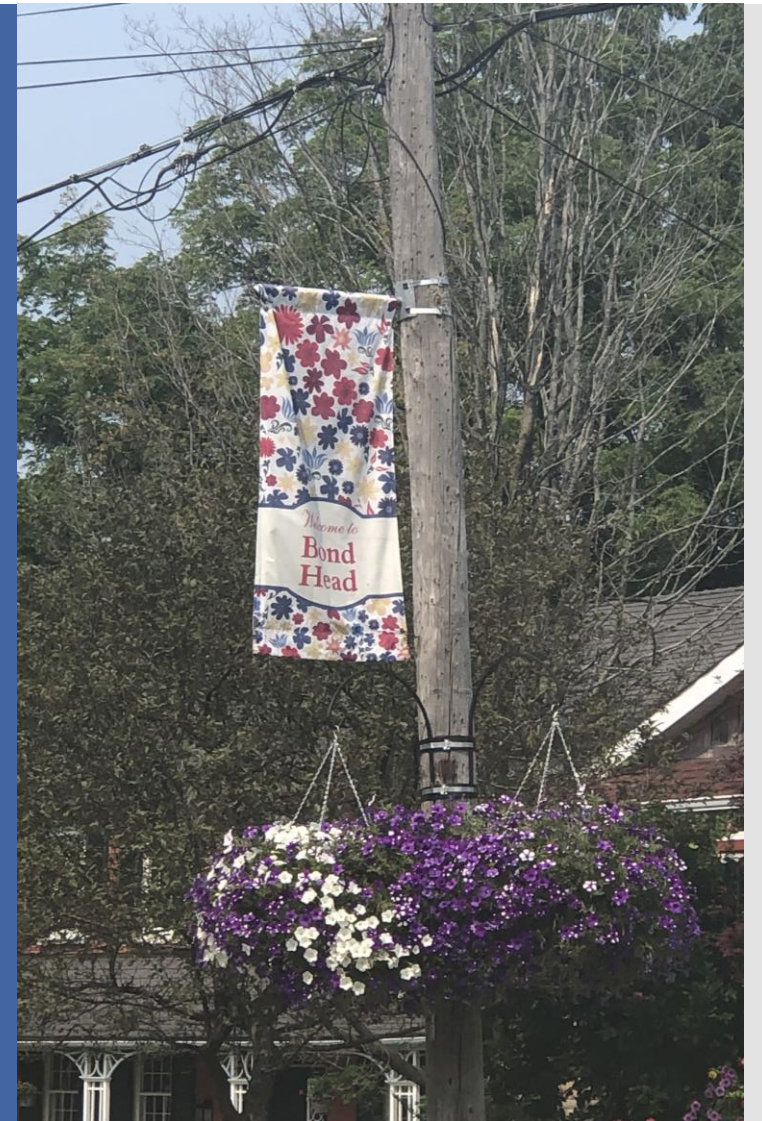


Bond Head Heritage Conservation District Plan

Consultation #3

Amy Barnes & Kayla Jonas Galvin

January 30, 2025



Agenda

Background

- Purpose of an HCD Plan
- Review of Work To Date

Bond Head Heritage Conservation District Plan

- Review of the HCD Plan
- Walk Through Property Data Sheets
- Permit Process

Break Out Tables

- Break Out Tables Rotations
- Report Back

Thank You



Heritage Conservation Districts are defined areas or neighbourhoods that can be protected by a municipal by-law passed under Part V of the Ontario Heritage Act by City Council.



Heritage Conservation Districts are put in place to conserve and enhance the special or unique character of the area



Being part of a Heritage Conservation District works to ensure that changes in your neighbourhood are guided by a clear planning and permit application process, with area specific guidelines

What is a Heritage Conservation District?

How does an HCD Plan work?

- Designation allows municipal Council to adopt district plan with policies and guidelines tailored to area
- Ensures significance/character of areas protected in long-term by managing change through policies and guidelines
- Proposed changes are subject to permit process under *Ontario Heritage Act*
- Town staff review permits in relation to District Plan, ensure alterations, demolitions, and new construction comply
- Designation allows municipalities to maintain strong sense of place and identity



Heritage Conservation District Steps

HCD Study

- Research, evaluation of cultural heritage resources, public engagement and a district boundary for the potential HCD is complete.
- HCD Study report presented to Council (Completed 2019)
- Council decides whether or not to proceed with the next phase of study, the HCD Plan and Guidelines.
 - If approved, the HCD Plan and Guidelines phase of study can proceed within the Council-approved HCD boundary.

HCD Plan & Guidelines

- Town begins the HCD Plan and Guidelines phase of work
- Guidelines for the HCD developed in consultation with the public/residents.
- Council decides whether to designate the area.
 - If yes, a by-law is passed enacting the area as an HCD.
- Objections could result in an Ontario Land Tribunal (OLT) hearing.
- If no objections are heard, the HCD is designated, the by-law is registered on title for all properties within the HCD, and the HCD Plan and Guidelines and permit process are adopted.

Overview of Timeline

HCD Study - Phase 1 (Began April 2018)

- Presentation to the Municipal Heritage Committee April 5, 2018
- Public Open House # 1 held on May 9, 2018
- Village Character Assessment Survey mailed to Bond Head residents (hardcopy) – closed July 18, 2018
- Presentation to the Municipal Heritage Committee October 1, 2018
- Stage 1 – Findings were shared with Council and decision to proceed to Phase 2 (HCD Study) was passed on March 19, 2019

HCD Study - Phase 2 (Began March 2019)

- Public Open House #2 held on May 8, 2019 (2 Sessions, afternoon and evening)
- HCD Study dated August 27, 2019
- Presentation to the Municipal Heritage Committee September 5, 2019
- March 2020 Council approved proceeding to HCD Plan

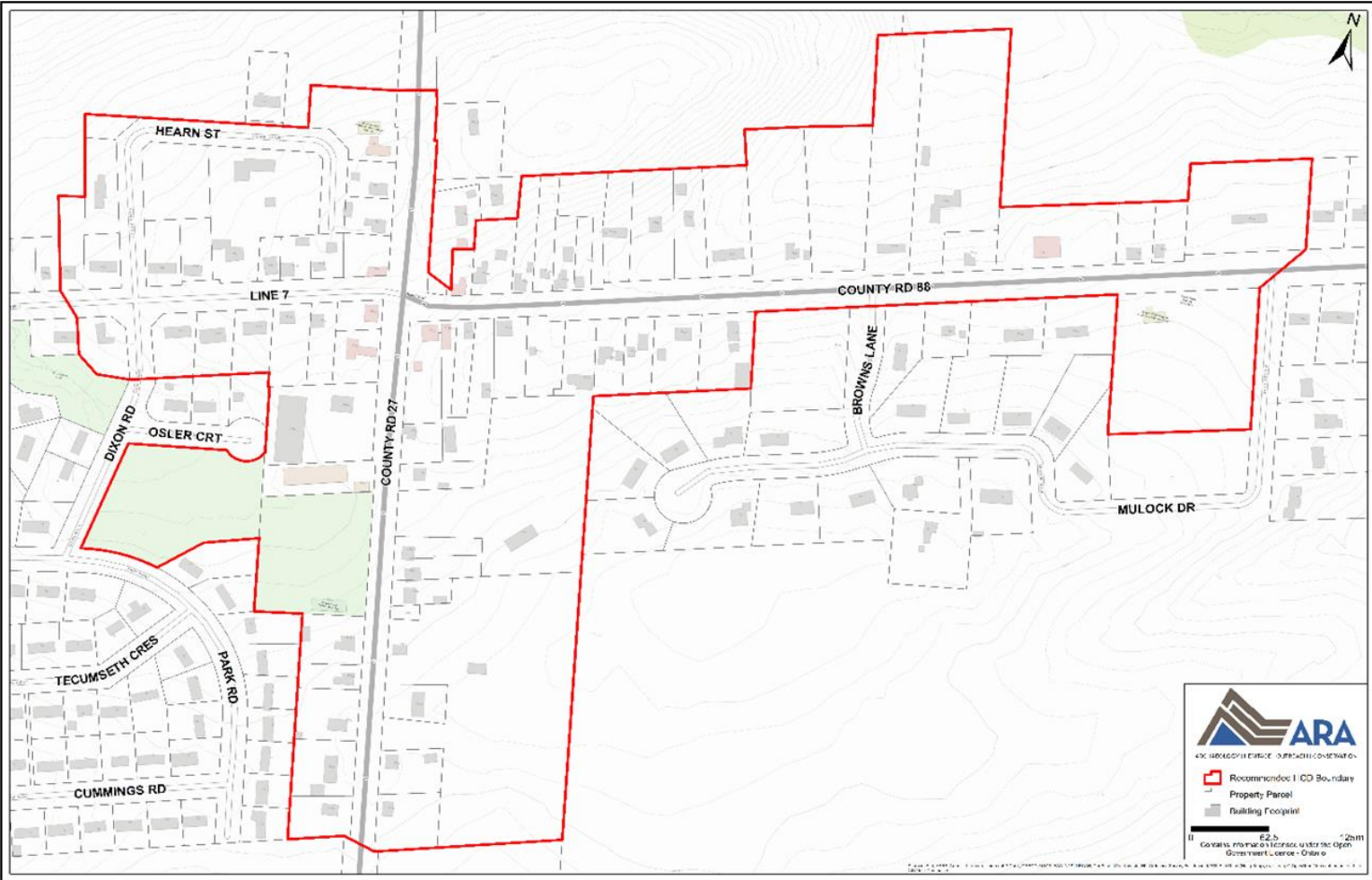


Overview of Timeline

HCD Plan (Began August 2021)

- Municipal Heritage Committee Presentation on August 18, 2021
- Consultation #1 October 4, 2021 (Virtual)
- Online Survey #1 – Closed October 15, 2021
- Focus Group #1 – January 24, 2022
- Consultation #2 January 17, 2022 (Virtual)
- Online Survey #2 – Closed February 9, 2022
- Presentation to MHC- August 15 2024
- Updated Draft HCD Plan and Guidelines Dec 2024 (Online)

Ontario Heritage Act Regulation 569/22



Key Elements of a HCD Plan

- Defining key **objectives** of the HCD Plan
- **Property Status** in District: Clear determination on contributing and non-contributing buildings
- District **Policies**
 - Overarching policies
- District **Guidelines** (Specifics)
 - How to manage specific changes
 - Alterations/demolition/new construction ETC.
- District Plan **Implementation**
 - Heritage Permit Process
 - Grant Programs/Incentives

Objectives

Property Status

Policies & Guidelines

Implementation

- Acknowledge, appreciate, support, protect, and enhance the cultural heritage resources, including buildings, views, landscapes, historical development pattern for their value and contribution to the village of Bond Head
- Discourage unsympathetic alteration, relocation or demolition of contributing buildings and their heritage attributes and encourage opportunities for enhancement of supporting buildings or vacant lands
- Support, maintain and enhance the visual integrity and contextual character of both physical and natural elements of the District streetscape and public realms
- Building community support through the promotion of the District and ensuring that the heritage permitting process is effective and user friendly

Objectives

Property
Status

Policies
& Guidelines

Implementation

Contributing Buildings & Supporting Building

Contributing Buildings- These are buildings and properties which contribute to the cultural heritage value or interest of the HCD. They support the identified cultural heritage values from the Statement of Significance. They are predominantly historic buildings from the village of Bond Head.

They met two or more criteria outlined in Ontario Regulation 569/22.

Supporting Buildings– These properties do not directly contribute to the design or physical, historical or associative, or contextual value of the HCD.

They did not meet two or more criteria outlined in Ontario Regulation 569/22.

Objectives

Property Status

Policies &
Guidelines

Implementation

- **POLICY-** Policies that must be considered by City Staff, Committees, Council, and property owners, when reviewing proposals or applications for decision making regarding changes to the District and properties within the District.
- **GUIDELINE-**
 - To be used for guidance when considering a change
 - To showcase best practice and provide a framework for examining proposed changes. **Key use: As a guide to consider if new development and major alterations are appropriate**

6.0 DISTRICT POLICIES

- 6.1 Development Patterns
- 6.2 Policies for Buildings
 - 6.2.1 Contributing Properties
 - 6.2.1.1 Alterations and Additions to Contributing Buildings
 - 6.2.1.2 Demolition
 - 6.2.2 Supporting Properties
 - 6.2.2.1 Alterations and Additions
 - 6.2.2.2 Demolition
- 6.3 New Development
- 6.4 Streetscape and Public Realm
- 6.5 Implementation
- 6.6 Part IV Designations
- 6.7 Adjacent Property

Objectives

Property Status

Policies &
Guidelines

Implementation

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Objectives

Property Status

Policies &
Guidelines

Implementation

8.5 New Construction

8.5.1 General Guidelines

New construction within the District should be sympathetic and subordinate to existing contributing buildings in their scale, massing, materials and detailing. New construction should not mimic existing contributing buildings in the District; rather, new buildings should be of their time using design and construction approaches of the present day.



Graphics showing examples of acceptable and unacceptable infill design (Graphic: Ministry of Culture).

Objectives

Property Status

Policies &
Guidelines

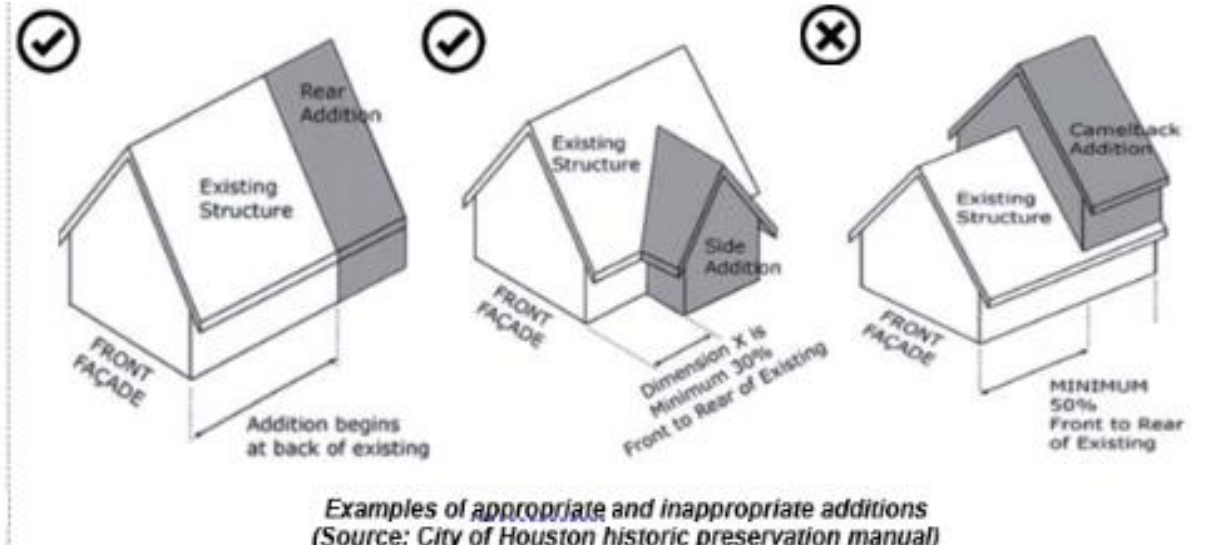
Implementation

8.3.4 Location and Orientation

Additions should be placed so they are considered to be subordinate to the primary building on the property in size, stature and detailing.

Guidelines

- Select the location for a new addition that ensures the heritage value of the place is maintained.
- Set additions back from the primary building façade, especially where the addition faces a street.
- Where a new addition is erected to the rear of the existing building, and not visible from the public realm, contemporary designs that differ from their primary buildings may be permitted.
- Property owners are strongly encouraged to design new additions to be reversible so that the form and integrity of the original building is maintained and not compromised should the addition be removed at a later date.
- Locate contemporary roof features including skylights, solar panels, green roofs so that they do not visually impact views of neighbouring properties or viewscales within the District.



Objectives

Property Status

Policies

Guidelines

Implementation

A Heritage Permitting process ensures the HCD Plan Policies (and Guidelines) are met.

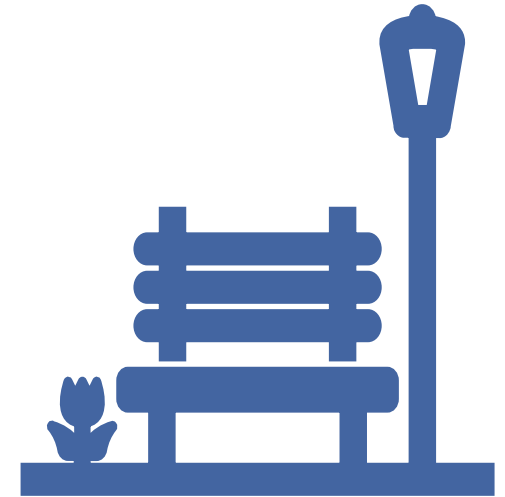
Trigger

- Attributes of the District as a whole
- Attributes of individual properties

The types of changes and will fall into one of the following the category:

- **MAJOR-** Permit required (construction/destruction)
- **MINOR-** May require Permit (alteration to heritage attribute)
- **EXEMPT-** No permit required

Permit Process- May require Heritage Impact Assessment.



Property Data Sheets

1: 56 HEARN STREET

Other Names	St. Catherine of Alexandria Catholic Church (Byzantine Rite); Former Trinity Anglican Church; Former Osler Church
Build Date	Built - Circa 1839 Relocated to Site - 1885
Heritage Recognition	Yes - Listed
Property Status	Contributing
Architectural Style	Gothic Revival
Property Type	Institutional/Church



Property status

STATEMENT OF CONTRIBUTION	
Cultural Heritage Value	<p><i>Physical and/or Design Value</i></p> <ul style="list-style-type: none"> Representative example of a religious building constructed in the Gothic Revival architectural style. <p><i>Historical and/or Associative Value</i></p> <ul style="list-style-type: none"> Originally built as a timber-framed stucco building c. 1839 under the tenureship of Rev. Featherstone Osler, the first permanent Anglican priest of the parish. The church was moved to its current location in 1885 and underwent renovations. <p><i>Contextual Value</i></p> <ul style="list-style-type: none"> The Church is a highly visible landmark on the north edge of Bond Head. It defines and supports the 19th and 20th century streetscape associated with the historic rural crossroads community. The building is historically linked to its original location (7 Line) and the Osler family.
Built Heritage Attributes	<ul style="list-style-type: none"> One-storey cruciform shape plan with three storey tower and steeple with brackets Brick cladding with project brick quoins and voussoirs Gothic Revival architectural style Lancet window and door openings Original stain glass windows and original lancet style wooden doors

Cultural Heritage Value as it relates to O. Reg. 569/22

Heritage Attributes

Objectives

Property Status

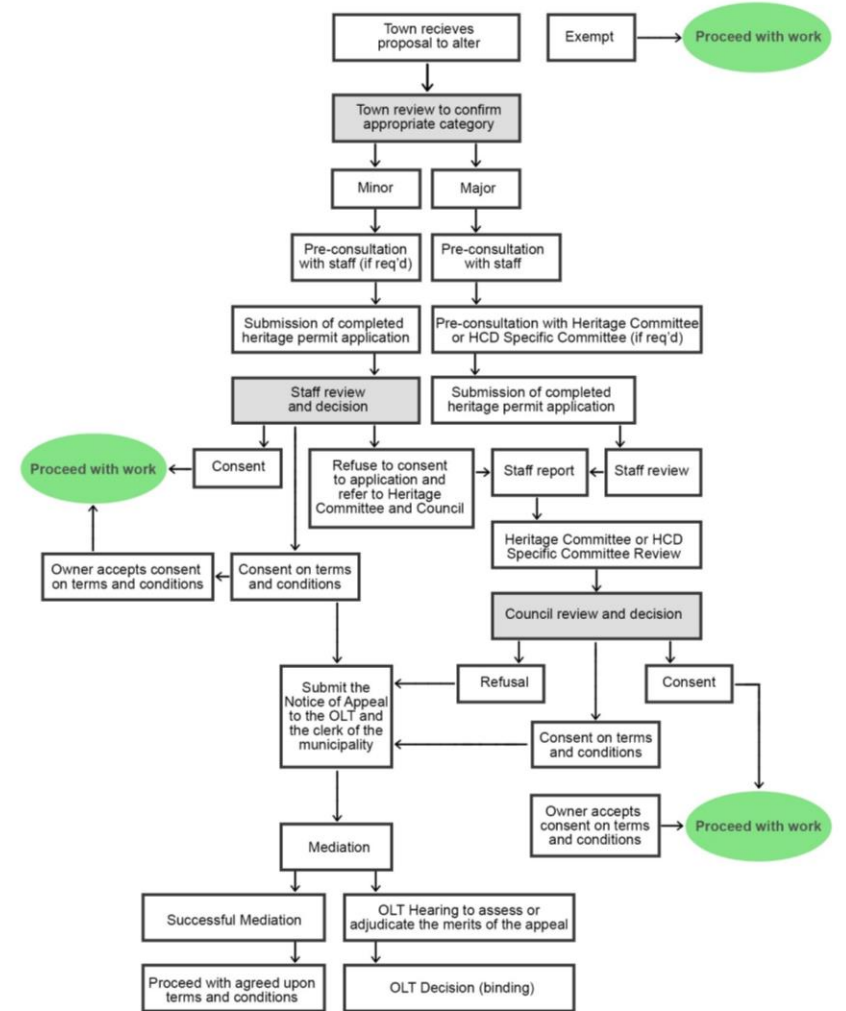
Policies

Guidelines

Implementation

Table 2: Heritage Permit Requirements- Contributing Buildings

	Categories of Alteration		
	Major	Minor	Exempt
Repair and Routine Maintenance			
Routine repairs or maintenance efforts on exterior building features which uses an in-kind approach for materials, profile, and finishes including: <ul style="list-style-type: none">• roof shingles or cladding• roofing or flashing• wall cladding• windows, sills, lintels and/or window surrounds• doors, transoms sidelights, and/or door surrounds• shutters, or shutter hardware• dormers• chimneys• decorative wood elements including trim or newels• decorative brackets on roof or porch• eaves, soffits, fascia• cornices, frieze, architrave• columns• balustrades• porches, patios, balconies or verandahs• pathways and steps• eavestroughs and downspouts			✓
Weatherproofing, including caulking, and insulating			✓
Repainting exterior elements (colour)			✓
Structural repairs which do not impact the structural integrity of the building or the exterior which is visible from the streetscape			✓
Alterations			
Alteration or replacement of a heritage attribute/s listed in the statement of contribution including but not limited to: <ul style="list-style-type: none">• Window openings• Window surrounds• Door openings• Transoms and sidelights• Brackets• Wall cladding and cladding details noted• Roof style• Height• Number of Bays• balconies, verandahs, porches• Any other decorative features listed in the Statement of Contribution	✓		
Alteration which includes the replacement of original windows with new materials if listed as heritage attribute		✓	
While strongly encouraged to be maintained and retained, alterations to, removal of, or replacement elements which are			✓



Break Out Tables

Two tables

- Gain community insights on select topics and themes related to the HCD Plan
- Participate in conversations at your own leisure, depending on your background/expertise, interests, comfort, etc.
- Rotate between tables, if desired, when prompted by table facilitators
- Conclude with a reflection period, presented by table facilitators (10 min timer)

Table Themes

- Table 1: Specific Feedback
 - Heritage Permit Chart
 - Exempt/Minor/Major
 - Porches/Driveways/
/Outbuildings
- Table 2: Feedback/Questions
 - About HCD Plan
 - Processes



Break Out
Tables
Reflections



Next Steps & Thank You

More information:
<https://www.townofbwg.com/bondheadhcd>