

HERITAGE CONSERVATION DISTRICT STUDY ~ 2009

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OUTLINE

- Basic philosophy of HCDs
- Have they worked ~ Our Study
 - Have they met their goals
 - Are people happy with them
 - Is it hard to make changes
 - Property values
- Issues and Conclusions

Basic Philosophy of HCDs

- Ministry of Culture Tool Kit talks about:
 - effective plans, policies and guidelines to ensure long-term protection and enhancement of Heritage Conservation Districts for the enjoyment of current and future generations
- Predictability, protection of investment and continuity

Our Study

- Partnership with ACO and eleven other organizations (ACO Branches, local committees, historical societies)
- Funding from Trillium
- 75 volunteers
- Great young research team

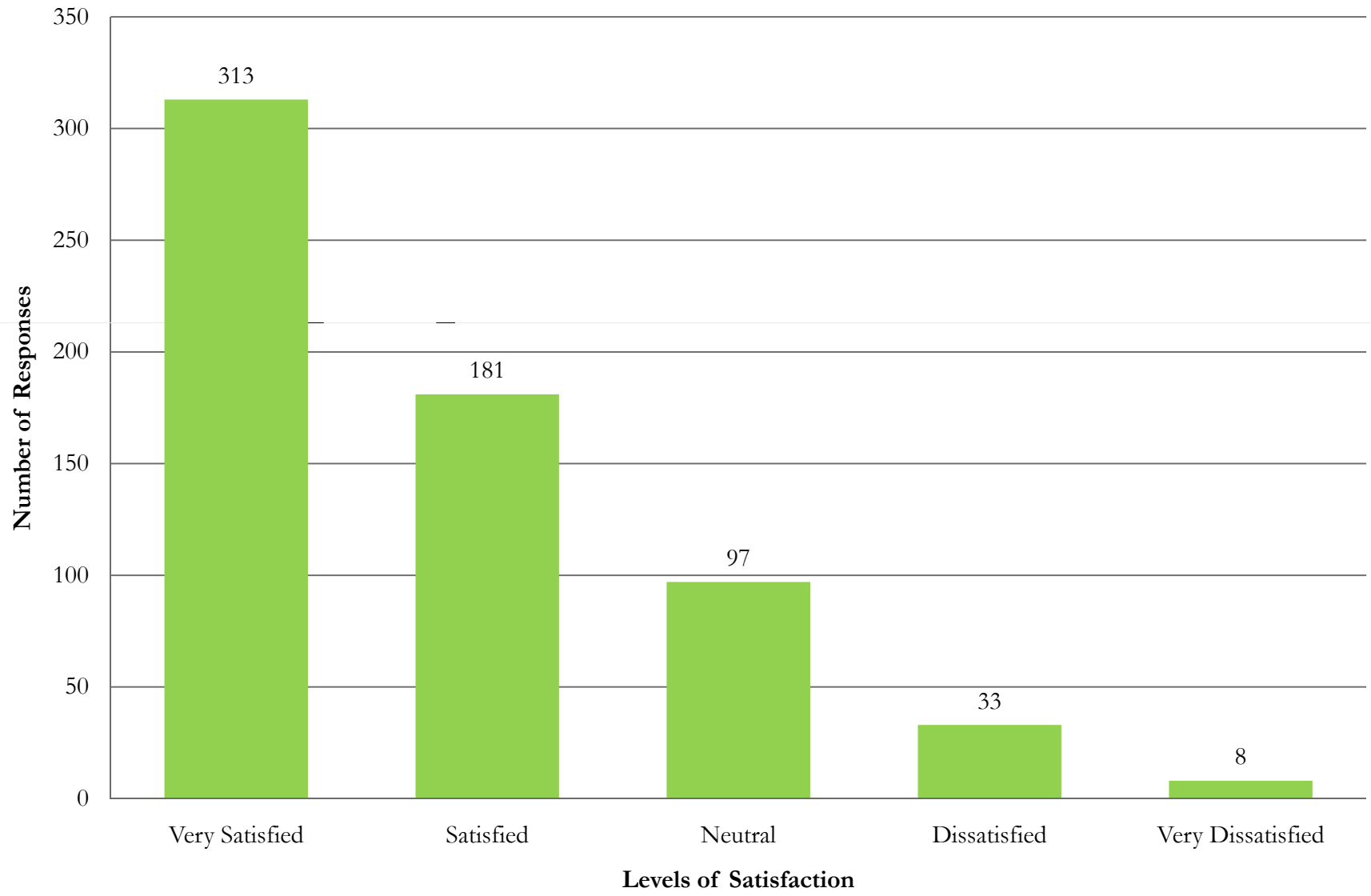
Our Study

- Study included 32 HCDs (26 reports)
- HCDs with the longest history
- Looked at 2,500 properties
- We knocked on 1,733 doors
- 628 resident/property owner responses
or 37%

Have they met their goals

- 14 of 26 have met all their goals – 54%
- 8 of 26 have met most of their goals – 31%
- 4 of 26 have met at least some of their goals – 15%

Heritage Conservation District Study 2009
Residents' Satisfaction



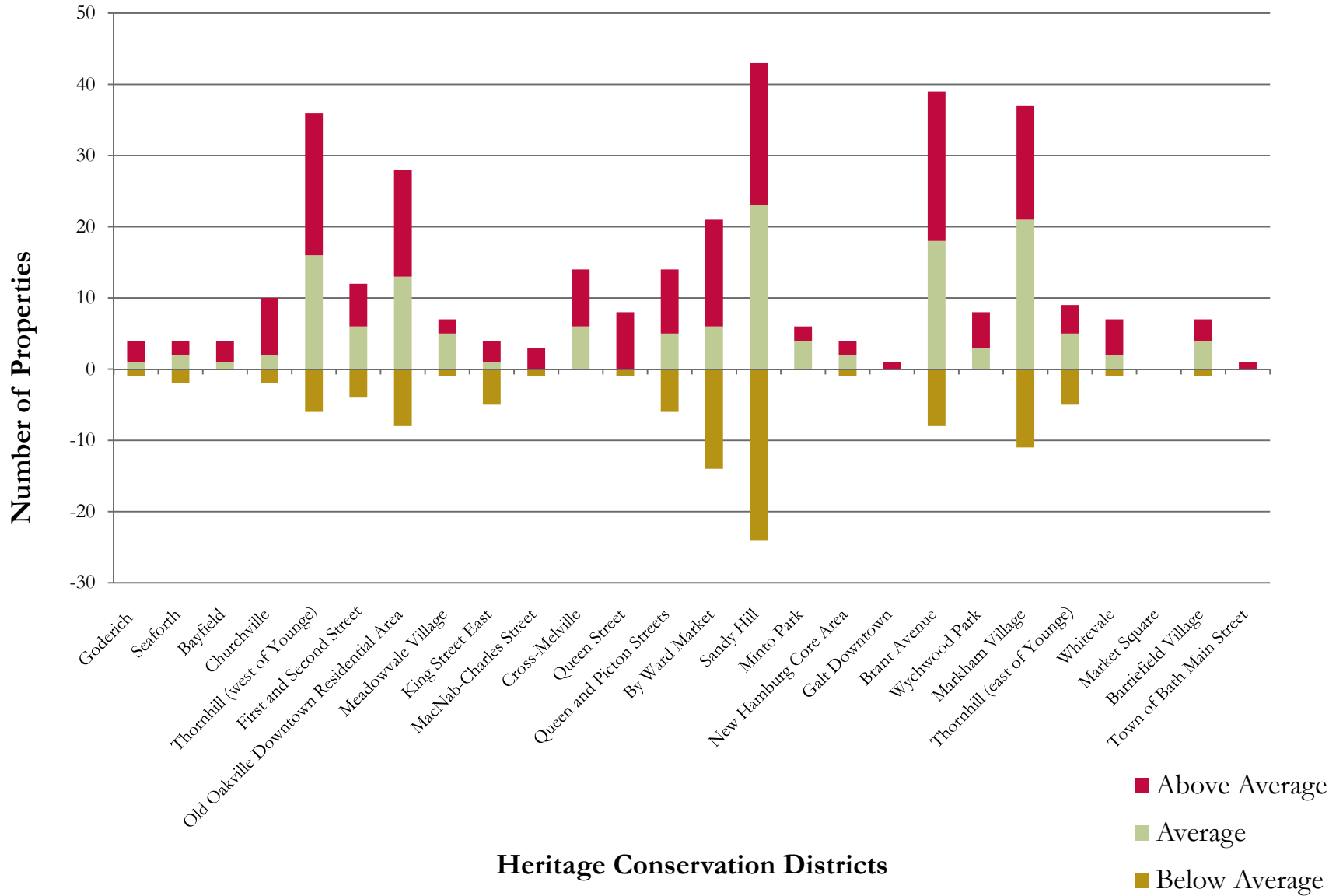
Satisfaction

- Asked what District designation means:
 - 63% said protection
 - 37% said restriction
- More people complained that the rules were not strict enough than complained about restriction
- Many people moved to HCDs because they were designated

Is it hard to make changes

- Almost all changes requested were OKed
- Timing
 - 4 districts – less than a month
 - 9 districts – less than 2 months
 - 7 districts – under 3 months
 - 2 districts – over 3 months (4 others no data)
- Districts with delegated authority worked best

Heritage Conservation District Study 2009 Real Estate Sales Performance



Issues with HCDs

- Some common needs for improvement:
 - Keep better track of applications for alteration
 - Some districts need new plans/goals
 - Community involvement and education can be improved
 - More funding would help

Conclusion

- Districts where rules have been followed have fared best
- There is overwhelming support
- People are willing to pay a premium
- Most important...they work!