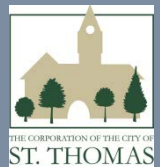


# Downtown St. Thomas Heritage Conservation District Study

Public Meeting #1  
October 13, 2016



# Agenda

- 1 Introduction of the project team
- 2 Project overview
- 3 Preliminary findings
- 4 Next steps
- 5 Community engagement and discussion

# Project Team & Roles



David Waverman,  
OALA, CSLA,  
MALA, CAHP

Project Manager/Landscape Architect



Lashia Jones,  
MA, CAHP

Key Contact and Heritage Specialist



Nancy Reid,  
MES, MCIP, RPP

Planning Advisor



Laura Walter,  
MA

Historical Researcher

# What is an Heritage Conservation District?

## Why undertake the Study?



# Heritage Conservation Districts: The Basics

- HCDs help manage change happening in a community so that it enhances and complements the area's unique character
- HCDs are done in two phases:
  - The HCD Study
  - The HCD Plan
- We are only working on Phase 1, the HCD Study

# How do HCDs work?

- Provides a tool for City Staff, Council and property owners to manage change
- HCDs can include:
  - Buildings and structures
  - Streets, natural features, landscapes and parks
  - Important vistas and views
- An HCD Study identifies what is significant
- An **HCD Plan** provides policies and guidelines for conservation, protection, and enhancement of area's special character
- Alterations in HCDs require heritage permits

# Common HCD Questions

- Can I still make changes to my property?
  - Yes! Changes should just be compatible with the character
- What kind of guidelines will there be?
  - Guidelines on alterations (windows, doors, materials, etc), additions, demolition, landscaping, public works
- Will an HCD stop development?
  - No! HCDs encourage compatible development

# Common HCD Questions

- Will the process involve “red tape”?
  - Many HCDs integrate the process with other planning applications that are needed; minor changes don't require permits.
- Will being in an HCD decrease my property values?
  - Research suggests values remain stable or improve
- Will applying for permits cost money?
  - Most municipalities do not charge fees for heritage permits



# Common HCD Questions

- What are the benefits of an HCD?
  - 1) Protecting and conserving an area's special and distinct cultural heritage resources
  - 2) Revitalization of an area
  - 3) Potential for economic spin offs and tourism generation
  - 4) Enhancement of community identity, pride, and involvement
  - 5) A legacy for future generations

# Why do an HCD Study?

- An opportunity to identify important cultural, natural, and built heritage characteristics associated with the area
- Identify what is an important part of the development of the community and its surroundings
- Work with the property owners and community members to identify its architectural and cultural heritage
- Establish a framework in which the community can grow and change as it has in the past, and will continue to do in the future, while preserving and protecting that which makes it a unique and important place.

# What do we do in an HCD Study?

- Identify and evaluate the key historical, architectural and heritage landscape features
- Review the current planning and regulatory context as it pertains to heritage designation
- Establish a clear, defensible rationale for the appropriateness and boundaries of a Heritage Conservation District
- Obtain meaningful input and support from local stakeholders, business owners, and residents through effective public consultation

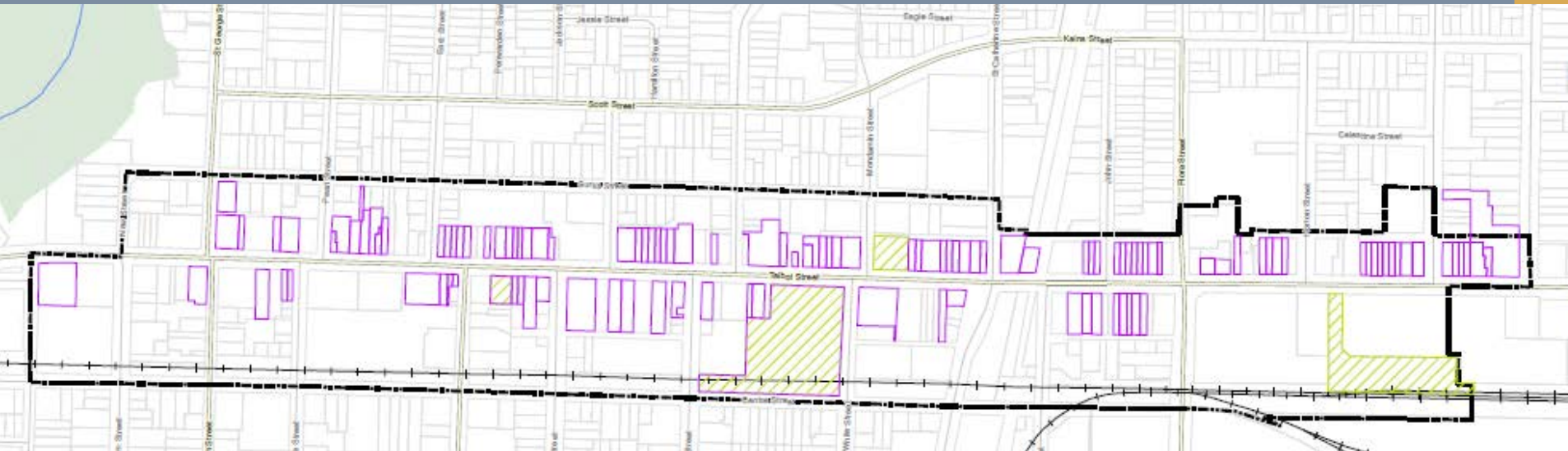


# Downtown St. Thomas Heritage Conservation District Study Area



Talbot Street between Stanley Street and Alma Street

# City of St. Thomas Protected Properties within the Study Area



## Legend

-  Study Area
-  Designated Property
-  Listed Property
-  Major Road
-  Minor Road
-  Railway - Operational
-  Watercourse
-  Wooded Area

**Designated Property:** Protected under the *Ontario Heritage Act*

**Listed Property:** Non-designated properties identified by the City of St. Thomas as being of cultural heritage value or interest



# Land Use Planning Context

- City of St. Thomas Official Plan (Section 4.6)
  - Council shall endeavor to protect and preserve heritage resources
  - Council may support programs for the protection of heritage resources under the Ontario Heritage Act (OHA)
  - Council supports the designation and maintenance of properties and structures pursuant to Parts IV, V, and VI respectively of the OHA
  - Council may utilize planning tools to support efforts to preserve heritage resources (i.e., conditions of approval, site plan control, and zoning)

# Planning Issues

## Development/Redevelopment

- Downtown has an important role in City's Intensification Strategy
- While the majority of lands which front onto Talbot Street are built-out, there is some development/redevelopment potential, including vacant lots and the Railway land

# Planning Issues

## Protecting the Downtown Character

- There is a need to ensure that new development is compatible with the existing downtown character
- Official Plan policies and zoning by-law regulations were recently amended to address this by:
  - Establishing minimum and maximum height permissions
  - Removing front yard setback requirements for lands fronting Talbot Street



# Planning Issues

## Public and Private Investment

- The City has made significant investments in railway lands and tourism, trails and open space, and streetscape improvements
- The 2002 Community Improvement Plan (CIP) has funded \$1.5 million in investments to private property
- The CIP provides a Heritage Property Tax Relief Program
- There is still a need to encourage building, signage and façade improvements and enforce property standards maintenance

# What have we seen?



# Elements of the Landscape Architecture and Exterior Spaces

## Information Gathering:

- Inventory: Existing Heritage Streetscape Features: furnishings, fencings, signage, lighting. Grassed or paved boulevards? Presence of mature trees or are plantings more recent?
- Private / Public Domain
- Viewscapes, Gateways and Visual Landmarks. Open views vs. terminal views. Wide views versus corridor views. Detrimental Views.
- Associative values between the built heritage resources and the streetscape/cultural landscape.
- Urban Form: Massing, Setbacks, boulevard arrangement, road widths, block lengths, visual gaps.

## Assessment:

- Does streetscape/open space contribute to the cultural heritage character of the study area?
- Does the streetscape/outdoor open spaces influence boundary delineation?





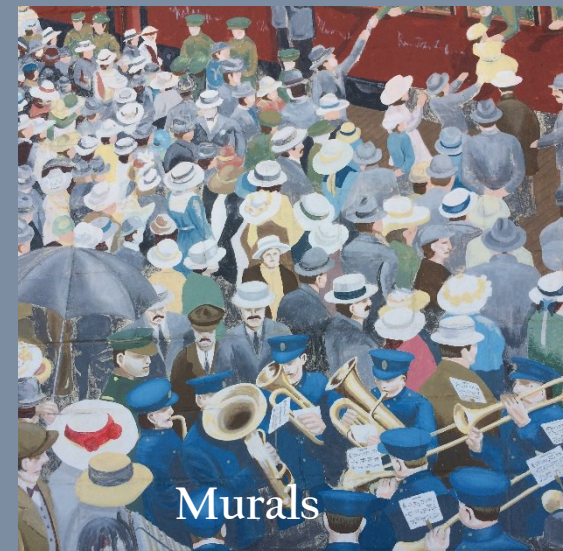
Streetlights



Benches



Plaques



Murals



Commemorative Signs

## Landscape Details: Heritage Value

# Viewscape Analysis



Viewscales, Gateways, and Visual Landmarks.  
Open Views vs. Terminal Views.  
Wide Views vs. Corridor views.



# Landscape Examples

## Hard Pavement



## Landscaped Spaces



# Landscape Features

## Authentic Resources



## Themed Features









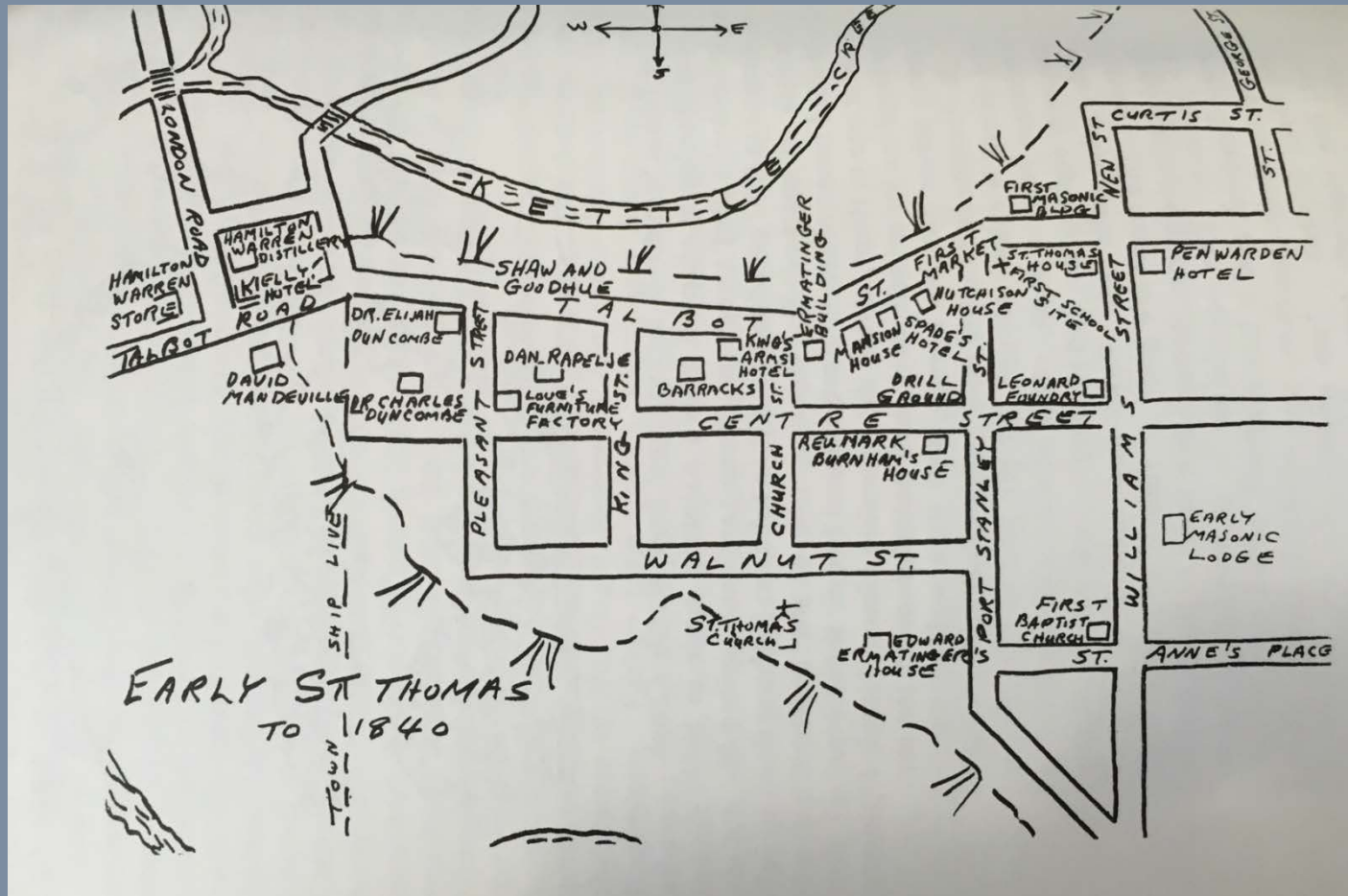
# Development Factors

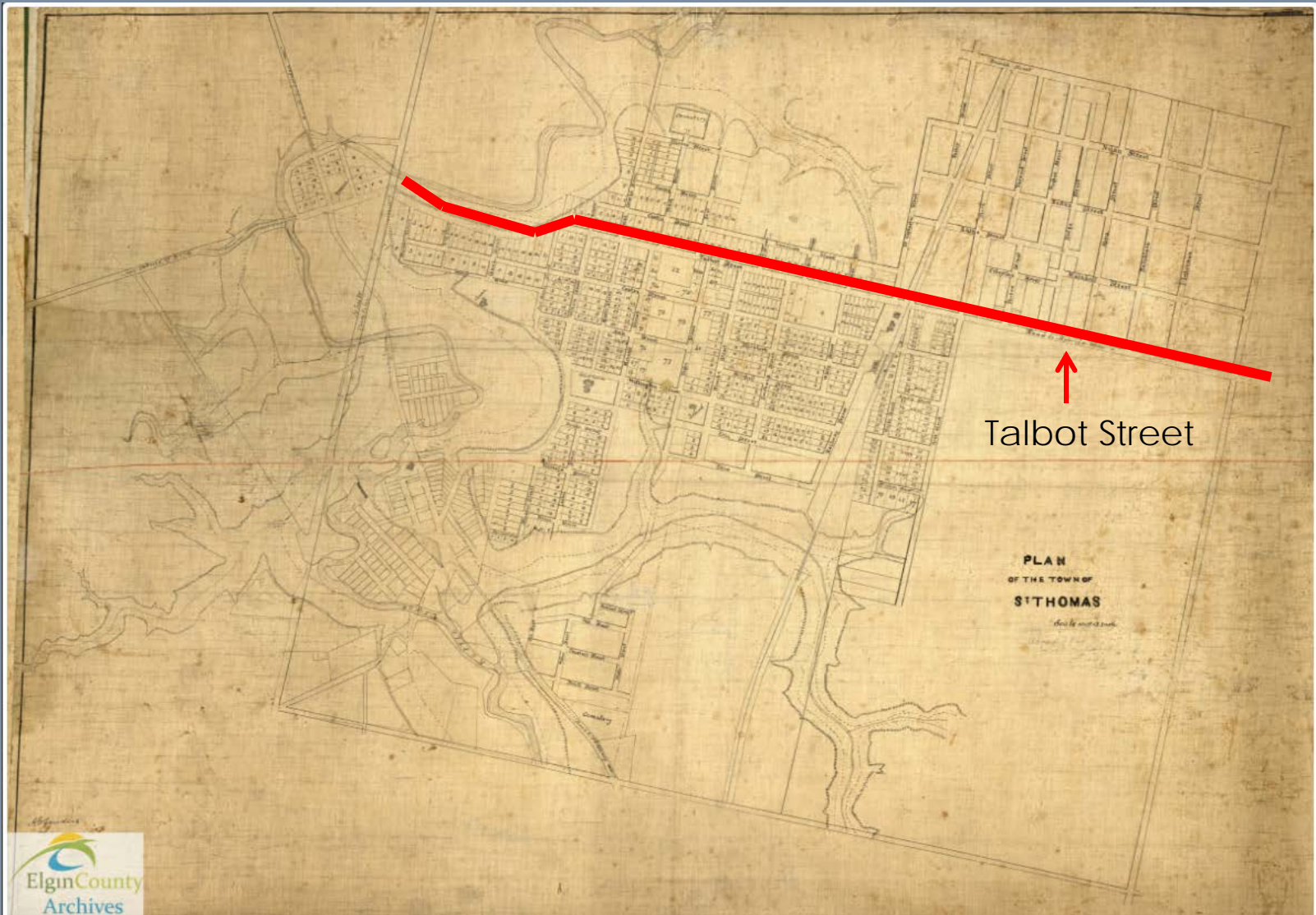
- Talbot Tract and Road
- Kettle Creek and village boundaries
- Port Stanley to London Road
- Railways





# Early Building Development

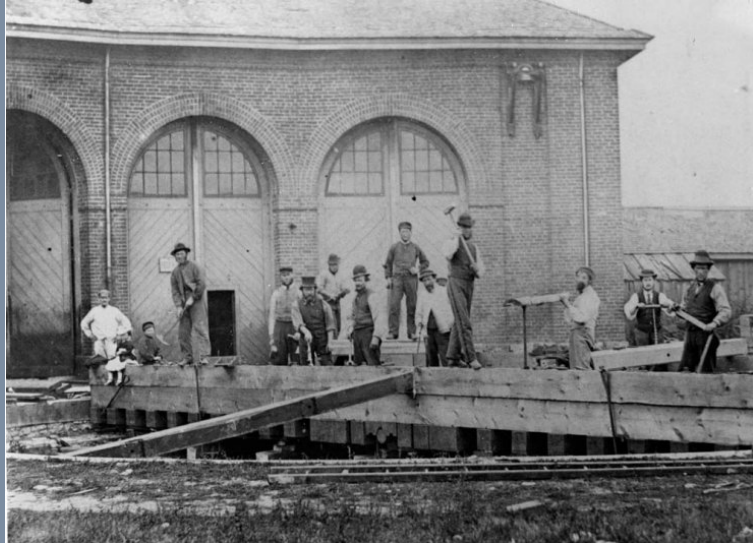




# Village Development, 1861



# "Railway City"

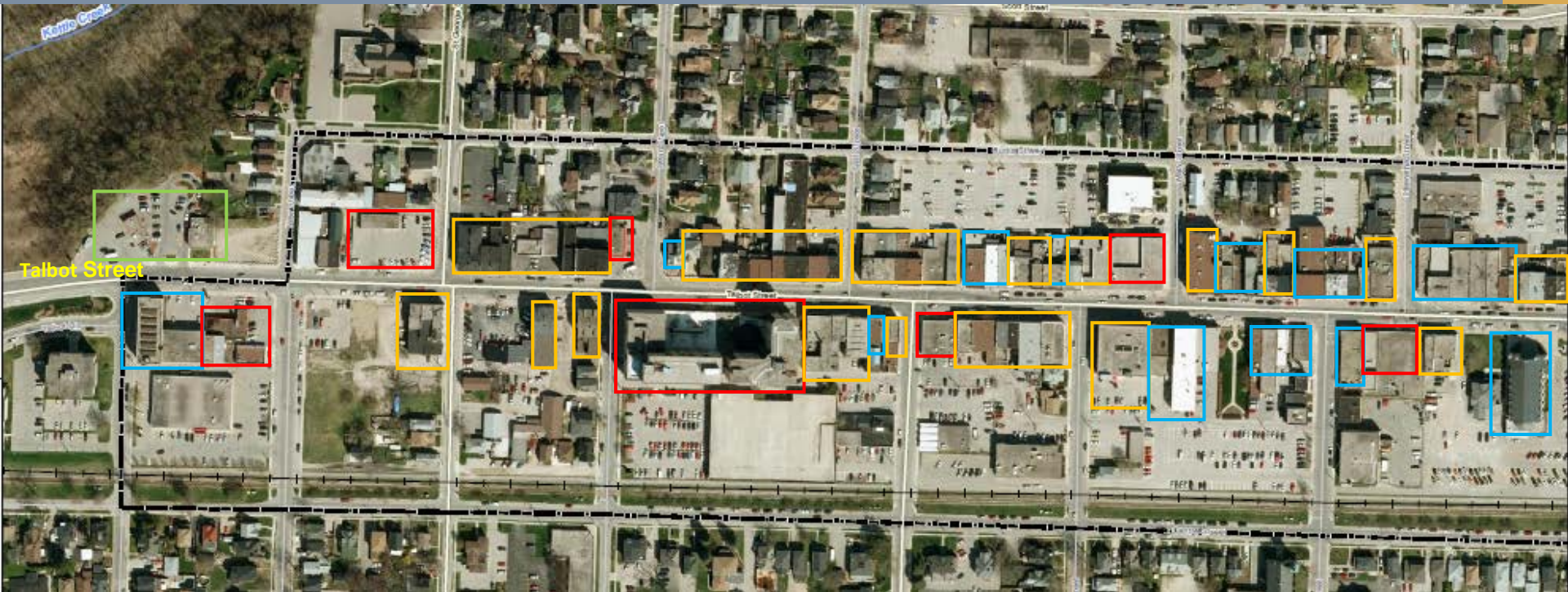






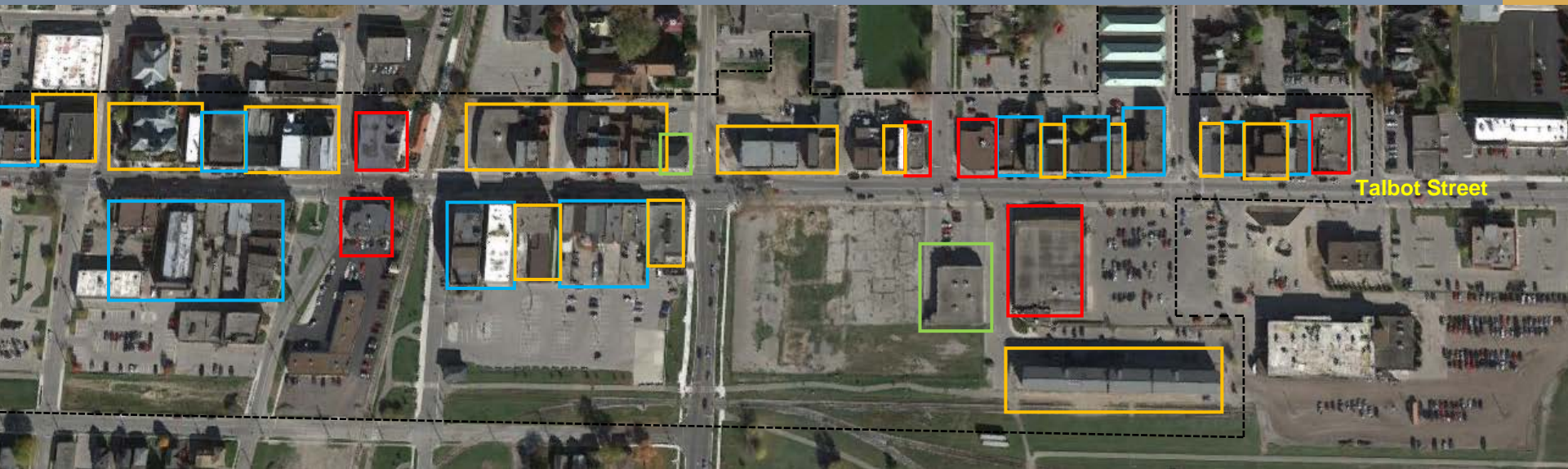


# Talbot Street – Stanley Street to White Street



- 1870-1900: Late 19<sup>th</sup> Century
- 1900-1930: Early 20<sup>th</sup> Century to Great Depression
- 1930-2000: Mid to late 20<sup>th</sup> Century
- 2000-Present

# Talbot Street- White Street to Alma Street



- 1870-1900: Post-Railway
- 1900-1930: Early 20<sup>th</sup> Century to Great Depression
- 1930-2000: Mid to late 20<sup>th</sup> Century
- 2000-Present





CASO Station, 1872

## Built Features



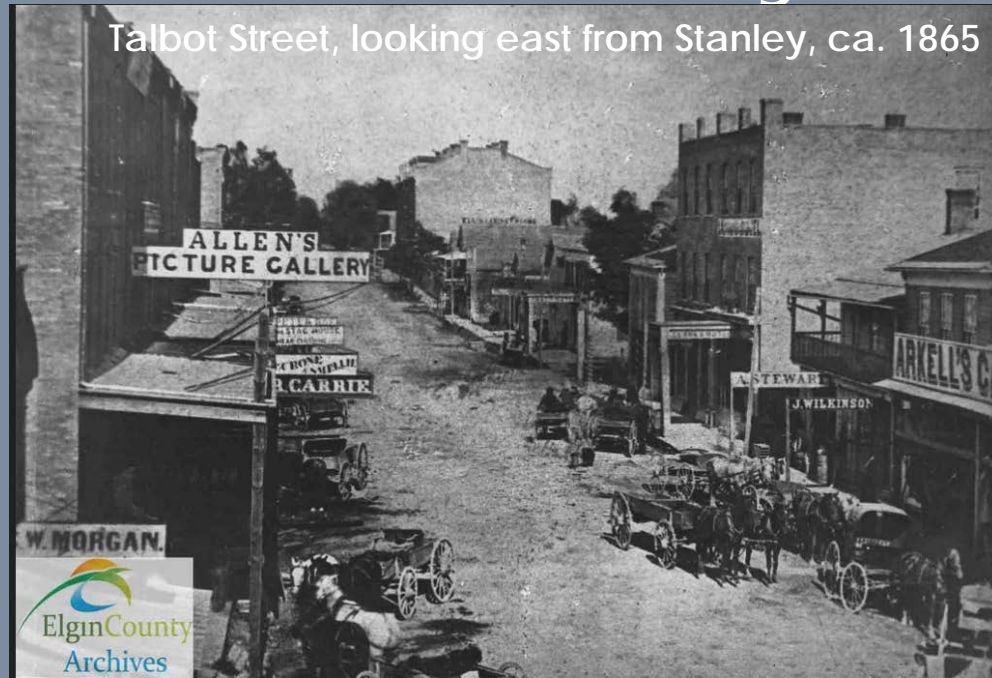
244-248 Talbot, 1880



St. Thomas City Hall, 1898

# Pre-Railway Boom Buildings

Talbot Street, looking east from Stanley, ca. 1865



Market Square and old Town Hall.  
Talbot Street at the corner of  
Stanley Street



# Late 19<sup>th</sup> Century Development



Hay Block, 1870



Beaver Block, 1872



McLarty Block, 1879



# Late 19<sup>th</sup> Century Development



Blue Line Block, 1879-1882



Idsardi Block, 1885



Mickleborough Building, 1893

# Early 20<sup>th</sup> century development to the 1930s



Teskey McKillop Block, 1901



452 Talbot Street, 1911



367 Talbot Street, 1915



# Development between 1930-2000



# What's Next?



# Next Steps

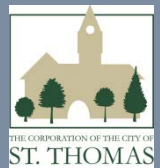
- Review public input
- Report preparation, submission, and review process
  - Compile inventory findings, boundary assessment, and recommendations into draft Phase 1 Study Report
  - Determine if area merits HCD designation



# Next Steps

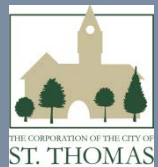
- Community consultation meeting #2 to present draft findings
- Receive community input and prepare final report
- Presentation of final report to the municipal heritage committee, planning committee and Council

What do you think?  
How can you get involved?



# Community Involvement

- What do you think has heritage value in the Study Area?
- Where do you think the boundaries should be?
- What do you have to share? i.e. Photographs, stories



# Community Involvement

- Keep informed: Follow the project on the City's website and Facebook page
- Provide your input! Comment on the MySidewalk site, add pins, and complete the questionnaire
- <http://stthomas.ca/content/downtown-st-thomas-heritage-area-study>
- <https://www.facebook.com/City-of-St-Thomas-Ontario-120624024692752/>
- <https://stthomashcd.mysidewalk.com/>

# Questions?



# Thank you

David Waverman  
Stantec Consulting Ltd.  
T. # (519) 585-7457  
David.Waverman@stantec.com

Lashia Jones  
Stantec Consulting Ltd.  
T. # (519) 675-6635  
Lashia.Jones@Stantec.com

Jim McCoomb  
City of St. Thomas  
T. # 519-631-1680 x4188  
jmccoomb@stthomas.ca

