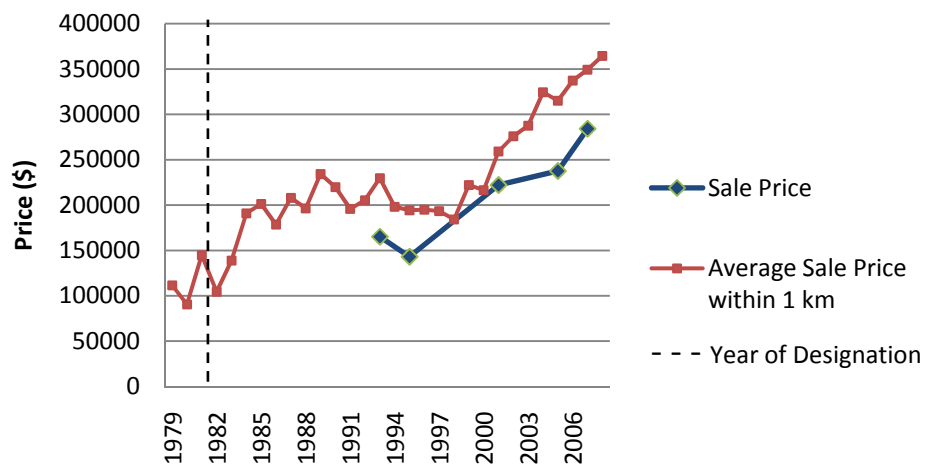
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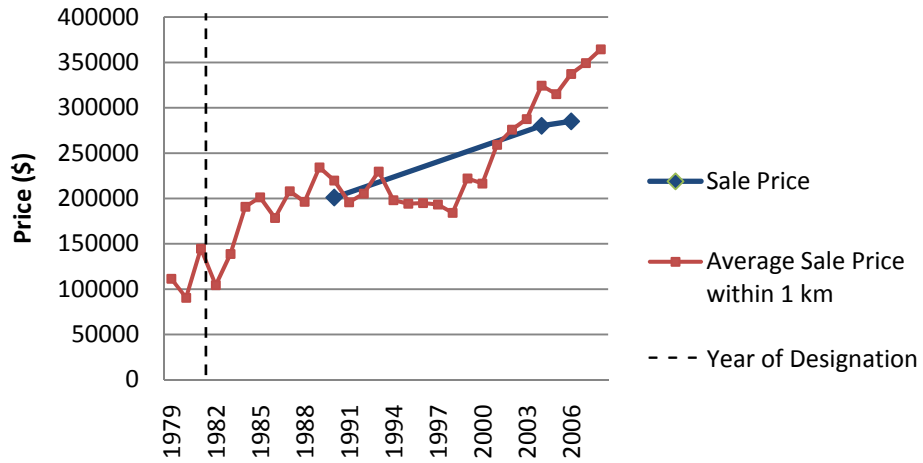
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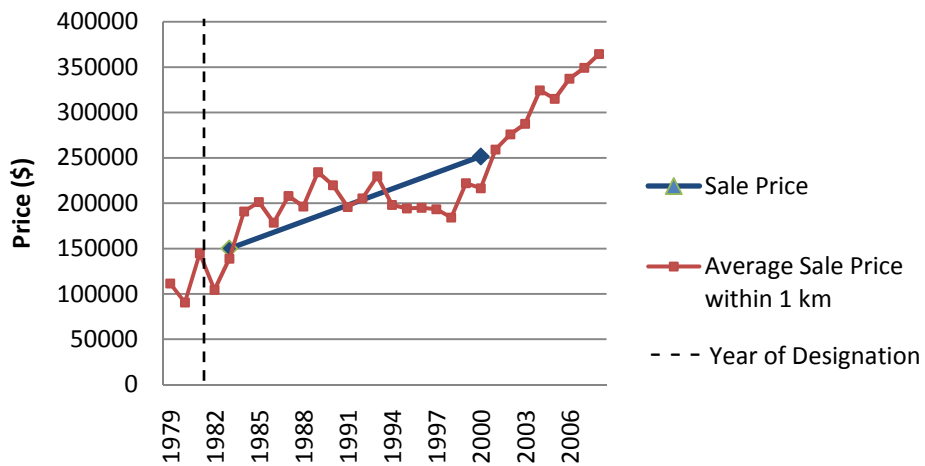
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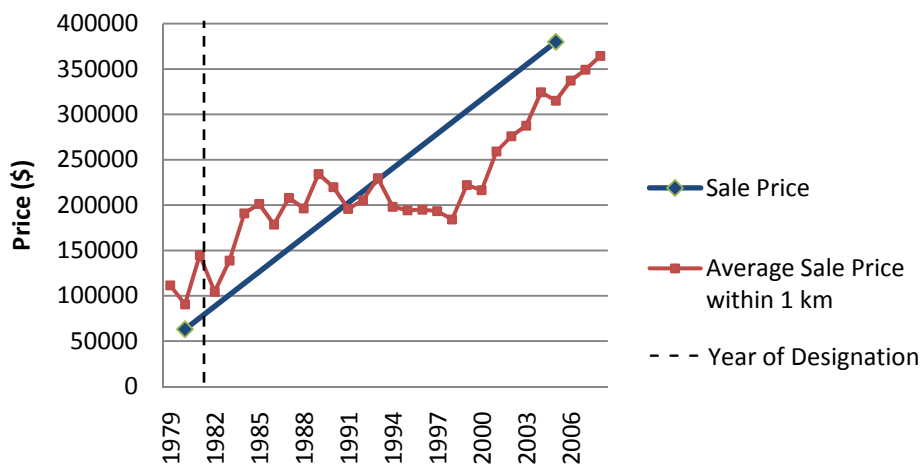
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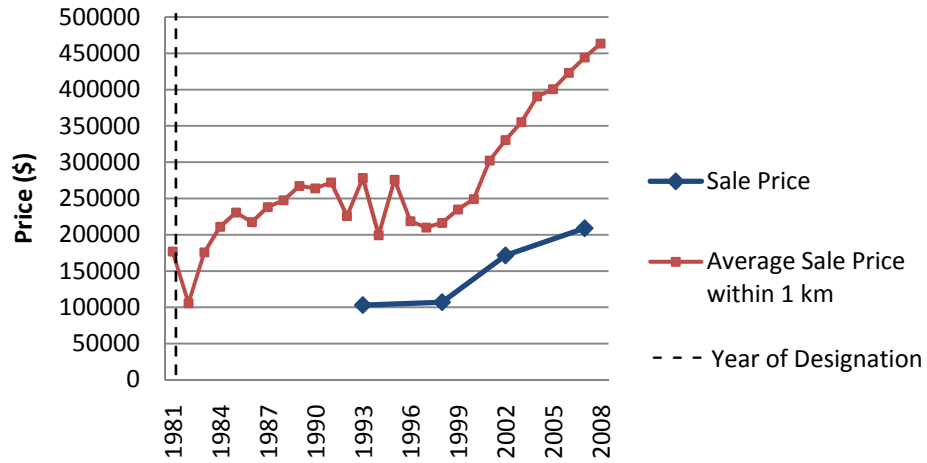
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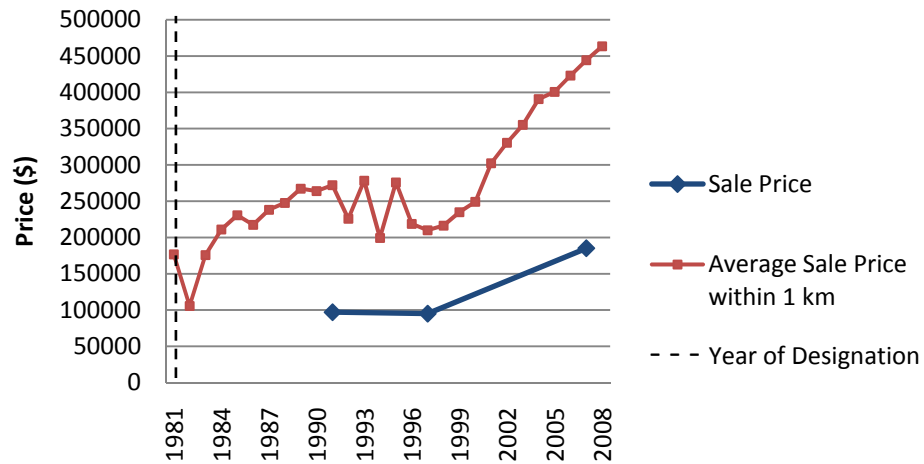
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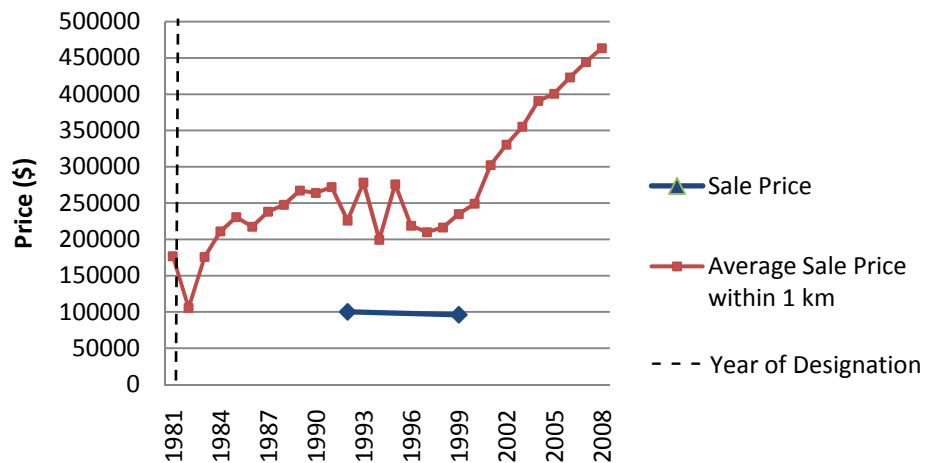
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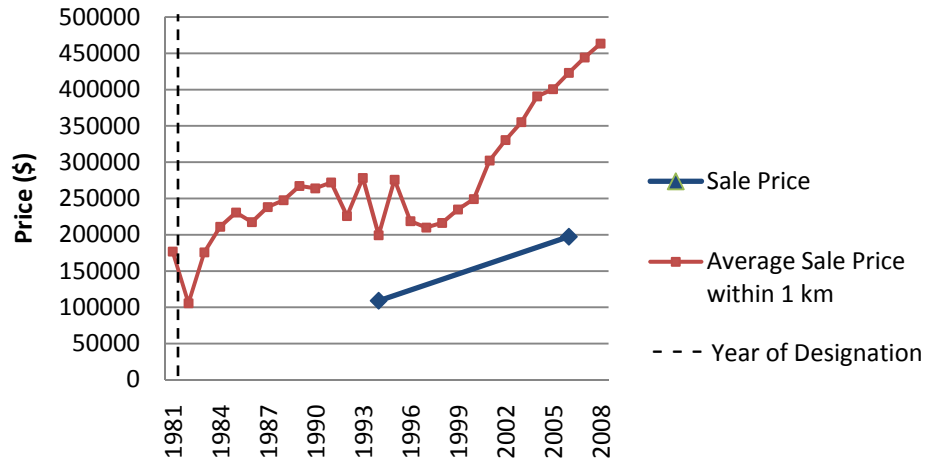
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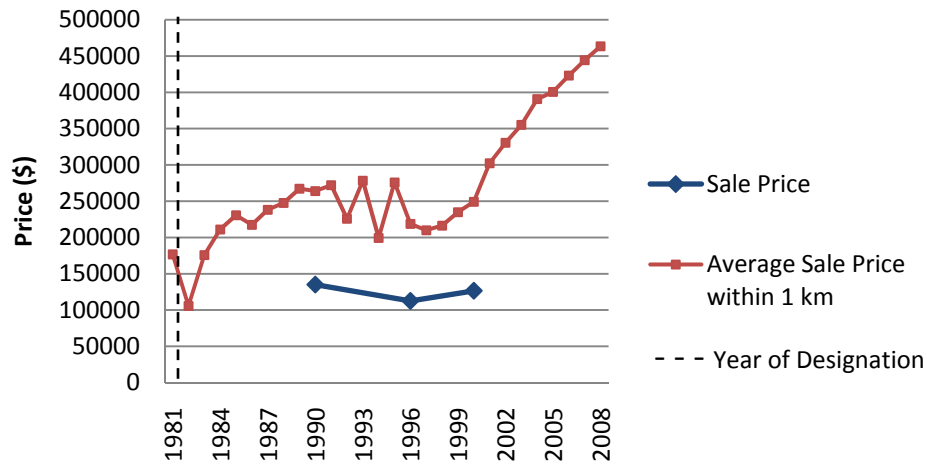
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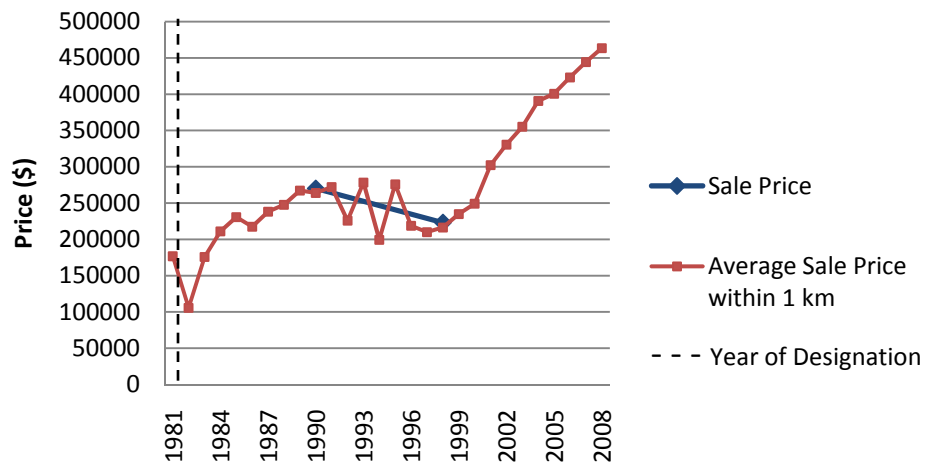
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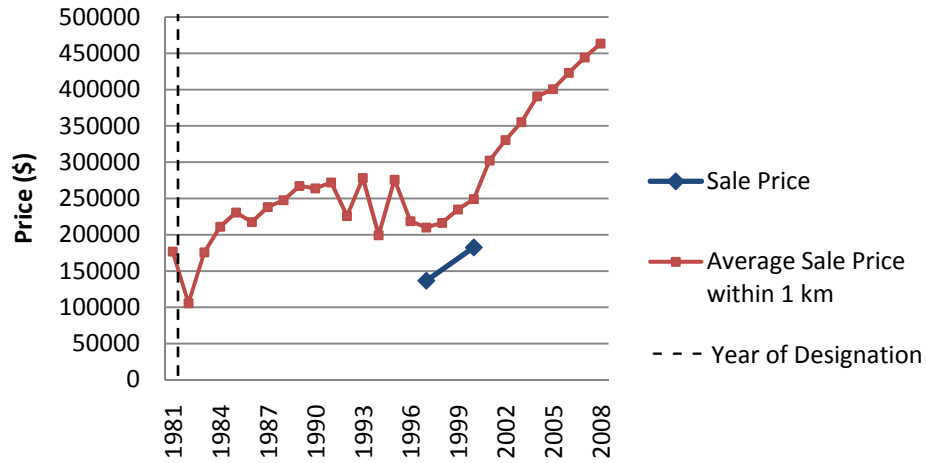
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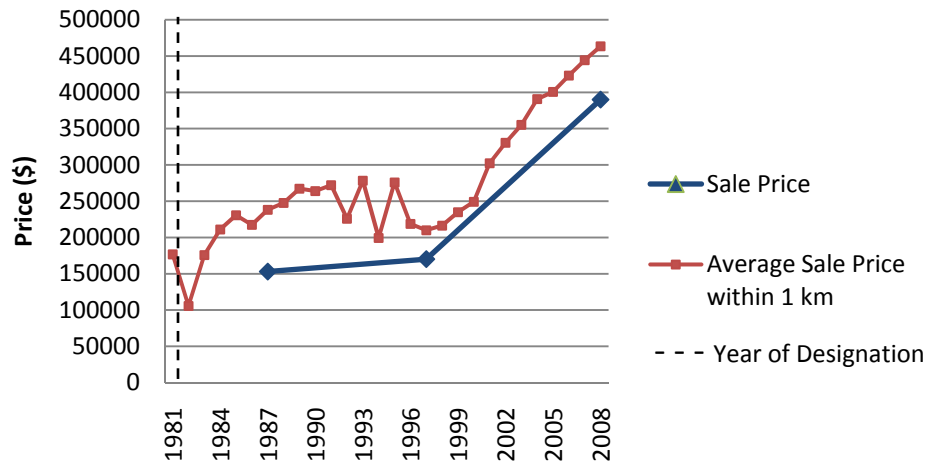
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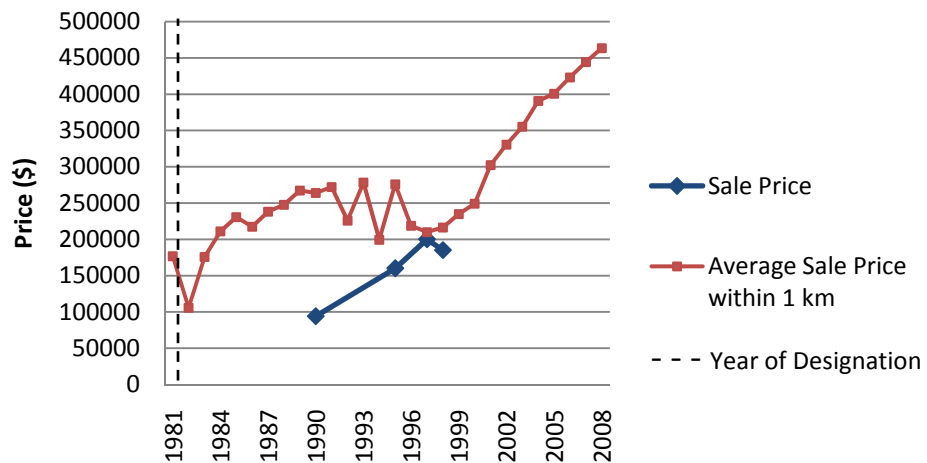
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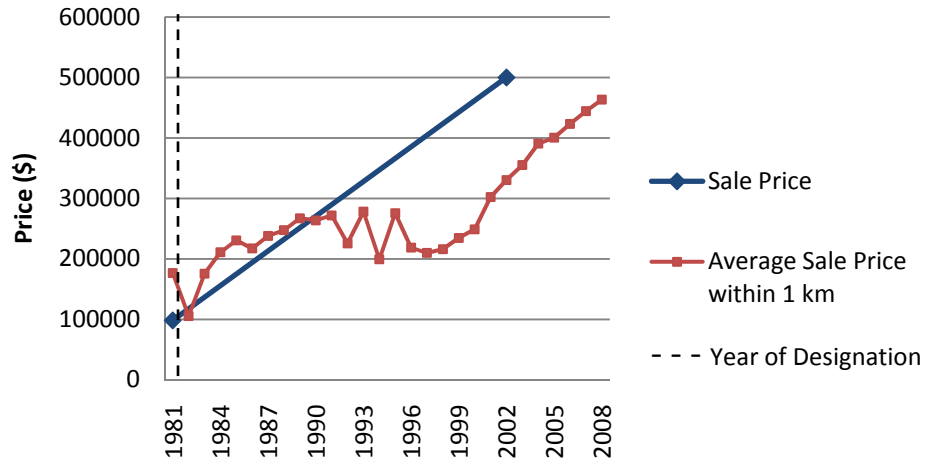
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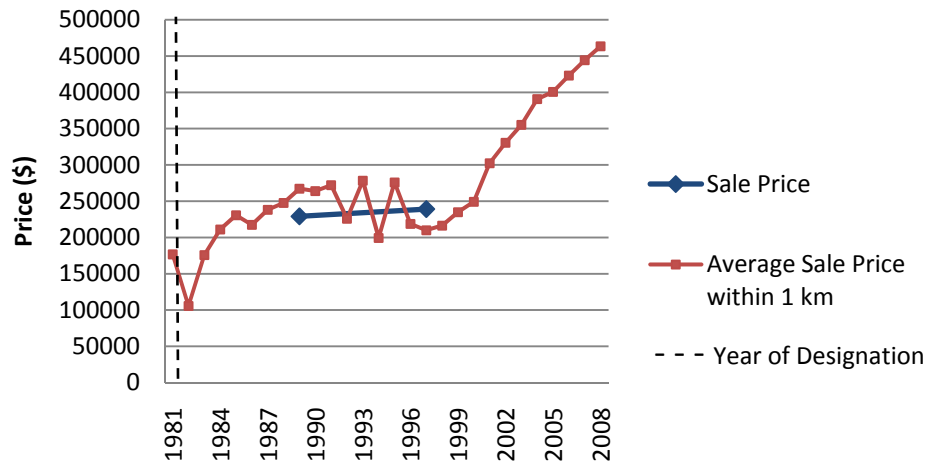
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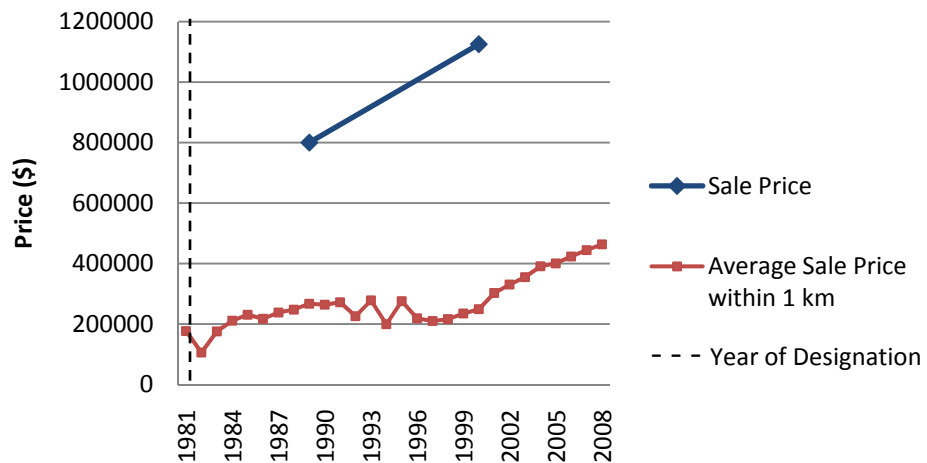
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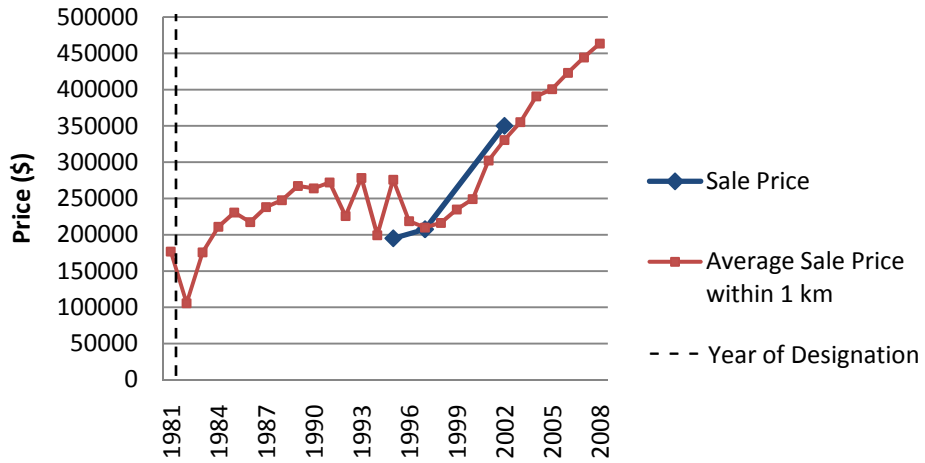
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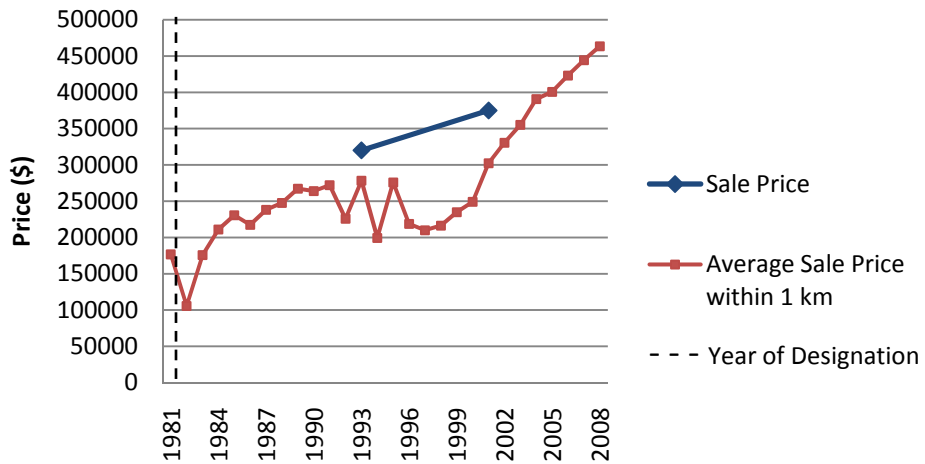
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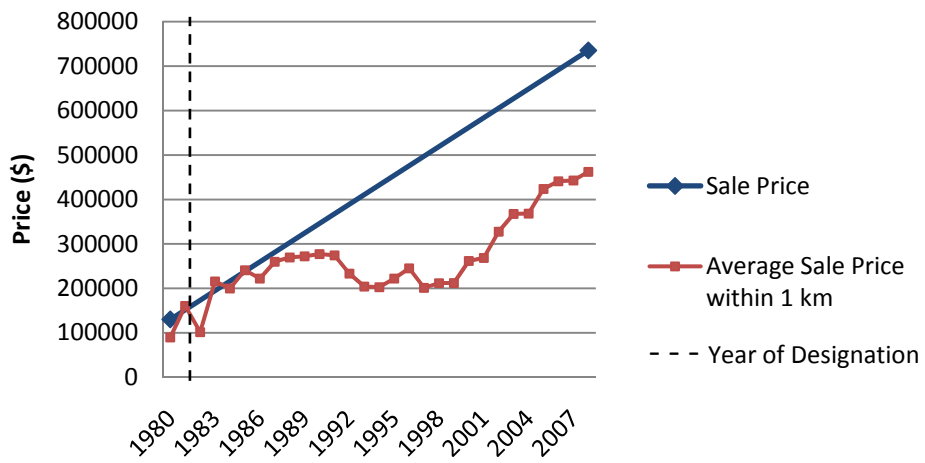
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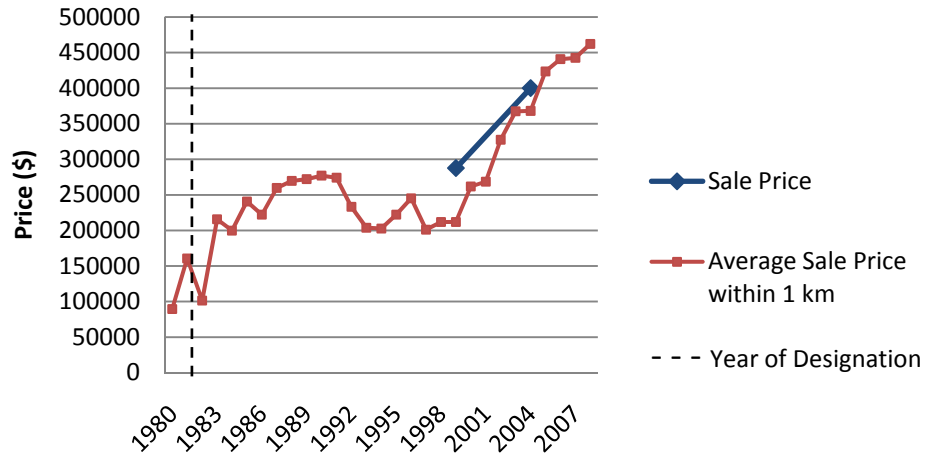
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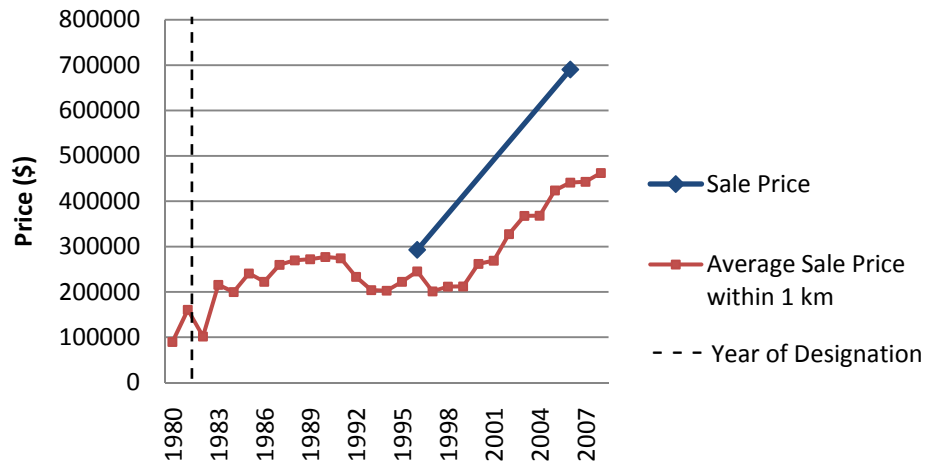
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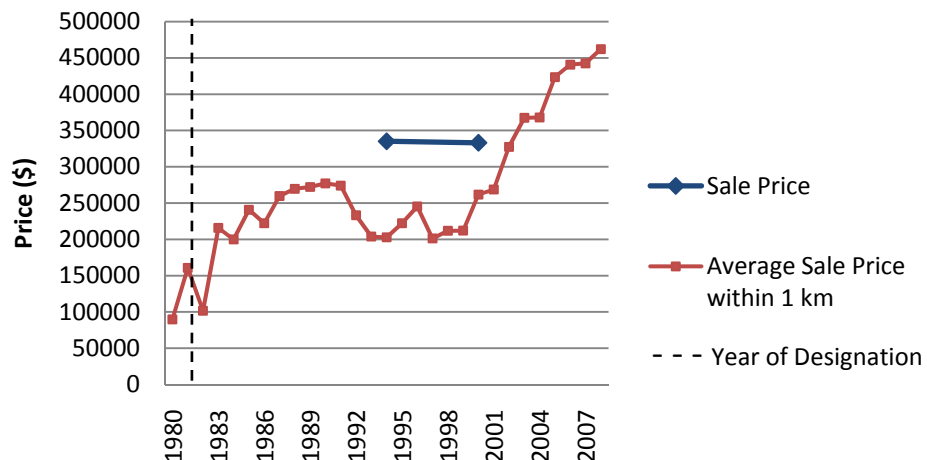
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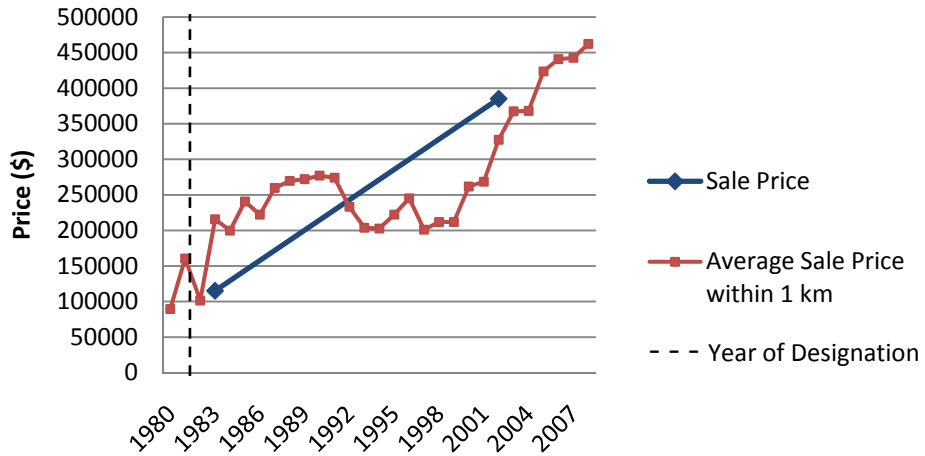
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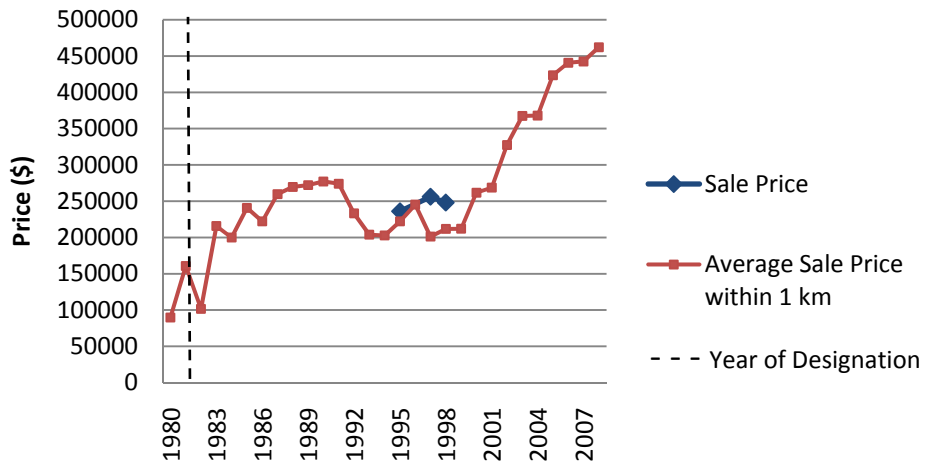
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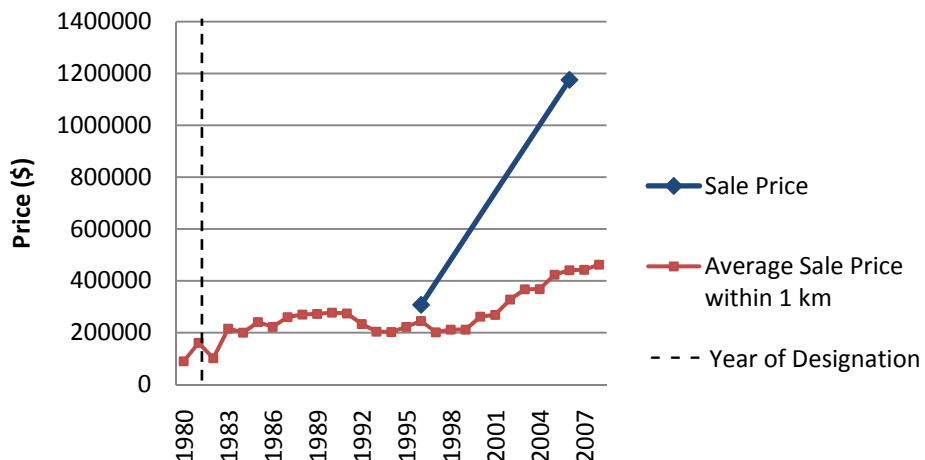
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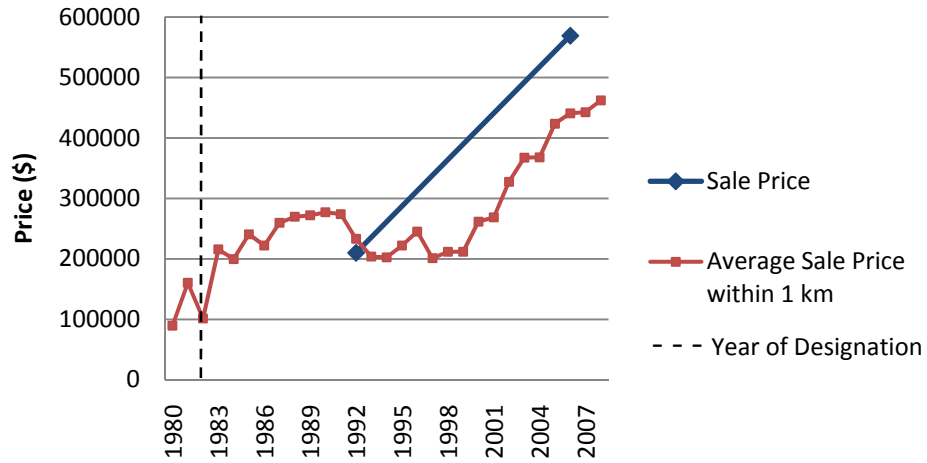
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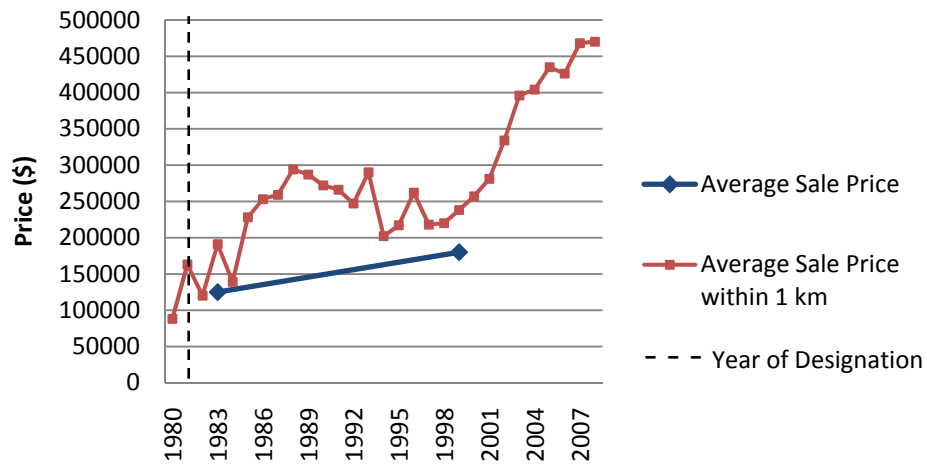
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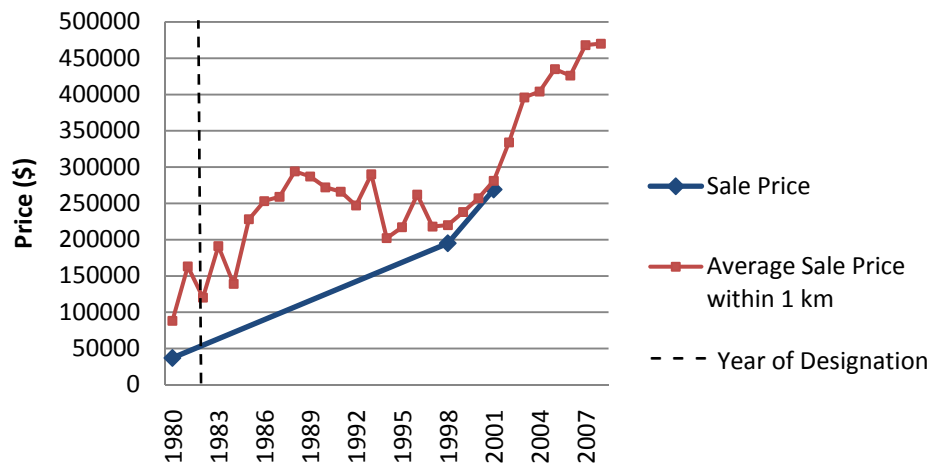
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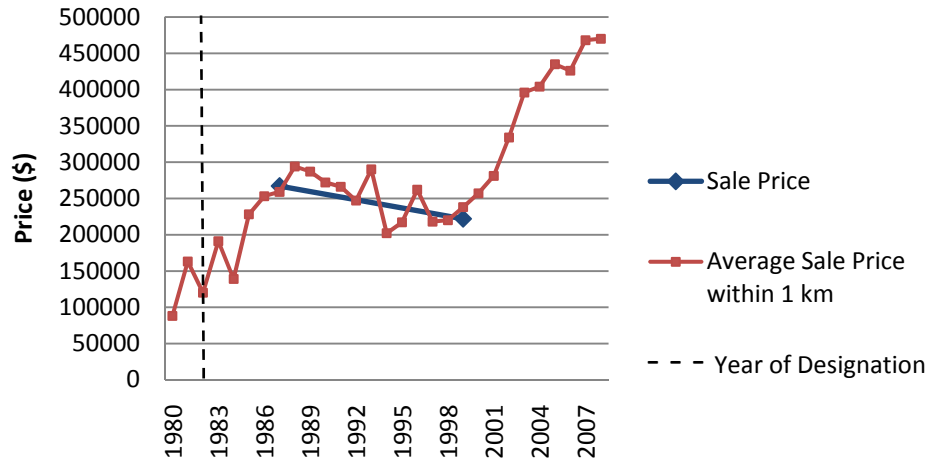
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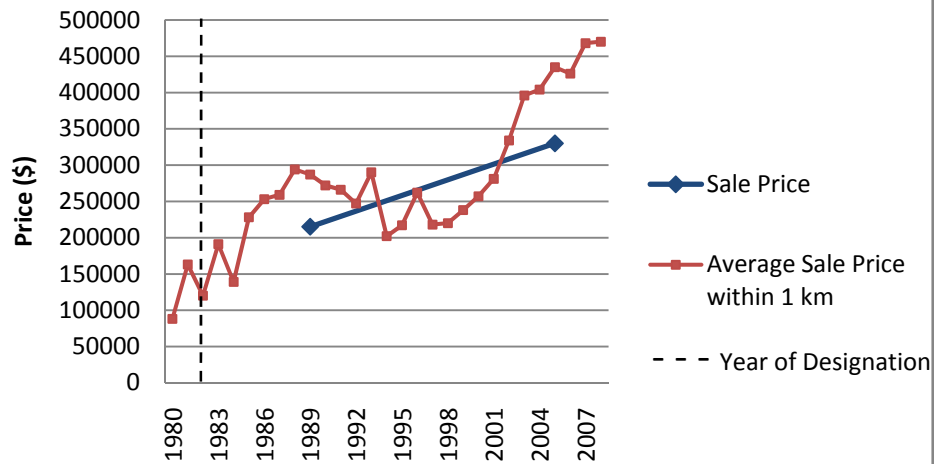
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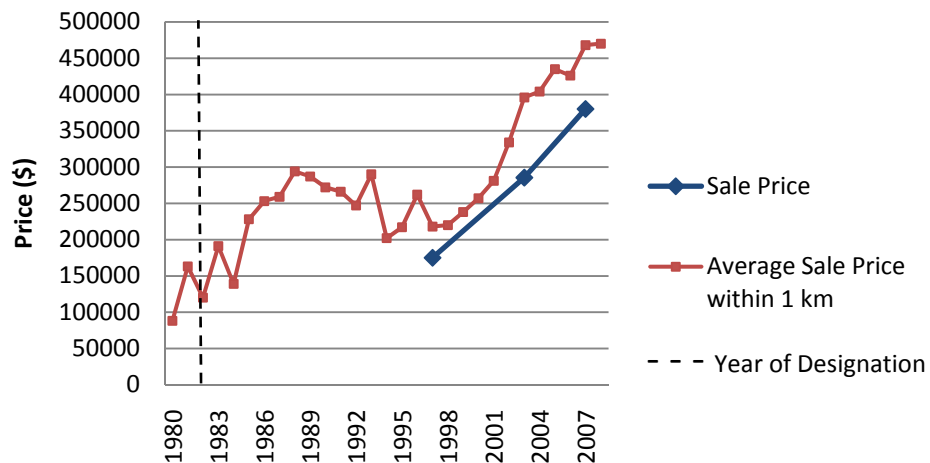
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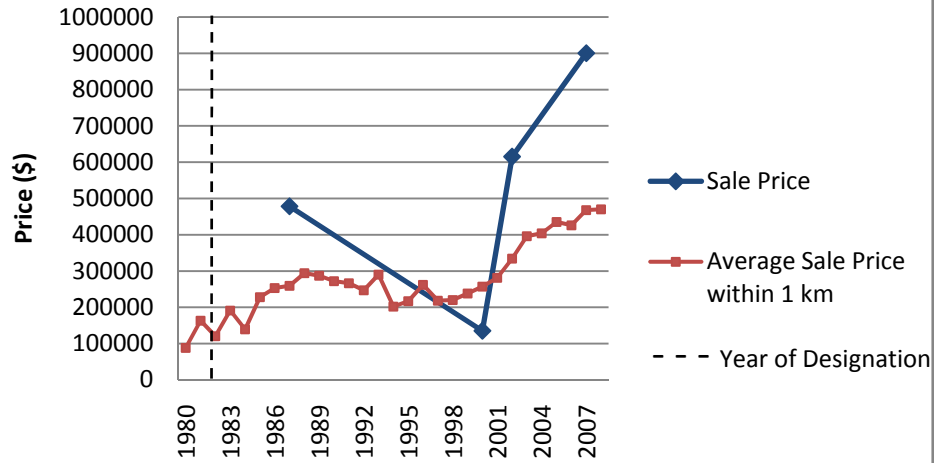
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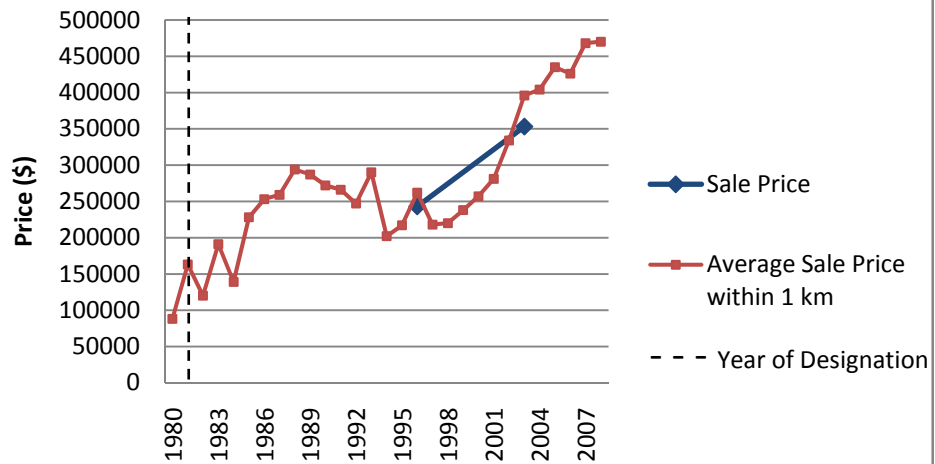
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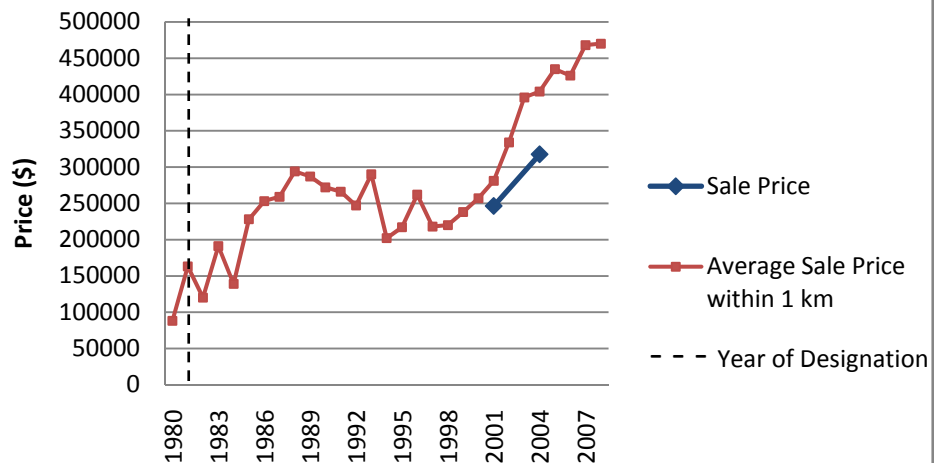
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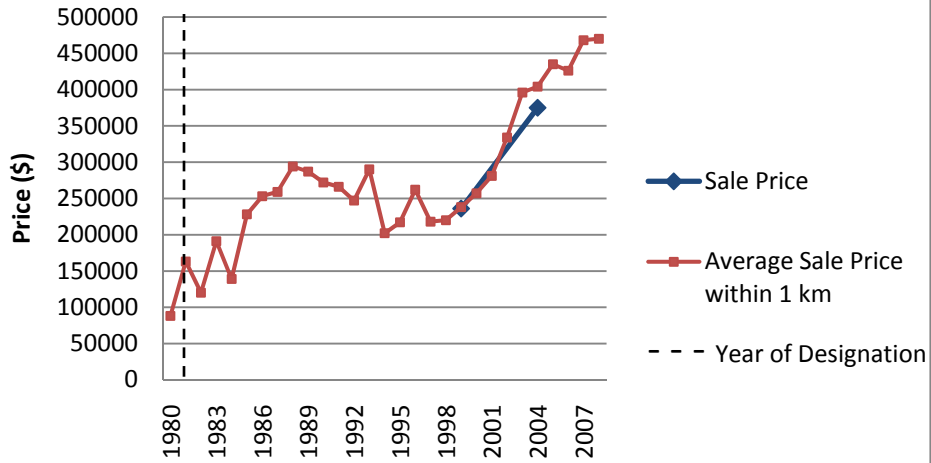
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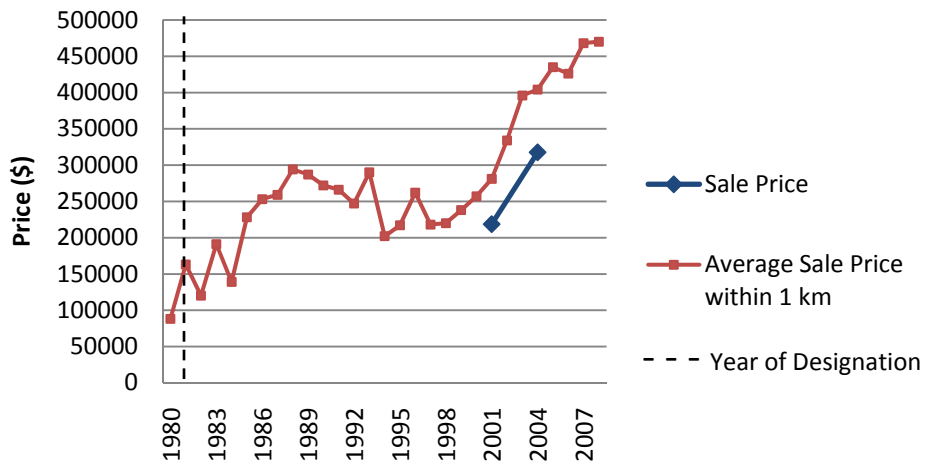
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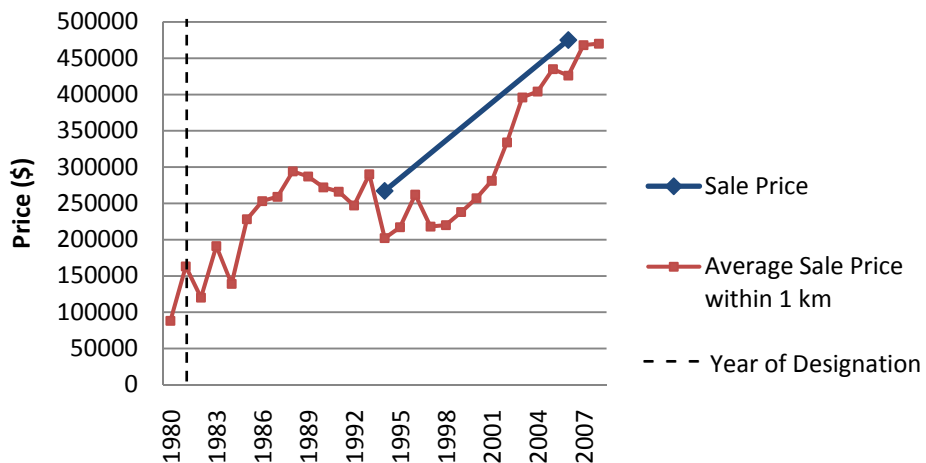
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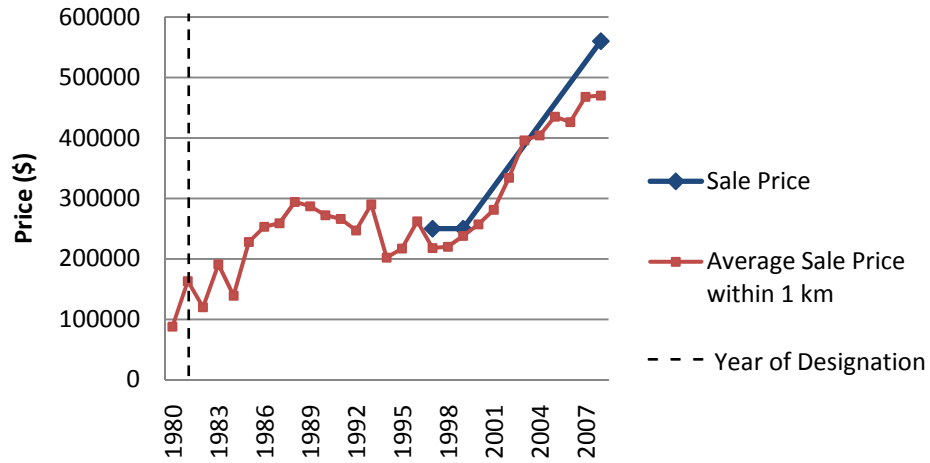
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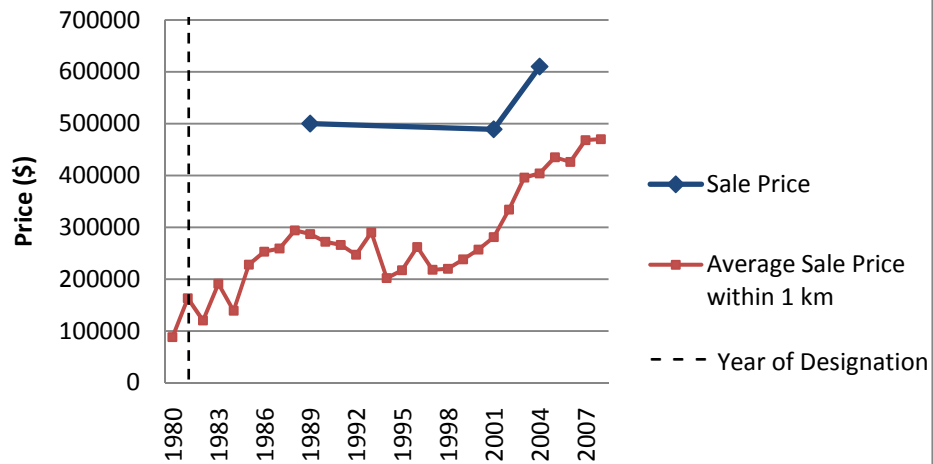
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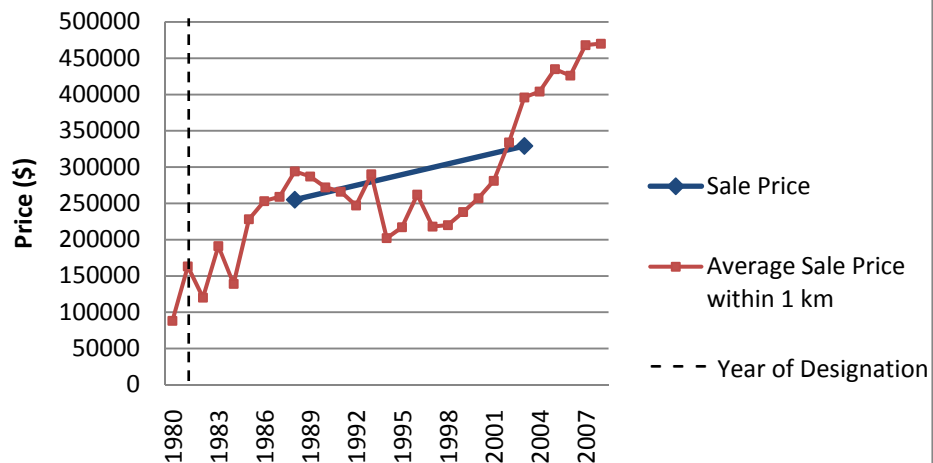
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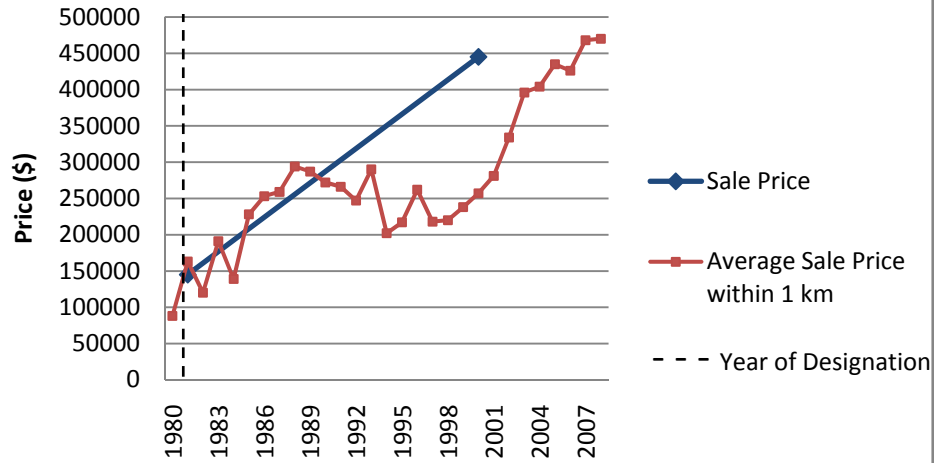
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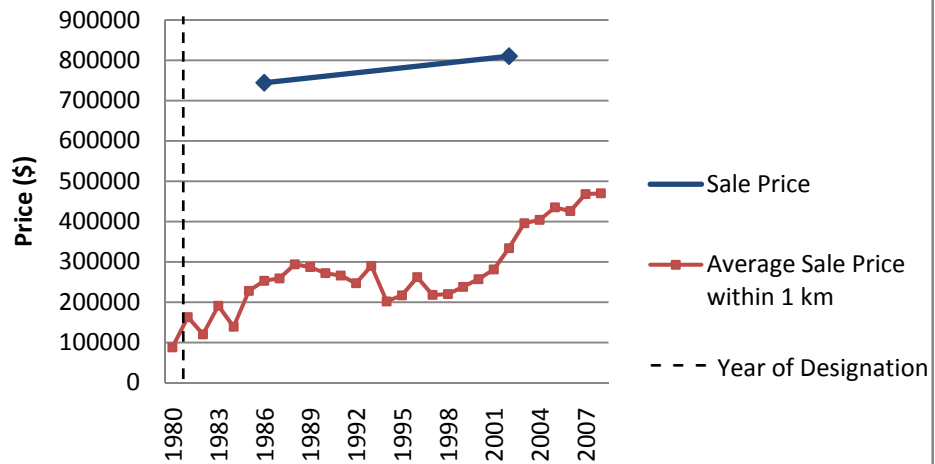
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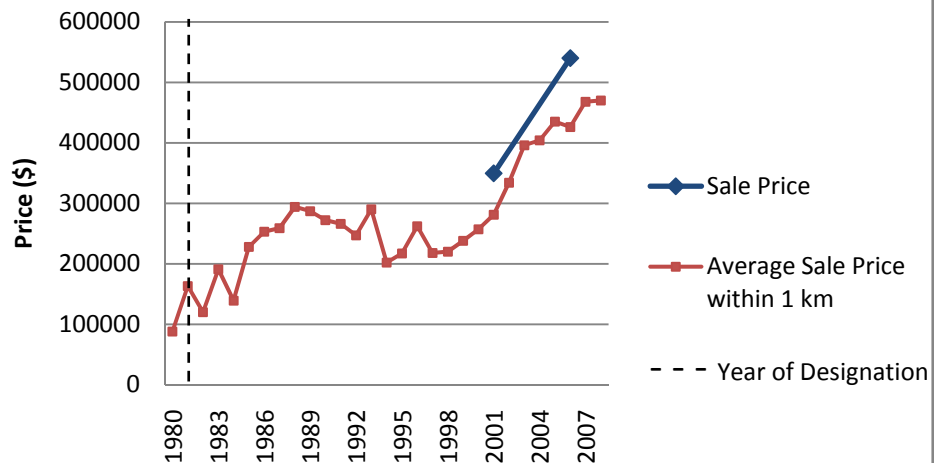
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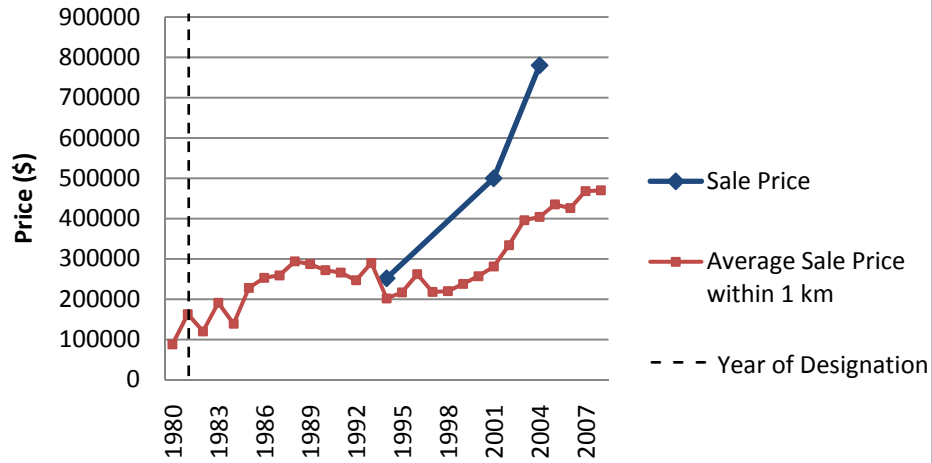
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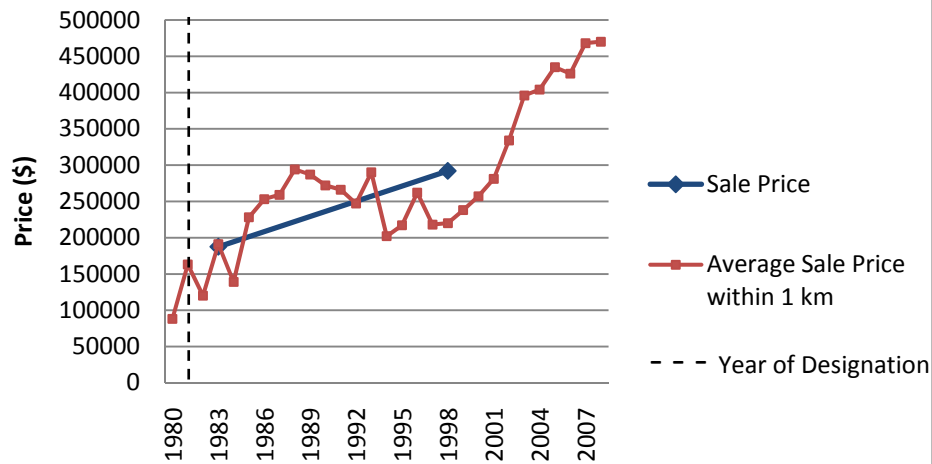
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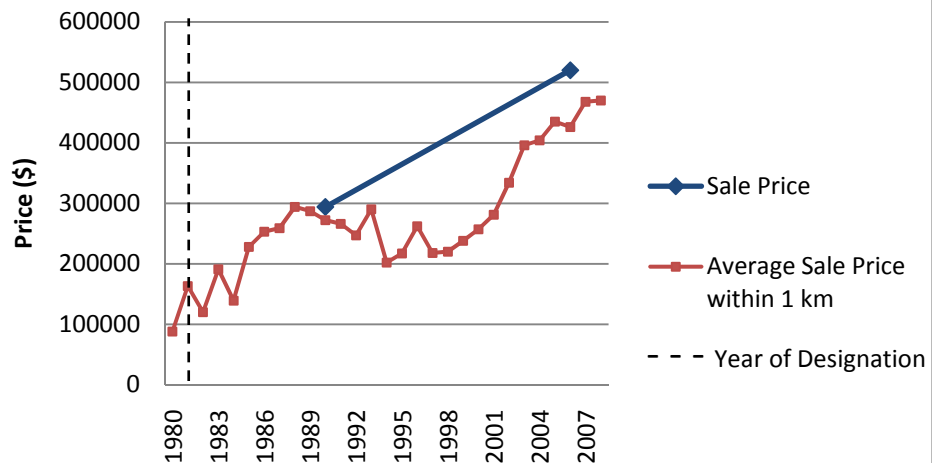
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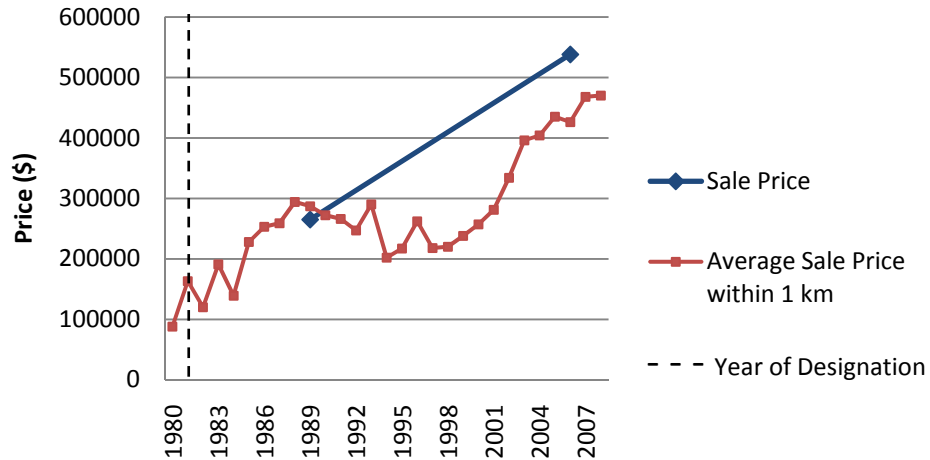
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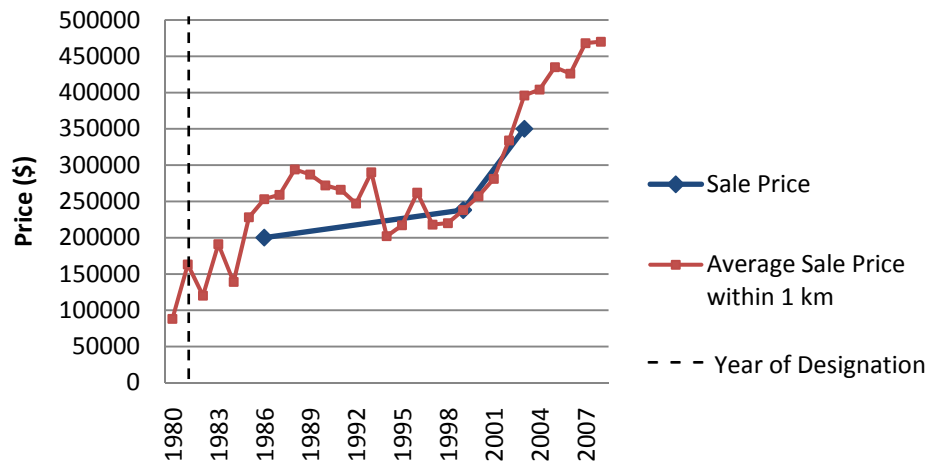
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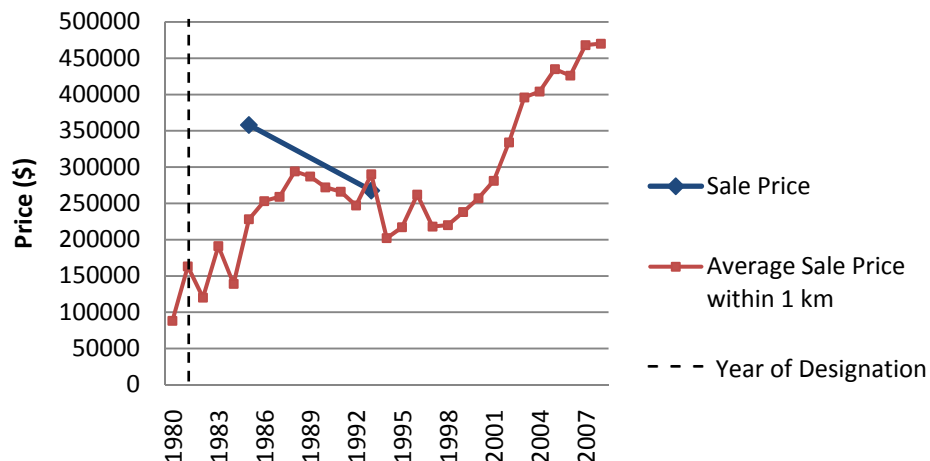
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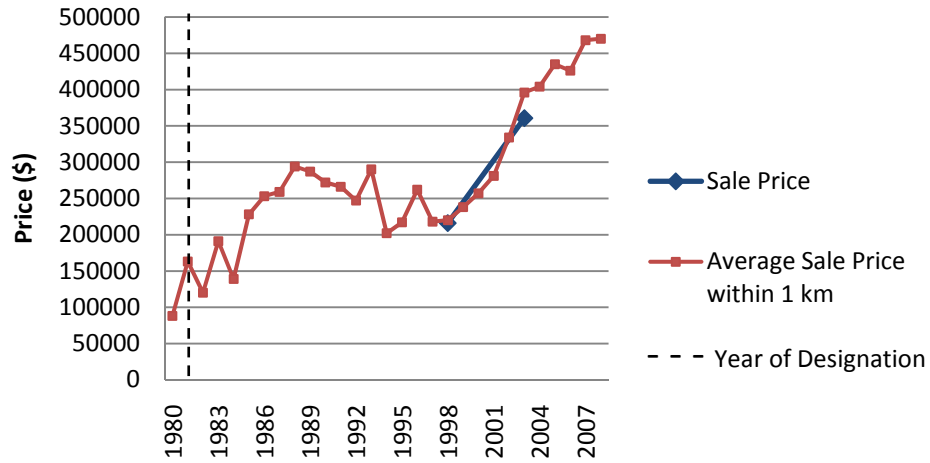
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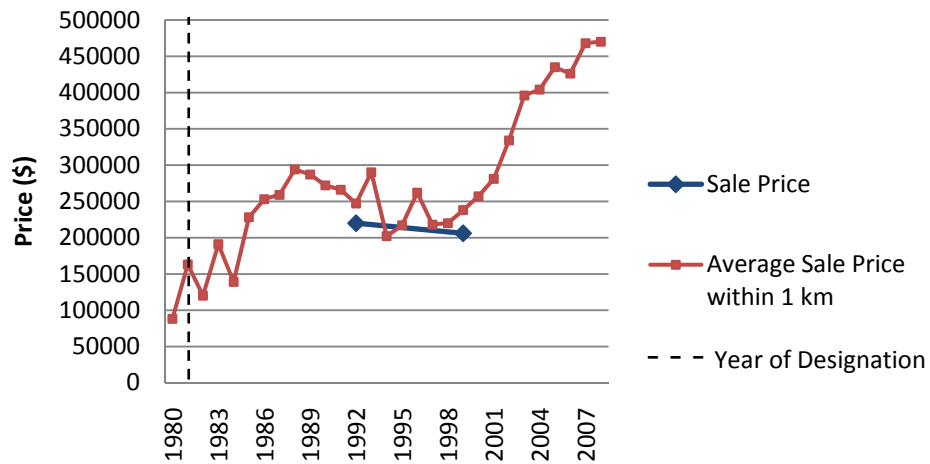
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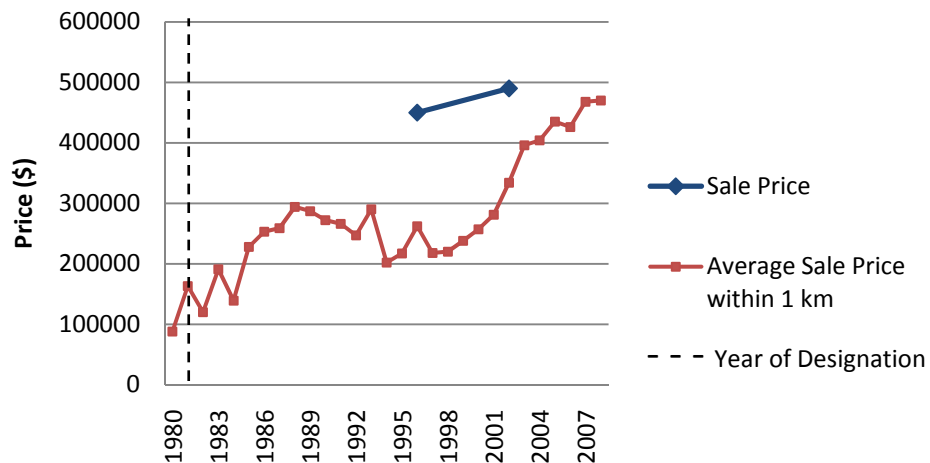
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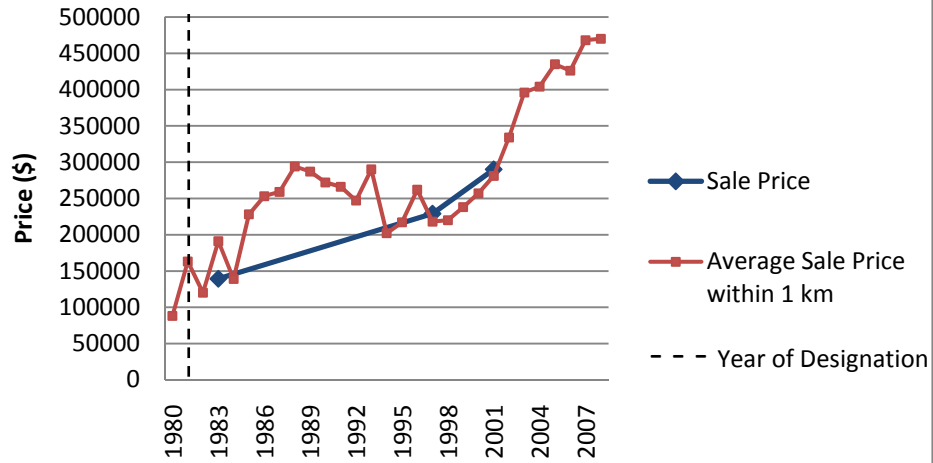
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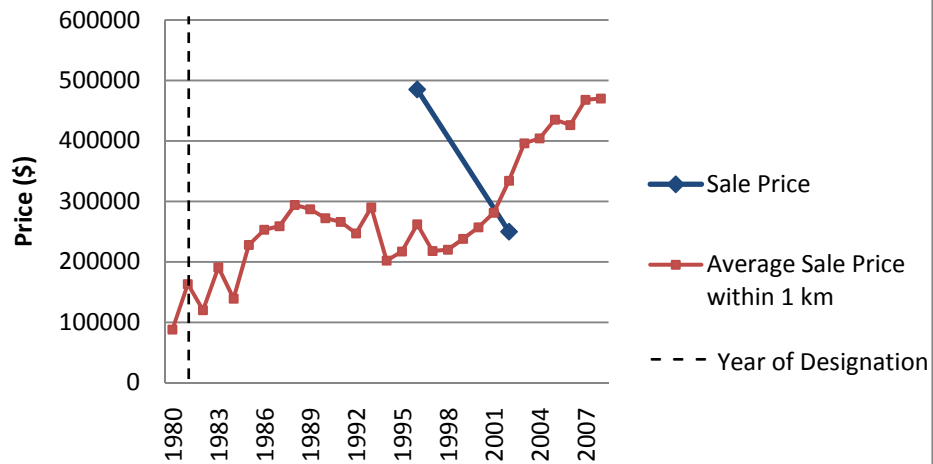
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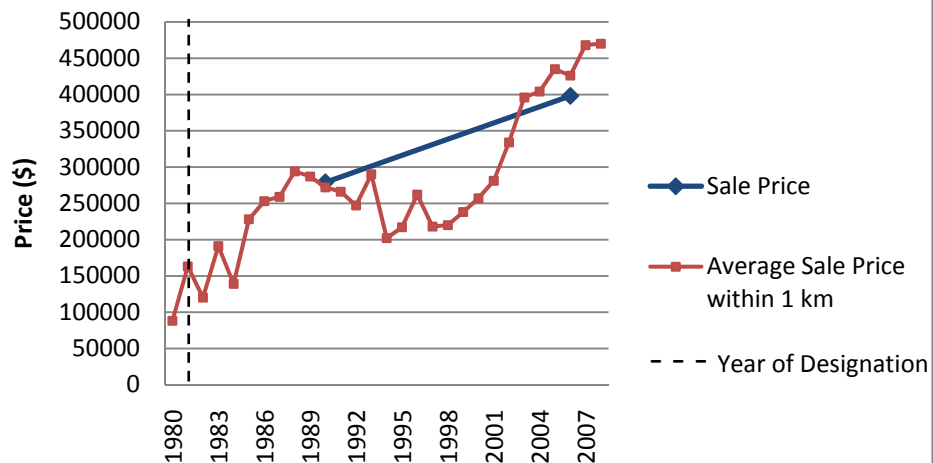
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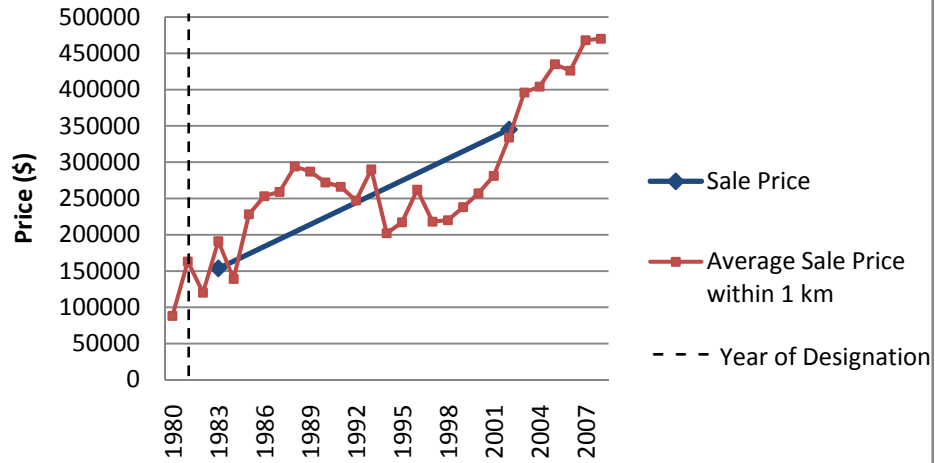
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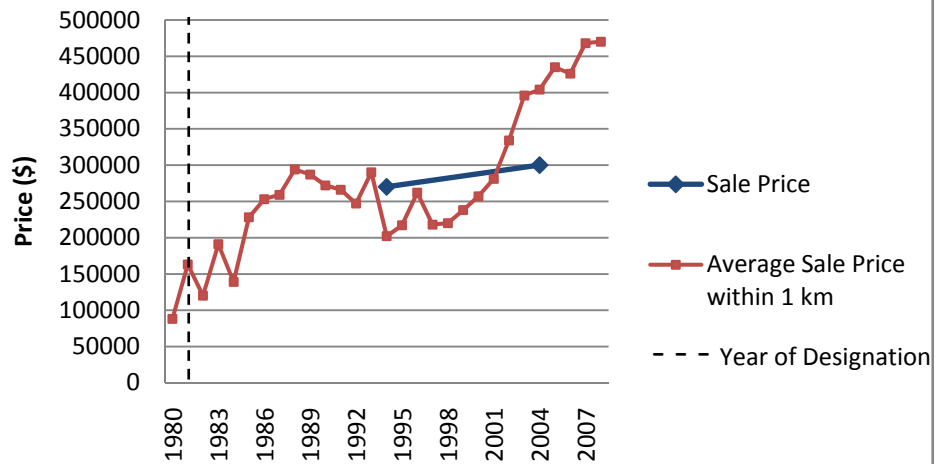
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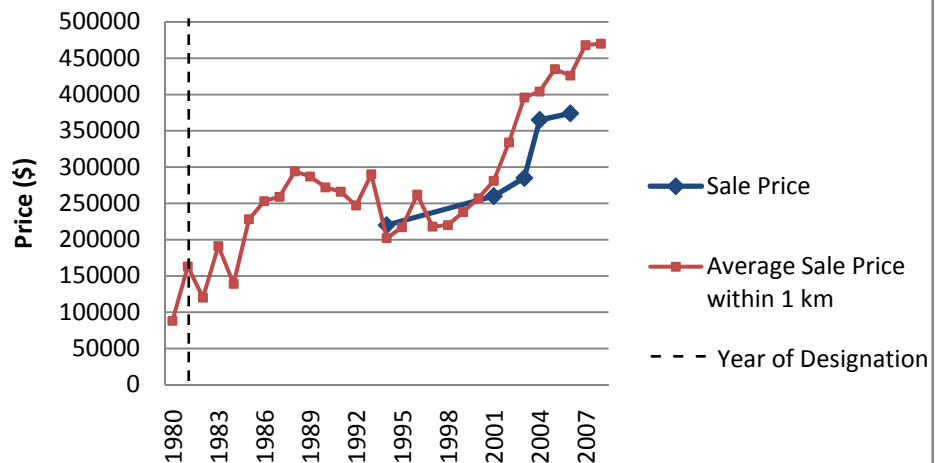
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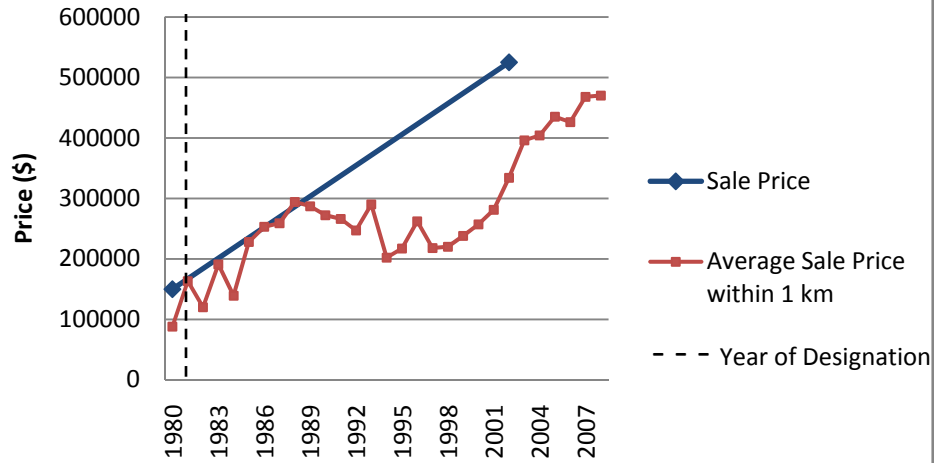
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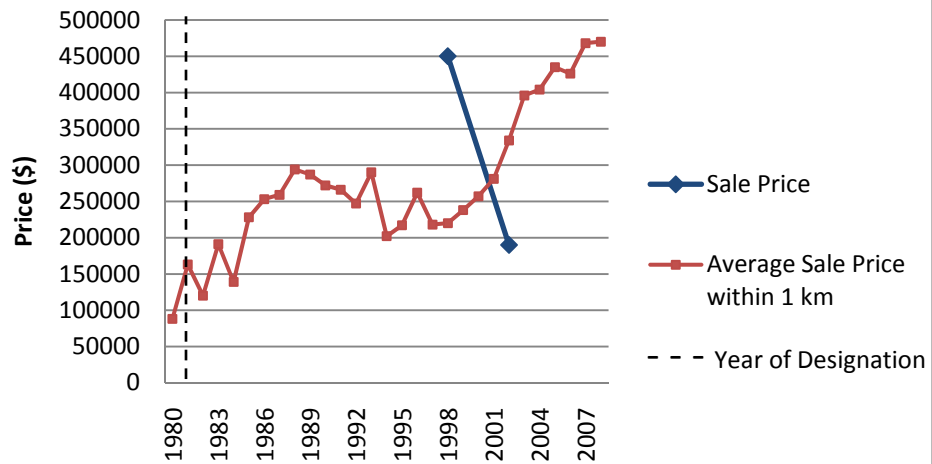
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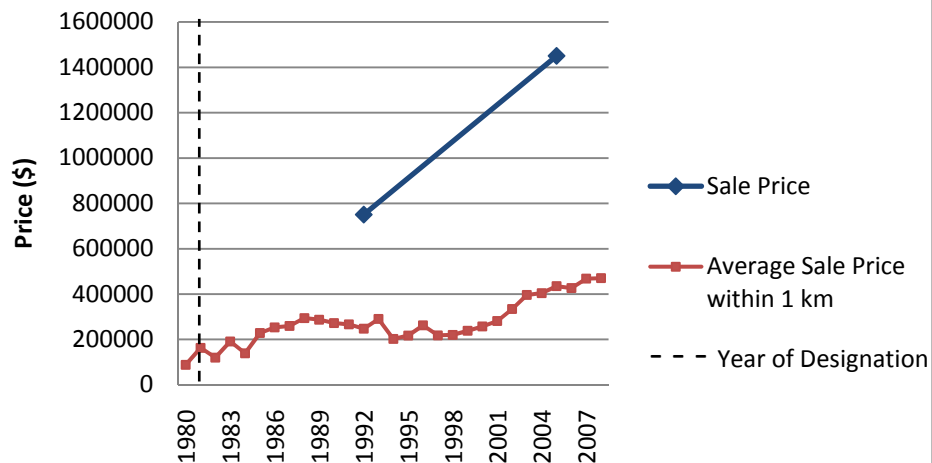
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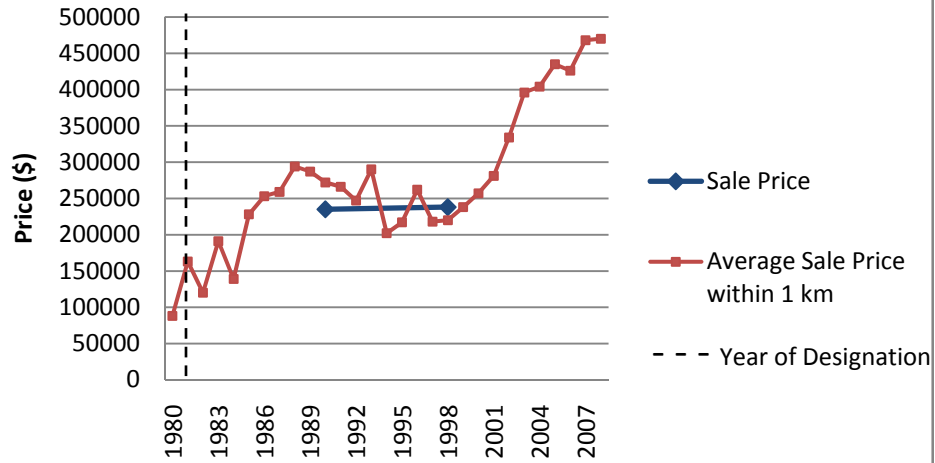
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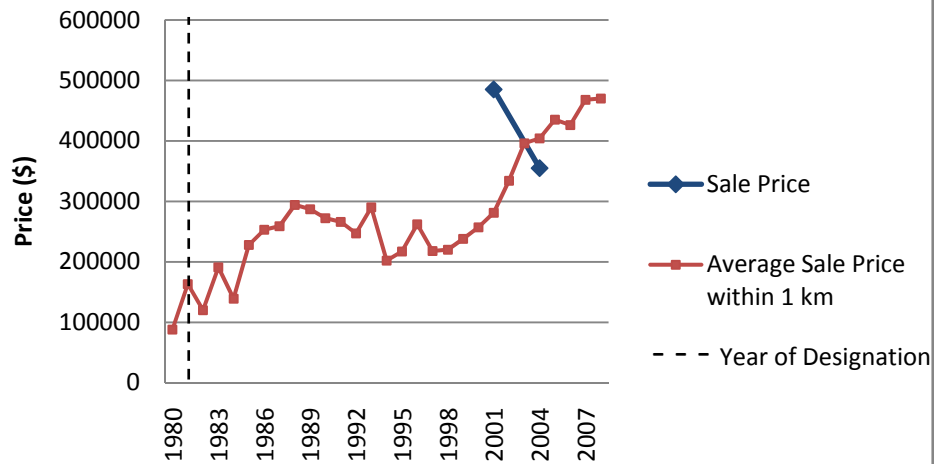
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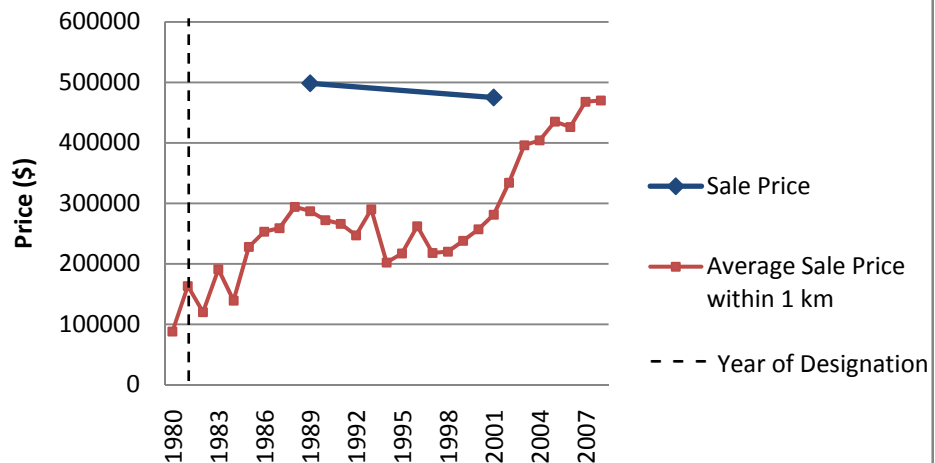
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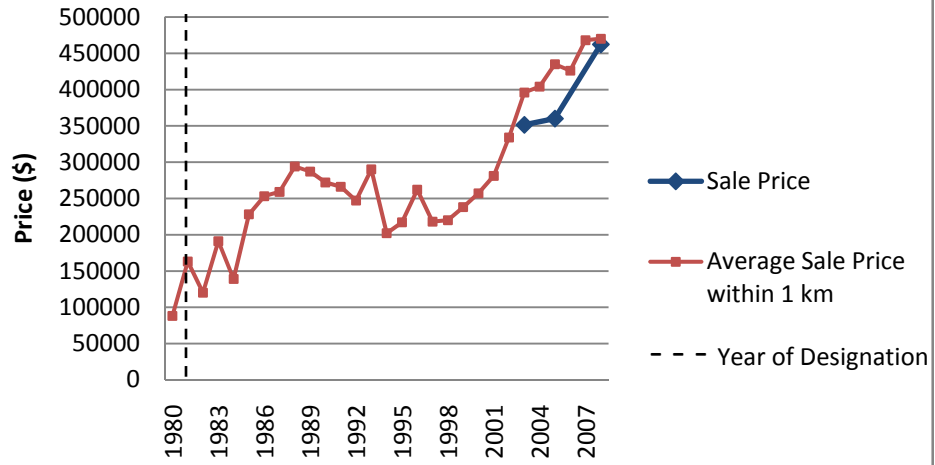
Ottawa - Sandy Hill - Property 65



Ottawa - Sandy Hill - Property 66



Ottawa - Sandy Hill - Property 67



Appendix G

Summary of Key Stakeholder Interviews

Heritage Conservation District Name: Sandy Hill Heritage Conservation District, City of Ottawa
 Month(s) of Interviews: January 2009
 Number of People Interviewed: 3

Question	Summary of Answer
1. How are you involved in the HCD?	<ul style="list-style-type: none"> • Heritage Planner (1) • Interested resident and volunteer (1) • Past President of Heritage Ottawa – advocate for heritage and make sure guidelines are met by city, politicians and developers (1)
2. How did the HCD come about?	<ul style="list-style-type: none"> • Designated in 1982 – one of the first HCDs (1) • Came about from the neighbourhood Planning Initiative (2) • People were excited about the heritage resources of the area (2) • Locals carried out a lot of research (1) • Five little districts (1)
3. In your opinion how has the HCD designation been accepted?	<ul style="list-style-type: none"> • Has been around for 27 years so it is well accepted (2) • Individual homeowner awareness – people are proud of doing good things with buildings (1) • People who do not know about HCDs are the ones that feel threatened (1) • Some people think "big brother" city is telling you what to do (1) •
4. In your experience what are the HCD management processes in place and how do they work?	<ul style="list-style-type: none"> • Doing study to develop guidelines and a proper inventory (1) • Grant program – restoration of original elements (2) <ul style="list-style-type: none"> - Carrots are important to get good work - 30 properties a year • Zoning by-law – heritage overlay (1) • Culture within the department – city wide database, as well as staff knowledge (2) • Heritage Districts are include in the Official Plan (2) • Works well – things that are supposed to go to LACAC do to (1) • Heritage Ottawa has set up a network of neighbourhood heritage keepers (10-12) to be the eyes and ears in the community – will go to workshops (1) • Community buy-in works exceedingly well (1) • Communities aware of what they want and increasing knowledge of the processes have resulted in successfully fighting development (1) • Good relationship between LACAC, Staff and Heritage Ottawa – small enough heritage community that is easy to keep in touch (1) • Community organization – Action Sandy Hill (2)
5. In your experience what is the process for applications for alterations?	<ul style="list-style-type: none"> • Building permit are taken to city wide Client Service Centre's where a database flags heritage (Part IV, V or heritage interest) • Planners review applications • If the change is significant it goes to the Municipal Heritage Committee for review, with a report prepared by staff (2) • If the change is not significant then the staff approve and provide advice • Deal a lot less with regulations, than with discussions (2)

	<ul style="list-style-type: none"> - Do not have teeth with legislation so negotiation is key - A lot goes on behind the scenes – outrageous things do not see the light of day • Approve more than are not approved (1) • Pre-meetings are held – give advice before plans are officially submitted – this saves time and money (1) • Grant program - \$5000 per approved house per year (1)
6. Is there a communication process set up for the HCD?	<ul style="list-style-type: none"> • Plaques and signs (1) • Mostly through the media and websites (1) • Informal communications seem to be working, so there is no need to set up something more formal (1)
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"> • Pressures with movement of University of Ottawa into borders (student housing encourages people to buy and subdivide, low property maintenance), creates breaks in blocks, cause people to move away (2) • Front yard parking (cannot take away rights that are grandfathered, not a lot of alternatives) • Very small – in retrospect it would have been much better to have combined into one district - working on two new districts to fill in the existing gaps City of Ottawa has done survey of the whole area now (2) • Demolition by neglect – working to develop a by-law for HCDs for City to go in fast, based on the by-law in Hamilton – even if it does not pass there has been a lot of media attention (1) <ul style="list-style-type: none"> - Some developers buy and leave to deteriorate on purpose - In Sandy Hill two developers did this and the fine money is supporting the HCD study for two additional districts – at least a positive thing has come out of it • No tax relief program – Politicians have indicated this will not happen due to the distribution of the HCDs in the downtown area – outlying areas would be upset (1) • City only has two heritage planners, they can barely react to things (1) • Hard to keep modern development from encroaching (e.g. 20 storey tower overlooking the area) (1)
8. What are similar non designated areas?	<ul style="list-style-type: none"> • Immediately surrounding the areas to the west
9. Other comments	<ul style="list-style-type: none"> • Worried about intensification because there are not a lot of champions – what type of intensification is appropriate?

Appendix H

Requests for Alterations

Sandy Hill HCD Applications for Alterations

2001 until 2008

Date Submitted	Date Approved	Time Frame (Weeks)	Type
February 19, 2002	March 19, 2002	4	New construction on empty lot
May 16, 2003	June 17, 2003	5	New construction - student residence
September 15, 2004	October 5, 2004	3	Addition clad in stucco

