

- don't want 'Disney-fication'
- want compatible design
complementary
- use diagrams + visual aids
- define terms for end users
 - glossary
- list of approved specialists
- photo examples of good/bad work
 - detail why
- what not to do guidelines
- protect craftsmanship + details
- Sympathetic - definition
 - lots of images

- Sympathetic design examples
for specific architecture styles
i.e. 19th C. Vernacular
what works? show + tell
photos + drawings

- non-local examples

issues w/ First + Second HCD

- new construction biggest issue
- maximizing to permitted zoning

- Contemporary design needs to be
qualified + tailored to HCD context

- rear additions are still important

- corner properties need careful attention
- visibility -

- public education tool
 - responsibility of owners
- need HCD signage
 - unifying / supportive
- recommendations for plantings
 - historic / native species
- protect small one storey homes
- height of additions should not be higher than historic house
 - 'subordinate' too wishy washy
 - ↳ needs more clarification
 - + examples

- HCD needs to be better
recognized as a CHL in the
Plan + Guidelines

defined + illustrated

1. Recommendations for practices
historic/native appropriate

2. Opportunities to engage to
celebrate HCD

1. Contemporary design guidelines

2. Language needs to be clearly defined + illustrated

1. Recommendations for plantings historic/native appropriate

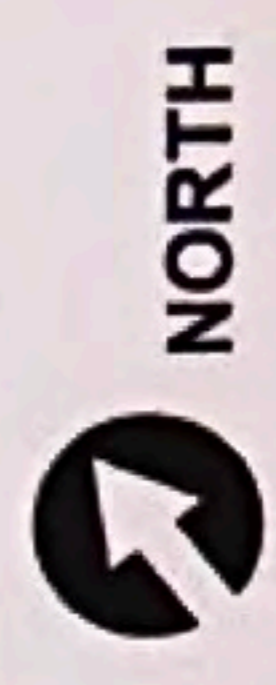
2. Opportunity for signage to celebrate HCD

1. Guidelines + Zoning need to align!

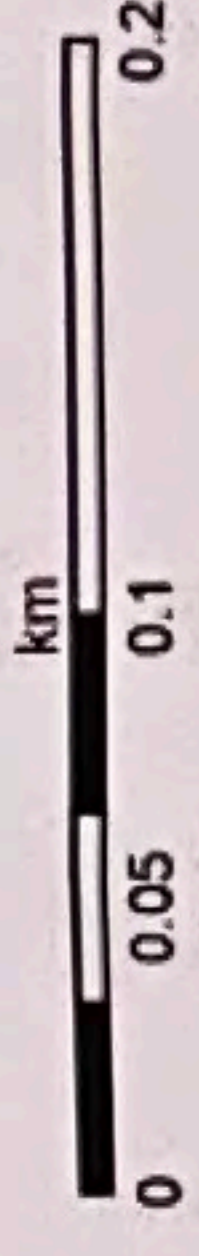
2. More images, photos, diagrams with explanations

- Safety concerns at intersections
 - ↳ Road infrastructure + trees!
- incentives for private property
 - ↳ great job at public land but lacking on private
- great connection between natural heritage + cultural → trees have a history
- environmental + human health
- memorial trees → adopt trees
 - ↳ revenue to town
- does city have list of trees?
 - ↳ heritage tree canopy index
- Focus on view to the lake
 - ↳ concern of infill & change
- prioritizing maintenance of landscape elements
 - ↳ overgrown → city maintenance important
- trees at end of street obstruct view to lake → planting new tree there should be better thought through
 - ↳ lake view!!
- views points to good design → visual coherence
 - ↳ consistency
- All along front street at intersection
- Knowledge is power in terms of ^{planning} what to plant

- Signatures + safety → maintenance



Map Prepared by: JFA, EB
 Dillon Consulting Limited
 Map Checked by: MIB
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 Scale 1:2,860



Legend

1981 HCD Boundary

1981 HCD Blocks

Tree Types

Residential Tree Cover

Park Tree Cover

Open Space

File Location: C:\Users\jfa\Documents\2023\1981 HCD\GIS\Map\Map.mxd

Table 3

①

- Committee of Adjustment approves everything
- Zoning is too high, higher than the heritage homes
- new homes are higher, changes the character
- breaking zoning w/out prior approvals
- damage to trees
- new homes and additions have larger massing, less space for landscaping
- Solar panels not allowed

opp.
- Good example - Vermont
w/ heritage - colours, solar
panels

- Plan adaptable to new
technology

Challenge

- Parking causes traffic

opp

- Control traffic, parking

- Reduce car traffic / parking

- Signage to communicate
capacity

- Close Front St to traffic -
pedestrian street

- bump outs with gardens
to traffic calm

- Good examples of new
home owner preserving homes

③
- Zoning can match the guidelines to reinforce them

- For tear downs, new build would have to be in the same style, height, etc

- Top 3

- heights

- context, take into account neighbouring properties

- different setbacks

- Size of new home does not fit

- Town wants something diff. than zoning

- ch .

④

- Zoning doesn't match guidelines

- Zoning did not match neighbouring properties (setbacks)

- height and massing are important

- 1.5 storeys

- taking down trees, put up garage

- Zoning should be unique to this area

- opp

- process - heritage first, then CoA

- Zoning has to be updated

- more teeth in guidelines
- if not, then teeth in

Zoning Challenge

- Bill 23 impacts
- collaboration with the province

Opp

- effort in to look at sizes
to align with zoning with what
exists

Challenge

- consistency

① Table 4

→ area of concern around St. Andrews

↳ would have been workhouses

↳ cottages = craftsmen lives

↳ there built church: 'Shipyard'

↳ small cottages at risk
want bigger houses

↳ additions, internal rennos.

↳ sub-area.

↳ area 6 should be expanded
↳ original clapboard - now all
Stucco

⇒ william st no sidewalk

⇒ current guidelines not sufficient
protection for huge additions

↳ front st not good examples

↳ 129 houses for sale

↳ protection

⇒ zoning - we need special zoning
9m height don't fit

② Table 4

⇒ process 4 - goes to committee of adjustment before heritage.

ie front - minor variance for garages

⇒ remove row of pine trees to build

⇒ head of heritage said "this is neighbourhood noise"

⇒ many ppl. have spent money on maintaining their houses

⇒ [redacted] does not fit in neighbourhood

↳ example of what not working in HCD guidelines

⇒ 212 King St → was turned down @ Council last night

↳ committee of adjustment agreed

↳ staff to MHC approve

↳ MHC not approve

↳ Council deny

↳ MHC first - process 4

⇒ guideline w/ teeth

⇒ huge meetings

③ Table 4

⇒ [redacted] demo.
⇒ [redacted] → to take trees need to signage.

⇒ ① Summary
→ vacancies

① changes

① New building

② Addition not in keeping

② Process needs adjustment

⇒ taken to be all additions need to be modern.

⇒ good addition

⇒ Town used to have package
? Education for Real Estate.

④ Table 4

- ⇒ education of owners on expectations
- ⇒ guidelines that don't just speak to front ~~of~~ elevations
 - ↳ corner lots
 - ↳ site lines into lots
- ⇒ windows being eyes of house.
- ⇒ front st lost
- ⇒ ~~green~~ on front ~~of~~ → example of good new bldg.
 - ↳ takes inspiration from Ereless Stables * on map
- ⇒ zoning - missing: height.
- ⇒ good neighbors of bldgs
- ⇒ rebuilt to be old plan of bldg.
 - ↳ Trafalgar; William
 - ↳ stone basement crumbling
 - ↳ height marks of add
 - ↳ weaver
- ⇒ Trafalgar; King

⇒ good neighbor ⑤ Table 4
↳ Thomas: King
↳ 1980s

⇒ Dunn: William

⇒ minor-updating windows

⇒ new opening into walls

↳ size to be in keeping

↳ balcony or porch

⇒ MASSING for additions: new

↳ large lots

↳ the zoning / zoning variances

↳ open spaces / coverages of bldg.

↳ set back

↳ why have by-law - gradual

creep

↳ effects views in between bldgs

⇒ most now 30% lot coverage.
on 75% lot coverage.

↳ additions lower if go that high
lot coverage

⇒ green space.

⑥ Table 4

⇒ foundations too close to trees : trees dying

⇒ Colour - guideline

~~vernacular~~
↳ integrating factor - create connection

↳ palette - preferred

↳ not a restriction

19th : 20th century
vernacular.

⇒ materials

↳ if rebuilding style and materials

↳ wood cladding or stucco.
↳ stay predominant.

↳ brick = wealth

↳ limestone or lake stone
foundations

⇒ heights b/c raised pavements
: e.g. 1/2 2 storey

⇒ window replicas.

⇒ cedar shake roofs.

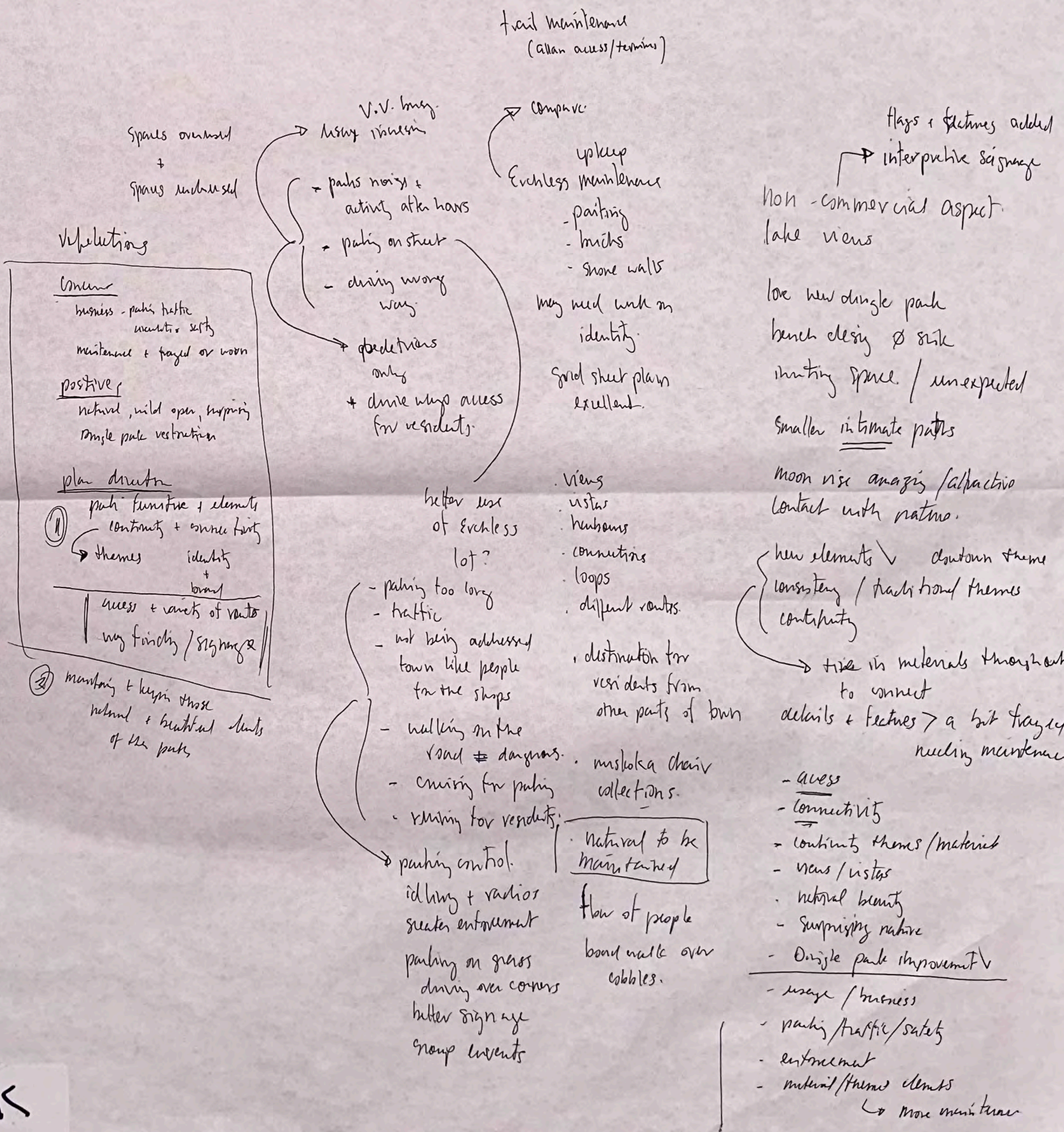
⑦ Tablo 4

⇒ Rencos

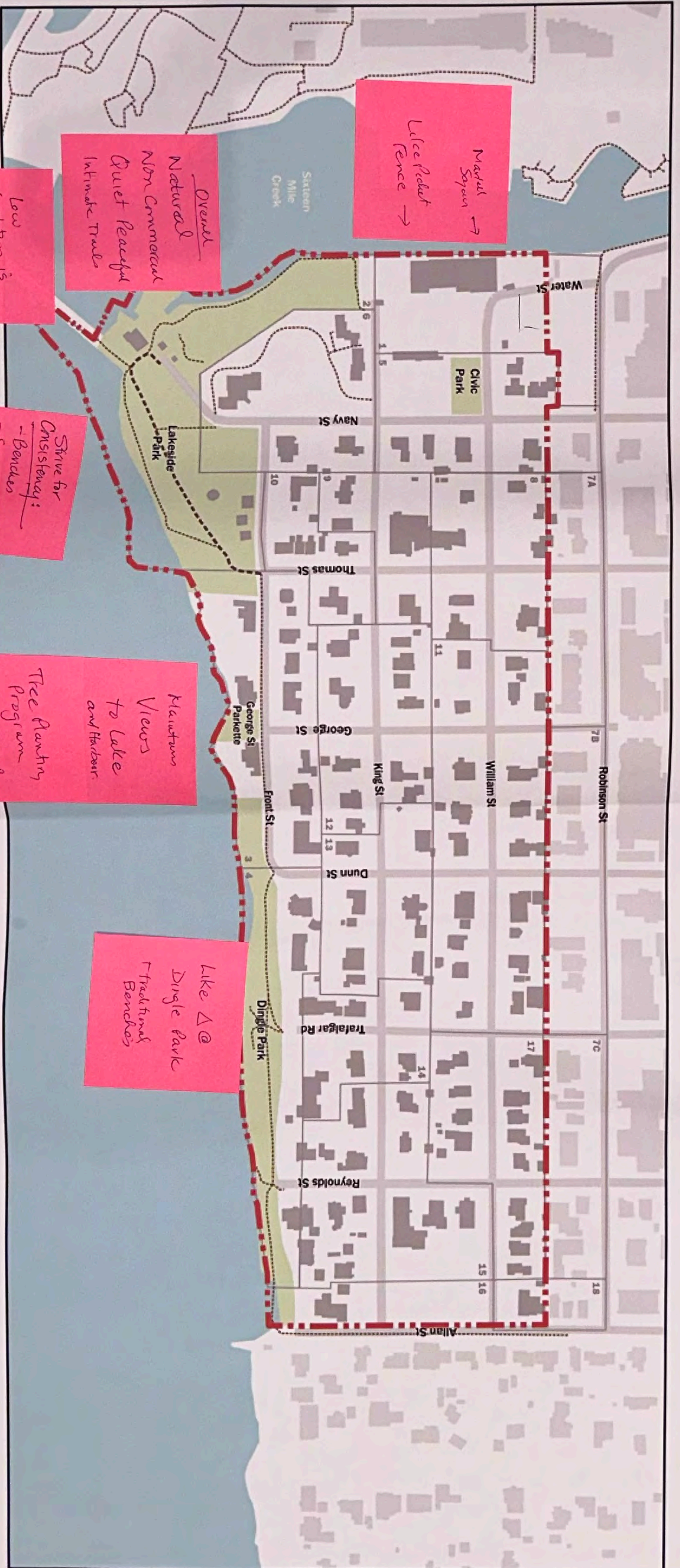
⇒ openness US. Keeping
sound out.

→

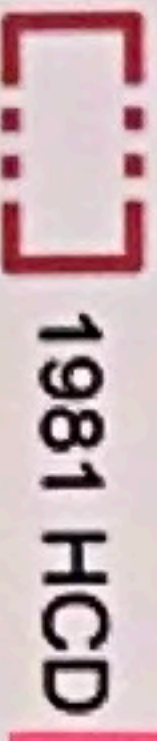
Parks & Open Spaces



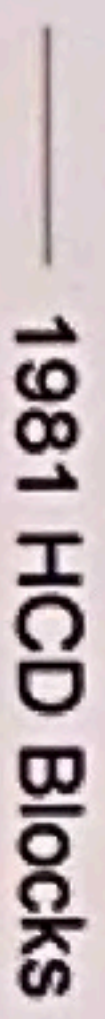
KIRK



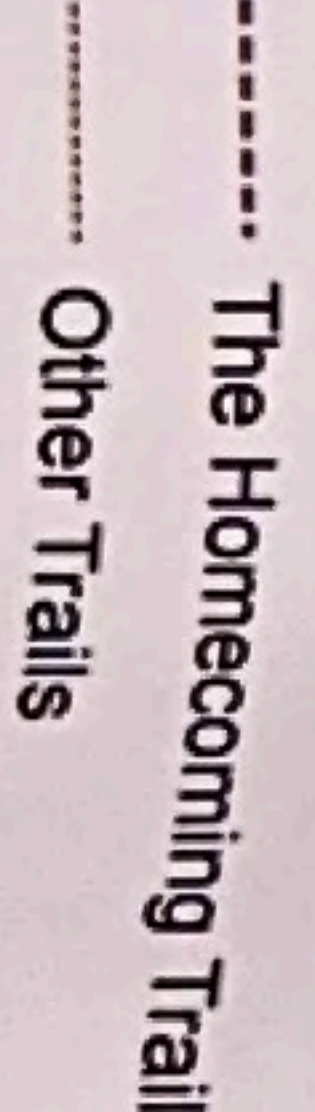
Legend



1981 HCD



Open Space



The Homecoming Trail



Other Trails



NORTH



DILLON CONSULTING

Map Prepared by: JPA, EB
 Dillon Consulting Limited
 Map Checked by: MS
 Dillon Consulting Limited
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 Scale 1:2,880

