



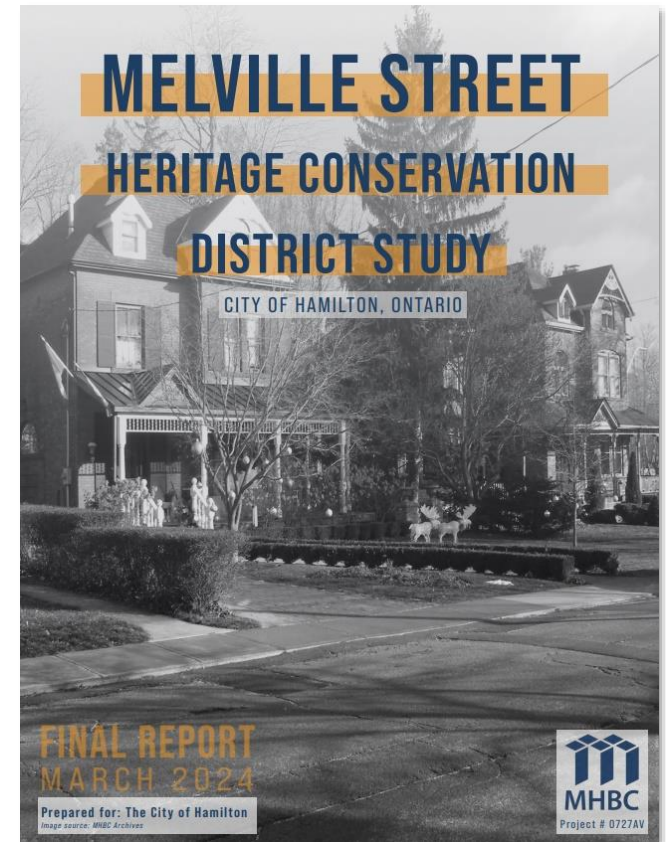
Hamilton

Melville Street Heritage Conservation District Study

Hamilton Municipal Heritage Committee
August 19, 2024

Presentation Overview

- What is a Heritage Conservation District?
- District Designation Process
- Project Background
- Summary of Melville Street HCD Study
- Recommendations:
 - Preparation of a District Plan
 - Interim Protection of “Contributing” Properties
 - Cross-Melville HCD Advisory Committee / HPRS
- Next Steps



What is a Heritage Conservation District?

- An area comprised of a **concentration** of heritage resources with **special character** or historical association, that distinguishes itself from its surroundings
- May include residential, commercial or industrial areas, rural landscapes, or entire villages or hamlets, with features or land patterns that contribute to a **cohesive sense of time or place**
- Designation helps a municipality **manage** and **guide future change** in the district, through the adoption of a **district plan**, with policies and guidelines for conservation, protection and enhancement of the area's **special character**

Adapted from the Ontario Heritage Toolkit – Heritage Conservation Districts: A guide to District Designation under the Ontario Heritage Act (2006)

3

Existing Heritage Districts in Hamilton

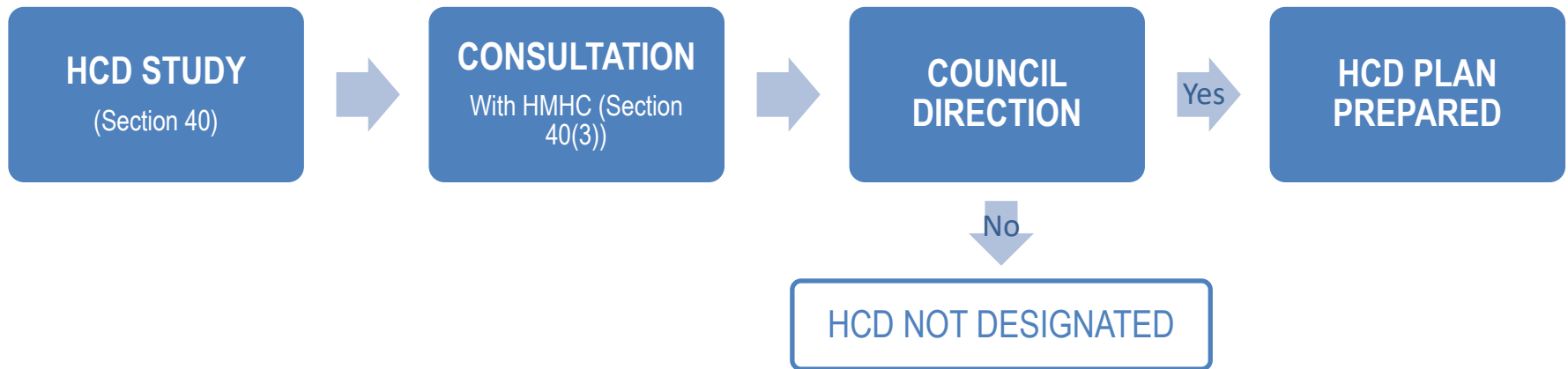
- Seven Heritage Conservation Districts

- Beach Boulevard (Hamilton)
- Cross-Melville (Dundas)
- Durand-Markland (Hamilton)
- MacNab-Charles (Hamilton)
- Mill Street (Flamborough)
- St. Clair Avenue (Hamilton)
- St. Clair Boulevard (Hamilton)

- Last new HCD designated in 2000



District Designation Process



HCD Study must include:

- a) Assessment of the character of the study area to determine if it should be protected as an HCD
- b) Identification of an HCD boundary
- c) Objectives of the proposed HCD and its related plan (i.e., what is it trying to accomplish?)
- d) Identification of changes that would be required to other municipal policy and by-laws to ensure conformity with a future HCD Plan

Criteria for District Designation (*Ontario Regulation 9/06*)

- At least 25% of the properties in the proposed district boundary must satisfy **two** of the criteria to be eligible for designation
- 9 criteria, broken into 3 categories:
 - Design / Physical Value
 - Historical / Associative Value
 - Contextual Value

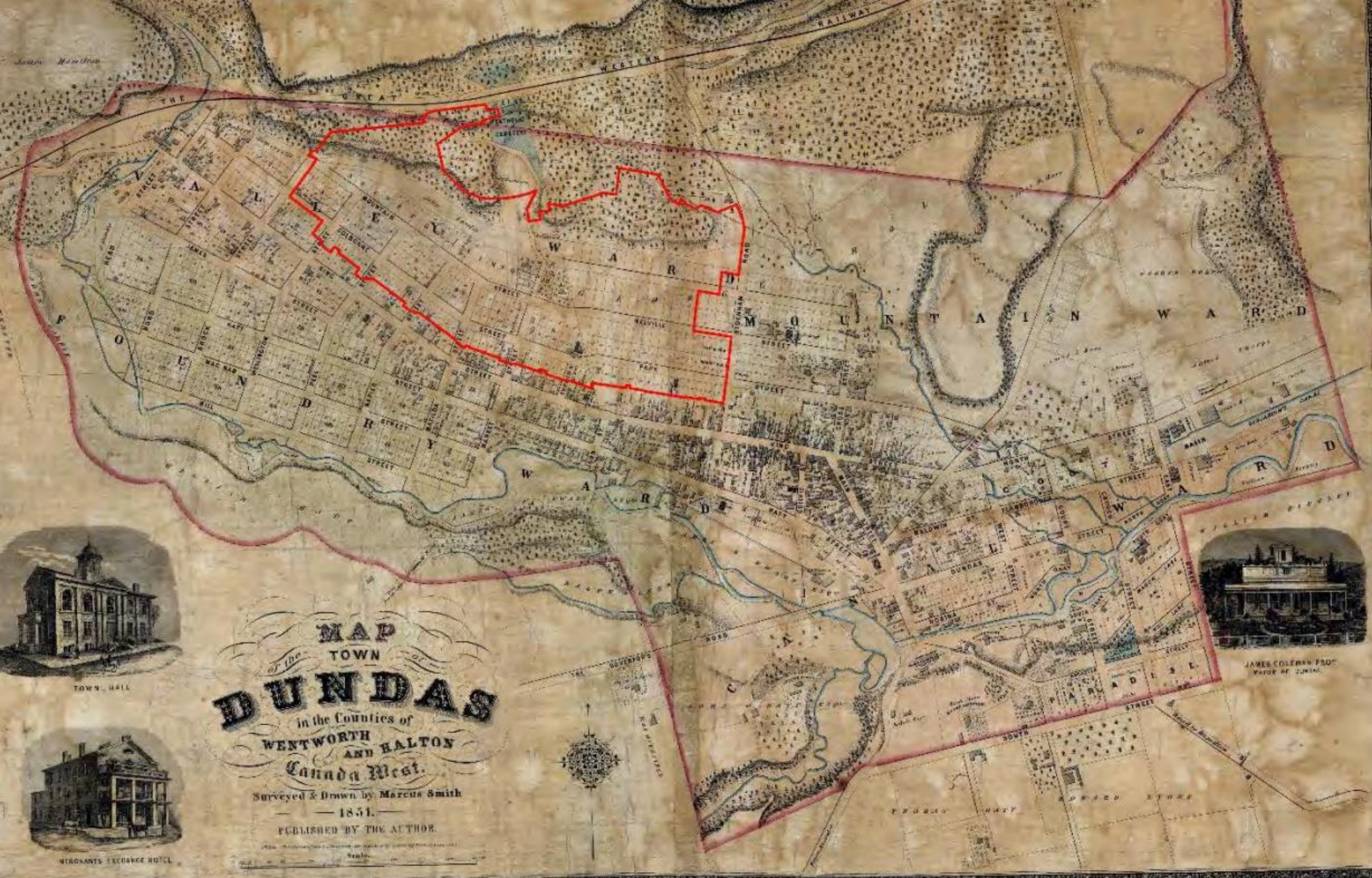
Project Background

Spring 2022 – Downtown Dundas Built Heritage Inventory Project initiated

Summer 2022 – DDBHI research and engagement, calling of Downtown Dundas Heritage Focus Group, preparation of preliminary **Historic Context Statement** for Dundas

Fall 2022 – Council passed **By-law 22-258** – HCD Study Area By-law for Melville Street area of Dundas;
Consultants retained to conduct the District Study;
Study area **expanded** after initial survey; DDBHI put on **hold**

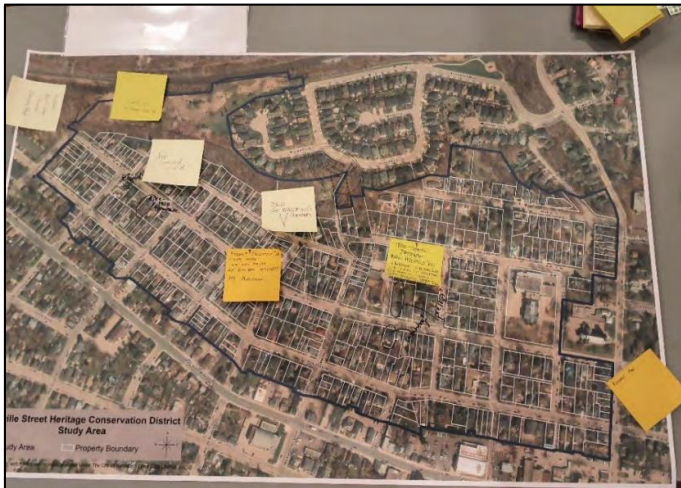




Project Background

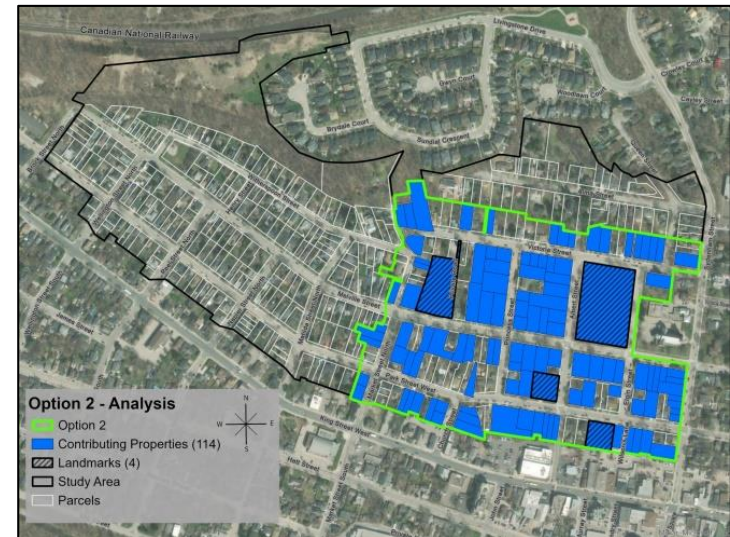
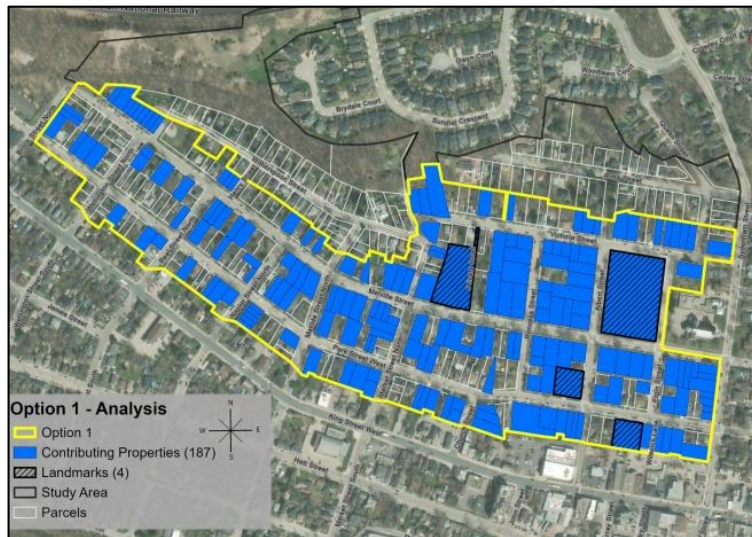
Summer 2023 – Draft Melville Street HCD Study circulated for public comment; **Public Open House** held June 14, 2023, and online survey launched to gather feedback on draft report

Summer 2024 – Final Melville Street HCD Study Report circulated for public comment; Letters sent to owners of in proposed district boundary; Emails sent to notify mailing list from public open house



Integration of Public Feedback on Draft Study

- Preference for larger district boundary
- Updated property evaluations
 - Two categories of **contributing properties** ('A' and 'B')
 - Capture the value of more vernacular buildings to the character of the area



Categorization of Heritage Value

Contributing A

- Protected heritage property (designated/easement); or
- Representative architectural style with high integrity of remaining features, defines the character of the area; or
- Rare, unique, or early example; or
- Landmark; or
- Key landscape feature(s); or
- Historical/ associative value in addition to one of the above.



Contributing B

- Representative of vernacular design that supports the character of the area; or
- Representative architectural style (less integrity of features); or
- Supportive landscape feature(s); or
- Historical/ associative value in addition to one of the above.





Contributing Properties

- Contributing A (161)
- Contributing B (131)
- Designated (Part IV) (8)
- Study Area
- Parcels



Recommended District Boundary



Property Evaluations

- At least **25%** of the properties satisfy **3** provincial criteria
(exceeding the required 2 criteria)
 - **Design / Physical Value – Criteria 1:** The properties have design or physical value because they are rare, unique, representative, or early examples of a style, type, expression, material, or construction method.
(44% of the properties meet this criteria)
 - **Historical / Associative Value – Criteria 5:** The properties have historical or associative value because they yield or have potential to yield information that contributes to an understanding of a community or culture.
(76% of the properties meet this criteria)
 - **Contextual Value – Criteria 7:** The properties have contextual value because they define, maintain, or support the character of the district.
(76% of properties meet this criteria)

Character Statement (Summary)

- Reflects **working-class** residential neighbourhood of the Victorian (1837-1901) and Edwardian (1901-1914) eras
- Largely developed between **1880-1930**, primarily **workers' housing** supporting Dundas' machine tool and cotton factories
- Included mix of **rental** housing for general labourers and skilled workers, as well as **larger homes** for notable local businesspeople (towards eastern end)
- Early **surveys**, guided by topography of **Escarpment**, created the blueprint for the community, including early streets and circulation patterns
- Predominant **architectural** styles: Queen Anne Revival, Cottages, Edwardian Classicism
- Prevalent use of **red brick** construction, tied to nearby local brickyards in 19th century
- Concentrations of similar architectural styles / clusters of buildings - massing, scale, material
- Early residents primarily of **Irish** descent, tied to the Irish Potato Famine (1846-1849), as well as **Scottish** (Lowland) – also reflected in early places of worship in the area

See full statement on **page 109** of **Appendix A** of Report

Heritage Attributes (Summary)

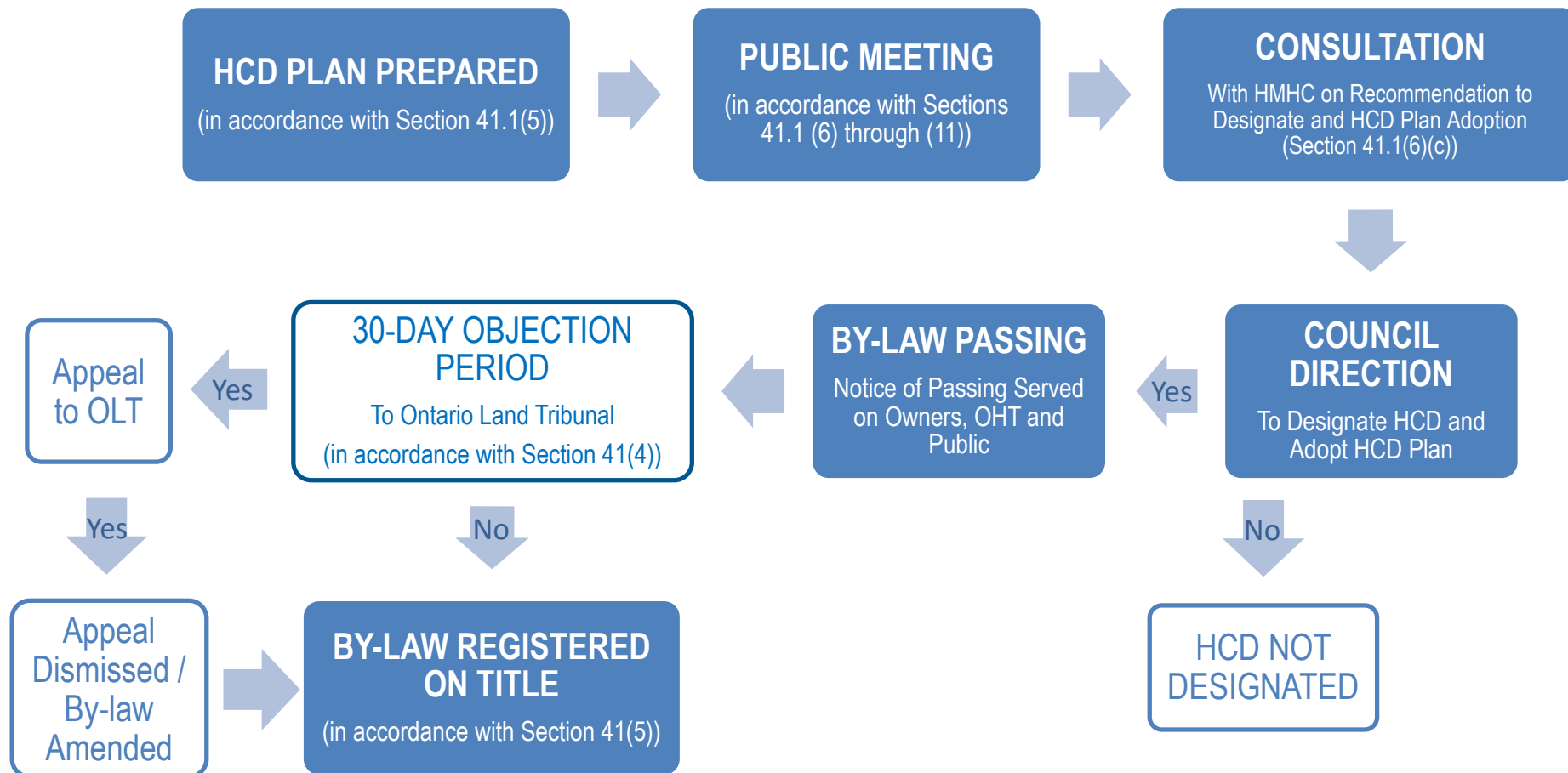
- Concentration of buildings constructed between **1880 and 1930**, **representative architectural styles**;
- Concentration of supportive architecture constructed within historic era;
- Building **cladding** primarily includes brick, stone, and stucco, general massing of **1- to 2.5-storeys** ;
- **Pre-confederation** survey areas and their lotting patterns and **streets**;
- **Interrelationship** between historic dwellings, educational institutions, places of worship and places of work;
- Collection of **landmarks** (Dundas Central Public School, St. James Anglican Church, Dundas Baptist Church, and Sunday School and the Dundas Museum and Archives);
- Unique **junction** of Witherspoon Street, Victoria Street and Market Street North;
- Narrow **treed boulevard** along Melville Street between Sydenham, Albert and Matilda Streets;
- Modest front yard **landscaping** including low-lying plantings, hedgerows and small fencing (on corner or double wide lots) and hardscaped walkways; and,
- Narrow, one laneway driveways with parking located to the rear.

See full list of attributes on **page 110** of **Appendix A** of Report

Objectives for a District Plan

- District plans aim to maintain and conserve the cultural heritage character and heritage attributes of the designated area
- Proposed objectives for the Melville Street HCD Plan:
 - Maintain the **low-profile built form** within the area (1.5-2.5 storeys), and permit greater heights where it is compatible with the district objectives;
 - Support existing uses and the appropriate **adaptive re-use** of heritage buildings;
 - **Prevent demolition** of existing buildings, natural features, or structures that contribute to the identified heritage character; and,
 - Facilitate **appropriate** (compatible/sympathetic) new development, infill, and alterations.

Next Steps in the District Designation Process

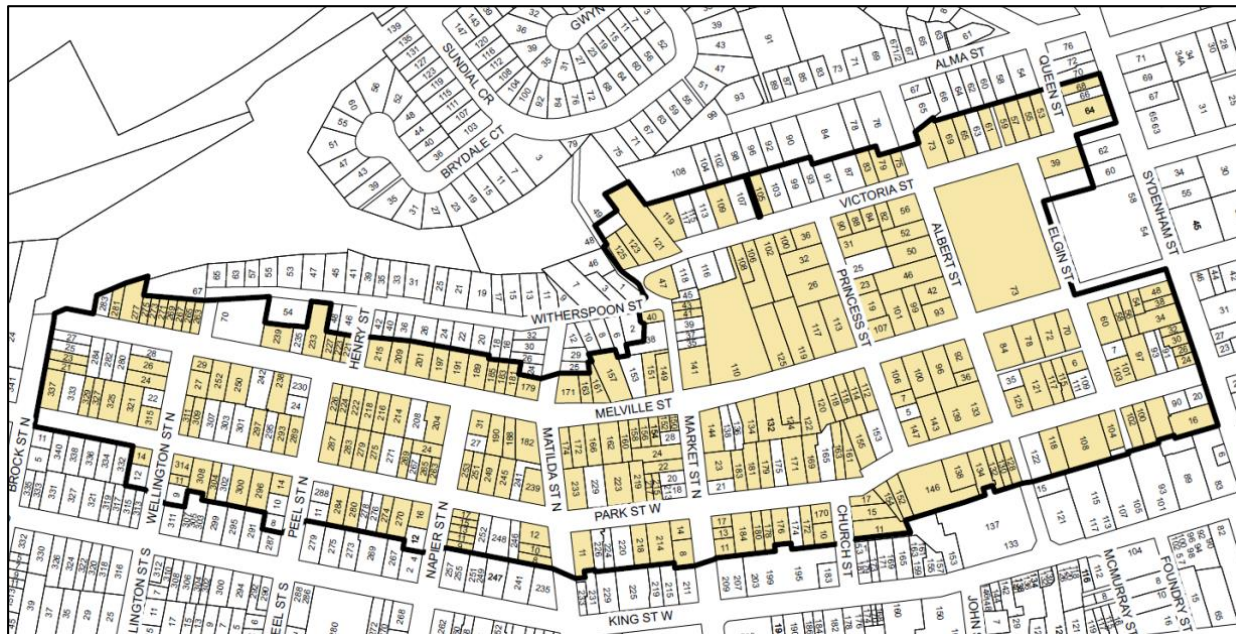


Staff Recommendations

- Direction and funding to proceed with preparation of a **District Plan**
 - (a) That the Melville Street Heritage Conservation District Study report, attached as Appendix “A” to Report PED24140, be **received**;
 - (b) That the proposed Melville Street Heritage Conservation District **boundary**, shown in Appendix “B” attached to Report PED24140, be **approved**;
 - (c) That staff be directed to **prepare a Heritage Conservation District Plan** for the proposed Melville Street Heritage Conservation District, the boundary of which is shown in Appendix “B” attached to Report PED24140, and report back to Planning Committee for their consideration on a recommendation for designation under Part V of the *Ontario Heritage Act*;
 - (d) That staff be directed to **consult** with the **affected property owners** and the **Hamilton Municipal Heritage Committee**, in accordance with the *Ontario Heritage Act*, in the preparation of the Melville Street Heritage Conservation District Plan;
 - (i) That the **funds** required to prepare the Melville Heritage Conservation District Plan, as per Recommendation (c) of Report PED24140, be reallocated from Account 8121455500.

Staff Recommendations

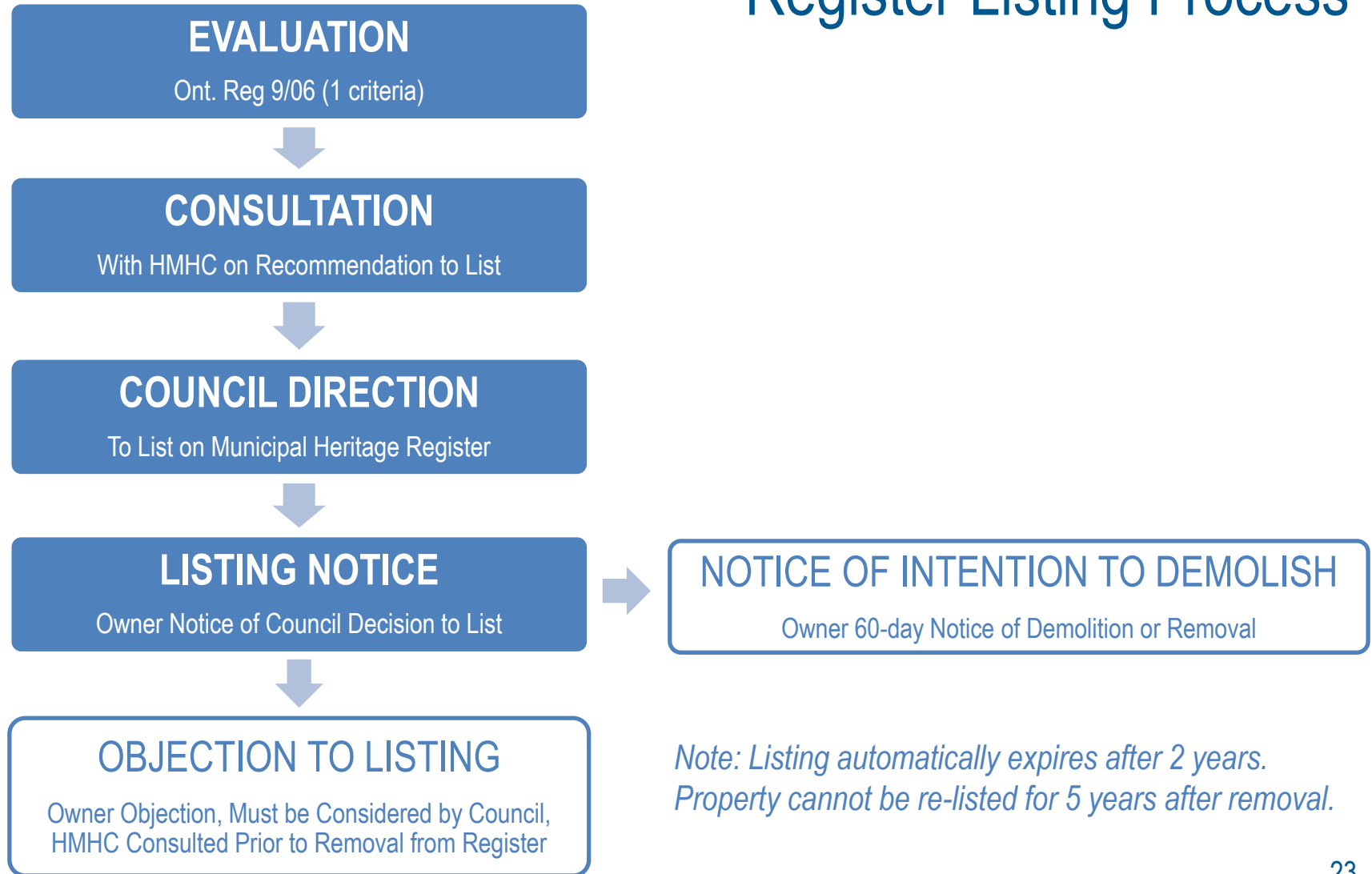
- Interim protection for “Contributing” properties while Plan prepared
 - (e) That the properties located within the proposed Melville Street Heritage Conservation District boundary, shown in Appendix “B” attached to Report PED24140, that have been determined to have cultural heritage interest contributing to the value of the proposed Melville Street Heritage Conservation District, as identified in Appendix “C” attached to Report PED24140, be listed on the Municipal Heritage Register in accordance with Section 27 of the *Ontario Heritage Act*;



Interim Protection for Listed Properties

- “Notice of Intention to Demolish” (required by OHA)
 - Separate from the Building Permit process
- Cannot prevent demolition, but delays it 60 days
- Gives CHP staff time to discuss alternatives to demolition
- Building Permit to Demolish cannot be issued until end of 60-day notice period (confirmed by CHP staff)

Register Listing Process



Staff Recommendations

- Disbanding Cross-Melville HCD Advisory Committee
 - (f) That the Cross-Melville Heritage Conservation District Advisory Committee be **disbanded** and that the review of heritage permit applications in the Cross-Melville Heritage Conservation District continue to be addressed by the **Heritage Permit Review Sub-Committee**;
 - (g) That the membership composition in the **Terms of Reference** for the Heritage Permit Review Subcommittee be amended to include “One (1) representative from Cross-Melville, Dundas”;
 - (h) That the **citizen member** currently appointed to Cross-Melville Heritage Conservation District Advisory Committee be **appointed** to the Heritage Permit Review Sub-Committee;

- Melville Street HCD
 - Recommendations at Planning Committee **Sept 6** and Council **Sept 11**
 - Listing notices to owners of contributing properties
 - Retain consultants to prepare HCD Plan
 - Consultation with property owner in preparation of draft Plan
 - Consultation with HMHC on draft Plan
 - Recommendation to Council for district designation and adoption of new plan
- New HCD Work
 - Report to HMHC in Q4 2024 on city-wide HCD Strategy

A photograph of a residential street intersection. Large, leafy trees frame the top and sides of the image. In the background, there are brick houses and a well-manicured hedge. A stop sign with an "ALL-WAY" plaque is visible on the right side of the intersection. The text "Thank you!" is overlaid in the upper center.

Thank you!

Questions?