



Hamilton

# Melville-Park West Heritage Conservation District Plan

Planning Committee  
May 5, 2026

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PLANNING AND ECONOMIC DEVELOPMENT  
HERITAGE AND URBAN DESIGN

# Presentation Overview

- What is an HCD?
- Project Background
- Contents of the HCD Plan
- Policies and Guidelines
- Public Feedback
- Recommendations
- Next Steps



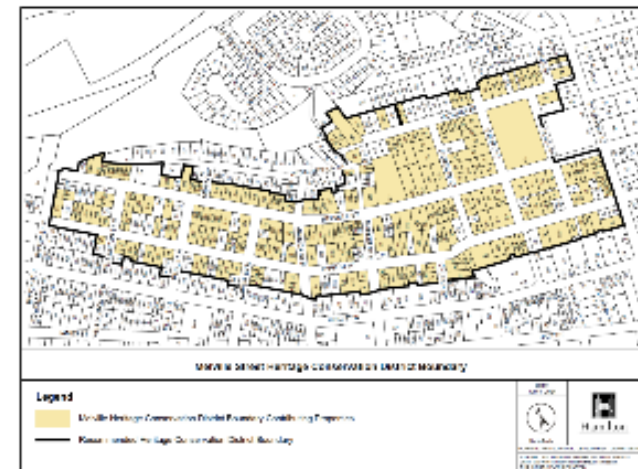
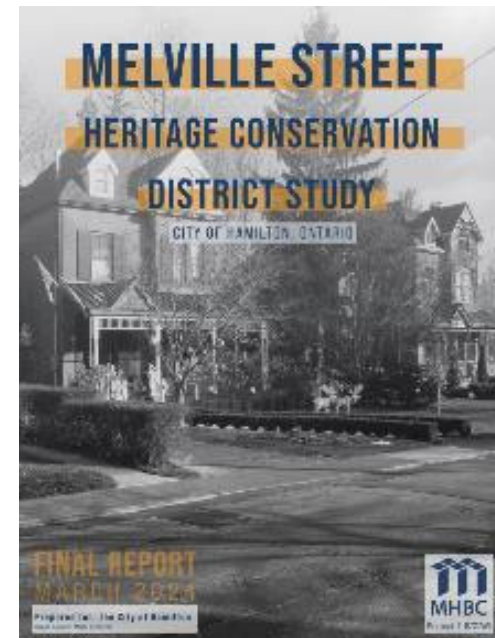
# What is a Heritage Conservation District?

- An area comprised of a **concentration** of heritage resources with **special character** or historical association, that distinguishes itself from its surroundings
- HCDs are protected by **designation** under Part V of the *Ontario Heritage Act*
- Designation helps a municipality **manage** and **guide future change** in the district
- **District plans** are adopted for each HCD, with policies and guidelines for conservation, protection and enhancement of the area's **special character**
- **Heritage Permits** are required when changes are proposed in a district, including:
  - Demolition or removal of buildings or structures
  - Construction of new buildings or structures
  - Exterior Alterations and additions to existing buildings visible from the public right-of-way
  - Changes to the private and public realm landscape features visible from the public right-of-way

# Project Background

## Phase I – HCD Study

- HCD Study By-law approved by Council on September 28, 2022
- Public Open House on June 14, 2023
- HCD Study confirms area worthy of designation
- HMHC endorsement of final HCD Study on August 19, 2024
- Council approval of HCD Study and direction to prepare an HCD Plan on September 11, 2024
- Contributing properties listed on the Municipal Heritage Register



# Council-approved Melville-Park West HCD Boundary



# Categorization of Heritage Value

## Contributing A

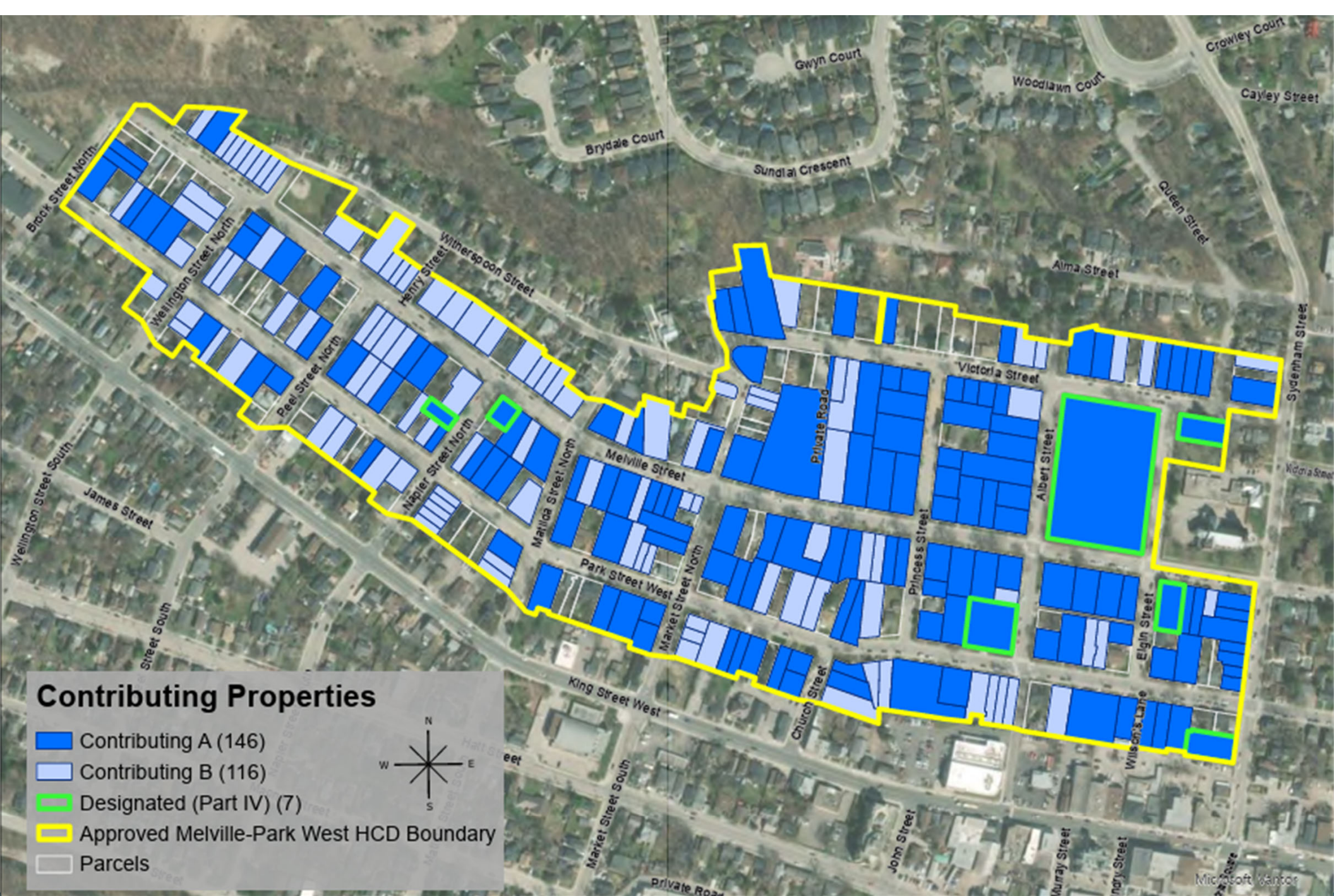
- Protected heritage property (designated/easement); or
- Representative architectural style with high integrity of remaining features, defines the character of the area; or
- Rare, unique, or early example; or
- Landmark; or
- Key landscape feature(s); or
- Historical/ associative value in addition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

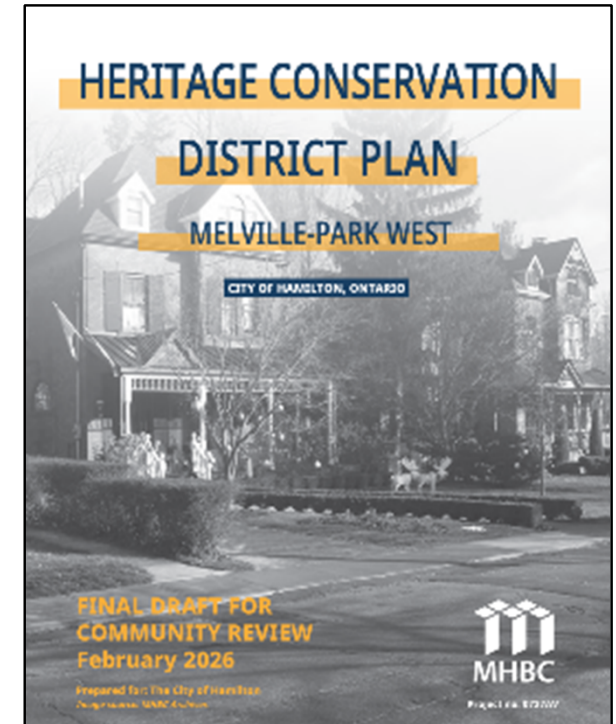
- Contributing A (146)
- Contributing B (116)
- Designated (Part IV) (7)
- Approved Melville-Park West HCD Boundary
- Parcels



# Project Background

## Phase II – HCD Plan

- Public Open Houses on April 8 and November 27, 2025
- Final HCD Plan posted online on February 27, 2026
- Public Meeting notices sent to owners on March 6, 2026
- Consultation with Heritage Committee on March 27, 2026



*A detailed list of consultation on this project is attached as Appendix “C” of this Report.*

# What are the contents of the Plan?

- Objectives of the Plan;
- A statement explaining the heritage significance of the District;
- A description of the heritage attributes (features) of the District;
- Policies for balancing the conservation of the heritage character while guiding compatible new development;
- Design guidelines for alterations and additions to existing buildings;
- Demolition policies;
- Guidelines for conserving the landscape (on both public and private property);
- Heritage funding programs;
- Implementation recommendations; and,
- Identification of types of work that don't require a heritage permit.

# Policies and Guidelines in the HCD Plan

*A **policy** is a rule that must be adhered to.  
A **guideline** constitutes best practice that will be encouraged.*

- **Part II** of the Plan outlines the Policies and Guidelines, including:
  - Section 5 – Alterations to Contributing Properties
  - Section 6 – Additions to Contributing Properties
  - Section 7 – Non-Contributing Properties
  - Section 8 – Infill Development
  - Section 9.2 – General Guidance for all properties (demolition, accessibility, sustainability, lot creation)
  - Section 10 – Public Realm
- **Part III** of the Plan identifies work that does not require a heritage permit
  - Also summarized in a chart in Appendix D of the Plan

# Public Feedback

- Public consultation and engagement summary – see **Appendix “C”**
- Summary of public comments and staff responses – see **Appendix “D”**
  - Desire for stronger landscape and tree protection policies
  - Clarification and expansion of certain Heritage Permit exemptions (fencing, solar panels, replacement of non-heritage materials in kind)
- Objection letter – see **Appendix “E”**
  - Feels the process was politically-driven, not community-driven
  - Concerned about impacts of designation on property value
  - Believes the Plan imposes onerous restrictions on private homeowners

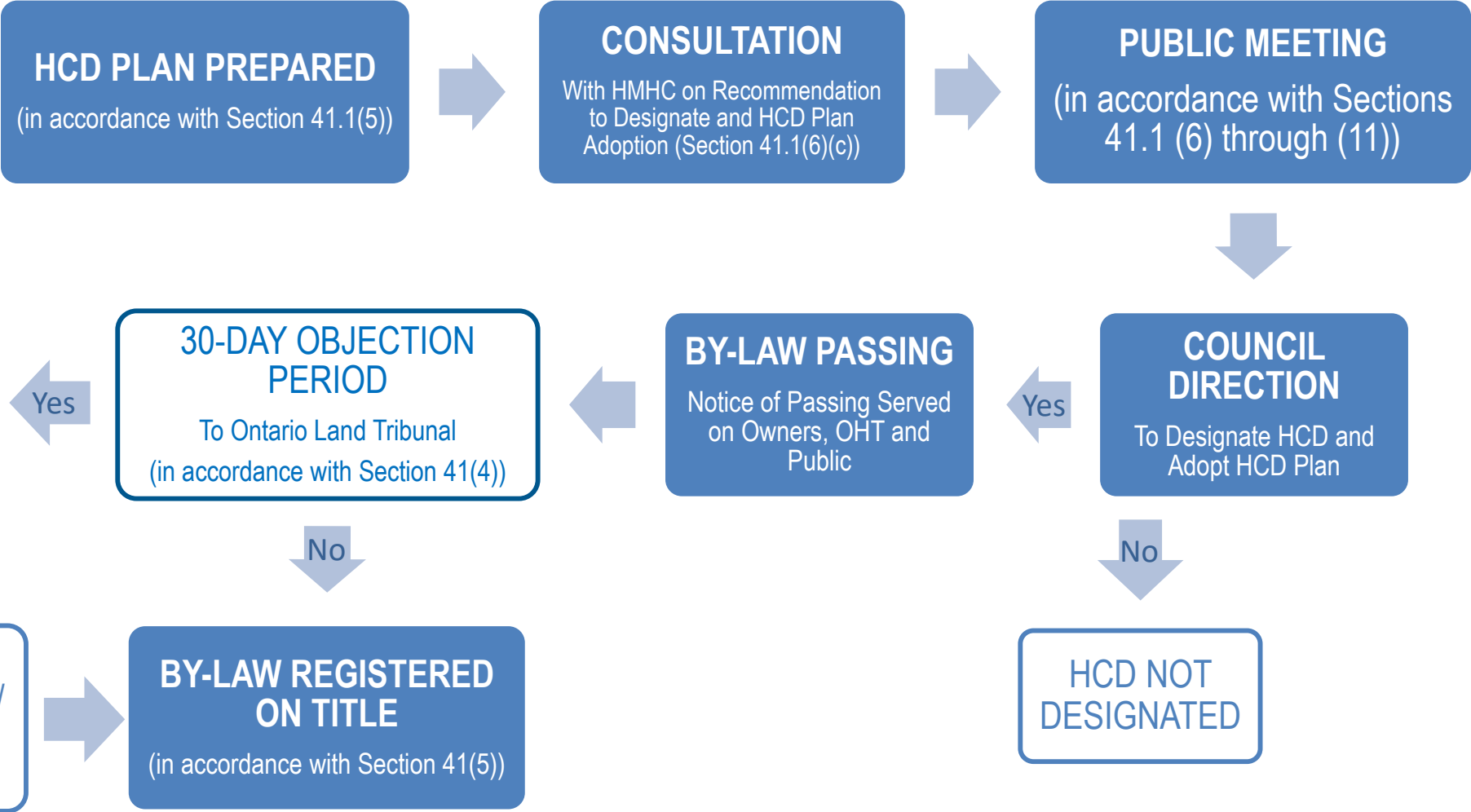
# Staff Recommendations

- a) That the Melville-Park West Heritage Conservation District Plan, attached as Appendix “A” to Report PED24140(c), **BE ADOPTED**;
- b) That the draft by-law to designate the Melville-Park West Heritage Conservation District area under Part V of the *Ontario Heritage Act*, prepared in a form satisfactory to the City Solicitor and attached as Appendix “B” to Report PED24140(c), **BE ENACTED**; and,
- c) That the membership composition in the Terms of Reference for the Heritage Permit Review Sub-committee **BE AMENDED** to include “One (1) representative from Melville-Park West, Dundas”.

# Next Steps

- Consideration by Council:
  - Adoption of HCD Plan
  - Passing of designation by-law
- Notices of by-law passing sent to property owners
- 30-day objection period for any appeals to the OLT

# District Plan Process



A photograph of a residential street intersection. The scene is dominated by large, leafy green trees that frame the view. In the foreground, a paved road with white crosswalk stripes leads to a street intersection. On the left, a large, multi-story brick house with a prominent chimney and a covered porch is visible. To the right, a red octagonal stop sign with the word "STOP" in white is mounted on a metal pole, with a smaller "ALL-WAY" sign below it. A red fire hydrant is visible on the sidewalk near the stop sign. The sky is bright and blue with some light clouds. A blue rectangular text box is overlaid in the upper center of the image, containing the text "Thank you! Questions?".

**Thank you!  
Questions?**