

## **Appendix B: Display Boards from the Dufferin Avenue, Lorne Crescent, and Surrounding Neighbourhood Meeting (with transcribed comments)**

Alternative formats and communication supports available upon request. Please contact [accessibility@brantford.ca](mailto:accessibility@brantford.ca) or 519-759-4150 for assistance

***Welcome to the***

# **Dufferin, Lorne & Neighbourhood**

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**Potential Heritage Conservation District  
Neighbourhood Open House**

**November 13, 2024**





# Dufferin, Lorne & Neighbourhood

## Consideration 1:

Are you interested in the history of your neighbourhood being further researched and publicly commemorated?

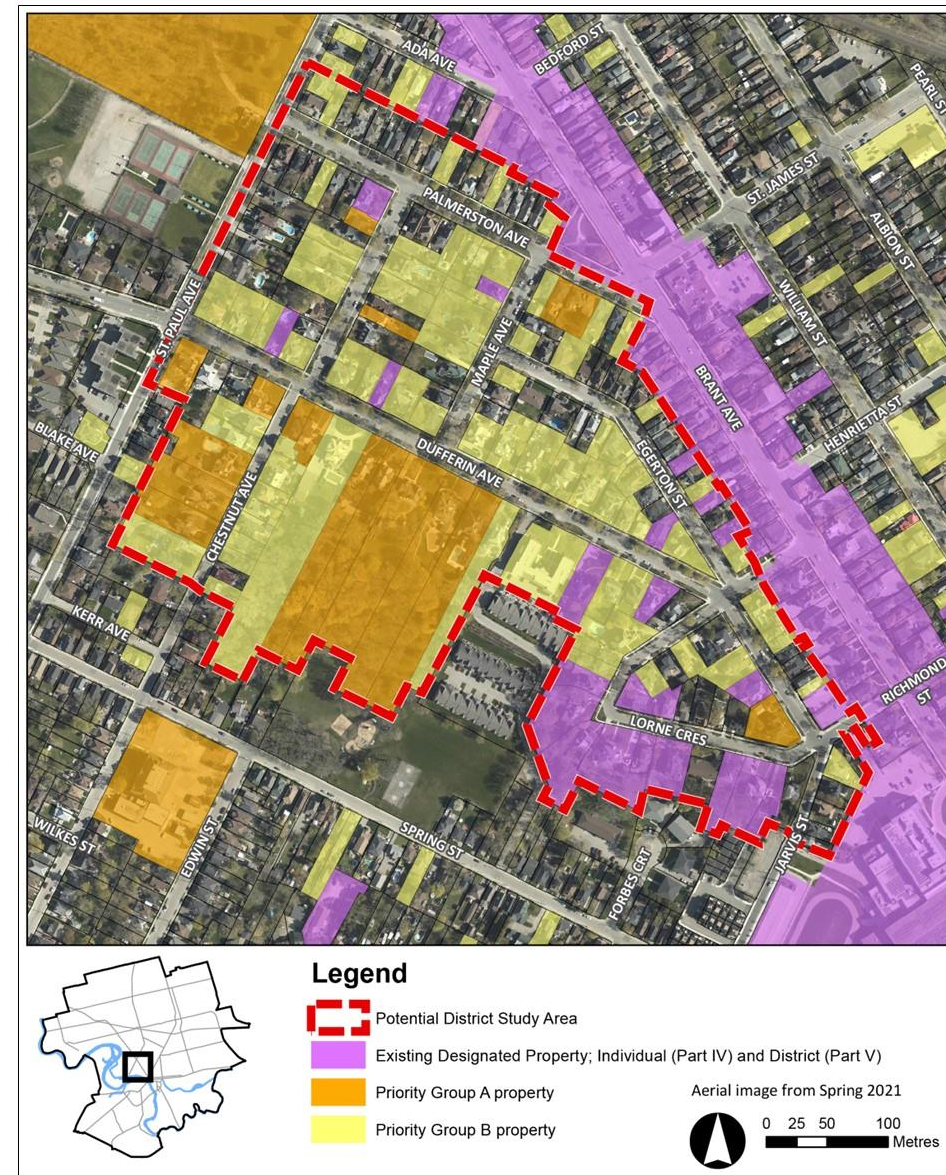
## Why Dufferin Avenue, Lorne Crescent and the surrounding neighbourhood is a candidate for being a Heritage Conservation District:

- The neighbourhood hosts some the largest and most stately homes in the City, built in the late 1800s and early 1900s.
- Many homes are associated with prominent individuals and families in Brantford at the time.

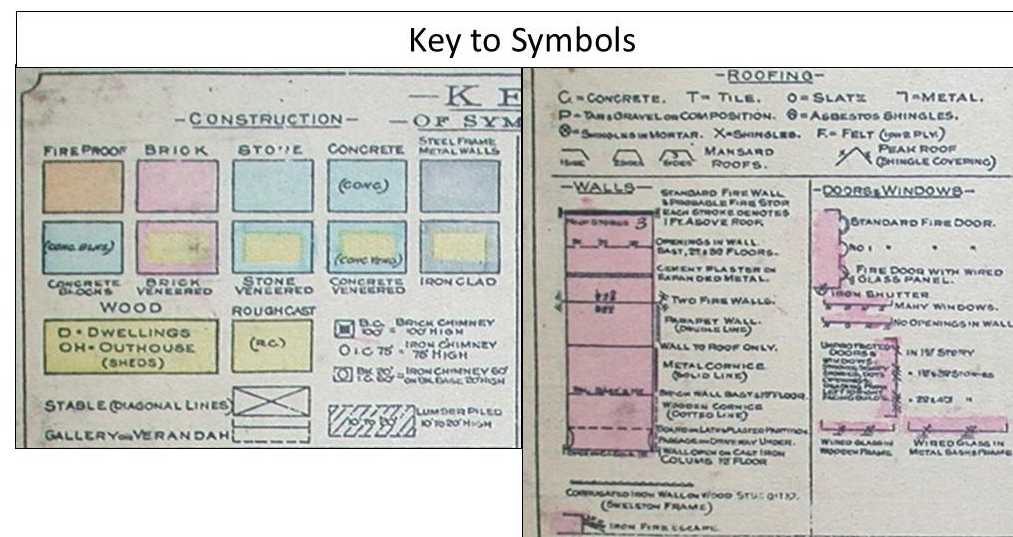
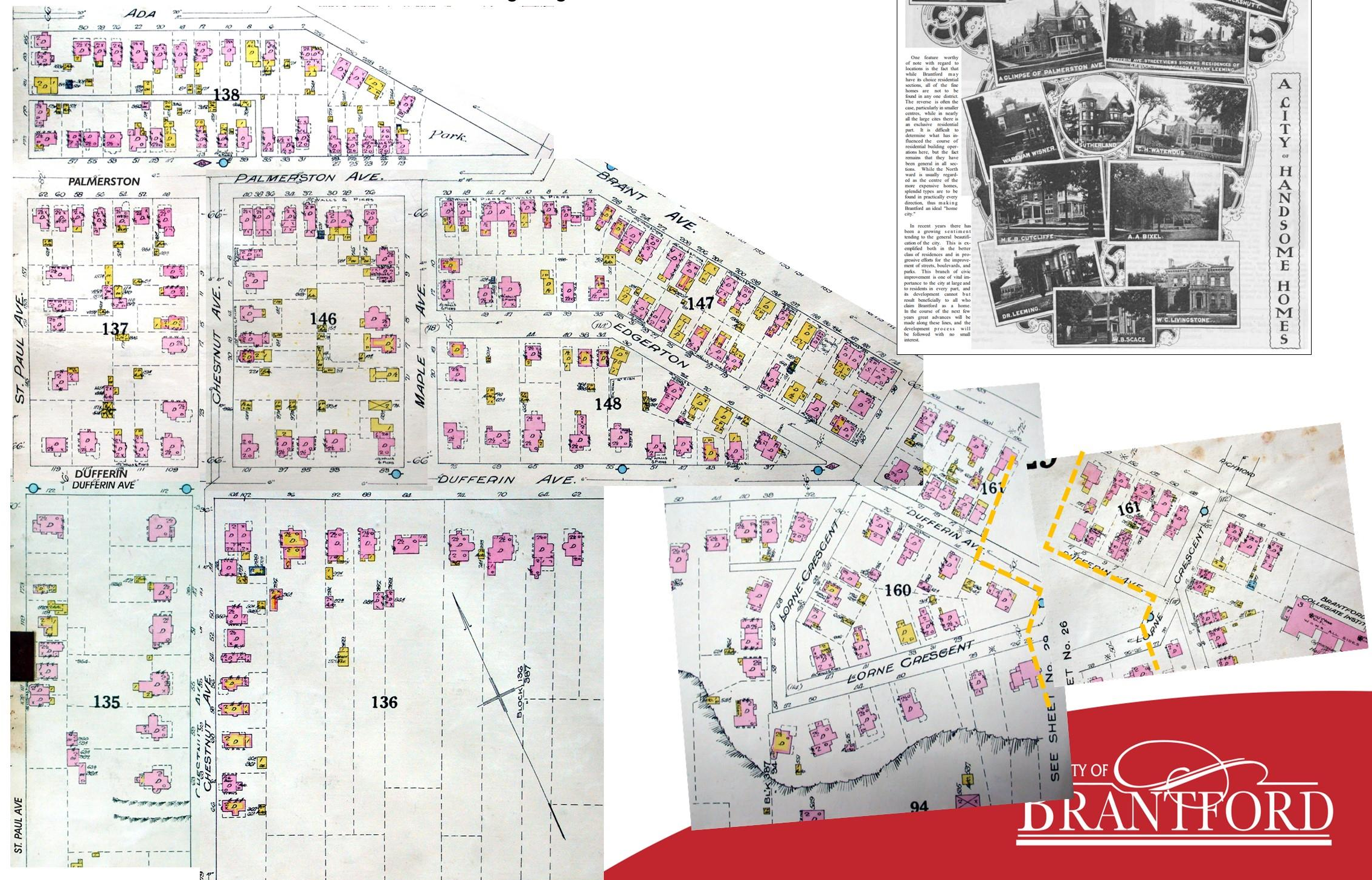
### 1919 Brantford Fire Insurance Map

Dufferin Avenue, Lorne Crescent, and surrounding neighbourhood

### Brantford Expositor, 1909



Note: Priority Group A and B properties are listed on the City's Heritage Register



CITY OF  
**BRANTFORD**



# Tell us about your neighbourhood...

## ...and what it means to you.

- What do you like about your neighbourhood?
- What do you feel makes your neighbourhood stand out from others in the City?

- Nice mature trees
- Single family homes with great character
- Very walkable
- Parks + greenspace

- Safe
- Walkable
- Single family homes
- Multi-residential gradually being restored to single family homes.
- friendly

- Most stately
- Pride of ownership

- Architecture
- Front porches

Love to walk in the neighbourhood.  
Friends comment on how beautiful the homes are.  
Dufferin / Lincoln area have historic lighting which we need thank you.

Lorne Crescent:  
One of the best displays of Victorian architecture in Ontario.  
Move set material / setting.

- Pride in ownership
- Friendly, walkable, great canopy, lots of green space
- I'd love better lighting with nicer lampposts

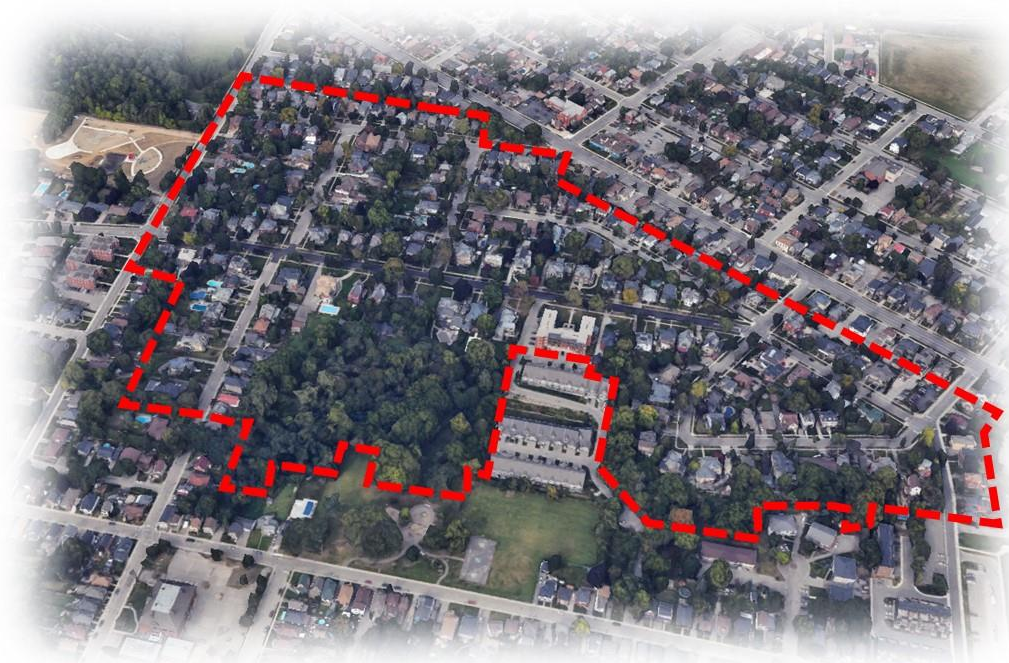
- Safe walkways + side walks
- Large property / lots
- Space between homes
- Mix of housing
- This neighbourhood has a story to tell.

- Tree canopy
- Wide sidewalks on Dufferin
- Architectural details getting restored
  - Porches
  - Windows especially stained glass
  - Gables
  - "ginger bread" details
- Active transportation design e.g. street bollards to slow traffic.

- The mix of uses within this neighbourhood, e.g. neighbourhood coffee shop; restaurants (Fume), hair salon.
- Signature parks like Dufferin Park + W. Ross property

- Architecture
- Character of homes
- Mature trees
- Neighbourhood design
- Family friendly
- Trail access
- greenspace

- Family friendly
- Great old homes (pre-1890) that have been taken care of
- Parks / greenspace, mature trees.

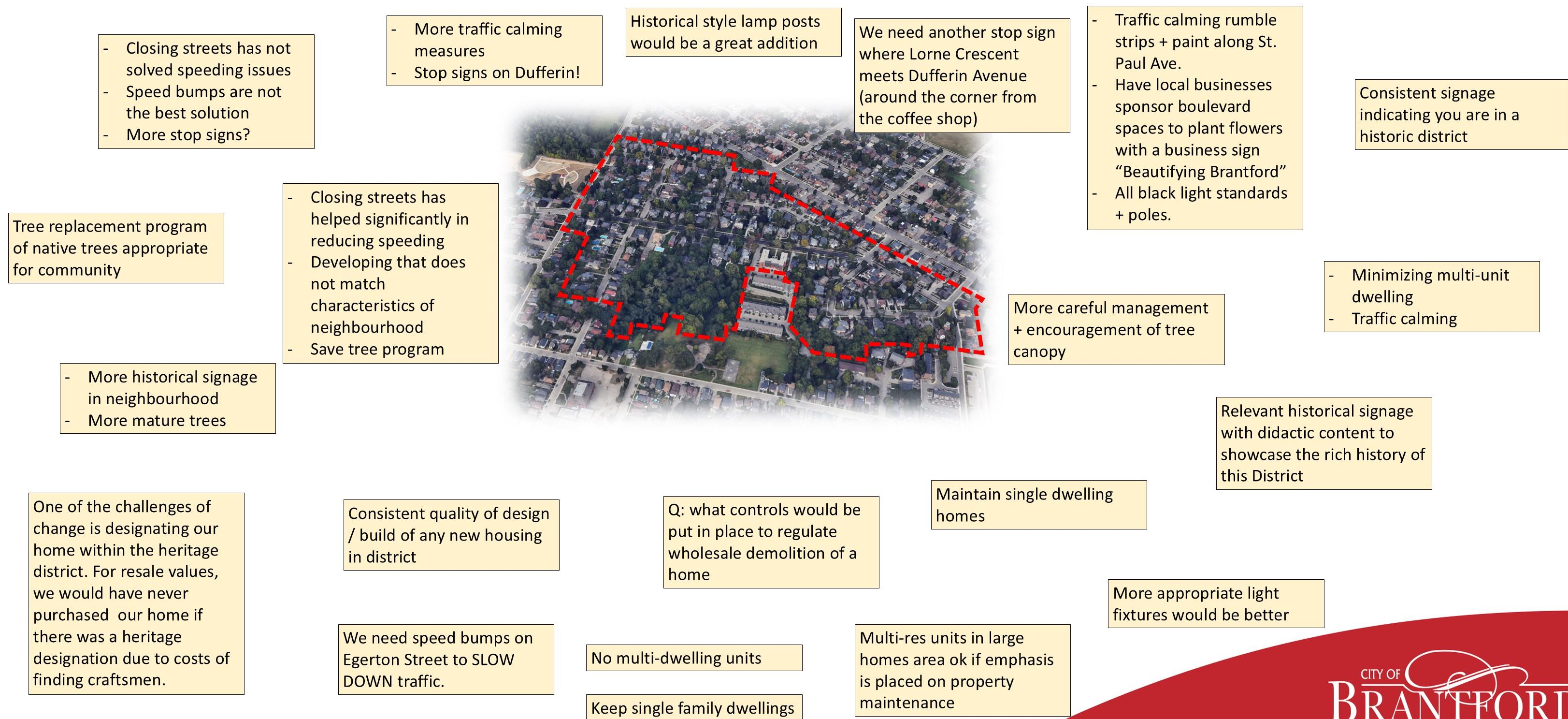




# Let's talk about your neighbourhood and change...

## Let's consider change in a broad sense first:

- Are there changes that you think could be good for the neighbourhood? What are they?
- Which features of the neighbourhood should stay the same over the next 5, 10, 15 years or more?
- What types of change could be challenging in the neighbourhood? Is there a way to make that change fit with the neighbourhood?



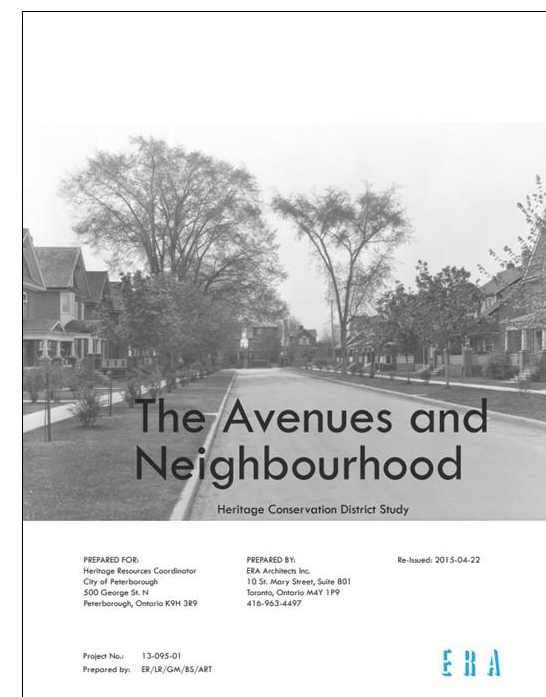


# What a Heritage Conservation District is

## What is a Heritage Conservation District?

A tool under the Ontario Heritage Act that allows municipalities to formally recognize and celebrate the prevailing character of an area: the buildings and their architecture; their setbacks and scale; the streetscape; and even the tree canopy. Change is possible, but conservation of the neighbourhood character is the goal.

## Examples of different types and scales of Heritage Conservation Districts:



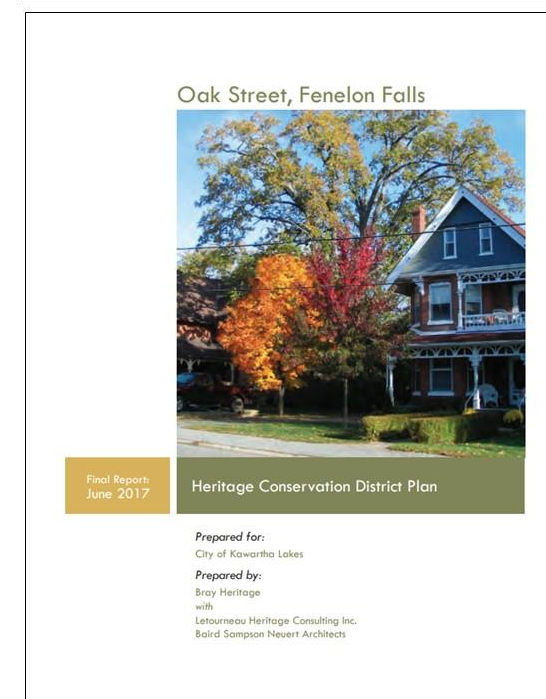
### Peterborough – The Avenues and Neighbourhood HCD

#### 365 Properties

An example of a late 1800s to early 1900s suburb with a high level of its historic character intact and sold as a designed neighbourhood.

#### Historic Value:

- Association with prominent family.
- Planned layout and consistent streetscapes.
- Range of historic architectural styles, but with Edwardian styles prominent.
- Streetcar suburb, near the established town and industries.



### Kawartha Lakes – Oak Street, Fenelon Falls HCD

#### 17 Properties

A rural estate that was redeveloped as a residential subdivision in the late 1800s and early 1900s.

#### Historic Value:

- Remnant of a bur oak grove/savannah from the estate.
- Original estate house and grounds.
- Subdivision of Victorian-style homes.
- Adjacent to the Trent-Severn Canal and a former rail corridor.

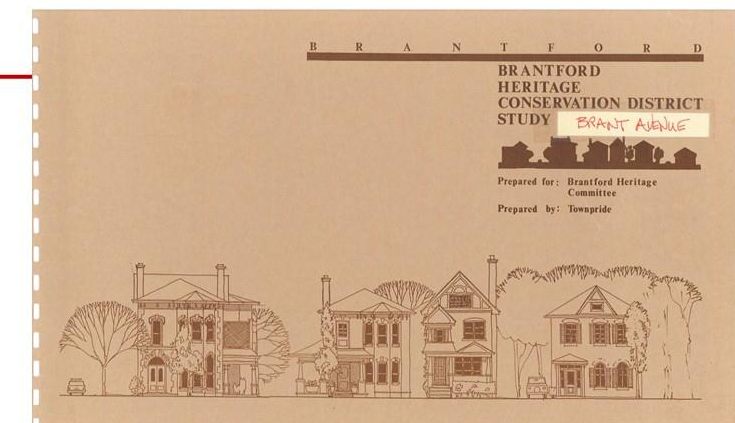
### Brantford – Brant Avenue HCD

#### 126 Properties

An example of historic thoroughfare which was developed before 1914 and was predominantly residential. Starting in the 1920s, conversion of some properties from residential to office occurred creating a mixed-use corridor.

#### Historic Value:

- Historic thoroughfare into and out of Brantford.
- A range of historic architectural styles associated with different eras of growth.
- Association with prominent families.
- Conversion with conservation.



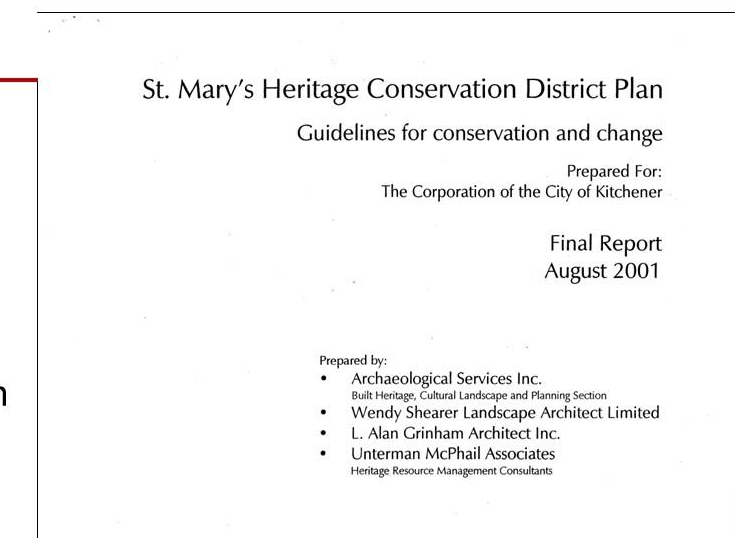
### Kitchener – St Mary's HCD

#### 221 Properties

An example of a postwar 'Victory Housing' subdivision which was created to address the shortage of housing following the end of WWII.

#### Historic Value:

- Curvilinear street pattern, rather than grid pattern favoured previously.
- Simple 'Victory House' designs.
- Generous and varied greenspaces and parks.











# Let's talk about your neighbourhood and change...

## Let's consider some examples of change....

**New construction:** Look at each image below and rate each one. Let us know if you think it is “good” (if this was built, it would be a good fit), “neutral” (not the best, but it does not clash), or “bad” (you think this style would not suit the neighbourhood).

| Inspiration:     | Tudor  | Modern  | Chateausque   | Prairie   | Craftsman   | Farmhouse   |
|------------------|--|---|---|---|---|---|
| Reference Image: | <br><small>Google Street View</small> | <br><small>Google Street View</small>                         | <br><small>Google Street View</small>  | <br><small>Google Street View</small>  | <br><small>Google Street View</small>  | <br><small>Google Street View</small>  |
| Good:            | <div><div></div><div></div><div></div><div></div></div>  | <div><div></div></div>  |   | <div><div></div></div>  | <div><div></div></div>  |   |
| Neutral:         | <div><div></div></div>   |   | <div><div></div></div>  |   | <div><div></div></div>  |   |
| Bad:             | <div><div></div><div></div><div></div><div></div></div>  | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> |

## If change happens, what aspects of neighbourhood character (if any) should be considered? What about regulated?

Scale? Materials (e.g., brick, stucco, siding)? Colour? Size/shape/design of doors and windows? Architectural detail? None of those?

Development in this area should be regulated & the character preserved. Materials, architecture, size, etc. should be regulated when building

### What is meant by “considered” vs “regulated”?

**Considered:** new development is encouraged to follow this guideline.

**Regulated:** this aspect is *expected to be addressed*, and not following the guideline could be grounds for applications being denied.

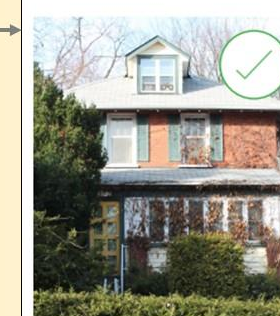
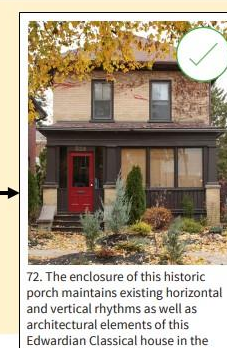
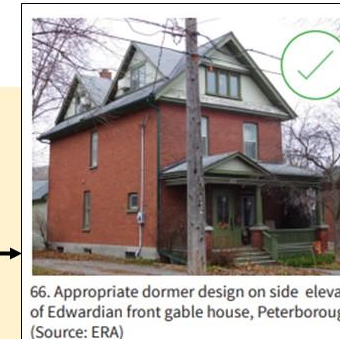


# Owning a Heritage Property

## Can you renovate or alter a property in a Heritage Conservation District?

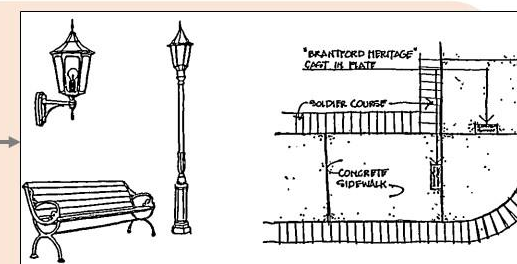
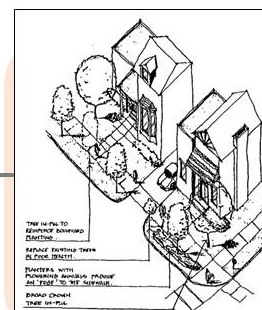
**Yes**, properties in a Heritage Conservation District can be altered!

- Interior-only renovations do not require Heritage Permits (Building Permit may still apply).
- Exterior renovations possible.
- Guidelines provide recommendations and strategies for maintenance, additions, exterior alterations, and new construction within the District (tailored to the neighbourhood character).
- A District Plan can exempt types of work from requiring a Heritage Permit (Building Permit may still apply).
- A District Plan can recommend strategies to enhance the neighbourhood (style of lighting, street furniture, improving tree canopy, etc.).
- Permit process still allows alterations or demolition to occur with Council approval.
- District Plans can include a *statement on conservation intent* to help inform owners about the goals and scope of conservation.



Source: City of Peterborough Avenues and Neighbourhood HCD

Source: City of Peterborough Avenues and Neighbourhood HCD



Source: City of Brantford Brant Avenues HCD

## Let's say that my neighbourhood and property are designated; what are...

### ...the obligations on property owners?

- 1) When you are planning certain types of projects that may impact the historic **exterior** of the house, you **may** need to apply for and received approval of a Heritage Permit.
- 2) Maintain the property reasonably like the owner of *any property* should.

### ...the benefits to owners?

- 1) Your neighbourhood's history and character are formally recognized and protected.
- 2) You can apply to the City's Heritage Grant Program (up to \$20,000 in funding for eligible projects that restore, repair, or conserve the property)

## Consideration 2:

Are you interested in designation being considered for your neighbourhood?



# Frequently Asked Questions

## Are properties within Heritage Conservation Districts “Designated Heritage Properties”?

**Yes**, they are considered designated under the Ontario Heritage Act.

Some properties have individual designations that are specific to that one property, under their own designating by-law. In a heritage conservation district, the area is designated for the collective value of the properties within it, under one designating by-law and a heritage conservation district plan.

## Do I need to spend more money to maintain a Heritage property?

**No**. Designation does not impose any additional maintenance requirements. Properties within the City of Brantford are subject to the same by-laws (e.g., Property Standards By-law, Noise By-law, etc.) whether or not they are designated heritage properties.

Please keep in mind that older buildings (whether or not they are designated heritage properties) can sometimes require more, or specialized, maintenance because of their age and/or materials.

## Are there any Heritage Conservation Districts in Brantford?

Yes, there are two heritage conservation districts in the City:

- Brant Avenue Heritage Conservation District (designated in 1988)
- Victoria Park Square Heritage Conservation District (designated in 1991)

You can see details about each district by referring to their respective District Studies on the City’s Heritage Planning Webpage ([Brantford.ca/Heritage](http://Brantford.ca/Heritage)) and the City’s Heritage Register.

## How many Heritage Conservation Districts are there in Ontario? Is there a way to find out more?

The Ontario Heritage Trust maintains the Ontario Heritage Act Register and has records of all heritage conservation districts in the province. Visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation) for links.

The Trust also maintains a Heritage Conservation District webpage that notes there were 134 heritage conservation districts in Ontario as of March 2020.

## When is my neighbourhood being designated?

This project is simply asking the residents of these specific neighbourhoods if they are interested in having the neighbourhood recognized through heritage conservation district designation. **None of the neighbourhoods are scheduled to be designated at this time.**

Staff will consult the neighbourhoods and then report back to Council on whether or not there is widespread interest in the neighbourhood being designated.

## What if only a small group owners want neighbourhood designation?

The exact recommendation will depend on the results of consultation, but two possible approaches are:

- If there is interest from only a small number of owners, and there is no clear pocket of interest, the City may offer those specific owners the opportunity to have their properties **individually designated**.
- If there is a smaller area of the neighbourhood where there is overwhelming support for a heritage conservation district e.g. one or two blocks within the larger neighbourhood), then staff may recommend a heritage conservation district that is **scoped to the interested area**.

## What happens if most owners want a Heritage Conservation District?

Staff will outline the level of interest and would request a project budget from Council. Then, if Council provides direction to proceed, the project team would establish a project work plan and continue working with the neighbourhood through the designation process, including the preparation of a heritage conservation district plan.

## How can I get more information about this project and see what my neighbourhood’s response rate is?

Visit the project webpage [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation).

Staff will keep the project webpage updated once results are reviewed and the reports are prepared to summarize the results.

## Will this affect my property taxes?

A heritage conservation district does not increase property taxes.

Property taxes are set by property class, using the assessed value calculated by the Municipal Property Assessment Corporation (“MPAC”). Assessed value is often different than market value of a property when it is bought and sold.

## Will this affect my property’s resale value?

We have heard this story as well, and it’s a legitimate concern. Owning property is often the largest investment that someone will make.

This claim has been investigated and, in many cases, it turns out to be untrue. We’ve included some links to case studies on the project webpage (visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation)) that you can read if you are interested.

## Will this affect my property insurance?

A heritage conservation district should not increase your insurance costs. Some insurance providers may choose not to insure buildings over a certain age or they may have questions about the type of wiring (e.g. knob and tube), lead waterlines, or the age of some appliances like a furnace or boiler.

We have received questions about fire damage, new construction, and total losses in the past too: Heritage Conservation District designation **does not require that a building be restored exactly as it appeared**.

The Government of Ontario also has an webpage on heritage properties and insurance; visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation) for a link.