Downtown Oakville Heritage Conservation District Study

Background and Issues Identification Report

December 2011

Prepared by:
Project consultants:

In association with:

Megan Hobson Research
# Table of Contents

1.0  Introduction .................................................................................................................. 1

2.0  Project Background and Study Area ............................................................................. 1

3.0  Process and Work Plan .................................................................................................. 3

4.0  Issues Identification ...................................................................................................... 3

5.0  Next Steps .................................................................................................................... 15

6.0  Closing .......................................................................................................................... 16
1.0

Introduction

MHBC (in association with George Robb Architect and Megan Hobson Research) was retained by the Town of Oakville in September 2011 to undertake the preparation of a Heritage Conservation District Study, Plan, and Guidelines in order to assess the potential to designate the downtown Oakville area under Part V of the Ontario Heritage Act. The study area is shaded in grey below.

![Downtown Oakville Heritage Conservation District Study Area Map](image)

The boundaries of a future heritage conservation district would be established once the historical research and inventory work is complete, and may not include the entire study area. The Plan and Guidelines (Phase 2) would only be prepared should the consultant team and Council decide that there is merit in pursuing a district designation.

The purpose of this discussion paper is to provide background information about the Downtown Oakville Heritage Conservation District Study project and to address those matters and issues that were brought up at the first public meeting. The meeting was held on November 8th, 2011 at St. Jude’s Church (Victoria Hall) from 7:00 p.m. to 9:00 p.m.

2.0

Project Background and Study Area

The origins of the heritage conservation district study are rooted both in the public engagement process for Livable Oakville, the town’s new Official Plan, and in the Downtown Oakville Strategic Action Plan (DOSAP) that flowed from that initiative. The DOSAP re-confirmed the vision for the downtown that was
established in the Livable Oakville Plan as well as identified an objective to “Protect and enhance the historic importance of the downtown”. This formed the focus of a key action, notably to “undertake the process to designate downtown Oakville as a heritage conservation district”.

The Study Area being examined for the purposes of this project is generally located between Sixteen Mile Creek (north and west), Allan Street (east), and Robinson Street (south). The potential district is located immediately adjacent to three other existing Heritage Conservation Districts (outlined in red, green and blue below).

The project Study Area includes the main shopping area of downtown Oakville, which is a vibrant and significant area of the town. There is a mix of uses and structures present within the Study Area, such as historic storefronts and homes, recent townhouse developments, parking areas, and community facilities. There is a lot of activity presently within the downtown core, and development or redevelopment pressures are expected in the future.
3.0 Process and Work Plan

The work plan for this project consists of three components:

- Background Phase (completed with this report);
- Phase 1: Heritage Conservation District Study;
- Phase 2: Heritage Conservation District Plan and Guidelines.

Following the completion of this report, the Phase 1 Study is expected to be complete in Summer 2012, and presented to Council to determine if there is merit and support to proceed with Phase 2. Phase 2 would involve the creation of a Heritage Conservation District Plan and Guidelines. Should Phase 2 proceed, we anticipate it being completed in Fall 2012.

The project includes an extensive public consultation and community engagement program, consisting of meetings with Heritage Oakville, and the public and stakeholder groups to introduce the project, project newsletters at the start of Phase 1 and Phase 2, meetings with Town Staff and Heritage Oakville at the start of Phase 1 and Phase 2, three public meetings at various stages of project (one is complete), follow-up meetings with community groups as necessary to answer specific questions, and a presence on the Town’s website.

4.0 Issues Identification

A key component of this Background and Issues Identification Report was the initial public meeting to introduce the project team and the project to the public. One of the purposes of that meeting was to allow members of the audience to speak about the proposed heritage district and voice any initial concerns they had.

As a result of the comments received, two broad themes emerged: one related directly to the process of heritage conservation district designation and specifically downtown Oakville, and another related to matters of notification, past practices and process that were not directly related to district designation. The following outlines the various issues raised, and an attempt has been made to
group them into those related to the potential district designation, and those related to more general and broad themes.

**Heritage conservation district issues**

The following is a summary of the issues raised at the November 8th public meeting that relate to the designation of the downtown Oakville area as a heritage conservation district, accompanied by a response from the consultant team.

**Issue 1:**

*Vibrancy of downtown would be compromised by designation as a heritage conservation district.*

**Response:**

There is little disagreement that the downtown area is a vibrant and thriving place. As with many downtown areas in Ontario and Canada, this has not necessarily always been the case. With many economies, the cycles of growth and development are sometimes checked by slumps and stagnation. The competitive edge of “specialness of place” often helps situate forward-looking communities with something different to offer the consumer (either as residential areas or places of business and commerce). Conserving and protecting the specialness of place is considered an overall net benefit, and may assist in offsetting any adverse effects of economic downturns. Designation does not perpetually freeze development or prohibit change.

While there are many misunderstandings or misconceptions about heritage conservation district designation, at the heart of designation is the ability to manage change through the review of proposed alterations to the physical building and property fabric through a process of heritage permit application approvals. As with many public approval processes, the purpose of a municipal role is to manage a commonly valued heritage environment with a long-term view that extends to protecting an area over many generations.

For example, the heritage permit approval process can protect properties from any potential adverse effects from adjacent developments which may impact private and public property (such as the streetscape). The long-term view may conflict with shorter-term business plans of the private sector that tend to be market-driven and profit motivated.
There is no evidence that the consultant team is aware of which demonstrates heritage conservation district designation has adversely affected the economic prospects of an area of Ontario. Designation of a district simply puts in place an approval mechanism for certain alterations or changes to property.

**Issue #2:**

*Lengthy approval processes for even minor matters.*

**Response:**

The Ontario Heritage Act was amended in 2005 with a variety of provisions that allow for a more streamlined approval process for alterations to designated properties. One of these provisions enables a municipal Council to delegate their approval authority for alterations to named municipal staff, thus eliminating a more lengthy review process by the municipal heritage committee and Council. On December 12, 2011, Oakville Town Council approved By-law 2011-115 to delegate approval powers for minor alterations to the Director of Planning Services.

Coupled with this authority, the Act also enabled municipalities to identify in any district plan prepared for a heritage conservation district the ability to exempt certain alterations or classes of alterations from the permit approval process. Town Staff and the consultant team will ensure that such provisions are examined as part of the Heritage Conservation District Plan, if one is prepared for downtown Oakville.

Both initiatives would contribute to shortened approval times.

**Issue #3:**

*Decrease in property value would result from designation.*

**Response:**

There is no reliable, independent, objective evidence to date that indicates that designation and the approval process inherent in the heritage conservation district designation process devalues property. There are examples of individual Part IV property designations within the downtown area which may offer some insights into the effects of designation and land values. Examples will be reviewed as part of the heritage assessment phase of the consultant’s work to be undertaken.
Issue #4:

*Business owners have a vested interest in this area whereas volunteer committees do not.*

Response:

It is recognized that any property owner has a vested interest both in their individual properties, as well as the overall location in which that property may be situated. Such interests may be short- or long-term, as well as financial in nature. Volunteer committees are typically focused on matters that affect community well-being, and their time and commitment are intrinsically altruistic in nature. In most cases, both interests can be suitably balanced through the mechanism of a heritage conservation district plan, agreement on goals and objectives as well as recognition of fair and equitable treatment of the interests of all parties.

Issue #5:

*Banks and lending institutions will not lend to designated property owners.*

Response:

Given the considerable number of properties that have been designated under Parts IV and V of the Ontario Heritage Act, and specifically the thousands that have been designated to date in districts across the Province, it seems unlikely that they would be excluded from financing opportunities afforded by banks (see the communities listed in Table 1). The consultant team will attempt to identify what stumbling blocks may exist as part of the Heritage Conservation District Study process.

Issue #6:

*Many properties are designated under Part IV and district designation may be redundant.*

Response:

District designation, by its nature, focuses on all aspects of an area’s character. This includes not only individual properties (usually in private ownership) but also properties in the public realm, including open spaces and streets. A heritage conservation district plan which is required to accompany any district designation provides a clear indication of what and how alterations can be accommodated as part of future change. Guidelines in the Plan provide clarity on future expectations and guide development and change in both the public and private realm.
Part IV designations under the Ontario Heritage Act typically apply to individual properties. The designating by-law that accompanies each individual designation describes the cultural heritage value of the property and its distinguishing heritage attributes. The by-law does not specifically instruct how future change to that property is to be managed or accommodated. When seeking a heritage permit approval for an alteration to a Part IV designated property, the owner may have no written guidance on acceptable alterations to that property. A heritage conservation district plan required under Part V of the Ontario Heritage Act would provide this guidance.

District designation is not considered to be a duplication of efforts or a redundant exercise.

**Issue #7:**

*Intensification demands from Province may make district designation unworkable.*

**Response:**

The *Growth Plan for the Greater Golden Horseshoe* provides long-term direction related to urban growth across the central Ontario region (including Oakville). One aspect of the Growth Plan identifies Urban Growth Centres, which are where the majority of future growth is to be directed. Related to Oakville, the Urban Growth Centre is located outside of downtown Oakville, and is centered generally around the GO station. This means that the bulk of future intensification within Oakville is intended to occur outside the downtown.

Additional direction regarding future growth and intensification is provided in the Livable Oakville document, which recently came into force. Livable Oakville is also clear that the majority of future residential growth will occur outside of downtown Oakville, with Section 25.4.4 noting that the area can accommodate an additional 80 residential units.

**Issue #8:**

*Architectural quality of historic building stock is modest; vibrancy and scale are more important factors than architectural quality.*

**Response:**

The architectural and heritage qualities of the study area have not been accurately recorded or described yet by the consultant team. The next phase
of the project will examine the historical, architectural and landscape attributes of the study area. This inventory work will be a key component in providing a clear rationale for determining the merits of a district designation, and also in clearly identifying a sound basis for proposed district boundaries.

Aside from initial observations that there are not a series of monumental or large landmark heritage buildings, this does not mean that modest buildings cannot contribute to specialness of place. The scale of individual buildings and the existing architecturally-modest streetscape may indeed be the heritage assets that are responsible for the area’s special character. Any potential district designation and associated guidelines would be appropriately tailored to protect and manage whatever heritage qualities, however modest, are present.

**Issue #9:**

*Municipality already has tools to conserve, protect and manage the built character of the area (Official Plan policies, zoning by-law, site plan control).*

**Response:**

There are a variety of planning mechanisms, or tools, that the municipality may use to manage the character of an area. Some of these have been used to great effect.

Sometimes, these tools are simply too blunt to appropriately address heritage concerns such as changes to special areas, changes to existing heritage building fabric, and the introduction of new materials. Moreover, not all mechanisms necessarily have the authority to comprehensively address heritage issues. The provisions of the Ontario Heritage Act do potentially provide a fine-grain approach to the management of built form and open space development that are not replicated in other planning or municipal legislation.

**Issue #10:**

*Detailed approvals for matters like paint colour are unacceptable.*

**Response:**

If a district is designated, the matters of paint colour and other detailed approvals will all be subject to community and public input. In some municipalities, paint or paint colour is regulated for application on materials that were never traditionally painted (such as masonry work).
Issue #11:

Designation will keep new tenants out.

Response:

In the experience of the consultant team, district designation and the process of heritage permit approvals has traditionally not stopped or hindered business activity. Clearly, those areas that offer qualities and character not found elsewhere in a community will appeal to markets and the business community that are comfortable working in “heritage” environments.

Other businesses that cater to, or are modeled on incorporation into, suburban environments may well be an uncomfortable fit. This may especially be the case for those businesses or tenants which have corporate identities and icons or that have standard building or site designs. However, there are examples of businesses that have adjusted their corporate designs to fit the appropriate character of heritage conservation districts. Experience in Ontario, the United States, and elsewhere has shown that many heritage areas can accommodate suitable modifications, enabling the business community to develop effectively.

Issue #12:

Must ensure that district designation will not stifle new construction, design and materials.

Response:

Successful heritage conservation districts have recognized that such areas are inherently dynamic in character and typically are the result of many years of change and development. Each era or decade brings in new architectural styles, building materials and technology. The Town of Oakville and the consulting team recognize that contemporary building, technology and architecture all have a place in successful heritage conservation districts and will seek to ensure that new initiatives will not be stifled.

Issue #13:

Need to know benefits, pros and cons of districts.

Response:

As the heritage conservation district study proceeds, there will be considerable opportunity to explore the “pros and cons” of designating a district. Given the varied interests in the community, it is recognized that
there will be diverse opinions and not all will agree on the perceived benefits of a heritage conservation district.

Issue #14:

*How will contemporary architecture be affected? Will it be allowed?*

Response:

As noted previously, successful heritage conservation districts have recognized that such areas are the result of many years of change and development. The Town of Oakville and the consulting team recognize that contemporary building, technology and architecture all have a place in successful heritage conservation districts. Replication of historic building stock will not be required. Typically, contemporary architecture will be encouraged where it does not involve the demolition of heritage buildings and can be successfully incorporated into the streetscape, especially where there are sites or buildings that are under-utilized or that are an uncomfortable fit in a district.

Issue #15:

*Examples of other commercial HCD’s requested.*

Response:

Review of Ministry of Tourism, Culture and Sport information reveals that commercial heritage conservation districts have been routinely designated from 1982 (Bayfield) to 2010 (Downtown Port Perry). Commercial districts account for approximately thirty-six districts (see Table 1), with many thousands of properties now subject to the provisions of the Act. The smallest commercial district is Bath, comprising 9 properties, and the largest is Markham Village, with 616 properties. The complete set of information can be found at: [http://www.mtc.gov.on.ca/en/heritage/heritage_conserving_list.shtml](http://www.mtc.gov.on.ca/en/heritage/heritage_conserving_list.shtml).

Issue #16:

*Cost increases – permits, type of work required.*

Response:

A heritage permit application is usually required for alterations within a designated heritage conservation district. The Town of Oakville currently does not charge a fee for heritage permit applications and thus there is no direct associated cost. On most projects, municipal pre-submission consultation will identify potential process and permit issues. Most legislation prescribes
decisions being made within specified time limits, and the Ontario Heritage Act is no different.

Where there is a heritage conservation district plan in effect, it should specify precisely those kinds of alterations that do or do not require a permit. Where heritage permits are required, the municipality has considerable flexibility in being able to provide some form of approval in principle with conditions attached that may address issues that remain unknown or are still subject to discussion. Coupled with delegated approval authority to Town Staff, there should be no substantial reason why permits cannot be handled in an efficient manner thus avoiding any cost implications.

**Process-related (non HCD specific)**

The following is a summary of the issues raised at the November 8th public meeting that were not specifically related to the designation of the downtown Oakville area as a heritage conservation district, but rather are more related to overall process. The issues are accompanied by a response from the consultant team.

**Issue #17:**

*Communications and notice of meeting was inadequate.*

**Response:**

It is recognized that notice of the meeting was somewhat short, but this did not appear to adversely affect the number of people attending as there was a good turnout for the event. Notwithstanding this observation, the Town will ensure that future notices allow for adequate planning and participation on the part of the community. Information about the project, including ongoing updates about the process can also be found on the Town’s website at: [http://www.oakville.ca/heritagedistrictstudy.htm](http://www.oakville.ca/heritagedistrictstudy.htm).

**Issue #18:**

*Notion that the designation of the area is a “done deal”.*

**Response:**

As noted in the introduction, the origins of the heritage conservation district study are rooted both in the public engagement process for the Livable Oakville Plan and in the Downtown Oakville Strategic Action Plan (DOSAP) that flowed from that initiative. The DOSAP reconfirmed the vision for the
downtown established in the Town’s Official Plan as well as identified an objective to “Protect and enhance the historic importance of the downtown”. This formed the focus of a key action, notably to “undertake the process to designate downtown Oakville as a heritage conservation district”.

While it is clear that this is the path that is now being followed, Town Staff and the consultant team are aware that there is still much work to be undertaken. The Ontario Heritage Act has specific requirements that have to be fulfilled. Historical research, a heritage inventory, as well as streetscape analysis must all be completed. Once the Study is complete, it must be approved by Council before proceeding to the next stage, which would be the creation of the Heritage Conservation District Plan and Guidelines. Another public information meeting will be held prior to the Study being presented to Council.

If Council approves the Study and gives direction to proceed with the Plan and Guidelines, more research and work will be completed to provide a ‘Made in Oakville’ conservation strategy and guidelines, as well as defining the heritage conservation district boundary. There remains nearly a year’s worth of work. Designation of a district is far from being a “done deal”.

Issue #19:

*Existing [building] permit process is slow and inefficient.*

Response:

The heritage conservation district designation does not necessarily deal with the matter of processing building permits. Town Staff will take this under consideration.

Issue #20:

*No notification of non-designated properties placed on register.*

Response:

The Ontario Heritage Act does not require any formal notification to owners of non-designated property which has been included in the Municipal Register of Property of Cultural Heritage Value or Interest. The Town of Oakville has a process where property owners are notified of their property’s status on the Heritage Register after receiving formal approval by Council.
Issue #21:

*Majority of BIA does not support district designation – recent survey results.*

Response:

It is recognized that many members of the Business Improvement Area and the local business community may not support district designation. The Town of Oakville will continue to work with the business community and the Business Improvement Area to explain and explore issues and options associated with conserving and protecting the unique character of the downtown.

As part of the Downtown Oakville Strategic Action Plan, a survey was undertaken in 2010 to collect feedback on a number of issues and proposals for the downtown core. The 2010 survey results indicated there was public support for a heritage conservation district study for a portion of downtown Oakville.

Issue #22:

*Can this process be stopped now?*

Response:

Town Staff and the consultant team, as noted previously, are engaged in implementing a process that is rooted in the public engagement process for the Livable Oakville Plan and in the Downtown Oakville Strategic Action Plan (DOSAP) that flowed from that initiative. The DOSAP reconfirmed a vision for the downtown established in the Town’s Official Plan as well as identified an objective to “Protect and enhance the historic importance of the downtown”. This formed the focus of a key action, notably to “undertake the process to designate downtown Oakville as a heritage conservation district”. Both Town Staff and the consultants are directed in their work by Town Council. Only Council can direct progress on this project.

Issue #23:

*Need for additional focus group (professionals).*

Response:

Town Staff and the consultants have planned to include an extra focus group to accommodate a group of architectural and heritage professionals.
Issue #24:

*Economically, it’s not the right time for this study.*

Response:

It may be a popular and often quoted truism that “now” seldom appears the right time to pursue heritage conservation district designation, regardless of whether the economy is performing well or poorly. The pursuit of a downtown designation has been an objective of the municipality for some time. The municipal heritage committee, Heritage Oakville, has long encouraged the conservation of this area. Notwithstanding this, at the core of district designation is the objective of managing change through a process of heritage permit review and approval. Sometimes, district designation is complemented by municipal programs of financial incentives to provide economic assistance to building conservation.

As with arguments against district designation on the basis of stopping or halting development and investment, many heritage conservation districts have continued to function through economic upswings and downturns over many decades. Review of Ministry of Tourism, Culture and Sport information reveals that commercial heritage conservation districts have been routinely designated every decade from 1982 (Bayfield) to 2010 (Downtown Port Perry) and account for approximately thirty-six districts.

It is apparent that the state of the economy at any one time should seldom be the sole decision-making factor in designating a heritage conservation district.

Issue #25:

*Funding for study could be put to better use (i.e. parking solutions).*

Response:

Funding for this study has been provided through Council direction in its deliberations on capital work projects and other budget considerations. The priority for funding also fits with a strategic direction, as previously noted, to improve the downtown and protect its heritage character.

Funding for other projects within the downtown could come from a number of funding sources included in the Downtown Oakville Strategic Action Plan, such as the Transportation, Access and Mobility Study (which may have implications for amenities such as sidewalks, intersections, on-street parking and other similar facilities in the public right-of-way), and the plan for the revitalization of Centennial Square facilities (Central Library, Oakville Centre...
for the Performing Arts, and Centennial Pool) as a mixed-use cultural precinct and major open space feature. Funding for these initiatives will be addressed through the 2012 capital budget process which is now underway.

**Issue #26:**

*Lack of funding and incentives from the Town.*

**Response:**

As part of the heritage conservation district study, the consultant team will be examining financial incentives to assist in the implementation of a heritage conservation district study, including grants, loans and municipal tax incentives.

### 5.0 Next Steps

Following the completion of this report, the consultant team and Town Staff will continue work on Phase 1 of the project. This will involve the completion of the various inventory work and historic research, as well as additional consultation with the community as the work progresses.

An important component of the community engagement process for Phase 1 is also to set up meetings with interested community groups so that specific issues and concerns can be discussed. At the November public meeting, Town Staff and the consultant team sought individuals interested in the following areas to sign up to be part of a focus group:

- Business and Commercial Interests
- Residents’ Interests
- Heritage Interests
- Professional Interests.

These meetings are scheduled to occur in mid to late January, and will serve as an opportunity to further discuss the project and any concerns that may be present. It is expected that this report will serve as a component of the discussions.
6.0  Closing

This report provides an overview of the project, as well as issues that have been encountered to date with respect to the potential designation of a Downtown Oakville heritage conservation district. The consultant team looks forward to continuing to work with Town Staff, Council, and interested parties as we proceed through the Study, and possibly the Plan and Guidelines stage.
### Table 1: List of Heritage Districts with commercial aspects (from Ministry of Tourism, Culture and Sport)

<table>
<thead>
<tr>
<th>MUNICIPALITY</th>
<th>AREA</th>
<th>MAIN USES</th>
<th># of Props</th>
<th>BY-LAW #</th>
<th>YEAR DESIGNATED</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arnprior, Town</td>
<td>Downtown</td>
<td>Commercial</td>
<td>49</td>
<td>5577-07</td>
<td>2007</td>
</tr>
<tr>
<td>Bluewater, Municipality (formerly Bayfield, Village)</td>
<td>Bayfield Village Main Street</td>
<td>Commercial</td>
<td>31</td>
<td>17-80 182-1982</td>
<td>1982 1991 (A)</td>
</tr>
<tr>
<td>Cambridge, City</td>
<td>Galt Downtown</td>
<td>Commercial</td>
<td>10</td>
<td>28-85</td>
<td>1985</td>
</tr>
<tr>
<td>Cobourg, Town</td>
<td>King St. East</td>
<td>Commercial</td>
<td>106</td>
<td>27-90</td>
<td>1990</td>
</tr>
<tr>
<td>Collingwood, Town</td>
<td>Downtown Core</td>
<td>Commercial</td>
<td>260</td>
<td>02-112</td>
<td>2002</td>
</tr>
<tr>
<td>Goderich, Town</td>
<td>The Square</td>
<td>Commercial</td>
<td>29</td>
<td>02-82</td>
<td>1982</td>
</tr>
<tr>
<td>Goderich, Town</td>
<td>West Street/The Square to Waterloo Street</td>
<td>Commercial</td>
<td>14</td>
<td>71-93</td>
<td>1993</td>
</tr>
<tr>
<td>Huron East, Municipality (formerly Seaforth, Town)</td>
<td>Main Street</td>
<td>Commercial</td>
<td>56</td>
<td>08-84 12-84(A)</td>
<td>1984</td>
</tr>
<tr>
<td>Kingston, City</td>
<td>Market Square</td>
<td>Commercial</td>
<td>18</td>
<td>172-84</td>
<td>1984</td>
</tr>
<tr>
<td>Loyalist, Twp (formerly Bath, Town)</td>
<td>Bath Main Street</td>
<td>Commercial</td>
<td>9</td>
<td>514-82</td>
<td>1982</td>
</tr>
<tr>
<td>Markham, Town</td>
<td>Markham Village</td>
<td>Commercial</td>
<td>616</td>
<td>120-90</td>
<td>1990</td>
</tr>
<tr>
<td>Markham, Town</td>
<td>Thornhill (e.s. Yonge Street)</td>
<td>Commercial</td>
<td>140</td>
<td>269-86 222-94(A)</td>
<td>1986 1994(A)</td>
</tr>
<tr>
<td>Markham, Town</td>
<td>Unionville</td>
<td>Commercial</td>
<td>210</td>
<td>251-97</td>
<td>1997</td>
</tr>
<tr>
<td>Niagara-on-the-Lake, Town</td>
<td>Queen and Picton Streets</td>
<td>Commercial</td>
<td>150</td>
<td>1667-86</td>
<td>1986</td>
</tr>
<tr>
<td>Orangeville, Town</td>
<td>Downtown</td>
<td>Commercial</td>
<td>68</td>
<td>22-2002</td>
<td>2002</td>
</tr>
<tr>
<td>Ottawa, City</td>
<td>Bank St.</td>
<td>Commercial / Institutional Total 3,500 + in 16 HCDs</td>
<td>174-2000</td>
<td>2000</td>
<td></td>
</tr>
<tr>
<td>Ottawa, City</td>
<td>By Ward Market</td>
<td>Commercial</td>
<td>60</td>
<td>91-2010</td>
<td>2010</td>
</tr>
<tr>
<td>Ottawa, City</td>
<td>Centretown</td>
<td>Commercial</td>
<td>269-97</td>
<td></td>
<td>1997</td>
</tr>
<tr>
<td>Ottawa, City</td>
<td>Sparks St.</td>
<td>Commercial / Institutional</td>
<td>175-2000</td>
<td>2000</td>
<td></td>
</tr>
<tr>
<td>Port Hope, Town of John, Ontario and Queen Street</td>
<td>Commercial</td>
<td>Commercial</td>
<td>65 (e)</td>
<td>16/2008</td>
<td>2008</td>
</tr>
<tr>
<td>Port Hope, Town</td>
<td>Walton Street</td>
<td>Commercial</td>
<td>39</td>
<td>44-97</td>
<td>1997</td>
</tr>
<tr>
<td>Scugog, Township</td>
<td>Downtown Port Perry</td>
<td>Commercial</td>
<td>60</td>
<td>91-2010</td>
<td>2010</td>
</tr>
<tr>
<td>Stratford, City</td>
<td>Downtown Core</td>
<td>Commercial</td>
<td>190 (e)</td>
<td>173-97</td>
<td>1997</td>
</tr>
<tr>
<td>Toronto, City</td>
<td>Queen Street West</td>
<td>Commercial</td>
<td>254</td>
<td>979-2007</td>
<td>2007</td>
</tr>
<tr>
<td>Toronto, City</td>
<td>Union Station</td>
<td>Commercial</td>
<td>50</td>
<td>634-2006</td>
<td>2006</td>
</tr>
<tr>
<td>Wilmet, Twp</td>
<td>New Hamburg Core Area</td>
<td>Commercial</td>
<td>32</td>
<td>92-90</td>
<td>1992</td>
</tr>
<tr>
<td>Brantford, City</td>
<td>Brant Avenue</td>
<td>Commercial / Residential</td>
<td>122</td>
<td>239-88</td>
<td>1988</td>
</tr>
<tr>
<td>MUNICIPALITY</td>
<td>AREA</td>
<td>MAIN USES</td>
<td># of Props</td>
<td>BY-LAW #</td>
<td>YEAR DESIGNATED</td>
</tr>
<tr>
<td>--------------</td>
<td>------</td>
<td>-----------</td>
<td>------------</td>
<td>----------</td>
<td>----------------</td>
</tr>
<tr>
<td>Cambridge, City</td>
<td>Blair</td>
<td>Rural Residential / Commercial</td>
<td>122</td>
<td>205-01</td>
<td>2001</td>
</tr>
<tr>
<td>Hamilton, City (formerly Flamborough, Town)</td>
<td>Mill Street</td>
<td>Commercial/Residential</td>
<td>92</td>
<td>34-H-96</td>
<td>1996</td>
</tr>
<tr>
<td>Kitchener, City</td>
<td>Victoria Park</td>
<td>Residential/Commercial</td>
<td>407</td>
<td>96-91</td>
<td>1996</td>
</tr>
<tr>
<td>St. Catharines, City</td>
<td>Port Dalhousie</td>
<td>Residential / Commercial</td>
<td>615</td>
<td>2002-180 2003-63(A)</td>
<td>2002 2003 (A)</td>
</tr>
<tr>
<td>Toronto, City</td>
<td>Yorkville-Hazelton Ave</td>
<td>Commercial / Residential</td>
<td>197</td>
<td>622-2002</td>
<td>2002</td>
</tr>
<tr>
<td>Vaughan, City</td>
<td>Kleinburg-Nashville</td>
<td>Commercial / Residential</td>
<td>200</td>
<td>183-2003</td>
<td>2003</td>
</tr>
<tr>
<td>Vaughan, Town</td>
<td>Maple</td>
<td>Commercial/Residential</td>
<td>265(e)</td>
<td>167-2007</td>
<td>2007</td>
</tr>
<tr>
<td>Vaughan, Town</td>
<td>Thornhill/west side of Yonge Street</td>
<td>Commercial/Residential</td>
<td>84</td>
<td>306-88</td>
<td>1988</td>
</tr>
</tbody>
</table>
