

Amherstburg Heritage Conservation District Study

Council Meeting
June 25th, 2024



PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE

Wendy Shearer Landscape Architect

GEORGE ROBB ARCHITECT

The Town of
Amherstburg
ONTARIO

Project update

1) Recent work conducted:

- Refinement of character area mapping and fieldwork results.
- Hosted community open house.
- Finalization of recommendations for future HCD boundary.
- Completion of draft HCD Study document.

2) Remaining work to undertake:

- Final revisions to HCD Study based on final Town staff and MHC comments.
- Consideration of recommendations by Council.

Process

The Town of Amherstburg has commenced a Heritage Conservation District (“HCD”) Study and Plan under Part V of the *Ontario Heritage Act*.

The HCD designation process has two phases:

Phase I: HCD Study

Phase II: Preparation of the HCD Plan

*We are concluding the first phase.

Ontario Heritage Act

Scope of HCD Studies

An HCD study, as provided for under section 40 of the *Ontario Heritage Act*, has the following scope:

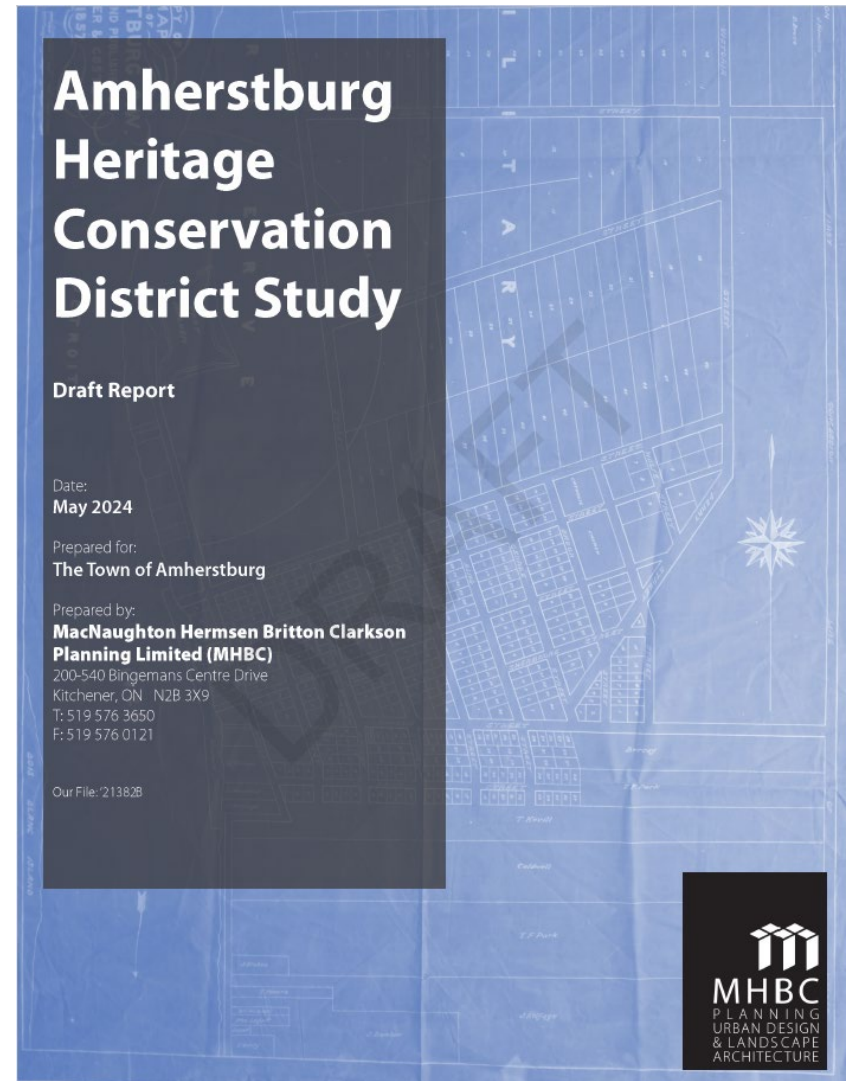
- a) Examine the character and appearance of the area to determine if the area should be preserved as an HCD;
- b) Examine and make recommendations for the boundary of the area to be designated;
- c) Consider the objectives of the designation and the content of the HCD plan;
- d) Consider required changes to the municipality's official plan and by-laws.

Study Area

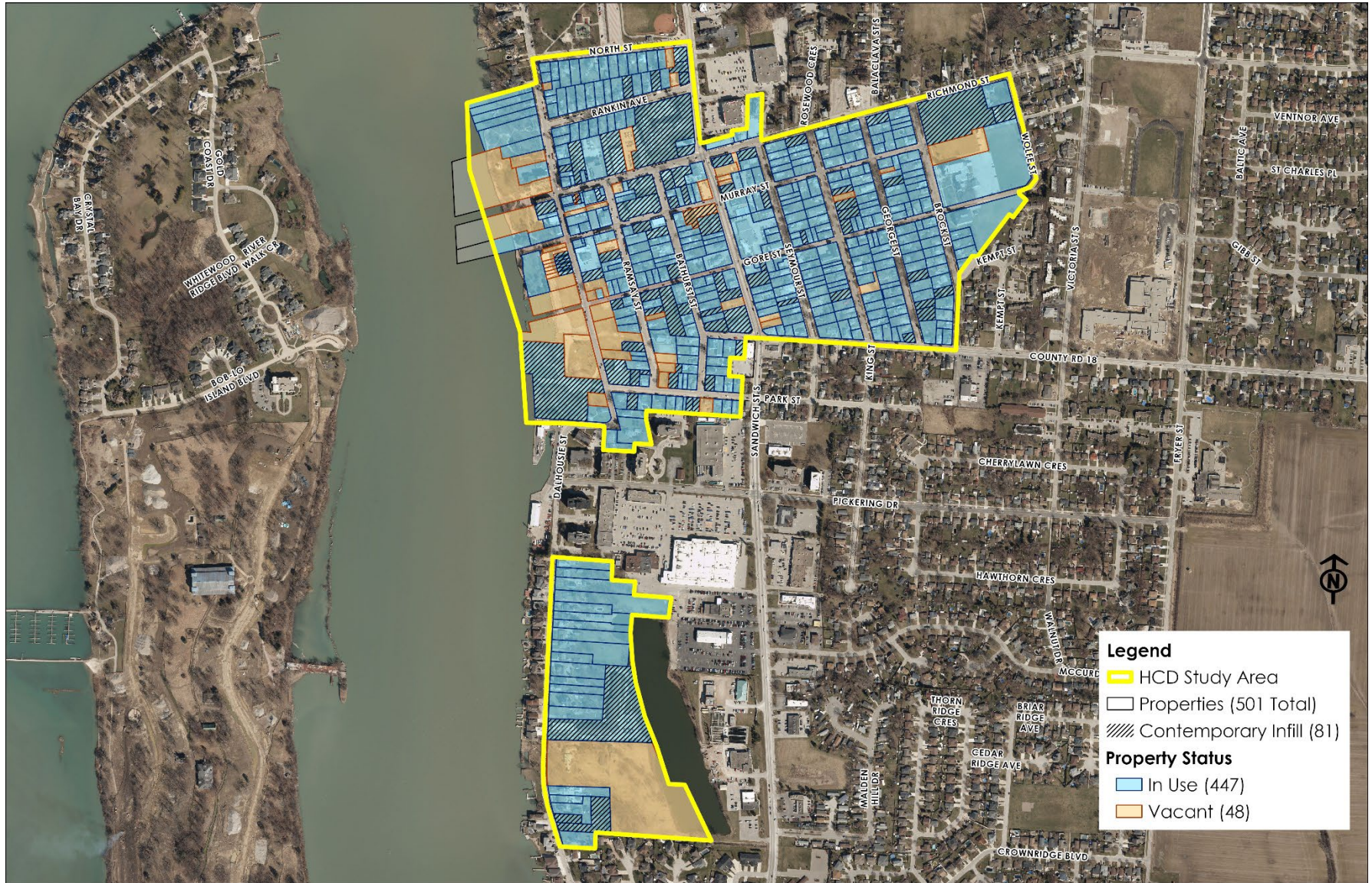


HCD Study overview

- 1.0: Introduction
- 2.0: Policy context
- 3.0: Historical context
- 4.0: Fieldwork, data collection, input
- 5.0: Analysis
- 6.0: HCD boundary
- 7.0: Objectives of district designation
- 8.0: Conclusion
- 9.0: Bibliography

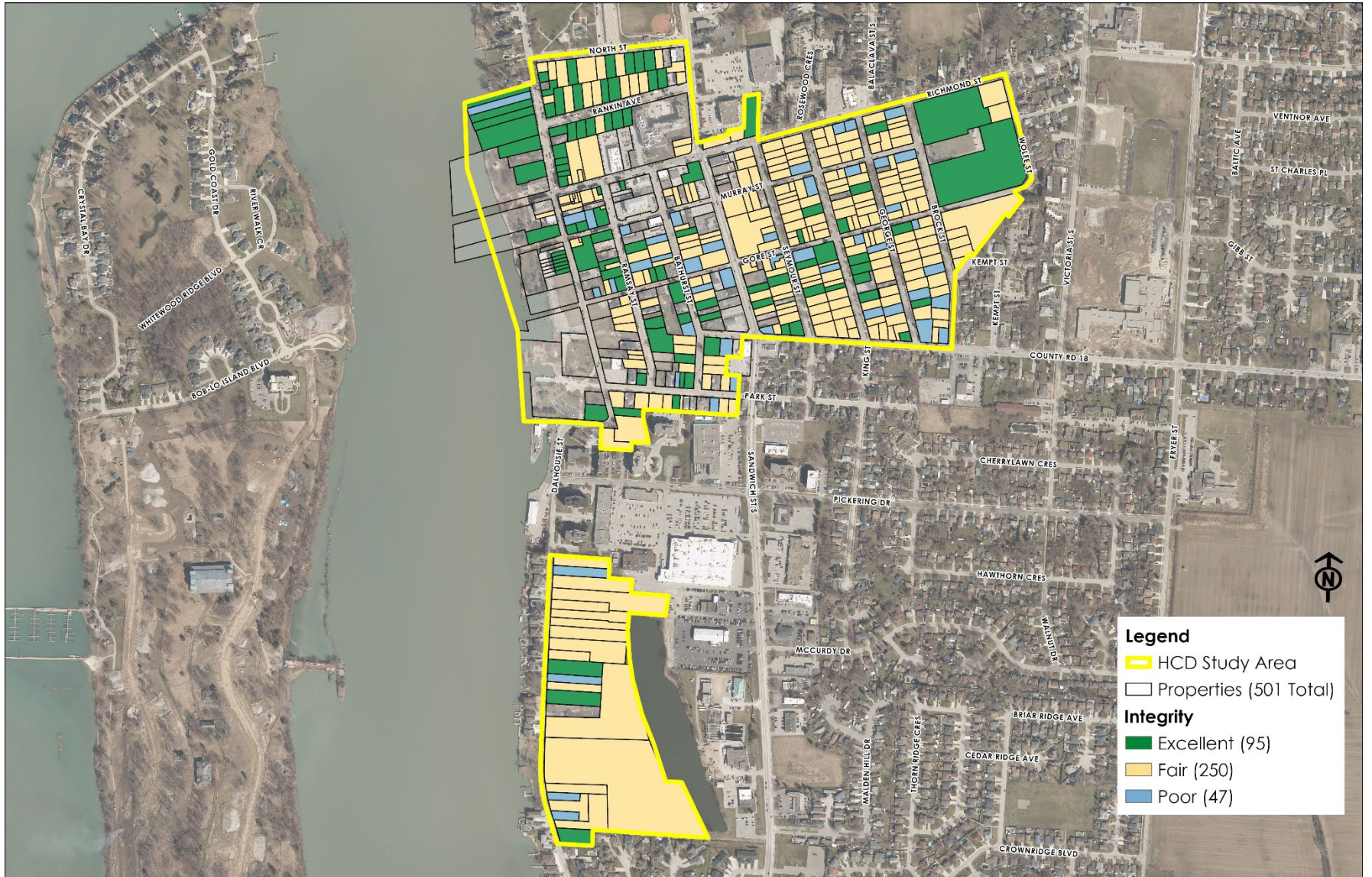


Existing heritage resources



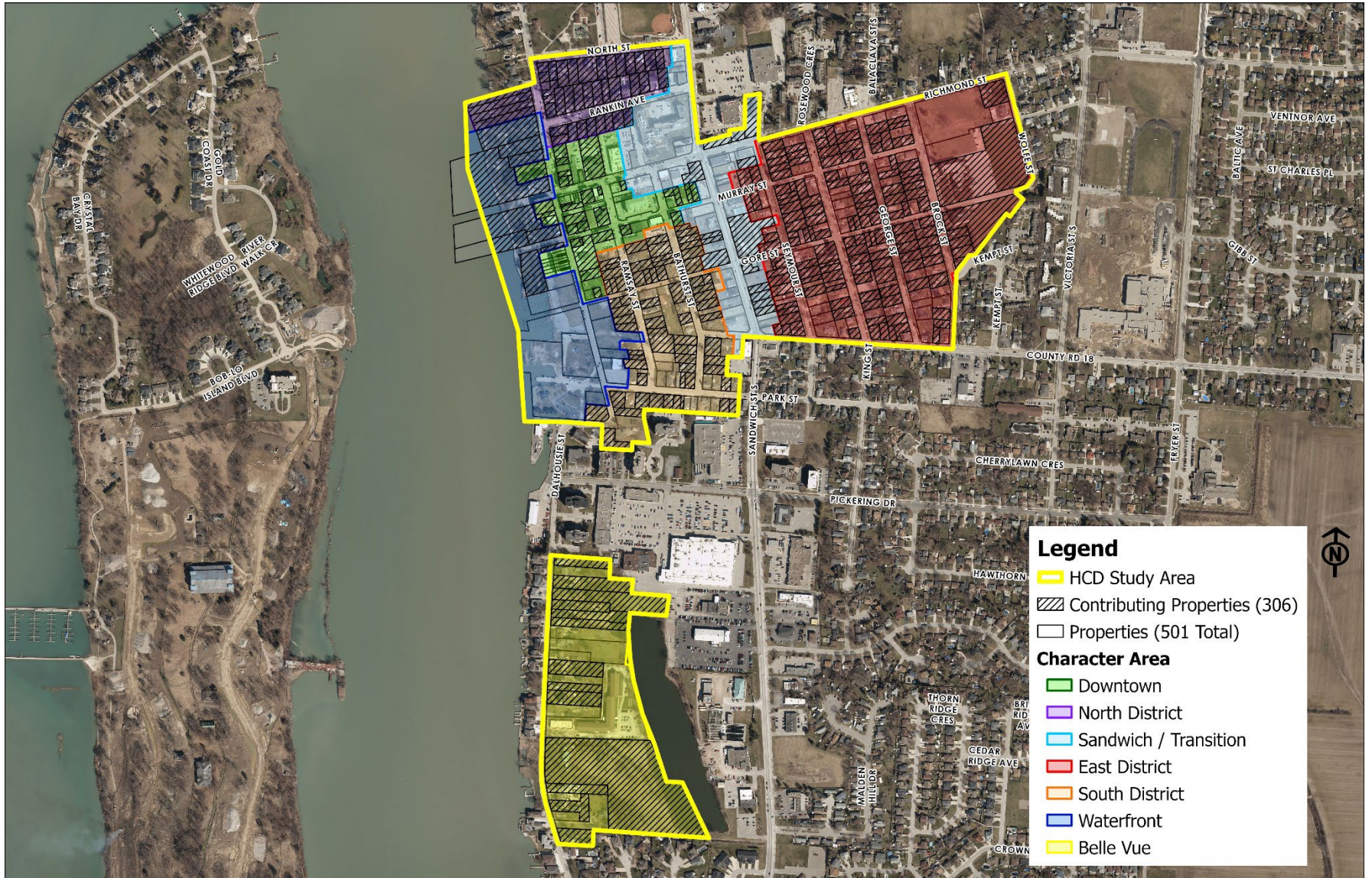
Fieldwork Mapping

Building integrity

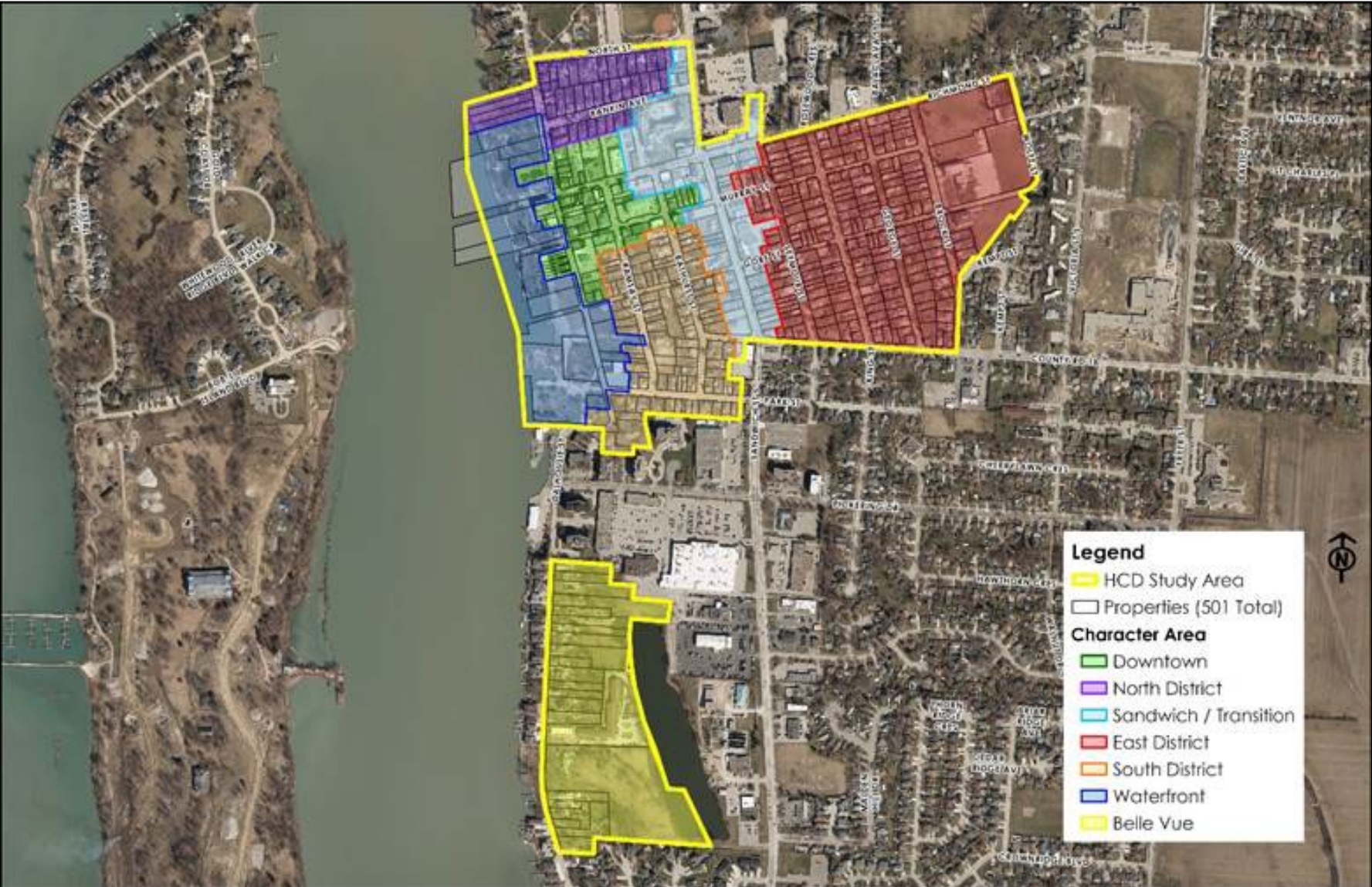


Fieldwork Mapping

Contributing Properties



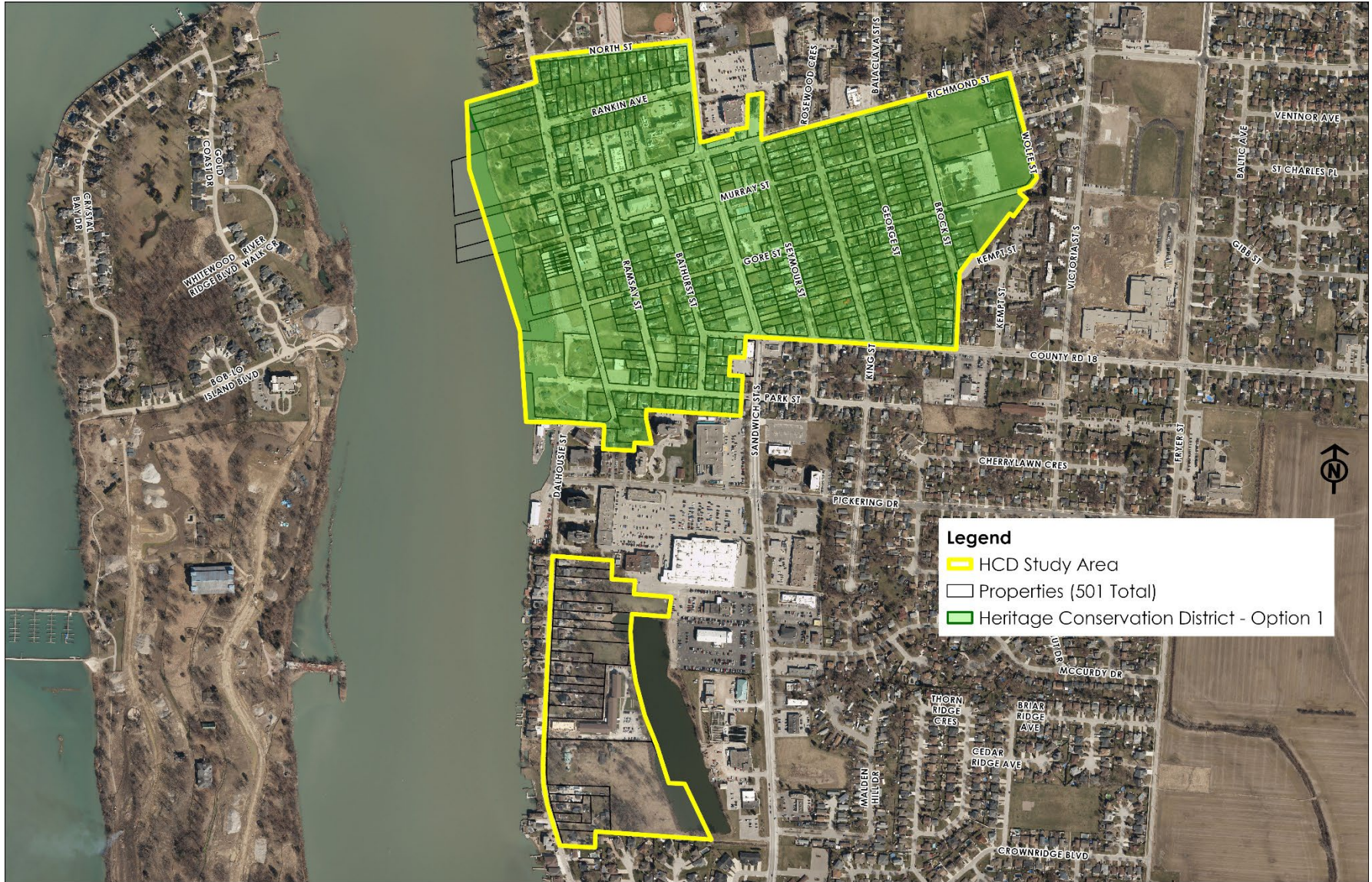
Character Areas



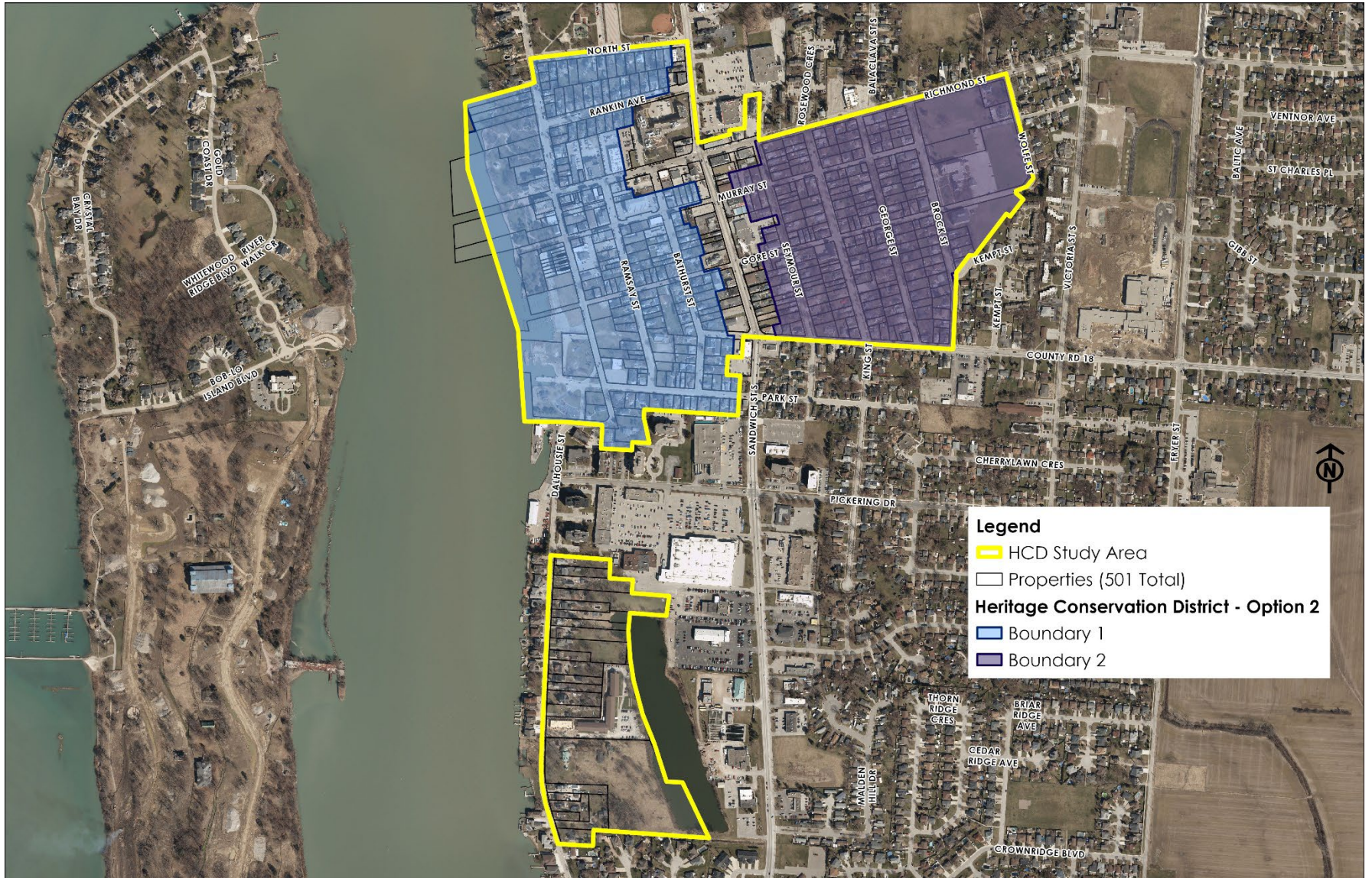
HCD boundary options

- Two boundary options recommended by project team for consideration:
 1. Designation of one HCD, which would include most of the Study Area (except Belle Vue Character Area).
 2. Designation of two HCDs, which would be split across Sandwich Street, with one east and one west (excludes Sandwich Street / Transition Character Area and Belle Vue Character Area).

HCD boundary: Option #1



HCD boundary: Option #2



HCD boundary rationale

- Belle Vue Character Area has less cohesive character than other areas, is physically separated, and located outside traditional settlement area. Best conserved through individual designation.
- Option 1: would have benefit of entire area being managed through one HCD Plan, with different Character Areas likely having slightly different guidance.
- Option 2: would share same boundaries, except that Sandwich Street / Transition Character Area not included, so would result in two HCDs. Town could then develop future design guidelines separately.

Heritage Committee consultation

- HCD Study findings and boundary recommendations considered by Heritage Committee on June 6th, 2024.
- MHBC staff and Town staff presented findings and discussed boundary options with Committee members.
- Heritage Committee endorsed moving forward with Option #1, to create one Heritage Conservation District and applicable HCD Plan.

Next Steps

- Council makes decision on recommendations from HCD Study.
- Project team commences work on HCD Plan [subject to Council approval and direction].
- Community consultation and development of draft HCD Plan.
- Finalization of draft HCD Plan.
- Approval of HCD Plan by Council.
- HCD Plan comes into force, following statutory appeal period.

Closing

- HCD designation is an important tool to manage and guide change for a collection of heritage resources that have a special character or association.
- Based on work undertaken by project team, downtown Amherstburg warrants designation under the *Ontario Heritage Act*.
- Given HCD Study conclusions and Heritage Committee support, we request Council to endorse the findings and authorize work on the HCD Plan.

Thank you.