

Document 7- Detailed Summary of Changes Following Working Group Meetings

	HCD Plan (BW- Besserer Wurtemberg; RR- Russell- Range)	Section Reference	Suggestions or Questions from Working Group Spring 2018	Changes from Staff	Resulting Change (in italics) or Consideration
1.	RR	1.4		Modify boundary to exclude 315 Chapel Street (All Saints) and 452, 454 Laurier East as these properties are subject to development application.	The plans have been modified to exclude these properties in order to allow the associated development applications to proceed. Staff have worked, and will continue to work with the owners to ensure compatibility with district.
2.	BW / RR	Section 2.2 Integration with Municipal Policy		The Plan should strive to integrate with all municipal policy where appropriate.	"Other municipal documents that support the goals and objectives of this Plan include <i>but are not limited to: the Fence By-Law (By-Law 2003-462 and the Sandy Hill Cultural Heritage Character Area Guidelines (2015).</i> "
3.	BW / RR	Section 3.4 Land Use Objectives	Clarify to note that this would not preclude severance		New bullet: " <i>Considering applications for severance on a case-by-case basis, in conformity with the policies and guidelines of this Plan.</i> "
4.	BW	Section 4.2 SCHV	Modify "early modernist apartments" to "Edwardian" or late 19 <sup>th</sup> century and early 20 <sup>th</sup> century apartments?		"...Most of the smaller houses show vernacular interpretations of predominant Gothic Revival or Queen Anne architectural styles, while the low-rise apartments are representative examples of late 19 <sup>th</sup> and early 20 <sup>th</sup> century apartment design."
5.	BW	4.3 Heritage Attributes	Modify "4-5 storey apartments" to "3-4 storey" or "19 <sup>th</sup> and 20 <sup>th</sup> century apartments" Add in significant landmark buildings: Polish Embassy, at 443 Daly Avenue  Are there any other landmark buildings to include? Architect designed building?	Historical names for landmark buildings should be included instead of current use.	"Late 19 <sup>th</sup> and early 20 <sup>th</sup> century apartment buildings defining the west edge of the HCD at Charlotte Street".  New bullet: " <i>Significant landmark buildings including the Codville House at 443 Daly Avenue.</i> "
6.	RR	4.3 Heritage Attributes	Add in 17 Blackburn, Kildare House, and Amnesty International Buildings as example landmark buildings.  Are there other architect designed buildings to add as landmark buildings?  Are there any historic gardens in Sandy Hill? Can we these landscape elements as attributes?	Historical names for landmark buildings should be included instead of current use.	Landmark buildings with historic names added to list of attributes  New bullet: " <i>Open front lawns with walkways leading to the house</i> "  New bullet: " <i>The existing garden features that enhance the public realm and distinguish certain private properties, such as the wrought iron fence surrounding the terraced garden at 21 Blackburn Avenue.</i> "  New bullet: " <i>Cedar Hedges and low wooden or metal fences that demarcate property lines and those set diagonally at street corners</i> ".
7.	BW / RR	5.3 b) Contributing Properties	Modify: "Property Standards issues shall be enforced in accordance with the City's Property's Standards By-Law (By-Law 2013-416 as amended) and shall have regard for the guidelines found within this Plan."		5.3 b): " <i>Property Standards issues shall be enforced in accordance with the City's Property's Standards By-Law (By-Law 2013-416 as amended) and shall have regard for the guidelines found within this Plan.</i> "

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8.	BW / RR	5.3 d) Contributing Properties	Is it possible to be more strict, perhaps "shall only be permitted in situations of fire or natural disaster"?	This policy needs to be flexible enough to accommodate unforeseen circumstances.	"Demolition or relocation of contributing properties shall not be permitted except under extraordinary circumstances such as fire or natural disaster. <i>The replication of a lost cultural heritage resource is not required in these circumstances. Demolition by neglect is not an extraordinary circumstance....</i> "
9.	BW/ RR	5.7 c)Regulatory Process (grant program)		This policy includes specific information about the program that could change in the future. It could be more high-level.	"Budgets permitting, the City shall offer heritage grants to assist in conservation work on District properties. Consult the City's website for more information."
10.	BW/ RR	5.7 e)Regulatory Process		See proposed language at 5.3 b) for consistency.	"...be consistent with this document."
11.	BW/RR	5.7 g) Regulatory Process Requirement to rebuild an illegally demolished building		There is concern about how this might be perceived by insurance companies in particular. There needs to be clarity on the replication of lost resources. This should not be required, but could be recommended in the appropriate cases.	Removed. Addressed in 5.3 d).
12.	BW / RR	5.7 g) Regulatory process		There should not be a requirement for other committees under the Planning Act to be regulated by this Plan.	Removed.
13.	BW / RR	7.2.1 Chimneys		Remove bullet regarding lining chimneys	Removed.
14.	BW / RR	7.2.2 Exterior walls		Cleaning methods should follow good conservation practices... cracked stone should be stabilized using approved methods and undertaken by a specialist	Modified as suggested.
15.	BW / RR	7.2.3 Decorative Trim and Details		This bullet should encourage the retention of existing elements as templates.	"Avoid using stock mouldings in standards profiles: instead, preserve and restore the original trim using original elements as templates for replacement sections. Avoid adding decorative trim where there is no historic evidence of such details existing previously."
16.	BW / RR	7.2.4 Porches and Verandahs		These bullets should reflect the language in our existing plans. See New Edinburgh HCD Plan for language on conserving porches.	"Where a porch is badly deteriorated, it should be conserved, not replaced. If it is beyond repair, it should be replaced in kind with the same materials, style and size. Where a component of a porch such as a bracket, railing, post, baluster, or column has deteriorated beyond repair, it should be replaced in the same style material and proportions.  If a property owner wishes to reinstate a missing porch, the design should be based on documentary evidence (i.e historic photos or plans). If no such evidence exists, the plans should be based on local examples on similar buildings."  Removed: bullet on restoring or replicating
17.	BW / RR	7.2.5 Windows and Doors		This section should be simplified: focus on preserving the original units or installing more traditional units where appropriate.	Removed: Use of interior storms will greatly reduce the condensation that typically forms on single pane windows during winter.
18.	BW / RR	7.2.7 Utilities and Telecommunications Installations	Are there requirements for locating bell boxes? Perhaps something to say they will be located discretely?  Could the metre locations be more strict?	Staff will need to work with the appropriate agencies on the location of these types of installations.  Add: Try to screen pad mounted utility boxes and air conditioning units	"Utility and telecommunication boxes should be installed at the rear of the property where possible and as discretely as possible. Locations will be chosen based on safety and regulatory requirements. Landscaping screening should be utilized where appropriate."  "Try to screen pad mounted utility boxes and air conditioning units."

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19.	BW / RR	7.2.8 Fire Escapes	Could there be a guideline for fire escapes here? Include about material, location etc.		New section: <i>“Where exterior fire escapes are required, they should be placed to the rear or side of buildings and not on the front façade. Materials may be metal or wood and should be selected to be compatible with the exterior cladding and detailing of the building, subject to consultation with Building Code Services.”</i>
20.	BW / RR	7.2.9 Environmental Sustainability	Is there a way to capture that preserving heritage buildings plays a big role in environmental sustainability? i.e “the greenest building is the one that already exists”. Perhaps as another bullet or introduction paragraph here?		New bullet added in 7.2.9 General
21.	BW / RR	7.2.9 Mechanical Systems	Is it possible to clarify this section more? What if the vents are small but necessary at the street?	Modify to: Efforts should be made to locate air intake & exhaust vents on a side façade, as obscured from the street as possible.	<i>“...locate air intake and exhaust vents on side wall as obscured from the street as possible. If required to be located on the front façade, make them as small and inconspicuous as possible.”</i>  <i>“Gas fireplaces should not be located on the front façade or obscure any identified heritage attributes.”</i>
22.	BW / RR	7.2.9 Solar voltaic	Modify 1 <sup>st</sup> bullet: mature street trees will be preserved.		<i>“Mature street trees will be conserved and not removed to allow more sunlight to be directed to the proposed panels.”</i>
23.	BW / RR	7.2.9 Wood	Modify 2 <sup>nd</sup> bullet: “...if they will be visible from the street”.		Added as suggested.
24.	BW / RR	8.1 Introduction		Modify to: The guidelines below address the most common situations and types of alterations and additions. Situations not contemplated by the guidelines will be considered on a case-by-case basis by heritage staff.	Modified as suggested.
25.	BW / RR	8.2 Guidelines for Alteration and Addition	3 <sup>rd</sup> bullet: more strict? Add in a policy about shed dormers?	Additions: Bullet: 1. ... should be “clearly secondary and not overwhelm the main building.... 2. additions away from main façade, not add width. If in side yard, set back from main building. 3. Parapet: remove this bullet.  6. Use offsets to distinguish between old and new a style that does not detract from the cultural heritage value of the building or district.  8. New Dormers may be permitted provided they are in a style that does not detract from he cultural heritage value of the building or district	Modified as suggested.  <i>“New dormers may be permitted provided they are in a style that does not detract from the cultural heritage value of the building or district.”</i>
26.	BW / RR	8.3 Specific Guidelines for Alterations to Contributing Properties: roofs			<i>“...”New dormers should be located in a manner that does not detract from the heritage attributes of the building or streetscape.”</i>
27.	BW / RR	8.5 General guidelines for alterations and additions to non-	Add in language to avoid picture windows		<i>“Horizontal sliding windows and large picture windows should be avoided.”</i>

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		contributing properties: windows			
28.	BW / RR	8.5 General guidelines for alterations and additions to non-contributing properties: additions	Take out "rear additions are acceptable (zoning permitting).		Removed.  "New dormers may be permitted provided they are in a style that does not detract from the cultural heritage value of the building or district, but large shed dormers are discouraged."
29.	BW / RR	9.2 Corner Lots	Clarify intent of this section  Heights and depth: adjoining or adjacent?		Removed.
30.	BW / RR	9.2 roofs	Is there a policy to include that would prohibit shed dormers?		See general section for additions and alterations.
31.	BW / RR	9.2 cladding	What about EIFs?		"Acceptable cladding materials include:...or other materials, <i>subject to approval from heritage staff.</i> "
32.	BW / RR	9.2 Porches	Include a policy for glazed in porches?		" <i>New porches should reflect the heritage character of the HCD.</i> "
33.	BW / RR	10.2 Landscapes and Public Realm		Add bullet: front yard parking is not permitted by the zoning bylaw. Remove from 5 <sup>th</sup> bullet: Note that the city will not be required to reinstate gardens.	Front yard parking reference added. Reference to reinstating gardens removed.
34.	BW / RR	10.2 garages		New garages should not be attached and should be located to the rear of the main building	Added as per suggestion.
35.	BW / RR	11. Heritage Application Process		This section should be moved earlier in the document and simplified. Staff can provide the steps to the application process as a separate document.	Completed as suggested.
36.	BW / RR	12. Definitions	Rehabilitation: could this be further defined?	This section should come earlier in the document. Defined terms throughout the document should also be included in the list.  Ensure consistency with definition of Maintenance in other plans and integrated policy.	Moved to section 1. Defined terms added.  Definition of rehabilitation is as per Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada. City Council has endorsed these guidelines as policy. In order to remain consistent with other municipal documents, this has remained unchanged. The intent is captured in other definitions as well.